



MINUTES OF  
THE PLANNING AND ZONING COMMISSION  
NOVEMBER 9, 2016

I. Chairman Jeff LaBar called the meeting to order at 7:00 p.m. In attendance were Commission members, Nancy Feuerle, Jeffrey Foltz, Larry Jaworski, Keith Pardieck, and Megan Reiser. Also in attendance was the Planning and Zoning Administrator, Christopher Jakubiak, and Secretary, Fran Addicott.

II. **APPROVAL OF THE NOVEMBER 9, 2016 PLANNING AND ZONING AGENDA AS WRITTEN.**

**MOTION:** Mrs. Feuerle moved to approve the November 9, 2016 Agenda. Seconded by, Mr. Pardieck, all in favor.

III. **APPROVAL OF SEPTEMBER 14, 2016 PLANNING AND ZONING MEETING MINUTES.**

**MOTION:** Mr. Jaworski moved to approve the September 14, 2016 minutes. Mrs. Feuerle seconded, all in favor.

IV. **CONSIDERATION OF AMENDMENT TO ZONING ORDINANCE SECTION 290-21 (G) TO INCLUDE THE RESIDENTIAL HIGH DENSITY ZONING DISTRICT AMONG THE OTHER ALREADY DESIGNATED RESIDENTIAL ZONING DISTRICTS THAT ARE TO BE PROTECTED FROM THE TRESPASS OF PARKING LOT LIGHTING.**

During the recent evaluation of light trespass from the Chesapeake Station shopping center onto the houses in the Chesapeake Station residential community, it appears that an omission of the R-HD and R-V districts was discovered in the Zoning Ordinance Section 290-21 (G). The light shining from the shopping center overshoots the retail buildings and shine onto the rear of the adjoining houses that line C Street. The proposed amendment to Section 290-21 (G) would be shown as "*G. Lighting in parking lots. Any lighting used to illuminate any parking area shall be so arranged as to direct light away from adjoining premises located in an R-LD, R-MD, R-HD, R-V, or RPC Zoning Districts and from public roads.*"

**MOTION:** Mr. Jaworski moved to approve the zoning amendment and transmit a favorable recommendation to the Mayor and Town Council. Seconded by Mrs. Reiser, all in favor.

**V. PLANNING COMMISSION 2015 ANNUAL REPORT FOR CONSIDERATION FOR APPROVAL.**

The Planning Commission reviewed and approved the 2015 Annual Report, voting to transmit the report to the Mayor and Town Council and to the Maryland Department of Planning pursuant to the Land Use Article of the Annotated Code of Maryland. The Planning Commission provides the Annual Report to the Council for its informational review. This year's report reviews recent trends in the Town's planning and development and identifies items, which should be the focus of the next Comprehensive Plan update. The Planning Commission believes this update should begin by the Fall of 2019.

**MOTION:** Mrs. Feuerle moved to approve and adopt the 2015 Annual Report with the amendments. The Staff will transmit it to the Maryland Department of Planning and to the Town Council. Seconded by, Mr. Foltz, all in favor.

**VI. PRELIMINARY WORKING DRAFT FOR DISCUSSION-AMENDMENTS TO THE ZONING ORDINANCE SECTION 290-22, SIGNS.**

The Planning Commission reviewed a preliminary working draft of revised and updated sign regulations (Section 290-22 Zoning Ordinance). The Planning Commission intends to recommend a new set of sign standards in upcoming months that address a 2015 U.S. Supreme Court ruling on municipal sign regulations and improve the overall quality, clarity, and effectiveness of the provisions. The Planning Commission will conduct a work session on the topic at its next meeting.

**VII. PUBLIC COMMENT**

Marianne Valaer- 7610 Bayside Rd., Chesapeake Beach, MD 20732

There being no further business, the meeting adjourned at 8:30 pm on a motion made by Mr. Foltz, seconded by Mrs. Feuerle, all in favor.

Submitted by,



Fran Addicott, Secretary