



**MINUTES  
OF THE PLANNING AND ZONING COMMISSION  
SEPTEMBER 13, 2017**

I. Chairwoman Megan Reiser called the meeting to order at 7:00 pm. In attendance were Commission Members, Nancy Feuerle, Charles Fink, Jeffrey Foltz, and Cynthia Greengold. Also in attendance was the Planning and Zoning Administrator, Christopher Jakubiak and Secretary Fran Addicott. Commission Member Robert Gray was absent.

**II. APPROVAL OF THE SEPTEMBER 13, 2017 PLANNING AND ZONING AGENDA AS AMENDED.**

**MOTION:** Mrs. Greengold moved to review the site plan for Bayside Baptist Church before the Rod N Reel project. Mr. Foltz seconded, all in favor.

**III. APPROVAL OF THE MINUTES FROM THE AUGUST 9, 2017 PLANNING AND ZONING MEETING.**

**MOTION:** Mr. Fink moved to approve the August 9, 2017 Planning and Zoning Minutes. Mr. Foltz seconded, all in favor.

**IV. REVIEW THE BAYSIDE BAPTIST REVISED SITE PLANS LOCATED AT 3009 CHESAPEAKE BEACH ROAD, CHESAPEAKE BEACH MD.**

The Bayside Baptist site plan was approved by the Planning Commission on February 8, 2017. It was a plan for a permanent classroom building. It had previously received a variance from the Board of Appeals, to allow the building to encroach in the 50 yard restriction line at the rear of the property.

The Applicant Pastor Glenn Swanson was present to seek final site plan approval for the Bayside Baptist Church permanent classroom building, and to demonstrate that he has addressed all of the conditions with the prior approval. The conditions included the following:

1. The Site Plan shows additional tree planting between the proposed parking lot and the rear property line to buffer the classroom and the future development known as The Heritage Subdivision. The plantings would be in front of the new building.
2. The use of dark sky friendly lighting fixtures.
3. Address storm water management, sediment and erosion control.
4. During the final review stage, the Applicant wanted to make a substantive change to the plan to introduce a Tot Lot which would essentially create one parking lot and the Tot Lot close to the front door of the classroom building.

**MOTION:** Mr. Foltz moved to approve the final site plan for Bayside Baptist Church. Mrs. Greengold seconded, all in favor.

**V. ROD N REEL REQUEST REVISIONS TO THE APPROVED PRELIMINARY SITE PLAN FOR THE RE-DEVELOPMENT PROJECT KNOWN AS CHESAPEAKE BEACH RESORT & SPA, LOCATED AT 4165 MEARS AVE, CHESAPEAKE BEACH MD.**

The Planning Commission approved the Preliminary Site Plan for the redevelopment in 2016. Mr. Jakubiak introduced the project as the redevelopment at the existing Chesapeake Beach Resort & Spa.

Mr. Eric Blitz, the Rod N Reel, Inc., and Applicant's Attorney, Mr. Paul Woodburn, Civil Engineer with Ben Dyer, who is responsible for the site work, Anthony Barsie, Lead Architect with Little Diversified, and the Traffic Consulting Representative from Lenhart Traffic Inc., were present to discuss the revisions that were made to the project and to seek final site plan approval.

The development team described all the changes they plan to make. The most substantive changes include:

- Relocation of the parking garage entrance from the South elevation of the Garage to the West elevation.
- The relocation of the storm filter from the green space in the Mears Avenue right-of-way to the property itself. The Developer agreed to relocate the device at the Town's request.
- The adjustment of the building massing of the new Hotel. The existing Rod N Reel Restaurant would be retained and the three Hotel floors which would have been built above the Restaurant would be moved Westward in the overall building mass.
- There will be 48 Hotel Rooms instead of 56.

The Applicant addressed some previous conditions:

1. Completion of the Critical Area Mitigation requirements 3.5 acres to be treated by the storm filter before discharging into Fishing Creek and the Bay.
2. The Applicant incorporated the 3 way traffic sign at the intersection of Mears Avenue and Chesapeake Station Shopping Center, stopping traffic leaving Mears Avenue West out of Roland's and driveway, add a crosswalk, and tree planting on Mears Avenue.
3. Ensure compliance – Final Design of Filter.

Mr. Woodburn showed a presentation of the new Storm Drain Filtration System and the design. Cartridges are used. Once a year it will be inspected and cleaned out and cartridges will be replaced, which will be the responsibility of the Applicant, and would be outlined in a Public Works Agreement.

**PUBLIC COMMENT:**

Paul Doherty- 4000 Arcade Ct, Chesapeake Beach, MD 20732

He asked about the new sidewalk on Mears Avenue. The split rail fence is in the middle of the sidewalk and could be on the Town right-of-way. His preference would be that the split rail remain, or be replaced, rather than be completely removed. Mr. Jakubiak would strongly communicate this to the Town Administration as a factor to consider and to include it in a Public Works Agreement. Mr. Jakubiak stated that it is perfectly reasonable to have the fence there.

Theresa York- 7150 Old Bayside Rd., Chesapeake Beach, MD 20732

She had some traffic concerns. She asked if the south exit on 18<sup>th</sup> Street behind Roland's would ever be opened up. She said she hoped the Planning Commission would be satisfied with the new design of the Resort. She asked about the parking space requirements in the Garage. The number of spaces required is just over 700, but the Garage will have 726 spaces.

Victoria Curtain- 3911 Chesapeake Beach Rd, Chesapeake Beach, MD 20732

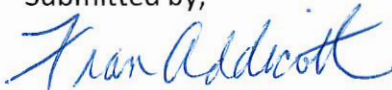
Mrs. Curtain said she is very excited and wants to enjoy the Community and hoped that the Planning Commission would approve the revisions. She thought the Filtration System was a good idea and would be wonderful for the Town.

Commission Members Mrs. Greengold and Mr. Fink both stated that the Applicant did a great job with handling the conditions, and thanked the Applicant for all the information given. Mr. Fink's concerns about the Pedestrian Access were addressed.

**MOTION:** Mr. Fink moved to approve the final Site Plan for the redevelopment at the Chesapeake Beach Resort and Spa (Rod N Reel Properties.) located at 4165 Mears Avenue. Mrs. Greengold seconded, all in favor.

There being no further business, the meeting adjourned at 9:43 pm on a motion made by Mr. Foltz. Mr. Fink seconded, all in favor.

Submitted by,



Fran Addicott, Secretary