



OFFICE OF THE MAYOR AND TOWN COUNCIL

PLANNING & ZONING COMMISSION AGENDA
MAY 8, 2013

- I. APPROVAL OF AGENDA
- II. APPROVAL OF THE APRIL 10, 2013 P & Z MEETING
- III. ABNER'S ADDITION – (CONCEPT PLAN FOR CONFIGURATION OF FUTURE BUFFER YARD ON ADJOINING PARKING LOT- PLANNING COMMISSION REVIEW).
- IV. CONCEPT SITE PLAN FOR SUNRISE ON THE CHESAPEAKE (AREA BOUNDED BY 28TH STREET ON THE NORTH, A 15 FOOT ALLEY ON THE SOUTH, C ST. ON THE WEST AND THE SHORELINE OF THE BAY ON THE EAST).
- V. CRITICAL AREA REGULATIONS IN THE ZONING ORDINANCE- DISCUSSION.



MINUTES OF
THE PLANNING AND ZONING COMMISSION MAY 8, 2013

- I. Jeff LaBar called the meeting to order at 7:05pm. In attendance were, David Coull, Nancy Feuerle, Randy Getman, Eleanor Nelson, Megan Reiser, Tim Stafford, Commission Members. Chris Jakubiak, Planning and Zoning Administrator, Fran Addicott, Secretary.

II. **Approval of the May 8, 2013 Agenda.**

Chairman LaBar requested **Item VI** be removed from the Agenda, and a work session be scheduled at a later date. Mrs. Reiser stated **Item III** contained a typo in the word "adjoining."

MOTION: Mr. Stafford moved to approve the agenda as amended. Seconded by Mr. Getman, all in favor.

III. **Approval of the Minutes of the April 10th, 2013 Planning and Zoning Meeting.**

MOTION: Mr. Getman moved to approve the Minutes with the exception of **Item V**. Mr. Getman felt that #1. Recommendations on zoning and permit fees, and board of appeals fees, #2. New fee schedules, and #4. Tree permits, were not discussed in great detail. Chairman LaBar stated that we would follow up and discuss these items at a later date. Seconded by Mr. Stafford, all in favor.

IV. **Abner's Addition- (Concept Plan For Configuration of Future Buffer Yard on Adjoining Parking Lot Planning Commission Review).**

During the April Planning and Zoning Meeting the Planning Commission conditionally approved the Game Room Addition for Abner's Crab House Restaurant. Mr. Abner has met all of the conditions that were required and he has submitted a Concept Plan for the adjoining parking lot to Mr. Jakubiak. Mr. Jakubiak will send a copy to the Planning Commission for them to review before the next meeting, and it will be discussed and approved then.

V. **Concept Site Plan For "Sunrise on The Chesapeake"**

Mr. Jeff Love with Love and Associates and Mr. Chris Alvey with Wilkerson & Associates presented a slide show of a concept site plan on behalf of the property owners for a Multi-Family Building that would consist of ten condo units within 4015 & 4019 28th Streets and the Bay. Due to the complexity and the large amount of questions from the Planning Commission and the public concerns on the project, the Planning Commission requested that Mr. Jakubiak submit a summary of the meeting. Mr. Coull suggested an onsite meeting

which would clarify the basics. Chairman LaBar said he would like to wait to process all the information before scheduling an onsite meeting.

VI. Planning Commission Annual Report

Mr. Jakubiak will mail a copy of the Annual Report to the Planning Commission for their review.

Chairman LaBar set a Work Session for the Critical Area Zoning Ordinance for July 11th at 7:00 p.m.

Public Comment:

Annette Taylor – 8310 Bayside Rd.

Bob Elliott – 3900 Chesapeake Beach Rd. East

Jeff Foltz – 4020 28th St.

Theresa York – 7150 Bayside Rd.

Jeff Krahling – 3217 Ina Chase

Brian Timko – 3318 Cannoncade Ct.

Corey Wells – 4015 28th St.

Valerie Beaudin – 8307 Bayside Rd.

Michelle Entzian – 7750 Deforest Dr.

John Saine – 8241 Bayside Rd.

There being no further business, the meeting adjourned at 9:40 pm on a motion by Mr. Coull. Seconded by Mrs. Feuerle, all in favor.

Submitted by,



Fran Addicott,
Secretary of Planning and Zoning