



**MINUTES OF
THE PLANNING AND ZONING COMMISSION July 10, 2013**

I. Jeff LaBar called the meeting to order at 7:09 p.m. In attendance were, David Coull, Randy Getman, Eleanor Nelson, Megan Reiser, Tim Stafford, Commission Members. Chris Jakubiak, Planning and Zoning Administrator, Fran Addicott, Secretary. Nancy Feuerle was absent.

II. **Approval of the July 10, 2013 Agenda.**

MOTION: Mr. Getman moved to approve the agenda. Seconded by Ms. Nelson, all in favor.

III. **Approval of the Minutes of the June 12, 2013 Planning and Zoning Meeting.**

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

IV. **Site Plan for Trailer Classrooms at Beach Elementary School.**

Mr. George Leah of the Calvert County Public Schools presented a plan to add three portable classroom trailers to the rear of the existing Beach Elementary School due to the overcrowding. Ms. Nelson asked about the redistricting. Mr. Leah said that they already sat on a committee for redistricting but the board would not move on the two options that were presented to them. The redistricting committee was asked to reconvene in September.

The trailers are expected to be moved, installed and available in August. Mr. Leah said that a six foot fence would be installed around the three trailers to make it a secure compound. Mr. Jakubiak suggested that the Planning Commission request that Mr. Leah show the fence as part of an as built drawing to show as a condition for final approval. Mr. Jakubiak has asked Mr. Leah to have a bike rack installed.

MOTION: Mr. Stafford made a motion to approve the Trailer Classrooms at Beach Elementary School with the conditions that a bike rack be installed, and have a drawing of the fence be shown on the plans, seconded by Mrs. Reiser, all in favor.

V. Site Plan for Sunrise on the Chesapeake, proposed 10-unit multi-family building.

Mr. Jakubiak presented an overview of the project to the Commission. The Commission held an extensive discussion about the proposed project, including public input. Building height and parking remain the biggest concerns. Mr. Jakubiak asked the Commission to provide the applicant with guidance so that they could revise the site plan and gather the information necessary to address the Commission's concerns regarding the granting of bonus density. Mr. Jakubiak and the Commission talked about the standards that the Commission is required to find in order to grant the bonus density. Several Commissioners expressed interest in having the applicant provide additional information before making a decision on the granting of the bonus density, including a written description as to how the project would meet each of the required findings. Chairman LaBar took an informal poll from the Commission members as to whether they would be open to granting the bonus density before asking the applicant to provide additional information. With a show of hands, a majority of the Commission members indicated that they would be open to the idea of granting the bonus density if additional information were to be provided. The results of the poll were 4-1, with Randy Getman indicating that he was against granting the bonus density based on the information presented to-date (Nancy Feuerle was absent). The Commission requested that the applicant provide the following information for further consideration:

- A written evaluation as to how the project meets each required finding for granting bonus density
- A revised illustrative exhibit of the neighborhood and surrounding buildings to demonstrate the comparative height of the proposed building with the surrounding neighborhood
- An exhibit that compares the footprint (including height) of the proposed building with the footprint of what is allowable in the underlying zone without the bonus density
- A neighborhood traffic study to address concerns regarding pedestrian accessibility including sidewalks and bike access, parking, cut-through traffic, and traffic calming
- An evaluation of fire lane access requirements
- An evaluation of access for trash pick-up or consider relocation of the trash dumpster, and to consider space for recycling

Chairman LaBar indicated that the Commission would make a final determination on the granting of the bonus density once all additional information was presented to the Commission.

Review of the Draft Annual Report

Mr. Jakubiak mentioned Mrs. Feuerle's comments regarding the 30th permit under Location and Density of Growth. She would like to have the location of the 30th permit included in the report. Mrs. Reiser would like to have the purple line mentioned under Community Facilities. The Annual Report will be given to the Town Council and the Planning Commission Members. A copy will be sent to the Maryland Department of Planning.

MOTION: Mr. Stafford made a motion to adopt the Annual Report as amended to include the comments from Mrs. Feuerle and Mrs. Reiser. Seconded by Mr. Coull, all in favor.

Public Comment:

Felicia Farr – 4016 28th St.
Michael Phillips - 4012 27th & 4010 27th St.
Theresa York – 8323 Bayside Rd.
Annette Taylor – 8310 Bayside Rd.
Jeff Foltz – 4020 28th St.
Valerie Beaudin – 8307 Bayside Rd.
Donald Bartholomew – 4008 27th St.

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

Submitted by,



Fran Addicott,

Secretary of Planning and Zoning