



**MINUTES OF
THE PLANNING AND ZONING COMMISSION
July 11, 2012**

I. Jeff Labar called the meeting to order at 7:00 p.m. In attendance were Eleanor Nelson, Nancy Feuerle, Megan Reiser, and Tim Stafford, Commission Members. Chris Jakubiak, Planning and Zoning Administrator, Kathy Johnson, Planning and Zoning Secretary, and Fran Addicott, Office Assistant. Absent was Randy Getman, Commission Member. Chairman LaBar announced for the record that Marilyn Van Wagner has resigned from the Planning and Zoning Commission on July 14, 2012. (Letter attached)

II. **Approval of the June 13, 2012 minutes of the Planning and Zoning meeting.**

MOTION: Mr. Stafford moved to amend the minutes of the June 13, 2012 meeting as per Ms. Feuerle's request. Section II, b. Article VI, Section 2290-23 and 290-24 to read "Article VI, Section 290-23 and 290-24". Seconded by Ms. Reiser, all in favor.

III. **Review of Proposed Zoning Map per Town Council Request.**

MOTION: Mr. Stafford moved to keep the Bonus Density Overlay District as written in the Zoning Map. Ms. Nelson, Ms. Reiser ayes and Ms. Feuerle voted nay. Motion passed. Mr. Stafford recommended items #6, 7, 8, and 9 to remain the same. Seconded by Ms. Nelson, all in favor. Below is description of items #6, 7, 8, and 9:

#6 Between 29th and 30th Streets (East of Bayside Road) to remain R-V w/Bonus Density Overlay

#7 Between 28th and 29th Streets (East of Bayside Road) to remain R-V w/Bonus Density Overlay

#8 Between 27th and 28th Streets (East of Bayside Road) to remain R-HD w/Bonus Density Overlay

#9 C Street from Veterans Park to 27th Street, to remain R-HD w/Bonus Density Overlay

IV. Discussion of possible Zoning Text Amendments, concerning Site Plan Review and Approval Process, Planning Commission Meeting, and Administrative Adjustments.

DISCUSSION: Mr. Jakubiak explained the changes he has proposed, the Commission members were in agreement the changes are needed. Category I and II Site Plans will come to the Planning and Zoning for review. Next meeting will create a three-step process for major site plan review and approval. The changes to be presented for amendment in the ongoing Zoning Text Process.

Section 290.31.

E. Planning Commission/Meetings –

The Planning Commission shall establish a regular meeting schedule, shall hold meetings quarterly or more often as the Planning Commission's duties require. If there is no business before the Planning Commission, the Chairman may cancel the meeting.

G. Decisions based on findings of fact. All decisions of the Planning Commission, whether favorable or unfavorable to the applicant, shall be based on and supported by written findings of fact pertaining to the case under review. No decision of the Planning Commission shall be final until the written decision of the commission is signed and filed.

V. Public Comment:

1. Gary Coldsmith.
2. Kathy Sellz
3. Jeff Krahling

There being no further business, the meeting adjourned at 8:38 p.m. on a motion by Mr. Stafford. Seconded by Ms. Nelson, all in favor.

Submitted by,


Kathy Johnson, Secretary
Planning & Zoning Commission

See attachment

**Table of Proposed Zoning Amendments
Proposed Comprehensive Rezoning: Introduced to Town Council on May 17, 2012**

ID Number	Location	Existing	Zoning Classification	
			Proposed Introduced May 17, 2012	Previously Proposed (As provided in Comp Plan)
1	Between 15th and 16th Streets west of Bayside Road	Commercial	R-MD	R-MD
2	West of A-1 Antiques	R-V	Commercial	Commercial
3	North Beach VFD	R-V	Commercial	Commercial
4	8700 Block of Bayside Rd. (west side)	R-V w/ Bonus Density Overlay	Commercial	Commercial
5	8700 Block of C Street - Walker Subd.	R-V w/ Bonus Density Overlay	R-MD	R-MD
6*	Between 29th and 30th Streets (east of Bayside Road)	R-V w/ Bonus Density Overlay	R-V	R-MD
7*	Between 28th and 29th Streets (East of Bayside Road)	R-V w/ Bonus Density Overlay	R-V	R-MD
8*	Between 27th and 28th Streets (East of Bayside Road)	R-HD w/ Bonus Density Overlay	R-HD	R-MD
9*	C Street from Veteran's Park to 27th Street	R-HD w/ Bonus Density Overlay	R-HD	R-MD

* In an undated memorandum entitled "Report & Recommendations of the Chesapeake Beach Planning Commission -Proposed Adoption of the Revised Zoning Map", the Planning Commission recommended that "No Change" be made to the existing zoning classification.