



**MINUTES OF THE
PLANNING AND ZONING COMMISSION DECEMBER 9TH, 2015**

- I. Jeff LaBar called the meeting to order at 7:00 p.m. In attendance were Commission Members; Nancy Feuerle, Jeffery Foltz, Keith Pardieck. Megan Reiser was absent. Also in attendance was Fran Addicott the Planning and Zoning Secretary. The Planning and Zoning Administrator Christopher Jakubiak was absent.

II. Approval of the December 9th, 2015 Agenda

MOTION: Mrs. Feuerle moved to approve the December 9th, 2015 Agenda.
Seconded by Mr. Foltz, all in favor.

III. Approval of the September 9th, 2015 Planning and Zoning Meeting

MOTION: Mrs. Feuerle moved to approve the September 9th, 2015 Planning and Zoning minutes. Seconded by Mr. Pardieck, all in favor.

IV. Comprehensive Plan Review Cycle

Chairman LaBar discussed the Comprehensive Plan.

The Maryland State General Assembly passed a bill last year that changed the 6 year update cycle to 10 years. They also provided that all towns have to submit a 5-year evaluation report. In other words, every five years we have to review the Comprehensive Plan and assess if we are on the right track. This is to make sure we implement the plan and do an update every 10 years. This review will probably take three meetings to complete and will involve Mr. Jakubiak updating demographic and developmental data.

The Maryland Department of Planning provided official guidance to Maryland jurisdictions for the update cycle. The guidance provides that Chesapeake Beach's 5 year review begins in 2016 and its 10 year update begins in 2022. The reason 2022 is selected for us and not 2020 is that it takes two years for the 2020 census data to get published at the local level, so the update cycle for everyone begins two or three years after the 2020 census. This is all guidance however, and if the Town wanted to do a new plan this year, we could.

Chairman LaBar suggests that before we do another Comprehensive Plan, the Town should hold a work session with the Planning and Zoning and the Town Council to get direction on how things are going for the next 5, 10 or 15 years.

V. Work Program for 2016

Mr. Jakubiak would suggest to the Planning Commission to work on the following 2 items for next year. He would suggest (1) the 5 year review and (2) changing the sign regulations in

the zoning ordinance. The sign regulations need to be changed for at least 2 reasons. They allow 20 foot tall signs throughout town and do not have proper limits on total sign area etc... They are not well suited to the Town and fortunately up to this point no one has pushed things too hard or challenged things. Mr. Jakubiak thinks the regulations in the zoning code could be improved to everyone's benefit. Second, a case was decided this year by the US Supreme Court placing limits on municipal sign regulations concerning content of signs that we should address through some targeted amendments. Mr. Jakubiak has discussed his desire to see the sign ordinance changed with the Mayor.

The Planning Commission agreed with Mr. Jakubiak's suggestions on the sign regulations.

VI. Zoning Administrator Report

To be reviewed at the next P&Z meeting.

Chairman LaBar mentioned that the Planning Commission is in need of 2 new members.

VII. No Public Comment

There being no further business, the meeting adjourned at 7:18 on a motion by Mr. Foltz, seconded by Mrs. Feuerle, all in favor.

Fran Addicott

A handwritten signature in cursive script that reads "Fran Addicott".

Secretary of Planning and Zoning