



**MINUTES OF  
THE PLANNING AND ZONING COMMISSION  
DECEMBER 12, 2012**

**I.** Jeff Labar called the meeting to order at 7:03 p.m. In attendance were, Dave Coull, Nancy Feuerle, Randy Getman, Eleanor Nelson, Megan Reiser. Commission Members. Chris Jakubiak, Planning and Zoning Administrator, Paul Woodburn, Town Engineer, Fran Addicott, Secretary and Kathy Johnson, Assistant Secretary Planning and Zoning. Absent was Tim Stafford, Commission Member.

**II. Approval of the November 14, 2012 minutes of the Planning and Zoning meeting.**

**MOTION:** Mr. Getman moved to approve the minutes of the November 14, 2012 Planning and Zoning Commission minutes as written. Seconded by Mr. Coull, all in favor.

**MOTION:** Mr. Coull moved to amend the November 14, 2012 minutes to reflect the presence of Commission Member Mr. Coull, all in favor.

**III. Approval of the December 12, 2012 Planning and Zoning Agenda.**

**MOTION:** Ms. Nelson moved to approve the December 12, 2012 Planning and Zoning Agenda. Ms. Feuerle seconded, all in favor.

**IV. Consider Final Plat Approval of Chesapeake Village, Phase VII.**

Mr. Jakubiak introduced Mr. Dean Bivens, the Developer's Representative for Quality Built Homes. Mr. Bivens was present to discuss questions from the Commission.

**MOTION:** Mr. Coull moved to approve the final plat for Chesapeake Village Final Plat Phase VII with the following 5 conditions. Ms. Feuerle seconded, all in favor.

1. Have Plat signed by Health Department (if not completed already).
2. Provide six Mylar, 11 blueprint (paper) copies, and one digital version of the final plat as approved and signed by the Town.
3. Reimburse the Town for the costs of recording the plat in the Land Records of Calvert County.
4. In reference to lots 160 and 161, the seller shall provide a note to buyer notifying that there is a 20 feet wide SWM easement over the rear of the property and an 8

foot wide storm drain easement along the side yard, in addition to the 10 foot wide easement along the front of the property.

5. In reference to Outlot A: The Town shall issue no zoning permits to authorize construction on lots 168, 167, 166, 165, and 164 until a recorded deed or similar verifiable evidence is provided that Outlot A has been transferred in full.

**V. Review of Potential Zoning Amendments: Site Plan Approval Process, Administrative Adjustments, and Planning Commission Meeting Scheduling.**

Mr. Jakubiak submitted three proposed amendments to Zoning Ordinance (Chapter 290 of the Town Code). (see attachment).

Discussion follows- Ms. Feuerle had questions regarding the changes to the references. Mr. Jakubiak will make a draft of the Amendment 1-3 for submission to Town Council that recommend to replace 290-23 & 290-24, amend 290-26B, add new sections 290-25, 290-26, 290-27, and renumber remaining sections as appropriate.

**MOTION:** Ms. Reiser made a motion to grant permission to make a draft resolution for Amendments 1-3, seconded by Ms. Feuerle, all in favor.

**VI. Review of Calvert County's draft of Tier mapping for the Town of Chesapeake Beach.**

Mr. Jakubiak discussed the State's proposed sewer Tier mapping for Calvert County. The Map attached was prepared by Calvert County, and is for information only (see attachment).

**PUBLIC COMMENT:**

Bruce Cropf-7603 B St. Chesapeake Beach, MD

Jeff Krahlung-3216 Ina Chase, Chesapeake Beach, MD

There being no further business, the meeting adjourned at 9:05p.m. on a motion by Ms. Nelson. Seconded by Mr. Coull, all in favor.

Submitted by,



Fran Addicott, Secretary  
Planning & Zoning Commission