

Chesapeake City
Planning and Zoning Commission
Minutes October 7, 2009

Bob Hirschfeld, Absent
Nick Visser
Harry Sampson
Bill Miners, Chair
Rich Taylor
Frank Vari
Tom Wheeler, Zoning Inspector

Attached list of attendees

Bill Miners brought the meeting to order at 6:30 pm followed with the Pledge of Allegiance.

Public Announcements:

Frank Vari: This Saturday there will be recycling on the North side. New Years Day there is a 5K Run/Walk starting at Town Hall.

Frank Hill: October 17th is the Town Yard Sale; October 18th is the Fall Fest in Pell Gardens.

Approval of minutes from September 2, 2009

Motion: Harry Sampson made a motion and Rich Taylor seconded to approve the minutes from September 2, 2009, with corrections. All in favor; motion carried.

Corrections

Harry Sampson: It may not be a big issue, but under the discussion items we were talking about the high school not being a dead issue, I did mention we have a complete engineering design for the sewer and water going out as far as the high school. That was done 2004-2005 somewhere around there, maybe 2003. We do have it somewhere here in Town Hall. It was done by Campbell & Hummel (?) in conjunction when Chesapeake Wine & Spirits wanted to have water & sewer run out to them. There is a complete design somewhere. There was a complete feasibility study done.

Chris Rogers: There was a feasibility study done, but I wasn't aware of a full design was.

Harry Sampson: It was. There was a pump station on Randalia Road and all kinds of things.

Sharon Weygand: We'll have Doris search for it.

Staff Reports:

Tom Wheeler, Zoning Inspector – Report attached in Minutes Book

Sharon Weygand, Town Administrator – Report attached in Minutes Book

Bill Miners: I got a letter from Bob Hirschfeld resigning from Planning & Zoning because of business travel.

Action Item

- **Sign – Geracimos Investments LP Installing Sign on front of building for Kozy Korner**

MOTION: Rich Taylor made a motion and Frank Vari seconded to approve the application for Kozy Korner signage (without lights) as presented. All in favor; motion carried.

Note: Sharon Weygand to send letter stating that if lights are to installed, they will need another permit.

- **Concept Plan Review for Raw Bar Pavilion – Chesapeake Inn**

Gianmarco Martuscelli: The concept plan is what we are suggesting, it's not written in stone. We are proposing taking the existing music pavilion and transforming it into a raw bar/outdoor tiki bar that will provide additional seating outside. It serves a couple purposes, one is the ongoing issue with the noise ordinance. It rained a lot this summer, so we played around with music inside. There are pros and cons. The good thing it does allow is more seating outdoors. When certain bands come

in, and make reservations for that evening, all of the people end up on the right side of the deck and the wait list for dinners is a couple of hours. We experimented with the music on the inside, a portion of those reservations, will sit on the inside, freeing up outside seating and the wait time goes down to less than an hour. In doing that test, we had music speakers setting by the doors so it blew out the people right there, so if we were to do that, we'd put up some speaker system around the perimeter of the restaurant. We thought this would help out the Town with the noise regulations. The way we want to design this is to look like the existing Tiki Hut so it looks nice from the water. During the weekdays, the slower times of the week, we still may have a duo or a trio play around this area with people being able to use the dance floor. Then on the weekends, the larger bands we have would play on the inside. One question asked to me already was regarding the extra seating. We are looking at it as a swap. Having music inside we lose 8-10 tables inside and we're gaining that on the outside. It's only a concept plan. We did a test run on Labor Day weekend. We played music inside all weekend to see how it would go. Some of our customers did complain and commented that they wanted to be outside, but we felt in the long run it might workout. It is a calculated risk on our part. To build this, it would be a step up to a concrete floor (we would pour on the existing deck). For the drainage and sewer you'd have to talk to Jack. For flood plain purposes, because it is in the flood zone it would be vented so water can run in and out of it, most of the equipment would be on wheels or fastened to the wall if needed.

URS comments (letter dated 10/6/09-Chesapeake Inn Raw Bar Pavilion, Band Stand Removal) after review of plans are included in the minutes book.

Chesapeake Inn will submit a preliminarily plan for review.

MOTION: Nick Visser made a motion and Harry Sampson seconded, to approve the concept plan for the Raw Bar Pavilion at Chesapeake Inn. All in favor, motion carried.

Motion made by Rich Taylor and seconded by Frank Vari to adjourn at 7:35 pm. All in favor, motion carried.

Respectfully submitted,

Valerie Walls
Clerk/Treasurer