

Chesapeake City
Planning and Zoning Commission
Minutes August 5, 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:

Bob Miller: There was an incident in Harbor View this past Saturday. A dark blue Nissan with Maryland plates was taking pictures and talking to kids. Parents need to be aware of the traffic in their neighborhoods.

Bill Miners: Chris Jakubiak will be at the August workshop to begin updating the Zoning Ordinances.

Approval of minutes from July 1, 2009

Motion: Harry Sampson made a motion and Nick Visser seconded to approve the minutes from July 1, 2009 with corrections. All in favor; motion carried.

Staff Reports:

Tom Wheeler, Zoning Inspector – Report attached in Minutes Book

Action Items

- **Sign – Bolton Signs-Geracimos File No: 062909A**

Motion: Nick Visser made a motion and Harry Sampson seconded to approve the permit for the installation of the business sign for Kidz Nation Learning Center. All in favor; motion carried

- **First Floor Renovation – 2nd Floor Addition File No: 072109- James P White II**

Motion: Harry Sampson made a motion and Nick Visser seconded to approve the permit of the 2nd floor addition at 308 Biddle Street. All in favor; motion carried.

Notes: Plot plan will be needed if adding deck in future; side door needs 3' landing – there is a small one there already.

- **Old Town Hall Subdivision File No: 062609**

Motion: Frank Vari made a motion and Rich Taylor seconded to rescind the motion made on July 1, 2009, “*Bob Hirschfeld made a motion, and Frank Vari seconded, to deny subdivision of Parcel 128. All in favor; motion carried.*” All in favor; motion carried.

Note: At the 7/1/09 P&Z meeting, the commission reviewed the sketch for the Minor Subdivision for Old Town Hall. At that time, only Parcel 128 was being subdivided. Since then, the Plat has been completed including both Parcel 127 & Parcel 128.

Motion made by Frank Vari and seconded by Harry Sampson to approve contingent upon Board of Appeals approval File No. 062609; APPLICANT: Town of Chesapeake City; Tax Map: 200, Parcels 127 & 128; ZONED: VC; LOCATION: 237 Biddle Street; a Minor Subdivision which consists of three new lots/units in order to separate the public utilities. All in favor; motion carried.

Motion made by Frank Vari and seconded by Nick Visser for a recommendation to Board of Appeals to allow the Minor Subdivision for File No. 062609; APPLICANT: Town of Chesapeake City; Tax Map: 200, Parcels 127 & 128; ZONED: VC; LOCATION: 237 Biddle Street; a Minor Subdivision which consists of three new lots/units in order to separate the public utilities. All in favor; motion carried.

- **Structural Repairs – 216 George St File No. 080509**

Motion made by Harry Sampson and seconded by Norman Carter, for the address of 216 George Street to remove the Stop Work-order effective the date that the other two approvals, (Historic Commission and the County) are acquired. All in favor; motion carried.

Motion made by Harry Sampson and seconded by Norman Carter, to approve the permit for 216 George Street contingent on approvals from both the Historic Commission and the County. All in favor; motion carried.

New Business: (Not verbatim)

Frank Vari: Memorandum in reference to the motion made by Lee Hutton and seconded by myself to give approvals to the Town Administration and the Town Zoning Inspector to review and approve sheds and fences. It looks like it needed a little more work to it, based on the recommendations made by the Town Administrator. I'm curious if the Zoning Commission would consider putting signs with the sheds and fences? I would suggest that if we give them the approval and change the motion, we would stiffen it up a little bit by adding a commissioner from the Zoning Commission to be involved in the process. Approvals would require acceptance from the Town Administrator, Zoning Inspector and a Zoning Commissioner.

Harry Sampson: I know our Ordinances says we can delegate things to the Town Administrator, but under 66B, Commissions and the Town are totally separate. I don't think we should be delegating more work for the Town Administrator. There are no emergency signs, no emergency sheds and no emergency fences. I don't see why we have to rush these things. Why can't they wait until the next meeting for approval?

Frank Vari: If we keep the present motion that we have now, in six months I would make a motion that before they issue a permit a Zoning Commissioner would have to sign off.

Motion made by Frank Vari seconded by Nick Visser, to add a member of the Planning and Zoning Commission appointed or delegated by the Chairman, Bill Miners, to be in the process of approving or overseeing the issuance for fence or shed permits for the remainder of the trial period. All in favor; motion carried.

Harry Sampson was approached by a resident to be able to buy and have chickens in their front yard. This is a residential area in town and not a permitted use.

Motion made by Harry Sampson and seconded by Frank Vari to adjourn at 7:20pm. All in favor, motion carried.

Respectfully submitted,

Valerie Walls
Clerk/Treasurer

