

Town of Rock Hall PLANNING COMMISSION MINUTES

of the meeting held on:

March 11, 2020

Attendance

Present were Planning Commissioners: Chair Victor Costa, Jerry Creighton, Cathy Jayne, David Mayne, and Allen Riley. Also present were Beth Andrews, Town Council Liaison to the Planning Commission, and Christopher Jakubiak, Zoning Administrator and Town Planner.

I. Call to Order

At 7:00 pm, Vice Chair Riley called the meeting to order.

II. Approval of Minutes

There were no minutes to be approved.

III. Unfinished Business

There was no unfinished business.

IV. New Business

- A. Mr. Jakubiak introduced the first item of business noting that the Town of Rock Hall Board of Zoning Appeals will meet on March 19, 2020 to consider a request for variances to Article V, Section 1E of the Rock Hall Zoning Ordinance by Mr. Lance Rowe for a 9-foot reduction to the required 30-foot front yard setback and 8-foot reduction to the required 10-foot side yard setback to construct a porch onto the house at 5696 Main Street. He noted that the Zoning Ordinance provides that the Planning Commission may provide comments to the Board of Appeals on variance requests. The Applicant was not present.

Mr. Jakubiak reviewed his report and then the Commissioners discussed the matter extensively. Ultimately, a majority found that there was a lack of architectural renderings or other images to prove the porch addition would fit compatibly within the immediate neighborhood. On that basis, and on motion by Mr. Mayne, seconded by Ms. Jayne, the Planning Commission, decided with 3 for and 1 against, to provide a comment to Board of Appeals, stated roughly as follows: *The Commission could not recommend the project because the application lacked renderings or other illustrations necessary to demonstrate it would fit compatibly on Main Street.* Mr. Creighton voted against the motion noting his support for the project as submitted.

- B. Commissioner Riley then directed Mr. Jakubiak to review the second item under New Business—Amendments to the text of the Zoning Ordinance. The proposed amendments attached to these minutes, address Article XIII of the Zoning Ordinance, which is the section on the Board of Appeals, especially the processing of special exceptions, variances, and appeals. Following the review and discussion, Mr. Jakubiak noted that the amendments would be submitted to the Board of Appeals for review with a request for comments. He suggested that this set of amendments be joined with future proposed amendments and that a combined package then be the subject of a public hearing and the Commission's recommendation to the Mayor and Council.

V. Citizen Comment

There was no citizen comment. During this part of the meeting Commissioner Creighton announced that he would be stepping down from the Planning Commission.

VI. Adjournment

The meeting was adjourned at approximately 8:30 pm.