

# Town of Rock Hall PLANNING COMMISSION MINUTES

*of the meeting held on:*  
**April 12, 2023**

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## **In Attendance at the Virtual Meeting:**

Planning Commissioners: Anthony Colache, Cathy Jayne, and Anna Riggin. Also present were Eleanor Coyer, Town Council liaison to the Commission, and Christopher Jakubiak, Zoning Administrator and Town Planner.

### **I. Call to Order**

At 7:05 pm, the Commission members agreed to start the meeting and in the absence of the Chair and Vice-Chair, the members decided to select Mr. Colache to serve as Chairman of the meeting. Mr. Colache then called the meeting to order.

### **II. Approval of Minutes**

The minutes were not provided to the Commission for review but will be taken up at the next meeting.

### **III. New Business**

There was no New Business.

### **IV. Old Business**

Continuation of Comprehensive Plan Work: Mr. Colache called on Mr. Jakubiak to continue with the review of the comprehensive plan. Mr. Jakubiak summarized the discussion from the last meeting on the topics of land use and municipal growth. He presented the materials that were distributed for discussion including among other things the Town's Zoning Map, a map showing a proposed growth area boundary, and the proposed future land use plan map. He took the Commission through a very specific review and comparison of the proposed new future land use plan map with the land use plan map currently in the adopted Rock Hall Comprehensive Plan. He reviewed each of the proposed changes. He then highlighted several edits to the proposed future land

use map. These edits were shown on the map he distributed to the Commissioners. He noted that his fieldwork and further research indicated that these edits were needed. These were as follows:

- Edit 1. Add the location of the proposed Maritime Heritage overly district, which is recommended in the Rock Hall Waterfront Master Plan.
- Edit # 2. Change the designation of certain properties along S. Hawthorn Ave., near the Rock Hal Harbor, as Maritime Recreational.
- Edit #3. Change the designation of several properties along the Swan Creek waterfront (off of Hynson Road) as Maritime Recreational.
- Edit #4. Change the designation of several properties on the south side of the Swan Creek waterfront (on Rock Hall Avenue) Maritime Recreational.

After discussing the edits suggested by the town planner, the Commission accepted the changes for inclusion on the draft future land use map.

He then discussed two changes to the text of the draft Land Use chapter. The first was a revised paragraph to be placed in the chapter under the heading "Maritime Recreational" The second change, was a revised paragraph to be placed under the heading, "Maritime". After some discussion on the part of the Commission on the topic non-water dependent uses at the Harbor, Mr. Colache recognized Ms. Cindy Genther, who was in the audience and asked to speak on the topic. She advocated for expanding the number of allowable commercial uses in the Maritime Water Dependent (MWD) zoning district. After the Commission deliberated on Ms. Genther's comments, Mr. Colache recognized Mr. Jakubiak who read from the Waterfront Master Plan and explained how the proposed text is consistent with the Master Plan. The Commission decided not to suggest expanding the uses permitted in the WMD and they accepted the text additions presented by the town planner for inclusion in the draft plan.

The last item to be discussed was the planned growth area designations. Mr. Jakubiak reviewed a map of the growth area that shows the County zoning designation for each property. After discussing the current County zoning and the water and sewer service areas, Mr. Jakubiak suggested future land use scenarios for those properties. After much discussion, Mr. Colache suggested, and the Commission agreed, that the growth area out to be expanded somewhat to the north to include the residential lots along Carter Road and Fithian Drive. There was general agreement on land use ideas and suggested boundary and Mr. Jakubiak indicated that he would prepare a growth area map for the Commission's review at the next meeting.

V. Citizen Comment

VI. Adjournment

On a motion by Mr. Colache, seconded by Ms. Riggin, the meeting was adjourned at about 8:30 pm.