

Town of Rock Hall PLANNING COMMISSION MINUTES

of the meeting held on:

June 9, 2021

In Attendance at the Virtual Meeting:

Planning Commissioners: Victor Costa, Chairman, Cathy Jayne, David Mayne, and Allen Riley. Also present was Christopher Jakubiak, Zoning Administrator and Town Planner.

I. Call to Order

At 7:00 pm, the meeting was called to order. The Chairman announced that the Planning Commission would begin the Public Hearing on Proposed Zoning Text Amendments on Accessory Buildings, Building Footprint Definition, and Development Types Requiring Planning Commission Site Plan Approval. The Commission heard a presentation from the town planner and then comments and questions from the public. Chairman Costa closed the hearing at about 8:00 PM and re-opened the Commission's regular meeting.

II. Approval of Minutes

The Commission approved the minutes of the April 14, 2021 meeting.

III. Unfinished Business

Discussion, Updating the Critical Area Map. Chairman Costa asked Mr. Jakubiak to introduce the next topic. He provided brief background on the role of the Critical Area Map and the need for changes to the Map. He introduced members of the staff of the Maryland Critical Area Commission, including the Executive Director, Ms. Katherine Charbonneau, who attended the meeting at the invitation of the Town. The staff explained that the Critical Area in Maryland extends 1,000 feet from tidal waters and wetlands and was mapped decades ago when the Critical Area regulations in Maryland were adopted. Pursuant to State law, the Commission is tasked with updating all Critical Area mapping in Maryland using advanced cartographic technologies that are more precise with respect to the 1,000-foot parameter and accurately document the boundaries of the State's current shorelines and wetlands, which have changed since the original mapping was produced. The staff also explained that the Critical Area Commission is seeking to bring the Rock Hall's Critical Area mapping into conformance with

local map amendments that may have been made by the Town and/or Kent County but were not made official through the proper procedures set forth in Town and State regulations.

IV. New Business

Deliberation/Decision: Proposed Zoning Text Amendments on Accessory Buildings, Building Footprint Definition, and Development Types Requiring Planning Commission Site Plan Approval

The Planning Commission deliberated on the comments received at the public hearing held earlier in the evening. Of note, the Commission focused on the term "building footprint". Since the size of a proposed accessory structure is capped at 50% of the footprint of a principal building on a lot, making certain that the term encompasses principal buildings with varying foundation types was important. By consent the Commission decided that the definition of the term "building footprint" ought to be revised so that it does not unintentionally exclude buildings and parts of buildings that are constructed on piles. The Chairman directed that Mr. Jakubiak, draft a revision to the term and bring the complete ordinance back to the Planning Commission for its decision.

V. Citizen Comment

There was no comment.

VI. Adjournment

The meeting was adjourned at approximately 9:00 pm.