

Town of Rock Hall PLANNING COMMISSION MINUTES

of the meeting held on:

January 12, 2022

In Attendance at the Virtual Meeting:

Planning Commissioners: Victor Costa, Chairman, Cathy Jayne, Allen Riley, Anthony Colache and Anna Riffin. Also present were Christopher Jakubiak, Zoning Administrator and Town Planner and Robert Resele, Town Manager.

I. Call to Order

At 7:00 pm, Chairman Costa, called the meeting to order.

II. Introduction of New Members

Chairman Costa welcomed the Commission's two new members, Anthony Colache and Anna Riffin who each gave brief introductions.

III. Approval of Minutes

There were no minutes available to be approved.

IV. Unfinished Business

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

Chairman Costa asked Mr. Jakubiak to provide an update and overview on the topic. Considering the fact there the Commission had two new members and the time that had passed since the Commission's June meeting, when the matter was last discussed, Mr. Jakubiak presented on the ordinance in detail and addressed each of the individual zoning text amendments contained within the document. He also highlighted the change he drafted to the term "building footprint" which the Commission asked for based on the input from the Public Hearing held on June 9, 2021. After questions and deliberations, on a motion by Ms. Jayne, seconded by Mr. Riley, the Commission approved recommending the complete set of amendments (attached hereto) to the Mayor and Town Council on a vote of 3 Ayes and 1 Nay with the Chairman not voting.

V. New Business

Discussion of the Proposed New Critical Area Map and set a date for the required Public Hearing

Mr. Jakubiak reviewed the background on the Critical Area Map and advised the Commission to set a public hearing date, which is a step the Commission must, by code, take to officially recommend an amended Map to the Mayor and Town Council. After discussion about dates, all agreed that the hearing would be held on February 9, 2022.

Chairman Costa recognized several people in attendance who encouraged the Commission to act with haste in deciding to recommend the Map's approval to the Mayor and Council. Mr. Costa then asked the Town Planner to outline a basic schedule for the approval process. Mr. Jakubiak noted that the Planning Commission could decide on the Map the same night as the public hearing (February 9, 2022) following the close of that hearing and if it did the new Map would be transmitted to the Mayor and Town Council who could then take it up and approve it at a meeting following their own public hearing, which would need to be set. He explained that the new Map cannot be official however, until the Maryland Critical Area Commission receives the Town's decision and then acts to approve it as well.

VI. Citizen Comment

There was no comment.

VII. Adjournment

On a motion by Mr. Colache, seconded by Ms. Riggins and carried unanimously, the meeting was adjourned at approximately 8:20 pm.