

# Town of Rock Hall PLANNING COMMISSION MINUTES

*of the meeting held on:*  
March 8, 2023

---

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

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

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

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

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

The minutes from the previous meetings were not available to be reviewed.

### **III. New Business**

There was no New Business.

### **IV. Old Business**

Continuation of Comprehensive Plan Work: Chairman Costa called on Mr. Jakubiak to continue with the review and deliberation on the comprehensive plan and the Town Planner presented the draft land use and municipal growth chapters.

Mr. Jakubiak reviewed the land use chapter page-by-page with the Commission and distributed large format maps on existing and future land use. He reviewed the existing land use pattern briefly and then focused on the recommendations. He reviewed seven recommended land use objectives, and the Commissioners were in general agreement with them. He then focused on the Future Land Use Plan Map. He began by discussing the difference between a recommended land use and a town's official zoning map; the former reflecting policy and the latter reflecting implementation of that policy through local law/regulations.

He reviewed each of the land use plan designations on the map, the rationale for each, and where each was geographically. He also presented a map detailing the elevation of the land which closely corresponds to the mapping of sea level rise vulnerability and floodplain mapping previously discussed. He summarized a series of individual recommendations for how the Town might approach residential development in the lower lying parts of Rock Hall vs. development in areas at higher elevation that are not at risk for inundation or severe flooding due to sea level rise. When discussing the plan for future residential areas, he highlighted different forms of housing that could respond to the housing chapter's objectives related to affordable housing.

The Commissioners also reviewed the draft Municipal Growth chapter which was still in a very preliminary form. Mr. Jakubiak described the zoned capacity study and how there is the potential for some new development on vacant lots and on certain tracts of land within the Town's current boundaries. He reviewed the draft objectives for municipal growth, but the focus was on the planned growth area shown on another map he distributed. The map showed areas outside of the current municipal boundaries which, upon Town approval of the new Comprehensive Plan, could one day be annexed by the Town Council, thus expanding the town's boundaries. He discussed each of these areas and ideas for the types of land uses that could be recommended.

The presentation on land use and municipal growth was for informational purpose and Mr. Jakubiak asked the Commissioners to study both chapters and be prepared to spend more time on both topics at the next meeting.

## **V. Citizen Comment**

Chair Costa recognized Mayor Jacobs and Cindy Genther who complimented the Commission on the quality and seriousness of the discussions.

## **Adjournment**

On a motion by Mr. Colache, seconded by Ms. Riffin, the meeting was adjourned at about 8:15 pm.