



## Town of North Beach Planning Commission Minutes

**Date:** Thursday, January 26, 2023

**Location:** North Beach Town Hall

**Begin:** 7:00 PM

**Adjourn:** 8:30 PM

### **Planning Commission Members:**

Jerome Hansen, Chairman  
Bill Heiner, Co-Chairman  
Celia Molofsky  
Steve Anadale

### **Staff:**

Stacy Milor, Town Clerk  
Rick Crump, Zoning Administrator

### **Agenda**

- Minutes from the November 17, 2022 Meeting
- Staff Report from the Zoning Administrator
- Category I Site Plan Review – 4035 2<sup>nd</sup> Street
- Category II Site Plan Review – 9124 Bay Avenue
- Comprehensive Plan Update
- Adjournment

### **Call to Order**

- Jerome Hansen called the January 26, 2023, Planning Commission Meeting to order at 7:02 pm. A quorum was present for the meeting.

### **Minutes from the November 17, 2022 Meeting**

- **MOTION** made by Steve Anadale to approve the minutes as submitted. Seconded by Celia Molofsky. All in favor. **Motion carries.**

### **Staff Report from the Zoning Administrator**

- Rick Crump provided a staff report to the Planning Commission detailing the two projects before the Commission tonight.

### **Category I Site Plan – 4035 2<sup>nd</sup> Street**

- The applicant has applied to add a single-story addition to the single-family home. The current lot is a 25 x 150, for a total of 3,750 square feet. The existing house is non-conforming in relation to side yard setbacks. Both sides of the proposed addition will need variances to comply with the current side-yard setbacks. The current site plan shows a construction entrance on the adjacent property, which will need an agreement in writing from the adjacent owner at 4033 2<sup>nd</sup> street. A **MOTION** was made by Steve Anadale to recommend to the

Board of Appeals that the Planning Commission has no objection to approving the side yard setbacks along with approving the site plan as presented tonight is approved. Seconded by Bill Heiner. All in favor. Motion carries.

**Category II Review – 9124 Bay Avenue**

- The Bakist is currently located at 9132 Bay Avenue and has recently acquired the property at 9124 Bay Avenue. The business will be relocating to 9124 Bay Avenue. The property will go through some construction changes to allow for the installation of a 2000-gallon grease trap which is required by the Calvert County Health Department. The applicant presented a plan which will include between 30 – 50 indoor seats with indoor seats. It was noted on the site plan there was equipment shown, but not listed such as the triple sink. The applicant was asked to please update the documents. **MOTION** was made by Bill Heiner to approve the site plan as shown and to update the equipment schedule. Seconded by Celia Molofsky. All in favor. **Motion carries.**

- **Comprehensive Plan Update**

Rick Crump stated the consultant for the Comprehensive Plan is almost complete with the second set of questions to the State. Once this is completed, and responses are returned, the Town will schedule public work sessions in the next 2 -3 months to start the review. It is anticipated to take approximately 12 months to complete the update to the plan.