



Town of North Beach Planning Commission Minutes
January 27, 2022

The meeting was called to order at 7:05 p.m. by Jerome Hansen, Chairman. In attendance was Steve Anadale, Bill Heiner, Jennifer Hummel, Celia Molofsky, Stacy Milor, Town Clerk and Rick Crump, Zoning Administrator.

This meeting of the North Beach Planning Commission will proceed virtually, as permitted under the Maryland Open Meetings Act. All information and documentation related to the meeting: <https://go.boarddocs.com/md/nbeach/Board.nsf/Public#>

Minutes from previous meeting

A. Minutes from the May 27, 2021, Meeting: **MOTION** made by Jennifer Hummel to approve the minutes as presented. Seconded by Celia Molofsky. All members in favor.

Motion carries. Steve Anadale was not a member during this meeting.

B. Minutes from the September 1, 2021, Meeting: **MOTION** made by Jennifer Hummel to approve the minutes as presented. Seconded by Celia Molofsky. All in favor. **Motion carries.** Steve Anadale was not a member during this meeting.

Category II Site Plan Review – 9215 Chesapeake Avenue – Construction of a Single-Family Home. This property was before the North Beach Board of Appeals in November 2021 and received a reduction in the north and south side yard setback from 8' to 5'. * Commission Note – This project did not come before the Planning Commission for an advisory opinion. The Commission would like to review projects before going to the Board of Appeals and give an advisory opinion. * The Commission members raised concerns regarding the existing oil tank on the property; would it be removed or abandoned, the sewer line running under the new house from the house next door. Rick Crump, Zoning Administrator explained a full set of plans are needed before submitting to the County for building permits. He will address the oil tank with the property owner and the sewer line placement with the North Beach Public Works Director. **MOTION** made by Celia Molofsky to approve the project as submitted with the condition the calculation for the stormwater is verified. Seconded by Steve Anadale. AYE: Steve Anadale, Celia Molofsky, Jerome Hansen, Bill Heiner; NAY: Jennifer Hummel. **Motion carries.**

Category II Site Plan Review – 3938 5th Street – Addition to a single-family home. The applicants have applied to construct an addition which would add an additional 591 square feet to their home. The proposed addition will align with the

existing side yard setback of the home. The current side yard setback is 3.5' from the property line. Rick Crump, Zoning Administrator explained to the Commission he brought the project before them tonight because the applicants are not asking for a further reduction for their addition but constructing the addition with the current property line of the existing house. The project is tentatively scheduled for the February 2022 Board of Appeals hearing. The Commission would like to have the project go before the Board of Appeals for the decision on the addition and side yard setback. Jennifer Hummel made the **MOTION** to approve the project as presented after the Board of Appeals reviews the project, and the side yard setback is granted. Seconded by Celia. All in favor. **Motion carries.**

Public Comment: Ms. Sandra Raviv commented on the short-term and long-term rentals in North Beach. She would like to know when this topic will be addressed. She has sent the Mayor, Town Council and Planning Commission Member in the past letters with the concern.

Rick Crump, Zoning Administrator stated he will discuss the topics with the Town Attorney. Rick will update the Commission within the next two-weeks. Jerome Hansen stated he would like to address this topic during the Comprehensive Plan Review. During the February 24, 2022, Meeting the Commission will discuss the short and long-term rentals.

Meeting closed at 8:30p.m. upon motion made by Jennifer Hummel; seconded by Celia Molofsky. All in favor. Motion carries.