



Town of North Beach Planning Commission Minutes
October 27, 2022

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

This meeting of the North Beach Planning Commission proceeded 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#>

Category I Review – 9236 Chesapeake Avenue

The homeowner is applying to add an addition to an existing single-family dwelling. The lot is in the Maryland Critical Areas, and the R-1 IDA District. With the addition, the total impervious area will not exceed 40% of the open space requirement. The proposed addition meets all the development requirements and will not require any variances. **MOTION** made by Celia Molofsky to approve as submitted. Seconded by Steve Anadale. All in favor. **Motion carries.**

Category I Review – 4048 9th Street

The homeowner is applying to add an addition to an existing single-family dwelling. The lot is in the Maryland Critical Areas, and the R-1 IDA District. With the addition, the total impervious area will not exceed 40% of the open space requirement. The proposed addition meets all the development requirements and will not require any variances. **MOTION** made by Bill Heiner to approve as presented. Seconded by Celia Molofsky. All in favor. **Motion carries.**

Category II Review – 9122 Bay Avenue. The property owner has submitted conceptual plans for the proposed property for residential and commercial usage. The project will require a Development Agreement with the Town or a waiver from the Town.

MOTION made by Bill Heiner to approve the concept drawings as submitted. Seconded by Celia Molofsky. Abstain Steve Anadale. **Motion carries.** This project will come back before the Planning Commission for a full site plan review process.

The meeting closed at 8:01 p.m. upon a motion made by Celia Molofsky; seconded by Bill Heiner. All in favor. Motion carries.