



*The Jewel of the Chesapeake Bay*  
**North Beach, Maryland**

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Town of North Beach Planning Commission  
January 28, 2021

The meeting was called to order at 7:06 p.m. by Jerome Hansen, Chairman. In attendance was Stacy Milor, Rick Crump, Jerome Hansen, Kirk Betts, Celia Molofsky, Jennifer Hummel, and Bill Heiner.

**Minute Approval**

The minutes from the November 21, 2020 were not attached in Board Docs for the Commission's approval. They will be placed on the February 2021 meeting for passage.

**Category I Project – 9213 Greenwood Avenue**

The homeowner is requesting approval to enclose an existing deck making it a screened porch. **MOTION** made by Kirk Betts to approve the application as submitted with the condition, the screened porch cannot be constructed into a permanent room. Seconded by Celia Molofsky. All in favor. **Motion carries.**

**Zoning Map and Text Amendment – 9124 Bay Avenue**

Information was provided to the Commission on various Brew Pubs/Taverns from other location in the State of Maryland. The Commission decided to move forward with the requested language change in the ordinance. Jennifer Hummel and Celia Molofsky will work together to write these changes and definitions. They will be presented at the February 2021 meeting.

**North Beach Zoning Ordinance Review**

It is time for a complete review of the Zoning Ordinance. The following chapters will need the most review and/or changes: Chapters 3, 5, 6 and 9. Rick Crump, Zoning Administrator will provide the Zoning Ordinance to all members as a WORD document so they can also make their notes and redlines. Rick will provide his changes to the Commission within the next two weeks for their February meeting.

Meeting closed at 8:15p.m. upon motion made by Kirk Betts; seconded by Celia Molofsky. All in favor. Motion carries.