Planning Commission Regular Meeting - Summary of Actions
April 17, 2019 - Harriet E. Brown Community Center (HEBCC)

1. Mr. Kernan called the meeting to order at 7:00 p.m. (*Chair does not vote unless otherwise noted.)


3. Action on Proposed Agenda: (a) April 17, 2019 Regular Meeting. No changes.
Motion by Mr. Toohey, seconded by Ms. McHugh, to accept the proposed agenda. Motion carried 601*

(01:35)

4. Approval of Minutes/Summary of Actions:
   a) Wednesday, March 20, 2019 Regular Meeting – No changes.
   Motion by Mr. Jones, seconded by Mr. Toohey, to accept the March 20, 2019 Regular Meeting Minutes as presented. Motion carried 601*

(01:50)

5. Town Center Architectural Approvals: None
6. Major Subdivisions for Final Approval: None
7. Applications for Site Plan Review: None

(01:50)

8. Major Subdivision Applications for Preliminary Review:
   a) SD-2017-48, Calvert Hills
   Ms. Vidotto summarized the staff report previously submitted to the Planning Commission. She described a site plan currently being reviewed for approximately 90 unit apartments on proposed Lot 1 with access onto Lot 2. She also explained road plans and a concept plan for townhomes. She described areas such as Lot 4, forest retention areas, SMECO right-of-way, and easements noting Condition 4 regarding architectural reviews because the project is located within the town center. Mr. Brett Guy, Osprey Development, and Mr. Nelson Arocho, Bay Engineering (applicant engineer), were in attendance. Dr. Holler inquired about where the ingress and egress would be located. After being asked by Dr. Holler, Ms. Vidotto confirmed that the cost for the roundabout will be absorbed by the builders. After being asked by Mr. Toohey, a discussion arose about an adjoining neighborhood having knowledge about a future right-of-way. Ms. Vidotto confirmed there were several completed which will be emailed to the Planning Commission.
   Motion by Ms. McHugh, seconded by Mr. Toohey, to approve SD-2017-48, Calvert Hills, Lots 1-4, Out Parcel ‘A’ and Calvert Hills Road, subject to conditions mentioned in the document.
   Motion carried 511* (Opposed: Mr. Jones)

Ms. Vidotto thanked the Planning Commission mentioning that the site plan is expected to be presented to them within the next few months.

(Track 2)

9. Items for Discussion/Action:
   a) HD 2019-01, Little Place
   Ms. Uunila summarized the staff report previously submitted to the Planning Commission. There was a brief discussion about the Lingen family and land grants.
   Motion by Mr. McHugh, seconded by Mr. Toohey, to place Little Place District Application, HD 2019-01, on the agenda for a Joint Public Hearing with the Board of County Commissioners. Motion carried 6-0-1*.

Maryland Relay for Impaired Hearing or Speech 1-800-735-2258
b) Work Session - Proposed Text Amendment #19-01 to the Calvert County Zoning Ordinance to Allow the Sale of Recreational Vehicles in the Light Industrial (I-1) Zoning District
Ms. Cook summarized the staff report previously submitted to the Planning Commission noting that motor vehicle sales will now include motor vehicle, water craft, all-terrain and recreational vehicles. (11:38)
Motion by Mr. Reed, seconded by Mr. Jones, to place Proposed Text Amendment #19-01 on the agenda for a Joint Public Hearing with the Board of County Commissioners. Motion carried 6-0-1*.

c) Work Session - Proposed Text Amendment #19-02 to the Calvert County Zoning Ordinance to Revise the Sign Regulations to Correct an Error in Numbering
Motion by Mr. Toohey, seconded by Ms. McHugh, to place Proposed Text Amendment #19-02 on the agenda for a Joint Public Hearing with the Board of County Commissioners. Motion carried 6-0-1*.

(12:56)
d) Work Session - Proposed Text Amendment #19-03 to the Calvert County Zoning Ordinance to Allow Alcohol Sales for Events Held on Farm Breweries Farm Distilleries and Farm Wineries
Ms. Buehler recused herself and left the meeting room. Ms. Cook summarized the staff report previously submitted to the Planning Commission. There was a brief discussion about alcohol permit requirements which may fall under the purview of the liquor license. (17:57) There was a brief discussion about having a “bar” at events. (18:50)
Motion by Mr. Toohey, seconded by Mr. Jones, to direct staff to distribute Proposed Text Amendment #19-03 for agency comment. Motion carried 5-1-1*.

(19:07)
e) Dog Park in Cove Point Park
Mr. Kernan disclosed that he holds a seat on the Parks & Recreational Board and will not take part in the discussion nor vote, but will lead the proceedings as Planning Commission Chair.
Ms. Nazzal summarized the staff report previously submitted to the Planning Commission confirming there would be no change to the entry road. (21:49) There was a discussion about the past consideration and the potential for a future skate park. Ms. McHugh noted there are skateboard specialists, within Calvert County, that bypass Dunkirk to visit other locations for their profession resulting in loss of potential business. (23:27)
Motion by Mr. Toohey, seconded by Mr. Jones, the Planning Commission provides direction in finding the proposed Dog Park Project to Cove Point Park is consistent with the Comprehensive Plan. Legal Counsel reminded the Planning Commission that this is a CIP project and a determination is needed.
Motion by Mr. Toohey, seconded by Jones, the Planning Commission determines that this proposed Dog Park Project to Cove Point Park is consistent with the Master Plan. Motion carried 6-1-0*. (Clerk Note: Even though Mr. Toohey, when restating the motion said Master Plan, his intention was Calvert County Comprehensive Plan. Motion carried 6-1-0).

(24:44)
f) Chesapeake Hills Golf Course
(Clerk Note: Mr. Kernan’s prior abstention was meant for both projects: Dog Park and Chesapeake Hills Golf Course.). Ms. Nazzal summarized the staff report previously submitted to the Planning Commission noting that a “wash station” is a specific area where equipment is washed, maintained and controlled into one location versus a concrete slab. A brief discussion arose about the capture area. (28:04)
Motion by Mr. Jones, seconded by Mr. Toohey, the Planning Commission determines that the proposed projects for the Chesapeake Hills Golf Course is consistent with the Comprehensive Plan. Motion carried 6-1-0*.

g) SD 08-05, Florence Cheng Property, Lots 6 & 7
Ms. Sunderland summarized the staff report previously submitted to the Planning Commission.
Motion by Mr. Reed, seconded by Mr. Jones, to approve a one, two-year extension of preliminary approval for SD 08-05, Florence Cheng Property, Lots 6 & 7. Motion carried 6-0-1*.

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10. Items of Interest: 
   a) Calvert County Transportation Plan Public Workshops - Ms. Blake-Wallace summarized the staff report previously submitted to the Planning Commission noting that the second and third workshops are being rescheduled. The next update to the Planning Commission would be in June 2019. See website for further information.

   b) Adequate Public Facilities (APF) Reports for Schools – April 1, 2019. There was a discussion about property rights. This area of concern may be reviewed at a later date. Ms. Sunderland noted that this subject will be placed on the Planning Commission’s proposed agenda of May 15, 2019 with a visit from Board of Education (BOE) staff members. Dr. Holler said he believes this is a topic of discussion in need of resolution. Ms. Sunderland said she would contact the BOE to let them know of Dr. Holler’s concerns.

   c) Site Plan Application list - No discussion/for information only.

   d) Major Subdivision Proposed List - No discussion/for information only.

Motion by Ms. McHugh, seconded by Mr. Jones, to adjourn the April 17, 2019 Planning Commission meeting. Motion carried 6-0-1*.

11. Meeting adjourned at 8:05 p.m.

Carolyn V. Sunderland, AICP  
Planning Commission Administrator

Greg Kernan, Chairman  
Planning Commission