

NORTH EAST PLANNING COMMISSION
Virtual Meeting conducted via ZOOM
106 South Main Street, North East, Maryland 21901
Tuesday, July 1, 2022
7:00 P.M.

Chairman Mark Dobbins called the meeting to order at 7:00 p.m. Present included Judy Duffy and Commissioner Hilary Crothers-Moore. Also present Betsy Vennell, Director of Planning. Lisa Rhoades, Planning and Zoning Assistant and Ms. Cook-MacKenzie, Town Administrator were absent from the meeting.

-MINUTES-

June 1, 2022

Ms. Duffy made a motion to approve the May 3, 2022 Planning Commission minutes, as presented. Commissioner Crothers-Moore seconded the motion and the motion was approved by all.

PUBLIC HEARING:

Chairman Dobbins opened the Public Hearing at 7:02 PM and read the Ordinance 2022-07-01 into the record:

“Repealing the current (April 5, 2008) Official North East Critical Area Maps 1-7 and Official North East Habitat Protection Maps 1-7 in their entirety, as found in Appendix B in the North East Zoning Ordinance.

In accordance with the requirements of the State of Maryland, Critical Area Commission, Chesapeake and Atlantic Coastal Bays, adopting new Critical Area Maps; Map 1, Map 2 and Map 3; which provide an updated Critical Area boundary, updates to the “LDA” Limited Development Areas; the “IDA” Intensely Developed Areas and “SBA” Special Buffer Areas as defined in Section 12-12 “CAO” Critical Area Overlay District Regulations.

Amending the Table of Contents, Index Pages, Appendix B and Page Numbers to reflect the Amendments.”

Chairman Dobbins stated that during the public hearing, the public is given the opportunity to speak to the board about the draft ordinance. At the conclusion of the public hearing the Planning Commission will make a recommendation to the Mayor and Commissioners regarding the proposed Ordinance.

Chairman Dobbins inquired if anyone from the public signed up to speak. Mrs. Vennell confirmed that no one signed up to speak at the Public Hearing and that no comments from the public were received concerning the proposed Ordinance.

Mrs. Vennell reported that the State of Maryland, Critical Area Commission, Chesapeake and Atlantic Coastal Bay notified the Town of North East in writing in 2019 that the Town would be Approved

required to adopt updated Critical Area Maps, which would be provided by the Commission. The new maps would replace the 2008 Official North East Critical Area Maps and Official North East Habit Protection Maps. The Commission used a more accurate measuring tool, based on the latest data available, mapping resources, color infrared imaging, true color ariels, and LIDAR, verified by measurements in the field. This mapping process has been a cooperative effort between the State and the Town of North East.

Mrs. Vennell reported that in 2020, the Commission wrote letters to all affected property owners to inform property owners of the map change and invited them to either attend a public hearing or to contact either the Commission or the Town independently to review the changes. Mrs. Vennell reported that the State of Maryland Critical Area Commission conducted their public hearing in July 2020 and some property owners attended the meeting and some contacted the Town to learn about the changes. There was no opposition to the map changes proposed.

Chairman Dobbins closed the Public Hearing at 7:12 P.M.

-OLD BUSINESS-

None.

-NEW BUSINESS-

Ordinance 2022-07-01: Recommendation to the Mayor and Commissioners.

Ms. Duffy made a motion to recommend to the Mayor and Commissioners, the adoption of the Ordinance 2022-07-01, updated Critical Area Maps. Commissioner Crothers-Moore seconded the motion. The motion was approved by all.

Mrs. Vennell reported Ordinance 2022-07-01 is scheduled for introduction to the Mayor and Commissioners on July 13, 2022 and is scheduled for a Public Hearing with the Mayor and Commissioners on July 27, 2022.

-MISCELLANEOUS-

North East Station-Lot 4-Architectural Rendering

Mrs. Vennell received an architectural rendering of the North East Station, Lot 4, proposed Starbucks with the two adjoining stores from the Engineer, GPI. GPI has requested any comments the Planning Commission may have on the renderings so they can prepare for the August 9, 2022 Planning Commission Meeting where the architectural renderings of the façade will be reviewed. The Planning Commission had the following comments:

- 1) The Planning commission was happier with the building color facing Route 272 and the black contrast colors in the roof/overhangs, edges, etc.
- 2) Front of Starbucks: Is seating still going to occur in the sidewalk area at the front of the Starbucks (facing the library)? It wasn't shown on the plans. If not providing seating, please

Approved

August 9, 2022

provide something attractive in this area, as the Planning Commission felt it looked sparse. For example, architectural features and/or landscape features. The Planning Commission also suggested bollards to keep cars from coming through to the pedestrian area.

3) Ladder facing Route 40: Drawing number three shows the ladder the same color as the facade. Drawing Number 4 shows the ladder in white. The Planning Commission prefers the ladder match the building color so it will blend in more to soften the look.

-REPORTS-

North East Preserve

Mrs. Vennell reported that a consultant has been chosen to develop a concept plan for the North East Preserve. A Kick-Off meeting with the consultant is being set up at which time a date for the public informational meeting will be chosen along with a plan for getting word out about that meeting. Chairman Dobbins indicated that he has had people in his development ask about the public informational meeting and reported that his community is very excited about the Nature Preserve.

-COMMENTS FROM THE PUBLIC-

Chairman Dobbins inquired if anyone from the public would like to speak.

Matt Smith, Chesapeake Publishing, had some questions about the Ordinance. Mr. Smith and Mrs. Vennell exchanged emails and agreed to correspond tomorrow morning.

There were no other members of the public at the meeting.

-NEXT MEETING-

The next Planning Commission meeting is scheduled for August 9, 2022 at 7:00 P.M.

-ADJOURNMENT-

With no further business, Ms. Duffy made a motion to adjourn at 7:25 P.M. Commissioner Crothers- Moore seconded the motion and the motion was approved by all.

Respectfully submitted:

Attest:

Betsy Vennell
Director of Planning

Mark Dobbins
Chairman