



TOWN OF NORTH BEACH

9036 Bay Avenue
P.O. Box 99
North Beach, Maryland 20714

Council Members

Andrew Hunt, Vice President
Gregg Dotson
Jane Hagen
Randy Hummel
Gwen Schiada
Lynda Striegel

Michael Bojokles, Mayor

Planning Commission Agenda

October 25, 2007

7:00 p.m.

Twin Beaches Community Health Center

- 1) Approval of minutes from the July 26, 2007 meeting.
 - 2) Time extension for the Category I Site Plan approval from Van Metre Corporation for Phase I of the project.
 - 3) Conceptual Plan for Chesapeake Professional Building, 9123 Chesapeake Avenue, presented by Ron Russo
 - 4) Conceptual Plan for Warren Brothers, 9201 Annapolis Avenue
 - 5) Comprehensive Plan and timeframe
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Minutes from the North Beach Planning Commission
Thursday, July 26, 2007
Twin Beaches Community Health Center

Chairwoman, Betty Jameson, called meeting to order at 7:00 p.m. In attendance were members, Kelly Bradshaw, Paul Daugherty, John Hofmann and Stacy Wilkerson.

Minutes from the July 5, 2007 – MOTION to approve minutes from the July 5, 2007 with one correction to Paul Doherty's name. Seconded by Kelly. All in favor. Motion carries.

Appearance items for 5th Street Plaza: Mr. Roy Barnet was in attendance from Van Metere. Mr. Barnett explained the color concepts for the development. The color boards have been on display in Town Hall since the March 2007 meeting. **MOTION** was made by Kelly to approve the color selection presented by Van Metere for the 5th Street development along with the color boards remaining in Town Hall until the project is completed for comparisons. Seconded by Paul All in favor. **Motion carries.**

Category I Site Plan approval fro Town Center Plaza: Phase 2: Mr. Ron Russo, RAR Associates along with his architect Dan Kelsh from Collinson, Oliff & Associates were in attendance to the meeting. Attached for reference is a memo prepared by Jan Kelsh in regards to the Planning Commission and John Hofmann's memo of 10/26/06. All items have been addressed except for Item #8 that will be worked out with the Town Engineer through the application process. **MOTION** made by Paul to approve all items from John Hofmann's memo dated October 26, 2006 except for item # 8 that will be addressed with the engineer in the permitting process. Seconded by Kelly. All in favor. **Motion carries.**

Betty would also like to start preparing an RFP in September to work on the Comprehensive Plan. The Town Council has budgeted monies to start this work. This item will be on the September Town Council agenda.

Meeting closed at 7:35 p.m.

John A. Hofmann, P.C.
Civil Engineer
246 Merrimac Court P.O. Box 2542
Prince Frederick, Maryland 20678
phone 410 535-5940 fax 410 257-1693

MEMORANDUM

TO: North Beach Planning Commission

FROM: John Hofmann

DATE: 10-24-07

RE: North Beach Resort
Request for Time Extension Category 1 Site Plan
Approval

The following is background information on the Van Metre Companies time extension request they want to present to you at your meeting on October 25, 2007.

1. The P.C. approves the Category 1 site plan on January 26, 2006. In your approval, you required that certain items needed to be addressed prior the issuance of the zoning permit. Following is an outline of the items that needed to be addressed:

1. Address any comments by the Town Engineer or Zoning Administrator on the final site plan.
2. If any comments are received form the North Beach Volunteer Fire Department, State Highway or the Critical Area Commission or the county Engineer's office, those items must be addressed.
3. Bring the colors for facades and other items to the P.C. for approval.
4. When the design is finalized for the promenade along Bay Ave, bring it to the P.C. for approval.
5. Complete the Licensing agreement with Town Council on the construction of improvements in the 5th Street R-O-W.
6. Any site development work must be coordinated with any work by the utility companies to underground their overhead facilities.

Article 6-104 of the Zoning Ordinance provides that your approval of the site plan expires 2 years after the date of such approval if no building permit has been obtained in the mean time. The 2-year period ends in January of 2008. at which time your approval expires since there has not been any building permits issued for this Project.

Article 6-104 allows the P.C. to extend the 2-year time limit upon a formal request by the applicant. Mr. Roy Barnett from the Van Metre Companies will

***NB Planning Commission
NB Resort Time Extension.
October 24, 2007
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be at the October 25, 2007 meeting to present their request. I have asked that he bring his request in writing including reasons for the request and the specific time extension being sought by the Van Metre Companies.

At your meeting you can determine what time extension you want to approve if any.

John A. Hofmann, P.C.
Civil Engineer
246 Merrimac Court P.O. Box 2542
Prince Frederick, Maryland 20678
phone 410 535-5940 fax 410 257-1693

MEMORANDUM

TO: Town Planning Commission

FROM: John Hofmann, Zoning Administrator

DATE: October 24, 2007

RE: 9120 Chesapeake Ave.
Concept Plan

Ron Russo purchased the 15,000 S.F. lot at the subject address and has demolished the single family detached structure that was there and is proposing to develop the lot for a commercial development that will have a Bank and office space that he intends to include in a three story structure. Mr. Russo has provided a Concept Site plan for the proposed development of this lot and has requested that he have the opportunity to present it to your commission for any suggestions or feed back you want to give him before he finalizes his category 1 site plan and brings it to you for approval. Attached are two items for your review of this project.

1. Site plan at 1" = 20' scale (pdf.)
2. table of uses and dimensional requirements (pdf.)

I have developed the following comments/recommendations relative to this Site plan that has been presented.

1. This property is in the C-1-Neighborhood Commercial Zone. The proposed office use is a permitted use in the C-1 Zone. While the Land use classifications listed in Article 3 do not include Bank as a permitted use in C-1, I believe it to be a compatible use with all the permitted uses for the C-1 District.

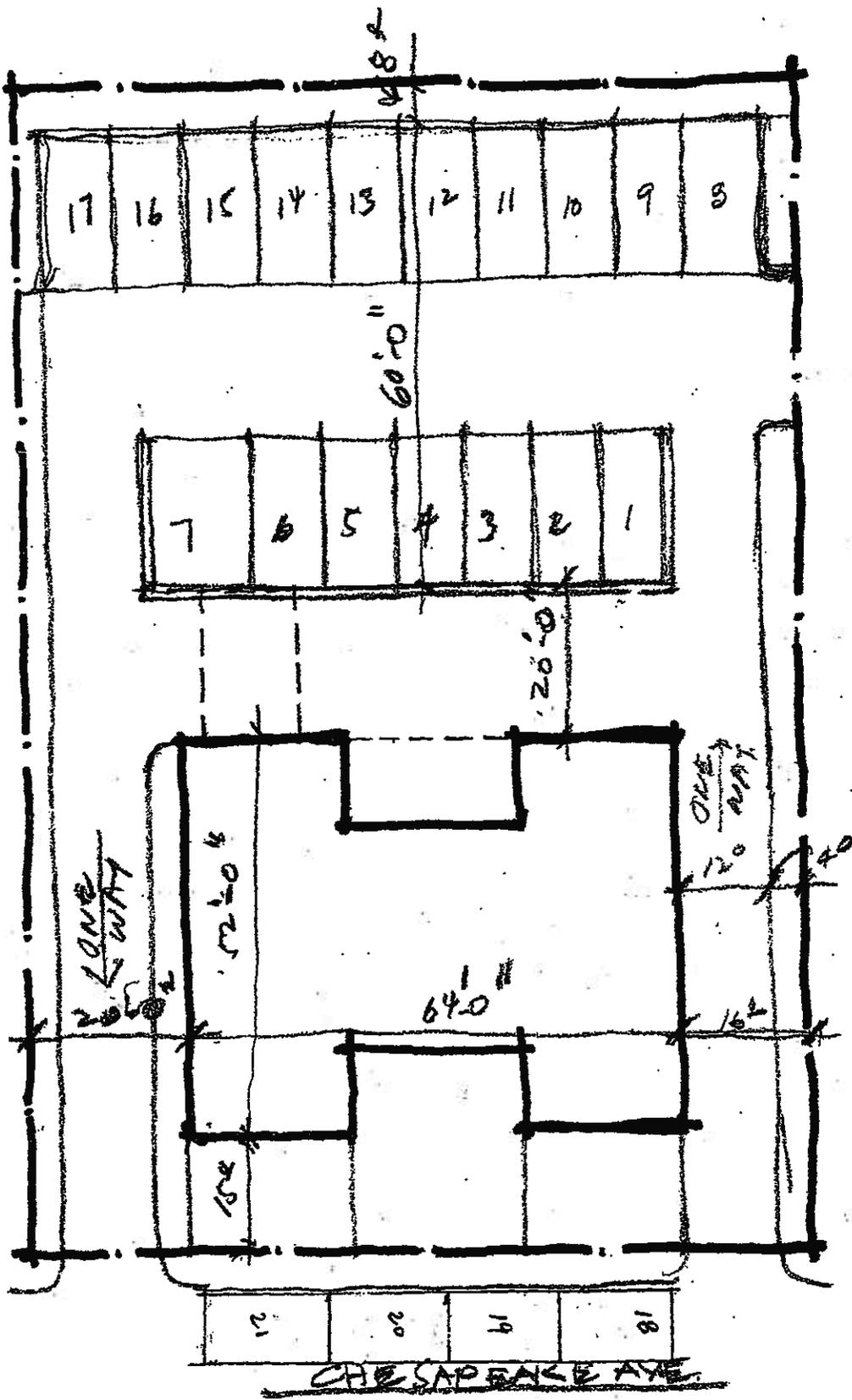
This property is also in the Critical Area overlay district and the property is in the Intensely Developed zone in the Critical Area requirements.

In order for this property to be developed along the lines of what is shown on the Site Plan, the applicant will be required to develop a full Category 1 Site Plan and bring it to the P.C. for approval. In reviewing the concept plan, there are a few items I noticed that will need to be addressed in the final Site Plan. These items include:

1. The parking areas must be designed and developed to meet the Town dimensional standards.

- 2. The site plan shows some of the off street parking requirement being met by spaces along the curb line for Chesapeake Ave. This is not allowed by the Town requirements.**
- 3. The final site plan will need to address all landscaping screening and open space requirements in the Town Zoning Ordinance. The final site plan will need to address all grading and drainage at this property. Specifically, the Critical area requirements for storm water management must be addressed.**
- 4. I have already advise the applicants representative, that we need to provide a site plan to the Critical Area Commission staff and receive the comments prior to presenting the Site Plan to the Planning Commission for approval.**
- 5. These have been previous problems with drainage across this site from the property to the west. The Site Plan must show how this drainage is being addressed. I have already discussed this item with the applicant's representatives.**
- 6. The building design must be compatible with the Town building Design Standards.**

We can discuss any additional comments at your meeting on October 25th.



SITE PLAN
1" = 20'-0"

SK 5. 8.27.07
 SK 720 PL. CONSULTING ASSOC., INC.
 ARCHITECTS AIA
 520A N. EUTAW STREET
 BALTIMORE, MARYLAND 21201

ADDRESS: 9120 Chesapeake Ave.
Lots 7 & 8, Block 9

Lot Size: 15,000 s.f.
Zone: C-1, Neighborhood Commercial
PROPOSED USE: Professional Office Building
Floor 1 - Bank - 1,000 s.f.
Floor 1 - Office 1,000 s.f.
Floor 2 @ Office 2,225 s.f.
Floor 3 - Office 2,525 s.f.
Net Usable Area: 6,750 s.f.
Gross Area: 8,300 s.f.

	REQUIRED	PROVIDED
FAR:	Max 1.5	.52
Min Front Yard:	15'	15'
Min Side Yard:	8'	4'
Min Rear Yard:	20'	8'
Max Building Height:	40'	40'
Min Open Space:	15%	10%

PARKING:

Bank:	1/300 s.f. (GFA)	3	3
Office:	1/400 s.f. (GFA)	18	18

GRAPHIC SCALE



NAD 83/91
BASED ON CCDPW No.11 & No.12

ANNAPOLIS AVENUE
40' R/W
(FORMERLY ATLANTIC AVENUE)

7TH STREET
50' R/W
(FORMERLY BALTIMORE AVENUE)

LOT 1

LOT 34
LOT 35

LOT 36 LOT 6

NORTH CHESAPEAKE BEACH

PB 8 @ 305
BLOCK D

LOT 37 LOT 4

LOT 40

LOT 41 LOT 3

LOT 2

LOT 1



ENTRANCE

PARKING ENTRANCE

RESIDENT VISITOR ENTRANCE

WALKWAY SURFACE

ANG. IRON FND.

LOT 23 LOT 22

LOT 21
NORTH CHESAPEAKE BEACH
PB 8 @ 305
BLOCK G

LOT 20



Phoenix Land Design

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
14412 OLD MILL ROAD • SUITE 101 • UPPER MARLBORO, MD 20772
Phone (301)627-5581 Fax (301)627-5583

ANNAPOLIS AVENUE PROPERTY
LOTS 38 & 39, BLOCK D
7TH AVENUE
TOWNE OF NORTH BEACH
MARYLAND

TITLE
CONCEPT PLAN- SITE LAYOUT

Owner/Developer:
WARREN BROTHERS DEVELOPMENT
14503 MAIN STREET
UPPER MARLBORO, MD 20772
301-627-8958

PROJECT NO.
07031

DATE:
10/17/07

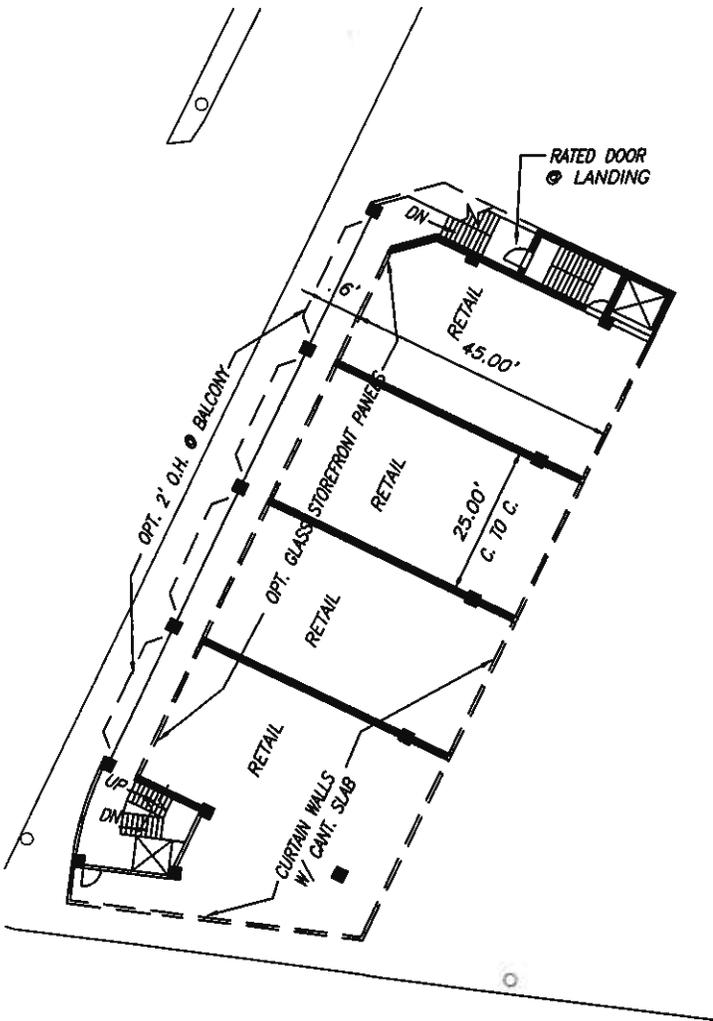
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CONCEPT

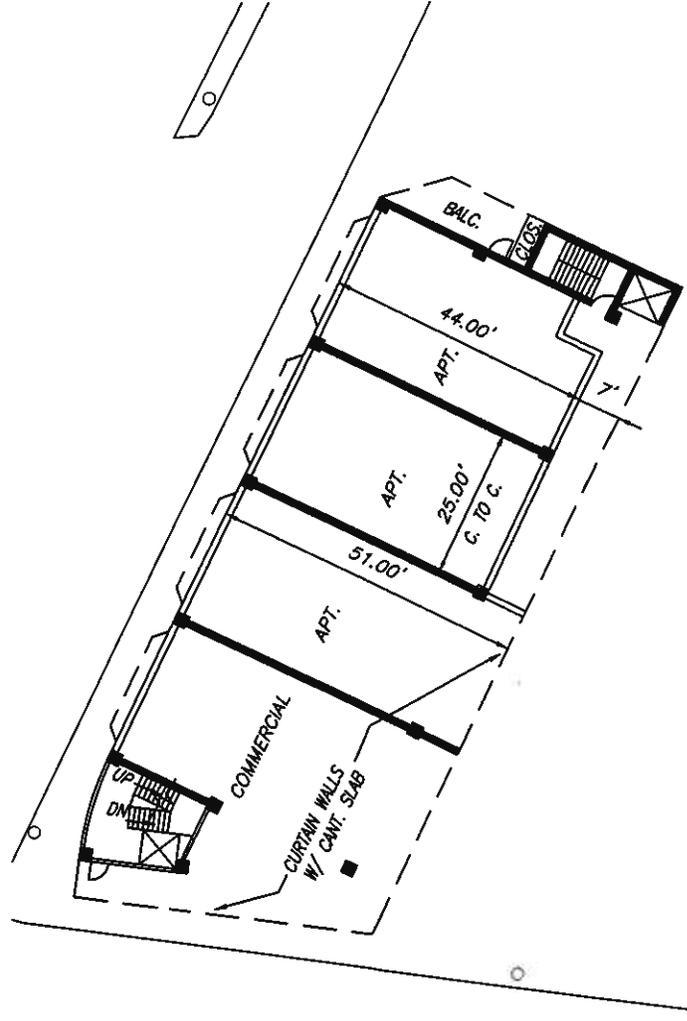
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



CONCEPT PLAN- SECOND LEVEL



CONCEPT PLAN- THIRD LEVEL



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ANNAPOLIS AVENUE PROPERTY
 LOTS 38 & 39, BLOCK D
 7TH AVENUE
 TOWNE OF NORTH BEACH
 MARYLAND

TITLE
 CONCEPT PLAN- SECOND AND THIRD LEVELS

Owner/Developer:
 WARREN BROTHERS DEVELOPMENT
 14503 MAIN STREET
 UPPER MARLBORO, MD 20772
 301-627-8958

PROJECT NO.
 07031

DATE:
 10/17/07

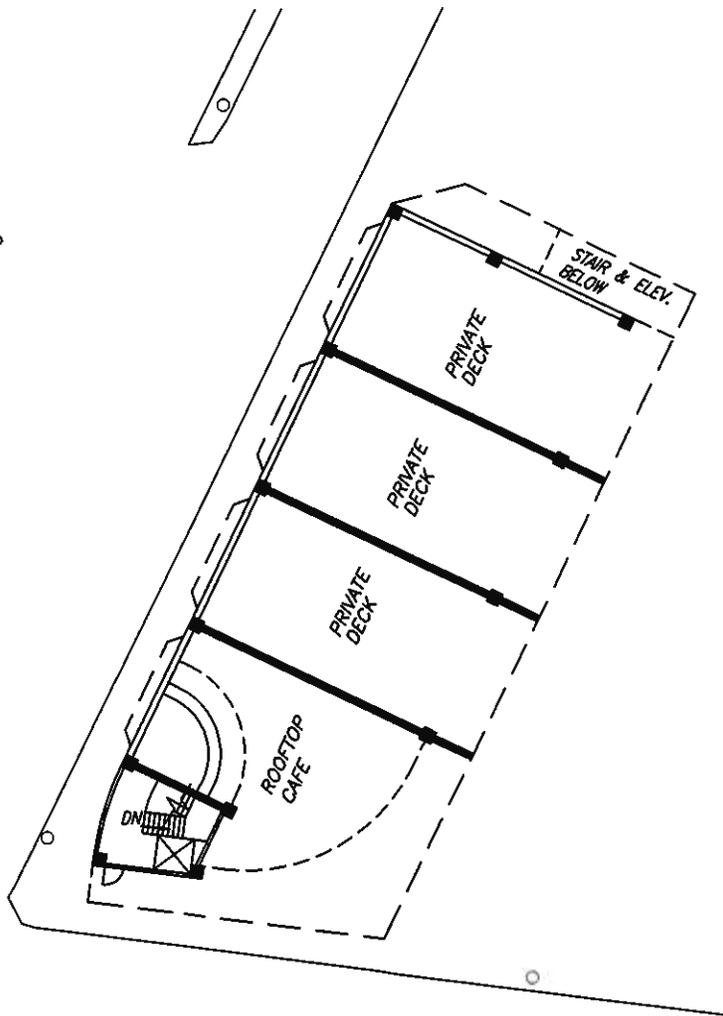
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GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



CONCEPT PLAN- ROOF DECK



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Phone (301)627-5581 Fax (301)627-5583

ANNAPOLIS AVENUE PROPERTY
LOTS 38 & 39, BLOCK D
7TH AVENUE
TOWNE OF NORTH BEACH
MARYLAND

TITLE
CONCEPT PLAN- FOURTH AND ROOF TOP LEVELS

Owner/Developer:

WARREN BROTHERS DEVELOPMENT
14503 MAIN STREET
UPPER MARLBORO, MD 20772
301-627-8958

PROJECT NO.
07031

DATE:
10/17/07

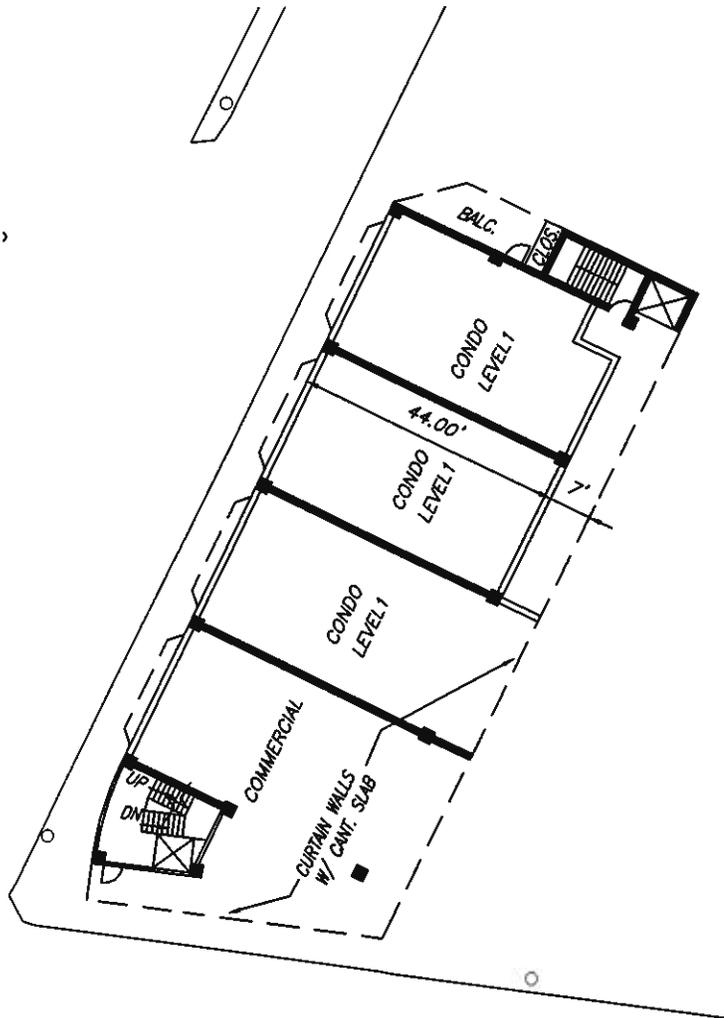
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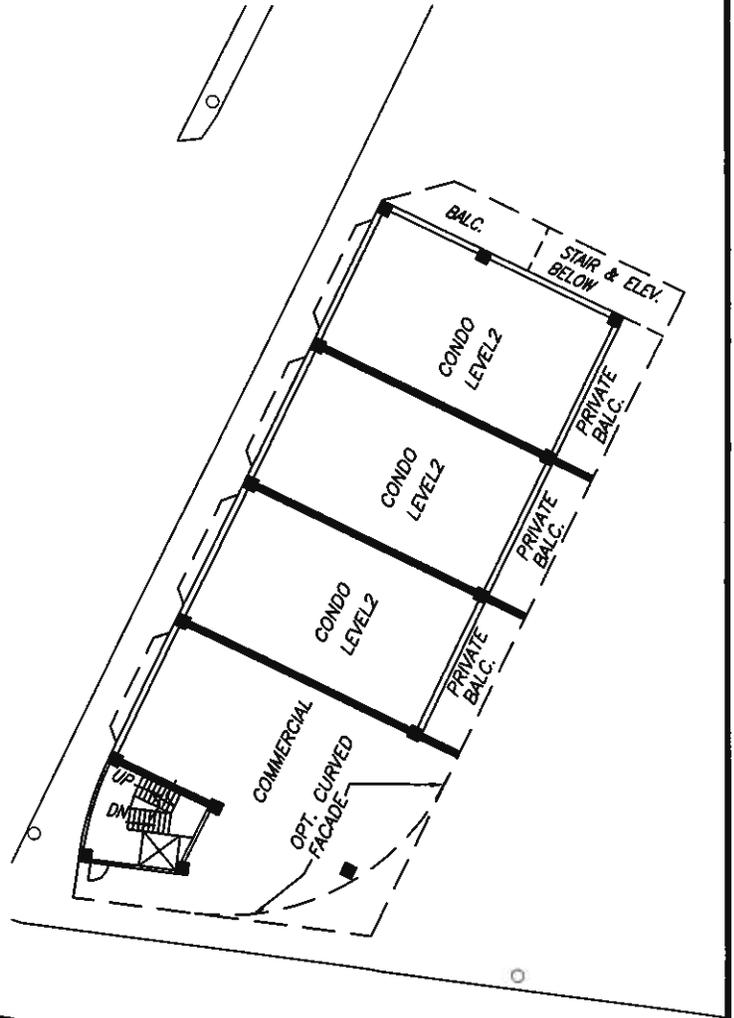
GRAPHIC SCALE



(IN FEET)
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CONCEPT PLAN- FOURTH LEVEL



CONCEPT PLAN- FIFTH LEVEL



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ANNAPOLIS AVENUE PROPERTY
LOTS 38 & 39, BLOCK D
7TH AVENUE
TOWNE OF NORTH BEACH
MARYLAND

TITLE
CONCEPT PLAN- FOURTH AND ROOF TOP LEVEL

Owner/Developer:

WARREN BROTHERS DEVELOPMENT
14503 MAIN STREET
UPPER MARLBORO, MD 20772
301-627-8958

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CAD FILE:
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