



TOWN OF NORTH BEACH

"THE JEWEL OF THE CHESAPEAKE BAY"

8916 CHESAPEAKE AVENUE

P.O. BOX 99

NORTH BEACH, MARYLAND 20714

Council Members

Mike Benton

Gregory Dotson

Gregory McNeill

Randy Hummel

Gwen Schiada

Kenneth Wilcox

Mark R. Frazer, Mayor

PLANNING COMMISSION MEETING

AUGUST 4, 2011

7:00 P.M.

MINUTES

Attendance: Jim Andre', Michael Hartman, Patricia Hayden, Stacy Wilkerson and John Hofmann. Absent were Stephanie Cosby and Betty Carlson Jameson. Meeting opened at 7:00 p.m.

- 1) Phil McCormick – North Beach Design Standards Consultant: Mr. McCormick and his associate were in attendance at the meeting and reviewed what they put together thus far. Mr. McCormick and his team will be holding a schematic in September for the Town residents to come out and interact with each other and Mr. McCormick to let them know what they want their Town to look like.
- 2) Parking Requirements for the expansion of Abigail Francisco's Scholl of Classical Ballet: Abigail proposes to expand her studio to an additional 1320 square feet for an additional rehearsal space. With the addition of the space she plans to start a dance program for the handicapped. John Hofmann is requesting the assistance of the Planning Commission to create a parking requirement category for dance studios for children that do not drive cars. The current zoning ordinance does not address parking requirements for dance studios. Abigail had a lot of supporters attend the meeting in favor of the expansion of her studio. With the expansion of her project she is proposing to provide 5 parking spaces in front of the studio. The Planning Commission recommended to Abigail to start the process of her Category I site plan with the proposal she has given tonight to install 5 parking spaces.
- 3) North Beach Resort Condominiums, LLC for the north side of 5th and Bay Avenue: Mr. Roy Barnett from Van Metere was in attendance to submit a revised development plan for the proposed project. After hearing the concerns of the Economic Development Committee and the Planning Commission, Mr. Barnett has incorporated commercial space in the lower level of the project that faces Bay Avenue. This building will incorporate two commercial units with 12 flats above it. MOTION made by Michael Hartman to approve the revised development plan as presented and for the developer to move to submit a Category I site plan for the property. Seconded by Pat Hayden. All in favor.
- 4) Update from RAR Associates for the development at the south side of 5th and Bay Avenue. Mr. Ron Russo from RAR Associates was in attendance to give an overview of his proposed project. He is still in the project development stage.

Meeting adjourned at 9:05 p.m.

Phone: 301.855.6681 or 410.257.9618

Fax: 301.855.0113

Email: northbeach@northbeachmd.org

Website: www.ci.north-beach.md.us
