



## Town of North Beach Planning Commission Minutes

<b>Date:</b> Thursday, July 27, 2023	<b>Location:</b> In person & ZOOM
<b>Begin:</b> 7:16 PM	<b>Adjourn:</b> 9:08 PM
<b><u>Planning Commission Members:</u></b> Celia Molofsky Bill Heiner Jennifer Hummel Steve Anadale Absent: Jerome Hansen	
<b><u>Staff:</u></b> Stacy Milor, Town Clerk Rick Crump, Zoning Administrator	
<b><u>Agenda</u></b> <ul style="list-style-type: none"><li>• Minutes Approval</li><li>• Category I Review – 3917 5<sup>th</sup> Street</li><li>• Category I Review – 4114 8<sup>th</sup> Street</li><li>• Category I Review – 9106 Chesapeake Avenue</li><li>• Adjournment</li></ul>	
<b><u>Call to Order</u></b> <ul style="list-style-type: none"><li>• Bill Heiner called the July 27, 2023, Planning Commission Meeting to order at 7:16 pm. A quorum was present for the meeting.</li></ul>	
<ul style="list-style-type: none"><li>• Minutes from the March 23, 2023, Planning Commission Meeting – <b>MOTION</b> made by Jennifer Hummel to amend the minutes to correct the typo from 35 feet to 40 feet. Seconded by Bill Heiner. All in favor. <b>Motion carries.</b></li><li>• Minutes from the April 27, 2023, Planning Commission Meeting – <b>MOTION</b> made by Celia Molofsky to approve the minutes as submitted. Seconded by Bill Heiner. All in favor.</li><li>• Minutes from the May 24, 2023, Planning Commission Meeting – <b>MOTION</b> made by Celia Molofsky to approve the minutes as submitted. Seconded by Bill Heiner. <b>All in favor.</b></li><li>• Minutes from the June 22, 2023, Planning Commission Meeting – <b>MOTION</b> made by Bill Heiner to approve the minutes as submitted. Seconded by Jennifer Hummel. <b>All in favor.</b></li></ul>	
<ul style="list-style-type: none"><li>• <b><u>Category I Site Plan Review – 3917 5<sup>th</sup> Street:</u></b> The property was granted a Board of Appeals variance in 2018, and the property has not been developed. The property owner is now ready to develop the property and all required</li></ul>	

documents have been submitted. All plans are the same as in 2018. The Planning Commission made a recommendation to accept the variance as approved in 2018. **MOTION** made by Bill Heiner to forward the project at 3917 5<sup>th</sup> Street to award the project as submitted in 2018 and to ensure the project meets the Water Quality Management Plan. Seconded by Celia Molofsky. All in favor. **Motion carries.**

- **Category I Plan Review – 4114 8<sup>th</sup> Street:** The property owner proposes to construct an addition on the front, rear and 2<sup>nd</sup> story addition. The property owner is requesting from the Board of Appeals for variances. **MOTION** made by Bill Heiner to send the project to the Board of Appeals and recommend the approval of the setbacks as submitted. Seconded by Steve Anadale. All in favor. **Motion carries.**
- **Preliminary Category I Plan Review – 9106 Chesapeake Avenue:** **MOTION** made by Bill Heiner to have the applicant resubmit his plan and include a parking plan, address the setbacks to the commercial side of the property make the adjustment on the residential side, clarify the balconies and their dimensions, and document any easements granted. Seconded by Jennifer Hummel. All in favor. **Motion carries.**