

**PLANNING COMMISSION  
SEPTEMBER 18, 2013**

Chairman Chris Cerino called the workshop session to order at 6:30 p.m. In attendance were Commission members David Bowering, Jeffrey Grotsky, Jane Richman, Paul Showalter and Gil Watson, Kees de Mooy, Zoning Administrator, Jennifer Mulligan, Stenographer and guests.

Mr. de Mooy presented the Commission with a draft of the first half of Comprehensive Plan. He asked that the Commission review the maps and look for any changes that should be made.

Mr. Cerino asked that the Commission review the draft between meetings and return to the October 16<sup>th</sup> meeting with edits.

Mr. de Mooy stated that all the photos would have text describing them before the final draft.

The Commission reviewed the appendices to the Comprehensive Plan.

The Commission decided that Appendix A "Population and Trends" would be updated with the new information available from the census.

The Commission decided that Appendix B "Land Use Data" rather than showing the lots, it would show the current layout of buildings.

The Commission decided that Appendix C "Previous Studies" would be removed and possibly replaced with the new Waterfront Committee Study.

Mr. Cerino stated that Appendix D "Cottage Housing" should be removed completely.

Mr. de Mooy stated that Appendix E "Street Design Standards" would be replaced with current standards that he would research.

The Commission decided that Appendix F "Excerpt from the State Development Capacity Task Force Report Issued July 1, 2004" would be removed.

Mr. Cerino stated that Appendix G had a lot of information about the Critical Area that was outdated. He suggested text on properties like Stepne regarding buffers. Mr. de Mooy stated that the Sensitive Areas was included and there would be a map of the Critical Area with that section.

Mr. Grotsky stated that the Municipal Growth Element should expand the chart to include 2010 census data for Chestertown on page 167.

Mr. Cerino called the regular meeting to order at 7:30 p.m.

**MINUTES OF PLANNING COMMISSION MEETINGS**

Mr. Cerino asked if there were any additions or corrections to the minutes of the meeting of August 21 17, 2013. **Mr. Grotsky moved to accept the minutes as presented, was seconded by Mr. Watson and carried unanimously.**

Mr. de Mooy stated that he would like to schedule an afternoon to walk around Town and take photos for the Comprehensive Plan. If there were more than three (3) members present there would have to be official notice of a meeting.

Mr. Cerino stated that there had been a request from a Councilman to review the proposed amendments to the Sign Ordinance. Mr. Grotsky stated that having read the email to the Commission, he was concerned as there was no formal motion of the Town Council to review the Ordinance. He said that there should be full consent of the Town Council before the Commission reviewed these types of matters. Mr. Grotsky stated that it should be sent back to the Mayor and Council as the request was not official.

**Mr. Grotsky moved that without a formal motion by the Town Council the Planning Commission will not review the amended Sign Ordinance, was seconded by Mr. Watson and carried unanimously.**

Mr. Bowering asked if the Commission should state their position. He said that at the public meeting it was as though the actual amended Ordinance had not been read properly, as there was nothing desired by some of the speakers that was prohibited by the previous or revised document. He said that the issue was LED signage, but what the people at the meeting wanted was already allowed. He said that the revisions as proposed would clarify and remove possibilities of interpretation and debate.

Mr. Cerino stated that the Planning Commission had already forwarded the revisions to the Mayor and Council, which ultimately is all the Commission can do. The Planning Commission recommends and the Mayor and Council enact the language, if they agree. He said that he thought the marquee language was non-controversial.

Mr. Cerino stated that he saw the 6' setback interior rule an issue because he thought some may have thought that they should not be told what they can do in their store. He said to a certain extent, he agreed. He thought a compromise could be made.

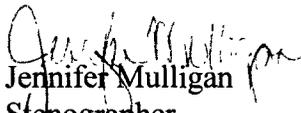
Mr. Grotsky stated that this was an Ordinance change request and it should go directly to the Mayor and Council. He said he did not understand why it was coming back to the Planning Commission or why they should be involved once more.

Mr. de Mooy stated that the Planning Commission can and did make a recommendation for the Ordinance that they did want changed and it was being sent back. Mr. Grotsky stated that he thought it was a mistake and should not have come before the Planning Commission.

Mr. Cerino stated that the Commission should request if the Mayor and Council wanted the Planning Commission to adopt the marquee language, then they should make a formal motion at their next meeting. Mr. Cerino added that this really did not make any sense as it is the same language that the Planning Commission already sent them. He said that if the Mayor and Council wanted the Planning Commission to re-endorse the language for the marquee they should make a formal motion and the Planning Commission will reapprove it and send it back to them.

Mr. Grotsky said that the Planning Commission already did their job and it was senseless to be asked to reapprove the same thing again.

There being no further business, **Mr. Grotsky moved to adjourn the meeting at 7:40 p.m., was seconded by Mr. Watson and carried unanimously.**

Submitted by:   
Jennifer Mulligan  
Stenographer

Approved by:  
Chris Cerino  
Chair