



PLANNING AND ZONING COMMISSION

**MINUTES OF THE
PLANNING COMMISSION MEETING
FEBRUARY 25, 2026**

I. Commission Chair Cindy Greengold called the meeting to order at 6:00 pm. In attendance were Chair Greengold, Vice Chair Mary Sue Greisman, Larry Brown, and Christopher Smith, Commission Members, Sarah Franklin, Town Planner, Karen Ruff, Commission Counsel, and Sharon L. Humm, Commission Clerk. Absent were Kelly Huhn, Jan Ruttkay, and Rachel Larsen Weaver, Commissioner members.

II. **Pledge of Allegiance.** Commission Chair Greengold led the Pledge of Allegiance.

III. **Approval of the February 25, 2026 Planning Commission Agenda.**

MOTION: Vice Chair Greisman moved to approve the February 25, 2026 agenda. Seconded by Commissioner Brown, all in favor.

IV. **Approval of the minutes of the February 4, 2026 Planning Commission Meeting.**

MOTION: Vice Chair Greisman moved to approve the minutes of the February 4, 2026 Planning Commission meeting. Seconded by Commissioner Brown. Ayes, Commission members, Brown, Greengold, Greisman. Abstained, Commissioner Smith.

Clerk's Note: Not having a confirmative vote of four, the minutes of the February 4, 2026, Planning Commission Meeting will be considered at the March 25, 2026 meeting.

V. **Approval of the minutes of the February 4, 2026, Closed Session.**

MOTION: Vice Chair Greisman moved to approve the minutes of the February 4, 2026, Closed Session. Seconded by Chair Greengold. Ayes, Commissioners Brown, Greengold, and Greisman. Abstained, Commissioner Smith.

Clerk's note: Not having a confirmative vote of four, the minutes of the February 4, 2026, Closed Session will be considered at the March 25, 2026 meeting.

VI. **Public Comment on any item on the agenda.**

1. Ethan Johnson of 3327 Silverton Lane submitted a written comment as a follow up to his comment from the Commission's February 4, 2026 meeting, regarding a home occupation. Ms. Franklin will follow up with an email to Mr. Johnson.

VII. Old Business:

1. **Discussion of the Land Use Table, Zoning Map, and Conditional Uses** – Ms. Franklin began discussion with the zoning map, stating, per the direction of the Commission, she re-assessed the zoning districts and has provided the Commission with proposed revisions for consideration. Ms. Franklin recommends, based on the off-street parking availability, eliminating the R-HD district and rezoning those areas to the RV-2 district. Also eliminating some R-MD areas and rezone those areas to the RV-1 district. The Commission also briefly discussed the commercial districts.

The Commission moved onto the review of the Land Use Classification table. Ms. Franklin provided the Commission with proposed amendments to the Table and a rewrite of Section 290-11, including definitions and the necessary conditions for “Conditional” and “Special Exception” uses. Ms. Franklin reorganized the table into six sections, consolidating and simplifying the table.

The Commission reviewed each section in the Land Use Table and made a number of amendments.

Ms. Franklin proposed two types of home occupations, major and minor. She refreshed the Commission on the difference between the two. After review, the Commission recommended a few modifications to the conditions.

The Commission reviewed the Prohibited Uses and recommend allowing some of those uses to be permitted. The Commission will address uses that are currently prohibited in Town but uses that State law allows.

Ms. Franklin will incorporate the modifications recommended by the Commission for final review.

The Commission will discuss Cannabis, ADUs, and solar energy systems at the March 25th meeting.

VIII. Adjournment:

There being no further comments, Commissioner Smith moved to adjourn the meeting at 8:26 pm. Seconded by Vice Chair Greisman, all in favor.

Submitted by,



Sharon L. Humm
Commission Clerk

This meeting can be viewed in its entirety on the Town website on the Planning Commission page www.chesapeakebeachmd.gov.