



**PLANNING AND ZONING COMMISSION**

**MINUTES OF THE  
PLANNING COMMISSION MEETING  
FEBRUARY 4, 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, Kelly Huhn, and Rachel Larsen Weaver, Commission Members, Sarah Franklin, Town Planner, Karen Ruff, Commission Counsel, and Sharon L. Humm, Commission Clerk. Absent were Jan Ruttkay and Christopher Smith.

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

**III.** **Approval of the February 4, 2026 Planning Commission Agenda.**

**MOTION:** Commissioner Brown moved to approve the February 4, 2026 agenda. Seconded by Vice Chair Greisman, all in favor.

**IV.** **Approval of the minutes of the December 17, 2025 Planning Commission Meeting.**

**MOTION:** Commissioner Huhn moved to approve the minutes of the December 17, 2025 Planning Commission meeting. Seconded by Commissioner Brown, all in favor.

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

1. Ethan Johnson of 3327 Silverton Lane commented on his desire to do a home occupation. Mr. Johnson stated what he would like to apply for does not fall under any of the categories currently listed. Mr. Johnson is looking to open a gun shop/gunsmith business.

Chair Greengold thanked Mr. Johnson for his comment and stated the Commission is currently working on land use classifications and will take this under consideration.

**VI.** **Closed Session** – Vice Chair Greisman moved to close the regular meeting at 6:14 p.m. to go in closed session under the Statutory Authority of the Md. Annotated Code pursuant to General Provisions Article, §3-305(b), subsection (7) “to consult with counsel to obtain legal advice” regarding pending litigation by a Town property owner regarding development rights. Seconded by Commissioner Brown, all in favor.

Chair Greengold called for a motion to re-open the regular meeting. Vice Chair Greisman moved to re-open the regular meeting at 6:20 p.m. Seconded by Commissioner Huhn, all in favor.

**VII. Old Business:**

1. Finalizing and approving the fence regulations – Ms. Franklin commented that at the last Commission meeting, fencing regulations within Section 290-19 were reviewed and discussed with amendments proposed. The Commission has been provided with those proposed amendments for finalization and approval before submission to the Town Council for consideration.

The Commission reviewed, discussed, and made a few minor adjustments.

**MOTION:** Chair Greengold moved to not allow chain link fence in the front yard but allow in the backyard. **Motion dies for lack of a second.**

**MOTION:** Vice Chair Greisman moved to reconsider Chair Greengold's motion to not allow chain link fence in the front yard. Seconded by Chair Greengold. Ayes, Commissioners Greengold and Greisman. Opposed, Commissioners Brown, Huhn, and Weaver. **Motion Fails.**

**MOTION:** Commissioner Brown moved to approve the proposed amendment to Section 290-19 G. Fences and Walls, as proposed, along with the minor adjustments discussed, and transmit to the Town Council for consideration. Seconded by Chair Greengold, all in favor.

2. Discussion of the Land Use Table, Zoning Map, and Conditional Uses – Ms. Franklin stated the Commission began discussing the land use table and issues arising from some changes that were made in RV1. These changes brought things out of alignment with the comprehensive plan. Ms. Franklin also had concerns regarding the RPC overlay, as well. Several months ago, the Town Council directed the Planning Commission to review the entire land use table, including the conditions and standards, and make revisions that would allow for a more condensed, user-friendly document and transmit to the Council for consideration.

Ms. Franklin provided to the Commission revisions to the land use table and §290-11 of the zoning ordinance with the intent of consolidating and simplifying the table and making the zoning text more uniform. Ms. Franklin stated that the Commission has the benefit of legal counsel tonight for any questions they might have. Ms. Franklin addressed issues with the current zoning map in relation to contradictions with the RV1 and RV2 zones. Ms. Ruff defined and addressed questions on spot zoning. There was lengthy discussion on what direction to take with the RV1 and RV2 zones. There was conversation on possibly combining the two back into RV but that would require a change to the comprehensive plan as well. The consensus of the Commission was to keep the RV1 and RV2 districts, move Horizons and any town homes into the RV2 district with a map amendment, and update the land use table so that once it's updated, personal services are going to be permitted in Horizons, and no commercial uses in the RV1 and RV2 except for home occupations.

The Commission briefly discussed the RPC overlay and Prohibited Uses. Ms. Franklin will be providing definitions and specifics relating to prohibited uses to discuss at the next meeting.

The Commission's next meeting will be February 25, 2026, at 6 p.m.

**VIII. Adjournment:**

There being no further comments, Commissioner Weaver moved to adjourn the meeting at 8:20 pm. Seconded by Commissioner Huhn, 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](http://www.chesapeakebeachmd.gov).