



Town of North Beach Planning Commission Minutes

Date: Thursday, January 22, 2026

Location: In person/ZOOM

Begin: 7:00 PM

Adjourn: 8:45 PM

Planning Commission Members:

Jerome Hansen - ZOOM
Steve Anadale
Jennifer Hummel
Becky – Alternate Member

Staff:

Rick Crump, Zoning Administrator
Linda Vassallo/Town Administrator
Karen Ruff, Town Attorney

Agenda

- Minute Approval
- Election of Chair and Vice Chair of the North Beach Planning Commission
- 2025 Annual Maryland Department of Planning Report
- Business approval for 8900 Chesapeake Avenue – Flynn’s Arcade & Bar
- North Beach Planning Commission Rules of Procedure Discussion/Adoption
- Adjournment

Call to Order

- Chairman Hansen called the Planning Commission Meeting to order at 7:00 p.m. A quorum was present.

Minute Approval

- Minutes from the October 2025 Planning Commission meeting. MOTION was made by Mrs. Hummel to amend the minutes to include the vote on the 2024 annual report with Mr. Anadale making the motion to approve. Mr. Hiner seconded the motion. All members voted in favor. Motion is seconded by Mr. Hansen to approve the minutes as amended. All in favor. Motion carries.
- Minutes from December 4, 2025, Planning Commission Meeting. MOTION was made by Mr. Anadale meeting minutes as presented. Seconded by Ms. Arden. All in favor. Motion carries.

Business Items

- **Business approval for 8900 Chesapeake Avenue – Flynn’s Arcade & Bar**

The applicants were before the Planning Commission on May 22, 2025. The applicants received a preliminary approval for the business type and location. The PC requested the applicants return once they had a complete fire safety plan to present to the fire marshal. The applicants have started their permitting process with the county and have

now provided a full detailed floor plan showing a complete fire safety plan with all egress routes shown. **MOTION** made by Mr. Anadale to approve the business at 8900 Chesapeake Avenue; Flynn's Arcade and Bar as submitted at the January 22, 2026, meeting. The owners are now in compliance with all request from the Commission from the May 22, 2025, meeting. Seconded by Ms. Arden. All in favor. **Motion carries.**

- **Election of Chair and Vice-Chair of the North Beach Planning Commission:** **MOTION** made by Mrs. Hummel to defer this to the February 2026 meeting. Seconded by Ms. Arden. All in favor. **Motion carries.**
- **2025 Department of Planning Annual Report:** **MOTION** made by Mrs. Hummel to approve the report as presented. Second, by Ms. Becky. All in favor. Motion carries.
- **North Beach Planning Commission Rules of Procedures Discussion/Adoption:** The Commission members in attendance reviewed and discussed the Rules of Procedure and proposed additional revisions. The Commission acknowledged the changes incorporated into the document, which were redlined and provided by Stacy Milor, Town Clerk/Human Resources Manager. Additional revisions will include language addressing virtual participation, public amendments to the agenda, and the role and participation of alternate members. Ms. Milor will incorporate these revisions and distribute the updated document to Commission members for further review. **MOTION** made by Ms. Becky Arden to defer the Planning Commission Policy and Procedures along with the Alternate Member Policy to the February Planning Commission Meeting. Seconded by Mrs. Jennifer Hummel. All in favor. **Motion carries.**

ADJOURNMENT

- Mr. Steve Anadale moved to adjourn the meeting at 7:45 pm. Seconded by Mrs. Jennifer Hummel . All in favor. Meeting adjourned.