

**PLANNING AND ZONING COMMISSION
MINUTES
February 20, 2008**

ATTENDEES:	<u>Members</u>	<u>Staff</u>
	Buckley	Smith
	Miller	Esham
	Singman	Houston
	Taylor	Fussell
	Brous	
	Staley	
	Shanahan	

I. CALL TO ORDER – 6:30 PM

II. APPROVAL OF MINUTES – Approval of minutes of December 18, 2007.

MOTION/Miller SECONDED/Singman 7-0 APPROVED

III. DISCUSSION

1. Review priority list of issues to be addressed for implementation of the Comprehensive Plan.

Jesse Houston went over the list of priorities for zoning changes that the Mayor and Council and Planning Commission previously set for implementation of the Comprehensive Plan. He reviewed with the Commission those items that have been completed. Of the remaining items on the list, the Commission agreed the first item to address should be residential development in commercially zoned districts, with nonconformity and landscape/open space requirements in the top three. Would like to have a work session before May to discuss further.

IV. PUBLIC HEARING

1. **CONDITIONAL USE** – RE: Pursuant to the provisions of Article II, Division 5, Conditional Uses, a request has been filed to amend an existing Planned Overlay District to include a conditional use for a watersport activity that will include 10 waverunners and one 6-passenger parasail boat. The site of the proposed use is described as 4509 Coastal Highway located on the west side of Coastal Highway within the 45th Street Village Shopping Center in the Town of Ocean City, Maryland.
APPLICANT: JOHN SAGER AND TYLER BARNES – FILE #07-12100003

MOTION/Shanahan SECONDED/Singman 6-0 (Miller abstained) to forward a favorable recommendation to the Mayor and City Council to approve the conditional use for a watersport activity subject to the following conditions:

1. The proposed recreational activity shall comply with the attached Policy Guidelines for Water-Related Conditional Use Permits, amended 3/14/95.
2. A maximum of ten (10) waverunners and one (1) 6-passenger parasail boat shall be permitted.
3. A railing shall be placed on at least one side of the pier/walkway for safety purposes.
4. The gas caddies shall be secured on the dock with a fence or some other type of barrier subject to the agreement and approval of the Fire Marshal for safety purposes.
5. Once the business commences operation, it shall be necessary to review handling of the gas with the Fire Marshal to verify safety procedures are satisfactory.
6. A contingency plan shall be approved by the Fire Department and the Emergency Management Department for access in the event of an accident or emergency.
7. This approval shall be for one year only. If there are no complaints and no operational problems during the one year, applicants may re-apply for a public hearing to request continuation of the conditional use permit.

V. ADJOURNMENT - 9:30 p.m.

John Staley, Secretary

Date

