

2. The project shall comply with all regulations pertaining to stormwater management and infiltration as per the Standards of the Worcester County Soil Conservation District and the State of Maryland prior to issuance of a building permit.
3. All construction and/or repairs of curb cuts, sidewalks and streets and/or street amenities shall be approved by the Department of Engineering and shall be installed in accordance with the specifications and standards of that department. Any existing curb cuts that are being abandoned must be removed and replaced with a sidewalk subject to city specifications.
4. Curb cuts located on the State highway are subject to review and approval by the State Highway Administration based on proposed ingress and egress to the project.
5. The installation of pervious pavers, as shown on site plan, to provide 8' wide sidewalks on all public streets adjoining the project shall be subject to specifications set forth by the Engineering Department.
6. The parking lot shall be paved in accordance with Chapter 74 of the Town Code.
7. Any existing power poles that interfere with the development of this project shall be relocated at the expense of the owner/developer with appropriate approvals.
8. The location of transformers/generators shall be subject to the approval of Delmarva Power and the Zoning Administrator. The generators shall be subject to the noise regulations set forth in Chapter 30, Article V.
9. All landscape shall be installed in accordance with Chapter 98, Article II, Landscaping, and with Chapter 30, Article VII, Atlantic Coastal Bays Critical Area criteria, where applicable. Further under Section 98-35(2), it should be noted that perimeter landscape shall include a ratio of at least one tree for each 35 lineal feet or fraction thereof. Evergreen trees shall be a minimum of five (5) feet height at time of planting. All other trees shall have a minimum caliper (measured six (6) inches above ground) of at least 1-1/2 inches at the time of planting.
10. All focal lighting, including exterior lights, and parking lot lighting necessary for the safety and protection of property, shall be controlled and focused within the site's property lines to minimize glare on adjoining properties. It shall be necessary to provide a lighting plan to show that there will be no light trespass/spillover onto the adjacent residential property to the west prior to issuance of building permit.
11. It is required that the owner provides a location survey verifying compliance with minimum setbacks when the building foundation is completed above grade.
12. The project is subject to the provisions of the Atlantic Coastal Bays Critical Areas Protection Act.
13. The project is subject to impact fees adopted by the Mayor and City Council.

14. All site plan approvals are subject to building code, fire code and all other applicable governmental regulations.
15. All work shall be completed as shown on the approved site plan and any revisions to the approved site plan shall be in accordance with Section 110-184.
16. Final site plan approval shall expire eighteen (18) months after the date of approval unless a building permit for the project is obtained prior thereto pursuant to Section 110-52(c)(2).
17. All sign permits shall be issued in accordance with those signs shown on the site plan. Elevations appear to have panels on façade for wall signage. At this point in time there is no freestanding sign shown on the property. Therefore, the Commission reserves the right to review any further signage not shown on the site plan.

III. APPOINTMENT

Per Section 110-182(11) of the Zoning Code regarding structures of unusual and uncommon architectural design...and because of the absence of adopted standards in the Ocean City Code, the following persons desire to discuss erecting wind turbines for energy conservation with the Commission:

1. Request of Jim Motsko.
2. Request of Larry Layton.

Jim Motsko and Larry Layton both appeared before the Planning Commission and each expressed a desire to erect wind turbines for energy conservation on their properties. Mr. Fin McCabe, a representative from Flexera Energy of Millsboro, Delaware made a brief presentation on types of wind turbines available for use in this area.

A work session will be scheduled in the near future at which time the Commission will give further consideration to adopting regulations that would permit wind turbines within the Town.

V. ADJOURNMENT - 7:00 p.m.

John Staley, Secretary

Date

