

**PLANNING AND ZONING COMMISSION  
MINUTES  
MARCH 16, 2010**

<b>ATTENDEES:</b>	<u>Members</u>	<u>Staff</u>
	Pam Buckley	Blaine Smith
	John Staley	Mark Cropper
	Joel Brous	Maggie Fussell
	Tom Singman	
	Lauren Taylor	
	Chris Shanahan	

**I. CALL TO ORDER** – 7:00 p.m.

**II. PUBLIC HEARING**

**1. CONDITIONAL USE** - Pursuant to the provisions of Article II, Section 5, Conditional Uses, a request has been filed under the provisions of Section 110-394, Uses permitted by conditional use in the R-3, General Residential District to permit installation of three roof-mounted wind turbines. The site of the request is described as Lot 8, Block 55N, Sinepuxent Plat, further described as located on the west side of Atlantic Avenue (Boardwalk) and known locally as 1405 Atlantic Avenue, in the Town of Ocean City, Maryland.

APPLICANT: JOSEPH BARTELL FOR MARGUERITE M. VILLA SANTA – File #10-12100001

This request was originally for three roof-mount wind turbines. Subsequent to making application, applicant has been evaluating other methods that might be more compatible to the neighborhood. The neighbors are working with them and they are going to site visit some locations to become more familiar with the systems. This is the primary reason that applicant is requesting a postponement of the hearing. There was no one from the public in attendance for the hearing. The Commission agreed to a postponement of the hearing as requested.

**2. REZONING PETITION** - Pursuant to the provisions of Article II, Division 6, Changes and Amendments, of the Zoning Code, a petition has been filed requesting a change in zoning classification from P, Planned Overlay District to SC-1, Shopping Center District. The site of the rezoning request is described as Land Units 2, 3, 4 and Common Areas as shown on plat entitled Amended Plat 45<sup>th</sup> Street Land Condominium, further described as located on the west side of Coastal Highway, currently improved with the 45<sup>th</sup> Street Village shopping center and the Bella Vista Condominium and known locally as 4409 through 4601 Coastal Highway, in the Town of Ocean City, Maryland.

APPLICANT: COUNCIL OF UNIT OWNERS OF 45<sup>TH</sup> STREET LAND CONDOMINIUM C/O AVRAHAM SIBONY - File #10-14100002

