

**PLANNING AND ZONING COMMISSION
MINUTES
October 4, 2011**

ATTENDEES:

Members
Pam Buckley
John Staley
Lauren Taylor
Tom Singman
Chris Shanahan

Staff
Blaine Smith
Robert Nelson
Mark Cropper
Kay Stroud
Jesse Houston

CALL TO ORDER – 6:00 PM

I. APPROVAL OF MINUTES:

Minutes of September 20, 2011 Unanimous approval (5-0)

II. SITE PLAN REVIEW:

Proposed Site Plan for the addition of a 23' x 30' open porch to be used as an outdoor dining area, to be located on the western side of the existing restaurant. The site of the appeal is described as Lots 4 & 7, Block 89, Fenwick Plat, further described as located on the west side of Coastal Highway, north of 130th Street, and locally known as O C Crab Bag, 13005 Coastal Highway, in the Town of Ocean City, Maryland.

APPLICANT: OC CRAB BAG LLC C/O NOLEN GRAVES (File #11-18100006)

Blaine Smith presented the application to the Commission, citing the applicant's wish to afford some level of protection from the weather for diners to be the primary reason for the proposed enclosure. The proposed structure had to maintain at least 51% degree of openness as a standard to qualify under existing parking requirements, and it was found to have 75% openness on three sides. The proposal as presented was code compliant.

MOTION/Shanahan SECONDED/Singman Vote was unanimous (5-0) to approve the site plan as presented, with the condition that any further changes be brought back to the Planning Commission.

III. DISCUSSION:

Jesse Houston, Planning Director, introduced discussion to propose design review guidelines for all zoning districts north of the ODCD Overlay Districts. The purpose is to make infill development compatible with the existing neighborhood and is intended only as guidelines – there will be no reason for the Planning Commission to deny an application if all points are not met for each review.

Consensus – schedule a public hearing in the near future.

**Planning Commission Minutes
October 4, 2011
Page Two**

IV. ADJOURNMENT – 6:25 PM

Lauren Taylor for John Staley 10/18/11
John Staley, Secretary Date