

**PLANNING AND ZONING COMMISSION
MINUTES
April 5, 2011**

ATTENDEES:

Members
Pam Buckley
John Staley
Peck Miller
Joel Brous
Lauren Taylor
Tom Singman

Staff
Blaine Smith
Kay Stroud
Bob Nelson
Will Esham

CALL TO ORDER – 7:00 PM

I. APPROVAL OF MINUTES:

Minutes of March 1, 2011.

MOTION/Taylor SECONDED/Singman --Vote was unanimous (6-0).
Record shows that Chris Shanahan was absent this evening.

II. PUBLIC HEARING: Record shows no opposition to any sitting Commissioner.

Pursuant to the provisions of Article II, Section 5, Conditional Uses, a request has been filed under the provisions of Section 110-544, Uses permitted by Conditional Use in the SC-1 Shopping Center District, to permit a single parasail boat to operate from the boat basin at the head of the east end of the lagoon leading to Assawoman Bay. The site of the request is described as Resubdivision Lot 2 and Revised Lot 1, Section 2 of the Caine Harbor Mile Plat, further described as located on the west side of Coastal Highway and south side of Ocean City Square, and known locally as 11703 Coastal Highway, in the Town of Ocean City, Maryland.

APPLICANT: JOSHUA FARR (FILE #11-12100001)

Mr. Farr was represented by Pete Cosby, attorney. Speaking in favor of the application was Larry Sawyer, manager of Ocean City Square Shopping Center.

Pete Skilton, Bill Shoop, Jean Peppard, Bob Simpson, Peggy Clem and Stan Kahn – residents along the canal and tributary canals – constituted those testifying in opposition.

Discussion included possible impacts to the neighborhood and users of the canal, approximately 2,800 feet in width out to the open bay. Testimony in support demonstrated compatibility with the Comprehensive Plan for intensity of water-related uses, allowance of commercial uses mixed with residential in this zoning district, and specifically that the commercial property at the head of the lagoon could use the basin for accessory marina uses which would possibly bring more vessels and daily trips than the one proposed by the applicant.

