

PLANNING AND ZONING COMMISSION
MINUTES
July 6, 2011

ATTENDEES:

Members
Pam Buckley
John Staley
Peck Miller
Lauren Taylor
Joel Brous

Staff
Blaine Smith
Kay Stroud
Jesse Houston
Will Esham

CALL TO ORDER – 6:00 PM

I. APPROVAL OF MINUTES:

Minutes of June 21, 2011.

MOTION/Taylor SECONDED/Staley Vote was unanimous (5-0).
Record reflects that Tom Singman and Chris Shanahan were absent.

II. SITE PLAN REVIEW:

Site Plan Review of proposed 113 unit hotel known as Hampton Inn & Suites, located on Parcel 7019, Lots 1 and 2, A. Bassett Min Subdivision Plat; Item IV, Parcel 7022 of the Taurus Joint Venture Plat, and Parcel 7098, Lot 10, Block 10 of the Isle of Wight Plat; and further described as located on the west side of Coastal Highway, on the south side of 44th Street, and locally known as 4301 Coastal Highway, in the Town of Ocean City, Maryland.

APPLICANT: ISLAND HOTEL PROPERTIES, INC. (FILE #11-18100003)

Zoning Administrator R. Blaine Smith testified that Joe Kincaid of MDE had verified the wetland line on the site plan. Off-site parking across Coastal Highway (within 600' of the premise) will be deed restricted. Lighting will be enforceable as submitted on the photometric lighting plan. Easterly curb cut on 44th Street requested as EXIT ONLY by City Engineer Terry McGean. Subject to BZA approval scheduled for July 14, 2011 to obtain a special parking exception to exempt eight (8) parking spaces for sixteen (16) planned suites.

MOTION/Miller SECONDED/Brous Vote was unanimous (5-0) to approve the site plan as submitted with City Engineer McGean's request that the easterly curb cut on 44th Street be made EXIT ONLY and the following standard recommendations:

1. Trash refuse containers and recycling containers shall comply with the minimum standards set forth in Chapter 70 subject to the Solid Waste Department approval. All exterior garbage or rubbish containers shall be screened from the street on all but one side by an opaque fence, landscaping, an earth berm or other suitable

opaque enclosure. The average height of the enclosure shall be one foot more than the height of the container but shall not be required to exceed eight feet in height.

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. It is the policy of the Planning Commission to require 8' wide sidewalks on all public streets adjoining the project. Pervious pavers may be considered to meet this need 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. The remote parking lot shall be deed restricted by a recorded covenant as parking space to be used in conjunction with the principal use and shall be reserved as such through an encumbrance to be valid for the total period the use or uses for which the parking is needed are in existence. A certificate of recording shall be furnished to the Administrator prior to issuance of the Certificate of Occupancy.
8. 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.
9. 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.
10. All landscape shall be installed in accordance with Chapter 30, Article VII, Atlantic Coastal Bays Critical Area criteria, where applicable.
11. 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.

12. Provide survey verifying wetland boundary lines by Dept. of Natural Resources and Maryland Department of the Environment (DNR/MDE) including other property lines prior to issuance of a building permit.
13. It is required that the owner provides a location survey verifying compliance with minimum setbacks when the building foundation is completed above grade.
14. The entire project is subject to the provisions of the Atlantic Coastal Bays Critical Areas Protection Act.
15. The hotel/motel project shall be operated in compliance with Section 110-907, items 1 thru 1, Hotel/Motel Definition, following:
 - (1) Be operated exclusively as a place of temporary lodging for compensation.
 - (2) Be open to the public generally rather than to a limited group.
 - (3) Contain a public lobby and guest registration office with guest rooms & suites.
 - (4) Provide full-time on-site management, guest registration personnel, daily maid service and maintenance to all guest rooms and suites.
 - (5) Limit the number of different guest room and suite keys to the number of guest rooms and suites approved by Ocean City; rooms or suites shall not be subdivided or used to provide more separate living areas than approved by Ocean City.
 - (6) Individual guest rooms and suites shall not have individual utility connections metered separately, including water, sewer and electric connections.
 - (7) Maintain a sign with the name of the hotel/motel on the outside of the property, with the word "hotel/motel" prominently displayed.
 - (8) Maintain records, for at least the most recent two years, of all guests, including names, addresses, rooms or suites assigned and term of stay, and make said records available for inspection by the department on 24 hours' notice.
 - (9) Comply with the minimum lot area per dwelling unit specified in the district regulations.
 - (10) Not to be construed to include any building or structure defined as a multiple-family dwelling in this chapter for the purpose of calculating lot area per unit and off-street parking per dwelling unit. In the case of mixed dwelling types, the required minimum lot area per unit and parking requirements shall equal the sum of the requirements of the various uses computed separately.
 - (11) In the event that the hotel/motel units are to be sold as condominiums, timeshare, partnerships or other forms of individual ownership, the condominium plats, bylaws and covenants shall be reviewed and approved by the administrator and the Planning Commission attorney.

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IV. ADJOURNMENT – 7:08 PM

John Staley, 9/7/2011
John Staley, Secretary Date