

**PLANNING AND ZONING COMMISSION
MINUTES
October 18, 2011**

ATTENDEES:

Members
Pam Buckley
Peck Miller
Lauren Taylor
Joel Brous
Chris Shanahan

Staff
Blaine Smith
Robert Nelson
Will Esham
Kay Stroud
Jesse Houston

CALL TO ORDER – 7:00 PM

I. APPROVAL OF MINUTES:

Minutes of October 4, 2011 Lauren Taylor made the motion, Chris Shanahan seconded. Unanimous approval (5-0)

II. PUBLIC HEARING:

Pursuant to the provisions of Article II, Division 5, Conditional Uses, a request has been filed under the provisions of Sections 110-394 and 110-883, uses permitted by Conditional Use in the R-3, General Residential District to permit installation of three (3) roof-mounted small 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
(10-12100001)**

Blaine Smith presented the application to the Commission and presented the exhibits as following: 1) rendering of structure; 2) photo of two posting sites; 3) OCDC favorable recommendation. Joe Bartell, agent for the applicant, testified in favor and specified his role as facilitator of the permitting, installation, etc. Mario Villa Santa, applicant, also testified explaining the process he'd undertaken to choose this specific turbine. Scott Lebowitz of Energy Dynamics LLC and Green Power Technologies LLC, testified as to the specifics of the individual and collective wind turbine units (3) and technology involved.

Michael Panco, owner of Ultra Solar and Wind Solutions, gave testimony supporting small wind energy systems in Ocean City, but questioned the lack of a dBA rating and whether or not the units would be avian-friendly in this seashore environment.

Planning Commission Minutes
October 18, 2011
Page Two

After closing the hearing to testimony, the Commission discussed the exhibits and testimony given and determined more information was needed regarding:

- 1) The actual dBA rating of the units, individually and combined.
- 2) Actual photos of an installation and photos of the rear of the structure in question.
- 3) The color choice to be as avian-friendly as possible.

MOTION/Miller **SECONDED**/Brous Vote was unanimous (5-0) to approve the application based on staff information with the conditions that the above three items be presented to satisfy the Commission members separately and collectively. If one member were to object to any of the above submissions, the application will come back to a regularly scheduled meeting for further discussion prior to giving a full recommendation of the Conditional Use to the Mayor and City Council.

IV. ADJOURNMENT – 7:45 PM

John Staley, Secretary 11/15/11
John Staley, Secretary Date