

**PLANNING AND ZONING COMMISSION
MINUTES
JULY 17, 2012**

ATTENDEES:

Members
Pam Buckley
Lauren Taylor
Peck Miller
Chris Shanahan
Joel Brous
John Staley

Staff
Blaine Smith
Kay Stroud
Kevin Gregory
Jesse Houston
Bob Nelson

CALL TO ORDER – 6:00 PM

I. APPROVAL OF MINUTES:

Minutes of April 17, 2012 and May 1, 2012 were both approved unanimously with Peck Miller making the motion and Lauren Taylor seconding.

II. SITE PLAN

1) Request to amend approved site plan by installing a walk-in cooler to the rear of the existing boutique store and relocating the bathroom. The site is described as Parcel B, 28830 square feet, Maridel Subdivision Plat, further described as located on the west side of Coastal Highway and north of 49th Street and locally known as O.C. Seacrets, Inc., 5001 Coastal Highway, in the Town of Ocean City, Maryland.

APPLICANT: LEIGHTON MOORE JR., (FILE #12-18100011)

Zoning Administrator Blaine Smith presented the site plan application for amendment in the absence of any representative of O.C. Seacrets. He explained that the building permit had been issued subject to Planning & Zoning Commission approval. Mr. Smith termed the application a minor revision to the approved site plan with the addition of the coolers. After discussion, the Commission's consensus was to bring the application back on August 7, 2012 after getting Leighton Moore's opinion concerning proposed landscaping, siding, etc. to then make a final decision on proposed site plan amendment.

III. DISCUSSION

1) Annual Report for Maryland Department of Planning – Bob Nelson, Planner

The Commission heard Mr. Nelson's report and asked that prior documents that had been emailed to them be redistributed, but was in agreement to recommend the report to the Mayor and City Council and the State of Maryland. This report is consistent with the requirements of Article 66B and appropriate ordinances and regulations.

2) Comprehensive Plan Review/Revision – Jesse Houston, Planning & Community Development Department Supervisor

Mr. Houston gave an overview of the requirement to review the Town's Comprehensive Plan every 6 years. His opinion is that portions have been worked on through the years and the review shouldn't uncover major issues that need revision at this point. He gave them an outline of priorities the Commission had determined at the 2006 review, and also gave them a vision statement for them to review. His suggested that climate issues be beefed up somewhat, but the review should be relatively simple. He asked the Commission to be prepared to discuss issues at the next several meetings. The goal is to have the review complete by the end of 2012.

ADJOURNMENT – 6:45 PM

John Staley 8/07/2012
John Staley/Commission Secretary Date