

**PLANNING AND ZONING COMMISSION  
MINUTES  
AUGUST 21, 2012**

**ATTENDEES:**

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

Staff  
Blaine Smith  
Kay Stroud  
Will Esham

**CALL TO ORDER – 6:30 PM**

**I. APPROVAL OF MINUTES:**

Minutes of August 7, 2012 approved unanimously (4-0 of attending members) with Peck Miller making the motion and Lauren Taylor seconding.

**II. SITE PLAN**

1) Proposed 2,475 square foot addition to the Sunations store at 9219 Coastal Highway, Unit 10, part of the Decaba Condominium Plat with associated parking to be located on the parcel of land formerly known as 9305 Coastal Highway. The site is described as Lots 11-17 and 20-26, Block L of the Oceanbay City Plat, further described as located on the west side of Coastal Highway between 92<sup>nd</sup> and 94<sup>th</sup> Streets, and locally known as 9201 Coastal Highway, in the Town of Ocean City, Maryland.

**APPLICANT: RICHARD JARVIS FOR AVIS SIBONY S & S PROPERTIES, INC. (File #12-18100012)**

Blaine Smith, Zoning Administrator presented the application. Keith Iott, the project architect, demonstrated specific points and answered questions from the Commission Members as applicant's representative. The eleven parking spaces created from the demolition of the cigar shop is adequate for the Sunations store's new square footage. Discussion centered on the sidewalk and landscaping at the northern corner; the need for deed consolidation of the properties into the existing condo regime; exterior lighting photometrics (if needed); and the renovation of the existing sign if it remains.

**MOTION/Taylor      SECONDED/Miller**      Vote was unanimous (6-0) to approve the site plan with the following conditions:

- 1) Site plan approved contingent upon creation and filing of necessary condominium documents. The condominium agreement shall be made available prior to issuance of building permit; and amended plats shall be filed before the issuance of the Certificate of Occupancy.
- 2) Amend the landscaping at the northern corner to create a wider sidewalk from the corner following along 94<sup>th</sup> Street, westerly back to the new building.

- 3) Upgrade the existing sign (if it remains) to a state of good repair along with the building permit.
- 4) Supply photometric light plan if necessary.

**2)** Site plan review of proposed 20,727 square foot commercial shopping center to be located on Land Units 1-3 of the 67<sup>th</sup> Street Land Condominium Plat, within Block 16 of the Isle of Wight Plat, further described as located on the west side of Coastal Highway and north side of 67<sup>th</sup> Street, and locally known as 6701 Coastal Highway, in the Town of Ocean City, Maryland.

**APPLICANT: 67TH ST TOWN CENTER LLC (FILE #12-18100013)**

Commission Member Peck Miller recused himself from this review.

Blaine Smith presented the application and staff recommendations, attached. He emphasized that the 8' sidewalk was only down part of 68<sup>th</sup> Street, but the center features a 5' handicapped accessible ramp along the other portion of 68<sup>th</sup> Street. Parking needs are adequate with seven extra parking spaces provided.

Jeff Schoellkopf, architect of the project, exhibited a fly-around presentation to illustrate the various elevations of the center. Signage was shown in a detailed manner.

Seven curb cuts along the affected property will be closed, with one new cut being necessary.

**MOTION/Taylor      SECONDED/Brous**      Vote was unanimous (5-0) to approve the site plan as presented with staff recommendations.

### **III. DISCUSSION -**

Blaine Smith informed the Commission that the recently built houses along the west side of Seabay Drive are in compliance with all height, area, and bulk regulations.

**ADJOURNMENT – 7:50 PM**

---

**John Staley/Commission Secretary      Date**