

**PLANNING AND ZONING COMMISSION
MINUTES
JUNE 4, 2013**

ATTENDEES:

Members
Pam Buckley
Chris Shanahan
Peck Miller
Lauren Taylor
John Staley

Staff
Blaine Smith
Kay Stroud
Kevin Gregory

CALL TO ORDER – 6:30 PM

I. APPROVAL OF MINUTES:

Minutes of May 7, 2013

Lauren Taylor made the motion to approve; seconded by Chris Shanahan. Minutes were approved unanimously (5-0).

II. PRELIMINARY SUBDIVISION

Proposed Preliminary Townhouse Subdivision located on Lots 1 & 3 of Parcel 6636, Tax Map 114, further described as located on the north side of 69th Street and the south side of 70th Street, on the bayside, and locally known as Broad Marsh, in the Town of Ocean City, Maryland.
(File #12-07800003)

Blaine Smith presented the application and explained the history of the project. Broad Marsh was originally intended to be a condominiumized project. Three buildings have been built and are owned as condominium units.

The balance of the project, because of the market turn-down and the reluctance of lenders to deal with condominiums compared to fee-simple ownership, is requested to be developed in a fee-simple manner. The preliminary subdivision plat presented consists of Phases 1, 1-A, 2-11 and out parcels. Each phase must be designed to stand alone in terms of code compliance and will be developed in numerical order.

The members of the Commission had several questions for the applicants and representatives, Josh Mastrangelo of Evergreene Companies, LLC and Steve Marsh of GMB, in terms of design, elevations, and integration of the project as a whole. Mr. Mastrangelo asked the Commission to table to discussion to allow them to regroup and come back to the next meeting more prepared.

**PLANNING AND ZONING COMMISSION
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JUNE 4, 2013
Page Two**

Sign Update: Blaine explained that Dan West, building inspector, is working with this project. 94th Street Sunsatons is removing old sign once site work will permit the truck necessary and will provide a new one with the new construction.

94th Street Mall is asking the Mayor and City Council to provide them with a letter prior to old sign removal that they are given a 10-year amortization schedule in order to replace new signs to the same condition that now exists in terms of size and location.

Other signs have blown out panels and have been boarded up (approximately 12 of them) and they are being cited for removal/repair.

Safety Committee: Matt Margotta is attending this committee and copying Blaine on minutes. Pedestrian Safety and Crosswalks are a current campaign. We have T-shirts to wear on Fridays to remind visitors to use the crosswalks. Education is one tool being used to keep this most important issue in front of residents and visitors. Lauren suggested a public service announcement - Parents should make certain their children are in front of them as they cross the street.

Commissioners discussed briefly the problems with paid parking on meeting nights.

ADJOURNMENT @ 7:20 p.m.

John Staley June 18, 2013
John Staley/Commission Sec. Date