

**PLANNING AND ZONING COMMISSION
MINUTES
MAY 20, 2014**

ATTENDEES:

Members

Pam Buckley
John Staley
Joel Brous
Peck Miller
Palmer Gillis

Staff

Blaine Smith
Kay Stroud
Chris Mancini

CALL TO ORDER – 6:30 PM

I. SITE PLAN:

1) Site plan review of a 288 square foot accessory storage structure. The site of the application is described as Lots 16 & 17, Block 120, Ocean Bay City Plat, further described as located on north side of 63rd Street, and locally known as 108-63rd Street, in the Town of Ocean City, Maryland.

APPLICANT: CHRISTOPHER L. PEEPLES (FILE #14-18100005)

Blaine Smith, Administrator, presented the application and the site plan of the accessory structure which is to be located behind a residential structure, but to be used potentially by the restaurant, Dead Freddie's, for long-term storage of supplies. All the properties are owned by the same property owner, but should the residential structure be sold, the accessory structure on that parcel could be sold with that structure as located.

MOTION/Miller **SECONDED/**Brous (5-0) Motion to approve as presented subject to staff recommendations.

2) Site plan review for proposed use of commercial parking lot for 2014 Special Events (Air Show June 14th and 15th and July 4th Holiday from July 3rd through July 6th, 2014). The site of the request is Parcels 5748, 5753, 5754, 5755, 5756 and 5757, Tax Map 111, further described as located on the west side of Philadelphia Avenue, the north side of 25th Street, and the south side of 26th Street and locally known as 2501 Philadelphia Avenue in the Town of Ocean City, Maryland.

**APPLICANT: 25th STREET DEVELOPMENT OF OCEAN CITY LLC – (new LLC)
(ORIGINAL FILE #13-18100007)**

Blaine Smith presented the application for this temporary special events use commercial parking lot for the above dates ONLY during 2014. Jeff Thaler was on hand to answer questions regarding the operation for these dates. Jay Taustin was present as an interested neighbor supporting the proposed temporary use.

After discussion, which included Terry McGean's email of no opposition to these specific dates and also Chairperson Buckley's statement from 2013 that the next request would cause it to be brought up to all the City standards for commercial parking lots, the following motion was made.

