

**PLANNING AND ZONING COMMISSION  
MINUTES  
JUNE 17, 2014**

**ATTENDEES:**

**Members**

Pam Buckley  
John Staley  
Lauren Taylor  
Palmer Gillis

**Staff**

Blaine Smith  
Kay Stroud  
Glenn Irwin  
Will Esham

**CALL TO ORDER – 6:30 PM**

**I. MINUTES**

Minutes of June 3, 2014 to be held over until July 1, 2014 meeting.

\*\*In the momentary absence of the applicant for 205 Dorchester Street temporary commercial parking lot, the informal discussion of the changes to the site plan of 25<sup>th</sup> Street Development of Ocean City, LLC was taken out of agenda order for review:

**III. INFORMAL DISCUSSION**

**1) 25<sup>th</sup> Street Development of Ocean City, LLC**

Blaine Smith, Zoning Administrator, explained that the applicant is undertaking the process of amending their approved site plan (#13-18100013) to replace the multi-family residential structure consisting of 12 (3) bedroom units with 8 townhouses. In order to do this, they must get a special parking exception from the Board of Zoning Appeals to waive requirements and allow 8 stacked parking spaces, one for each townhouse use. Once this is approved, the documents will be reissued for Technical Review Process, in which the staff and agencies responsible for making comments has up to 30 days to review the site plans and other documents. After all these steps are completed, the Planning Commission will receive and review the new submissions for amendment to the existing site plan approval.

The applicant's representative, Robert Heron of Atlantic Planning, Development and Design, Inc., explained that the owner, Ravinder Singh MBR, decided that changing the style of units would be a more viable solution to marketing them. He also explained that the owner had sought a more modern design of architecture, but the site plan was essentially to stay the same.

The Commission's consensus was to have the application proceed through the BZA and TRC obligations and bring back for review and decision.

**II. SITE PLAN REVIEW**

**1) Mike Ramadan - 205 Dorchester Street – request for temporary commercial parking lot**

Blaine Smith again presented the application. Glenn Irwin, Executive Director of OCDC spoke in favor of project with OCDC's specific recommendation for fencing. He agreed to meet with owners onsite to work out specific points as to design and height. Blaine will run the light meter to determine that enough light is being utilized for a commercial parking lot.

Andy Kim, Mr. Ramadan's representative, was on hand to answer questions.

**MOTION/Taylor    **SECONDED/Gillis**    (4-0) Motion to approve as presented for 24 months with fencing approved by the OCDC and lighting within code compliance.**

Prior to adjourning, Commissioners briefly discussed the term "accessory use" in instances such as the 25<sup>th</sup> Street Development of Ocean City LLC site plan concerning hotels and restaurants. Chairman Buckley would like further discussion on this topic.

**ADJOURNMENT @ 7:15 p.m.**

John Staley                      7/1/14  
**John Staley   Commission Sec.    Date**