

**PLANNING AND ZONING COMMISSION
MINUTES
JULY 1, 2014**

ATTENDEES:

Members

Pam Buckley
John Staley
Peck Miller
Palmer Gillis

Staff

Blaine Smith
Kay Stroud
Chris Mancini

CALL TO ORDER – 6:30 PM

I. MINUTES

Minutes of June 3rd and June 17th, 2014 –

MOTION/Gillis SECOND/Staley (4-0) Motion to approve as presented.

II. ADMINISTRATIVE

Blaine Smith introduced the draft of the 2013 Annual Report as required by Maryland Department of Planning for recommendation to the Mayor and City Council. The report had been sent out to the Commission members via email for their review prior to this meeting. After a brief discussion –

MOTION/Miller SECOND/Staley (4-0) Motion to recommend the draft report to the Mayor and City Council as presented.

III. ANNOUNCEMENTS

Upcoming on July 15, 2014 agenda:

- 1) Introductory update on Comprehensive Plan Review
- 2) Staff presentation on rentals in single-family residential districts – one issue to consider is term limits of leases and enforceability of leases. After presentation, the Commission can make a decision by motion and second to go to public hearing.

Peck Miller brought up how commercial businesses are suffering in mixed uses districts such as LC-1, Bayside Marine, etc., when residential projects are built after these existing businesses. The Worcester County Liquor Board is using Ocean City's pyramidal zoning to its advantage by citing businesses for noise violations that could result in them losing their liquor license. Mr. Miller believes that a "Right to Do Business Act" should be observed and that residential buyers should be given a disclosure that they are buying in a commercial/residential mixed use zone and that higher noise levels should be expected and tolerated.

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ADJOURNMENT @ 7:15 p.m.

John Staley 7/15/14
John Staley Commission Sec. Date