

**PLANNING AND ZONING COMMISSION
MINUTES
February 18, 2015**

ATTENDEES:

Members

Pam Buckley
John Staley
Lauren Taylor
Joel Brous
Palmer Gillis

Staff

Blaine Smith
Bob Nelson
Kay Stroud
Will Esham

I. MINUTES 6:35 PM

Minutes of January 21, 2015 (Minutes of February 3 not yet complete)

MOTION/Miller **SECOND/**Taylor Motion to approve as presented with a unanimous vote of (6-0)

II. SITE PLAN EXTENSION REQUEST

1) Request has been submitted to extend site plan approval of proposed Hotel consisting of 92 rooms and 16 suites; eight (8) 3-bedroom townhomes; and two (2) 4,600 square foot restaurant project to be condominiumized. The site is described Lots 1, 4-7, and 10 of Parcels 5754, 5755, 5756, 5757, 5749, 5753, Grid 6, Tax Map 111, Elisha Bunting and Robert Scott Subdivision; further described as located on the west side of Philadelphia Avenue, the south side of 26th Street and the north side of 25th Street and locally known as 2501 and 2505 Philadelphia Avenue, in the Town of Ocean City, Maryland.

APPLICANT: 25TH STREET DEVELOPMENT OF OCEAN CITY, LLC (FILE #13-18100013)

Jeff Thaler and Joe Moore, representing the developers, came forward to ask for an extension for 6 months to get through the summer months and to begin the new project as approved.

MOTION/Brous **SECOND/**Miller Motion to approve extension for a period of six (6) months passed with a vote of (5-0-1), Palmer Gillis abstaining.

III. STAFF PRESENTATIONS/UPDATES

- 1) Comprehensive Plan update information by Bob Nelson, Planner.
 - a) Proposal to Form a Development Committee – Blaine asked to defer this committee and to come back to it instead of acting prematurely.
 - b) Strengths, Weaknesses, Opportunities, Threats (SWOT) Rankings – Bob explained the two handouts concerning this task; and
 - c) Review of 2006 Goals & Objectives in order to formulate current list – after discussion, consensus formed for Pam Buckley to draft a letter to City Manager David Recor to ask the Mayor and Council to possibly schedule a joint meeting between themselves and the Planning Commission members to discuss these issues prior to formulating rankings and goals lists.

Chairperson Buckley agreed to draft the letter and send to the City Manager.

IV. PUBLIC HEARING

at 7:00 pm

Pursuant to the provisions of Article II, Section 5, Conditional Uses, a request has been filed under the provisions of Section 110-544, Uses permitted by Conditional Use in the SC-1, Shopping Center District, to permit a portion of the existing establishment to engage in brewing, similar to other manufacturing and wholesale establishments referenced herein. The site of the request is described as within the 45th Street Shopping Village, Land Unit 4, 4.72 acs., 45th and 46th Street Land Condominium Plats, further described as located on the west side of Coastal Highway between 44th and 46th Streets, and specifically located at 4435 Coastal Highway in the Town of Ocean City, Maryland.

**APPLICANT: OCEAN TAP, LLC (AVRAHAM, DAVID & PROSPER SIBONY, PRINCIPLES)
(FILE #15-12100002)**

Peck Miller recused himself from this public hearing.

Blaine Smith, Zoning Administrator, opened the public hearing by introducing the application, and explaining that the brewery currently exists as an accessory use to the restaurant establishment there, but in order for it to be a wholesale brewery, it must be given Conditional Use recommendation by first the Planning and Zoning Commission and then approved with conditions by the Mayor and City Council.

Pete Cosby, attorney for the applicants, explained that the brewery was going to become disassociated with the restaurant as a stand-alone wholesale brewery. He introduced Jason Weissberg, solo brewmaster for the Assawoman Bay Brewing Company (this establishment's name), who described the smaller size of the establishment and how it would be operated.

With no further discussion or comment from the audience, the hearing was closed.

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MOTION/Brous SECOND/Taylor Motion to favorably recommend this Conditional Use application to the Mayor and City Council with the following conditions and a vote of (4-0-2-1) Peck Miller and Palmer Gillis abstaining and Chris Shanahan absent:

- 1) Wholesale draft only; must come back to the Planning Commission for bottling/canning if desired.
- 2) No exterior nuisance factors, everything to be inside.
- 3) Bathroom use should be tied into lease agreement.
- 4) Grain to be removed daily.
- 5) Same Conditions will be recommended for this establishment as for the Ocean City Brewing Company, located on 56th Street.

at 7:15 pm

To consider amending the Zoning Code, Article V, Division 1, Section 110-884, outdoor display of merchandise standards for properties fronting on Atlantic Avenue (Boardwalk), to change or modify the minimum standards for display.

APPLICANT: PLANNING & ZONING COMMISSION (FILE #15-14100001)

Blaine Smith explained that the language of the proposed amendments had been changed very slightly since the initial advertisement. The Commissioners discussed this with staff and attorney Will Esham, and determined that they'd rather readvertise the new language as a whole for all the merchants and public to be familiar with and then come back for another public hearing once this is accomplished.

MOTION/Taylor SECOND/Palmer Motion to close this hearing and proceed with a new advertisement and scheduled public hearing date.

Vicki Barrett with the OCDC Boardwalk Committee explained the language simplification.

ADJOURNMENT – 8:00 PM

John Staley 3/3/15
JOHN STALEY, SECRETARY DATE