

**PLANNING AND ZONING COMMISSION  
MINUTES  
February 3, 2015**

**ATTENDEES:**

**Members**

John Staley  
Lauren Taylor  
Joel Brous  
Palmer Gillis  
Chris Shanahan

**Staff**

Blaine Smith  
Bob Nelson  
Kay Stroud  
Will Esham

**THESE MINUTES ARE FROM HAND-TAKEN NOTES, ELECTRONIC RECORDING DEVICE WOULD NOT COMMUNICATE WITH THE PROGRAM THIS EVENING.**

**I. MINUTES 6:40 PM**

Minutes delayed until next meeting scheduled for February 18, 2015.

**II. SITE PLAN**

2) Site Plan Review for the Construction of a new **Commercial Shopping Center** consisting of approximately 8,073 square feet to be utilized for Restaurant, Retail, and Office space. The location is described as Lots 2, 3, 4 and 5, Block 105, of the Ocean Bay City Plat, further described as located on the west side of Coastal Highway, between 78<sup>th</sup> and 79<sup>th</sup> Streets, and locally known as 7805 Coastal Highway, in the Town of Ocean City, Maryland.

**APPLICANT: K-COAST PROPERTIES, LLC – CHRIS SHANAHAN & MARK PUGH, PRINCIPLES (FILE #14-18100013)**

The applicant's representatives and staff presented newly submitted plans that brought the remaining issues into compliance. The parking tabulation is compliant with existing parking spaces and nonconformity count of 11 instead of 13 as had been presented last meeting. Also, the 79<sup>th</sup> Street entrance/curb cut will remain for emergency egress/ingress – particularly favored by the Fire Marshal's office.

**MOTION/Taylor      SECOND/Gillis      Motion to approve final site plan as presented with a vote of (4-0-2-1) Two absent, one (Christopher Shanahan) recused.**

**III. OTHER UPDATES**

Blaine Smith, Zoning Administrator, discussed the previous public hearing topic with the commissioners of Mixed and Accessory Uses – consensus reached that the prior public hearing would be treated as a work session and that staff would bring back changes for a future public hearing.

**IV. PUBLIC HEARING**

Pursuant to the provisions of Article II, Section 5, Conditional Uses, a request has been filed under the provisions of Section 110-514, Uses permitted by Conditional Use in the LC-1, Local Commercial District, to permit the expansion of an existing arcade and miniature golf complex by allowing the addition of an 18-hole miniature golf course and a laser tag building. The site of

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the proposed use is described as Lots 3 through 8 and 12 through 16, Block 45, Fenwick Plat, further described as located on the west side of Coastal Highway and the east side of Sinepuxent Avenue between 145th and 146th Streets and known locally as 107 – 146th Street, in the Town of Ocean City, Maryland.

**APPLICANT: GOLF VENTURES LLC – NOLEN GRAVES (FILE #15-12100001)**

**\*\*The public hearing was recorded and transcribed by Daphne Hurley. A copy is inserted in the file and will also be available for the Mayor and City Council when they take the Planning Commission's favorable recommendation on March 16, 2015.**

**Testifying:**

**Blaine Smith, Zoning Administrator**

**Joseph E. Moore, Esq., Attorney for the applicant**

**Nolen Graves, Applicant**

**Heather Hall, 14501 Sinepuxent Avenue, Ocean City MD (neighbor)**

**Jeff Thaler, 607 South Pacific Avenue, Ocean City MD (partner in Planet Maze)**

**MOTION/Taylor      SECOND/Gillis      (5-0-2) with Chairperson Buckley and Commissioner Miller absent - Motion to send a favorable recommendation to the Mayor and City Council with the following conditions from the original December 18, 2006 approval (File #06-12100003):**

- A. Final Site plan, including proposed architectural enhancement of the proposed building, all exterior lighting on the west side of the structure shall be directed inwardly, and shall be approved by the Planning and Zoning Commission prior to issuance of a building permit.
- B. The existing pedestrian walkway shall remain to provide a connection between the miniature golf course and the family amusement center/arcade.
- C. The hours of operation shall be the same as the miniature golf course      from 9:00 a.m. to 12:30 a.m.
- D. At least one (1) supervisory employee, twenty-one (21) years of age or older, shall be on duty during all business hours.
- E. Applicant shall not use any outdoor music or other amplified sounds or display any flashing or moving lights.
- F. The family amusement center building shall be soundproofed to keep noise within the building.

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And with the addition of the following two conditions:

- A. The laser tag operation shall be limited to 32 participants.
- B. If a mezzanine is added, the application and plans must be revisited and reviewed for compliance by the Planning & Zoning Commission.

**ADJOURNMENT – 8:10 PM**

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