

**PLANNING AND ZONING COMMISSION  
MINUTES  
April 21, 2015**

**ATTENDEES:**

**Members**

Pam Buckley  
Lauren Taylor  
John Staley  
Palmer Gillis  
Chris Shanahan

**Staff**

Blaine Smith  
Kay Stroud  
Will Esham

**I. MINUTES 6:40 PM**

Minutes of April 7, 2015 approved unanimously (5-0).

**II. SITE PLAN – EXTENSION REQUEST**

1) Request has been submitted to extend site plan approval of 5,104 square foot restaurant, tiki bar and Buccaneer's Playground area. The site is described as Tax Map 110, Parcel 2520, Block 21 of the OT Ocean City Plat, 1875; further described as located on the west side of S. Philadelphia Avenue and south side of South Division Street, on the bayside, and locally known as 700 South Philadelphia Avenue in the Town of Ocean City, Maryland.

**APPLICANT: JOHN C. STAMATO (FILE #13-18100014)**

The applicant's representatives and staff presented the request that the applicant is desiring an additional 18 months approval for this project due to its complicated design aspects and timeline to submit for a building permit early in the summer of this year (2015)

**MOTION/ SECOND/** Motion to approve site plan extension for 18 months as requested.

**III. PUBLIC HEARING**

1) Pursuant to the provisions of Article II, Section 5, Conditional Uses, a request has been filed under the provisions of Section 110-544, by reference to Section 110-514(22), Uses permitted by Conditional Use in the SC-1, Shopping Center District, to permit an interior tenant fit-out with an amusement use that the Mayor and City Council may approve in keeping with uses specifically permitted in the LC-1 district. The site of the request is described as within the Ocean City Square Shopping Center, Parcel 1, 5.359 acs., and Parcel 2, 4.28 acs., Section 2 of the Caine Harbor Mile Plat; further described as located on the west side of Coastal Highway between Newport Bay Drive and 120<sup>th</sup> Street, and locally known as 11805 Coastal Highway, Unit I, in the Town of Ocean City, Maryland.

**APPLICANT: MAZEGAME LLC DBA ESCAPE ROOM OC (FILE #15-12100005)**

Blaine Smith introduced the application as a Conditional Use request for an amusement use described in the above paragraph. The applicants, Ekaterina Golub, and Linar Yagudin, represented themselves and the other applicant in the LLC, Asiya Abdrakhmanova. They explained that this type of amusement is found in quite a few larger cities and that the essence is that groups of pay to play this game which takes them into a room, proposedly locked, and they must stay in this room until they solve the clues to the puzzle in order to be let out.

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After hearing the testimony of the applicants and questioning them extensively, particularly on the safety of having the interior rooms locked with the only ability to be let out by the monitors within the building and the appropriateness of mixing ages of groups within rooms, the Commissioners closed the hearing at 7:50 p.m.

The following Commissioners made comments, as recorded: Chris Shanahan requested that as a Condition of Approval, some kind of fail-safe be installed to get out of the room – a red light, buzzer visible and audible from the outside of the room to alert the monitors (attendants) that a player wished to leave the room. Lauren Taylor echoed Mr. Shanahan's comments, emphasizing concern over life safety in the event of a disaster occurring. Peck Miller also expressed concern over basic life safety and suggested that the Fire Marshal and Building Official comment on the interior plan, and also added that the premises be 100% monitored during hours of operation, no loitering be allowed, and no outside music.

**MOTION/Miller            SECOND/Shanahan** (4-0) with Chairperson Buckley arriving late and not participating in this hearing - Motion to receive comments from the Fire Marshal and Building Official and continue the hearing until those comments are in hand.

**2) CONTINUATION OF HEARING FROM LAST AGENDA:** 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 amend and/or alter an existing Conditional Use permit (#13-16100001) to remove the condition of approval (#9) imposed by the Mayor and City Council that stated no outside seating was to be utilized, in order to remove three (3) non-required parking spaces to create a deck with outdoor seating. The site of the appeal is described as an unnumbered lot of the Isle of Wight Plat, further described as located on the west side of Coastal Highway and on the south side of 56<sup>th</sup> Street, and known locally as 5509 Coastal Highway, in the Town of Ocean City, Maryland.

**APPLICANT: OCEAN CITY BREWING COMPANY – (FILE #15-12100004)**

Applicant Joshua Shores submitted the revised plans with the conditions the Commission had set from the previous meeting. Monica Whitehead, property manager for the Maresol Condominium, directly west of the Brewery, was in attendance and again in that role voiced her concerns for the association as she had in the letter she submitted on April 7<sup>th</sup> at the beginning of the hearing.

The hearing was closed at 8:23 for deliberations.

**MOTION/Miller            SECOND/Shanahan** unanimous vote (5-0) with Chairperson Buckley adding that the applicant make sure the package is complete prior to going to the Mayor and City Council. The recommendation is for a one year approval, to be revisited in November after the season.

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**ADJOURNMENT – 8:30 PM**

John Staley                      6/2/15  
**JOHN STALEY, SECRETARY      DATE**