

**PLANNING AND ZONING COMMISSION
MINUTES
May 19, 2015**

ATTENDEES:

Members

Pam Buckley
Lauren Taylor
John Staley
Peck Miller
Palmer Gillis
Chris Shanahan

Staff

Blaine Smith
Kay Stroud
Heather Stansbury

I. 6:30 PM – SITE PLAN REVIEWS

- 1) Site Plan Review of proposed Master Development Plan for the Construction of a 120 room hotel, retail and outdoor dining area to be incorporated into existing development at the 45th Street Village. The subject property is described as 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, in the Town of Ocean City, Maryland, Ocean City, Maryland.

APPLICANT: FORTY-FIFTH STREET VILLAGE LLC (File #15-18100002)

Blaine Smith, Administrator, introduced the application and standard recommendations from staff and agency review. Keith Iott, of Iott Architecture and Engineering, explained the parking calculations and how the new design of the development plan met the requirements of the code. After brief discussion between Mr. Iott and the Commission members -

MOTION/Shanahan SECOND/Staley Motion made to approve the site plan as presented based on staff recommendations. Lauren Taylor added that the Commission should see the final design drafts prior to building permits. Vote was unanimous (4-0) with Peck Miller and Palmer Gillis recusing themselves.

- 2) Site Plan Review of Proposed Hotel containing 100 dwelling units, to be located on Lots 6-28, Block 116 of the Ocean Bay City Plat; further described as located on the west side of Coastal Highway, between 67th and 68th Streets, and locally known as 120-67th Street, in the Town of Ocean City, Maryland.

APPLICANT: 67TH STREET BAYSIDE DEVELOPMENT OF OCEAN CITY, INC. (File #15-18100003)

Blaine Smith again presented the application and the standard recommendations. Robert Heron, Atlantic Planning & Development, presented the large visuals of the proposed hotel. The Commission and Mr. Heron held a brief discussion and -

MOTION/Taylor SECOND/Gillis Motion made to approve the site plan as presented based on staff recommendations plus the Commission should see the final design drafts prior to building permits. Vote was unanimous (5-0) with Peck Miller recusing himself.

