

**PLANNING AND ZONING COMMISSION
MINUTES
June 2, 2015**

ATTENDEES:

Members

Joel Brous
Lauren Taylor
John Staley
Peck Miller
Palmer Gillis
Chris Shanahan

Staff

Blaine Smith
Kay Stroud
Will Esham

I. MINUTES 6:30 PM

Minutes of April 21, 2015

MOTION/Taylor SECOND/Miller Joel Brous and Palmer Gillis abstained as they were not present at the meeting. Motion to approve as presented (4-0-2).

II. SITE PLAN REVIEW

Revised Site Plan to expand 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 the application 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 C/O NOLEN GRAVES
(FILE #15-18100004)**

Blaine Smith, Administrator, introduced the application and standard recommendations. The application has previously been to this Commission and then onward to Mayor and City Council for amendment of an existing Conditional Use and this is the site plan review subsequent to those approvals. Gail Blazer, Environmental Engineer, sent the Commissioners a memo saying that she is not yet able to fully review and approve for site plan approval. Lauren Taylor stated that how to define minor changes is problematic, but if the Commission and staff could agree that changes made are not significant, another review by the Planning Commission wasn't necessary. Nolen Graves, owner, discussed the mural he intends to install on the east elevation and how the HVAC would be moved to the south side. The Commissioners determined they'd still like to see a final rendering when prepared in approximately two weeks.

MOTION/Miller SECOND/Brous Motion made to approve the site plan as presented based on staff recommendations. Color renderings of all four sides of the structure should be brought back and Blaine can make the determination if other changes are minor enough to not come back after environmental review during permit stage. Vote was (4-0-1) with Lauren Taylor abstaining.

