

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

ATTENDEES:

Members

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

Staff

Blaine Smith
Bob Nelson
Kay Stroud
Will Esham

I. MINUTES 6:00 PM

Minutes of December 16, 2014

MOTION/Miller **SECOND/Taylor** John Staley and Pam Buckley abstained as they were not present at the meeting. Motion to approve as presented (5-0-2).

II. SITE PLAN REVIEW

1) Site Plan Review to amend current site plan by allowing a second-story addition of 600 square feet of dry storage above existing restaurant. The location is described as Lots 131, 132, and 133 of the Neptune Development Plat; further described as located on the west side of Herring Way, south of the bayside terminus of 22nd Street, and locally known as Fish Tales Restaurant, 2107 Herring Way, in the Town of Ocean City, Maryland.

**APPLICANT: K. SHAWN HARMAN/ FISH TALES RESTAURANT
(FILE #15-18100001)**

Blaine Smith, Administrator, introduced this minor site plan which does not change the footprint of the existing structure. The applicant, Shawn Harman, submitted elevations and floor plans for review. After discussion and review, the Commission acted on this application:

MOTION/Miller **SECOND/Gillis** Motion was approved unanimously (7-0).

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 78th and 79th Streets, and locally known as 7805 Coastal Highway, in the Town of Ocean City, Maryland.

**APPLICANT: K-COAST PROPERTIES, LLC – CHRIS SHANAHAN, PRINCIPLE
(FILE #14-18100013)**

Chris Shanahan, Commissioner and Principle of K-Coast Properties, LLC, recused himself from this review. Blaine Smith introduced the application. Heather Morrison of Fisher Architecture and staff from Parker and Associates were on hand to facilitate the review.

During review, the Commissioners tabled this decision and required that the site plan be amended for parking compliance because the current site plan was two spaces deficient. The

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staff recommendations of adequate fire emergency ingress/egress and the bus shelter are to remain. This review will be brought back to the Commission as early as the next meeting, February 3, 2015.

III. ANNUAL ELECTION OF OFFICERS

Lauren Taylor nominated Pam Buckley as Chair and John Staley as Secretary for the 2015 year. Both nominees accepted and were approved by the Commissioners.

IV. STAFF PRESENTATIONS/UPDATES

- 1) Blaine presented proposed zoning code amendments for Section 110-884. Outdoor Display of Merchandise standards for properties fronting on Atlantic Avenue (Boardwalk). After reviewing and discussing the proposed amendments and a memo from Glenn Irwin, Executive Director of OCDC, the Commission acted on this proposal in this manner:

MOTION/Taylor **SECOND/Brous** Motion to incorporate comments from OCDC into proposed amendments and arrange a public hearing as soon as possible (target date February 18, 2015), approved unanimously (7-0). Please see attached.

- 2) Blaine and Bob presented the Comprehensive Plan update/PowerPoint presentation to illustrate the process and where the plan currently stands.

The Commissioners also asked to have an update on the substantial improvement regulations and where Kevin Brown, Chief Building Official, was in his attempt to speak to the Mayor and City Council to change the regulation from lifetime improvements to 10 years.

III. PUBLIC HEARING 7 PM

To consider amending Code Section 110-2 Definitions:

To amend the definition of Accessory Use contained in the Zoning Code to differentiate accessory use and permitted use within mixed use projects, and

To define mixed use pertaining to regulations for residential and commercial projects.

APPLICANT: PLANNING & ZONING COMMISSION (FILE #14-14100005)

Blaine Smith introduced the application into the record. After discussing the merits and drawbacks of possibly amending/adding these definitions, the Commissioners determined to continue the process, treating this session much as a work session to hammer out concepts and language, and to readvertise and bring it back in the near future as a public hearing.

By **MOTION** of Lauren Taylor and **SECOND** by Peck Miller. Vote was unanimous (7-0).

ADJOURNMENT – 7:49 PM

John Staley 2/4/14
JOHN STALEY, SECRETARY DATE