

**PLANNING AND ZONING COMMISSION
MINUTES
September 15, 2015**

ATTENDEES:

Members

Pam Buckley
Chris Shanahan
Peck Miller
Palmer Gillis
Joel Brous

Staff

Blaine Smith
Bill Neville
Kay Gordy
Heather Stansbury

6:30 PM

I. APPROVAL OF MINUTES

Minutes of September 1, 2015 – postponed until October 6th agenda.

II. SITE PLAN - POSTPONED AT APPLICANT'S REQUEST UNTIL 10-6-15

Site Plan Review of proposed addition to existing Park Place Hotel, including floors six (6) through eight (8), new pool level and penthouse for a total of 99 rooms and suites. The site is described as Lots 3, 4, 5, 11, 12, and 13, Block 3N of the Sinepuxent Beach Company Plat, 1891; and further described as located mid-block between 2nd and 3rd Streets, located on the east side of Baltimore Avenue and the west side of Atlantic Avenue, in the Town of Ocean City, Maryland.

**APPLICANT: BECKER MORGAN GROUP (PRINCIPAL - JACK MUMFORD III)
(FILE #15-18100009)**

III. ADMINISTRATIVE DISCUSSION

1) Informal discussion – Introduction to Commander Hotel proposed improvements – presented by Hugh Cropper, attorney for William M. Lynch and Todd E. Burbage (Commander Hotel, LLC)

Blaine Smith, Zoning Administrator, introduced the discussion and drawings of proposed improvements. Jeff Schoellkopf, architect, and Hugh Cropper IV, attorney, elaborated on the improvements and explained that in order to make these renovations/additions as proposed, it is necessary to get the Mayor and City Council's concurrence to build a 40 x 70 porte-cochere over the alley and the Board of Zoning Appeal's approval for a zero lot line variance for the front yard on the west side of Atlantic Avenue (Boardwalk). Mr. Cropper asked that the Commission send a favorable recommendation to the Board of Zoning Appeals for this request.

MOTION/Shanahan SECOND/Gillis Motion made to send a favorable recommendation to the Board of Zoning Appeals to support the variance request. The vote was unanimous of the attending members (5-0-2), Commissioners John Staley and Lauren Taylor absent.

2) Proposed text amendment in draft form to clarify amusement devices and water-related activities - presented by Brian Peter Cosby, P.A. on behalf of Bay Shore Development Corporation.

Mr. Cosby spoke to the Commissioners to elaborate on the packet he had sent to the office earlier in the week for distribution. He explained the goal of this text amendment would be to make our zoning code consistent COMAR. Chairperson Buckley spoke for the Commissioners saying that they would discuss how to proceed with this request and get back to Mr. Cosby through Zoning Administrator Smith as soon as possible.

3) Informal discussion – Discuss the submission of an application to extend the existing Downtown Amusement Overlay District to include 14 Worcester Street, 5 Worcester Street, 600 S. Atlantic Avenue (Trimper’s Playland) & 710 S. Baltimore Avenue (Tank Battle) – presented by Joseph E. Moore, representing Steelhead Productions and the Trimper Family.

Blaine Smith introduced this discussion item, giving history of the existing Amusement Overlay Zone and how it had come to be established and added onto on two separate occasions. This current request is to establish a unified Amusement Overlay Zone and to create a haunted house attraction at 14 Worcester Street (formerly the H₂O Under 21 Night Club). Joe Moore, attorney for the applicants, spoke in favor of this extension of the overlay. Dan Dionisio, Certified Haunt Operator of Steelhead Productions, also brought testimony to the safety and amusement nature of the haunted house, explaining that it is high-end and run in an impeccably orderly fashion. They asked that the Commission move this extension of the Amusement Overlay Zone to public hearing.

MOTION/Miller **SECOND/**Brous Motion made to bring this request forward as a public hearing to extend the existing Amusement Overlay Zone. The vote was unanimous of the attending members (5-0-2), Commissioners Staley and Taylor absent.

4) Setting times/dates for Comprehensive Plan special work sessions – Bill Neville

Bill Neville, Planning Director, presented the timetable for working on the Comprehensive Plan Review and revision. He distributed a handout and discussed with the Commissioners their ideas for accomplishing this task. They determined that at the first meeting of the month, Mr. Neville would distribute material for the next Commission work session, to be held at the second meeting of the month.

7:00 PM

IV. PUBLIC HEARING APPLICANT REQUESTS ITEM TO BE TABLED PENDING THE DETERMINATION OF THE EXTENSION OF THE AMUSEMENT OVERLAY DISTRICT DISCUSSION (#3 ABOVE)

Pursuant to the provisions of Article II, Section 5, Conditional Uses, a request has been filed under the provisions of Section 110-604, Uses permitted by Conditional Use in the B-1, Boardwalk Commercial District, to permit an amusement/entertainment attraction (haunted house). The site of the request is described as Lot 44 of the Original Town of Ocean City Plat, 1875; further described as located on the northeast corner of Worcester Street & South Baltimore Avenue, and locally known as 14 Worcester Street, in the Town of Ocean City, Maryland.

APPLICANT: STEELHEAD PRODUCTIONS (FILE #15-12100010)

MOTION/Miller **SECOND/**Shanahan Motion made to table the public hearing at the applicant's request pending determination of extension of Amusement Overlay District. The vote was unanimous of the attending members (5-0-2), Commissioners Staley and Taylor absent.

ADJOURNMENT – 8:30 PM

John Staley 10/6/15
JOHN STALEY, SECRETARY DATE