

**PLANNING AND ZONING COMMISSION
MINUTES
June 7, 2016**

ATTENDEES:

Members

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

Staff

Bill Neville
Blaine Smith
Kay Gordy
Will Esham

6:30 PM

I. MINUTES

Minutes of April 19, 2016 –

MOTION/Shanahan SECOND/Brous Motion made to approve the minutes as submitted.
The vote was unanimous (7-0).

Minutes of May 3, 2016 –

MOTION/Taylor SECOND/Miller Motion made to approve the minutes as submitted.
The vote was unanimous (5-0-2) of those present for that meeting, Commissioners Shanahan and Gillis absent.

II. SITE PLAN – EXTENSION REQUEST

1) Site plan for proposed Hyatt Place Hotel complex - the east building, consisting of 105 hotel guestrooms, 4 employee housing units, and associated retail area, conference area, and restaurant; and the west building, consisting of 65 hotel guestrooms with restaurant. The location of the east building is described as Lots 1, 2, 3, 10, 11, 12 of Block 56N of the Sinepuxent Beach Company Plat, further described as located on the east side of Baltimore Avenue, south side of 16th Street, and east side of Atlantic Avenue; and the west building is described as Lot 6, Block 1 of the C. Edward Shute Plat, further described as located on the west side of Baltimore Avenue, south side of 16th Street, and east side of Philadelphia Avenue; locally known as the properties of Seascape Motel LLC and newly addressed as 1-16th Street (east bldg.) and 101-16th Street (west bldg.), in the Town of Ocean City, Maryland.

APPLICANT: TOM BENNETT, MANAGING MEMBER OF SEASCAPE MOTEL LLC (FILE #14-18100012)

Zoning Administrator Blaine Smith presented the request and introduced Hugh Cropper, IV, representing the owners. Mr. Cropper requested a site plan approval extension of 18 months in order to secure financing and obtain building permits.

MOTION/Miller SECOND/Shanahan Motion made to approve the site plan extension request for 18 months. The vote was unanimous (7-0).

Because the agenda had been amended and the public hearing was not scheduled to begin until 7 PM, the Commission invited Planning Director Bill Neville to discuss progress on several projects.

Mr. Neville updated the Commission on the PRESS Committee and the rental licensing program. He also discussed the Comprehensive Plan and the FEMA program update. He plans to have Chapters 4 and 5 updated by the June 21st scheduled meeting date. The Hazard Mitigation Plan is also in the process of being updated. The goal is for the Hazard Mitigation Plan and the Comprehensive Plan to work together. Bob Rhode hopes to take the draft of the Hazard Mitigation Plan to public hearings as early as August.

Blaine Smith also updated the Commission on the COOP Plan – how the staff will conduct continuing operations either in Ocean City or at a remote location after a major event.

III. PUBLIC HEARING – 7 PM

Pursuant to the provisions of Chapter 110, Division 6. Changes and Amendments, Section 110-143. Procedure for map amendments, of the Code of the Town of Ocean City – an application has been filed for a change in zoning classification for properties with a combined site area of approximately 4.4 acres that are currently zoned M-Manufacturing, and DMX-Downtown Mixed Use to the I-1 Inlet, Zoning District. The M-Manufacturing property is described as Map 110, Parcel 3968, Lots 1-7, 11-13, 17-31 and A-E and a portion of St. John's Avenue (closed), Block 39N of the Sinepuxent Beach Company Plat, 1891; and further described as located on the south side of 1st Street, north side of North Division Street, and eastern side of Sinepuxent Bay, and locally known as 309-1st Street, formerly Cropper Concrete Company, in the Town of Ocean City, Maryland. The DMX property is described as Map 110, Parcel 3969, Lots 33-36, Block 39N of the Sinepuxent Beach Company Plat, 1891; and further described as located on the south side of 1st Street, and west side of St. Louis Avenue, and locally known as 305-1st Street, in the Town of Ocean City, Maryland.

**APPLICANT: JOSEPH E. MOORE, ATTORNEY FOR ROPEWALK BEL AIR PROP., LLC
CONTRACT PURCHASER (FILE #16-14100002)**

Chair Pam Buckley opened the public hearing and received no objection to any Commissioners hearing the application. Blaine Smith, Zoning Administrator, presented the application and requested for Joseph E. Moore a continuance since he had encountered unforeseen traveling difficulties returning from a business meeting in Florida.

MOTION/Miller **SECOND/Taylor** Motion made to continue the public hearing until June 21, 2016. Staff is to advertise the continuance as much as possible. The vote was unanimous (7-0).

ADJOURNMENT – 7:10 pm

John Staley 6/21/16
JOHN STALEY, SECRETARY DATE`

