

PLANNING AND ZONING COMMISSON
MINUTES
September 7, 2016

ATTENDEES:

Members

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

Staff

Bill Neville
Kay Gordy
Will Esham
Mark Rickards (work session)
Blaine Smith

5:30 PM

Work Session focusing on Discussion of Chapter 4 – Transportation

Transit Manager Mark Rickards attended the work session to describe his experience before joining the Town of Ocean City and present his priorities for the Transportation division. He described the challenge of providing 'big city' transit services during peak season with 'rural' formula funding support from the State based on annual permanent resident population.

Support from the State and Federal agencies has allowed Ocean City to improve bus service significantly over the last several years. Successful operations are not typical of other communities: 24 hour service with peak season ridership at 1am; high revenue per mile and ridership; high farebox recovery at 58% (national average is 28%); frequency along Coastal Highway is 7 to 10 minutes during peak season and 30 to 40 minutes in the off season; \$3 for ride all day.

Priorities for improvement include:

- upgrading technology to allow the rider to locate bus and time on a smart phone (1-2 years requires grant assistance);
- bike racks on front of buses to connect bike routes and provide alternatives during bad weather (60 busses with 3 racks could take 180 bikes out of the bus lane);
- investigate private nonprofit cooperative agreement for 'bike share' stations
- additional payment methods (E-pay/Apple pay)
- real time information on available public parking
- potential express bus service to and from high volume locations
- possible replacement of bus fleet with alternative fuel or electric vehicles as they are replaced on a 7 to 10 year cycle, eliminate diesel fuel with savings in energy costs/emissions
- adopting all low floor buses (low clearance may be a problem with street flooding)

Commissioners agreed with placing a priority on getting bikes out of the bus lanes. There was a discussion about future increases in downtown pedestrian activity and the need for a circuit route downtown for a small bus or trolley if the transit station is relocated north of the Route 50 bridge. Alternative transportation during the offseason including cabs, and now Uber/Lift drivers, is limited because it may be illegal to hail a ride at a bus stop on Coastal Hwy because it

is a state highway. Mr. Rickards mentioned that taxi fare is typically 3 to 5 times higher than bus fares. Private shuttles from bayside hotels to the beach were mentioned as an issue and the need for improved east/west pedestrian connections across Coastal Highway at key locations. Success of the boardwalk Tram system was noted along with the need to budget for replacements.

Other issues were considered:

Chapter 4 Charts – Investigate the SHA traffic volume data to understand why there is a spike in average daily trips in 2011 along Route 50 and at the Delaware state line.

Airport – Commissioners recommend that Comprehensive Plan should continue to support the extension of the Municipal Airport runway to 5,000 linear feet (currently 4,700 lf) so that the length will meet insurance requirements for charter and commercial flights that could provide a shuttle to BWI airport.

R-1 Zone Neighborhoods – PZC requested a report from the PRESS committee by the end of October regarding the results of this years increased efforts to minimize disruption to established single family neighborhoods by enforcing existing code requirements for over-occupancy, noise, and property maintenance. A determination will be made whether to recommend the R-1A zoning district before the Plan is forwarded to the City Council.

Mobile Home Parks – Plan should include language supporting increased building/life safety standards with transition to new permanent structures as older units are removed or renovated. Describe previous ordinance changes including removal of wheels, roof pitch, etc. which have encouraged this transition.

Temporary Parking Lots – Plan to include recommendation for inventory and evaluation of temporary use of vacant land for private commercial parking lots.

6:30 PM – Regularly Scheduled Meeting:

I. APPROVAL OF MINUTES

- a. Minutes of July 6, 2016
- b. Minutes of July 19, 2016

MOTION/Shanahan SECOND/Taylor Motion made to approve both sets of minutes as submitted. Vote was unanimous (6-0-1) with Chairperson Pam Buckley absent.

II. DISCUSSION

- a. Residence Inn – north façade improvements in accordance with site plan approval – review renderings

The consensus reached via email prior to this meeting date was Rendering C with the varied blue colored wave pattern only applied in the center of the structure with the wings at the east and west ends remaining white with approved signage.

MOTION/Miller **SECOND/**Taylor Motion made to approve the graphics for the north wall in accordance with Rendering C submitted. The vote was unanimous (6-0-1) with Chairperson Buckley absent.

III. SITE PLANS

a. Request to extend K-Coast (File #14-18100013) site plan approval

Commissioner Chris Shanahan, owner of K-Coast, recused himself from this review. The request was for an 18-month extension to obtain building permits and begin the building process.

MOTION/Taylor **SECOND/**Miller Motion made to approve the 18-month extension request subject to the original conditions of approval, below. The extension will expire on February 3, 2018. Vote was unanimous of those voting (5-0-1-1), Chairperson Buckley absent and Commissioner Shanahan recusing himself.

1. Design Guidelines, per Section 110-181, apply to all of the corporate limits of the Town of Ocean City.
2. Trash refuse containers and recycling containers shall comply with the minimum standards set forth in Chapter 70 subject to the Solid Waste Department approval. All exterior garbage or rubbish containers shall be screened as shown on plans. The average height of the enclosure shall be one foot more than the height of the container but shall not be required to exceed eight feet in height.
3. The project shall comply with all regulations pertaining to stormwater management, Chapter 30, Environment, Article III Stormwater Management, prior to issuance of a building permit, per attached comments.
4. All construction and/or repairs of curb cuts, sidewalks and streets and/or street amenities shall be approved by the Department of Engineering and shall be installed in accordance with the specifications and standards of that department. Any existing curb cuts that are being abandoned must be removed and replaced with a sidewalk subject to city specifications.
5. Curb cuts located on the State highway are subject to review and approval by the State Highway Administration based on proposed ingress and egress to the project.
6. The parking lot shall be paved in accordance with Chapter 74 of the Town Code.
7. The alleys abutting the project shall be improved per Ocean City specifications at the expense of the owner/developer.
8. Any existing power poles that interfere with the development of this project shall be relocated at the expense of the owner/developer with appropriate approvals.
9. The location of transformers shall be subject to the approval of Delmarva Power and the Zoning Administrator.

10. All landscape shall be installed in accordance with Chapter 30, Article VII, Atlantic Coastal Bays Critical Area criteria, where applicable.
11. It is required that the owner provides a location survey verifying compliance with minimum setbacks when the building foundation is completed above grade.
12. The project is subject to the provisions of the Atlantic Coastal Bays Critical Areas Protection Act.
13. The project is subject to impact fees adopted by the Mayor and City Council.
14. All site plan approvals are subject to building code, fire code and all other applicable governmental regulations.
15. All work shall be completed as shown on the approved site plan and any revisions to the approved site plan shall be in accordance with Section 110-184.
16. All parcels shall be deed consolidated as per Section 110-874.
17. Final site plan approval shall expire eighteen (18) months after the date of approval unless a building permit for the project is obtained prior thereto pursuant to Section 110-52(c)(2).
18. Previous site plan approved on February 4, 2014 shall be null and void.
19. All sign permits shall be issued in accordance with those signs shown on the site plan.
20. Subject to obtaining a building permit for all site work.

b. Revision to Park Place Hotel Site Plan Approval (File #15-18100009)

Park Place Hotel received site plan approval on October 6, 2015. This is a revision of density by adding four (4) units and of design by lowering height from 8.5 stories to 7 stories. Glenn Irwin, Executive Director of OCDC, submitted a letter of recommendation from the Downtown Design Committee with these comments:

- 1) Provide low fencing along Baltimore Avenue to better screen the parking area.
- 2) Provide an 8' sidewalk width along Baltimore Avenue.
- 3) OCDC approval of final building colors.

The DDC also noted this application of limited glass railings is fine, with the majority of the railings being traditional white railing design.

MOTION/Miller **SECOND/**Brous Motion made to approve the revisions as submitted with the concurrence of staff and OCDC. The vote was unanimous (6-0-1), again with Chairperson Buckley being absent.

OTHER BUSINESS:

The Commission requested an incident report in conjunction with the work of the P.R.E.S.S. Committee.

With no further business, the meeting was adjourned.

ADJOURNMENT – 6:55 pm

John Staley 10/04/16
JOHN STALEY, SECRETARY DATE