

**PLANNING AND ZONING COMMISSION**  
**MINUTES**  
**May 3, 2016**

**ATTENDEES:**

**Members**

Pam Buckley  
Lauren Taylor  
John Staley  
Peck Miller  
Joel Brous

**Staff**

Bill Neville  
Blaine Smith  
Kay Gordy  
Will Esham

**6:30 PM**

**I. MINUTES**

Minutes of April 19, 2016 – postponed until next meeting

**II. SITE PLAN**

- 1) Site Plan Review of proposed 600 square foot storage addition (15 x 20 x 2 stories) over parking lot and addition of required parking at remote parking lot. The primary site is described as Lot 1, Block 125 of the Isle of Wight Plat, further described as located on the northwest corner of 58<sup>th</sup> Street and Coastal Highway; and the remote parking lot described as Lots 21 and 22, Block 126 of the Isle of Wight Plat, further described as located on the south side of 58<sup>th</sup> Street, and locally known as Bad Monkey and Grill, 5801 Coastal Highway, in the Town of Ocean City, Maryland.  
**APPLICANT: OC CLOUD BREAK II LLC (JOHN FAGER – FILE #16-1810006)**

Zoning Administrator Blaine Smith presented the application, explaining that the additional required parking will be created on the remote parking lot on 58<sup>th</sup> Street. The Commission reviewed the packet with the site plans and elevations submitted by the applicant and made the following motion:

**MOTION/Taylor      SECOND/Brous**      Motion made to approve the site plan as submitted with the condition that the remote parking lot be maintained accordingly. The vote was unanimous (5-0-2), Commissioners Shanahan and Gillis absent.

**III. COMPREHENSIVE PLAN UPDATE – Bill Neville, Planning & Community Development Director**

**Chapter 4 Transportation & Chapter 5 Community Facilities and Public Services** – guest presentation by Hal Adkins, Director, Public Works Administration, Town of Ocean City

Hal Adkins gave a comprehensive presentation of the Town’s community facilities such as water, wastewater, solid waste, and recycling from the perspective of daily, short-term and long-range plans. He stated that Ocean City Public Works has been able to stay ahead of demand over the years. He also addressed transportation – the balance between auto, bus, and bicycle traffic – and strategic planning of streets and dedicated lanes. Other issues with street improvements are the cost of burying overhead utility lines, continuing to widen sidewalks, and replacing stormwater pipes. Plans for Route 50 and 90 bridges and establishing a bike trail to DE line are long-term proposals. He also discussed the site of the Worcester Street water tower, which is to be demolished in December, and possible creation of parking garage in the future.

**ADJOURNMENT – 8:30 pm**

John Staley                      6/7/16  
JOHN STALEY, SECRETARY      DATE`