

**PLANNING AND ZONING COMMISSION
MINUTES
December 5, 2017**

ATTENDEES:

Members

Pam Buckley
(*Peck Miller-absent*)
Lauren Taylor
(*Chris Shanahan-absent*)
(*Palmer Gillis-absent*)
Joe Wilson
Joel Brous

Staff

Bill Neville
Frank Hall
Kay Gordy
Jon Bulkeley

6:30 PM

I. APPROVAL OF MINUTES - Minutes of November 7, 2017

MOTION/Wilson SECOND/Taylor Motion made to approve minutes as presented. Vote was (3-0-3-1), Commissioner Joel Brous abstaining due to absence at that meeting.

II. SITE PLAN REVIEWS

- 1) Requested extension of approval for 4000 square foot Site Plan for redevelopment of 5850 square feet of proposed 3-story commercial structure located on Lot 132, Block 16 of the Old Town Ocean City Plat, 1875; and further described as located on the northwest corner of Dorchester Street and S. Philadelphia Avenue and locally known as 210 S. Philadelphia Avenue, in the Town of Ocean City, Maryland.

APPLICANT: CHRISTOPHER N. REEVES (FILE #12-18100010)

Chairperson Buckley introduced the application and noted the existing use as a commercial parking lot, and the proposed office/retail use with a 22 parking space non-conformity. Zoning Administrator clarified the prior approvals of 18 months with two 2-year extensions and provided a recommendation for approval with 3 conditions outlined in the staff report.

Mr. Reeves requested an additional 2-year extension to allow for the property to develop along with adjoining properties such as the Spring lot, the Model Block and other vacant parcels in the vicinity.

MOTION/ Taylor SECOND/ Wilson Motion made to approve the 2-year site plan approval extension as presented subject to three staff conditions. Vote was (4-0-3), Commissioners Gillis, Miller and Shanahan were absent.

III. COMPREHENSIVE PLAN UPDATE

Planning Director Bill Neville commented on the two week delay since the last meeting that allowed Commissioners time to review the final Comprehensive Plan Update and provided staff with time to make final edits to the document. Final edits were listed for discussion:

	Page	Final PZC corrections – December 5 2017
a	i-iv	Revise Table of Contents page numbers to match final formatting
b	Pg. 3-12, 5-6, 5-14, 7-1, 10-12	Revise stated length of Ocean City to 9 miles (rounded up from 8.6 miles)
c	Ch. 3, Rec. 27, Pg. 3-29	Retain first enforcement tool: Definition of Short Term Rental (Similar to ‘Family’ definition), delete specific recommendations under the first bullet which propose rental periods that have not been evaluated at this time.
d	Pg. 4-8	Insert map exhibit following the second paragraph which illustrates the future Route 50 parallel bridge replacement project (SHA Alternate 5A)
e	Ch. 5, Rec. 10 (11), Pg. 5-23	Add new/relocated Fire Station 3 to recommendation #10 Add recommendation #11 to support the expansion of the Life Saving Museum
f	Pg. 9-7	Correct spelling error ‘tools’
g	Pg. 9-13	Insert Figure 9-2 ‘Chart with Summary of Key Objectives and Projects by Chapter’ to identify a priority work list for the PZC
h		Attach approval resolution and cover letter to the Mayor and City Council

Commissioner Taylor objected to item (c) in the correction list since the Planning Commission had not reviewed or endorsed specific recommendations. It was agreed that item (c) corrections would be deleted.

Commissioner Brous requested that the Town solid waste recycling policy should stand out with more discussion of how the Ocean City recycling program works and the positive benefits. It was agreed that the description on page 7-18 would be enhanced and would refer to the Public Works website for more information.

Commissioner Taylor expressed concern for a recommendation of extended bicycle hours at the north end of the Boardwalk on page 4-25 and requested that it be removed. There was general discussion about the need for safe bicycle routes and the need for a bicycle master plan. It was agreed that this specific recommendation would be deleted.

Commissioner Taylor requested that section 2.8 on page 2-2 should add a reference to Worcester County Tech Center and WorWic Community College as resources which support Ocean City tourism and workforce training. It was agreed to make this correction.

Chairperson Buckley called for a motion based on the Resolution contained in the staff report, further resolved that the Planning and Zoning Commission approves and recommends adoption of the Comprehensive Plan 2017 Update for Ocean City, MD including the previous corrections, and forwards the same to the Mayor and City Council for their adoption.

Motion by L. Taylor to approve, second by J. Brous, approved (4-0-3) (Commissioners Palmer, Miller, Shanahan absent with support indicated by emails)

IV. OTHER BUSINESS

Zoning Administrator Frank Hall confirmed the next meeting date of December 19, 2018 to consider a site plan approval request for 16 Baltimore Avenue.

Chairperson Buckley asked about the Floodplain Ordinance and what the requirements are regarding substantial improvement. Staff will confirm that minor improvements may be completed up to 50% of the value of the structure without mandating elevation or demolition of the structure, along with confirmation of the rule regarding cumulative value of improvements (3 years?).

ADJOURNMENT – 7:15 pm

<u>Lauren Taylor</u>	<u>1/17/18</u>
LAUREN TAYLOR, (Acting) SECRETARY	DATE