PLANNING AND ZONING COMMISSION
MINUTES
October 16, 2018

ATTENDEES: Members Staff
Pam Buckley Frank Hall
Peck Miller Kay Gordy
Joel Brous Bill Neville
Lauren Taylor
Chris Shanahan
(Palmer Gillis – absent)
Joe Wilson

6:30 PM

I. APPROVAL OF MINUTES –

Minutes of October 2, 2018

Commissioner Taylor asked staff secretary Kay Gordy to check into specificity of the site plan motion and to advise the Commission if corrections need to be made and then to place approval of the minutes on the next agenda.

II. WORK SESSION

Commissioner Taylor asked Frank Hall, Zoning Administrator, if something should be done to put in the Code that the full process is followed with change of zoning requests that prevents the applicant from withdrawing their application after the Planning and Zoning Commission has held a public hearing and rendered a recommendation and prior to it being reviewed by the Mayor and City Council. Her opinion is that to allow the applicant to withdraw destroys the two-step process. Mr. Hall answered that staff would check on the legalities with the Commission attorney and provide an answer.

Planning and Zoning Staff and Commission continued work on proposed zoning ordinance amendments.

Mr. Hall continued with the next round of code amendments, one portion dealing with Transfer of Development Rights (program) TDR’s in conjunction with special parking exceptions, determination of parking nonconformity, mixed use, change of use, bulk increase, future use of fee in lieu, etc. Mr. Hall thanked the Commissioners for their insight to help him amend language for the code that would best serve the Town of Ocean City.

The second issue he presented and asked direction for is commercial accessory use/structure with a principal use/structure. He emphasized that the Code had always specified accessory uses in a hotel, motel, or motor lodge, not accessory uses detached from the principal structure. Commissioner Taylor suggested amending the language with must or shall be in the principal structure.

Lastly, Mr. Hall appraised the Commission as to the action made by the Mayor and City Council on the earlier code amendments sent to them. The 8’ sidewalk amendment was
removed for consideration in the future but the other amendments were adopted as of October 15, 2018.

Chairperson Buckley asked Mr. Hall to check into the requirements of the site plan for Denny’s at 61st Street for landscaping under the ground sign. There is currently no landscaping provided there, but she recollected that the Commission made that condition for approval.

With no further business, the meeting was adjourned.

ADJOURNMENT – 7:15 pm

_Pam Greer Buckley_ 12/4/18
Pam Greer Buckley, Chair  DATE