**PLANNING AND ZONING COMMISSON**
**MINUTES**
**December 18, 2018**

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

**6:30 PM**

## I. APPROVAL OF MINUTES –

Minutes of December 4, 2018

**MOTION/**Wilson **SECOND/**Gillis to approve the minutes as submitted. Vote was (6-0-1), Chairman Pam Buckley absent.

## II. SITE PLAN –

Site Plan review of proposed mixed use building renovation to create 6 residential units consisting of (4) 3-bedroom units and (2) 4-bedroom units in addition to commercial space. The existing structure has been wholly commercial in use, and the easterly portion, approximately 1571 gross square feet will remain commercial. The site of this application is described as Lots 17, 18, and 19, Beach Highway Revision Plat, Tract XVII James B. Caine; further described as located on the southwest corner of Old Landing Road and Coastal Highway, and known locally as 10401 Coastal Highway, to be readdressed as 10401 Coastal Highway A-G, in the Town of Ocean City, Maryland.
**APPLICANT: OCEAN ONE, LLC – CHRISTOS SARANTIS, PRINCIPAL (FILE #18-18100010)**

Frank Hall, Zoning Administrator, introduced the application. He summarized the existing conditions at 10401 Coastal Highway, and then introduced the applicant, Christos Sarantis, and the project architect, Keith Iott of Iott Architecture and Engineering.

This R-2, Medium Residential, zoned location was granted a permanent Conditional Use for office use by the Mayor and City Council in July of 1982. The applicant emphasized that the "commercial" space" will be used only for business office/showroom space with no retail.

The western portion of the property will be improved with 6 residential units that the owners intend to use as rental properties. Window signage restrictions were discussed with details included in the motion and staff report.

The Planning Commission deliberated and complimented the applicant and architect on a quality project.

**MOTION/**Taylor **SECOND/**Gillis to approve the site plan with staff conditions (project specific conditions listed after the motion) and the below added conditions. Vote was (6-0-1), Chairman Pam Buckley absent.

1. Signage in windows is restricted not to exceed 10% of glazing and subject to approval by the Zoning Administrator.
2. Applicant will work with Steve Brown of the Solid Waste Department to improve the location of the dumpster.

**Staff Recommendation**

Planning & Community Development staff requests the following zoning and standard conditions if the Planning the Zoning Commission approves the site plan for Ocean One, LLC, **in addition to any items the Planning Commission may add following their review of the attached Site Plan Review Checklist.**

**Zoning Conditions**

1. The landscape buffer along the west property line should be established to substantially buffer the residential neighborhood to the west.
2. Lighting can greatly impact the residential property to the west of the site and across Old Landing Road to the north. Protect adjoining property from excessive lighting because of the brightness from LED style lights. Consideration should be given to the type of lights, shielding, angle of the light heads, height of the lights, etc. A photometric plan is required which demonstrates foot candle values and visual glare from a distance.
3. The three-foot extension of the public street sidewalks adjacent to Coastal Highway and the first 60 feet west of the intersection with Old Landing Road needs to remain clear and unobstructed, including free of landscaping. The same unobstructed conditions apply to the two-foot sidewalk extension for the remaining length of the site along Old Landing Road to the rear driveway entrance to the site.
4. Plans for all sign types with dimensions should be submitted to the Zoning Administrator for a preliminary review, prior to application for a sign permit.
5. The large expanse of windows in the office area facing Coastal Highway should not be cluttered with banners and signs from the interior facing out which does not currently count against sign area limits. The attractive nature of the front of the building will be lost with excessive interior signage or lighting.
6. The rental office/agreements should make an effort to direct pedestrian traffic to crosswalks on Coastal Highway. In addition, pet walking and clean up should be accommodated onsite to not create a nuisance problem for the adjacent residential communities.
7. Interior site directional signage should clearly direct traffic and pedestrian movements.
8. And all additional conditions from the site plan review checklist attached.

**ADJOURNMENT – 7:10 pm**

*Peck Miller* *1/8/19*
**Peck Miller, Secretary** **DATE**