PLANNING AND ZONING COMMISSION
MINUTES
February 6, 2018

ATTENDEES:

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

Staff
Bill Neville
Frank Hall
Kay Gordy
Jon Bulkeley

6:30 PM

I. APPROVAL OF MINUTES – Minutes of January 17, 2018

MOTION/Gillis SECOND/Taylor to approve the minutes as submitted. Vote was unanimous of those present for that meeting (4-0-2-1), Commissioners Joel Brous and Chris Shanahan absent this meeting and Joe Wilson abstaining due to absence on January 17, 2018.

II. COMPREHENSIVE PLAN IMPLEMENTATION -

Planning Director Bill Neville led the discussion of three prioritized items to be prepared for implementation of the Comprehensive Plan Update 2017. Staff reports were distributed and the discussion began with the issue of Short Term Rentals in the existing R-1, Single-Family Residential, and MH, Mobile Home, Zoning Districts.

Two main questions were identified at the meeting:
1. Whether short-term rental housing is a land use that is clearly defined and regulated in other codes, but is not currently defined in the Zoning Ordinance.
2. Whether the period of “four months and one day”, established by Worcester County Room Tax code, is legally defensible as the period defining transient or temporary housing.

Jon Bulkeley, the attorney for the Commission, will be preparing a legal opinion in order to create documentation for the public record as he considers the staff analysis that the licensed, taxed, and regulated practice of short-term rental housing, and specifically single-family residences in Ocean City is either defined as a “rooming house” use or falls under zoning ordinance Section 110-9 – uses not specifically permitted are prohibited.

This discussion led into the next item which is definition and treatment of work-force housing or employee housing since this is an immediate need. After a brief period of discussion, the consensus was to bring this topic back at the next scheduled meeting.

With no further business, the meeting was adjourned.

ADJOURNMENT – 7:35 pm

Peck Miller 2/21/18
Peck Miller, Secretary DATE