

**PLANNING AND ZONING COMMISSION
MINUTES
JUNE 18, 2013**

ATTENDEES:

Members
Pam Buckley
Chris Shanahan
Peck Miller
Lauren Taylor
John Staley
Joel Brous

Staff
Blaine Smith
Kay Stroud
Kevin Gregory

CALL TO ORDER – 6:35 PM

I. APPROVAL OF MINUTES:

Minutes of June 4, 2013

Chris Shanahan made the motion to approve; seconded by Peck Miller. Joel Brous abstained since he was not present on June 4th. Minutes were approved (5-0-1).

II. SITE PLAN:

1. Review of proposed non-motorized watersport activity with the following equipment for rent – 12 stand-up paddleboards, 2 outrigger canoes, a 6-person hunter sailboat, and 2 catamarans – and including a wave-runner as a guide/assistance vessel. The site of the application is described as Lot 13, Block 116 of the Isle of Wight Plat; further described as located at the terminus of 68th Street and the Bay, west of Coastal Highway behind the Mid-Town Center, and known locally as 120-67th Street on the Broadmarsh Lagoon, in the Town of Ocean City, Maryland.

APPLICANT: HANG-LOOSE PADDLESPORTS (FILE #13-18100010)

Peck Miller recused himself from this review. Blaine Smith introduced the application, and staff recommendations:

Applicants have provided a packet which includes description of operations for this permitted use in the BMUD, Bayside Mixed Use District, site plans, and drafts of their enabling permits and waivers to operate the available equipment for rent.

- 1) Accessible toilet facilities for employees.
- 2) Amount and type of signage to be determined and included with approval.
- 3) Verify that temporary parking is onsite with use.
- 4) Verify that adequate refuse containers are provided onsite.

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Rob Tinus and Mike Hayman, principles of Hang-Loose PaddleSports, described the daily operations which include fitness/yoga instruction onsite from 7-10 AM. The remainder of the day until 8 PM will feature guided tours and eco-tours. The outrigger canoes are handicapped accessible, giving most everyone the opportunity to enjoy a guided day on the water. The dock leading to these is also handicapped accessible.

Toilet facilities for employees will be provided by the Mid-Town Center, Unit #1. In the event this facility is not available, a portable unit will be temporarily placed onsite. Signage will be provided on the accessory shed (approximately 3' x 6' sign) and flags. Peck Miller also proffered that the area at the corner of 67th Street and Coastal will be available for signage. Paved parking is adequate and onsite. The applicants expect little trash generation, but necessary container(s) will be placed onsite.

MOTION/Taylor **SECONDED/Brous Vote was (5-0-1, Miller recused) to approve the site plan as presented based on these conditions:**

- 1) Employee toilet facilities shall be provided by the Mid-Town Center.
- 2) Signage shall be approved administratively.
- 3) Business shall provide adequate refuse container(s).
- 4) If the business operates any hours after 8 PM, the onsite lighting shall conform to the Town's lighting regulation.
- 5) Accessory shed (10 x 10) shall be designed and built in harmony with the new Mid-Town Center and Sunset Island.

III. PRELIMINARY SUBDIVISION – Continued from June 4, 2013 meeting

Proposed Preliminary Townhouse Subdivision located on Lots 1 & 3 of Parcel 6636, Tax Map 114, further described as located on the north side of 69th Street and the south side of 70th Street, on the bayside, and locally known as Broad Marsh, in the Town of Ocean City, Maryland.
(File #12-07800003)

Blaine Smith presented the application and explained the history of the project. Broad Marsh was originally intended to be a condominiumized project. Three buildings have been built and are owned as condominium units.

The balance of the project, because of the market turn-down and the reluctance of lenders to deal with condominiums compared to fee-simple ownership, is requested to be developed in a fee-simple manner. The preliminary subdivision plat presented consists of Phases 1, 1-A, 2-11 and out parcels. Each phase must be designed to stand alone in terms of code compliance and will be developed in numerical order. If there should be further issues with stormwater management and mitigation causing redesign, the new plans would be brought before the Commission prior to obtaining a building permit.

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- In response to the Commissioner's questions from the last meeting, applicant Josh Mastrangelo submitted a more detailed preliminary subdivision plat, plus Phases I & II for review and approval.

MOTION/Brous **SECONDED/Taylor** Vote was (6-0) to approve the preliminary subdivision plat and Phases I and II based on the following staff recommendations:

- 1) Requires individual water and sewer to be extended to each lot.
 - a) Water line to be large enough to accommodate sprinkler system within each building.
- 2) Ingress/egress and utility easements to be granted to the Town of Ocean City to serve each lot.
- 3) All water and sewer lines to be installed at the expense of the developer.
- 4) The City Engineer recommends that the City maintain the water and sewer lines below the subgrade and that the roadway surface and base be maintained at the expense of a Home Owner's Association.
- 5) A Home Owner's Association (HOA) agreement shall be submitted with the final plat specifying exact responsibilities of the association, subject to the review of the City Engineer and the City Attorney.
- 6) Each phase will be completed sequentially as shown on the preliminary plat. It is required that each phase meet all minimum standards as to height, area, and bulk requirements including landscaping and stormwater management.
- 7) Requires as-built drawings for each phase prior to recordation of the final plat.
- 8) The final plats shall be prepared in accordance with Division 3, Section 121-124 of Chapter 78, Subdivisions, of the Town Code.
- 9) Indicate existing cross-easements and agreements with pre-existing onsite condominium (3 buildings).

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IV. DESIGN REVISION

Roof design revision of approved site plan of the proposed 101 unit hotel known as La Quinta Inn & Suites, located on Parcel 6142, Lot 1, Block 96N, Sinepuxent Beach Company Plat, 1891; and further described as located on the east side of Philadelphia Avenue, on the north side of 32nd Street, and the west side of Baltimore Avenue, and locally known as 3201 Baltimore Avenue, in the Town of Ocean City, Maryland.

APPLICANT: CHRIS CARBAUGH, R.L.A (ATLANTIC GROUP)
(FILE #13-18100001)

Keith Fisher of Keith Fisher Architecture, LLC explained that the La Quinta, a flagship hotel to be built in Ocean City, has changed its preferred standard design for the hotel which will change the previously approved pitched roof to a flat-type roof with enhanced varying parapets that will hide the mechanical units placed on top of the structure. This change will also give the westerly view back to the Hilton Hotel. Mr. Fisher presented color elevations of the new Urban Model. The Commissioner's consensus was that it was a good design for the neighborhood.

MOTION/Taylor **SECONDED/Miller** Vote was (6-0) to approve the design revisions for the roof as presented.

ADJOURNMENT @ 7:35 p.m.

John Staley 7-16-13

John Staley/Commission Sec. Date