

**PLANNING AND ZONING COMMISSION  
MINUTES  
APRIL 15, 2014**

**ATTENDEES:**

**Members**

Peck Miller  
John Staley  
Lauren Taylor  
Joel Brous  
Palmer Gillis

**Staff**

Blaine Smith  
Kay Stroud  
Will Esham

**CALL TO ORDER – 6:30 PM**

**I. APPROVAL OF MINUTES:**

Minutes of February 19 & April 1, 2014 to be held over, distributed by email and considered on May 6, 2014.

**II. SITE PLAN:**

1) Site Plan Review of Proposed 1,500 square foot accessory structure to be used as a garage/storage for the existing business, Cycle City. The site of the application is described as Lot 10, one-half of Lot 11, Block 94 and Portion of Lots 2 and 3, Block 93, et. al., Sinepuxent Beach Company Plat; and and further described as located on the west side of Philadelphia Avenue, north of Jolly Roger Amusement Park, and known locally as 3105 Philadelphia Avenue, in the Town of Ocean City, Maryland  
**APPLICANT: ELIAS ZACHAROPOULOS - FILE #14-1810003**

Blaine Smith, Administrator, presented the site plan showing the proposed accessory structure to the rear of the commercial property for Cycle City. The Commission discussed with applicant Elias Zacharopoulos proposed exterior elevations, purpose of storage and site improvements (10' x 10' rain garden and landscaping).

**MOTION/Miller    SECONDED/Gillis    (5-0)** Motion to approve as presented subject to all applicable regulations.

2) Revision to existing site plan showing 8 x 10 addition to house the chiller for the Ocean City Brewery. The site of the request is described as an unnumbered lot of the Isle of Wight Plat, further described as located on the west side of Coastal Highway and on the south side of 56<sup>th</sup> Street, and known locally as 5509 Coastal Highway, in the Town of Ocean City, Maryland.

**APPLICANT: DONNA SHORES – FILE #13-1610001**

Blaine Smith, Administrator, explained that as part of the Conditional Use granted on February 3, 2014, the Mayor and City Council stipulated that the chiller and grain/waste grain storage would be inside of structure. He would not approve this request at staff level because it is part of the Conditional Use in force. The Commissioners reviewed the photographic renderings for exterior elevations and discussed what type of louver system would be needed for adequate ventilation and exhaust.

