

Pocomoke City
Board of Appeals Meeting
March 9, 2022

A meeting was held before the Pocomoke City Board of Zoning Appeals on February 9, 2022 in the Council Chambers at City Hall and via Zoom/Facebook Livestream. The meeting was called to order at 5:00 P.M.

Members: Chairman-Vacant
Board Members: Kelly Miller, CL Marshall, CD Hall
Chip Choquette and David Strauss
Planning Director: Dan Brandewie
Attorney for Board of Appeals: James Porter
City Clerk: Michelle Beckett-EI Soloh

VAR 79-2022, Cypress Roots Brewing Company, Willey Strategies LLC., (owner applicant) is requesting a conditional use permit and variances to on-site parking requirements to produce and sell alcohol (beer), and provide for food service per Article IX, §230-63 M with the construction of a micro-brewery/brewpub located at 148 Market Street, Tax Account: 01-017861 Street in the B-1 Shopping District.

Mr. Porter, Attorney, explained the hearing procedure. Chairman will be elected, Notification of Publication for the proposed hearing will be entered into record, Dan Brandewie will present the case and enter a staff report into record, after being sworn in, the Applicants will present their case. They stated that they do not have legal representation. Mr. Porter said there is known opposition to their case. He gave them the option to obtain legal counsel. If they proceed with the hearing and the decision is adverse to their interest, the decision is final and the decision cannot be changed. They can file an appeal but it might not be successful. They cannot come back before the Board concerning this matter for one year.

Applicants discussed privately.

The applicants said that they wished to ask for a continuance to obtain council.

The Board members elected CL Marshall to chair the meeting and Mr. Marshall called the meeting to order.

Minutes from February 9, 2022

Motion to adopt minutes with spelling amendments (Hall, Miller)

Acclamation: Kelly Miller-aye, CL Marshall-aye, CD Hall-aye, Chip Choquette-aye, David Strauss-aye; none opposed, motion carried

Discussion of procedure for hearings by Board and Attorney.

Last Boardmember, Chip Choquette, was sworn in by Mayor Susan Marshall Harrison.

Nomination of Chairman and Vice-Chairman

Motion to elect CD Marshall as Chairman (Hall, Choquette)

Kelly Miller-aye, CL Marshall-aye, CD Hall-aye, Chip Choquette-aye, David Strauss-aye; none opposed, motion carried

Motion to elect CD Hall as Vice-Chairman (Marshall, Choquette)

Kelly Miller-aye, CL Marshall-aye, CD Hall-aye, Chip Choquette-aye, David Strauss-aye; none opposed, motion carried

Mr. Williams asked if would be possible to obtain documentation from prior cases regarding parking requirements. Mr. Brandewie said that the Code allows a few exceptions to parking standards. Some of the Codes are out of date and need to be updated for the current time period. Mr. Porter said that there were Code updates that were discussed but not introduced. Some of those updates would concern the current issues of the applicant brewery. Mr. Brandewie said that the comprehensive plan also needs to be reviewed. There are three Zoning text amendments that have been submitted to eCode to update the Charter and Codes. The Zoning Code changes can be reviewed and presented to Council.

Motion to adjourn (Hall, Miller)

Kelly Miller-aye, CL Marshall-aye, CD Hall-aye, Chip Choquette-aye, David Strauss-aye; none opposed, motion carried

Approved: *K. Michelle Beckett-El Soloh*
City Clerk