

Regular Meeting Minutes

The meeting of the Pocomoke City Mayor and Council was held in Council Chambers and via Zoom/Facebook livestream on Monday, October 26, 2020. The meeting was called to order at 6:40 PM.

Present: Mayor Susan Marshall Harrison
First Vice President: Todd J. Nock
Council Members: R. Scott Holland, Diane Downing, Daniel J Tarr, Esther Troast
City Manager: Jeremy Mason
City Attorney: Andrew Illuminati
City Clerk: Michelle Beckett-El Soloh

Pledge of Allegiance, Prayer by Mayor Marshall Harrison

Review and Approval of Minutes from Meeting of October 5, 2020:

Motion to approve minutes from October 5, 2020 with one amendment (Nock, Holland passed) @ 6:34 PM

Acclamation: Troast-aye, Holland-aye, Nock-aye, Tarr-aye, Downing-aye; none opposed; motion carried

Review and Approval of Current Bill List:

Motion to approve current bill list (Troast, Downing passed) @ 6:46 PM

Acclamation: Troast-aye, Holland-aye, Nock-aye, Tarr-aye, Downing-aye; none opposed; motion carried

Public Hearing for change in zoning on property owned by Daniel G. Clabaugh located on Tax Map #402, Parcel #208, Grid 0003, from R-2 Residence District to B-2 General Business District:

Public Hearing opened.

Mr. Clabaugh's attorney, Debra Ullman stated that she is representing Mr. Daniel G. Clabaugh who owns 1301 Market St which consists of two Parcels #207 and #208. She wishes to address a Zoning error concerning Parcel #208. A 4-car garage exists on Parcel #208. Half of the garage is zoned as B-2 commercial and half is zoned as R-2 residential. The garage is bisected by the zoning line. The front of the garage bays is facing Market St. are commercial and the back of the garage bays are residential. The previous owner possibly did not seek a zoning change when the garage was built or during the zoning process itself. Mr. Clabaugh seeks to zone the entire garage to be zoned as B-2 commercial. This classification error also exists for the adjacent properties to the north, Parcels #209 and #191 owned by Dewey Bay, LLC owned by George E. Young III. Mr. Young supports this zoning correction. Mr. Clabaugh wishes to relocate his ongoing local business, Danny's Auto Body across the street from his present rented location. The reclassification delay is causing Mr. Clabaugh a financial hardship because he continues to pay rent and mortgage. Mr. Clabaugh will return the long-abandoned garage to its former use, a working auto repair facility. In another era, this garage was Larry Hart's Volkswagen repair. In 2018, Mr. Clabaugh, began working on a site plan with George E. Young Engineers and Surveyors prior to owning the property. Settlement took place in June of 2019. The site plan was presented to Mr. Brandewie of Planning and Zoning. He was told that because of the location of the garage he would have to submit an application for a zoning amendment. On May

Motion to create a Youth Council in partnership with Pocomoke City High School (Tarr, Downing passed) @ 7:15 PM

Acclamation: Troast-aye, Holland-aye, Nock-aye, Tarr-aye, Downing-aye; none opposed; motion carried

Nominate Councilmember Esther Troast to Serve on Tri-County Council:

Motion to nominate Esther Troast to continue to serve on the Tri-County Council for January 1, 2021 to December 31, 2022 term (Nock, Downing passed) @ 7:20 PM

Acclamation: Troast-aye, Holland-aye, Nock-aye, Tarr-aye, Downing-aye; none opposed; motion carried

Comments from Council

Councilmember Nock said he will be turning over the Pocomoke City neighborhood watch over to Councilmember Dan Tarr. He also asked the City Manager for an update on the old fire station. Mr. Mason said he did locate some old plans on the fire station. There is one person who would like to tour the building and has an interest in making some kind of museum. We located the blue prints but there is no recent engineering study.

Motion to proceed with an RFP for an engineering study on the old fire house building (Nock, Tarr passed) @ 7:40 PM

Acclamation: Troast-aye, Holland-aye, Nock-aye, Tarr-aye, Downing-aye; none opposed; motion carried

Councilmember Tarr clarified that a grant would be for planning for the next 5 years? City Manager Mason answered that that is part of the CDBG Capital Improvement Plan grant. That helps to specify focal points and prioritize projects. We are pleased that Ann Stringer reached out to us. It will allow us to apply for other grants also. Councilmember Tarr also asked what is the Tri-County Council? Councilmember Troast explained that it consists of Wicomico, Somerset and Worcester Counties. There are 35 members on the Board and we meet 4 times a year to discuss issues that are relevant to all three counties. Councilmember Troast has served on it for three years. It is very educational and she gets to bring back a lot of information. They schedule speakers from all over the State. City Manager Mason said the City will also be working with the County from the Community Economic Development Strategy. That is in conjunction with the Tri-County Council.

Councilmember Holland said there is a Recreation Committee scheduled for Thursday. They are still planning the 5K run event. Happy birthday to Ricky Holland.

City Manager Mason reminded everyone that due to holidays, there will be one Mayor & Council meeting in November and one in December.

Comments from Departments

None

Comments from Audience

Laurie Kamps, 1306 Dorchester Ave, she said she has spoken to Mr. Daniel Clabaugh regarding kennels being established as a business on Market St. She wanted to know if the Council had knowledge of that plan? City Manager Mason said he has heard that and Mr. Clabaugh has spoken with the planning Director regarding that. That is a future possible plan that is separate from tonight's zoning Public Hearing. Councilmember Nock said that as long as the property owner follows that laws, the Council has no jurisdiction on saying what kind of business can come into town limits. Mr. Illuminati said that the City Codes set forth what portions of the different Zoning Districts and what can occur in them. Setting limits on individual parcels is outside council jurisdiction. The Council would have to review the entire set of Codes and revisit what is allowed.

Motion to adjourn meeting (Nock, Downing passed) @ 7:53 PM

Acclamation: Troast-aye, Holland-aye, Nock-aye, Tarr-aye, Downing-aye; none opposed; motion carried

Approved: K. Michelle Beckett-El Soloh
City Clerk