

Planning and Zoning Commission Meeting

A meeting of the Pocomoke City Planning and Zoning Commission was held in the Council Chambers at City Hall on Wednesday, November 18, 2020. The meeting was called to order at 5:02 PM.

Present: Chairman: Alex Kagan

Commissioners: Steven Mills, Ryan Hurley-Not Present,
Rebecca Skorobatsch and Kyle Pilchard-Not Present

Director of Planning: Dan Brandewie

Mayor: Susan Marshall Harrison

City Clerk: Michelle Beckett-El Soloh

Agenda amended to include:

Banelli-Baretta boundary line item.

Motion to amend Agenda (Skorobatsch, Kagan) at 5:06 PM

Acclamation: Kagan-aye, Mills-aye, Skorobatsch-aye; none opposed, motion carried.

Banelli-Baretta 901 8th St Boundary Line Adjustment:

Mr. Shawn Taylor and Mr. Dan Boyle presented for Banelli. Mr. Taylor said that the City owned 3 lots near the Banelli plant. The City sold those lots and one was purchased by Banelli. In 1979, a survey was done but never recorded. In 1994, the City sold lot 3, where Bel-Art is now. The lot was 3.17 acres then changed to 4.62 in 1998. Then in 1998, lot 2 was sold. Lot 1 remained the possession of the City. Because of the inactivity, the County records no longer exist. There is a 6-month cutoff time. Another survey was done in 1986. There is a 3.5-acre piece of land, near the loading dock, that was sold to Banelli but never deeded. That is the missing information in the County. Allowances, when the loading ramp was built, were made for that sale. No one is really sure when 8th Street was built. In 2010, a deed from Mrs. Nancy Dale's family shows that Banelli's total property is 17.813 acres. What Banelli feels should have happened is from 8th St to Mid-Atlantic Foods on 5th Street is where the property line should be. Eighth Street should actually be owned by Banelli. They would like to be able to correct the deed. Planning Director Brandewie asked if a title and property search has been done. Mr. Boyle answered, yes, nothing has shown up. He has checked public City records and railroad records. The most it would be used for is parking. Commissioner Skorobatsch asked if anyone owns the property. Mr. Brandewie answered that Banelli owns it. It just has never been properly deeded. Mr. Brandewie said that if Planning & Zoning approve it then it goes before the City Council.

The Planning & Zoning Board members were in favor of a deed update for Banelli. No motion was brought to the floor.

Approval of Minutes from July 22, 2020:

Motion to approve minutes from July 22, 2020 with one amendment to spelling of "Skorobatsch" name (Skorobatsch, Kagan) at 5:25PM

Acclamation: Kagan-aye, Mills-aye, Skorobatsch-aye; none opposed, motion carried.

Approval of Minutes from August 19, 2020

Motion to approve minutes from August 19, 2020 (Skorobatsch, Kagan) at 5:27PM

Acclamation: Kagan-aye, Mills-aye, Skorobatsch-aye; none opposed, motion carried.

Zoning Code Update: Review of Zoning Draft Zoning Text Amendments

- a. Fence Regulations
- b. Accessory Buildings

Mr. Brandewie put together slides of various types of fencing that is currently being used in Pocomoke. Snow Hill has some great recommendations on fencing. Commissioners had recommendation about fencing materials, height and location regarding setbacks and requirements for corner lots and sloping properties. Currently, there are all types of materials from chicken wire to metal being used. Mr. Brandewie will draw up an ordinance based on recommendations. The ordinance will go in front of City Council for final approval.

Next meeting scheduled for December 16, 2020.

Motion to adjourn meeting (Kagan, Skorobatsch) at 6:00PM

Acclamation: Kagan-aye, Mills-aye, Skorobatsch-aye; none opposed, motion carried.

Approved: K. Michelle Beckett-El Soloh
City Clerk