

Planning and Zoning Commission Meeting December 05, 2018

A meeting of the Pocomoke City Planning and Zoning Commission was held in the Council Chambers at City Hall on Wednesday, December 05, 2018. The meeting was called to order at 5:01 P.M.

Present: Chairman: Alex Kagan, not present
Gail Gladding, Steven Mills, Rebecca Skorobatsch
Director of Planning: Dan Brandewie
City Manager: Bobby Cowger
City Clerk: Michelle Beckett-El Soloh

Approval of Minutes from November 07, 2018:

Motion to approve the minutes of November 07, 2018 (Hurley, Skorobatsch passed) at 5:07 PM. September 05, 2018 minutes are still pending.

Acclamation: Skorobatsch-aye, Mills-aye, Gladding-Aye, Hurley-aye, Kagan-not present; none opposed

Request to Approve Site Plan/Façade Restoration Plan for 126 Market St (Owners: Mark Lusby and Larry Sheets):

Mr. Hawk, Lusby Project Architect, presented color, detail print out of site plan done by Lisa Taylor at Smart Graphics in town. Design of windows was enlarged and the one bay window separated and made 2 single windows. Window crossbars match other store front windows. Planning Director Brandewie commented that one of the previous concerns was if the façade could be made of one consistent material. Mr. Hawk commented that if a brick-work veneer was used the cost would be 4 times as much. Historically, Market St had some buildings that had a vinyl-siding façade. Commissioner Gladding said she was concerned with the material on the bottom. Is it a faux stone? Mr. Hawk stated that it is a real stone material in a thin veneer form. Using that, there is no weight concern. Commissioner Gladding said her concern is that on the Eastern Shore we don't have natural stone and rock. Mr. Hawk stated that the color is gray and, in the rendering, it might look like stone but it is actually brick. He chose gray, a more neutral color, so not to have to try to match the rest of the brick on existing buildings. Commissioner Hurley asked what is the trim made out of? Mr. Hawk stated it is Azek, looks like wood but will weather much better. Commissioner Skorobatsch asked how wide is the vinyl siding? Mr. Hawk stated will be between 4" to 6", the wider size to remain traditional in the downtown look. Planning Director Brandewie asked about the panels midway above the doors. Mr. Hawk said it is a framed, recessed panel so signage stays similar on all buildings. The recessment is 2' to 3" deep. City Manager Cowger stated he spoke with the State concerning the projects in town. The State has already completed 2 projects, the State deadline for March was fine for the last project.

Motion to approve the façade site plan for Lusby Building at 126 Market St. (Skorobatsch, Hurley passed) at 5:20 PM.

Acclamation: Skorobatsch-aye, Mills-aye, Gladding-Aye, Hurley-aye, Kagan-not present; none opposed

Boundary Line Adjustment and Subdivision for Daniel G. Clabaugh, Market St and Dorchester Ave, Tax Map 402, Parcels 191, 209, 207, 208, and Proposed Lot 1:

This adjustment will affect Hart's garage, house behind it, shed, lots on both Dorchester Ave and on Market St. This plan will eliminate some property lines from parcel 207. Parcel 208 will have double frontage all the way to Dorchester Ave and to Market St. Some of the buildings were going to remain, others were going to be torn down. Now, the new plan is to tear down all buildings and build a new one and lease out some space on Parcel 208. A separate Parcel fronting Dorchester Ave, proposed Lot 1 and next to it is all zoned residential. There is a zoning line separating those three Parcels. Two residential tracks fronting Dorchester Ave and a lower track, a new Parcel zoned B2. Commissioner Gladding confirmed that is where all the existing buildings are now? Planning Director Brandewie answered that is correct. Parcels 191 and 209 are in the drawing because Mr. Clabaugh is adjusting boundary lines with George Young, who owns that property. Mr. Clabaugh has not bought the property yet. The sale is in progress. This a concept plan until sale is finalized. Sidewalks will need to be extended on Dorchester Ave. Waterlines also will need to be installed, there is a shared driveway situation. Commissioner Gladding confirmed that Mr. Clabaugh will be buying Parcel 208, proposed Lot 1 and Eddie Young owns the property next to it. Area is currently known as Hart's Furniture. It would most likely be a strip plaza kind of building to be built. Planning Director Brandewie said Mr. Clabaugh will have to most likely deal with forest conservation laws or reforestation laws due to the kind of building he wants to put up. It will reduce the impervious surface compared to buildings that there now.

Zoning Code Updates:

Planning Director Brandewie stated no news on Zoning Code updates at this time. There have been 3 fires in the last month demolition notices have gone out.

Commissioner Skorobatsch stated that there are no sidewalks in the area of Hardee's and Family Dollar. She said there is a lot of foot traffic in that area and would the City consider any funding for sidewalks there? Planning Director Brandewie said the City can look into funding for that. She also stated that there is a lot of vehicle traffic at that intersection and redesign is needed there. City Manager Cowger said the City gets grant money for crossing guard/police assistance. He can check with police on that. The City can also paint crosswalks there. Planning Director Brandewie said that the owner of the farmhouse has been asking to have the house torn down. Maybe an agreement for an easement to use the driveway and grant temporary access to the development is a possibility.

Motion to adjourn meeting (Gladding, Skorobatsch passed) at 6:00pm.

Acclamation: Skorobatsch-aye, Mills-aye, Gladding-Aye, Hurley-aye, Kagan-not present; none opposed

K.M. Beckett-El Soloh
City Clerk