

## 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, December 16, 2020. The meeting was called to order at 5:05 PM.

Present: Chairman: Alex Kagan-Not Present

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

Director of Planning: Dan Brandewie

Mayor: Susan Marshall Harrison

City Clerk: Michelle Beckett-El Soloh

### Review of Site Plan for Baretta-Benelli Warehouse Expansion

Planning Director Dan Brandewie discussed the current site plan given by Dan Boyle and Shawn Taylor for the plant/warehouse expansion of the Baretta-Benelli facility. One drawing shows the proposed layout that includes an extended parking lot and stormwater retention pond. The other shows existing conditions. This site plan is consistent as it was presented to the Planning Commission last month. After thorough review of the site plans, Planning Director Brandewie recommended conditional approval based on final approval by City Council for the deed and survey corrections as presented last month.

Motion to accept site plan for Baretta-Benelli facility as conditional with further approval from City Council (Pilchard, Skorobatsch) at 5:22 PM

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

### Zoning Code Update: Review of Zoning Draft Zoning Text Amendments

- a. Accessory Buildings-Mr. Brandewie suggested the following changes to the current Code regarding accessory buildings; Rear yard area shall include the area between the rear property line and the extension of a line from the main body of the rear of the house to the side property line extended. Coverage of the rear yard shall include the square footage from attached room additions, decks and other accessory structures. Second, Accessory structures or buildings shall not occupy more than 35% of the rear yard area. That means that the number and size of individual sheds are not limited but the limitations are based on the percentage of total rear yard area. We will put a height restriction of 25' for sheds and garages. Older sheds in the historic section will be allowed to be rebuilt provided that they do not increase the nonconformity. A permit fee was recommended depending on size of shed or garage.
- b. Fence Regulations-Mr. Brandewie discussed several changes in the proposed code changes for fencing such as; a new section was created under § 230-100, Fences and Walls. The major change is the limiting of chain link and wire fencing in front yards. Fences have to be uniform, less than 50% solid if in the front yard, have an access way and cannot encroach on public right of way areas. Certain materials would be banned such as using pallets as fencing.

Planning Director Brandewie would like to get the resolution for these changes posted for public review.

Approval of Minutes from November 18, 2020 Planning Commission Meeting

Motion to approve minutes as written for November 18, 2020 (Pilchard, Skorobatsch) 5:10 PM

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

Adjournment

Motion to adjourn meeting (Skorobatsch, Pilchard) at 5:42 PM

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

Approved: K. Michelle Beckett-El Soloh  
City Clerk