

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 18, 2019. The meeting was called to order at 5:02 PM.

Present: Commissioners: Alex Kagan (Chairman)
Steven Mills, Ryan Hurley, Rebecca Skorobatsch
Director of Planning: Dan Brandewie
City Clerk: Michelle Beckett-EI Soloh
Not-Present: Kyle Pilchard (Commissioner)

Approval of Minutes from October 16, 2019:

Motion to approve the minutes of October 16, 2019 with amendments-correction of spelling of Commissioner Skorobatsch's name (Skorobatsch, Hurley) at 5:10PM. Acclamation: Mills-aye, Hurley-aye, Kagan-aye, Skorobatsch-aye, Kyle Pilchard-not present; none opposed, motion carried.

Site Plan Review-Front Addition to Glad Tidings Assembly of God Church Building at 1519 Market St. Frank Hawk-Applicant:

Mr. Brandewie provided background to the project: Frank Hawk is a member of Glad Tidings Assembly of God Church as well as the project applicant. Mr. Hawk did the design work.

Mr Hawk presented the following: (two pictures displayed) that is what the church looked like 4 or 5 years ago. Last year, the building was painted so the color is different than the rendering. On the front of the building, the reddish-brown canopy is deteriorating. The site plan includes removing the canopy and replacing it with something more architecturally correct and the addition will also provide male and female bathrooms on both floors with handicap access on the bottom floor. The existing building was built in 1950 which preceded any of the current zoning ordinances. The actual setback on the building is 32.26 feet. The required setback off of Payne Avenue is 35 feet. The addition was able to be moved in 3 feet which makes the setback 35.26 feet. The existing building is 49 feet with the new addition it will be at 36.71 feet facing Market Street so the new addition will meet the current zoning laws with no encroachments.

Commissioner Kagan asked if the only thing that will be added is the gable and extensions. Mr. Hawk answered yes.

Planning Director Brandewie asked if sidewalk extensions can be added. Mr. Hawk said yes, the existing sidewalks line up with the front of the building and in the future the sidewalk will be extended from the rear parking lot to the front. Mr. Brandewie asked if additional utility connections are needed. Mr. Hawk said the existing connections are already in place and they can tie into that existing connection. Mr. Brandewie asked what the total square footage of the addition would be. Mr. Hawk said approximately 401.15 sq. ft. The building is a half basement and will also be extended. They have a problem with some leaking in the foundation. They have put in some temporary fixes but when the addition is put on they will seal the underground section. Commissioner Kagan asked when the construction would start. Mr. Hawk said most

likely in April 2020 when the weather is cooperating. Commissioner Hurley asked if there is an existing handicapped access. Mr. Hawk stated yes, it is on the back and the ramp goes along the side to the entrance. There is also a lift at the back staircase.

Motion to accept and approve the site-plan as presented for Glad Tidings Assembly of God Church Building at 1519 Market St (Skorobatsch, Hurley) at 5:20PM

Acclamation: Mills-aye, Hurley-aye, Kagan-aye, Skorobatsch-aye, Kyle Pilchard-not present; none opposed, motion carried.

Zoning Code Update.R-2 Zoning Text Amendments to allow single-family and multi-family uses in overlay zone. Viewing of map showing abandoned, vacant, blighted properties:

Mr. Brandewie stated that there are approximately 80-100 vacant, blighted abandoned properties in Pocomoke City. He presented first draft map showing their location. The map needs more refinement as we hope to distinguish between vacant abandoned lots and buildings. The concentration of blighted properties appear to be on 2nd St and Laurel Street with scattered properties along Market St, Linden Ave and Front St.

Commissioner Kagan said it seems that the concentrated area have many of the oldest and most historic buildings. Discussion followed: Mr. Brandewie said the City may need to offer tax incentives for improvements. This will be a program to be discussed with the new City Manager. Commissioner Hurley suggested that the City purchase the lots and offer them with tax incentives for fix up. Commissioner Kagan asked if there was a way for a property owner to sign property over to the City if they didn't want it any more. Mr. Brandewie answered they can always donate the property to the city but otherwise, the only alternative is to buy the properties or bid on properties at tax sale.

Comprehensive Plan Update: 5-year review:

Mr. Brandewie reported no new information was ready for this agenda item. Once the new City Manager is on board new suggestions will be made for these updates.

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

Acclamation: Mills-aye, Hurley-aye, Kagan-aye, Skorobatsch-aye, Kyle Pilchard-not present; none opposed, motion carried.

Approved: K.M. Beckett-El Soloh
City Clerk