

## 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, June 19, 2019. The meeting was called to order at 5:30PM.

Present: Chairman: Alex Kagan-Not Present  
Commissioners: Steven Mills, Ryan Hurley, Rebecca Skorobatsch  
Director of Planning: Dan Brandewie  
City Clerk: Michelle Beckett-El Soloh

### Approval of Minutes from March 20, 2019:

Motion to table approval of the minutes of March 20, 2019 until next meeting (Hurley, Mills passed) at 5:33PM.

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

### Special Presentation: Green Infrastructure Plan (Moody Graham Firm)

Kelly Fleming and Peter May gave a power point presentation. The consultants identified approximately 12-14 project opportunities including:

1. Wetland Enhancement and Boardwalk at Cypress Park
2. Regenerative Stormwater Conveyance (RSC) at the Farmers Market Pavilion
3. Pavement Removal at the Farmer's Market Lot
4. Pavement Removal at the Municipal Parking on Market Street
5. Raingarden Planters at the Delmarva Discovery Center, Market Street
6. Raingarden at Riverside Grill Restaurant
7. Raingarden Planters at the Discovery Center, Willow Street
8. Meadow at Vacant Lot at Riverside Drive
9. Green Street on Market Street between Front Street and Clarke Ave.
10. Green Building Requirements for Infill Development
11. Pavement Removal at the Public Parking at Clarke Avenue
12. RSC at Front Street and Linden Avenue
13. Infiltration Practices at the Town Library

Dan Brandewie reviewed the status of other grant activities affecting Cypress Park including the marina grant and tennis court renovations. He asked if some of projects could qualify for wetland mitigation. Discussion followed. Members of the Planning Commission asked about the funding process and how projects are ranked. The consultants mentioned that often projects that have high visibility and can help educate the public are ranked high. It was mentioned that projects around the Discovery Museum could be a logical first choice. The consultants encouraged the town to move forward with future CBT grants for preliminary engineering.

### Zoning Code Update (discussion-review of draft materials-to be provided). a. R-2 Zoning Text amendment to allow two-family and multi-family uses:

Previously, the former city manager had kicked off efforts to improve the downtown area. It included out-reach to the property owners, removal of some trees, taking down dilapidated buildings and forming a revitalization

committee. The Planning Commission needs to be involved in those efforts. Staff has provided some goals as to what can be accomplished including the following—to facilitate mixed-use development in downtown, allow more flexible land-uses for two and three family apartment conversions, develop boundaries for a redevelopment district, preserving and enhancing existing housing values in neighborhoods. And if possible, provide incentives for redevelopment and improvements, streamline regulations and encourage new building construction and require existing housing to be brought up to code; adopt better, more current property maintenance standards standards. We have a large R-2 zone and need to come up with different redevelopment regulations that reflect newer and also the older parts of the city.

Planning Commission determined that next meeting is scheduled for Wednesday, July 17, 2019 at 5:00PM.

Motion to adjourn meeting (Hurley, Mills passed) at 6:15PM.

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

**K.M. Beckett-El Soloh**

City Clerk