

TOWN OF OCEAN VIEW PUBLIC NOTICE
PLANNING & ZONING COMMISSION MEETING
September 21, 2017 @ 7:00pm

NOTICE IS HEREBY GIVEN BY the Planning and Zoning Commission of the Town of Ocean View that a Planning and Zoning Commission meeting will be held at 7:00pm on Thursday, September 21, 2017 in the Ocean View Town Hall, 32 West Avenue, to consider matters set out in the attached agenda. The appropriate material can be reviewed prior to the meeting from Monday through Friday between the hours of 8 a.m. and noon and 1 and 4 p.m. on the second floor of the Wallace A. Melson Building located at 201 Central Avenue.

AGENDA

1. **CALL TO ORDER / PLEDGE OF ALLEGIANCE**
2. **COMMISSION BUSINESS**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES – June 22, 2017 Meeting Minutes**
5. **NEW BUSINESS**

A. P-309 39 CENTRAL AVENUE

(PIDN: 239.000 / SUSSEX CTM#: 134-12.00-609.00)

Review of a Concept Land Development Site Plan submitted by Mr. Richard Nippes of the Ocean View Historical Society with the permission of the Town of Ocean View, in conjunction with application P-309, to enlarge the museum on property zoned O/S (R-1), located at 39 Central Avenue, (PIDN: 239.000 / Sussex CTM#: 134-12.00-609.00).

B. P-310 81 CENTRAL AVENUE

(PIDN: 048.006 / SUSSEX CTM#: 134-12.00-645.00)

Review of a Concept Land Development Site Plan, submitted by Mr. Steven Fortunato of Becker Morgan Group, Inc. on behalf of Mariner's Bethel United Methodist Church, in conjunction with application P-310, to construct additional structure(s) on a church property zoned R-1, located at 81 Central Avenue (PIDN: 048.006 / Sussex CTM#: 134-12.00-645.00).

C. P-311 3 TOWN ROAD

(PIDN: 284.080 / SUSSEX CTM#: 134-13.00-1100.00)

Review of a Concept Land Development Site Plan submitted by Mr. Ronald Gay in conjunction with application P-311, to establish a general business on property zoned GB-1, located at 3 Town Road, (PIDN: 284.080 / Sussex CTM#: 134-13.00-1100.00).

6. **OLD BUSINESS**

A. P-230 21 & 24 Village Green Drive (PIDN: 331.017 & 331.018)

The applicant, Carl M. Freeman Companies, is appearing before the Commission this evening requesting to change the use of two properties within the Residential Planned Community (RPC) known as Bear Trap Dunes. The two parcels are located at 21 and 24 Village Green Drive and are identified by Town PIDN's: 331.017 and 331.018 and Sussex CTM#'s: 134-16.00- 1626.00 and 1627.00 respectively.

B. P-258/260 Ocean View Beach Club (PIDN: 408.350)

The applicant Davis, Bowen & Friedel, Inc. (DBF) has submitted, on behalf of the property owner Windansea, LLC, a request to revise the previously approved site plan applications P-258 and P-260. The developer is requesting that the Commission approve placement of three (3) paver patios with sunshades adjacent to three storm water management (SWM) ponds in the Ocean View Beach Club community. The patios have been placed adjacent to SWM ponds on property identified by PIDN: 408.350 and Sussex CTM#: 134-17.00-11.00 which is all open space area within the community.

C. P-285 34 WOODLAND AVENUE

(PIDN'S: 116.000 & 116.001 / SUSSEX CTM#: 134-12.00-317.00 PARCELS A & B)

Review of a Final Land Development Site Plan submitted by Steven J. Collazuol on behalf of the property owners Ann Bennett Collazuol & Steven J. Collazuol in conjunction with application P-285, to combine two parcels of land for subdivision into six individual parcels of land, on property zoned R-1 (single family residential), located at 34 Woodland Avenue (PIDN's: 116.000 & 116.001 / Sussex CTM#: 134-12.00-317.00 Parcels A & B).

7. **ADJOURNMENT**

Note: The agenda items as listed may not be considered in sequence.

Posted: September 5, 2017

Amended: September 18, 2017 to include Old Business Items A & B.