

**NOTICE:** Any person requiring accommodation to participate in or observe a public town meeting or hearing shall make a **written request for accommodation** to the Town Clerk, Donna Schwartz, 7 business days in advance of the meeting or hearing.

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**TOWN OF OCEAN VIEW PUBLIC NOTICE**  
**PLANNING & ZONING COMMISSION MEETING**  
**July 17, 2025 @ 4:00pm**

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 4:00pm on Thursday, July 17, 2025, at 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 by appointment only.

**AGENDA**

**1. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

**2. APPROVAL OF AGENDA**

**3. APPROVAL OF MINUTES**

**A. May 15, 2025, Planning & Zoning Commission Meeting Minutes**

**4. NEW BUSINESS**

**4:00 PM**

**A. P-359 12 & 14 Oakland Avenue (PIDN: 201.060 / CTM# 134-12.00-1221.00)**

A lot consolidation plan titled “Lot Line Adjustment for Lots 5 & 6, Lord Baltimore Estates, Lands of Arlene K. Layton.” This application is submitted by Will Kernodle on behalf of the property owner, Arlene Layton. The plan proposes to consolidate two (2) lots into one (1) lot on property located at 12 Oakland Avenue (PIDN: 201.060 / CTM# 134-12.00-1221.00) and 14 Oakland Avenue (PIDN: 201.050 / CTM# 134-12.00-1220.00). Both lots are zoned R-1, Single-Family Residential.

**4:30 PM**

**B. P-356 Ordinances Associated with Fast Food Restaurants:**

- 1.** An ordinance amending Sections 140-24, 140-128 and 140-152 of the Ocean View Land Use and Development Code by defining various types of fast-food restaurants, adding them to the table of permitted uses as Special Exceptions in certain zoning districts, adding development standards for each and amending Section 140-121 to add surgical centers for renumbering purposes only.”  
Synopsis: “This ordinance amends the definition of a fast-food restaurant and sets forth standards for the use as a Special Exception in General Business Districts and in the Mixed Use Planned Community (MXPC) zone. It also adds and defines fast-food restaurants with drive-through as well as fast-food restaurants with drive-in to the Table of Permitted Uses as uses requiring Special Exceptions in the General Business Districts and sets forth standards for each. It moves surgical centers to Section 140-121 to the extent that the Town should ever adopt standards therefore in order to utilize Section 140-128 for fast-food restaurant standards.” (revised)
- 2.** An ordinance amending Section 140-59(E)1 of the Ocean View Land Use and Development Code by adding fast food restaurants, fast food restaurants with drive-through, and fast food restaurants with drive-in as uses to the required off-street parking spaces chart, revising the number of off-street parking spaces required for restaurants, and establishing the number of off-street parking spaces required for restaurants, and establishing the number of off-street parking spaces required for the aforementioned types of fast food restaurants. Synopsis: This ordinance works in conjunction with a pending ordinance (noted above), which proposes to redefine fast food restaurant and add fast food restaurant with drive through and fast food restaurant with drive in to the table of permitted uses, by adding these types of restaurants to the off-street parking requirements chart, and establishing the number of spaces required for each type of fast food restaurant. It also revises the number of spaces required for restaurants, by applying the per square feet multiplier to the area dedicated to patron use only and including an additional number of spaces based on the number of employees.
- 3.** An ordinance amending section 140-65 of the Ocean View Land Use and Development Code by adding additional types of signs associated with fast food restaurants with drive-through and fast-food restaurants with drive-in to the signs permitted in GB-1 & GB-2 zones. Synopsis: This ordinance works in conjunction with a pending ordinance, which proposes to redefine fast food

restaurants and add fast food restaurant with drive through and fast food restaurant with drive in to the table of permitted uses, by adding types of signs associated with each type of restaurant.

## **5. ADJOURNMENT**

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

Posted: July 10, 2025

### **Rules of Order for Meetings (Summary)**

Each person addressing the Town Council, or any Town Commission shall identify him/herself by name and place of residence for the record and shall address all remarks to the Town Council/Town Commission as a body and not to any member thereof.

Each person shall limit their remarks to the matter under discussion, shall be permitted to speak only one time on any topic, and shall be limited to (3) minutes. A written statement in lieu of or in addition to verbal comments is permissible.

No one other than a member of the Town Council/Commission, is permitted to enter discussions without the approval of the mayor/presiding officer. No members of the public are permitted to ask questions of any speaker while they are addressing the Town Council/Commission or of a Town Councilmember/ Commissioner without permission from the presiding officer.

All people attending in person or participating electronically in a Town Council/Commission meeting should conduct themselves in an orderly fashion. All shall follow the direction of the mayor/presiding officer, no disruptive behavior is permitted, and electronic devices shall be silent. \*\*\*