

**The Town of Selbyville  
Planning and Zoning Commission  
Minutes of Meeting August 11, 2022**

The meeting was called to order by Councilman Richard Duncan at 4 o'clock p.m. Also in attendance were Mike Doyle, Mike West, Ken Madara, and Town Manager Stacey Long. Chairman Jay Murray was absent.

The meeting was properly posted.

**The first item on the agenda** was consideration of Preliminary and Final Plan Approval for the Bank of Ocean City to be located in the Mason-Dixon Shopping Center. Councilman Duncan stated that each committee member has a set of plans and he introduced Tim Metzner of Davis, Bowen and Friedel to present the project. Reid Tingle, Executive Vice President of the Bank of Ocean City, and Daniel Bunting, Developer, were also present. Mr. Metzner stated that the proposed project is a 1,700 square foot, standalone building to be located in the southwest corner of the shopping center. The space is currently open parking. He stated that they are planning to saw cut into the asphalt, construct a pad site for the building and tie into the nearest existing water and sewer lines. Mr. Metzner stated that they will be decreasing impervious parking and adding landscaped islands. The existing parking lot can accommodate additional spots and will be restriped to meet both the shopping center and bank parking requirements. Because the disturbance area is under 5,000 square feet, Mr. Metzner stated that they were not required to get approval from Soil Conservation. They do have final approval from the Fire Marshall. Mr. Metzner also stated that the plans have been reviewed by the town's engineer and that they have issued approval based on the codes and the infrastructure. Mr. Bunting added that the façade of the building will match the existing architecture. Mr. Tingle stated that the drive-thru will open at 8:30 a.m. and that the lobby will open at 9:00 a.m. The bank will close at 4:00 p.m. with extended hours until 6:00 p.m. on Fridays. Mr. Tingle does not anticipate Saturday hours. He stated that the only signage will be on the building. Mike West made a motion to approve the Preliminary and the Final Plan Approval for the Bank of Ocean City in the Mason-Dixon Shopping Center as presented. Motion seconded by Ken Madara and carried by all. **It is the recommendation of the Planning and Zoning Committee that the Mayor and Council approve this request.**

There being no further business to discuss, Mike West made a motion to adjourn the meeting. Motion seconded by Mike Doyle and carried by all.

