

CALL TO ORDER

Vice Chairman Schock called the meeting to order at 7:00 p.m. and noticed that this public hearing is being held in compliance with Delaware Open Public Meeting Act by posting the agenda on November 2nd on the official bulletin board, Town web site and the electronic sign and publishing a notice of public hearing in the Delaware State News on November 8, 2011.

Vice Chairman Schock led the attendees in the Pledge of Allegiance.

Present for this meeting were Dr. Ernest Cannava, Mr. Dohn Harshbarger and Chairman Michael Prystajko. Also present were Town Manager James Plumley and Town Clerk Charlotte Klauder. There were zero (0) public present.

APPROVAL OF MINUTES

On motion by Commissioner Torres, seconded by Commissioner Goldsmith, and carried by unanimous favorable voice vote the minutes from the October 19, 2011, meeting was approved as presented.

NEW BUSINESS / PUBLIC HEARING

Town of Camden Comprehensive Plan Amendment

Mr. Plumley presented reviewed the brief history relative to the comprehensive plan amendment as presented at the October 19th meeting including but not limited to:

- Due to the lull in building as a result of the economic downturn, the Town took the opportunity to impose a 280 day moratorium in order to address inconsistencies within the zoning ordinance.
- Establishment of a heritage overlay along the Route 13 corridor which requires a specific architectural design to enhance the historic heritage of Camden
- Address sprawl

Mr. Plumley stated typically the Comprehensive Plan would have been amended prior to the adoption of a new zoning ordinance. He further indicated as the zoning ordinance has already been adopted by Council as recommended by the Board of Adjustment and Planning Commission, this amendment will simply ensure alignment and/or inclusion of those ordinances in the comprehensive plan.

Mr. Plumley stated the next step would be to submit an application to the Office of State Planning via the PLUS process. He further explained various state agencies will have an opportunity to review and comment on this matter prior to Council taking action.

At this time the regular meeting was recessed and the public hearing was opened.

PUBLIC COMMENT

As there was no one present from the public to speak either for or against this matter, the public hearing was adjourned and the regular meeting was re-opened.

COMMISSION COMMENTS

The Commission discussed briefly the need for the Comprehensive Plan amendment.

A motion was made by Commissioner Goldsmith, seconded by Commissioner Torres, to recommend this matter proceed for PLUS review to the Office of State Planning and subsequent and recommend approval to the Town Council. On roll call the following vote was recorded:

AYES: Goldsmith, Torres, Cullen, Schock
NAYS: None

The decision was unanimous and the motion carried.

ADJOURNMENT

At 7:20 p.m. on a motion by Commissioner Cullen, seconded by Commissioner Torres, and carried by a unanimous voice vote the meeting was adjourned.

Charlotte L. Klauder
Town Clerk