

Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
August 15, 2012

CALL TO ORDER

Chairman Ehli led attendees in the Pledge of Allegiance.

Chairman Ehli called the meeting to order at 7:29 p.m. and noticed that this regular Planning Commission Meeting is being held in compliance with Delaware Open Public Meeting Act by posting the agenda on July 24, 2012, in the following manner:

- a. The electronic sign; and
- b. The Official Bulletin Boards; and
- c. The official Town of Camden Web Site; and

Members Attending: Chairman Perry Ehli, Commissioner Sherry Goldsmith, Commissioner Al Torres, Commissioner Mary Ellen Gray.

Council Absent: Commissioner Schock

Staff Attending: Town Manager Aaron Chaffinch, Account Specialist Lisa Driggins, Town Clerk Amanda Wooleyhand, Code Enforcement Officer Harold Scott, Jr.

MINUTES

Motion made by Commissioner Torres, seconded by Commissioner Goldsmith to approve the minutes as written from the June 20, 2012 Planning Commission Meeting. All in favor; none opposed. (Commissioner Shock absent)

NEW BUSINESS

Camden Corner-Route 13 & Lochmeath Way, Tax Map # 7-02-094.00-01-30.00 & 31.00, Zone C-2 (Highway Commercial). The applicant is seeking final site plan approval.

Tim Filasky, P.E., from Karins and Associates read a letter from Adam Smith (Cheddar's Representative) thanking Town of Camden for their dedication in regards to the Cheddar's project. He has enjoyed working with all the town employees and engineers.

Mr. Filasky explained that the preliminary site plans was approved at June's meeting. Also, the Board of Adjustment approved the parking lots size. Mr. Filasky said there are no changes to the plan based on the preliminary plans.

Mr. Filasky said that all questions from Remington, Vernick, & Beach Engineers have been addressed.

Mr. Filasky addressed the letter that was received from Kent Conservation District and explained both option in regards to the sediment and stormwater management plans:

- 1) Direct all stormwater to the regional stormwater facility as originally indicated by KCD and remove the stormdrain connection to U.S.13. Re-run pond 3P routing from the Camden Station Stormwater Management Analysis and show the 1.2% increase in inflow will have negligible effect on the discharge from the facility.
- 2) Correctly analyze drainage subarea B-1 to context of the previously approved subcatchment X016 from the Camden Station Analysis and rerun the entire Camden Station Watershed Model to determine the impact at the U.S. 13 culvert crossing.

Chairman Ehli asked Engineer if the questions from letter dated July 24, 2012 was answered by Karins and Associates.

Mr. Filasky answered each questions and said all plans will be re-submitted with the minor changes.

Commissioner Gray asked questions in regards to line adjustments and landscaping of the building. Mr. Filasky said the line adjustment was due to ownership issues and there will be landscaping 360 degrees around the building.

Motion made by Commissioner Goldsmith, second by Commissioner Gray to approve the final site plans. All in favor; none opposed. (Commissioner Schock absent)

ADJOURNMENT

At 7:53 p.m. a motion was made by Commissioner Torres, seconded by Commissioner Goldsmith to adjourn the meeting. All in favor; none opposed. (Commissioner Schock absent)

**Respectfully submitted,
Amanda Wooleyhand, Town Clerk**