

Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
November 20, 2013

CALL TO ORDER

Chairwoman Gray led attendees in the Pledge of Allegiance.

Chairwoman Gray called the meeting to order at 6:30 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 August 7, 2013, in the following manner:

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

Members Attending: Chairwoman Mary Ellen Gray, Commissioner Michael Schock, Commissioner Sherri Goldsmith, and Commissioner Michael Johnson.

Members absent: None

Staff Attending: Town Clerk Jamie Fenske, Account Specialist Amanda Marlow, Town Manager Aaron Chaffinch, and Public Works Director Harold Scott

MINUTES

Motion made by Commissioner Schock, seconded by Commissioner Johnson to approve the minutes as written from the August 14, 2013 Planning Commission Meeting. All in favor; none opposed.

PUBLIC HEARING

Comprehensive Plan Amendment 5 year review

Chairwoman Gray explained that the current Comprehensive Plan was adopted in 2007 and that a review must be done every 5 years.

Chairwoman Gray added that the Town has decided that only an amendment was necessary at this time.

Chairwoman Gray thanked Dave Edgell, Linda Raab, and Bj DeCoursey for all of their help.

Linda Raab explained that minimal changes have been made to the Future Land Use Map and the Existing Zoning Map.

BJ DeCoursey specified that Concept B is a part of this amendment.

Michael Smith – 12 S Main St, questioned how the taxes for the properties on Main Street that are zoned commercial but are used as residential be effected.

Linda Raab added that commercial zoned properties allow for residential.

Amanda Marlow explained that if the property is being used as residential it will be charged residential tax rate.

NEW BUSINESS

Discussion of Office of State Planning Coordination PLUS Review comments and subsequent responses to them.

Chairwoman Gray stated that only a couple of comments were needed back to PLUS review.

Mrs. Raab detailed that two utility parcels were combined with infrastructure/institutional zoning.

Mrs. Raab added that industrial uses were not right for Camden's future but heavy commercial can be used in the C2 – heavy commercial.

Any other additions or corrections necessary to finalize the Comprehensive Plan Amendment for adoption by the Mayor and Council.

No comments.

Planning Commission recommendation for adoption.

Motion made by Commissioner Schock, seconded by Commissioner Goldsmith to recommend to Mayor and Council to adopt the Comprehensive Plan Amendment. All in favor; none opposed.

ADJOURNMENT

At 7:22 p.m. a motion was made by Commissioner Johnson, seconded by Commissioner Schock, to adjourn the regular meeting. All in favor; none opposed.

Respectfully submitted,
Jamie Fenske, Town Clerk