

Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
October 15, 2014

CALL TO ORDER

Chairwoman Gray led attendees in the Pledge of Allegiance.

Chairwoman Gray called the meeting to order at 7:27 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 June 11, 2014, in the following manner:

- a. The electronic sign; and
- b. The Official Bulletin Boards;
- c. The official Town of Camden Web Site
- d. The Delaware State News, and
- e. The News Journal

Members Attending: Chairwoman Mary Ellen Gray, Commissioner Michael Schock, and Mayor Justin King.

Members absent: Commissioner Vicki Rhodes, Commissioner Sherri Goldsmith, and Commissioner Michael Johnson.

Staff Attending: Town Clerk Jamie Fenske, Building Inspector/Code Enforcer Harold Scott, Town Manager Aaron Chaffinch, and Kevin Minnich.

MINUTES

No quorum to vote, June 18, 2014 minutes tabled until November 19, 2014 Planning Commission Meeting.

NEW BUSINESS

Applicant seeking site plan approval at 2387 Dupont Hwy and 2343 Dupont Hwy, 7-02-094.12-01 parcels 0100, 0300, 0400, 2200, and 2300-0001

Greg Reed from Kimco Properties explained that they are able to wait until the November 18th, 2014 meeting to get preliminary site plan approval.

Mr. Reed stated that Kimco purchased the properties 10 years. They demolished the mobile park and planned to build a grocery market. The grocery market backed out when Walmart came to town.

Kimco is proposing 4 sites with one being for WAWA, which they have already signed a lease with.

Dave Kuklish with Bohler Engineering explained that they are proposing;

- four buildings on 4 sites which will park and load themselves

- 2 entrances
- 2 storm water areas that are already partially installed
- Lighting, making sure that there is enough light for safety but will not spill over into other properties

Jeff Townsend-21 Emerson Dr, Dover - questioned the plan for the privacy of the retention pond on the eastside of the property.

Mr. Reed stated that they are not opposing a better landscape buffer.

Mayor King suggested Leland Cyprus which will grow rather quickly.

Chairwoman Grey recommended more landscape buffer at the north side of the property, helping to screen the parking lot.

Building Inspector Harold Scott stated that Kent Conservation will be in charge of facilitating the storm drain ponds.

Chairwoman Grey questioned what would be done to conform to the heritage zone overlay.

Mr. Kuklish stated that the WAWA will be built like all other WAWAs with natural colors.

Chairwoman Grey questioned if this approval would be for the WAWA.

Mr. Reed detailed that they are only currently looking for approval on the WAWA and will present the other three buildings as they come.

Mr. Reed explained that all Deldot permits are still active.

Joe Kuladrero explained that they are studying the main impact areas. A full impact study will not be necessary since it was already done.

Mayor King questioned if Deldot has mentioned anything about a road being proposed to go through that property.

Mr. Reed stated that the road that is on the north side of the property is set up for Deldot to use if they want to in the future.

Site plan approval was tabled until the November 18th, 2014 Planning Commission meeting.

ADJOURNMENT

At 8:19 p.m. a motion was made by Commissioner Schock, to adjourn the regular meeting. All in favor; none opposed.

**Respectfully submitted,
Jamie Fenske, Town Clerk**