

Town of Camden  
Regular Planning Commission Meeting  
Camden Municipal Building  
August 19, 2015

CALL TO ORDER

Chairwoman Gray led attendees in the Pledge of Allegiance.

Chairwoman Gray called the meeting to order at 7:00 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 10, 2015, in the following manner:

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

Members Attending: Chairwoman Mary Ellen Gray, Commissioner Michael Schock, Commissioner Vicki Rhodes, Commissioner Michael Johnson, and Commissioner Spencer Price.

Members absent: None

Staff Attending: Town Clerk Jamie Fenske and Building Inspector/Code Enforcer Harold Scott.

MINUTES

Motion made by Commissioner Schock, seconded by Commissioner Johnson to approve the minutes as written from the March 18, 2015 Planning Commission Meeting. All in favor; none opposed.

NEW BUSINESS

*Shoppes at Camden Town Center – Phase 2 is requesting a subdivision for NM-02-094.00-01-26.00-00-000*

Dev Sitaram, Engineer from Karins and Associates explained that all the utilities are already in place. Previously one large 43,758 square foot building was approved but they could not find a tenant that wanted a space that large.

Mr. Cantara explained that Aldi grocery market is the first proposed user.

Mr. Sitaram stated that Aldi's building is proposed to be 17,825 square feet and will be the building that is the closest to Walmart Dr. Aldi is looking for a title subdivision of 1.75 acres with a shared agreement for the parking lot. Ordinance 87 will allow for a title subdivision that so that the property as a whole will have to meet the setbacks but not the title subdivision part.

***Town of Camden  
Wednesday, August 19, 2015***

***Regular Meeting Minutes***

A motion was made by Commissioner Schock, seconded by Commissioner Johnson, to approve the request for a title subdivision for NM-02-094.00-01-26.00-000. All in favor; none opposed.

*Shoppes at Camden Town Center – Phase 2 is requesting site plan approval for NM-02-094.00-01-26.00-000*

Mr. Sitaram announced that he is glad to back and see growth in the Town of Camden. The Shoppes at Camden Town Center was originally approved for one building but they are now requesting two buildings with a less total square footage.

Commissioner Johnson questioned if there is a proposed tenant for the back building.

Mr. Sitaram replied that there are interested parties but there is not yet a user for the back building.

Commissioner Johnson questioned how the parking would be handled.

Mr. Sitaram explained that Aldi wanted to have enough parking included in the title subdivision but there will be an agreement between both buildings to share the parking.

Commissioner Schock questioned what is going to happen with the vehicles parking in this area from the Texas Roadhouse.

Mr. Cantara explained that they have not had to enforce the parking until now but they will.

Commissioner Schock questioned if Aldi would be open 24 hours a day.

Mr. Cantara stated that he was not sure but would find out.

Chairwoman Gray asked where the front entrance would be.

Mr. Sitaram indicated that it would be facing Walmart.

Chairwoman Gray questioned where the load docks and dumpster would go.

Mr. Sitaram detailed that they would be in the back by the loading area.

Commissioner Johnson asked what the time frame is to start construction.

Mr. Cantara explained that they want to start construction in early spring 2016.

Chairwoman Gray questioned if there would be any new lighting.

Mr. Sitaram stated that there would not be any additional parking lighting.

A motion was made by Commissioner Price, seconded by Commissioner Schock, to approve the request for a site plan approval for NM-02-094.00-01-26.00-000. All in favor; none opposed.

ADJOURNMENT

At 7:38 p.m. a motion was made by Commissioner Johnson, seconded by Commissioner Rhodes to adjourn the regular meeting. All in favor; none opposed.

Respectfully submitted,  
Jamie Fenske, Town Clerk

