

Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
November 18, 2015

CALL TO ORDER

Chairwoman Gray led attendees in the Pledge of Allegiance.

Chairwoman Gray called the meeting to order at 7:52 p.m. (delay due to Board of Adjustment Meeting that ran late) and noticed that this regular Planning Commission Meeting is being held in compliance with Delaware Open Public Meeting Act by posting the agenda on November 11, 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 Michael Johnson, Commissioner Vicki Rhodes and Commissioner Spencer Price.

Members absent: Commissioner Vicki Rhodes

Staff Attending: Account Specialist Amanda Marlow 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 October 21, 2015 Planning Commission Meeting. All in favor; none opposed.

NEW BUSINESS

Application submitted for site plan approval for 140 Old Camden Rd – NM-02-094.08-01-44.00-000.

Mr. Sitaram from Karins and Associates represented Bright Future Pediatrics. He explained that Bright Future Pediatrics would like to buy and occupy 140 Old Camden Road which is currently an empty lot. They are looking to build a 2 story medical office building. They have run out of space in their current building but would like to continue their success in the Town of Camden. They have already met with DelDot. DelDot asked to have the entrance moved over which they are willing to do.

Commissioner Price questioned if the applicant was only seeking preliminary site plan approval at this time.

***Town of Camden
Wednesday, November 18, 2015***

Regular Meeting Minutes

Mr. Sitaram explained yes they are only seeking preliminary approval to hear concerns to properly move forward with the plan.

Chairwoman Gray questioned if the parking met Town of Camden code.

Mr. Scott confirmed that the parking does meet code.

Mr. Sitaram stated that they tried their best to save the tree in the parking lot but due to DelDots change they cannot.

Chairwoman Gray questioned what the landscaping will look like.

Mr. Sitaram explained that they will look into this matter and make sure that their client is aware of the necessary landscaping.

Chairwoman Gray questioned if they are able to work around the existing small trees.

Mr. Sitaram replied that they are working around them.

Chairwoman Gray asked if they will extend the sidewalk.

Mr. Sitaram stated that they will extend the sidewalk per DelDots requirement.

Chairwoman Gray inquired if the trash area will be screened.

Mr. Sitaram explained that it will have a solid fence or wall.

A motion was made by Commissioner Johnson, seconded by Commissioner Schock, to approve the preliminary site plan approval for 140 Old Camden Rd – NM-02-094.08-01-44.00-000. All in favor, motion carries.

PUBLIC COMMENT

No public comment.

ADJOURNMENT

At 8:17 p.m. a motion was made by Commissioner Price, seconded by Commissioner Schock to adjourn the regular meeting. All in favor; none opposed.

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