

Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
November 19, 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 November 10, 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, Commissioner Vicki Rhodes, and Commissioner Michael Johnson.

Members absent: Commissioner Sherri Goldsmith

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

MINUTES

Motion made by Commissioner Schock, seconded by Commissioner Johnson to approve the minutes as written from the June 18, 2014 Planning Commission Meeting. All in favor; none opposed.

Motion made by Commissioner Johnson, seconded by Commissioner Schock to approve the minutes as written from the October 15, 2014 Planning Commission Meeting. All in favor; none opposed.

OLD 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 proposing 4 pads with WAWA being the only confirmed at this time. The traffic studies are in progress and should be done around December with hopes that the DelDot will approvals around summer 2015.

Evergreen trees have been added to the plan around the east and north side of the property to block lights and trash as per the Planning Commission's request.

Chairwoman Gray questioned if Kent Conservation was requiring them to follow the new rules.

Dave Kuklish stated that they have to follow a hybrid of both the old and the new rules for Kent Conservation.

Chairwoman Gray questioned the warranty on the planted landscaping.

Mr. Kuklish explained that it is a one year warranty.

Chairwoman Gray asked the applicants to add a legend and the building materials to the plans.

Mr. Kuklish added that the plans have been submitted to the Camden Wyoming Sewer and Water Authority.

Chairwoman Grey opened the floor to public comment. There was no public comment.

Motion made by Commissioner Schock, seconded by Commissioner Johnson to approve the application as submitted for the site plan at 2387 Dupont Hwy and 2343 Dupont Hwy, 7-02-094.12-01 parcels 0100, 0300, 0400, 2200, and 2300-001. All in favor; none opposed.

NEW BUSINESS

Applicant seeking minor subdivision for CR Plaza II, NM 7-02-094.08-02-11.00-000, 6.556 acres.

Doug Liberman explained that he is seeking approval for a minor subdivision for Walgreens and Redners located at CR Plaza II. Redners will have 4.9 acres and Walgreens will have 1.6 acres. They both will meet all of the setback requirements. Walgreens will have the parking spaces that it is required. Redners was given a variance for parking. The subdivision line is the line that is discussed in the current lease agreement.

Chairwoman Grey explained that the maintenance agreement of the land will need to be recorded with the subdivision.

Motion made by Commissioner Johnson, seconded by Commissioner Schock to approve the application as submitted for the minor subdivision for CR Plaza II. All in favor; none opposed.

Zoning Amendment update – Comprehensive Plan

Linda Raab explained that in January 2014 the Comprehensive Plan Amendment was adopted. The Town has 18 months to do the rezoning which the future land use map must be consistent with the existing land use map.

Mrs. Raab presented the proposed zoning map to the Planning Commissioners and the audience.

Mrs. Raab added that all of the property owners that have a property that is proposed to be have a zoning change will be notified by the town.

Mrs. Raab stated that the mixed use zone will allow for commercial and residential zoning.

Mrs. Raab explained that Hylton's Market was marked residential in error and now has to have the future land use map amended by the going through PLUS. She added that the town will still be on track to comply with the 18 months.

Mr. Dave Edgell recommended that the town send certified letters for the proposed rezoned properties.

Mrs. Raab stated that Savannah Farms was originally annexed as an R5 but there is no classification for an R5 in the town's zoning ordinance.

Motion made by Commissioner Johnson, seconded by Commissioner Shock to table the zoning amendment. All in favor; none opposed.

ADJOURNMENT

At 8:04 p.m. a motion was made by Commissioner Schock, seconded by Commissioner Rhodes to adjourn the regular meeting. All in favor; none opposed.

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