

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

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 February 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 Vicki Rhodes, Commissioner Michael Johnson, and Commissioner Spencer Price.

Members absent: None

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

MINUTES

Motion made by Commissioner Schock, seconded by Commissioner Rhodes to approve the minutes as written from the December 17, 2014 Planning Commission Meeting. All in favor; none opposed.

OLD BUSINESS

Proposed zoning changes for the following addresses; Savannah Farms, 11481 Willow Grove Rd, 3977 Upper King Rd, 216 Center St, 4992 Dupont Hwy, 140 Old Camden Rd, 120 Old Camden Rd, 233 Old Camden Rd, 227 Old Camden Rd, 219 Old Camden Rd.

Linda Raab explained that farther review has been done since the December 17, 2014 Planning Commission Meeting about the proposed zoning changes. Business licenses, conditional uses, and taxes have all been taken into consideration to reflect the newly proposed zoning changes.

Mrs. Raab added that she has a lot of confidence in the recommendation.

Mr. Chaffinch explained that those that were opposed to the December 17, 2014 proposed zoning changes are not affected by the newly proposed changes.

Mrs. Raab stated that the Old Camden Road are will be considered mixed use and would not need to have a plan amendment to go between commercial and residential.

Mrs. Raab detailed that Camden Wyoming Sewer and Water Authority newly annexed properties are being proposed as an R-2 because it is the best use for that property if it were to not become a water tower. Water towers are a conditional use within the R-2 zone.

NEW BUSINESS

Proposed changes to the Zoning Ordinance

Mr. Chaffinch explained that he and Code Enforcer Harold Scott reviewed tables 240-6, 240-9, and 240-13 in the Zoning Ordinance and decided that some changes needed to be made due to multiple Board of Adjustment meetings requesting variances on these matters.

Mr. Chaffinch explained that the proposed change for table 240-6 will reflect a shed maximum size as 288 square feet which will be doubled the current maximum size. Table 240-9 will now be in accordance with ADA standards. And table 240-13 will correct contradicting tables within the Zoning Ordinance.

Mr. Scott requested that a description of acceptable fences be added to the fencing section of the Zoning Ordinance.

A motion was made by Commissioner Johnson, seconded by Commissioner Schock, to approve proposed changes to tables 240-6, 240-9, and 240-13 of the Zoning Ordinance, to include what types of fences are acceptable. All in favor; none opposed.

ADJOURNMENT

At 7:40 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**