

Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
March 18, 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 March 8, 2015, in the following manner:

- a. The electronic sign;
- b. The Official Bulletin Board;
- 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, Commissioner Michael Johnson, and Commissioner Spencer Price.

Members absent: None

Staff Attending: Account Specialist Amanda Marlow, Building Inspector/Code Enforcer Harold Scott, Town Manager Harold Scott.

MINUTES

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

PUBLIC HEARING

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

Linda Raab, Senior Land Use Planner for Institute of Public Administration explained the Town Council adopted the amendment to the comp plan as well as adopting the Land Use map. She stated that the Delaware Law gives municipalities 18 months after their comp plan to rezone the entire map and make sure it's consistent with their comp plan. Mrs. Raab said on November 14th the Planning Commission was presented the zoning map but mistakes were found and we had to fix them.

Chairman Gray asked if we had a mixed use zoning category?

Linda Raab explained no we do not have a mixed use zoning category they are zoned as they are being used.

Linda Raab said each property was looked at and determined if they were residential or commercial by a business license on file, window survey done during the day and night, conditional use applications on file, tax record, and billing addresses versus mailing address.

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Linda Raab explained they left the church residential and the VFW residential.

Mr. Toliver from Morris and Richie asked if the speaker said R1, R2, R3, R4, and Commercial and he explained he thought it should say and/or.

Linda Raab showed him that it said and/or.

Michael Allen-father of the owner at 216 Center St-stated that his property in the existing land use map showed C-1.

Linda Raab explained that the house is residential therefore we are changing it to residential.

OLD BUSINESS

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Comprehensive Plan Amendment document to accompany proposed zoning changes.

Linda Raab asked the Commissioners if they were happy with the land use map presented.

Mr. Chaffinch said all addressed listed have been notified via certified letter.

A motion was made by Commissioner Johnson, seconded by Commissioner Schock, to recommend approval to the Town Council of the proposed changes to the comprehensive plan. All in favor; none opposed.

NEW BUSINESS

Sunset Village requesting preliminary site plan approval.

Phil Toliver explained the changes that have been made so far in regards to the Commissioners recommendations at the March 2014 meeting. Changes are as followed:

- 1) No demand for age restricted condos so they decided to go through with the apartments.
- 2) Working with FEMA is time consuming. Mr. Chaffinch is involved and application was signed.
- 3) There have been no changes in the layout since March 2014 when the last extension was granted.
- 4) A loading zone was added in front of apartments.
- 5) Community is run by Maintenance Corporation, snow, and open space.
- 6) Finalized 100 year flood plan with FEMA in February 2015.

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Chairman Gray asked what is the elevation? Does it impact developed area?

Phil Toliver said no it does only, only the grass area.

Chairman Gray asked if there are no floods in the building area?

Phil Toliver said no.

- 7) December 2, 2014 they were granted approval from Kent Conservation District under the old regulations

Chairman Gray asked how they were able to get it approved under the old regulations?

Phil Toliver explained that as long as drawings were submitted they were grandfathered in. He said he gave Kevin Minnick the plans.

Phil Toliver said a good chunk of the conditions have been approved. They will need to come back with a final record plat and they hope they will have that done within the year. He explained the next step is the utility plan, road plans, and parking lot plans and is asking for approval so they can continue.

Commissioner Shock asked if the building was 3 or 4 stories high?

Phil Toliver said 4 stories high.

Commissioner Shock asked if the new fire truck can get through there?

Mr. Scott asked if they are 30 feet wide?

Phil Toliver said whatever your code allows, and it meets all Fire Marshall Regulations.

Mr. Scott said yes it should fit through there.

Commissioner Shock asked about the entrance way off of Upper King Road.

Phil Toliver explained there will be a dedicated left turn lane and deceleration lane in the opposite direction which Del-Dot had to approve.

Chairman Gray asked if the TIS were approved?

Phil Toliver said yes with a few changes.

Chairman Gray asked if the Town of Camden had a copy?

Phil Toliver said we will get Town of Camden a final copy.

Commissioner Johnson asked if anyone could hunt in the wooded area South of this area?

Mr. Scott explained there is no hunting permitted in Town limits.

Chairman Gray asked if they had a Wetland Study?

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Phil Toliver said yes, and a full report was submitted to the Town.

Chairman Gray asked if there were any trees being destroyed during construction?

Phil Toliver said yes, but they would save as many as they could.

Chairman Gray asked if he would work on the landscaping in order to make it fit the code?

Phil Toliver said yes and they are including three active areas and two playgrounds per the code.

Commissioner Shock asked what the rent would cost for the apartments?

Phil Toliver said a two bedroom would run about \$750-\$850. His guess would be they could run up to \$1200.00/month.

Commissioner Shock asked if you could purchase an apartment?

Phil Toliver said no and explained the market is for apartments right now.

Chairman Gray asked if any were handicap accessible?

Phil Toliver said yes, he believes it's a federal law.

Phil Toliver explained there is still a lot that needs to be done.

Chairman Gray asked if there would be bike racks?

Phil Toliver said yes.

Commissioner Shock asked if a landscape plan will be on the next plan?

Phil Toliver said yes and it has to be approved by the Town Engineer before final record plat.

A motion was made by Commissioner Price, seconded by Commissioner Johnson, to approve the preliminary site plan as presented. All in favor; none opposed.

ADJOURNMENT

At 8:20 p.m. a motion was made by Commissioner Rhodes, seconded by Commissioner Schock to adjourn the regular meeting. All in favor; none opposed.

**Respectfully submitted,
Amanda Marlow, Account Specialist**