

Town of Camden  
Regular Planning Commission Meeting  
Camden Municipal Building  
March 22, 2017

**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 15, 2017, 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 Thomas Wanstall, Commissioner Vicki Rhodes and Commissioner Michael Johnson.

Members absent: Commissioner Mark Girty

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

**MINUTES**

Motion made by Commissioner Rhodes, seconded by Commissioner Johnson to approve the minutes as written from the February 15, 2017 Planning Commission Meeting. All in favor; none opposed. Mark Girty; absent.

**NEW BUSINESS**

*Application for subdivision for 7-02-094.07-02-13.00-000 Center St*

Chairwoman Gray stated this property is by the mini storage on Center Street.

Steve Allis from Lexington Homes said a duplex will be built on the subdivided properties and will follow the setbacks in our Zoning Ordinance.

Commissioner Wanstall asked if there was any structure before?

Mr. Allis stated no. That he built a building similar on Center Street that was 15,000sqft each.

Chairwoman Gray asked if it was Vinyl?

Mr. Allis stated yes.

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Commissioner Johnson asked what the duplex will look like when it's completed?

Mr. Allis said he has built several in Harrington.

A motion was made by Commissioner Johnson, seconded by Commissioner Wanstall to approve the subdivision application for 7-02-094.07-02-13-00-000 Center Street. All in favor; none opposed. Commissioner Girty; absent.

*Application submitted for preliminary site plan approval for King Development Map Parcel 7-02-094.00-01-12.00-000*

Tim Metzner from Davis, Bowen, and Friedel, Inc., stated there will be an entrance from Route 13 and East Street into the shopping center.

Chairwoman Gray asked if Road A was the entrance and the exit?

Mr. Metzner stated you will exit by making a right on Route 13 or on East Street.

Chairwoman Gray asked if the elevation was for East Street or the West side?

Mr. Metzner stated the storm water is for the whole King Development.

Chairwoman Gray asked what building materials will be used?

Mr. Metzner explained a metal roof at foyer, roof, flat, stuck-o, standard look and will have landscaping, island lights, and will have low plantings.

Mr. Metzner stated the islands will be landscaped and mulched and shrubs will allow for lighting.

Mary Ellen Gray asked if there will be room made for Amish hitching?

Mr. Metzner stated there will be room on the North side.

Mary Ellen Gray asked if there will be a fenced in dumpster?

Mr. Metzner said there will be block wall that matches the building.

Mary Ellen Gray asked if they will have a bike rack?

Mr. Metzner said absolutely.

Commissioner Rhondes asked when they are projected to start development?

Mr. Metzner stated as soon as they receive the OK from Del-Dot in regards to the road they will start construction soon after that.

A motion was made by Commissioner Johnson, seconded by Commissioner Wanstall to approve the preliminary site plan for King Development Parcel 7-02-094.00-01-12.00-000 with the following additions; bike

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rack, hitching post, and West Elevation added architecture. All in favor; none opposed. Commissioner Girty; absent.

*Planning Study*

Chairwoman Gray stated Dover Kent MPO has funds available for traffic study flow at Route 13 and Camden By-Pass. She explained she had a meeting with Del-Dot today and a Planning and Environment Linkage study has to be done for Camden Bypass which is a pretty in-depth study. They will be asking for the public's input within the next several months. After the study is completed the alignment might change. She stated the King Property accommodates for a third lane on Route 13.

Town Manager Mr. Chaffinch stated it will be 2020 before the lane widening is completed.

Chairwoman Gray explained Mrs. Torres asked if the character of Camden can be established. She explained Smyrna just did a planning study roughly two years ago but it makes sense to first wait for the Planning and Environment Linkage study to be completed first.

*Billboard discussion*

Dale McCalister from First State Signs explained Dover Signs are too close to the road. He explained Camden's newer development signage looks very nice. Walt Simpson had a billboard to bring people into town for Wyoming Millwork. He stated co-op money could pay for the advertisement and it's economically viable for local businesses. He suggested businesses like Fifers and Papen Farms.

Mr. McCalister explained Mr. Silicato would rather not have to do Conditional Use for the billboards like Mr. Elliason suggested. He also explained that the potential Grottos would like a Billboard.

Mary Ellen Gray stated the Town would have to have a new ordinance for the billboards and a conditional use application with reasonable conditions would have to be approved. She explained the double billboard across from Valero is a 24X24.

Mr. McCalister said the fees proposed is \$7/sqft and can do a static sign.

**PUBLIC COMMENT**

None

**ADJOURNMENT**

At 7:51 p.m. a motion was made by Commissioner Johnson, seconded by Commissioner Rhodes to adjourn the regular meeting. All in favor; none opposed. Mark Girty; absent.

Respectfully submitted,  
Jamie Fenske, Town Clerk