

Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
April 20, 2016

CALL TO ORDER

Chairwoman Gray led attendees in the Pledge of Allegiance.

Chairwoman Gray called the meeting to order at 7:00 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 April 8, 2016, in the following manner:

- a. The electronic sign;
- b. The Official Bulletin Board;
- c. The official Town of Camden Web Site;
- d. The News Journal, and
- e. The Delaware State News.

Members Attending: Chairwoman Mary Ellen Gray, Commissioner Michael Johnson, Commissioner Michael Schock, and Commissioner Vicki Rhodes.

Members absent: Commissioner Spencer Price.

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 Johnson to approve the minutes as written from the February 17, 2016 Planning Commission Meeting. All in favor; none opposed.

NEW BUSINESS

Application submitted for preliminary site plan approval for Dupont Hwy, NM 7-02-094.00-01-15.00-000

Dave Kuklish – Bohler Engineering, explained that they are proposing a grocery market to be off of route 13 on the King Property. They will be forming King Blvd that will eventually attach to the Camden Bypass when it is established. They will also be opening East Street from Voshell Mill Road to King Boulevard. There will be no direct access from Route 13, only access will be from East Street. They are required to have 196 parking spaces but they are asking for 192. They are using the space from those 4 parking spaces to make up some of the landscaping requirements. The trash and loading dock will be screened.

Mr. Kuklish added that the CWSWA is reviewing the plans. They planned the lighting to be lit enough for safety but do not cause a lot of spill over. He then showed the architectural drawings.

Brian Kurney – Lidl, explained that they are German grocery chain that wants to start opening stores in the United States no later than 2018.

Commissioner Johnson questioned what made them choose Camden.

Mr. Kurney explained that Camden is a great neighborhood and community.

Chairwoman Gray questioned how they picked the architecture.

Mr. Kurney stated that it is an Americanized version of their German stores. He added that the loading dock will face East Street but will be blocked by bricks.

Commissioner Rhodes questioned the products they would sell.

Mr. Kurney stated that they will sell their brand and other high end brands. They want it to be a one stop shop for customers.

Commissioner Johnson questioned the hours of operation.

Mr. Kurney stated that they will not be a 24/7; they will operate normal grocery hours.

Chairwoman Gray questioned if they will have a bike rack and hitching posts.

Mr. Kuklish stated that they will add both.

Mr. Kurney added that Lidl is committed to being a good neighbor and trash will not be an issue.

A motion was made by Commissioner Schock, seconded by Commissioner Rhodes, to approve the preliminary site plan approval as submitted for Dupont Hwy, NM 7-02-094.00-01-15.00-000 to include a hitching post and bike rack, and the developer will submit architectural drawings of all four sides. All in favor; none opposed.

PUBLIC COMMENT

No public comment.

ADJOURNMENT

Town of Camden
Wednesday, April 20, 2016

Regular Meeting Minutes

At 8:14 p.m. a motion was made by Commissioner Schock, seconded by Commissioner Johnson to adjourn the regular meeting. All in favor; none opposed.

Respectfully submitted,
Jamie Fenske, Town Clerk

