

Town of Camden  
Regular Planning Commission Meeting  
Camden Municipal Building  
June 21, 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 June 9, 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 Michael Johnson, and Commissioner Vicki Rhodes.

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 Johnson, seconded by Commissioner Rhodes to approve the minutes as written from the May 17, 2017 Planning Commission Meeting. All in favor; none opposed.

NEW BUSINESS

A motion was made by Commissioner Johnson, seconded by Commissioner Wanstall to amend the agenda to move New Business item A: Discussion about possible annexation 219 Carter Ave to New Business item B. All in favor; none opposed.

*Application submitted for final site plan approval for NM 7-02-094.12-01-01.00,03.00,04.00,22.00, & 23.00*  
WAWA

Dave Kukliesh from Bohler Engineering explained that WAWA obtained a preliminary site plan approval in 2014. Since the preliminary approval they have improved the landscape to help as a trash buffer. They now have DNREC, Office of Drinking Water, and Fire Marshall approval. They are still waiting on Kent Conservation, CWSWA, and Deldot. He explained that they

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understand that they will need these approvals before they will be able to open the business. He added that their goal is to start construction in late summer of 2017.

Chairwoman Gray questioned if the dumpster will be enclosed.

Mr. Kukliesh explained that it will be enclosed with a vinyl fence that will match the color scheme of the building.

Chairwoman Gray questioned how the lighting will be done.

Mr. Kukliesh stated that the lighting will have the parking lot well-lit and will have shields on the lights to help prevent spillage into other properties.

Chairwoman Gray questioned if the employees of WAWA will go into the parking lot to clean up blowing trash if need be.

Mr. Kukliesh replied that WAWA will have employees going out to keep the property clean.

Mr. Greg Reed, Kimco LLC, stated that there is an agreement that Kimco can have people come out and clean up the properties if need be. There is a common area maintenance agreement between all of the businesses and the property manager, Kimco properties.

Chairwoman Gray explained that there was a variance given in December 2016 to allow for an additional sign since the property fronts two major roads.

Commissioner Wanstall questioned if this store will be similar in size to the other WAWAs in the area.

Mr. Kukliesh explained that it will be one of the smaller stores but they are all roughly the same size.

Chairwoman Gray questioned the entrances.

Mr. Kukliesh announced that they will be following all of Deldot standards and requirements.

Chairwoman Gray asked if they are prepared to accommodate the third traffic lane on Route 13.

Mr. Kukliesh replied that they are ready to accommodate the projected additional lane.

Chairwoman Gray questioned if there will be hitching posts.

Mr. Reed stated that he will speak to WAWA and see if they are willing to put in hitching posts.

Chairwoman Grey asked if there will be bike racks.

Mr. Kukliesh announced that there will be bike racks in the front of the building.

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Commissioner Johnson added that he thinks hitching posts would be a great idea especially since many of the newer businesses in Camden have them.

A motion was made by Commissioner Johnson, seconded by Commissioner Wanstall to approve the application as submitted for the final site plan for WAWA at Route 10 and Route 13. Roll Call;

Chairwoman Gray – yes

Commissioner Wanstall – yes

Commissioner Johnson – yes

Commissioner Rhodes – yes

Commissioner Girty – absent

Motion carries.

**PUBLIC COMMENT**

None.

**ADJOURNMENT**

At 7:39 p.m. a motion was made by Commissioner Wanstall, seconded by Commissioner Johnson to adjourn the regular meeting. All in favor; none opposed.

Respectfully submitted,  
Jamie Fenske, Town Clerk

