

Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
January 16, 2019

CALL TO ORDER

Commissioner Johnson led attendees in the Pledge of Allegiance.

Commissioner Johnson 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 January 9, 2019, in the following manner:

- The official bulletin boards,
- Posted on the official electronic sign, and
- Posted on the official website.

Members Attending: Commissioner Michael Johnson, Commissioner Thomas Wanstall, and Commissioner Mark Girty.

Members absent: Chairwoman Gray.

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

MINUTES

Motion made by Commissioner Wanstall, seconded by Commissioner Girty to approve the minutes as written from the November 14, 2018 Planning Commission Meeting. All in favor; none opposed.

NEW BUSINESS

Tallman Dr, Tax map No. NM 7-02-103.00-01-03.00-000 & NM 7-02-103.00-01-04.00-000, Sunset Village. The applicant is requesting preliminary site plan approval.

Phil Toliver from Morris & Richie explained that this project has been being reviewed by the Town of Camden Planning Commission since 2013. He added that originally this project was going to be a 55+ community with condominiums to be purchased and is now projected to be apartments for lease. He added that in the last year there has been a meeting with the CWSWA and they are seeking DelDot reapproval. He explained that there are new regulations for Kent Conservation to take effect if construction of the stormwater management ponds have not be completely constructed by the end of December of 2019. He added that the new guidelines will require 48 retention instead of the current 24 hours. Mr. Tolliver reported that he is unaware if the property owner will begin construction under the current guidelines or if he will wait and apply for a new permit with the new guidelines through Kent Conservation. He added that the new guidelines will hold effect until either 2022 or 2024.

Ms. Fenske explained that at the January 2017 and the January 2018 Planning Commission meetings there was discussion regarding the house and the tree going through the house on the property. She added that Mr. Toliver made contact with the Town Code Enforcement Officer the day after the January 2018 Planning Commission Meeting stating that they would have the house demolished soon and that this never took place. She added that the house and the tree are still currently there and that they need to be removed. She asked the Planning Commissioners to give the property owner 30 days to have the house and the tree completely removed. Ms. Fenske added that a contractor has come in to apply for a business license and a building permit to demolish the home.

Mr. Toliver added that a contractor has been selected and has been paid half the money down to demolish the house. He asked the Planning Commissioners to give the property owner 60 days to demolish the property.

Commissioner Johnson explained that in actuality they have been given two years and now an additional 30 days to demolish the house.

Commissioner Wanstall reminded Mr. Toliver that this house has been in discussion for the last two years at the Planning Commission Meetings and still the house remains. He added that not only has the house been discussed but so has the maintenance of the property. He explained that he felt that the property owner has had more than enough time to properly demolish the property in the last two years and has not done it so he feels that 30 days is more than generous.

A motion was made by Commissioner Wanstall, seconded by Commissioner Girty to approve the preliminary site plan with the following conditions as they were recorded at the March 20, 2013 Planning Commission meeting;

1. Report from DNREC regarding the wetlands required.
2. Note or an overlay of the FEMA flood plain map required.
3. Landscape plan brought up to code and stamped by a landscape architect.
4. Open space amenities per section 240-36b and 240-36c must be provided and approved.
5. Architectural visuals of the building must be submitted.
6. Description of the building materials must be submitted.
7. A community impact study pursuant to section 240-11 must be completed.
8. Environmental impact study must be completed.
9. Signage plans must be submitted.
10. Notes page of submitted plans must be updated indicating the community shall be a lease community, and
11. Phase-in schedule required.

And with the condition that the house and the tree that is going through the house on the proposed property are to be demolished within 30 days from today, January 16, 2019.

Roll Call;

Commissioner Wanstall – yes

Commissioner Girty – yes

Commissioner Johnson – yes

Motion carries.

PUBLIC COMMENT

None.

ADJOURNMENT

At 7:17 p.m. a motion was made by Commissioner Wanstall, seconded by Commissioner Girty to adjourn the regular meeting. All in favor; none opposed.

Respectfully submitted,
Jamie Fenske, Town Clerk

