

Town of Camden  
Regular Planning Commission Meeting  
Camden Municipal Building  
January 17, 2018

CALL TO ORDER

Commissioner Johnson led attendees in the Pledge of Allegiance.

Commissioner Johnson called the meeting to order at 7:07 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 3, 2018, in the following manner:

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

Members Attending: Chairwoman Mary Ellen Gray, Commissioner Thomas Wanstall, Commissioner Michael Johnson, Commissioner Mark Girty, and Commissioner Vicki Rhodes.

Members absent: None.

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

MINUTES

Motion made by Commissioner Wanstall, seconded by Commissioner Johnson to approve the minutes as written from the October 18, 2017 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 seeking a one year extension for site plan.*

Phil Toliver from Morris & Richie explained that construction must start prior to December 31, 2019 or the Stormwater Management permit will expire. He added that he feels this will not be an issue because the economy is starting to pick up. He stated that he is expecting construction to start the end of 2018 or early 2019.

Commissioner Wanstall questioned if the tree and house have been demolished.

Mr. Scott stated that the house and the tree are still there.

Mrs. Fenske explained that if the Town of Camden sends a certified letter it will give the

property owner 5 days to rectify the situation and then the Town of Camden will do it and all costs associated will go to the property owner.

Mr. Tolliver stated that he will talk to Mr. Dunn tonight and will be in contact with the Town of Camden tomorrow.

Chairwoman Gray questioned if FEMA approval was given.

Mr. Tolliver stated that they have approval and will need to have a new survey done after the buildings are complete.

Chairwoman Gray questioned what approvals were still needed.

Mr. Tolliver explained that Deldot, Fire Marshall, Town of Camden, and CWSWA approvals are still needed.

Chairwoman Gray questioned if the CWSWA is aware of what is going on with the development.

Mr. Tolliver stated that there was a meeting with CWSWA about 6-7 months ago but agreed there needed to be another one soon.

Mr. Tolliver added that they may be back one more time a year from now to get another extension.

A motion was made by Commissioner Johnson, 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.

All in favor; none opposed.

#### **PUBLIC COMMENT**

None.

*Town of Camden*  
*Wednesday, January 17, 2018*

*Regular Meeting Minutes*

ADJOURNMENT

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

Respectfully submitted,  
Jamie Fenske, Town Clerk

