

**Town of Camden**  
**Regular Planning Commission Meeting**  
**Camden Municipal Building**  
**November 14, 2018**

**CALL TO ORDER**

Chairwoman Gray led attendees in the Pledge of Allegiance.

Chairwoman Gray called the meeting to order at 7:20 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 November 7, 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 Michael Johnson, Commissioner Thomas Wanstall, and Commissioner Vicki Rhodes.

Members absent: Commissioner Mark Girty.

Staff Attending: Town Clerk Jamie Fenske, Code Enforcement Officer, and Town Manager Aaron Chaffinch.

**MINUTES**

Motion made by Commissioner Johnson, seconded by Commissioner Wanstall to approve the minutes as written from the October 17, 2018 Planning Commission Meeting. All in favor; none opposed.

**NEW BUSINESS**

*Application submitted for preliminary site plan approval for the King Property 7-02-094.00-01-12.00-000 - Apartments*

Ring Lardner – Davis Bowen and Friedel, explained that they are requesting preliminary site plan approval for multi-family apartments. He added that DelDOT has determined placement of the bypass through the King Property which has determined the size and the layout of these apartments. He explained that they are requesting preliminary site plan approval for parcel 7 which is approximately 12.00 acres of land, R-3 multi-family mid-rise. He added that in October 2018, 4 variances were requested at which time 2 were granted; rear yard setback was granted to 25ft, and common wall variance was granted as well. This evening 2 more variances were granted; 1.9 parking spaces per unit, 2.11 including garages and a smaller parking lot space of 9x18 was granted.

Mr. Lardner explained that access to this parcel will be from the Camden Bypass. A traffic impact study was not necessarily due to studies already taking place for the bypass and the third lane being added to Route 13.

Mr. Lardner detailed that the plan is for 8 buildings of 24 units each, resulting in a total of 192 units. The buildings are 3 stories, 8 units per story, 2 hallways per building. 365 parking spaces total which will be located directly in front of each building and will also include garages, pool, pool house, 13 off street parking spaces, and a maintenance building. He added that there will be 3 ponds for storm water management. Sewer be provided by Kent County and CWSWA will supply water. He explained that a landscape plan has been provided that includes about 800 plantings for the entire property, per the code.

Renderings and actuals of other properties were shown. Mr. Lardner explained that the architectures and materials will be like what is shown on the screen but may not be actuals. He also showed a picture of the clubhouse may look like.

Mr. Lardner stated that they still need permits from DelDOT, Kent Conservation District, Town of Camden engineer, Kent County Public Works, CWSWA, and some other various permits are needed.

Commissioner Wanstall stated that he did not have any questions as his were answered.

Chairwoman Gray questioned how many bedrooms there will be. And what the mix will be

Mr. Lardner detailed it would be approximately 10% 3 bedrooms, 25% 1 bedrooms, and about 60% 2 bedrooms.

Chairwoman Gray questioned what materials will be used.

Mr. CAPANO explained that they will be using vinyl and stone.

Chairwoman Gray questioned if they will be submitting that at the final.

Mr. bill CAPANO explained that they will not know the color for sure until right before they put it on. He added that the owner likes to play with the looks until it is finished. He explained that they will look very similar but may not be the same.

Chairwoman Gray questioned if there will be onsite property manager.

Mr. BILL stated yes, they would be located in the clubhouse.

Chairwoman Gray questioned when the amenities would be put in.

Mr. BILL stated that they will like to get the amenities in as soon as possible as they are a selling tool, but they will not be put in with the finish of the first building.

Chairwoman Gray questioned if the clubhouse features will match the rest of the buildings.

Mr. Bill explained that they will be complimentary, but they will not necessarily match.

Chairwoman Gray questioned if the clubhouse would have 360 architecture.

Mr. Bill replied that it would.

Chairwoman Gray questioned if there would be a playground.

Mr. Bill explained that it depends on the clientele.

Chairwoman Gray questioned if they are going to allow pets.

Mr. Bill stated that they will allow pets in the complex.

Chairwoman Gray questioned if they will have laundry in each unit.

Mr. Bill replied that each unit will have its own laundry appliances.

Commissioner Johnson questioned if a name was decided on yet.

Mr. Lardner explained that it would be determined by the time the final is requested.

A motion was made by Commissioner Johnson, seconded by Commissioner Wanstall to approve the application as submitted for preliminary site plan approval for the King Property 7-02-094.00-01-12.00-000- Apartments, with the condition that this parcel will be rezoned to R-3 during the Comprehensive Plan Update. All in favor; none opposed.

*Application submitted for preliminary site plan approval for the King Property 7-02-094.00-01-15.00-000 – Wawa*

Mr. Ring Lardner, Davis, Bowen, Friedel, - explained that they are requesting a site plan approval for parcel 1A. He added that several variances were granted at the November 14, 2018 Board of Adjustment meeting for this parcel. Access to this parcel will be gained by East Street and a cross access easement from Grottos. He added that this parcel was originally approved for Lidl. He explained that the traffic light will not be turned on until this parcel is complete. He detailed that there will be 16 gas pumps, 55 parking spaces are required but they will 100 spaces, and they will include 6 large vehicle spaces for campers. Stormwater will be onsite. Sewer will be provided by Kent County and water by CWSWA. He added that the landscape plan has been provided and are planned so that the store is visible from the road but still provide a buffer. He detailed that they will have 2 pylon signs, one on the corner of Route 13 and the bypass, and one on East street and the bypass. He added that there will be a hitching post on site. Renderings have been submitted for the building, signs, and gas pumps.

Chairwoman Gray questioned if the trash enclosure would match the architecture of the building.

Mr. Lardner explained that it would match the design of the building.

Chairwoman Gray questioned if there would be landscaping or fencing to help with the trash management.

Mr. Hoffman stated that they will have employees that will go out regularly and manage the trash around the parcel.

A motion was made by Commissioner Johnson, seconded by Commissioner Wanstall to approve the application as submitted for preliminary site plan approval for the King Property 7-02-094.00-01-15.00-000 - Wawa. All in favor; none opposed.

*Application submitted for a new site plan approval for Tidbury Crossing*

Robert Stanley, Karins and Associates – explained that originally the construction plans were approved for 6” upright curbing and as the construction took place rolling curbing was used. The client is asking that they continue with the rolling curbing for the remaining part of the development.

Chairwoman Gray questioned why the change is being requested.

Mr. Stanley explained that the standing curb was proposed and approved and then the rolling curb was built. He added that this was brought to their attention by the inspector. He added that it will be a one-page addendum that will be added to the existing construction plans.

Commissioner Wanstall questioned if the rolling curb is where the homes are already built.

Mr. Stanley stated that is correct.

Mrs. Fenske questioned what will stop the residents from stop parking on the grass, since that was the purpose of the upright curbing.

Mr. Stanley explained that hopefully common sense will stop them from parking in the grass.

Mr. Scott detailed that people are parking on the street which makes it difficult for the trash truck and fire apparatus to make it safely around the streets.

Chairwoman Gray suggested that once the streets are turned over to the Town of Camden that a restriction be put in place for parking on only one side of the street.

A motion was made by Commissioner Johnson, seconded by Commissioner Rhodes to approve the application as submitted for an addendum to the existing Tidbury Crossing construction plans to allow for rolled curbing. All in favor; none opposed.

*Comprehensive Plan Update*

Sean O'Neill and Linda Raab gave a presentation for the Comprehensive Plan Update. Mr. O'Neill explained that the last time they presented to the Planning Commission was in September. He added that the goal is to have the Planning Commission review the draft and then make a recommendation to Town Council to send the plan to PLUS for review. He added that text changes have been edited and moved to make a better flow. Some things that were discussed included but are not limited to:

- Community facilities and utilities
- Elected officials needed to be updated after the current election
- Recommendations have been moved to make it more standard

- Updated links
- Removed properties in the future annexation to allow for Woodside to add those properties to their Comprehensive Plan
- Proposed Camden Bypass
- Employer information
- TDR properties
- Future Land Use Map
- Mixed use zoning
- Annexation Map
- Overlay zones

A motion was made by Commissioner Johnson, seconded by Commissioner Rhodes to recommend the Comprehensive Plan Update Draft to Mayor and Council for approval and be submitted to PLUS. All in favor; none opposed.

**PUBLIC COMMENT**

None.

**ADJOURNMENT**

At 9:32 p.m. a motion was made by Commissioner Johnson, seconded by Commissioner Wanstall to adjourn the regular meeting. All in favor; none opposed.

Respectfully submitted,  
Jamie Fenske, Town Clerk

