

Town of Camden
Board of Adjustment Meeting
Camden Municipal Building
November 14, 2018

CALL TO ORDER

Chairman Prystajko called the meeting to order at 6:30 p.m. and noticed that this regular Board of Adjustment 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

Member Prystajko led attendees in the Pledge of Allegiance.

Members Attending: Chairman Prystajko, Commissioner Badger, Commissioner Schock, and Commissioner Torres.

Members absent: None

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

MINUTES

Motion made by Commissioner Schock seconded by Commissioner Badger, to approve the October 17, 2018 regular meeting minutes. All in favor; none opposed.

NEW BUSINESS

Main St, parcel 7-02-094.00-01-12.00-000, application submitted for relief from required parking spaces.

Main St, parcel 7-02-094.00-01-12.00-000, application submitted for relief from required parking stall size of 10' x 20' to 9' x 18'.

Ring Lardner, PE – Davis, Bowen, Friedel, stated that his client has concluded two studies at existing apartment complexes to show what the needed parking spaces are.

Christopher Noland explained that they have found a 1.75 parking spaces per unit allows for their residents to have adequate parking. Their goal is to make sure that all their residents have parking spaces and that they have parking that is located in a close vicinity to their apartment. They have reviewed their plans and feel that they have exceeded the amount of spaces that is needed for their tenants. He detailed that they are proposing 1.97 spaces per unit, not including the garages, and 2.11 parking spaces per unit including the garages. He explained that he sent representatives to observe the parking at two different complexes, at 4 different time periods, and 1.75 spaces per unit was enough.

Commissioner Torres questioned if the other complexes exemplified have local amenities that are similar to what will be around the Camden complex.

Mr. Noland responded that yes, the other complexes have shopping and eateries in walking distance as well.

Commissioner Torres questioned if there are issues with the 9' x 18' parking at other complexes.

Mr. Noland stated that all the other complexes that he manages has the 9' x 18' spaces and that they do not have issues.

Commissioner Badger questioned if the examples provided have 9' x 18' spaces.

Mr. Noland responded yes.

Commissioner Badger stated he worries about cars being damaged due to the smaller width.

Mr. Noland explained that they are asking for smaller spaces so that they can offer more convenient spaces which appease the tenants better. He added that he does not recall hearing any complaints on the 9' spaces.

Commissioner Schock explained that she felt they came to an agreement with allowing 2.25 parking spaces per unit at the October Board of Adjustment Meeting.

Mr. Noland stated that consideration of vacancies and shift work needs to be taken as not all apartments will have full occupancy at the same times everyday.

Commissioner Badger questioned if they did away with the garages if they could come up with the 2.25 spaces per unit.

Mr. Noland stated that they could get 1 more space per 9 garages. He added that the garages are something that the tenants like to have.

Mr. Kroft explained that the garages are not located in a close vicinity to the apartments and would not be appealing everyday parking spaces to tenants if they were not garages.

Commissioner Schock stated that her concern is families not having enough spaces and getting vehicles damaged.

Commissioner Badger questioned what the hardship is.

Mr. Lardner responded that the developers would like to have more greenspace because they feel that is what their tenants want, that it makes the complex have a better appeal, and is better for

the environment. He added that the Planning Commission recommended approval of these parking requests to the Board of Adjustment at the October 2018 meeting.

Ms. Fenske reminded the commissioners that the property size was determined by DelDot and the placement of the Camden Bypass. She explained that the developers first proposed a larger complex and then the determination of the Camden Bypass was made and forced a decrease in the complex.

Mayor King expressed that if this development is built, it will greatly increase the tax base for the Town of Camden and will assist in continuing to balance a budget without increasing taxes on the existing residents. Mayor King added that the bypass is a major hardship on this property as it has determined the lot size for this apartment complex.

Commissioner Torres stated that he does not have a concern with the 9' width parking spaces.

A motion was made by Commissioner Badger, seconded by Commissioner Torres, to approve Main St, parcel 7-02-094.00-01-12.00-000, relief from required parking spaces from 2.5 spaces per unit to 1.97 spaces per unit excluding garages. All in favor, motion carries.

A motion was made by Commissioner Badger, seconded by Commissioner Torres, to approve the application as submitted for Main St, parcel 7-02-094.00-01-12.00-000, for relief from required parking stall size of 10' x 20' to 9' x 18'. All in favor, motion carries.

S Dupont Hyw, parcel 7-02-094.00-01-15.00-000, application submitted to increase the number of double-faced signs from 1 to 2.

S Dupont Hyw, parcel 7-02-094.00-01-15.00-000, application submitted to increase the number of single-faced signs from 1 to 2.

S Dupont Hyw, parcel 7-02-094.00-01-15.00-000, application submitted for relief from the requirement 10 percent of the interior of proposed parking area must consist of buffer areas and islands and must be landscaped.

S Dupont Hyw, parcel 7-02-094.00-01-15.00-000, application submitted for relief from the requirement of all parking areas shall have at least one tree of 3 ½ inch caliper minimum for every 5 parking spaces in single bays and for every 10 parking spaces in double bays.

Ring Lardner, PE – Davis, Bowen, Friedel, explained this parcel is 1A, at the corner of the Route 13 and the newly proposed Camden Bypass. He detailed this parcel was the former site of the proposed Lidl and has since been subdivided to accommodate the WAWA. He detailed that this parcel has 3 road frontages, Route 13, Camden Bypass, and East Street. He is requesting approval for two double faced signs, one to face 13 and one to face the Camden Bypass. The proposed single faced building signs will face Route 13 and one on East Street.

He specified that the landscape plan is provided on all three frontages to help with headlight glare but will still allow for the store to be seen. He added that with the required thicker caliper of the trees, larger trees will grow and may block parking lighting which could provide a safety

concern. He explained that the three road frontages make a hardship because if there is a complete landscape buffer then the signage and prices could be covered and be made not visible to the potential customers from the roadways.

Commissioner Badger questioned if tractor trailers will be able to be serviced at this location.

Mr. Hoffman explained there will be diesel fuel available, but their intention is to not service large tractor trailers as they do not have highspeed pumps. He added that the large parking spaces are more for customers with campers or pulling personal trailers for short term parking.

Ms. Fenske added a similar sign package was submitted and approved for the proposed WAWA for the corner of Route 13 and Route 10.

A motion was made by Commissioner Torres, seconded by Commissioner Badger, to approve S Dupont Hyw, parcel 7-02-094.00-01-15.00-000, application submitted to increase the number of double-faced signs from 1 to 2. Roll call: Chairman Prystajko -yes, Commissioner Badger – yes, Commissioner Schock – yes, and Commissioner Torres – yes. All in favor, motion carries.

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ADJOURNMENT

At 7:32 a motion was made by Commissioner Badger, seconded by Commissioner Schock to adjourn the meeting. All in favor; none opposed.

**Respectfully submitted,
Jamie Fenske, Town Clerk**