

Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
February 28, 2018

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 February 14, 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, and Commissioner Mark Girty.

Members absent: Commissioner Vicki Rhodes

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

MINUTES

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

NEW BUSINESS

Application submitted for final site plan approval for Caesar Rodney High School 7-02-094.07-01.00-000 and 7-02-085.19-01-20.01-000

John Falkowski from Becker Morgan Group explained that the preliminary approval was given in August 2017. He added that DNREC & DelDot approvals are still needed at this time. He stated that the storage units underneath the bleachers were not included at the preliminary approval due to ordinance prohibiting storage units for more than 30 days.

Phil Conte explained that Fire Marshall approval has been given for the entire site plan including the storage units under the bleachers. He added that they will be used for storage of athletic equipment. They will be placed on concrete with fire rated doors, walls, and ceilings.

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

Regular Meeting Minutes

Chairwoman Gray explained that per Town of Camden ordinance storage units are not allowed for more than 30 days.

Mr. Falkowski explained that these are storage units that will be modified to meet all Fire Marshall regulations.

Chairwoman Gray questioned how the doors will be locked on the storage units.

Mr. Conte stated that the doors will be push bars in the inside and will be locked on the outside.

Chairwoman Gray questioned if the construction will fall under the new regulations for DNREC.

Mr. Falkowski stated that they fall under the old regulations. He explained that they will be using the existing systems and adding an infiltration system under the girl's turf field.

Mrs. Fenske explained that they are still waiting on DelDot. She stated that there is confusion as to whether a turn lane is needed on Old North Rd or not.

Mr. Falkowski added that there has been discussion back and forth about the turn lane and there still has been no confirmation that the turn lane was needed so they took that as it was not needed. He explained that the student load for this renovation is not projected to go above what was approved by DelDot in 2003.

Chairwoman Gray explained that DelDot approval could be added as a condition to the approval given from the Planning Commission and that a Certificate of Occupancy would not be given until DelDot approval was given.

Chairwoman Gray questioned when the potential start date of construction would be.

Mr. Falkowski stated that they would like to start construction as soon as possible. They would like to start immediately following graduation this year.

Chairwoman Gray asked if classes would be interrupted during construction.

Mr. Falkowski stated that classes would proceed during construction.

Chairwoman Gray questioned why they chose the storage units and why they chose to put them there.

Mr. Falkowski stated that they are requesting to have them under the bleachers so that they will be hidden but will still be easily accessible for sporting equipment. He added that they feel this will improve the current condition and will keep the equipment inside of the units instead of just laying outside.

A motion was made by Commissioner Girty, seconded by Commissioner Johnson to give approve for the final site plan as submitted for Caesar Rodney High School 7-02-094.07-01.00-000 and 7-02-085.19-01-20.01-000, with the condition that DelDot approval must be given prior to Certificate of Occupancy being issued. All in favor; none opposed.

PUBLIC COMMENT

None.

ADJOURNMENT

At 7:28 p.m. a motion was made by Commissioner Johnson, seconded by Commissioner Girty to adjourn the regular meeting. All in favor; none opposed.

Respectfully submitted,
Jamie Fenske, Town Clerk

