

**Town of Camden**  
**Regular Planning Commission Meeting**  
**Camden Municipal Building**  
**March 20, 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 March 13, 2019, in the following manner:

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

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

Members absent: None.

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

**MINUTES**

A motion was made by Commissioner Johnson, seconded by Commissioner Johnson, to approve the minutes as written from the January 16, 2019 Planning Commission Meeting. All in favor; none opposed.

**NEW BUSINESS**

*Dupont Hwy, Tax map No. NM 7-02-094.00-01-29.00-000, Dover Federal Credit Union. The applicant is requesting subdivision approval.*

Kevin Minnich – Minnich Engineering, stated that the Dover Federal Credit Union is requesting a subdivision of the property to almost divide the property in half. He explained that the DFCU would like to have their bank on the new parcel created on the south side and then would have future development on the newly created parcel on the north side.

Chairwoman Gray stated that both parcels are code compliant.

A motion was made by Commissioner Wanstall, seconded by Commissioner Johnson, to approve the application as submitted for a subdivision at Dupont Hwy, Tax map no. 7-02-094.00-01-29.00-000, Dover Federal Credit Union. All in favor; none opposed.

*Dupont Hwy, Tax map no. NM 7-02-094.00-01-29.00-000 Dover Federal Credit Union. The applicant is requesting preliminary site plan approval.*

Kevin Minnich – Minnich Engineering, explained that the Dover Federal Credit Union would like to put their bank on the newly subdivided south side parcel. He explained that the stormwater was already calculated for the stormwater pond that is across the street from this parcel. He detailed that there will be a cross access to the connected parcel once it is developed. He explained that this property would be serviced by CWSWA for water and sewer. He added that he is not presenting the application at this time for the north parcel, just the DFCU on the south parcel.

Commissioner Wanstall questioned how customers would obtain access to the site.

Mr. Minnich stated that until the neighboring property is developed, they will only be able to gain access from Walmart Drive. He added that once the adjoining parcel is developed there will be a cross access that will be able to be accessed from the alley that comes off Route 13.

Ms. Fenske reminded the commissioners that this approval was only for the DFCU site and not the future development on the north parcel.

Joseph Blackus added that the architectural drawings are about 95% finished and will be presented with the final site plan application. He explained that they would like to start breaking ground at the end of this summer.

Chairwoman Gray stated that the commissioners would like to see a hitching post and bike racks.

A motion was made by Commissioner Johnson, seconded by Commissioner Girty, to approve the application as submitted for preliminary approval, with that addition of a bike rack and hitching post, for Dupont Hwy, Tax map no. 7-02-094.00-01-29.00-000, Dover Federal Credit Union. All in favor; none opposed.

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

Tim Metzner – Davis, Bowen, and Friedel, explained that they have received all approvals from all of the agencies for this project. He added that the only change since the preliminary site plan has been a connection of a walking path.

Chairwoman Gray questioned when they would be looking at started construction.

Mr. Metzner replied that they are looking at starting as soon as possible.

Chairwoman Gray questioned why Wawa decided to move from the site at the corner of Route 13 and Route 10.

Chris Hoffmann – Project Engineer for Wawa, explained that they had a one-year lease agreement signed with that site property owner and they were not able to obtain all the agency approvals within that year. Then this site became available and they took it.

Commissioner Wanstall commented that he was appreciative to see the hitching posts on the plans.

Chairwoman Gray questioned if the garbage containers were enclosed.

Mr. Metzner confirmed that the trash containers are going to be enclosed by a fence that matches the building colors.

Chairwoman Gray questioned how the trash would be monitored on the site.

Mr. Hoffmann explained that once a shift an associate will go out and change the trash bags and pick up trash that is laying around the site.

Chairwoman Gray stated that she appreciates the detailed landscaping plan that they have presented.

Commissioner Johnson thanked DBF and Wawa for their detailed and thorough plans.

Chairwoman Gray questioned East Street stating that it was to be Town of Camden maintained.

Mr. Metzner replied that there is going to be a meeting including DelDot, the Town of Camden, and the property owner to discuss the maintenance of this street.

A motion was made by Commissioner Johnson, seconded by Commissioner Girty, to approve the application as submitted for final site plan for the King Property 7-02-094.00-01-15.00-000, Wawa, with the condition that there is an agreement made between the Town of Camden, DelDot, and the property owner on who is going to maintain East Street. All in favor; none opposed.

#### **PUBLIC COMMENT**

None.

#### **ADJOURNMENT**

At 7:26 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**