

**Town of Camden  
Regular Planning Commission Meeting  
Camden Municipal Building  
September 19, 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 September 12, 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 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 August 15, 2018 Planning Commission Meeting. All in favor; none opposed.

**NEW BUSINESS**

*Draft 2018 Comprehensive Plan*

Linda Raab explained that she and Sean O'Neill have paired up with the Town of Camden to do the new Comprehensive Plan. She added that she assisted with the last 5 year update that was done.

Mr. O'Neill stated that their goal was to include everything that the Planning Commission would like to see in the Plan.

Chairwoman Gray explained that she is in favor of the downtown feel and the mixed use. She explained that she would like to see the town as a whole more pedestrian and bike friendly.

Commissioner Girty added that he would like to see more sidewalks added through out town to allow for safe pedestrian travels. He specified that there is no shoulder from Newells Creek to Valero on Main Street.

Chairwoman Gray questioned if there was an approved plan for the Camden Bypass yet.

Mrs. Raab explained that she has obtained a plan from Deldot that will be included in the Plan. The plan shows the bypass route going through the King property and in between Town Hall and the Valero.

Mr. O'Neill detailed that focus needs to be on where we want future growth for the Town of Camden. He questioned if the commissioners would like to keep the TDR in the update.

The commissioners agreed that they would like to continue with TDR in the new update.

Mrs. Fenske added a staff suggestion was to make the King property and Sipple property as mixed use on the future land use map, as both owners have shown interest in development and residential and commercial use fit in both areas. The commissioners agreed with this change.

Mrs. Raab questioned if the commissioners had suggestions for the annexation map.

Chairwoman Gray and Commissioner Girty agreed that the area in question near Woodside should be taken off the Town of Camden annexation map.

Chairwoman Gray also suggested removing Longacre and Mifflin Meadows from the annexation map as they are already developed areas.

Mr. Scott suggested keeping the property in the Northern East corner on the future annexation map because the property owners have shown interest in annexing in the past.

Chairwoman Gray agreed keeping this property on the annexation map would be a good idea.

Mr. O'Neill explained that he and Mrs. Raab would make the suggestions from the Planning Commission and staff and would bring the revised Comprehensive Plan back to them for their recommendation to Mayor and Council.

#### **PUBLIC COMMENT**

None.

#### **ADJOURNMENT**

At 8:26 p.m. a motion was made by Commissioner Girty, seconded by Commissioner Johnson to adjourn the regular meeting. All in favor; none opposed.

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