

Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
August 21, 2019

CALL TO ORDER

Chairwoman Grey led attendees in the Pledge of Allegiance.

Chairwoman Grey 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 August 14, 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, and Commissioner Mark Girty.

Members absent: Commissioner Schock.

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

MINUTES

A motion was made by Commissioner Johnson, seconded by Commissioner Girty, to approve the minutes as written from the June 19, 2019 Planning Commission Meeting. All in favor; none opposed.

NEW BUSINESS

Dupont Hwy, Tax map No. NM 7-02-094.00-01-12.01-000, King Family Properties, the applicant is requesting subdivision approval.

Tim Metzner – DBF, Inc, explained that they are seeking approval to subdivide Kent Landscaping from Mr. Tire. He explained that there will be a cross access easement and will allow all of the parcels to have access to Upper King Road.

Mrs. Gail Christensen – 21 S Main St, questioned if the easement would be affected by the bypass.

Mr. Metzner detailed that there will not be connection to the bypass from the parcel.

A motion was made by Commissioner Girty, seconded by Commissioner Wanstall, to approve the application as submitted for subdivision of Dupont Hwy, Tax map No. NM 7-02-094.00-01-12.01-000.

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

Tim Metzner – DBF, Inc, detailed that they have submitted to all agencies and have received comments back but are still awaiting final approvals. He added that the water and sewer will be provided by the Camden Wyoming Sewer and Water Authority, the streets will be private, and the entrance will be connected to the new Camden Bypass.

Chairwoman Gray questioned what other approvals are they waiting on.

Commissioner Girty detailed that CWSWA has not given full approval, they just confirmed that they are able to service the development.

Commissioner Johnson explained that the Planning Commission prefers to see all other agency approvals first before they give approval incase the other agencies make changes.

Mr. Metzner added that if the other agencies made changes then they would have to resubmit to the Planning Commission.

Ms. Fenske explained that no construction will be allowed to start until all other approvals are given, even if Planning Commission gives approvals tonight without the other agency approvals.

Commissioner Johnson questioned what the timeframe would be to have all the other approvals.

Mr. Metzner stated that it could take 30-45 additional days to obtain the other approvals.

Mr. Chaffinch questioned what approvals have not been given.

Mr. Metzner stated they are still awaiting DelDot, Fire Marshall, Kent Conservation District, and CWSWA.

Mrs. Christensan explained that her property corners up to this property. She detailed that the property line that is shown for her property is incorrect based on the survey that she had done when she recently purchased the home. She added that there is a long line of tall trees that she would like to see stay. She questioned if there would be a fence placed on the perimeter of the property.

Mr. Metzner stated that they were not planning on having a fence but were planning on having a landscape buffer.

Mrs. Christensan stated that she would like to see a fence around the property. She also questioned when the construction was due to start.

Mr. Metzner explained that the construction could begin as early as 45-60 days after approval is given. He added that it will take approximately two years to construct.

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Mrs. Christensen added that she feels that a fence would make for better neighbors and that it would help with the construction. She also questioned where the gas main line is located.

Mr. Charles Christensen questioned if they could ask CWSWA about the approval.

Commissioner Girty explained that he sits on the CWSWA Board of Directors and that the CWSWA stated that they have the ability to service the new development but have not approved the plans yet.

Mr. Metzner stated that the main gas line will be on East Street.

Mrs. Chirstensen questioned how she will get the answers to her questions.

Mr. Metzner responded that they can exchange phone numbers and he will have to discuss the question about the fence with the developer.

Mrs. Maxine Wayson – 300 William St, explained that she feels the apartments will have a negative impact on Williams Street and East Street, and that it will lower the value of the surrounding homes. She questioned if a traffic study has been done.

Mr. Metzner explained that the connection to East Street will be closed. He added that the with the Police Station and Town Hall across the field and the upper scale development proposed he does not for see property values decreasing.

Mrs. Wayson added that she would like to see that tall mature trees to stay.

Sally Molina – 33 S Main Street, questioned if the traffic is going to affect the downtown.

Ms. Fenske explained that DelDot is working on the Camden Bypass and that should help alleviate the traffic.

Mrs. Wayson asked to not have the construction vehicles come from Camden Wyoming Avenue down East Street. She also questioned how much the rent is in the similar Middletown apartments.

Bill Kroft – Capano, apologized that he did not have the exact information for the rent prices but stated that he believed they are around \$1,000 for a one bedroom.

Mrs. Wayson suggested that the apartments project be put on hold.

Commissioner Girty explained that the Planning Commission is impartial to the development but their duty is to make sure that all development in the Town of Camden follow the guidelines set in place.

Mrs. Christensen asked that the developer take into consideration the impact that they are putting on the historic society.

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A motion was made by Commissioner Girty, seconded by Commissioner Johnson, to deny the approval of final site plan for the application as submitted for 7-02-094.00-01-12.00-000 – Apartments until all other agency approvals are given and the public's questions are answered. All in favor; none opposed.

PUBLIC COMMENT

ADJOURNMENT

At 8:08 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

