

**Town of Camden**  
**Regular Planning Commission Meeting**  
**Camden Municipal Building**  
**November 20, 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 November 20, 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 Thomas Wanstall, and Commissioner Schock.

Members absent: Commissioner Michael Johnson and Commissioner Mark Girty.

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

**MINUTES**

A motion was made by Commissioner Wanstall, seconded by Commissioner Schock, to approve the minutes as written from the August 21, 2019 Planning Commission Meeting. All in favor; none opposed.

**NEW BUSINESS**

*Application submitted for parcel consolidation of parcels 7-00-085.20-01-30.00-000, 31.00, 32.00, 33.00; 2035 S Dupont Hwy, S Dupont Hwy, 7 Howell Street, and 16 Asbury Ave.*

Johnathan Street – Becker and Morgan, explained that these are newly annexed parcels into the Town of Camden that are just south of the Auto zone. He added that the developer is requesting to build a Dollar General on the lots and to do this they need the existing four parcels to be consolidated into one parcel. He stated that the consolidation will meet all the Town requirements.

Commissioner Wanstall questioned if the existing buildings on the parcels will be demolished.

Mr. Street confirmed that they will be demolished.

A motion was made by Commissioner Schock, seconded by Commissioner Wanstall, approve the application as submitted for the consolidation of parcels 7-00-085.20-01-30.00-000, 31.00, 32.00, 33.00. All in favor; none opposed.

*Application submitted for preliminary site plan approval for parcels 7-00-085.20-01-30.00-000, 31.00, 32.00, 33.00; 2035 S Dupont Hwy, S Dupont Hwy, 7 Howell Street, and 16 Asbury Ave.*

Johnathan Street – Becker and Morgan, explained that they are proposing to build a 9,100 square foot Dollar General on the newly consolidated lot. He added that they have been granted a parking variance by the Board of Adjustment to allow for 30 parking spaces. He questioned the Planning Commission if they would like to see curbing around the entire site. He explained that they would like to leave areas with no curbing to allow for easier access to the stormwater management site. He detailed that some of the site will have curbing; the entrances to the site and the parking.

Mr. Street explained that they would like to preserve as much of the landscape as possible. They are proposing to add additional trees and landscaping.

Dawn Gonzalez questioned if there will be cross access from Howell and Asbury Ave.

Mr. Street replied there will be access from both Howell Street and Asbury Avenue.

Chairwoman Gray questioned which direction the building will be facing.

Mr. Street stated that the building will be facing Dupont Hwy with deliveries coming from the side.

Chairwoman Gray questioned if there was any additional architecture that could be added to the side of the store facing Asbury Avenue.

Mr. Street explained that they will try to preserve as many trees as possible between the Dollar General and Howell Street.

Mr. Ted Donald – explained that they can add some fast-growing landscape next to the building to help cover the bland side.

Chairwoman Gray explained that she would like to see additional architecture on the side of the building so that it is not as plain as proposed. She also questioned what the landscape will be in the parking islands.

Mr. Street explained that they do not have enough consecutive parking spaces to require parking islands.

Chairwoman Gray added that she would like to see more landscaping to the parking so that it is not so much asphalt in the front of the lot.

Mr. Scott detailed that Mr. Minnich, the Town Engineer, will review the plans and the curbing prior to final site plan approval.

A motion was made by Commissioner Schock, seconded by Commissioner Wanstall, approve the application as submitted for preliminary site plan approval for parcels 7-00-085.20-01-30.00-000, 31.00, 32.00, 33.00; with farther architecture being added to the southside of the store which faces Howell Street, additional landscape and possible parking islands, approval from the Town Engineer for the curbing, and additional landscaping to front Dupont Highway. All in favor; none opposed.

**PUBLIC COMMENT**

None.

**ADJOURNMENT**

At 7:51 p.m. a motion was made by Commissioner Wanstall, seconded by Commissioner Schock, to adjourn the regular meeting. All in favor; none opposed.

Respectfully submitted,  
Jamie Fenske, Town Clerk

