

**Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
December 18, 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 December 9, 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, Commissioner Schock. Commissioner Michael Johnson and Commissioner Mark Girty.

Members absent:

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

MINUTES

A motion was made by Commissioner Johnson, seconded by Commissioner Girty, to approve the minutes as written from the November 20, 2019 Planning Commission Meeting. All in favor; none opposed.

NEW BUSINESS

Applications submitted for preliminary site plan approval for parcel 7-02-094.00-01-15.05-000, King Commercial- Liquor store

Ring Lardner – DB&F, explained that the parcel is located between Wawa and Grottos. He added the storm water management will be tied into the existing system for the parcels fronting Route 13. He stated that there will be access to the property from Grottos, Wawa and East St.

Commissioner Girty questioned what approvals are still needed.

Mr. Lardner stated Kent Conservation District, Fire Marshall, and CWSWA.

***Town of Camden
Wednesday, December 18, 2019***

Regular Meeting Minutes

Chairwoman Gray questioned if there will be bike racks, hitching posts, and where the dumpster would be located. She added that she would like to see more architecture as the building is visible on all four sides.

Mr. Lardner explained they are still working on the architecture with the developer.

Chairwoman Gray stated that prior to final approval, building materials and architectural drawings must be submitted for review.

Commission Shock questioned location of the signage.

Charles Christensen- 21 S Main St, questioned the preliminary process.

Chairwoman Gray explained that preliminary site plans come before the Town first to make sure it meets Town codes. Other agencies can make changes to the plans prior to their approval which would then change the plans before coming back and getting final site plans approval from the Planning Commission. Prior to final site plan approval, the applicant must submit letters of no objections or approvals.

William Cofone- 31 S Main St., asked if the dumpster would be enclosed.

Chairwoman Gray explained to him that the code requires the dumpster to be enclosed on all four sides.

Dawn Gonzalez, question if a special permit is required for a liquor store.

Mr. Lardner stated that the owner will have to obtain a liquor license which will require an extensive background. Also, there must be a 1,500 driving feet distance between liquor stores.

Chairwoman Gray asked if distance has been verified and Mr. Launder said yes.

A motion was made by Commissioner Wanstall, seconded by Commissioner Johnson, approve the application for preliminary site plan with the addition of bike racks, hitching posts, additional architectural drawings, and sign designs, for parcel 7-02-094.00-01-15.05-000, King Commercial Liquor Store. All in favor; none opposed.

Application submitted for minor subdivision for parcel 7-02-094.11-03-87.00-000, Bruce King.

Ring Lardner – DB&F, stated that there is one house on a commercial property that they are asking to subdivide off to be its own parcel.

Chairwoman Gray questioned if it meets the Town code to be subdivided.

Mr. Lardner explained that it does meet all the Town requirements to be subdivided except for the front yard setback, which is legal nonconforming.

Gail Christensen – 21 S Main St, questioned what the max impervious is.

Mr. Lardner explained that the max impervious for a C-1 lot is 80%.

Charles Christensen – 21 S Main St, questioned if the residential part of the parcel fronts Main St.

Mr. Lardner stated that the existing house does front Main Street.

Elise Knable – 7 East St., questioned if the parcel is subdivided would the public be notified if it is up for sale and new commercial is to be developed.

Chairwoman Gray stated that the public would not have to be notified if the property is sold. She added that if it is a legal use then they would not have to notify the residents either.

Mr. Chaffinch explained that the parcel that is being subdivided is an existing home that is being subdivided from an existing commercial parcel.

Mr. Lardner stated that the house that is requesting to be subdivided does not have the intent to build commercial at this time.

William Cofone – 31 S Main St, indicated that he feels there is already a lot of traffic Main Street.

Mrs. Knable questioned if the property owner would be able to put a road to access East Street from Main through the existing commercial property that they are trying to subdivide. She also questioned what the current owners reasoning is to subdivide.

Ms. Fenske explained that the future Camden Bypass would provide access from Dupont Highway, across East Street, in between Town Hall and the Valero, and come out at Main Street, so there would be no need for another road to join Main Street and East Street through this existing parcel.

A motion was made by Commissioner Johnson, seconded by Commissioner Girty, deny the application as submitted for the minor subdivision for parcel 7-02-094.11-03-87.00-000, Bruce King, without additional information on the legal nonconforming status of the existing parcel.

Application submitted for final site plan approval for the King Property 7-02-094.00-01-12.00000 – Apartments

Mr. Lardner explained that he is requesting final site plan approval for the apartments west of East Street. He detailed that this was previously one large parcel that was subdivided off. The developer proposed to PLUS 400+ apartments which resulted in DelDot giving a final plan for the Camden Bypass from Dupont Highway to Main Street. The location of the bypass subdivided the property which then allotted for 192 apartments. During the update of the Comprehensive Plan the property was then rezoned to R-3 to allow for multi family.

Mr. Lardner detailed that DB&F held an informal meeting on November 14, 2019 inviting the adjacent property owners so that they may discuss the proposed apartments and work out some of the details. He added that a traffic study was not required. He added that DelDot is proposing a third lane and bypass within the few years. He added that the property owner provided land for the bypass.

Mr. Lardner explained that the neighboring property owners at the November meeting stated they wanted East Street to be closed again behind Northeastern Supply. He added that they property owner will have East Street closed by the end of February. He also stated that they have approvals from Kent Conservation District, Fire Marshall, CWSWA, and DelDot.

Commissioner Johnson detailed that Mrs. Wayson questioned at the August Planning Commission Meeting that she wanted the existing mature trees to stay.

Mr. Lardner detailed that the mature trees are not on this owner's property so they will be staying but that they will be cleaning up the landscape that is around those trees that are on this property.

Commissioner Johnson questioned how the construction vehicles will gain access to the property.

Mr. Lardner stated that they will have to access the property from Dupont Hwy to East Street, or Voshellmill to East Street. He added that the developer has proposed a 6' fence and landscape buffer.

Mrs. Christensen explained that the Comprehensive Plan states that the Town would like to have more accessible walking and biking paths through out town and questioned if the developer would be responsible for that.

Mrs. Knable questioned if an environmental study was done to see how the homes in the area would be affected with consideration to water flow and the overcrowding of the schools.

Robert Bongers – 99 Vining Run, questioned how the existing property owners in the Town of Camden will be affected in reference to property taxes.

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

