

Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
January 15, 2020

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 January 6, 2020, 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 Johnson, and Commissioner Schock.

Members absent: Commissioner Tom Wanstall and Commissioner Mark Girty.

Staff Attending: Town Clerk Sarah Cahall, Account Specialist Amanda Marlow and Town Manager Aaron Chaffinch

MINUTES

A motion was made by Commissioner Johnson, seconded by Commissioner Schock, to approve the minutes as written from the December 18, 2019 Planning Commission Meeting. All in favor; none opposed.

OLD BUSINESS

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

Was removed from Agenda on January 9, 2020.

NEW BUSINESS

Tallman Dr, Tax map No. NM 7-02-103.00-01-03.00-000 & NM 7-02-103.00-01-04.00-000, Sunset Village. The applicant is requesting a one-year extension on a preliminary site plan.

Phil Tolliver from Morris & Richie explained that he was here to request a one-year extension on the preliminary site plan for Sunset Village. He stated that over the last year they thought they were going to initiate construction of the storm water facility. He said that did not take place because DNREC has allowed them to modify their plans and reports and bring things up

to new code standards. They are continuing to do so and in the process of changing the hydraulic control system and modifying it. He also stated that working with Del-Dot is a process because they have been changing their specification and design plans. They have been working with them to obtain reapproval of construction plans. He said there about 95-98% completed with the reapproval process from Del-Dot and storm water management. He added that the existing house that was on the property has been demolished.

He requested for one-year extension to continue working on the plans that were originally stipulated with the originally preliminary plan approval which was dated April 10, 2013.

Chairwoman Mary Ellen Gray Questioned if anything has changed or any change from Del-Dot.

Phil Tolliver stated that the storm water hydraulic control structure has because you must now control 48 hours of extent attention instead of 24 hours in storm water control system to comply with DNREC requirements. The size, unit count, layout, parking structure, open space, and the site plans haven't changed. Mr. Tolliver stated that their storage taper ledge for left turn lane coming in was modified because there is a turn off onto Upper king road turning into the site. They had to analyze that to comply and re stripe a different way to include a bike path. He said they must construct a new right turn lane from lochmeath way, going North bound on Upper King Rd.

Chairwoman Gray asked when that road will go in.

Mr. Tolliver said it is at Del-Dot discretion because traffic load today could be different from when the project is built.

Chairwoman Gray question if there was enough right of way there to add a turn lane.

Mr. Tolliver stated as of now yes. If there's not the client would have to secure that, and Del-Dot would work with them.

Chairwoman Grey asked if that was in their approval with Del-Dot and Mr. Toliver added that it is.

Chairwoman Gray explained that there were several conditions that were put on the plans with the report: A motion was made by Commissioner Schock and seconded by Commissioner Michael Johnson to approve the one-year extension on the preliminary site plan with the following Conditions as recorded as of last January 16, 2019. Motions carries All in favor; none opposed.

1. Report from DNREC regarding the wetlands required.
2. Note or an overlay of the FEMA flood plain map required.
3. Landscape plan brought up to code and stamped by a landscape architect.
4. Open space amenities per section 240-36b and 240-36c must be provided and approved.
5. Architectural visuals of the building must be submitted.
6. Description of the building materials must be submitted.

7. A community impact study pursuant to section 240-11 must be completed.
8. Environmental impact study must be completed.
9. Signage plans must be submitted.
10. Notes pages of submitted plans must be updated indicating the community shall be a lease community, and
11. Phase-in schedule required.

PUBLIC COMMENT

Maxine Wayson- 300 William St. asked if it would take another year to come back in for another extension if some of the plans are almost complete and question the number of units.

Mr. Tolliver stated that he cannot rule it out because it depends on his client and other approvals. There are 238 units, 3 story apartment buildings, with 24 units per building.

ADJOURNMENT

At 7:20 p.m. a motion was made by Commissioner Schock, seconded by Commissioner Johnson, to adjourn the regular meeting. All in favor; none opposed.

Respectfully submitted,
Sarah Cahall, Town Clerk

