

**Town of Camden**  
**Regular Planning Commission Meeting**  
**Camden Municipal Building**  
**May 20, 2020**

**CALL TO ORDER**

Commissioner Johnson led attendees in the Pledge of Allegiance.

Chairwoman Gray called the meeting to order at 7:45 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 May 13, 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 Michael Johnson, Commissioner Thomas Wanstall, Commissioner Colaprete and Commissioner Schock.

Members absent: None.

Staff Attending: Town Clerk Sarah Cahall, Building Inspector/Code Enforcer Harold Scott, and finance specialist Amanda Marlow.

**MINUTES**

A motion was made by Commissioner Johnson, seconded by Commissioner Schock, to approve the minutes as written from the January 15, 2020 Planning Commission Meeting. All in favor; none opposed.

**NEW BUSINESS**

*The applicant is requesting preliminary site plan approval to develop on East St parcel, McDonald's Restaurant, Tax map No. 7-02-094.00-01-15.02-000*

William Rhodunda representing McDonalds Corporation informed the Planning Commission that the Board of Adjustment approved all their four minor variances as follow:

- East St parcel, McDonald's Restaurant, 7-02-094.00-01-15.02-000, application submitted for relief from allowed number of sign quantity for three wall signs & area to a maximum size of 33 plus square feet for each.
- East St parcel, McDonald's Restaurant, 7-02-094.00-01-15.02-000, Relief from allowed parking spaces to a minimum of 43.
- East St parcel, McDonald's Restaurant, 7-02-094.00-01-15.02-000, Relief to allow minimum area for parking stalls to 180 plus square feet.

- East St parcel, McDonald's Restaurant, 7-02-094.00-01-15.02-000, Relief from planted islands for every 10 parking spaces, as the greatest parking row length is 12 spaces.

Michael Jeitner represented McDonalds presented the board with their plans. He added the site pad is accounted for road access, storm water, and utilities. McDonalds would like to propose a 4500 square foot building. He gave detail on the accessing the entrance ways into McDonalds with a side by side drive thru lane, 42 parking spaces, concrete pad for future bus shutter, hitching post, trash encloser and the loading and unloading deliveries with bringing in and out inventory roughly 15 mins and not delivering during peak times. He added they're under the 80% storm water rate control. They will be adding 16% landscaping appearance and 300 planting units. The goal is to start construction in 2021, they want to make sure it's being conducted in a safe matter while we are currently under a pandemic.

Mr. Jeitner stated the building material is more modern and earth tone colors compared to the older McDonalds. This will be McDonalds first new design and layout in Delaware. He added the project is straight forward and excited to moved towards the next steps.

Commission Johnson asked what kind of material is being used.

Mr. Jeitner said most of material in metal and aluminum which gives off a wood look appearance.

Commission Johnson were the trash receptacles location would be and if the trash trucks would block the drive thru or cause any hazards.

Mr. Jeitner stated it would be in the back-right hand corner enclosed on all three sides with a gate lock and with landscaping screen. He added that the trash trucks would be about 50 feet away from the drive thru.

Commission Johnson stated he didn't see a bike rack.

Mr. Jeitner added the goal is to have one in the front of the extended area on the concrete pad and it's noted on the site plan under G-16.

Mrs. Schock was curious what section of the parcel is McDonalds.

Mr. Jeitner said when the parcel was subdivided, they went straight down the middle.

Chairwoman Gray questioned the material for the enclosure of the refuge.

Mr. Jeitner believes it will be masonry or board on board.

Chairwoman Gray stated she would prefer masonry with earth tone colors matching the building design.

Chairwoman Gray asked if there would be room for recycling.

Mr. Jeitner said there's room for two dumpsters and an area for recyclables.

Mrs. Marlow explained that the Towns Engineer said to please dimension the building setbacks lines on the plan set. The sewer line from the building to the grease trap should enter the grease trap in the back of the tank not on the side of the tank.

Chairwoman Gray said it was hard to visuals how the landscaping would look from the roads

Mr. Jeitner said there will be a shrub row along the back of East St., trees within corners, and screening around dumpsters.

Mr. Jeitner added the drive thru side will be facing the Valero and the non-drive thru will be facing Grottos side. Front elevations will face route 13 and rear elevations will face East St.

Mr. Colaprete stated that the bulk of the traffic would be going to the dumpster and cycling around the building twice.

Mr. Jeitner said there will be that split and activity but, it's all one-way counterclockwise circulation.

Commission Johnson wanted to add that the presentation was one of most prepared and organized presenters he has seen since he's been on the board.

Mr. Jeitner appreciated the comments and it was pleasure working with them.

*A motion was made by Commissioner Johnson, seconded by Commissioner Wanstall, to approve the application as submitted for preliminary site plans with the expectations of dimension the building setbacks lines on the plan set. The sewer line from the building to the grease trap should enter the grease trap in the back of the tank not on the side of the tank. Masonry material for the dumpster coverage with the suggestion of earth tone colors matching the building design.*

#### **PUBLIC COMMENT**

None.

#### **ADJOURNMENT**

At 8:16 p.m. a motion was made by Commissioner Schock, seconded by Commissioner Wanstall, to adjourn the regular meeting. All in favor; none opposed.

**Respectfully submitted,  
Sarah Cahall, Town Clerk**