

**Town of Camden
Board of Adjustment Meeting
Camden Municipal Building
May 20, 2020**

CALL TO ORDER

Commissioner Prystajko called the meeting to order at 6:30 p.m. and noticed that this regular Board of Adjustment meeting is being held in compliance with Delaware Open Public Meeting Act by posting the agenda on May 6, 2020, in the following manner:

- The official bulletin boards;
- Posted on the official electronic sign; and
- Posted on the official website

Member Prystajko led attendees in the Pledge of Allegiance.

Members Attending: Commissioner Badger, Commissioner Bongers, Commissioner Christensen (via online) and Commissioner Kelly.

Members absent: None

Staff Attending: Town Clerk Sarah Cahall, Code Enforcement Harold Scott and Account Specialist Amanda Marlow.

MINUTES

Motion made by Commissioner Badger seconded by Commissioner Kelly, to approve the November 20, 2019 regular meeting minutes. All in favor; none opposed.

NEW BUSINESS

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 six 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 42.

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 15 spaces.

William Rhodunda stated they would like to express why they would like all four variances for the McDonald's which would be located next to the Grottos. He said the location is perfect and they are very happy to bring a new project and new design to the Town of Camden.

Michael Jeitner stated that this McDonalds will be 4,500 square feet, 42 parking space, access to and from the site is on East St. and Road A (next to Grottos).

Mr. Jeitner ask that ordinance 240-30 D17 to permit 42 parking spaces instead of 49 spaces. He added that the drive thru is about 70-75% of the way their food is ordered. He said that most of McDonald's parking spaces are usually 35-40 spaces. With the side by side drive thru, they feel 42 parking spaces is well within cooperation of business.

Mr. Jeitner asked that the ordinance for 240-30 E1 permit parking dimension from 10x20 square feet to 9x20 square feet. He stated that the 9x20 is adequate for McDonalds.

Mr. Jeitner ask that the ordinance for 240-39-18 to provide a parking island for every 10 parking spaces. He said their attention to maximize parking on site, but they would like to provide 16 percent of interior landscaping when the Town only requires 10 percent. He feels they are providing islands around the building. He would like to ask for 2 islands to have relief.

Mr. Jeitner continued to the sign variance and explained that they would like 6 wall signs in lieu of one permitted. The total of all signs are 140 square feet which is less than 9 square feet in what the ordinance permits.

Mr. Badger asked how this building compares to the McDonalds down the highway.

Mr. Jeitner said this building might be a little smaller with no outside seating.

Mr. Badger asked of 66 seats is efficient for 42 parking spaces.

Mr. Jeitner said yes because 70-75 percent is mostly drive thru.

Mr. Bongers asked how many drive thru lanes are proposed.

Mr. Jeitner stated a 2 side by side lanes separated by an island.

Mr. Bongers asked what the occupancy for the building is and average employees working a shift.

Mrs. Christensen was concerned about any business manipulate the intent the zoning ordinance that was already establish.

Mr. Jeitner said 98-110 people for occupancy and about 12 employees per shift.

Mrs. Marlow reminded them that most of other large business came before the board with similar request.

Mr. Scott stated that they are asking for a lot of signs on the side and added they have turned down several businesses in the past for excessive signs.

Mr. Jeitner responded that the access points are at the rear of the building for directions.

A motion was made by Commissioner Badger, seconded by Commissioner Kelly, to relief from allowed number of sign quantity for six wall signs & area to a maximum size of 33 plus square feet for each. All in favor, motion carries.

A motion was made by Commissioner Kelly, seconded by Commissioner Bonger, to relief allowed parking spaces to a minimum of 42. All in favor, motion carries.

A motion was made by Commissioner Badger, seconded by Commissioner Bonger, to relief to allow minimum area for parking stalls to 180 plus square feet. All in favor, motion carries

A motion was made by Commissioner Badger, seconded by Commissioner Kelly, relief from planted islands for every 10 parking spaces, as the greatest parking row length is 15 spaces. All in favor, motion carries.

ADJOURNMENT

At 7:26 a motion was made by Commissioner Badger, seconded by Commissioner Prystajko adjourn the meeting. All in favor; none opposed

*Respectfully submitted,
Sarah Cahall, Town Clerk*