

Town of Camden  
Regular Planning Commission Meeting  
Camden Municipal Building  
June 17, 2020

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 June 9, 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 Thomas Wanstall, Commissioner Johnson, and Commissioner Colaprete.

Members absent: Commissioner Schock

Staff Attending: Town Clerk Sarah Cahall, Town Manager Jason Stewart, and Building Inspector/Code Enforcer Harold Scott.

MINUTES

A motion was made by Commissioner Johnson, seconded by Commissioner Wanstall, to approve the minutes as written from the May 20, 2020 Planning Commission Meeting. All in favor; none opposed.

NEW BUSINESS

*Final site plans for parcel # 7-00-085.20-01-30.00-000; 7-00-085.20.01-31.00; 7-00-085.20-01.32.00-000; 7-00-085.20-01.30.00-000; 2035 S Dupont Hyw, S Dupont Hwy, 7 Howell Street, and 16 Asbury Ave; Dollar General*

Johnathan Street from Becker Morgan Group stated that nothing has changed but they did make some improvements based on Del-Dot plans for Route 13 improvements. Entrance to Howell St. has been widen, interconnect activities of sidewalks, street trees and blank walls.

He stated Del-Dot maintains Howell and Ashbury Roads and they took most of the land between the street and building.

He displayed two options of the building one with a strip breaking up the wall. Then another one with no strip.

Chairwoman Gray questioned the easement.

Mr. Street stated they were able to negotiate with Del-Dot about giving them as much right of way at intersection of Howell and Route 13 so they weren't impacting the location of the building. Del-Dot permitted easements are for future right of ways accusations and utilities. They cannot add a lot of trees because they have two separate storm drains.

Chairwoman Gray ask if the existing landscape would be preserved.

Mr. Street said yes.

Chairwoman Gray questioned the sidewalk and bicycle path on Route 13.

Mr. Street said that Del-Dot will be doing those improvements and they are currently under design. All frontage on Route 13 will be Del-Dot.

Commissioner Colaprete questioned the kind of trees and the distance between the trees and powerlines.

Mr. Street stated they are clear of the powerlines by at least 25 feet. Some of the trees are Sunset Maples.

Chairwoman Gray questioned if the landscaping meets code.

Harold Scott said yes.

Chairwoman Gray questioned the metal siding and downspouts.

Mr. Street said they wanted to keep the building simple with matching sides and front.

Commissioner Johnson asked what the other side of the building would look like.

Mr. Street stated it would be the same as the other side but without the downspouts.

Commissioner Johnson asked if there was a horse hitch.

Mr. Street said they can add a post for a horse hitch.

Chairwoman Gray asked if a different material can be used for trash encloser.

Mr. Street said it would be a chain link fence.

Chairwoman Gray would like to see a material that ties into the building, fence and more durable for the trash encloser.

A motion was made by Commissioner Johnson, seconded by Commissioner Wanstall to approve the application for the final with the stipulations of a hitching post, wood stockage fencing matching the regular fence color and the architectural stripe matching the gutters.

*Preliminary site plans review for parcel # 02-94.00-01.15.03; fast food/retail*

Mr. Lardner from DB&F explained they are seeking approval for a 5,600 square foot building with 3 tenants. There is shared access with McDonald's, shared path with Route 13, hitching post, pylon sign proposed and dumpster enclosure detail with a 3-sided split face block match the building. He added that 62 parking spaces is enough for the building square footage based on a fast food restaurant and retail. He is still going through KCD, and CWSWA approvals.

Chairwoman Gray questioned if there was outside dining.

Mr. Lardner stated there is a small patio about 300 square feet with some picnic tables.

Chairwoman Gray questioned the location of the loading dock.

Mr. Lardner said there is not a loading dock they have a loading drop off space.

Chairwoman Gray questioned if they would need variance for parking spaces.

Mr. Lardner said they are at 90% permeance and the code calls for 80%. He stated they have shared parking use that Del-Dot has on Voshellmill Rd, Route 13 side and Valero parking on their parking.

Commissioner Colaprete questioned if the patio would have permitted structure.

Mr. Lardner stated there would be a few light poles, tables, and fencing around two sides.

Commissioner Johnson noticed that there was signage on all elevations except the West side.

Commissioner Wanstall was concerned with the back of the building facing East St being just a blank wall.

A motion was made by Commissioner Wanstall, seconded by Commissioner Colaprete to approve the preliminary site plan for parcel # 02-94.00-01.15.03; fast food/retail with the conditions of upgrading the West Elevations. All Favor; none opposed.

**PUBLIC COMMENT**

None.

*Town of Camden*  
*Wednesday, June 17, 2020*

*Regular Meeting Minutes*

ADJOURNMENT

At 7:52 p.m. a motion was made by Commissioner Johnson, seconded by Commissioner Colaprete to adjourn the regular meeting. All in favor; none opposed.

Respectfully submitted,  
Sarah Cahall, Town Clerk

