

Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
November 18, 2020

CALL TO ORDER

Chairwoman Grey led attendees in the Pledge of Allegiance.

Chairwoman Grey called the meeting to order at 7:07 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 November 12, 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 Colaprete and Commissioner Schock.

Members absent: Thomas Wanstall,

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 Colaprete, to approve the minutes as written from the July 15, 2020 Planning Commission Meeting. All in favor; none opposed.

NEW BUSINESS

Application submitted for Final site plans review for parcel # 02-94.00-01.15.03; fast food/retail.

Ring Lardner – Representing Davis, Bowen & Friedel, explained there have been no changes on the plans. There will be a hitching post, dumpster enclosed and elevation on the west side. He added they are short 12 trees that are required because property frontage. He asks the commission to grant a waiver for the 12 trees to plant along East St. on the opposite side of the road.

Chairwoman Grey ask about the detail of the garbage enclosure.

Mr. Lardner stated there was no change from the preliminary application.

Chairwoman Grey ask the color of the brick work.

Mr. Lardner said he believes it is called a knight's armor which is a gray, charcoal, black and white color scheme.

Chairwoman Grey asked about the loading dock.

Mr. Lardner stated they have a flat drop off area.

Chairwoman Grey questioned if there was a bike rack.

Mr. Lardner said they will place a bike rack on the property.

Chairwoman Grey asked where the trees would be placed,

Mr., Lardner said there are no trees on the other side of West side of East St. If staff Members approve it.

Mrs. Cahall, Mr. Scott and Mr. Stewart had no objections to planting the trees on the West side of East St.

Commissioner Johnson asked what materials will be used for the garbage enclosure.

Mr. Lardner said it's a three-sided brick wall with a locking fence on the front.

A motion was made by Commissioner Johnson, seconded by Commissioner Schock, approve the Application submitted for Final site plans review for parcel # 02-94.00-01.15.03; fast food/retail. With the conditions to grant the 12 shortage of trees and bike rack. All in favor; none opposed.

Rushabh Maniar Camden Cigar

Mr. Stewart introduce that Mr. Maniar asked for recommendation from the Board of Adjustments to proceed to the Planning Commission with his business concept of opening a private cigar lounge in the C-2 zoning district. Board of Adjustments accepted his concept to allow him to move to the Planning Commission to vote on recommendation to change the ordinance for C-2 zoning district to conditional use to allow a private lounge.

Mr. Maniar explained he would like to open a private cigar lounge in the C-2 area. This would be a members only private lounge. Members will have key fobs to enter the business. He plans to have an outside patio, bourbon, espresso bar, wine, cigars, and library. He wants to provide an upscale and fun environment for the community. He explained members will have their own lockers where they can store their cigars to stay fresh. He feels as if this business has potential and will bring in class.

Commission Johnson asked him how much a membership will cost a year.

Mr. Maniar said \$800.00-\$1,000.00 a year and monthly would be \$100.00.

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Commissioner Johnson asked if there was a Cigar Lounge in Middletown.

Mr. Maniar said yes, and it has the same concept.

Mr. Stewart stated that in the State of Delaware with this type of business it does have to be private so it can be legal to smoke inside the club.

Chairwoman Grey asked if Middletown and Wilmington are under under a private club and they have that in their zoning ordinance,

Mr. Stewart and Mr. Maniar said yes.

Commissioner Johnson asked if security was needed.

Mr. Maniar stated that since it's a membership only/key fob entry security is not needed.

Commissioner Colaprete noticed that Middletown has a social club in their zoning district.

Mr. Stewart advised the Planning Commission that the Town Solicitor Craig Eliassen was there and reiterated that Mr. Eliassen stated we can make this conditional use with regulations and standards to include being so many feet apart from schools, churches and residential housing, as well as regulating the hours of operations and proximity of similar establishments. Mr. Stewart said that we could reduce similar business that could potentially come into town if we change C-2 to conditional use with stipulations.

Chairwoman Grey said Mr. Mainer would have to get documentation from Public Health to allow indoor smoking.

Mr. Maniar said he would be able to provide that.

Commissioner Schock asked how many members he is anticipating having.

Mr. Maniar said roughly 100.

A motion was made by Commission Johnson, seconded by Commission Colaprete to allow the Town of Camden staff to construct an ordinance in the C-2 zoning district that will allow a private club with conditional use. Ordinance must contain conditions such as set back from schools, churches, residential housing, similar business concept, liquor stores, hours of operations and other conditions that Town staff will construct. All in favor; none opposed.

PUBLIC COMMENT

None.

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ADJOURNMENT

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

Respectfully submitted,
Sarah Cahall, Town Clerk

