

Town of Camden  
Regular Planning Commission Meeting  
Camden Municipal Building  
May 19, 2021

CALL TO ORDER

Chairwoman Gray led attendees in the Pledge of Allegiance.

Chairwoman Gray called the meeting to order at 7:05 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 12, 2021, 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 Judi Schock, and Commissioner Adam Colaprete.

Members absent: Commissioner Thomas Wanstall and Commissioner Michael Johnson,

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

MINUTES

A motion was made by Commissioner Schock, seconded by Commissioner Colaprete, to approve the minutes as written from the March 17, 2021 Planning Commission Meeting. All in favor; none opposed.

NEW BUSINESS

*Camden Plus Memorandum of understanding (MOU)- David Edgell*

David Edgell presented the board with the MOU because the Town of Camden does not currently have one. This will allow the State of Delaware Planning Office to tailor the criteria for the local jurisdiction and performing with local procedures with the Planning Commission and Town Council. The draft of the Memorandum of understanding is a standard template to coordinate a review process and work with these other State agencies that would be involved in projects.

A motion was made by Commissioner Colaprete, seconded by Commissioner Schock to allow the Town Manager to sign the Memorandum of Understanding draft when presented to the Town Council. All in favor; none opposed.

4044 Dupont Hwy, Tax map No. 7-02-094.00-01.25.00.00, Chick-Fil-A, applicant submitted preliminary site plans for renovations.

Christopher Riggle Geographic Discipline leader with Colliers Engineering presents a Chick Fil-A remodel. He stated they will be adding a 600-hundred-foot addition to the kitchen, a dual drive thru, two canopies (one for ordering and one for delivering) and relocating the trash enclosure to the rear of the additional kitchen area. He added with the delivery canopy, they will not have the standard drive thru window, they will have a dual door.

Commissioner Colaprete asked what the turning ratios would be on the entrance.

Mr. Riggle stated its for your standard cars, trucks and suvs and it is 14 foot wide.

Chairwoman Gray asked for the schematic on what the building addition and canopy would look like.

Mr. Riggle showed the display, and it will match the existing façade.

Chairwoman Gray asked what the height of the canopy would be.

Mr. Riggle stated they would be 10 feet height.

Chairwoman Gray asked if the canopy height would be labeled.

Mr. Riggle stated they do have clearance bars.

Chairwoman Gray asked for the material of the canopies.

Mr. Riggle said they are steel.

Chairwoman Gray asked if the canopies will be slanted or built for weight of snow.

Mr. Riggle said they do take weight loads into factor with the canopies.

Chairwoman Gray asked for the material of the trash enclosure.

Mr. Riggle said it will be like the existing with masonry built.

Chairwoman Gray asked if they needed approval from Del-Dot.

Mr. Riggle said they applied to Del-Dot and had a pre-op meeting, and they are providing them with additional detail. They are currently waiting on the approval letter.

Commissioner Schock asked if Chick Fil-A will be closed during the remodel.

Mr. Riggle cannot confirm at this time.

Mr. Riggle added that inside and outside of Chick Fil-A will be new or upgraded with material.

Commissioner Colaprete questioned if there was fencing on the outside area where the tables are.

Mr. Riggle will advise his team about the fencing in that area.

A motion was made by Commissioner Schock, and seconded by Commissioner Colaprete, to approve the preliminary plans as presented. All in favor; none opposed.

**PUBLIC COMMENT**

None.

**ADJOURNMENT**

At 7:40 p.m. a motion was made by Commissioner Schock, seconded by Commissioner Colaprete, to adjourn the regular meeting. All in favor; none opposed.

Respectfully submitted,  
Sarah Cahall, Town Clerk

