

Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
June 16, 2021

CALL TO ORDER

Chairwoman Gray led attendees in the Pledge of Allegiance.

Chairwoman Gray called the meeting to order at 7:01 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, 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 Wanstall and Commissioner Schock.

Members absent: Commissioner Colaprete and Commissioner Johnson

Staff Attending: Town Clerk Sarah Cahall, Building Inspector/Code Enforcement Harold Scott Jr, Yvette Yerkes, Town Engineer Kevin Minnich, and Town Manager Jason Stewart

MINUTES

A motion was made by Commissioner Schock, seconded by Commissioner Wanstall, to approve the minutes as written from the May 19, 2021 Planning Commission Meeting. All in favor; none opposed.

ADMENDMENT

None.

OLD BUSINESS

4044 Dupont Hwy, Tax map No. 7-02-094.00-01.25.00.00, Chick-Fil-A, applicant submitted final 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. He added that there is existing fence for outdoor dining.

Commissioner Gray stated the Town's Engineer stated that they still need KCD and Department of Transportation approval.

Mr. Riggle said that they had the meeting with Del-Dot. They added a sidewalk connection off Walmart Dr. The other item added was additional signage. They have addressed their comments and submitted everything through their website, and he is hoping they will have the approval on June 25, 2021. Mr. Riggle said they have been coordinating with KCD and they have all the information that was requested.

Mr. Riggle said they are looking to start construction in August and asked if the building plans could be viewed while the other approvals are being addressed.

The Town of Camden said that was allowed.

A motion was made by Commissioner Wanstall and seconded by Commissioner Schock for a conditional approval contingent upon final approvals. All in favor; none opposed.

Commissioner Gray made an amendment that no building permits are to be approved until the two approvals are in the Town from KCD and Department of Transportation. A motion was made by Commissioner Wanstall and seconded by Commissioner Schock. All in favor; none opposed.

Tallman Dr, Tax map No. NM 7-02-103.00-01-03.00-000 & NM 7-02-103.00-01-04.00-000, Sunset Village. The applicant submitted final site plan.

Phil Tolliver from Morris & Richie explained that this has been a multi-step process. He was able to gather all the approvals and all conditions that were required. He stated that they are ready to take the next step getting the plats approved and recorded and starting construction within the next six months.

Commissioner Wanstall questioned the additional turn lane added if you're coming North from Woodside and asked if the left lane would be widening on both sides.

Mr. Tolliver explained that if your heading South on Upper King Rd it is where the left turn into the site will be. Once departing the left turn lane there is a transition lane that is 11 feet wide and tapers to meet existing roadway.

Commissioner Schock questioned the strategy was for school buses.

Mr. Tolliver suggested that the clubhouse would be a convenient location for pick up and drop off. He added they can work with the school board as needed. He stated that how the geometry goes it was set up to accommodate large vehicles so school buses will not have an issue getting in and out.

Commissioner Schock questioned why sidewalk ends with in the development and does not extend to the road. She stated its preferable to have the sidewalk extend to the end of the road.

Mr. Tolliver said that should not be a problem to build a sidewalk if that is part of the conditional approval it will be done. Although he said he does not see the reason for people to walk out to Upper King Rd.

Chairwoman Gray stated the more connections your able to make the more the Town is interested in adding infrastructure to the road such as walking paths and biking paths.

Mr. Stewart stated that the Town will likely get to the point to have all types of transportation.

Chairwoman Gray asked Mr. Tolliver to go over each of the 11 conditions that were put on the plans.

Mr. Tolliver went through each conditional item thoroughly.

1. Report from DNREC regarding the wetlands required.
2. Note or an overlay of the FEMA flood plain map required.
3. Landscape plan brought up to code and stamped by a landscape architect.
4. Open space amenities per section 240-36b and 240-36c must be provided and approved.
5. Architectural visuals of the building must be submitted.
6. Description of the building materials must be submitted.
7. A community impact study pursuant to section 240-11 must be completed.
8. Environmental impact study must be completed.
9. Signage plans must be submitted.
10. Notes pages of submitted plans must be updated indicating the community shall be a lease community, and
11. Phase-in schedule required.

Mr. Tolliver said the pump station will be situated next to the Cooper Farm and it is sized to handle Sunset Village, Cooper property, and built-in capacity for the church.

Chairwoman Gray stated there are 238 units proposed and question how many bedrooms per unit.

Mr. Tolliver stated that still must be determined. There could be a mix of 1,2,3 bedrooms. He added they will not be exceeding over 238 units.

Chairwoman Gray asked about parking standards.

Mr. Stewart stated it is done by square footage of project.

Chairwoman Gray asked if it was done by number of bedrooms.

Mr. Stewart stated no.

Chairwoman Gray asked if they are going to have a picnic or grilling area.

Mr. Tolliver stated that when they put together a final site package or the clubhouse area, they will usually introduce areas with grilling, pergola, bike racks, trellis, and detail elements. He stated that this is not what this is here, it's just a record plat of the overall community. There would have to be a separate basic site plan for the clubhouse area showing architectural, elements, water, and sewer connections into the clubhouse and from there Mr. Minnich would have to review before the clubhouse is built.

Chairwoman Gray said it would be a great idea with the surrounding green areas.

Mr. Tolliver said that when they do the final site plans for the clubhouse, they can work with them because there is a lot of green area and in walking distance.

Chairwoman Gray advised the other commissioner to think about putting a condition of expiration date if no work is conducted and continuous construction within a year on the project.

Mr. Tolliver stated that he believes it is in the Towns Zoning code that construction must start within 12 months of record plat approval.

Chairwoman Gray asked if there would be property management on site.

Mr. Tolliver stated yes, they will be maintaining, managing, keeping buildings pristine looking, and managing clubhouse.

Chairwoman Gray asked if they would be maintaining the no parking.

Mr. Tolliver said yes.

NEW BUSINESS

None.

PUBLIC COMMENT

Jason Bonner: Supervisor of Transportation with Caesar Rodney School District- Concerned with drop off and pick up at clubhouse because most communities and are not accessible to accommodate a school bus. He stated that they would not be in compliance of the State of Delaware Title section 150- states that a student does not walk more than ½ mile to the bus stop. They would be out of compliance. If there is overnight parking, the clubhouse lane would not be wide enough or infrastructure.

Mr. Tolliver said the site will fit a school bus and was designed to fit 18-wheeler and was designed to Del-Dot standards.

Mr. Bonner stated an 18-wheeler has a better turn ratio than a school bus. He stated another factor to consider if infrastructure is set up to accommodate but what you cannot control is overnight parking.

Mr. Tolliver said they can post no parking signs all along the public right away.

Danielle Mello: 210 Willow Ave- Concerned with more of a traffic increase than there is now Traffic turning etc. She said there are not enough access points and Upper King Rd is already congested.

Mr. Toliver stated a traffic impact study was done and reviewed by Del-Dot and approved. The developer must have a right turn lane onto Lochmeath making it a right onto Upper King Rd. He stated that part of the letter of no objection process, was an agreement with the Town that Mr. Stewart signed that stimulates how many building permits can be issued before that right turn lane has to be physically built.

Tim Mello: 210 Willow Ave- He is concerned about increase of traffic and wanted to know about the children in Derbywood waiting for the bus because they stand on the corner of Upper King and Derbywood circle. He asked if the shoulder of the road on Derbywood would be removed.

Mr. Tolliver said they would not be taking away the shoulder. He added that there will be a 10-foot right turn lane dedicated into Derbywood subdivision so it will be improved blacktop lane and striping to make it safer.

George Rain: Derbywood- Stated that with the influx of new units/people you are supposed to have 3 ½ Police Officers per 1,000 people and with the fire department there is 1 ½ firemen per 1,000 people. With the influx of residents going up, law enforcement is not. He said Camden is taking on a lot and suffering for the police and fire department.

Eric Dunn: Owner- He told Mr. Rains he understands his concerns for the Police Department and Firemen. He said housing pricing, and construction is through the roof. He added the reasoning for construction to start within 6 months is because they must wait 6-8 months to get the pump station manufactured because the factory has been shut down. He said that in terms on the attractions of the apartment complex is not to be subsidized. He said it's for the people that need it the most work force, commuters, local services, millennials, new family formers that cannot quite get right into a new home. He added the reason why the project has taken over 10 years is because the plan to have garden style condominiums is what the market wanted in 2008.

Lisa Price: Derbywood- Asked to move entrance further down from Derbywood.

Mr. Tolliver stated the entrance is already built.

Tim Mello: 210 Willow Ave- Asked if there was a requirement for landscaping.

Chairwoman Gray stated yes, and there is a Town code.

Brett Carpenter: 210 Willow Ave- Asked how many people were expected to move into the complex.

Mr. Tolliver said there will be 238 units and he does not know how many residents will reside in each unit. He said there will be a mix of 1-3 bedrooms.

A motion was made by Commissioner Wandstall, seconded by, Commissioner Schock to approve Tallman Dr, Tax map No. NM 7-02-103.00-01-03.00-000 & NM 7-02-103.00-01-04.00-000, Sunset Village. applicant with the condition of sidewalks being installed through Upper King Rd. and construction to start and 1 year of approval. All in favor; none opposed.

An amendment to the motion was made by Commissioner Wandstall, seconded by Commissioner Schock that construction must start within 1 year and be continuous construction. All in favor; none opposed.

ADJOURNMENT

At 8:14 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

