

Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
November 16, 2022

CALL TO ORDER

Chairwoman Gray led attendees in the Pledge of Allegiance.

Chairwoman Gray called the meeting to order at 7:00 p.m. and noticed that this regular Planning Commission Meeting is being held in compliance with the Delaware Open Public Meeting Act by posting the agenda on November 9, 2022, in the following manner:

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

Members Attending: Chairwoman Mary Ellen Gray, Commissioner Judi Schock, Commissioner Thomas Wanstall, and Commissioner Adam Colaprete

Members Absent: Commissioner Johnson

Staff Attending: Town Manager Harold Scott Jr., and Town Clerk Sarah Cahall

MINUTES

A motion was made by Commissioner Wanstall, seconded by Commissioner Schock, to approve the August 17, 2022, Planning Commission Meeting minutes. All in favor; none opposed.

NEW BUSINESS

Draft updates to the Town of Camden Zoning Ordinance

Jennifer Reitz, a Principal Planner from the University of Delaware, advised the Planning Commission that she has been thoroughly going through the Zoning Ordinance to revise it, and provided them with the draft of changes. A few of the key items were: adding new definitions, evaluating the heritage overlay, infill and redevelopment, and the Commercial and Residential Table Usage that shows what is permitted, not permitted, and conditional use. She is consolidating and organizing the ordinance, so everything is consistent and easier to find. She added that during this process she didn't want anything to be conflicting and wanted to make sure everything was properly placed in the Zoning Ordinance, including clarifying uses, zoning district regulations, codes, and regulations. She added that she removed the Heritage Overlay because it's not being used and is difficult to enforce.

Mrs. Reitz added that she will be removing fees from the Zoning Ordinance because if a fee changed, you would have to amend the Zoning Ordinance. She suggested renaming the Historical Overlay District to the Downtown District. Mrs. Reitz suggested that new structural

buildings that will be in the Historical District be viewed by a representative of the Friends of Historic Camden for recommendations to the Planning Commission. She added the residential conversion as conditional use to the Historical District. However, after discussion, it was decided that this was not what the town wanted and so this will be removed.

Mrs. Reitz added pole buildings with size limitations to the accessory building regulations.

Commissioner Schock suggested renaming the Land Use Administrator to Town Administrator.

Commissioner Schock asked to clarify the definition of a detached home on a pole building.

Mrs. Reitz said she would clarify those.

Mrs. Reitz went over the Commercial Use Table. She will be adding a brewpub and microbrewery as conditional use in the C-2 district.

Commissioner Schock asked to include the definitions for the microbrewery and brewpubs.

Mrs. Reitz went over off-street parking requirements.

Chairwoman Gray added that if there is a unique situation with parking, it should be a part of the site plan process.

Mrs. Reitz suggested that they could do a parking study.

Mr. Scott Jr. gave examples of the advantages and disadvantages of shared parking with other businesses.

Commissioner Colaprete asked to consider EV charging.

Mrs. Reitz stated she will clarify the signage ordinance. Mr. Scott Jr. suggested the signage in the Historical area should fit in and be conforming to the district. Mrs. Reitz stated there wasn't a definition of lighting on signage. Chairwoman Gray suggested no pylon sign in the Historical area.

Mrs. Reitz stated she will be adding solar panels to the Zoning Ordinance as an accessory use.

Commissioner Colaprete asked if there would be any architectural requirements for solar panels in the Historical District. He encourages solar and doesn't want to see any restrictions.

Mrs. Reitz asked if they would like to put any regulations on solar panels. She said she could add a provision requiring ground mount panels to meet the same setbacks as a principal or accessory building.

Commissioner Schock stated she would like to take the opportunity to encourage solar and include some language. Chairwoman Gray added that it would be good to have language in the section for ground-mounted solar.

Mrs. Reitz went over the landscape section of the native species, and she suggested prohibiting native species that are on the DNREC list. She will be adding that 50 percent of landscaping has to be native.

Ms. Cahall said she spoke with the Town Engineer Kevin Minnich, and he suggested that if a lot line is being removed in minor subdivisions, the process can be done in-house with the Town Admin and the Town Engineer. This is part of the Subdivision Ordinance and can be added to the list of amendments needed for that Ordinance.

Commissioner Schock thanked Mrs. Reitz for all of the time and effort that she has been putting in to updating the Town of Camden Zoning Ordinance.

PUBLIC COMMENT

Gale Christiansen- Doesn't want to see the larger historical homes divided into apartments. She asked if there was a way to protect the historical district or change it from C-1.

Chairwoman Gray suggested applying restrictions in the overlay zone and not in the C-1 zone. Encourages new buildings in the commercial area downtown with commercial on the first floor and residential use on the second floor, but not the conversion of historical homes divided into apartments.

Gale Christiansen- Asked if there was a state limitation on how much a microbrewery can produce.

Jennifer Reitz said there is a limit on how much you can sell and produce.

Commissioner Wandstall said they can only produce 4,000 barrels a year.

Gale Christiansen- Stated that the sign ordinance needs stronger language.

Dan Ridgely- Suggested that solar panels be permitted in the front and rear of the structure in the historic district.

Gale Christiansen- Asked if there was a way that HOA cannot restrict solar development.

ADJOURNMENT

At 8:41 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