

Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
June 21, 2023

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 Delaware Open Public Meeting Act by posting the agenda on June 14, 2023, in the following manner:

- The official bulletin boards,
- Posted on the official website,
- Electronic sign

Members Attending: Chairwoman Mary Ellen Gray, Commissioner Judi Schock, Commissioner Thomas Wanstall.

Members Absent: Commissioner Adam Colaprete and Commissioner Johnson.

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

MINUTES

A motion was made by Commissioner Wanstall, seconded by Commissioner Schock, to approve the minutes as written from the May 17, 2023 Planning Commission Meeting. All in favor; none opposed.

OLD BUSINESS

None.

NEW BUSINESS

Northeast side of Voshells Mill Rd, Tax map No NM 7-02-094.00-01.12.07.000, J. King Real Estate, LLC. The applicant is requesting a final site plan for a self-storage facility.

Kevin Minnich stated that they are seeking final site plan approval contingent on KCD approval.

Chairwoman Gray asked about additional landscaping on the north side and signage on the plan.

Mr. Minnich said he can show the location and the dimensions of the sign on the revised plans. He added that most of the landscaping is on the south side of the location. He said they can add additional landscaping to the revised plans.

Ms. Cahall said that sign will not be a pylon sign, and it will be at the entrance of King Blvd.

Chairwoman Gray asked what type of fencing would be around the facility.

Kevin Minnich said it would be black fencing, no slats, or a chain link.

Ms. Cahall stated the fencing will be black metal.

A motion was made by Commissioner Schock, and seconded by Commissioner Wandstall, to approve the final site plan for a self-storage facility contingent with a new set of plans showing additional landscaping on the north end and the location of the sign, and approval of KCD. All in favor; none opposed.

499 Walmart Dr. Tax map No. 7-02.094.00-01.29.00-0001, Camden Associates, the applicant is requesting a final site plan for a restaurant with a drive-thru.

James Taylor with Verdantas said they are seeking final site plan approval contingent on State Agencies approval. He stated since their last meeting in January they added a hitching post, changed the color of the building, and bike racks. He said Del-Dot, KCD asked for the final plans, and they have been submitted. Mr. Taylor said they had to add a sprinkler system and those have been submitted to the State Fire Marshall. He said plans have been submitted to Camden-Wyoming Sewer Water Authority.

Chairwoman Gray asked if the dumpster enclosure will match the color of the building.

Mr. Taylor said yes.

Chairwoman Gray asked if they could put a sign where the hitching post is located.

Mr. Scott stated there are a few existing trees that are blocking the cameras and must be removed.

The applicant gave permission for the Town to remove the trees.

A motion was made by Commissioner Wanstall, and seconded by Commissioner Schock, to approve the final site plan for a restaurant with a drive-thru contingent on final approval from all the State Agencies and the sign for the hitching post. All in favor; none opposed.

PUBLIC COMMENT

None.

Town of Camden
Wednesday, June 21, 2023

Regular Meeting Minutes

ADJOURNMENT

At 7:22 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

