

**Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
July 19, 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 the Delaware Open Public Meeting Act by posting the agenda on July 12, 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 Adam Colaprete.

Members Absent: Thomas Wanstall and Commissioner Johnson.

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

MINUTES

A motion was made by Commissioner Schock, seconded by Commissioner Colaprete, to approve the minutes as written from the June 21, 2023 Planning Commission Meeting. All in favor; none opposed.

OLD BUSINESS

None.

NEW BUSINESS

Tax map No NM 7-02-094.08-01.44.000, 140 Old Camden Rd., Seok H. Yoon. The applicant is requesting a preliminary site plan for a professional office.

Michael Glick from Lighthouse Construction said they are proposing a two-story 20,000-square-foot professional office building. He added that the building is a purposed medical facility with 4-6 tenants.

Kevin Minnich's comments for the project were in the Data Column of Sheet PL-1 revised utility providers as Camden Wyoming Sewer & Water Authority instead of the Town of Camden. Provide the size and location of all existing and proposed utilities, storm drains, and sanitary

sewer piping networks located, on the site. Provide a separate Landscape Plan depicting the size and species of planting materials and necessary planting specifications.

Chairwoman Gray asked what the building material would consist of.

Mr. Glick said the stucco and metal siding and wood siding at the entrance. He added they used multiple finishes to break up the elevations.

Chairwoman Gray asked if access around the back of the building was required.

Harold Scott Jr. said only if the Fire Marshall requires it.

Chairwoman Gray asked if it would be a medical office.

Mr. Glick stated yes.

Commissioner Colaprete asked about the underground water storage system on the plan.

Mr. Glick explained it's a stormwater system underground to collect rainwater.

Chairwoman Gray asked if they had talked to Del-Dot regarding a turning lane.

Mr. Glick said they had filled out the application with Del-Dot.

Mr. Glick added the dumpster enclosure will match the building material.

Chairwoman Gray asked what type of signage will be located out front.

Mr. Glick said it would be a monument sign.

A motion was made by Commissioner Schock, and seconded by Commissioner Colaprete, to approve the preliminary site plan for a professional office to include all the Town Engineer comments. All in favor; none opposed.

PUBLIC COMMENT

None.

ADJOURNMENT

At 7:27 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**