

**Town of Camden**  
**Regular Planning Commission Meeting**  
**Camden Municipal Building**  
**February 21, 2024**

**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 February 14, 2024, in the following manner:

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

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

Members Absent: Commissioner Michael Johnson and Commissioner Wanstall.

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

**MINUTES**

A motion was made by Commissioner Colaprete, seconded by Commissioner Schock, to approve the minutes as written from the December 13, 2023 Planning Commission Meeting. All in favor; none opposed.

**OLD BUSINESS**

None.

**NEW BUSINESS**

*210 Old North Rd, 7-02-094.07.02-02.00-000, ST. Paul's Church, the applicant submitted a preliminary application for conditional use for a youth and adult volleyball center.*

Brain Lessard- A member of Coastal Volleyball Club and Francies Daniels with St. Paul's Episcopal Church- Explained the property is a prime location for a youth and adult center. Mr. Daniels stated that the church is in favor and received approval from their Board of Directors to expand the mission and have a good place for the youth to use.

Chairwoman Gray asked what the height of the building would be and what the outside material would consist of.

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Mr. Lessard said it should be approximately 24 feet tall, and it will be a metal structure building with HVAC, two-tone color, and the front of the building will have a vestibule area.

Chairwoman Gray asked if there was a landscaping plan.

Mr. Lessard stated that there are trees along the left and right sides. He added that they don't want landscaping near the building.

Chairwoman Gray asked if there would be lighting.

Mr. Lessard said there would be downward lighting from the building. He added if they have lights in the parking lot it will only be on at night while someone is there.

Chairwoman Gray asked if they are complying with the Towns Engineer's comments.

Mr. Lessard said yes.

A motion was made by Commissioner Colaprete, and seconded by Commissioner Schock, to approve the preliminary application for conditional use for a youth and adult volleyball center contingent on the revised plans and the Town Engineer's comment., All in favor; none opposed.

**PUBLIC COMMENT**

None.

**ADJOURNMENT**

At 7:16 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

