

Town of Camden
Regular Planning Commission Meeting
Camden Municipal Building
February 19, 2025

CALL TO ORDER

Chairwoman Gray led attendees in the Pledge of Allegiance and a moment of silence.

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 12, 2025, in the following manner:

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

Members Attending: Chairwoman Gray, Commissioner Wanstall, Commissioner Sullivan, and Commissioner Lanter

Members Absent: Commissioner Prystajko, Commissioner Johnson, and Commissioner Colaprete

Staff Attending: Account Specialist Malori Lewis and Town Manager Harold Scott Jr.

MINUTES

A motion was made by Commissioner Sullivan, seconded by Commissioner Lanter, to approve the minutes as written from the January 15, 2025 Planning Commission Meeting. All in favor; none opposed.

ANNOUNCEMENTS

None.

OLD BUSINESS

None.

NEW BUSINESS

2204 S. Dupont Hwy., Tax Map #7-02-094.08-02-29.00-000, Ragunandan Investments LLC; Applicant submitted a conditional use application for a place of worship, which is currently not permitted in the C-2 zoning district.

Chairwoman Gray mentioned that there are 3 other places of worship that have been reviewed and approved previously that are in the commercial zoning district. Given this history, and the

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federal law that prohibits local jurisdictions from discriminating against places of worship in zoning decisions, we are moving forward with the review of this application. She added that she spoke with the Town Solicitor, who indicated that the zoning ordinance could be reviewed in the future to allow places of worship under conditional use in all zoning districts.

Daniel Akins, Pastor of More Sure Word Church on Pearson's Corner Rd., explained that he is looking to relocate to this building because it has more space and availability to provide for a better worship experience.

Commissioner Lanter asked if there is any protocol for parking spaces.

Chairwoman Gray asked Mr. Scott if there are any code requirements for church parking.

Mr. Scott mentioned that this location is the old Furniture & More building; there is quite a bit of parking at the front and to the side, and this will likely play into the occupancy load when they go through the Fire Marshal's office. He added that handicap parking will need to be added.

Commissioner Sullivan asked if a site plan would be presented.

Chairwoman Gray said that it is an existing building that would just have to meet the building code and Fire Marshal requirements.

Commissioner Lanter mentioned that Pastor Akins may be able to utilize the parking at the Johnny Janosik outlet next door since it is a joint parking lot.

Mr. Scott added that Pastor Akins could speak with someone at the Johnny Janosik location to see if they can come to some sort of agreement, should additional parking be necessary, and does not conflict with their store hours.

Chairwoman Gray asked Pastor Akins what his general service times are.

Pastor Akins said that he has a service on Sunday morning at 11 and Wednesday night at 7:30. He added that they do a lot of community outreach, including bike and clothing giveaways, and may have a conference or an event a few times a year.

A motion was made by Commissioner Wanstall, and seconded by Commissioner Lanter, to approve the conditional use application for a place of worship at this location. All in favor; none opposed.

Chairwoman Gray added that the motion is contingent on the building code and Fire Marshall requirement approvals.

Roll Call:

Commissioner Lanter – Yes
Commissioner Wanstall – Yes

Chairwoman Gray – Yes
Commissioner Sullivan – Yes

PUBLIC COMMENT

None.

ADJOURNMENT

A motion was made at 7:12 p.m. by Commissioner Lanter, seconded by Commissioner Wanstall, to adjourn the regular meeting. All in favor; none opposed.

***Respectfully submitted,
Malori Lewis, Account Specialist***

