

Town of Milton
Planning and Zoning Commission
Minutes
December 17, 2002

Members Present: Linda Rogers John Hopkins III
 Dean Sherman Michael Filicko
 Noble Prettyman Dennis Hughs

An application from William Pettyjohn for preliminary and final site plan approval if all requirements are met on a dual usage of the building for Office Space and Repair Garage at 601 Federal Street, also identified by Sussex County Tax Map and Parcel number 2-35-20.11 23.00.

Dean Sherman introduced the application to the Planning and Zoning Commission. Willaim Pettyjohn stated he wished to have a dual business in the building. The planning and Zoning Commission did not see any situation with having a dual business. Discussion was then towards the black topping of the parking area. Mr. Pettyjohn said he would like to black top around the auto shop about 4900 square feet and Curb around the property as follows: Beginning at the entrance to the auto shop go toward Federal street at Federal street turn and run parallel toward New street, at New street turn and go parallel with New street to the edge of the building then turn toward the building and stop at the side walk. The other curbing will go from Federal Street on the side of the property along Hopkins grainery to the end of Mr. Pettyjohn's property turn and continue to New Street.

The area in front of the office enclosed with curbing shall be landscaped.

Signage stated by Mr. Pettyjohn will be a canvas awning approximately 35' long. The actual sign will be 18" letters stating Boulevard Appliance and the wording cannot be over 72 Square Feet.

No sidewalks required in front of the property.

Mr. Pettyjohn stated he would like to blacktop the entire lot and the planning commission stated that if he was to do this he would need Town Council and DNREC's permission and the cost of all material and actions to be approved will be at the applicant's expense.

Denny Hughs made the motion to accept the application and Noble Prettyman seconded. Vote was cast unanimously.

An application from Marvin Ingram for preliminary and final site plan approval if all requirements are met on a retail store to be located at 900 Palmer Street Extended also identified by Sussex County Tax Map and Parcel number 2-35-14.00 114.01.

Dean Sherman introduced the application to the Planning and Zoning Commission. Marvin Ingram stated that he had someone interested in using his vacant space to the rear of Dollar

General next to Milton Pizza as a Mexican Store. The review of the application was deferred with a motion made by John Hopkins for the applicant to first complete the site work that was required on the site review for Dollar General, which includes, curbing around the parking lot in accordance with the plat submitted, placement of shrubs or trees as a barrier between the Dollar General property and Milton Landing housing, also between Dollar General and the property to the east.

The vote was cast unanimously in favor of deferring the application until requirements are met.

Dean Sherman informed Mr. Ingram that when he finishes the landscaping and the curbing he can come back before the commission. He was also informed that the signs will need to be located on the building and the site plan will need to show the current site with parking diagram and trash dumpster location with screening.

An application from Design Consultants Group, LLC. representing Michael Zimmerman for preliminary site plan review and final site plan approval if all requirements are met on Milton Park Center, LLC. located at the intersection of Route 5 and Route 16, also identified by Sussex County Tax Map and Parcel 2-35-14.15 68.00 and 2-35-14.15 68.01.

Linda Rogers introduced the application to the Planning and Zoning Commission. Before the Planning Commission proceeded Mr. Zimmerman handed out pictures of the Food Lion buildings, Happy Harry's and other stores that he had constructed elsewhere. He also supplied pictures of signage style, the brick style and color swatch for the roofing. Mr. Zimmerman proceeded to inform the Commission that he would agree to landscape with low shrubs or plantings down the center strips in the parking area. Mr. Zimmerman also agreed to increase the height of the berms from 2' to 2'6". Mr. Zimmerman also informed the commission that the inside sidewalk was recommended by DELDOT but he would sidewalk the outside if the Commission required.

The Commission inquired about the fence around the storm water management pond and was informed that it was a chain link fence for safety purposes and was request by the commission previously. Ken Christbury from the DC Group informed the commission that a fence is not a requirement from Soil Conservation Michael Filiko requested the fence be removed and a fountain be installed in the pond, with the trees continuing along the back of the property to 22B Mr. Zimmerman agreed.

Linda Rogers proposed a passage for pedestrians from 22B to the store areas, which would be to the N.E. side of Happy Harry's. Mr. Zimmerman agreed.

Linda Rogers proposed 2 cart returns be located on the plat plan. Mr. Zimmerman agreed.

Dean Sherman proposed that sidewalks be located along route 16 from the corner of route 5 along route 16 to the end of his property line and along route 5 from the corner of 16 to the end of the first phase project, which is approximately the end of the Food Lion building. Crosswalks will be painted in when the sidewalks pass by an entrance or exit. Mr. Zimmerman agreed. The Commission agreed to have the interior sidewalk removed which fronts along the undeveloped parcel at the corner of route 5 and route 16.

The Commission agreed that if Mr. Zimmerman agreed to the pedestrian access from 22B the Commission agreed that their recommendation to Town Council for side walks along 22B be waved.

Mr. Zimmerman's Landscape Architect informed the Commission that the plantings were guaranteed for a period of two years, and a sprinkler system will be installed for the plants around the entrance and in the islands. Mr. Zimmerman informed the Commission that Happy Harry's has a management staff available if there are problems after the stores are complete and there will be a site supervisor on site daily during construction. Mr. Zimmerman will check with Food Lion on their lighting requirements and if they do not mind dimming after hours he will have them dimmed. Mr. Zimmerman informed the commission that the exterior of the Food Lion that is not brick would be painted in the same color as the brick. The color of the roof material is going to be Slate Blue.

The Planning and Zoning Commission approved the final site plan with these stipulations and that the final site plans are updated and corrected with the changes and kept on file at the Town Hall in Milton.

An application from Zonko Builders for a change to the final site plan of Tobin Drive, Charles Court Subdivision also identified by Sussex County Tax Map and Parcel 2-35-14.15 19.00.

Applicant withdrew his application.

Approved By