

Town of Milton
Planning and Zoning Commission
Minutes
Feb 17, 2004

Members Present:

Linda Rogers **Dean Sherman** **Denny Hughs**
Eric Evans

1. Review additional comments toward the Zoning Ordinance text prior to adoption.

Discussion was on the text revision made by the Town Council on section 4.8.16 paragraph 1. Gene Dvornick stated his disappointment to the additional verb age added by council. He understands their concern however the idea of the LPD is to prevent the developer from keep going back to Council during the design process. Eric Evans explained that the master plan for a LPD site will have to be very detailed prior to being forwarded to P&Z or it could have to go back to Council for additional changes.

After much discussion between the Commission members and the public, the Planning and Zoning Commission recommended forwarding the text and zoning map to Town Council for adoption but with comment.

Planning and Zonings comment is as follows:

This recommendation is being forwarded to you for adoption however we feel the flexibility in the LPD district and the authority to grant flexibility has been taken away from the Planning and Zoning Commission and the Town Council will now have to review the LPD site plan if a deviation from the Zoning Ordinance exists. This could extend the time frame for the review process and approvals. It will also make the process more confusing for the Town, Committee and the developer.

2. An application from Davis Bowen & Friedel, Inc. representing Cape Henlopen Middle School District for preliminary and final site plan approval if all requirements are met on the addition of three (3) pods (6 classrooms) to the existing building. The school is located on Route 5 and is identified as the Mariner Middle School also identified by Sussex County Tax map 2-35-20.00 parcels 56.01.

Linda Roger introduced the application and Zak Crouch from Davis, Bowen & Friedel presented his site plan and explained to the Commission the schools wishes. They would like to add 3 more pods of 1800 sq ft ea to the existing school. Eric Evans asked the Planning and Zoning Commission to have a landscape buffer planted along the property line between the school and the cannery village property. Mr. Crouch agreed to have a landscape buffer planted along the property line using the same type of trees that is being used on the east side of the property next to the Ciampo, Lewis and Martin properties. Dean Sherman made the motion to grant preliminary and final approval based on landscape buffer being planted and outside agencies granting approval. Denny Hughs seconded the motion. All voted in favor.