

**Town of Milton
Planning and Zoning Commission
Minutes
Jan 20, 2004**

Members Present:

**Linda Rogers
Bob Kerr**

**Dean Sherman
Eric Evans**

**Denny Hughs
Tim Willard**

Michael Filicko

1. Review a Board of Adjustment application from Damalier Molina for a variance from the Municipal Code of the Town of Milton, Article 14, Section 8, Item 4 (Accessory Buildings and Structures) rear yard setback for accessory buildings and structures in a R-1 zoning district. The applicant requests a two (2') foot rear yard setback variance from six (6') feet thereby making the rear yard setback four (4') feet from the property line for the property located at 330 Behringer Avenue further identified by Sussex County Tax Map and Parcel number 2-35-14.19 154.03.

Linda Rogers introduced the application and Damalier Molina stated he was the applicant. Mr. Molina stated he would like to have the variance granted however he did not have a hardship. The application was for aesthetics and convenience more than hardship. The motion was made by Dean Sherman and seconded by Denny Hughs to recommend to the B.O.A. granting of the variance.

2. Review and grant if satisfied the amended final site plan of the Admirals Quarters located at Sussex County Tax Map 2-35-14.00 parcel 89.10.

Linda Rogers introduced the application and John Barwick stated he was representing the applicant. Bob Kerr explained the removal of some of the side sidewalks and the pads on the north building are extending into the swales. Mr. Barwick said the pads will not effect the swales. Discussion from P & Z on lighting and adding additional sidewalks took place and Dean Sherman made the motion to except the revisions to the site plan as is with no additional requirements from the town. Michael Filicko seconded the motion and all voted in favor.

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

Discussion was on the text of the zoning ordinance and the T/C text and the Bulk regulation enclosure was modified to the P & Z requirements as well as moving Hotels into special permitted use with in TC . Planning and Zoning recommended to forward the text and zoning map to Town Council.