

March 19, 2019
P&Z Summary Minutes

Members Present: Lynn Ekelund, George Cardwell, Dick Trask, Maurice McGrath, David Allin, Allen Sangree, Larry Lieberman

Also present: John Collier, Town Project Coordinator, Seth Thompson, Town Solicitor, Sharon Cruz, Town Engineer

Meeting called to Order By: Dick Trask

Additions/Corrections to Agenda: None

Motion to Approve Agenda by Ms. Ekelund, 2nd Mr. Allin

Additions/Corrections to Minutes: None

Motion to Approve Minutes by Mr. McGrath, 2nd Mr. Cardwell

Public Hearing

Request from Chestnut Properties II, LLC for a preliminary site plan review for a proposed subdivision phase Cannery Village IV on the properties located at the northeasterly corner of the intersection of Cave Neck Road and Front Street further identified by Sussex County Tax Map and Parcel IDs # 235-20.00-42.00 and 235-21.00-25.00.

A lively discussion was held on topics ranging from the Front Street entrance into the development, to landscaping/buffers, storm water retention ponds and housing density.

New Business

- a. Request from Parker Associates on behalf of Chestnut Properties II (Cannery Village IV) for a waiver of Ch. 188 Subdivision of Land Section 188-22 Street Design, Paragraph K. in accordance with Chapter 220 Zoning, Article IV. Zoning Use and Overlay Districts, Section 220-20 Large Parcel Development (LPD) Paragraph P. Modification of development standards (1) (e).
 - Request No. 1 Withdrawn
 - Request No. 2 Passed, unanimously
 - Request No. 3 Passed, 6 to 1
 - Request No. 4 Passed (with amendment), unanimously
 - Request No. 5 Passed, 6 to 1
 - Request No. 6 Withdrawn

See John Collier's memorandum for details.

- b. Request from Chestnut Properties II for a preliminary site plan review for proposed subdivision Cannery Village Phase IV.

Tabled until design waiver request is passed by Mayor and Council

The Commission asked Parker Associates to provide it with correspondence/reports from the Fire Marshal, the Soil Conservation District, the Department of Transportation (DELDOT) and the Delaware Department of Natural Resources and Environmental Control (DNREC) pertaining to the construction of Cannery Village IV prior to scheduling its next request for a preliminary site plan review. It also requested more detailed information regarding its landscaping and lighting plans.

- c. Review discussion and possible Advisory Report regarding proposed amendment to Chapter 220 Zoning, Article IV, Section 220-22 entitled "Activities prohibited in all districts as required by Chapter 220 Zoning Section 220-99 Advisory report to Town Council and Resolution 2018-015 of the Mayor and Town Council

Passed unanimously

- d. Review discussion and possible Advisory Report regarding proposed amendment to Chapter 220 Zoning, Article V, Section 220-24 regarding density calculations as required by Chapter 220 Zoning Section 220-99 Advisory report to Town Council and Resolution 2019-003 of the Mayor and Town Council.

Passed unanimously, as amended

- e. Review discussion and possible Advisory Report regarding proposed amendment to Chapter 220 Zoning, Article IV, Zoning Use and Overlay Districts Section 220-21 Historic Preservation Overlay District (HP-OD) as required by Chapter 220 Zoning Section 220-99 Advisory report to Town Council and Resolution 2019-006 of the Mayor and Town Council.

Passed unanimously

Motion to adjourn by Mr. Trask, 2nd Mr. Sangree

Submitted by: Lynn E. Ekelund