

Town of Milton

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Agenda

Planning & Zoning Commission

Grace Church Fellowship Hall, 512 Union Street

19 January 2021 – 6:30 pm

PLEASE NOTE – AS PERMITTED BY GUBERNATORIAL AUTHORITY, IN ORDER TO LIMIT THE RISK OF POTENTIAL COVID-19 EXPOSURE, THERE SHALL BE LIMITED ENTRY TO THE PLANNING AND ZONING COMMISSION MEETING. THE PUBLIC IS ENCOURAGED TO PARTICIPATE IN THE MEETING EITHER BY ATTENDING OR CONNECTING ELECTRONICALLY. FURTHER INSTRUCTIONS ARE LISTED AT THE BOTTOM OF THIS AGENDA.

1. Call to order
2. Roll call of members
3. Additions/Corrections to agenda
4. Approval of agenda
5. Approval of synopsis minutes for 15 December, and 29 December 2020
6. Presentation of Certificates to Richard Trask and George Cardwell
7. Public Hearing
 - A. The applicant, Cellco Partnership is requesting a special permitted use to allow for a communications tower to be erected at 210 Front Street, further identified by Sussex County Tax Map and Parcel ID# 235-20.08-32.00 in accordance with Chapter 220 Zoning § 220-13 Single-Family Residential Use District (R-1) (4), and § 220-34 Special Uses.
8. Close Public Hearing
9. New Business - Discussion and possible vote on the following items:
 - A. The applicant, Cellco Partnership is requesting a special permitted use to allow for a communications tower to be erected at 210 Front Street, further identified by Sussex County Tax Map and Parcel ID# 235-20.08-32.00 in accordance with Chapter 220 Zoning § 220-13 Single-Family Residential Use District (R-1) (4), and § 220-34 Special Uses.
 - B. The applicant, Fernmoor Homes at Heritage Creek, has requested an extension of the preliminary site plan approval for the proposed subdivision of Heritage Creek Phase 7. This phase is located within the current Heritage Creek Subdivision located on the northeasterly side of Harbeson Road south of the intersection of Harbeson Road and Shingle Point Road. Preliminary approval was given on 18 February 2020.

- C. The applicant, Fernmoor Homes at Heritage Creek, has requested a revision of the Heritage Creek master plan. The revision corrects the lot numbers for Phases 1, 6, & 8.
- D. The applicant, Milton Attainable Housing LLC is requesting a conceptual plan review for parcels 235-14.00-123.00 (24716 Broadkill Road), 235-14.00-123.01 (24700 Broadkill Road), 235-14.16-1.00, 235-14.16-2.00, 235-14.16-3.00, 235-14.16-4.00. These six parcels total 26.45 acres located on the southwest corner of Broadkill Road and Country Road.
- E. The applicant, The Kercher Group, Inc., is requesting a conceptual plan review of a 14 townhome complex on the property located at 500 Mulberry Street, further identified as parcel 235-14.00-288.00.

10. Adjournment

Pursuant to 29 Del. C. § 10004(e)(2), this agenda shall be subject to change to include additional items, including executive sessions or the deletion of items including executive sessions which arise at the time of the public body’s meeting, and agenda items may be considered out of sequence. Pursuant to 29 Del. C. § 10004(e) (4), this agenda was posted on 12 January 2021 at 9:30 am by Stephanie Coulbourne, Town Clerk.

-MEETING INSTRUCTIONS-

Milton Planning and Zoning Commission is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292. The meeting will be conducted in person and by teleconference technology.

To join the meeting via phone, please dial:

Dial -in Number: (425) 436-6360 Passcode: 500943
Or

Video and Screen Sharing:

Online meeting ID: tqwass
Online meeting link: <https://join.freeconferencecall.com/tquass>

Members of the public joining the meeting on the phone will be provided an opportunity to make comments under the Public Comment section of this agenda only.

If any member of the public would like to submit comments electronically, please feel free to send them to scoulbourne@ci.milton.de.us. All comments shall be submitted by 4:30 P.M. on Tuesday, January 19th, 2021.

¹Restrictions are being implemented to limit the exposure and risk related to “COVID-19” for Town personnel and members of the public who seek to attend the Planning and Zoning Commission Meeting. **Facial coverings will be required as well as practicing social distancing and the use of hand sanitizer at the door upon entry.** These decisions are being made under the authority issued by Governor John C. Carney through Proclamation No. 17-3292. See: <https://governor.delaware.gov/proclamation-173292-03132020/>.