

July 20, 2021
Planning and Zoning Meeting Summary

Members Present: Dick Trask, Lynn Ekelund, Don Mazzeo, George Cardwell, Andy Gogates, Maurice McGrath

Also Present: Mayor Ted Kanakos, Councilman Sam Garde, Councilman John Collier, Tom Quass Town Coordinator, Seth Thompson Town Solicitor, Brian Miller Town Engineer, James Taylor Duffield Ass. Engineer, Brock Parker Ass. Engineer

Call to Order: Dick Trask Chairman

Roll Call of Members: Six Present, One absent

Additions and Corrections to Agenda: None, Motion to Accept by George Cardwell 2nd by Lynn Ekelund. Vote, Unanimous

Approval of Agenda: Motion to accept agenda by George Cardwell 2nd by Lynn Ekelund. Vote, Unanimous.

Motion to Accept Synopsis of Meeting Minutes June 22, 2021, Motion to accept by George Cardwell, 2nd by Lynn Ekelund. Vote Unanimous.

Old Business: None

New Business: Concept Plan For Royal Farms

Mr. James Taylor Duffield Ass. representing the applicant presented to the commission the plan for consideration. He explained that two entrances were planned for the project, one on Broadkill Road Route 16, the other on Cedar Creek Road. There had been discussions with a home owner opposite the original planned entrance. The applicant has since moved the entrance to an area away from the home, but into the adjoining commercial area of the property. Don Mazzeo questioned him about this placement, and how it would be used by both developers.

Both entrances have proposed left in left out turns, this produced a lot of questions from a number of Commissioners. George Cardwell asked whether DELDOT had properly looked at the proposed traffic flow patterns, and would these cause problems. Questions were asked as to how the applicant was proposing to stop illegal left turns out of the entrance on Route 16 near the traffic light. That the opportunity for drivers to jump out into traffic at this entrance could cause accidents.

Dick Trask asked whether the applicant had considered installing electric charging stations on the property. Mr. Taylor said they had not been considered. Mr. Trask told him that the commission and Town would highly encourage him to put some on the proposal.

Mr. Taylor was questioned about the status of the pecan tree on the property. This tree is one of the largest in the state and by some considered to be a 'Heritage' tree. Mr. Taylor said that he was working with an arborist in regards to the tree. He was encouraged to do everything possible to save the tree.

July 20, 2021
Planning and Zoning Meeting Summary

Don Mazzeo asked as to the status of the annexation of this property. The process is complete and the property is now considered as part of the Town. At this point is the only business allowed at this property? And what would be the status if the applicant comes back with an unacceptable plan? The Town Council would make a decision about the applicant. In reference to questions about the roads, entrances and access. DELDOT not the Town controls decisions on these roads. Applicant is working with DELDOT on legal wording on the cross access with the other property next to it. And also with all road issues concerning the project.

Mr. Taylor stated that there is no thought at this time for access parking between the projects. Dick Trask asked about fencing the area of the storm water retention pond. As none is shown on the plan, only plantings.

George Cardwell asked about the bike rack on the plan, as it is placed in the easement area. And if the applicant will need to get a parking variance, as there are only fourteen spots shown on the plan.

Dick Trask asked about accessibility of emergency vehicles to the area. Mr. Taylor stated that there was sufficient space allotted. Also that he had received a letter from DELDOT asking for contributions to road improvements. Around the area of the project.

George Cardwell also stated that the left in turn from the intersection of Route 16 and Union Street needed to be clear. Mr. Taylor said that there was no indication of improvements from DELDOT yet.

Mr. Taylor stated that he sees no problem with traffic in and out of the site from Cedar Creek Road as of yet.

Dick Trask stated that the original applicant will need to present a new plan for the remaining area. Mr. Thompson concurred with this statement.

George Cardwell asked about the issue of parking going to the Board of Adjustment. And said that solid fencing and good landscaping will need to be installed to block off nearby homes. The question about what type of lighting to use at the project, Mr. Taylor stated that L.E.D. lighting would be used and that it would be directed down. He was also advised to speak with the homeowners adjacent to the site on Route 16.

Cannery Village Phase Four Final Site Plan Approval

Mr. Brock Parker representing the applicant brought in new and revised plans for the project. Mr. Brock stated that he had received approval from DELDOT for the entrance road. A question was asked about the removal of stormwater removal ponds from the entrance of the project. Mr. Brock stated that one large pond would be placed in the back of the property. That all rain water would be directed to it by grading, swales, and roof downspouts directed to the storm water system.

He was reminded that neighbors were worried about possible flooding from this project, but he said that the designed system should take care of all rainwater.

Mr. Brock said that all letters from the various agencies involved were ready to be received.

Dick Trask asked about the water pipes being switched from four inch to twelve inch lines. And were all water systems up to date? The pipe size was changed for Auto Flush Hydrants, and Mr. Brock said all systems were up to date.

July 20, 2021
Planning and Zoning Meeting Summary

Brian Miller said that the original four inch pipes would not be sufficient. The twelve inch would be in place. The project will be a terminal end for all water and sewage flow. The sewage system will be directly connected to the Tidewater system, which will be nearby on Sam Lucas Road in the future.

Dick Trask asked about who will be responsible for all water quality, and overseeing it. Mr. Miller said that the Town will be responsible for the water system and quality.

Dick Trask also asked about the Roof Leaders and their connection to the stormwater system. Mr. Brock said that all water unable to enter the storm drains directly but flowing from some roofs. Will go by this system directly to the stormwater system. He stated that the H.O.A. will be responsible for maintenance of this system. Also that an easement for all of these drain lines will be on property plans for owners. So no plantings can be put in place over them.

George Cardwell asked Mr. Miller if all letters concerning the project had been updated. Mr. Miller stated that they all had.

Also a question on the crowning of streets and that they would conform to Town Code. Mr. Brock said that all crowning of streets would be done to code, and in a way to direct all water to storm drains. He also said that all of the property would be sloped to flow water to the stormwater management pond in the rear of the property.

Mr. Brock also stated that all homes would be entirely electric, no gas of any kind. He stated that there would be Landscaping installed around the sewage pump station.

Motion for Final Approval with Improvements by Don Mazzeo 2nd by Lynn Ekelund
Vote to Approve: Unanimous

Motion to Adjourn: by George Cardwell 2nd by Lynn Ekelund
Vote: Unanimous
Submitted by Maurice McGrath

Accepted and approved at the 18 August 2021 P&Z Commission meeting.
Reviewed and approved at the 21 September 2021 P&Z Commission meeting.