

**Town of Wyoming**  
**Planning & Zoning Committee Minutes**  
**April 8, 2014**

**Committee Members Present:** Phyllis Brooks Collins, Kyle Dixon, Bill Spruill & Patricia Van Wieren

**Committee Members Absent:** Doug Denison

**Guests:** Frank Dimondi, Town Clerk Pam Haddick

The meeting was called to order at 7:31 p.m. by Chairperson Phyllis. The minutes of the March 11, 2014 meeting were read and unanimously approved.

Phyllis read Dave Van Kavelaar's letter of resignation, effective March 20, 2014. She said that Dave was a dependable member and did a great job as a Committee member. She also said he'll be missed.

**New Business:**

- Frank Dimondi, owner of 10802 Westville Road, Unit 3, addressed the Committee about his desire to have a section of his facility used as a cheerleading, dance-training center. He said that he currently has a timing issue because he has individuals interested in renting this space. If he went through our town's normal procedures to get his facility approved for ~~mixed use~~ <sup>certain uses</sup>, it would take months; and therefore, he might lose his potential tenants.

Pam Haddick said that in this case, the Planning & Zoning Committee could approve his ~~mixed use zoning~~ <sup>use request</sup>. However, going forward, the Committee should check with Linda Raab, Senior Land Use Planner, University of Delaware, to see how we can modify our designations. <sup>to allow for more permitted uses in commercial zones.</sup> Phyllis said that she will email Linda Raab and ask for her guidance in how we can modify our designations.

A motion was made and the Committee unanimously approved granting Mr. Dimondi approval so that he can have ~~mixed-use zoning~~ <sup>this recreational facility in his commercial property</sup> to meet the needs of his tenants.

- Revision to Harrison Avenue Plot Plan

A letter from Adam Gerber of the law firm Hudson, Jones, Jaywork & Fisher, LLC of Dover, addressed to Pam Haddick, dated 10/24/13, was reviewed. The letter pertained to a revision of the Harrison Ave. Plot Plan. Considering the letter was dated more than six months ago and that no communications have been received to date, Pam will get clarification and get back to us. A motion was made and unanimously approved to table this matter.

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**Old Business:**

- The Committee reviewed the two maps and table submitted by Linda Raab on 4/7/14 that she'll use in the Plan Amendment based on our discussion with her at our March 11, 2014 meeting. She noted that on the maps, the large parcels north of the Isaac Branch; specifically, areas F and G, are in the state's agricultural preservation program. This designation will continue until 2018 or until 2016 when we revise our Comprehensive Land Use Plan.

**Adjournment:**

- Having no further business to conduct, the meeting was adjourned at 8:15 p.m.

The next meeting is scheduled for May 13, 2014.

Respectfully submitted,



Patricia Van Wieren