

Planning and Zoning Minutes
August 13, 2013

Committee Members Present: Rick Eachus, Bill Spruill, Patricia Van Wieren, Phyllis Brooks Collins, Dave Van Kavelaar

Signed in Guests: Frank Dimondi, Cameron Llewelyn, Wesley Gordy

The meeting was called to order at 1945. The July 9, 2013 minutes were sent by email to P&Z board members on July 9, one hour after the meeting adjournment. Also, the minutes (in hard copy form) of the July 9, 2013 meeting were presented to attending members. A motion to accept the July minutes was made and unanimously approved.

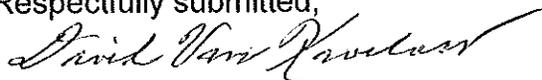
Old Business: Instead of P&Z following through on preparing an amendment pertaining to the commercial zone, it has been recommended that P&Z seek guidance from Linda Robb in creating a new zone that permits mixed usage outside the town center zone.

New Business: Frank Dimondi is seeking approval of a Phase 4 for an additional fifteen town homes to be constructed at Wynsome Knoll. The land required for this construction would be purchased from the Camden Wyoming Little League. The purchase of the land is contingent on the approval of the requested additional construction. A motion was made, and unanimously approved, to recommend to Town Council that the request to construct the fifteen town homes be approved.

Cameron Llewelyn and Wes Gordy of Axiom Engineering LLC have asked P&Z to comment on the notion of the construction of a dance studio on the east side of North Layton Avenue and in front of Delmarva Pole Building business owned by Joe Kramer. Mr. Kramer is willing to sell a portion of his property to the (unknown at this time) woman for the purpose of constructing a new 8,100 SF dance studio where the instruction of (we believe) gymnastic floor exercises would occur. Her studio is currently over in the light industrial complex by the SPCA and her students would be mostly tweens (9-12 yrs) and some teens (13+). Two parking lots (34 spaces) and a storm water management pond would also be constructed. The site to be developed is where the old gas station used to be and it was suggested that the possibility of contaminated soil or UST (underground storage tank) issues be considered. The P&Z board will recommend to TC that the request for the dance studio be approved. If so approved, a survey of the site would be performed to see if the proposed dance studio dimensions could be expanded to 10,000 SF.

Having no further business to conduct, a motion to adjourn was made, was passed, and Rick adjourned the proceedings at 2105.

Respectfully submitted,



David Van Kavelaar, Planning and Zoning Board