Planning and Zoning Minutes
December 10, 2013

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

Guests in Attendance: Greg Scott, Paul Moore, Kyle Dixon, Terry Burchenal, Cynthia Roussaw, Doug Denison

The meeting was called to order at 1930. The November 22, 2013 minutes were sent by email to P&Z board members in mid-November. Also, the minutes (in hard copy form) of the November 12, 2013 meeting were presented to attending members. A motion to accept the November 12 minutes was made and unanimously approved.

Old Business: The P&Z recommendation to approve the subdivision of the property at 318 Grant Street owned by Mr. Edwin Glass has not yet been approved by TC. A signature as to owners certification has yet to be provided on the Minor Subdivision & Boundary Survey Plan dated October 26, 2013 and prepared by licensed surveyor Douglas Annand.

New Business: Terry Burchenal has applied for a conditional use at 148 Southern Boulevard. The warehouse at this location is currently utilized for storage and the renter, Mr. Paul Moore, would like to conduct a retail business for the sale of miscellaneous merchandise ranging from motor cycle parts to motor oil. The P&Z board recommends the TC to approve of the conditional use at this location.

Cynthia Roussaw is requesting permission for a conditional use at her residence, 8 North Mechanic Street, so she can provide elderly home care. Ms. Roussaw stated there will be no more than four elderly citizens residing there and that all seniors are ambulatory and no wheel chair ramp is required (at this time). The P&Z panel asked Ms. Roussaw if the State of Delaware or other bureaucratic entity has a say in this matter as to her conducting senior home care. She replied yes but that the process cannot proceed until Wyoming's approval for conditional use is granted. The P&Z board recommends Ms. Roussaw be granted conditional use at her residence to provide this service.

Mr. Greg Scott has petitioned the town to permit the changing of the initial intent to construct a duplex on each of the two lots, Lot 15 and 16, at the end of Buckthorn Drive. Criteria for minor subdivision approval would not permit the construction of a duplex unit (of consistent size to adjacent units) to be constructed on Lot 16 due to criterion 4; that is, the footprint of the duplex foundation would encroach into the water line easement by approximately five feet. Rather than creating an aesthetic issue of a smaller or shrunk down duplex, Scott Engineering is proposing to combine Lots 15 and 16 into one single family lot. The P&Z board has approved this minor subdivision request.

The P&Z board had three residents express an interest in volunteering to join our committee. Jack Fairfull has been a long time resident and had served on the board at least on two occasions. Mr. Fairfull was not present at this meeting.

Two residents were present to express their interest. Kyle Dixon has been a lifelong resident of Wyoming and lives on Broad Street. He teaches mathematics at Fifer Middle School and coaches basketball. Doug Denison, who lives on North Caesar Rodney Avenue, has been a resident for three years. He has worked as a reporter for the Dover Post and Wilmington News Journal and has covered local town and government issues. He currently works with the state legislature and prepares press releases among other responsibilities.

After thanking both for their interest and they had departed, the P&Z panel voted (3 to 1) to recommend Mr. Dixon for the P&Z. The panel, however, was quite impressed with Mr. Denison's body of work and believe he'd be an asset to the TC should he apply and be voted into the upcoming TC vacancies.

Having no further business to conduct, a motion to adjourn was made, was passed, and Phyllis adjourned the proceedings at 2015.

Respectfully submitted,

David Van Kavelaar
Planning and Zoning Board