

WYOMING PLANNING & ZONING COMMITTEE
FEBRUARY 12, 2013 MEETING MINUTES

Members Present: Rick Eachus, Bill Spruill, Patricia Van Wieren, Phyllis Brooks-Collins

Other Community Members Present: Pamela Haddick, Greg Scott

Having reached a quorum, Rick called the meeting to order at 7:30 PM. Rick explained that David Van Kavelaar was on vacation, out of town. Patricia made a motion to excuse Dave from the February Planning & Zoning meeting. The motion was seconded by Bill. The motion was adopted unanimously.

Bill made a motion to accept the minutes from the previous meeting, Patricia seconded, and the motion was carried unanimously.

Rick explained that Delmarva Pole Building has pulled their request for rezoning/conditional use, from this month's meeting because they were unable to have a representative present, and that they requested to have their item moved to March's meeting.

Action Item: Changes to the original plan for the hammerhead turn-around on Red Chestnut Drive, Greens of Wyoming

Discussion: Mr. Greg Scott, Scott Engineering, was present to explain that, due to changes the potential homeowner would like to make to the house, the hammerhead turn-around would need to be widened approximately six feet. He further explained that there would be no impact to any connected or adjacent lots, and that the homeowner would bear all costs associated with the change to the original plan for the street.

Outcome: Phyllis made a motion to recommend the proposed changes to Red Chestnut Drive to Wyoming Town Council. Bill seconded the motion and the motion was carried unanimously.

Action Item: Rezoning of property located within Growth Area Map #9

Discussion: Mr. Marasco, who was not present, made application to have a parcel of land that he owns, be rezoned for commercial use. Phyllis and Patricia stated that, now that they are clear about the location of the property, they have concerns over the property's access point, its proximity to the entrance to the Greens of Wyoming, and traffic control device (i.e. stop sign) to avoid accidents at this intersection. They stated that this intersection is already congested and sometimes hazardous. They also stated their concern that, in the event that Mr. Marasco receives a lucrative offer to sell the property, what the new owners would want to put onto the space, if it is zoned commercial. Rick advised that rezoning and what goes onto the

parcel are two separate actions, and that there were few uses (mostly municipal) that could go onto the parcel without having to come back through P&Z and Town Council for approval.

Outcome: Phyllis made a motion to table this issue until more information could be gathered from Mr. Marasco. Patricia seconded the motion. The motion was carried unanimously.

Patricia moved to adjourn, Bill seconded the motion, the motion was carried unanimously, and the meeting was adjourned at 8:30 PM.