

Town of Wyoming
Planning & Zoning Commission
Minutes of February 9, 2016

Committee Members Present: Phyllis Brooks Collins, Doug Denison, Jonny Johnson, Tiffany Rife

Absent: Kelly Alstott

Town Staff Present: none

Town Council Members Present: Councilman Paul Cable, Councilman Kyle Dixon

Guests: Frank DiMondi

The meeting was called to order at 7:31 p.m. by Ms. Collins.

A motion to adopt the agenda was made by Mr. Denison, seconded by Ms. Rife, and unanimously approved.

A motion to adopt the minutes of December 8, 2015 was made by Mr. Johnson, seconded by Ms. Rife, and unanimously approved.

New Business:

Informational Discussion – N. Caesar Rodney Ave. – Frank DiMondi

Mr. DiMondi appeared before the committee to discuss his proposal for development of four parcels near the corner of N. Caesar Rodney Ave. and Center St. Mr. DiMondi stated that he is under contact on two of the parcels and moving to settlement on the others.

Mr. DiMondi presented the committee with a “Conceptual Master Plan” for the site, which consisted of proposed structures, parking and landscape features. The rendering showed two three-story apartment buildings, one with 24 units and the other with 18. He stated that the complex would be a mix of two- and three-bedroom units. He also stated his intention to phase this development, constructing 12 units at a time.

Mr. Johnson asked if Mr. DiMondi has explored any traffic planning for the site; he responded that he has been advised no DelDOT traffic study would be required. The committee expressed some puzzlement at this assertion.

Ms. Collins asked Mr. DiMondi what his vision is for marketing the project. He responded that he intends to market to young families who want to live in the Caesar Rodney School District, but who are not able to afford single-family homes.

Mr. Denison began a discussion of the steps that would likely be necessary for Mr. DiMondi's proposed development to move forward. Mr. Denison noted that one of the four parcels in the plan is marked for commercial use in the Comprehensive Plan and is currently zoned C, and that the current R-1 zoning designation applied to the other parcels on the site does not permit multi-family dwellings of the type proposed. Mr. DiMondi stated he is aware of these facts.

Mr. Denison reiterated that the committee should be wary of making any prejudgments regarding possible rezonings or amendments to the Comprehensive Plan with an eye toward a specific project. He further stated that the committee should also reserve judgment of any development proposal until a formal development plan has been submitted for consideration. Members of the committee and Mr. DiMondi acknowledged and agreed with these sentiments.

Mr. DiMondi closed his presentation by stating his long history as a resident and businessman in the Wyoming area and expressing his desire to develop beneficial projects for the community, such as the Wynsome Knoll townhome subdivision and forthcoming proposals for the former concrete plant site, which his family was involved with for many years.

Old Business:

Comprehensive Plan Update

The committee discussed email correspondence with the town clerk, in which she indicated she has reached out to the UD IPA for advice concerning possible preparation of a plan amendment to address the above-referenced commercial parcel near the corner of N. Caesar Rodney Ave. and Center St.

Ms. Collins stated that, if another plan amendment process is undertaken, it may be beneficial to discuss other "outlier" commercial parcels throughout town that may be ripe for reclassification.

Public Comment:

Councilman Cable was recognized to speak and asked the committee to consider the cost to the town of engaging the UD IPA to prepare an amendment to the Comprehensive Plan.

Adjournment:

A motion to adjourn the meeting was made by Mr. Johnson, seconded by Mr. Denison, and unanimously approved. The meeting was adjourned 8:22 p.m.

Respectfully Submitted,
Doug Denison, Secretary