

## **P&Z Meeting Minutes**

25 Apr '18

Committee Attendees: Greenberg, Oman, Pommell, Piazza

Council Members: Carlen Kenley, Mayor Rife

Public Attendees: Cheryl Kenley, Todd Sammons, Dan Simpson

Called to Order by acting Chairperson Greenberg at 7:26 pm

Acceptance of Agenda: Motion by Piazza, second by Pommell, all in favor

Acceptance of March P&Z Meeting: Motion by Piazza, second by Oman, all in favor

Acceptance of March Hearing Minutes: Motion by Piazza, second by Pommell, all in favor

### **New Business**

School View Crossing Development – Name Request

Ref. Mar '18 Minutes *Concept Plan presentation* – Caesar Rodney Av. and Center St.

.... Subdivision plan intends 14 homes .....

PZ accepts name requested for development 'School View Crossing'. Motion by Piazza, second by Oman, all in favor.

### **Old Business**

- 115 Pine Street – Habitat for Humanity Boarding Home – Conditional Use

Having sponsored public hearing and discussion of remarks, PZ makes recommendation to Council for approval of Conditional Use request with following conditions:

- Maximum of six occupants based on number of off street parking available as planned
- Request occupants park off street
- Suggest some type of identification for occupants vehicles
- Conditional Use in effect until transfer of ownership

Basis for recommendation include: Previous six years in existence no complaints have been noted to the town. Most town residents never knew it existed. These indicate community friendly. Local ordinances should address property upkeep concerns as any other residence. Pine Street change to one way only street should benefit. Demolition of deteriorating house and construction of new house benefits local residences and community. Conditions placed on approval.

Motion by Greenberg, second by Piazza, all in favor.

- 216 Wynsome Knoll – King Small Family Daycare – Conditional Use

Tabled until further notice.

- 25 Front Street – Minor Subdivision

Item 1. Two dwelling on one Lot - Conditional Use

Hearing scheduled for 6:00 pm 23 May '18

Item 2. Discussion of Subdivision Plan specific to entrance and road frontage

*From Feb PZ meeting discussion;*

Subdivision plan does not meet road frontage requirement of LUDC. PZ indicated entrance boundaries of 24' is wide enough for road, could then satisfy road frontage requirement. Making appropriate road into minor subdivision would also serve 911 purposes, etc. and could be named to owners liking. Owner subsequently requested name for street from County. (Town was not notified by County for approval)

*Current*

The expectancy of PZ is the road be dedicated to the town to comply with aforementioned. Owner desires road to remain private drive (with existing dirt lane, approx. 10' wide) so as not to incur expense of proper road. He could provide public use but leave as is. Mayor and PZ indicated this is not acceptable and provided several reasons thereto. Owner took exception to needing a road other than what is there based on his knowledge of County requirements. This remains at impasse. No further action until resolved.

Item 3. Reference to Board of Adjustment (see BoA Minutes)

Conditional Use need not have been forwarded.

Existing building on property line 'grandfathered' and no action needed.

There was no other variance requested by PZ.

Public Hearing, Item 1. above, scheduled 23 May at 6:00 pm

Next PZ Regular Meeting 23 May '18 at **6:30** pm

Note this is change in time going forward.

Meeting adjourned 9:05pm

Motion by Greenberg, second by Piazza, all in favor.