

Planning & Zoning Meeting Minutes

10 June 2020

Members: Randy Richardson, Emily Greene, Luke Thomas

Council Attendees: Steve Bilbrough-Mayor, Doug Denison-Vice Mayor

Town Employees: Roseann Lamar-Town Clerk

Public Attendees: Vinay Gulati, Tom Lindale, Ryan Musacchio, Michael Riemann, Francis DiMondi, Michael J. Henry, Sal Leone

Meeting called to order at 6:36pm

Pledge of Allegiance

Moment of Silence

Chair Person Appointment: Randy Richardson, Motion by Luke, Second by Emily

Secretary Appointment: Emily Greene, Motion by Luke, Second by Randy

Adoption of Agenda: Motioned by Randy, Second by Luke, all in favor

Adoption of Minutes: February 2020: Motioned by Emily, Second by Luke, all in favor

New Business:

Welcomed new member's Emily Greene and Luke Thomas. Resignation of Ernie Piazza, Ashley Spencer and Lydia Allen. We are now accepting letters of interest to fill the two positions.

Ordinance #53-20: Tabled Council is still working on draft. Motioned by Randy, Second by Luke, all in favor.

Quote for Consult from University of DE for Comprehensive Plan: FYI that assistance will be needed. Council will make final decision.

Plus Review: FYI feedback from State Planning in regards to our current Comprehensive Plan and some guidance on what areas we need to focus on.

Conditional Use Application-Dr. Vinay Gulati: Dr. Gulati is a physician at Bayhealth Hospital. He is looking to turn his home at 401 Rice Court in Wyoming Mills from a single family dwelling to a two family dwelling. This property already has an in-law suite added on to the house. Dr. Gulati stated that the in-law suite has separate utilities such as Sewer and Water and Electric. It also has a separate entrance. He would like to utilize this for Doctors and Nurses at Bayhealth Hospital as a safe place to stay/rent while they are in training it could be rented at times for up to 3-4 months sometimes it could be up to a year. Randy questioned Dr. Gulati about his Home Owners Associations (HOA) and if they would approve this. Emily stated he would be granted the Conditional Use on the condition that Dr. Gulati has his HOA approval, then the next step will be to proceed to Council once a letter from Dr. Gulati's HOA is received. A Landlord License will also need to be obtained by Dr. Gulati as well since this will be a rental. Motion Emily, Second Luke, all in favor

Preliminary Plus Submission-Wyoming Business Park: PowerPoint presentation done by Project Manager Ryan Musacchio Civil Engineer with Becker Morgan, Mike Riemann Engineer with Becker Morgan. Reference Land Use and Development Code page 79, 15-3 #2 Purposes. The Wyoming Business Park will help jobs to the Town of Wyoming. This will also help with the growth of the Town. Property is Zoned Light Industrial and already has two parcels on it. The property is 42.35 acres and there will be 23 one acre lots for small to medium size business. They are proposing 32 foot wide streets. Building height will not proceed over 35 feet. All set setbacks and building size will be in accordance to the Town of Wyoming Land Use and Development reference page 18, 5-1 C. There will be two accesses to Southern Blvd adding additional access to the Wyoming Business Park will help diffuse traffic. A traffic study has been done to better assist in this area. This project is still in the early stages the next stage at this point will be Construction Documents and approval from all 10 State Agencies.

Mr. DiMondi gave a short summary of how the property has been in his family since 1960 when his father purchased it. And later down the line his father purchased the parcel next to it and combined both properties. This was once the Wyoming Concrete Plant. This property use to be zoned as Heavy Industrial. Mr. Richardson questioned since the Business Park is located in a residential area and depending on what businesses are in their, there was a concern of trucks coming in late at night/early morning making noise by using their jack breaks. Randy inquired about signs being placed about trucks not being able to use them in a residential area. Mr. Leone stated that signs could be put up to accommodate. Mr. Denison added that for each business that would go into the Business Park that they would need to obtain a Conditional Use and with that Conditional Use, have a business add a sign could be a condition that can be added to the use. Emily made a motion to move forward with the condition that she would like to see all 10 State agencies approval, Second by Randy, all in favor.

Old Business:

Comprehensive Plan 2021
Land Use & Development

Next Regular Meeting: June 24, 2020 @ 6:30pm

Public Comments: None

Adjourn: Meeting adjourned at 7:45pm Motion by Emily, Second by Randy, all in favor