

Planning & Zoning Meeting Minutes

23 June 2021

Members Present: Rebecca Marasco, Luke Thomas, Jilana Wilson

Absent: John Willard, Corinne Hofmann

Council: Steve Bilbrough- Mayor

Town Staff: Roseann Lamar-Town Clerk

Attendees: Mike Marasco, Michael McFann

Meeting called to order at 6:34 pm

Pledge of Allegiance

Moment of Silence

Adoption of Agenda: Made an amended to the Agenda Motion by Luke, Second by Jilana, all in favor. Motion to adopt Agenda Motion by Luke, Second by Jilana, all in favor.

Adoption of Minutes: Motion by Luke, Second by Jilana, all in favor

New Business: Added email from BJ from University of Delaware, needed a motion made on three items for the Comprehensive Plan. 1.) We the Planning Commission make a motion to change the future land use on the lot behind Townhall from Commercial to TC. 2.) We the Planning Commission make a motion to change the future land use on E. Railroad Ave parcel #7-20-094.06-03-3201 pending approval on the Rezoning from R1 to Commercial. 3.) We the Planning Commission make a motion to accept the Future Land Use map as well as the Annexation plan for review by adjoining Towns and the County. Motion made to accept all three items by Luke, Second by Jilana, all in favor. Signed by Rebecca Chairperson.

Mr. Marasco presented rezoning application of lot on E. Railroad Ave from R1 to Commercial. Mr. Marasco plans are to relocate his Tre Sorelle Dolce ice cream drive thru structure to this parcel. This will help in eliminating traffic and freeing up parking space at 27 S. Railroad Ave location. Planning and Zoning has no objections with Mr. Marasco's request to Rezone property and has advised to proceed with the next step. Voting, Luke accepted, Jilana accepted, and Rebecca abstained from voting. Motion carried.

Ordinance #59-21 Constructing Accessory Structures. Discussion on what the height requirement should be on an accessory structure. Town solicitor has recommended 15 feet, however Planning and Zoning felt like this is a little on the low side. Kent County does 20 feet. Issue arose about will 20 feet be enough if someone wanted to do a two-story structure or possible add an attic. Mr. McFann expressed some concerns about lowering the height at all and would like it to remain at the 24 feet. Mr. McFann and Major Bilbrough had discussion about Land Use and Develop Codes. Planning and Zoning agreed to recommend 22 feet to council at the July 12 Council meeting. Motion made by Luke, Second by Jilana, all in favor.

Old Business: None

Next Regular Meeting: July 28, 2021

Public Comments: None

Adjourn: Meeting adjourned at 8:14 pm Motioned by Luke, Second by Jilana, all in favor