

Planning & Zoning Meeting Minutes

22 February 2023

Meeting called to order at 6:00 p.m.

Pledge of Alliance – Chairperson Rebecca

Moment of Silence – Chairperson Rebecca

Roll Call

Members attending: Rebecca Marasco, Jilana Wilson, and James Fennemore

Absent: John Willard and Luke Thomas

Rebecca made a motion with a second by Jilana to excuse John and Luke's absence. Rebecca, Jilana, and Jim, Aye. None Opposed. Motion carried.

Staff attending: Roseann Lamar-Town Clerk, Michael Wooleyhand-Town Manager, and Steve Bilbrough-Mayor

Attendees: Beverly Cannon, Meredith Manaraze, Chuck Conrad, Robert Pflumm, Cathy George

Adoption of Agenda:

Rebecca made a motion with a second by Jim to approve the agenda as presented. Rebecca, Jilana, and Jim, Aye. None Opposed. Motion carried.

Adoption of Minutes:

Rebecca made a motion with a second by Jim to approve the agenda as presented. Rebecca, Jilana, and Jim, Aye. None Opposed. Motion carried.

New Business: Review of Variance Request-108 N. & 110 N. Mechanic Street

Ms. Meredith Manaraze discussed how she and her dad were inquiring about purchasing the lot at 108 N. and 110 N. Mechanic Street. As of right now Ms. Manaraze has a contract with the current Realtor with the selling of lots contingent on approval of variance request. Both lots are nonconforming which require a variance to allow a house to be built on less than a ten thousand square feet (10,000) lot and less than the minimum width of sixty-five (65). Numbers gathered without a survey from Kent County as property without survey being done, lot 108 N. Mechanic Street (lot) is approximately six thousand ninety-eight square feet (6,098) and 110 N. Mechanic Street (lot) is approximately six thousand nine hundred seventy square feet (6,970). As the lots currently sits, the garage located at 108 N. Mechanic Street cannot be accessed with a vehicle without encroaching on the adjoining lot at 110 N. Mechanic Street. Currently the only way to gain access to the garage is by using W. Third Street. Proposing that the garage at 110 N. Mechanic Street where a new home can be built on the front lot. This in turn would

request both lots to face W. Third Street instead of how they are currently facing N. Mechanic Street. Ms. Manaraze and her father, who is a builder, measured the space between both lots if they were to realign them to W. Third Street and there is eight feet (8) between the two (2). By realigning the two (2) lots, Ms. Manaraze would have her father build a small house following the town's setbacks within our Land Use and Code requirements. Another scenario Ms. Manaraze has considered was possible asking the current owners to have an easement put in the rear of the empty lot to gain access to the garage on 108 N Mechanic Street without encroaching on 110 N. Mechanic Streets property. Easement would be part of the setbacks. No decisions/motions were made at this time. Asked Ms. Manaraze to come back to March's meeting to rediscuss the variance request.

Adjourn:

Rebecca made a motioned with a second by Jim to adjourn the meeting at 6:33pm and into the Public Hearing with mayor and council for review of drafted update for the Land Use and Development Code. Rebecca, Jilana, and Jim, Aye. None Opposed. Motion carried.

Meeting called back into order:

Rebecca made a motioned with a second by Jim to go back into the Planning and Zoning meeting at 7:03 pm. Rebecca, Jilana, and Jim, Aye. None Opposed. Motion carried.

Old Business: Savannah Farms reviewed how the meeting went with the Preliminary Land Use Service (PLUS) that Michael and I attended earlier this morning. The committee discussed possibly sending DR Horton a letter on their behalf just to let them know where the planning committee stand on the zoning regarding the upcoming project. The committee agrees that for the Wyoming side the property should remain as Residential (R1) zone. Will check with town solicitor on sending a letter.

Next Regular Meeting:

March 22, 2023 @ 6:30 p.m.

Public Comments:

Adjourn:

Rebecca made a motioned with a second by Jim to adjourn the meeting at 7:22 pm. Rebecca, Jilana, and Jim, Aye. None Opposed. Motion carried.

Roseann Lamar
Town Clerk