

Planning & Zoning Meeting Minutes

25 October 2023

Meeting called to order at 6:31 p.m.

Pledge of Alliance-Rebecca Marasco

Moment of Silence-Rebecca Marasco

Roll Call

Members Attending: Rebecca Marasco, Jilana Wilson, Jim Fennemore

Absent: Luke Thomas, John Willard

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

Staff Attending: Roseann Lamar-Town Clerk, Michael Wooleyhand-Town Manager

Council: Cathy George

Attendees: Mike Marasco

Adoption of Agenda:

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

Adoption of Minutes:

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

New Business:

Discussion on Airbnb's-Wanted to bring up possibility of having Airbnb's in town.

Have had a few residences call regarding turning their residence into one. One application was turned in however he was explained because he has a homeowner association (HOA) he would need a letter with their approval before moving going any further. Also, applicant would need to apply for Conditional Use.

Further discussion with the committee would like to get more information on how other towns run their Airbnb's such as Rehoboth and Lewis. Will this effect parking spaces, who inspects these rentals...etc. Will gather more information for November's meeting.

Old Business:

Zoning Map Review- Final review of Zoning map from University of Delaware-everything looks good. There was a question at the previous meeting pertaining to the parcel on Southern Blvd. Question regarding whether it should be zoned commercial since the other properties surrounding it are already zoned commercial. The current property at 142 Southern Blvd is currently zoned residential (R1), however there is a warehouse behind the home that operate as

a business. Did some research into the property records and gathered some information on this lot and it does in fact have a conditional use currently in place. The conditional use grants that the warehouse on the back lot that is already there and has a warehouse be used for a commercial business due to there is a house on the property. Advised that they can rezone the lot if they wish but as for now zoning will remain the same.

Ordinance for Marijuana-Committee did review of this ordinance. Would like civil penalties higher than the \$50.00 fee. Seems to be a low fee made the suggestion to make it \$100.00. Would also like to incorporate no smoking of any kind on all town properties including vaping and smoking of cigarettes. This would be for the park, basketball, pickleball court and dog park as well.

Jim made a motion with a second by Jilana to approve the Marijuana Ordinance and have it presented to the Mayor and Council at the November 6th meeting with the recommended changes. Rebecca, Jilana, Jim, Aye. None Opposed. Motion carried.

Next Regular Meeting:

November 15th, 2023 @ 6:30 p.m.

Public Comments:

- None

Adjourned:

Jim made a motion with a second by Jilana to adjourn the meeting at 7:01 p.m. Rebecca, Jilana, Jim, Aye. None Opposed. Motion carried.

Roseann Lamar
Town Clerk