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Minutes (Draft) of the
Dewey Beach Planning Commission Meeting and Public Hearing
At the Lifesaving Station
#1 Dagsworthy Avenue
Dewey Beach, DE. 19971
Friday April 13, 2018
6:00pm

The chairman of the Planning Committee, Mike Harmer, convened the meeting at 6:02 pm. The chairman then led the commissioners in the Pledge to the Flag and conducted roll call. Commissioners Mike Harmer, Jim Bielicki, Don Gritti, Jimmy O'Connor and Marty Seitz were in attendance.

Considering draft minutes of a previous meeting, Commissioner Don Gritti moved, and Commissioner Jimmy O'Conner seconded, that the Planning Commission approve the draft minutes of the November 3, 2017, as written. The motion passed with unanimous vote of the commissioners present.

With no proposals to change the agenda, the commissioners agreed to adopt the agenda for the meeting as published.

Being the first item on the agenda, Chairman Harmer asked for discussion among planning commissioners about the Code Section 185-25 Table 3, and allowing Dog Day Care as a permitted use or as a conditional use. The commissioners were generally in agreement that a change to the code would be useful to allow a day care facility for dogs in Dewey Beach. The commissioners appreciated that changing the code to allow the facility as a permitted use would simplify the application process in the future. One application could be made to Town Hall, and the building inspector could recommend the application to the Town Manager for approval. Allowing a conditional use for the day care facility would require the Town to conduct a public hearing on specific conditions for each applicant.

After discussion by the commissioners the chairman opened the public hearing. The chairman kept the commissioners' discussion open for dialog purposes. The public hearing was to provide input to Code Section 185-25 Table 3 and suggest changes to allow Dog Day Care as a permitted use or as a conditional. The public could comment on the proposed draft ordinances as described in the public notice.

Mr. Jim Capprelli, a member of the public, and president and owner of Jungle Jim's Total Pet Care, offered detailed comments on the operation of an efficient dog day care facility. His comments included the control of barking (muzzle the dog), the requirement of a dog license (including inoculations for rabies and Bordetella), and limited time of operation with no overnight boarding (kenneling). A dog run is possible at the former Sugar Monkey store he is considering, but a dog run is not a necessary for the day care facility. Mr. Capprelli suggested the time of operation from 7:00 am to 7:00 pm. Mr. Capprelli now owns several (5) dog day care facilities in several (4) states.

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Other members of the public and the commissioners made comments. Generally, the comments were that a dog day care would be good for the Town. Rather than having dogs in motel rooms or rented facilities, the dogs would be better cared for at the dedicated facility.

Addressing item 2 on the agenda, the chairman closed the public hearing. The commissioners then discussed making a recommendation to the Town of Dewey Beach Commissioners to modify Section 185-25 of the Town Code Table 3 and allow Dog Daycare as a permitted use.

Responding to item 3 on the agenda, the commissioners discussed proposed changes to Town of Dewey Beach Code §185-25 and §185.25.2 2 regarding relaxed bulk standards in resort business districts. Relaxed bulk standards (setbacks, lot coverage, etc.) are available for contiguous tracts consisting of at least 80,000 square feet with a detailed commercial, mixed-use, and multifamily dwelling land use development plan review as an overlay district or alternate method of development. The commissioners asked what bulk standards can be relaxed? Does the 80,000 square-foot lot required in the code for special consideration include some property in the residential district? That is, does all the square footage need to be in the commercial district? The creation of an overlay district seems to be the biggest issue.

Considering item 4 on the agenda, the commissioners discussed porous paving required as an acceptable material for driveways. The use of porous paving extends to the public right of way, including the right of way providing access to private drive ways. The commissioners generally agreed that the Town could use porous paving. Compatibility of material with that on the private driveways should be considered.

The planning commissioners made no further comments as allowed by item 5 on the agenda.

Commissioner Seitz moved, and commissioner Gritti seconded, that the meeting be adjourned. The commissioners voted unanimously to conclude the meeting at 7:18 pm.

Respectfully submitted

Commissioner Marty Seitz
Secretary
Dewey Beach Planning Commission

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