

Minutes (Draft) of the
Dewey Beach Planning and Zoning Commission Meeting and Public Hearing
At the Lifesaving Station
#1 Dagsworthy Avenue
Dewey Beach, DE. 19971
Saturday, March 23, 2019

At 12 noon, Chairman Mike Harmer convened the meeting by leading the commissioners and the public in the "Pledge to the Flag". The chairman then called identify the planning commissioners that were present. Mike Harmer, Rick Judge, Jimmy O'Connor and Marty Seitz identified themselves to be present and formed a quorum for the continuation of the meeting.

Commissioner Judge moved that the commissioners adopt the agenda for the meeting as published. Commissioner Seitz seconded the motion, and without comment the commissioners voted to approve the motion.

Chairman Harmer then asked the commissioners to examine the draft minutes of the January 19, 2019 meeting of the Planning Commission. Commissioner O'Connor moved that the commissioners approve the minutes as presented. Commissioner Judge seconded the motion. Following a discussion in which no changes to the draft minutes were suggested, the commissioners voted unanimously to approve the minutes as presented by Commissioner Seitz, the secretary for the Planning Commission.

Chairman Harmer then commenced a discussion among Planning and Zoning Commission about a draft ordinance for the elimination of the inconsistency between the Town Code Chapter 185-35 Off-Street Parking Requirements and Table 2 Residential Parking Requirements related to possible discrepancies in the language. The discussion included the possibility of considering changes to required parking spaces in addition to simply eliminating the inconsistencies. One possibility was to require three parking spaces for a dwelling unit with up to four bed rooms.

Following the discussion, the chairman opened the meeting for public comments.

Several members of the public commented. Ms. Diane Hansen commented that the commissioners should consider the requirement of more parking on private property. The rationale was that street parking is becoming scarce because of the trend toward the construction of larger houses that replace smaller dwelling units. Mr. Dale Cooke advocated for more parking for residences in the north of Town, but recognized that the requirement of 2 parking spaces for up to a four bedroom dwelling unit was firmly embedded in the history of the Town.

With no additional comments being offered by the public, the chairman closed the public hearing portion of the meeting and asked the commissioners to discuss and possibly vote to recommend an ordinance to the Town commissioners. The commissioners

reviewed the public comments, and discussed possible recommendations to the Town commissioners.

Following the discussions, Commissioner Judge moved that the commissioners recommend the draft ordinance provided to the meeting that specified two parking spaces for a dwelling unit of up to four bedrooms. Also, the motion would include the following wording at the end of Section 1 of the draft ordinance:

“The requirement specified here is that 2 off-street spaces for the first 4 bedrooms in a dwelling unit plus one additional space for each additional 2 bedrooms such that a 5-bedroom or 6 bedroom dwelling unit requires 3 parking spaces, and a 7-bedroom or 8-bedroom dwelling requires 4 off-street parking spaces.”

Commissioner O’Conor seconded the motion which was then discussed by the commissioners. The sentiment included recognition of the interest of some of the public in providing for more off-street parking. The sentiment also considered that such a change could be initiated by the Town commissioners and that a public hearing could be conducted to consider specific proposals that would increase the requirement for off-street parking. Following the discussion, the commissioners voted unanimously to approve the motion.

Chairman Harmer reminded the commissioners and the public of the workshop to consider changes in the side-yard and front-yard setbacks in the Town. This workshop will be held at the Lions’ Club building from 2 to 5 pm, May 11, 2019.

Chairman Judge moved that the commissioners close the meeting. Commissioner Seitz seconded the motion and the commissioners voted to approve the motion at 12:51 pm.

Respectfully submitted,

Marty Seitz, Planning Commissioner
Secretary, Planning Commission