# PUBLIC NOTICE AND AGENDA

# TOWN OF DEWEY BEACH

## PLANNING COMMISSION

## PUBLIC HEARING AND MEETING

### SATURDAY October 18, 2014 at 10:00 AM

**At the**

**Dewey Beach Life Saving Museum**

**1 Dagsworthy Ave., Dewey Beach, DE 19971**

## AGENDA

**Purpose:** To hold a Public Hearing and subsequent Commission deliberation and possible vote on recommending to the Town Commissioners an ordinance to amend Chapter 101 Floodplain Management of the Town Code; discussion on a draft white paper and strawman proposal for amending how building height is measured in various flood zones and possible related amendments to Chapters 1 General Provisions and/or Chapter 185 Zoning of the Town Code; discussions on amendments to Chapter 185 Zoning of the Town Code related to Administrative Provisions and Board of Adjustment procedures; and discussion of draft white paper describing the character of the Neighborhood Residential zoning district.

**Opening (10:00 AM)**

**Pledge to the Flag, Roll Call & Approval of prior-meeting minutes (September 13, 2014)**

**PUBLIC HEARING on a draft ordinance to amend Chapter 101 Floodplain Management of the Town Code.** **(10:05 AM)** A Public Hearing will be held on a draft ordinance to amend Chapter 101 Floodplain Management of the Town Code by deleting the current Chapter 101 in its entirety and replacing with a new Chapter 101 Flood Loss Reduction based on language recommended by the Federal Emergency Management Agency (FEMA). Adoption of a Flood Loss Reduction Ordinance acceptable to FEMA by March 2015 is required to provide Town property owners continued access to flood insurance through the National Flood Insurance Program. (The Draft Ordinance under consideration is available for viewing at Town Hall and on the web at <http://www.townofdeweybeach.com/index.cfm?fuseaction=content.pageDetails&id=201033&typeID=300>

**Planning Commission DISCUSSION AND POSSIBLE VOTE on recommending to the Town Commissioners an ordinance to amend Chapter 101 Floodplain Management of the Town Code (10:20 AM)** The Planning Commission will discuss and possibly vote on recommending to the Town Commissioners an ordinance to amend Chapter 101 Floodplain Management of the Town Code by deleting the current Chapter 101 in its entirety and replacing with a new Chapter 101 Flood Loss Reduction based on language recommended by the Federal Emergency Management Agency (FEMA). Adoption of a Flood Loss Reduction Ordinance acceptable to FEMA by March 2015 is required to provide Town property owners continued access to flood insurance through the National Flood Insurance Program. (The Draft Ordinance under consideration is available for viewing at Town Hall and on the web at <http://www.townofdeweybeach.com/index.cfm?fuseaction=content.pageDetails&id=201033&typeID=300>

**Planning Commission DISCUSSION on a White Paper and Strawman Proposal to modify how building heights are measured in flood zones. (11:00 AM).** The Planning Commission will discuss a White Paper and Strawman Proposal(s) regarding circumstances under which it, the Planning Commission, would recommend to the Town Commissioners amendments to Chapter 1 General Provisions and/or Chapter 185 Zoning of the Town Code to amend how building heights are measured in various flood zones. The results of this discussion might result in a Draft Ordinance that would then proceed to a Public Hearing before the Planning Commission and subsequent deliberation(s) by the Planning Commission prior to recommendation to the Town Commissioners for further action. (The draft Ordinance under consideration is available for viewing at Town Hall and on the web at <http://www.townofdeweybeach.com/index.cfm?fuseaction=content.pageDetails&id=201033&typeID=300>

**Planning Commission DISCUSSIONS regarding a Draft White Paper defining the character of the Neighborhood Residential (NR) zoning district. (11:45 AM)** The Planning Commission will discuss possible amendments to a white paper attempting to describe the character of the NR zoning district, as part of its efforts to ensure that NR zoning regulations serve to preserve and protect this district’s character. (The DRAFT White Paper under consideration will be posted and updated on the web at <http://www.townofdeweybeach.com/index.cfm?fuseaction=content.pageDetails&id=201033&typeID=300>.)

**Planning Commission DISCUSSIONS on preliminary draft amendments to Chapter 185 Zoning of the Town Code related to Administrative Provisions and Board of Adjustment procedures. (12:15 PM)** The Planning Commission will discuss preliminary draft amendments to Chapter 185 Zoning as regarding administrative procedures and Board of Adjustment procedures. The results of this discussion would likely lead to subsequent discussion(s) on proposed amendments, possibly in the form of a draft ordinance. (The draft amendments currently under consideration are available for viewing at Town Hall and on the web at <http://www.townofdeweybeach.com/index.cfm?fuseaction=content.pageDetails&id=201033&typeID=300>

 **Closing (1:00 PM)**

Comments from the Public (5 min.) and Committee Members and Chair (5 min.) and Adjournment

The Agenda items listed above may be considered in a different sequence if scheduling so dictates. This Agenda is also subject to change in accordance with the Delaware Freedom of Information Act. Public comment on any Agenda item may be submitted in writing by mail (Dewey Beach Town Hall, 105 Rodney Ave., Dewey Beach, DE 19971) or email (townmanager@townofdeweybeach.com), provided such comments are received by Town Hall forty-eight (48) hours prior to the scheduled meeting start. Persons with disabilities requiring special accommodation should contact Town Hall at (302) 227-6363 seventy-two (72) hours in advance.