

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes February 19, 2014

ATTENDANCE

Commissioners

Rodney Marvel
Chris Lecates - absent
Diane Greenberg
Gary Tonge
Chester Johnson

Staff

Jocelyn Godwin, Planning
Tim Willard, Solicitor
Jamie Craddock, Planning

1. CALL MEETING TO ORDER

Commission Chair Marvel called the meeting to order in the Town Hall at 6:00 p.m.

2. APPROVAL OF JANUARY 15, 2014 MEETING MINUTES

Commissioner Johnson moved, seconded by Commissioner Tonge, to approve the January 18, 2013 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

3. BOA CASE #2014-01

An application by Greater Georgetown Chamber of Commerce, requesting from the Code of the Town of Georgetown (1) special exception from §230-151 (F), for a reduction of the required 25' interior drive width to the existing 10' – 18' width; (2) a special exception from §230-148, for a reduction of the required 16 spaces to the proposed 8; (3) a variance from §230-165 to allow a 32 square foot sign. The property is located at 827 East Market Street, identified as Sussex County Tax District 135 Map 15.00 Parcel 25.00, zoned UR1 (Urban Residential).

Bob Rosenberger, of Axiom Engineering, presented the application. Applicant stated that one change made on the plan includes response to a comment from the Town Engineer. The flow of traffic has been reversed so that the west entrance will be for going in and the east drive will be for coming out. The neighbor has a child whose bus utilizes the shared driveway as well for turning around the bus.

Two office properties in Town also have reduced drive widths. 116 West Market Street has an 18' wide drive for both entrance and exit. Moore & Rutt, a legal office, at 122 West Market Street has a 10' wide entrance and a 10' wide exit driveway.

DelDOT has reviewed the plan and the traffic generation from the two offices and has issued a letter of no contention.

The Commission questioned the parking. The proposed parking is based on their current conditions and needs for parking. As the property is within the Wellhead Protection Area, pavement (impervious surface) is kept to a minimum to assist groundwater recharge.

The signage request was questioned. The applicant gave an example of the Griffin & Hackett sign at 12 sf. The Commission questioned the request of a 32 sf sign. The applicant stated there are two uses and up to 32 sf is requested.

Member Johnson had no problem with the application.
Member Tonge had no problem with the application and recommended that comments of neighboring properties be taken into account regarding the size of the sign.
Member Greenberg had no problem with the application.
Member Marvel had no problem with the application and agreed with the recommendation of Member Tonge regarding the sign.

4. Planning Department Report

Mrs. Godwin reported that a revised signage ordinance will be distributed next week for review.

5. ADJOURNMENT

Commissioner Tonge moved, seconded by Commissioner Johnson, to adjourn the meeting at 6:22 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Rodney Marvel, Chairperson

ATTEST:



Jocelyn Godwin, Planning