TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes
January 21, 2015

ATTENDANCE

Commissioners
Gary Tonge
Chester Johnson
Diane Greenberg - absent
John Painter
Bob Ricker - absent

Staff
Jocelyn Godwin, Planning
Jamie Craddock, Planning

1. **CALL MEETING TO ORDER**
Commission Chair Tonge called the meeting to order in the Town Hall at 6:00 p.m.

2. **APPROVAL OF DECEMBER 17, 2014 MEETING MINUTES**
Commissioner Johnson moved, seconded by Commissioner Painter, to approve the December 17, 2014 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

3. **BOA CASE #2015-02**

An application by Becker Morgan Group, Inc., on behalf of Two Farms, Inc., requesting from the Code of The Town of Georgetown a special exception from §230-157 A. for a reduction of the required 40' front yard setback to the proposed 15' front yard setback. The property is located at 20545 Dupont Boulevard, identified as Sussex County Tax District 135 Map 14.15 Parcel 8.00, zoned HC (Highway Commercial).

Garth Jones, of Becker Morgan Group, presented the application. A revised Variance Plan and Board of Adjustment application were presented to the Commission due to a correction of the tax parcel number from 8.00 to 22.00.

Applicant is looking to build a retail building on the property, shown at 4,800 sf.; however, the applicant would like it larger, up to 5,400 sf., if possible. The applicant presented a plan that showed the actual buildable area based on the setbacks required and tax ditch implications.

Commissioner Johnson moved, seconded by Commissioner Painter, to provide no comments, either for or against the application. APPROVED (UNANIMOUS)

4. CASE #2015-01 Historic Review

An application by Roblero Group, LLC., for approval of a sign to be located at 136 East Market Street, identified as Sussex County Tax District 135 Map 14.20 Parcel 221.00 zoned HD (Historic District).

The owners of the store, Family International Market, presented the application. The Commissioners expressed concern with the colors not matching the building and inability to determine the true colors being used. Detail is needed on how the sign will be attached to the roof. It was suggested that the sign company being used attend to provide a more detailed description of the sign, including dimensions and colors.

Commissioner Johnson moved, seconded by Commissioner Painter, to TABLE the application until the next meeting. APPROVED (UNANIMOUS)

5. CASE #2014-09 Site Plan Review

An application by, Axiom Engineering, LLC, on behalf of St. Michael the Archangel Roman Catholic Church, for the preliminary site plan review and approval for the construction of a 3600 square foot classroom building and a 3600 square foot office building to be located at 203 Edward Street, identified as Sussex County Tax District 135 Map 14.20 Parcel 134.00 zoned UR1 (Urban Residential).

Bob Rosenberger, of Axiom Engineering, presented the application. Sidewalks have been added to the plan as requested. An additional ten parking spaces have been provided over the required number by code.

Clarification was requested on the Town Engineer comments. Page 2, comment 6 – regarding replacing trees, the related code to be addressed with the engineer and page 3, comment 13 – regarding a dumpster and enclosure, the church does not feel they will need a dumpster. The applicant was instructed to respond to the comments as such.

The Commission questioned the condition of existing fence that appears to be in bad shape. The fence does not belong to the church. Also it was noted that the vegetative barrier has not been maintained and is not very dense in the winter. The applicant stated that additional vegetation could be added.

Commissioner Johnson moved, seconded by Commissioner Painter, to APPROVE the application contingent upon State agency approvals and satisfactory response to the Town Engineer comments. APPROVED (UNANIMOUS)

6. Planning Department Report

Certificates of Occupancy have been issued to the China Wok restaurant and to 'Yeeep!' a thrift and discount store. Next month will include a review of proposed ordinances regarding Supportive Housing, Reasonable Accommodation and a revision to the Sign ordinance.

7. ADJOURNMENT

Commissioner Johnson moved, seconded by Commissioner Painter, to adjourn the meeting at 6:46 p.m. **APPROVED (UNANIMOUS)**

APPROVED: _____
Gary Tonge, Chairperson

ATTEST: _____
Jocelyn Godwin, Planning