

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes February 18, 2015

ATTENDANCE

Commissioners

Gary Tonge
Chester Johnson
Diane Greenberg
John Painter
Bob Ricker

Staff

Jocelyn Godwin, Planning
Tim Willard, Solicitor
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 JANUARY 21, 2015 MEETING MINUTES

Commissioner Johnson moved, seconded by Commissioner Painter, to approve the January 21, 2015 regular meeting minutes as presented. **APPROVED (Yes – 4, Abstain – 1) Commissioner Ricker abstained from voting.**

PUBLIC HEARINGS:

3. **ORDINANCE:** Addition to §230-5 Definitions
 Addition of §230 Article XXX Supportive Housing

Town Manager, Gene Dvornick, presented the proposed ordinance additions and background on the Transitional Housing Task Force. The Ordinance 2015-2 includes the addition of the definition of Supportive Housing and the addition of Article XXX defining zoning requirements related to Supportive Housing.

Chairman Tonge opened the public hearing for comment.

Linda Dennis, resident of the Village of Cinderberry and Chair of the Task Force Committee, spoke in favor of the proposed ordinance. Clarification was given of the committee's process and the involvement of residents, employees and representatives from state and federal agencies.

No one spoke in opposition of the proposed ordinance.

Joe Booth, resident, asked how the 500 feet separation was determined and Mr. Dvornick provided details on the negotiation with the state.

Mrs. Godwin confirmed there was no correspondence received either for or against.

Commissioner Greenberg moved, seconded by Commissioner Johnson, to recommend approval to Town Council. APPROVED (Yes – 4, No – 1 [Ricker])

**4. ORDINANCE: Revision to §230-167. Signs permitted in UB1 Districts
§230-168. Signs permitted in UB2 Districts**

Town Manager, Gene Dvornick, presented the proposed ordinance revisions regarding signage within the UB1 and UB2 zoning districts allowing for additional signage on corner properties.

Commissioner Ricker suggested clarification of whichever is less of the requirement of 20 square feet or the ten percent of the wall area.

Chairman Tonge opened the public hearing for comment.

No one spoke in favor of the proposed ordinance.

No one spoke in opposition to the proposed ordinance.

Mrs. Godwin confirmed there was no correspondence received either for or against.

Commissioner Ricker moved, seconded by Commissioner Greenberg, to recommend approval by the Town Council upon clarification to statement on whichever is less (the 20 square feet or 10% of the wall area). APPROVED (UNANIMOUS)

5. 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). This application was tabled at the January 21, 2015 Planning Commission Meeting.

Pompeyo Vasquez, New Horizon Signs & Graphics, presented the owner on the application. The original sign was going to be placed on brackets, and due to safety, has been split into two signs and placed on the wall with concrete screws. A concrete pillar, that is not centered, is on the wall causing the signs to be two sizes. One sign is 2' x 8' and one is 2' x 6'.

The Commission informed the applicant of the East Market Design Guidelines and the incentive offered by the town regarding signs. A meeting was suggested between the owner of the property and the Town Planning Department. The applicant agreed to meet with the Town and will pursue the matching grant for the signage.

Commissioner Ricker moved, seconded by Commissioner Johnson, to TABLE the application APPROVED (UNANIMOUS)

6. CASE #2015-03 Site Plan Review

An application by Becker Morgan Group, Inc., on behalf of Indian River School District, for site plan review and approval for the construction of a 2,852 square foot kitchen addition and a 9,302 square foot addition for eight (8) classrooms to be located at 301 West Market Street, identified as Sussex County Tax District 135 Map 19.12 Parcel 23.00 zoned ED (Education District).

Garth Jones, of Becker Morgan Group, presented the application. For clarification, the classroom addition is 9,722 sf. Other improvements include a new fire lane bus loop and a, stormwater management area to the south of the new bus route. The bus loop will hold 13 – 14 buses.

The Commission questioned parking, the student count, fire lane approval, deliveries and the dumpster enclosure. The applicant stated the plan provides 262 parking spaces and the code requires 246. The student count is based on the state standard of 37 students per classroom. The fire lane/bus loop has been submitted to the Fire Marshal, awaiting approval. Truck deliveries may block part of the fire lane (concern is noted) and the dumpsters will be in an enclosure.

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

Patricia Slygh, resident, at the corner of Sussex Central Avenue and Old Laurel Road, asked to speak. Mrs. Slygh expressed concern with the number of parking spaces (there are not enough, from 7 am until 4 pm employees park along the street facing Market Street), drainage (flooding after a rain) and construction impacts. The applicant confirmed that the parking along Sussex Central Avenue is not included in the school's count, the stormwater improvements from the school should help with the drainage and the biggest impact may be from the cleaning out of the Megee tax ditch, and the construction will start in late May through the following March. The construction entrance will be on the western side of the school and should not impact parking.

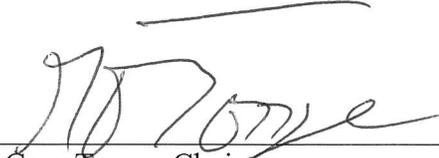
7. Planning Department Report

The Annexation ordinance is being worked on and should be presented to Planning Commission in the next month or two.

8. ADJOURNMENT

Commissioner Ricker moved, seconded by Commissioner Johnson, to adjourn the meeting at 7:05 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Gary Tonge, Chairperson

ATTEST:



Jocelyn Godwin, Planning