

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes April 15, 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 FEBRUARY 18, 2015 MEETING MINUTES

Commissioner Johnson moved, seconded by Commissioner Ricker, to approve the February 18, 2015 regular meeting minutes as presented. **APPROVED** (UNANIMOUS)

3. PUBLIC HEARING: **Rezone Application** **CASE #2015-05**

An application by George, Miles & Buhr, LLC., on behalf of Sussex Academy Foundation, Inc., for an official zoning map amendment from Urban Residential (UR1) to Education District (ED). The properties are located at 804 & 806 East Market Street, Georgetown, DE identified as Sussex County Tax District 135 Map 15.00 Parcel 129.00 & 132.01.

Judy Schwartz, of George, Miles and Buhr, LLC, presented the application. The school was formerly the Delmarva Christian High School and was transferred in 2013 to Sussex Academy. Two additional parcels have been purchased that are currently zoned UR1 and the school would like to rezone the parcels to ED for consistency and use them for athletic facilities to provide a full high school experience for their students. The lots would then be consolidated.

All of the sports fields would be accessed through the main entrance of the school. The rezone request was presented to PLUS for a Comprehensive Plan Amendment and there were no objections to the request.

The Commission confirmed there would be no access off of East Market Street and expressed concern about the future lighting of the fields impacting the surrounding properties.

Commission Chair Tonge opened the meeting for public comment. No one in attendance spoke either in favor or against the application. Mrs. Godwin stated that no correspondence was received by the Town either for or against the application.

Commissioner Ricker moved, seconded by Commissioner Greenberg, to recommend that Town Council APPROVE 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). This application was tabled at the January 21, 2015 and February 18, 2015 Planning Commission Meetings.

Pompeyo Vasquez presented the application. The bracket is missing from the package.

The Commission expressed concern with the bright red in relation to historic colors. The design of the sign is fine.

Commissioner Ricker moved, seconded by Commissioner Johnson, to APPROVE the application contingent upon the color pallet receiving approval from the Planning Department. APPROVED (UNANIMOUS)

5. CASE #2015-07 Historic Review

An application by Impact Graphix, for approval of a sign to be located at 128 East Market Street, identified as Sussex County Tax District 135 Map 14.20 Parcel 222.00 zoned HD (Historic District).

Zeke Wing, of Impact Graphix, presented the application. The Commission expressed concern with the sign not having any historic features. The verbiage across the bottom of the window will not be done, and is not being presented as part of the application. It was recommended to have a more ornate bracket and possibly raise the gold around the outside edge. The brackets at the next door businesses have a scrolled bracket that would meet their request. The applicant stated that the Hudson sign would be removed.

Commissioner Johnson moved, seconded by Commissioner Ricker, to APPROVE the application contingent upon removal of the Hudson sign, filling in of the brick fascia behind the sign (if needed), a more ornate bracket than presented and design changes on the circle outline. APPROVED (UNANIMOUS)

6. CASE #2015-08 Historic Review

An application by Wilson Choy of Victorian Medical Suites, for approval of exterior renovations at 8 North Race Street, identified as Sussex County Tax District 135 Map 14.20 Parcel 209.00 zoned HD (Historic District).

Heidi Penuel presented the application. The current door is inefficient and in need of replacement.

Commissioner Greenberg moved, seconded by Commissioner Ricker, to APPROVE the application (design and colors) as presented. APPROVED (UNANIMOUS)

7. BOA CASE #2015-02

An application by Becker Morgan Group, Inc., on behalf of Georgetown Plaza Associates, LLC., 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 20' front yard setback. The property is located at 2 South Dupont Highway, identified as Sussex County Tax District 135 Map 19.00 Parcel 29.00 zoned HC (Highway Commercial).

Garth Jones, of the Becker Morgan Group, presented the application. A fourth pad site is proposed for the Georgetown Plaza, south of the KFC, front facing Route 113. The applicant is trying to keep the building visible from Route 113 and aligned as close as possible as the other buildings. The applicant would also like to extend the current travel lane through the parking lot.

Commissioner Ricker moved, seconded by Commissioner Johnson, to recommend approval to the Board of Adjustment of the application as presented and asked that the applicant experiment with the building location as discussed. APPROVED (UNANIMOUS)

8. Planning Department Report

A recommendation has been received to review the Category 1 Site Plan process. An ordinance is being prepared for presentation and a public hearing with Planning Commission.

Planning Commission discussed the current process of historic review of signage and possible responsibility changes to make the process more efficient for the applicant. An issue being reviewed is the inability to have a shed/accessory building in the UB3 zoning district. Consideration is being given to potentially mirror the requirement of UB2 zoning district.

9. ADJOURNMENT

Commissioner Ricker moved, seconded by Commissioner Johnson, to adjourn the meeting at 7:03 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Gary Tonge, Chairperson

ATTEST:



Jocelyn Godwin, Planning