

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes August 19, 2015

ATTENDANCE

Commissioners

Gary Tonge
Sue Barlow
Linda Dennis
John Painter
Bob Ricker - absent

Staff

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

1. CALL MEETING TO ORDER

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

Chairman Tonge introduced the newest member, Commissioner Linda Dennis.

Commissioner Barlow moved, seconded by Commissioner Painter, to remove item # 5 from the agenda. APPROVED (UNANIMOUS)

2. APPROVAL OF JULY 15, 2015 MEETING MINUTES

Commissioner Barlow moved, seconded by Commissioner Painter, to approve the July 15, 2015 regular meeting minutes as presented. **APPROVED (Ayes – 3, Commissioner Dennis abstained)**

3. CASE #2015-16

Site Plan Review

An application by, Becker Morgan Group, Inc., on behalf of Georgetown Plaza Associates, LLC., for the preliminary site plan review and approval for the construction of a 2,085 square foot retail building to be located at the Georgetown Plaza Shopping Center, identified as Sussex County Tax District 135 Map 19.00 Parcel 29.00 zoned HC (Highway Commercial).

Garth Jones, Becker Morgan Group, presented the application. Applicant is looking for preliminary approval of a roughly 2100 sf building. The use is unknown at this time, either retail or fast food. The applicant understands they will need to come back once they know the use and present the architecture for review by the Commission.

The building is as close to Route 113 as possible. The drive thru area has been established in case the use is fast food. The loading space is on the south side. The utilities are being addressed with public works. The Town has requested the pad site be connected to public water. Comments from the Town have been received and will be addressed with final site plan submission.

The Commission expressed concerns with the safety of pedestrians between the proposed building and the existing fast food restaurant. The applicant did state that the travel lane and the parking spaces are being defined better. The applicant was also asked to review the location of the dumpster with the locations of the utility lines currently under the pavement.

Commissioner Painter moved, seconded by Commissioner Dennis, to APPROVE the preliminary site plan contingent upon addressing the Town Engineers comments and presentation to Planning Commission of the final plan including the determined use of the pad site. APPROVED (UNANIMOUS)

4. CASE #2015-20 Historic Review

An application by The Upper Crust, for approval of an awning to be placed above the front door of 7 East Market Street, identified as Sussex County Tax District 135 Map 14.20 Parcel 202.00 zoned HD (Historic District).

Chuck Mead-e, of the Upper Crust, presented the application. The applicant wishes to add some color and definition to the façade, to break up the brick across the front. The awning will extend out two feet, is retractable and has blue and white stripes. The building is nine feet wide and the awning is eight feet wide.

The clearance of the awning was confirmed as being to the top of the doorway. The awning is positioned right below their sign.

Commissioner Barlow moved, seconded by Commissioner Dennis, to APPROVE the application as presented. APPROVED (UNANIMOUS)

5. CASE #2015-18 Historic Review

An application by i3a Consulting Engineers, for approval of exterior renovations located at 101 East Market Street, identified as Sussex County Tax District 135 Map 14.20 Parcel 210.00 zoned HD (Historic District). This application was tabled at the July 15, 2015 Planning Commission Meeting.-(amended 8/10/2015 as information determined necessary for inclusion)

Removed per applicant request.

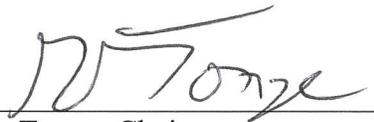
6. Planning Department Report

Preliminary Site Plans have been submitted for the Georgetown Marketplace and the Shops of College Park newest retail extension.

7. ADJOURNMENT

Commissioner Dennis moved, seconded by Commissioner Barlow, to adjourn the meeting at 6:17 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Gary Tonge, Chairperson

ATTEST:



Jocelyn Godwin, Planning