

# TOWN OF GEORGETOWN - PLANNING COMMISSION

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## Meeting Minutes October 21, 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

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

Mayor West presented a proclamation to the Planning Commission in observation of Community Planning Month and thanked the Commissioners for their service.

#### 2. APPROVAL OF SEPTEMBER 16, 2015 MEETING MINUTES

Commissioner Dennis moved, seconded by Commissioner Barlow, to approve the September 16, 2015 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

#### 3. CASE #2015-21 Historic Review

*An application by Impact Graphix, on behalf of Delaware Community Foundations, for approval of signage and exterior painting located at 36 The Circle, identified as Sussex County Tax District 135 Map 14.20 Parcel 198.00 zoned HD (Historic District). **This application was denied at the September 16, 2015 Planning Commission Meeting.***

No one was in attendance for the application.

**Commissioner Barlow moved, seconded by Commissioner Dennis, to TABLE the application. APPROVED (UNANIMOUS)**

#### 4. CASE #2007-08—05 Site Plan Review

*An application by Larson Engineering Group, Inc., on behalf of College Park Retail, LLC., for the conceptual and preliminary site plan review and approval for the construction of 19,773 square feet of retail space and a 4,824 square foot restaurant to be located at the Shops of College Park Shopping Center, identified as Sussex County Tax District 135 Map 14.00 Parcel 35.08 zoned HC (Highway Commercial).*

Doug Liberman, of Larson Engineering Group, presented the application. The application is for an expansion of College Park, Lot 9, a 5.3 acre lot. There will be three buildings; a restaurant 4,834 sq ft and two retail buildings 8,250 sq ft and 11,579 sq ft. 173 parking spaces are provided, 170 required. Sidewalks are being provided along Route 18, the east side of Carmean Way and throughout the site.

Stormwater management includes a bioretention area and two underground systems under the parking areas of buildings B and C. The water will drain under Carmean Way to the main pond. A second submission has been made to SCD. The applicant has met with DelDOT and main approval is needed for the sidewalk along Route 18. Adjoining property owners are being worked with for interconnection.

Rendering presented of the restaurant, JD Shuckers. Building facades for the other buildings will be similar to the retail near Redners. Applicant will need to come back before Planning Commission once the elevations are determined.

The Commission questioned the phasing. Narrative states one phase. The applicant stated that the restaurant will be constructed immediately and once additional tenants are determined they will present a timeline. Screening is a concern around the trash containment area and landscaping needs to be utilized. Utilities in the area limit the ability for trees.

**Commissioner Painter moved, seconded by Commissioner Barlow, to APPROVE the application as presented for preliminary contingent upon addressing the Town Engineer's comments. APPROVED (UNANIMOUS)**

**5. CASE #2010-06 Site Plan Review**

*An application by Cotton Engineering, LLC., on behalf of Georgetown Crossing, LLC., for the preliminary site plan review and approval for Phase 1 of a proposed shopping center with commercial pad sites to be located the Northwest side of Intersection of Rte 9 and Rte 113, identified as Sussex County Tax District 135 Map 19.00 Parcels 12.02 & 12.03 zoned UBI (Urban Business).*

Alan Perry, president of Montchanin Development Group, presented the application. Engineers in attendance include Ken Kullman and Mike Cotten. The property is about 30 acres and surrounds the Exxon station on the corner. The application is for five pad sites. The objective is to design the infrastructure to handle both the pad sites and whatever will come later to the back of the property.

The interior road will connect up to the Pires property to the north and continues south to Route 9 at a location dictated by DelDOT across from the exit of the shopping center. The applicant has SCD and DNREC approval on their stormwater design and is very close to DelDOT approval. Significant improvements are being made to Route 9 up to the intersection including extended turn lanes.

The Commission expressed concerns with the traffic to be generated, lack of information on the plan, and the engineer's comments. The applicant stated that a meeting is wanted with the Town Engineer and the Town to discuss some of the comments. Many of the comments address final submittal or are housekeeping items.

The applicant informed the Commission that two changes have been made to the plan since submittal, shifting an entrance to a pad site and to increase the size of an easement.

The pad sites will be constructed as they are leased and will be submitted to Planning Commission for approval. The approval now is for the footprint of the project and infrastructure.

Town Solicitor, Tim Willard, read a letter into record from Diane Blanton and Jane Rensi of Clarmar Realty Co., LLC. The letter expresses concern with the timeframe of their notice of the application and the standing contractual implications agreed upon prior to the purchase of the property from them by Georgetown Crossing LLC.

The applicant stated the easement issue has been addressed. The initial easement provided was 20 feet and it has now been increased to 32 feet (as shown on Exhibit A). The planning department confirmed that the notice was sent out on 10/13/15, meeting the requirement of the Town code of seven days prior to the meeting.

John Sergovic, representing Diane Blanton, stated he has been reviewing the concern and felt the concern was being addressed between the applicant and Mrs. Blanton. The deed concerns were confirmed as being the main issue for Mrs. Blanton.

Steve Spence, attorney representing the neighboring property of 62 Acres, asked to confirm that the plan includes a connection to the property to the north. The connection was confirmed.

Open space calculations were questioned. Ken Kullman stated there is sufficient open space at this point, and it will be addressed as each pad site is submitted.

**Commissioner Barlow moved, seconded by Commissioner Dennis, to APPROVE the application for preliminary as presented contingent upon addressing the deed restrictions and the Town Engineer's comments.**

**Commissioner Painter – No, due to the number of comments from the engineer and concern for the rights of the prior property owner.**

**Commissioner Dennis – Yes, with contingencies placed and with assurance from Mr. Sergovic that his client's needs are being addressed.**

**Commissioner Barlow – Yes, no legal concerns and contingencies requested.**

**Chairman Tonge – Yes, contingencies cover any issues or concerns.**

**APPROVED ( Yes – 3, No – 1)**

**6. Agenda item 3. Case #2015-21**

Applicant came in late. The Commission decided to hear the application.

Zeke Wing, of Impact Graphix, presented the application. The overall shapes of the signs have been changed, as well as the colors. The font was developed in the 80's, and it was derived from a font that was very similar to a font in the 1920's. It has some historical value to it.

Concerns were expressed by the Commission regarding the design and colors used. The new branding is not suited to historic district.

The applicant pointed out the non-profits new logo is being used for all of their locations and asked for suggestions from the Commission. Suggestions included changing the color of the 'C' from orange to blue.

Commissioner Dennis moved, seconded by Commissioner Barlow, to deny the application. Vote was Yes – 2, No – 2. Discussion confirmed the existing bracket will be used, the edges of the larger sign will be routed and the lettering will be raised.

**Commissioner Painter moved, Commissioner Dennis seconded, to reconsider the motion and to approve the sign with modifications of changing the color of the 'C' to blue and making the background gray. APPROVED (Yes – 3, No – 1 (Barlow))**

**The applicant stated that an attempt will be made to have the font changed to one that is consistent with the character of the area.**

**7. Planning Department Report**

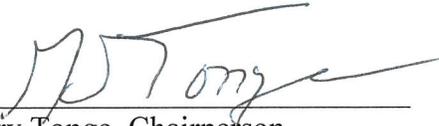
The Town is working to take over and assume responsibility for Burger King Road. Deeds are being prepared for all involved parties to sign and release their interest in the property.

The building at 36 The Circle was approved for a permit to replace all of their windows with double hung windows as minimal impact was determined by the Town Manager and Planning Commission Chair.

**8. ADJOURNMENT**

Commissioner Dennis moved, seconded by Commissioner Barlow, to adjourn the meeting at 7:25 p.m. **APPROVED (UNANIMOUS)**

APPROVED:

  
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Gary Tonge, Chairperson

ATTEST:

  
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Jocelyn Godwin, Planning