

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes April 20, 2016

ATTENDANCE

Commissioners

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

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.

2. APPROVAL OF MARCH 16, 2016 MEETING MINUTES

Chairman Tonge stated the approval of the minutes would be deferred until May as only two members from that meeting are in attendance.

3. CASE #2015-13 Historic Review 2nd Request

An application by New Horizon Signs, LLC., for approval of a sign to be located at 21 East Market Street, identified as Sussex County Tax District 135 Map 14.20 Parcel 206.00 zoned HD (Historic District).

No one was in attendance to present the application. The Commission expressed concerns that the sign still does not contain any historic flavor. It is an improvement in regards to the colors. The sign does not reflect the East Market Street Design Guidelines.

Commissioner Ricker moved, seconded by Commissioner Dennis, to DENY the application. DENIED (UNANIMOUS)

4. CASE #2010-06 Waiver Requests

A request by Montchanin Development Group, Ltd., on behalf of Georgetown Crossing, LLC., for the relief of two requirements of the Town of Georgetown Construction and Design Standards. The property is identified as Sussex County Tax District 135 Map 19.00 Parcels 12.02 & 12.03 zoned UB1 (Urban Business).

The application was presented by Alan Perry, president of the Montchanin Development Group. The first waiver requested is for reducing the required ROW (Right of Way). The road is classified as arterial, even though the speed limit will be less than 35 MPH, which

is usually for a collector road. The arterial road ROW is 80 feet and the collector road ROW is 60 feet. The applicant is anticipating a 25 MPH speed limit and the road has been designed to discourage speeding.

Requiring the 80' ROW, it would impinge upon their stormwater management plan which helps alleviate the existing flooding on Route 9. They are enlarging the pipe under Route 9, channeling flow to the stormwater ponds and on to the tax ditch. An 80' ROW would require redesign of the stormwater management to the west and would place further burden and expense on the applicant. The 70' ROW has been on their plan since concept in 2012.

The second waiver is to the curbing required. SCD is moving towards green technology. Away from water flowing into drains and pipes with no filtration, to sheet flowing over filter strips of grass to filter the impurities. The design is to allow water to flow quickly off of the road.

The Commission asked what would stop erosion with the filter strips. Ken Kullman stated that washouts are prevented by the gentle slope, covered with grass. It was clarified that there will be a sidewalk, with no curbing, and a safety (guard) rail. The elevations were discussed of the sidewalk with the road. The water will flow through the first 3' strip of grass, then across the sidewalk, and then filter down the slope into the pond. The curb has never been on the plan sent to SCD. Intermittent curb cuts were suggested; however, the situation would create washouts with the concentration of water flow.

The composition of the road ROW was questioned in light of fire truck access. The radii were confirmed to have been approved by the Town. The Construction Standards were revised in May 2015, increasing the ROW requirement to 80'.

Concern was expressed with removing the curbing required, due to the setting of a precedent, and the justification provided by the Town Engineer and Construction Coordinator. Safety was considered a serious issue.

Regarding the ROW reduction waiver:

Commissioner Ricker moved, seconded by Commissioner Dennis, to APPROVE the application for a reduction to a 70 foot right of way, contingent upon the 25 MPH speed limit discussed. APPROVED (UNANIMOUS)

Regarding the curbing waiver, Commissioner Ricker cited issues currently being experienced in Millsboro, with the absence of curbing:

Commissioner Ricker moved, seconded by Commissioner Dennis, to DENY the application for a curbing waiver. DENIED (UNANIMOUS)

5. 2007-08—05 Architectural Review

An application by Larson Engineering Group, Inc., on behalf of College Park Retail, LLC., for the review and approval of elevations for the construction of a 5,250 square foot building for retail space and a 14,045 square foot VA Clinic 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).

The application was presented by Doug Liberman of Larson Engineering. Prior approval of the restaurant, JD Shuckers, had been given. Architectural elevations were not available for the two additional buildings with the original plan and requested by Planning Commission to be reviewed for approval once determined. The site plan amendment, revising the building sizes, is being handled administratively by the Town. The VA (Veteran's Admin.) has taken the building on the eastern side of the site. Bob Ruggio, developer/owner of the VA clinic, and Dan Hoffman, Architect with DCI, were also present for the application.

The location was clarified of the buildings and the entrance. The VA Clinic (14,045 sf) will be a state of the art facility and is hoping for end of the year completion of the CBOC (Community Based Outpatient Clinic). The color scheme is the same as the restaurant. The 5,250 sf building is designed similar to the building currently behind the Redner's.

The Commission expressed concern that the revised site plan was not provided to assist in their review. The application is undergoing administrative review. In the future the Planning Department will notify the Commission in advance if in the future an application is to undergo administrative review. In such cases, the Planning department will also provide a copy of said application to the Planning Commission.

The final copies of the plan will be submitted for signatures to the Town tomorrow.

Commissioner Ricker moved, seconded by Commissioner Painter, to APPROVE the architectural elevations of the two buildings as presented. APPROVED (UNANIMOUS)

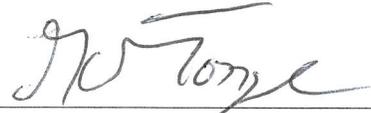
6. Planning Department Report

The Commission was informed that the Two Farms retail pad (next to Royal Farms) should receive final approval shortly. The DDD draft plan was submitted to the Office of State Planning for review. The ground breaking for the VA Clinic took place last Friday on 4/15/16.

7. **ADJOURNMENT**

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

APPROVED:



Gary Tonge, Chairperson

ATTEST:



Jocelyn Godwin, Planning