TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes
July 20, 2016

ATTENDANCE

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

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

1. **CALL MEETING TO ORDER**
Commissioner Tonge called the meeting to order in the Town Hall at 6:00 p.m.

2. **APPROVAL OF JUNE 15, 2016 MEETING MINUTES**
Commissioner Dennis moved, seconded by Commissioner Barlow, to approve the June 15, 2016 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

3. **BOA CASE #2016-04**

An application by John & Caryn Slagowski, requesting from the Code of the Town of Georgetown a variance from §230-35 for the reduction of the required side yard setback from 10' to the proposed 8' and from the required rear yard setback from 10' to the proposed 8'. The property is located at 1 New Street, identified as Sussex County Tax District 135 Map 14.20 Parcel 84.00, zoned UR2 (Medium Residential District).

Gene Louis Quaciari presented the application. Chairman Tonge notified the applicant that the Commission reviews the request and can make a recommendation to the Board; however, the decision is made by the Board.

The property is a recovery home and has a third floor. There was a flood event in the winter and the Town forbade them from using the third floor. Safety is their concern and this project is only for ingress/egress in the event of an emergency and will not be used for everyday going in and out of the house. It is a third floor fire escape. It has been approved by engineers and was drawn by himself as a licensed contractor in Delaware and in Georgetown. The construction will account for the safety of the men. The stairway will encroach on the setback (both side and rear) by two feet, leaving eight feet to the property line. It does not impact either of the neighbors.

Mr. Willard reviewed the variance ordinance stating the request should not adversely affect the neighbors and is in the public interest. Chairman Tonge asked if the Board can apply conditions on their approval. Mr. Willard confirmed that conditions can be placed on a variance if granted.

The applicant informed the Commission that the County had reviewed and approved the plan against the commercial code, since it is a rental property.

Mrs. Godwin confirmed that the Town looks at the property as a residential rental. Mr. Willard stated that Title 22 considers the use of the property as a single family home. Commissioner Ricker stated that the Fire Marshal considers the use as a boarding house. Being in the fire service for 40 years, he is strongly against putting people in attics. The other option is a sprinkler system.

The applicant confirmed that sprinklers were looked at and were cost prohibitive in this situation. The Fire Marshal did review their plan and provide their requirements. The attic is completely finished with a bathroom. The house was purchased with a third floor and the ornate stairwell in the home goes to the third floor.

Councilman Ricker expressed concern that there is a difference between using the attic as a rec room versus a bedroom.

Chairman Tonge questioned if it would be acceptable to apply a condition that the door have a panic bar, for exit only onto the stairs. The applicant stated it would be no problem to do that.

Commissioner Ricker questioned a note on the plan regarding two windows. The applicant confirmed that the Fire Marshal required removal of the two windows.

Commissioner Dennis moved, seconded by Commissioner Ricker, to recommend denial of the application. APPROVED (UNANIMOUS)

4. CASE #2015-13 Historic Review 3rd 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).

Pompeyo Vasquez, of New Horizon Signs, and Gerson Guox, owner of Chilmole, presented the application for their third request. A 3D model was presented to the Commission and a handout of the revised design. The lettering for Mexican Grill has been changed to a new font. The applicant also presented art work for temporary banners to be placed in the windows covering 50% of the window for their opening on Monday.

The letters on the sign will be raised for a 3D look with a satin finish rather than gloss. The writing on the circle will be engraved. The material will be pvc so that it doesn't rot.

The sign will be two faces and fill the full sign area.

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

5. Planning Department Report

Mrs. Godwin informed the Commission of a meeting on 7/27/16 to determine the kick-off event for the Comprehensive Plan. The Commission was asked to provide any recommendations to be addressed during the process by email to be forwarded to the consultant. The MR1/MR2 issue is already being provided.

The preliminary plan for Sun Behavioral Health has been submitted and is being reviewed.

The VA clinic was issued their building permit on 7/14/16.

6. ADJOURNMENT

Commissioner Ricker moved, seconded by Commissioner Dennis, to adjourn the meeting at 6:45 p.m. **APPROVED (UNANIMOUS)**

APPROVED: _____
Gary Tonge, Chairperson

ATTEST: _____
Jocelyn Godwin, Planning