

# TOWN OF GEORGETOWN - PLANNING COMMISSION

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## Meeting Minutes August 16, 2017

### ATTENDANCE

#### Commissioners

Gary Tonge  
Linda Dennis  
Penuel Barrett  
Michael Barlow - absent  
Gordon Mariner

#### 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.

Gordon Mariner was introduced and welcomed as the newest member.

### 2. APPROVAL OF APRIL 19, 2017 AND JUNE 21, 2017 MEETING MINUTES

Commissioner Barrett moved, seconded by Commissioner Dennis, to approve the April 19, 2017 regular meeting minutes and the June 21, 2017 regular meeting minutes as presented. **APPROVED** (UNANIMOUS)

### 3. PUBLIC HEARING ORDINANCE –

**Addition to §230-5. Definitions**

**Revision to §230 Article XX Off-Street Parking and Loading**

Chairman Tonge opened the public hearing and asked for any public comment on the ordinance revisions. No one was in attendance either for or against the proposed ordinance. Mrs. Godwin confirmed that no correspondence was received either for or against.

As there was no comment, Chairman Tonge closed the public hearing.

**Commissioner Dennis moved, seconded by Commissioner Barrett, to recommend the Town Council APPROVE the ordinance revisions as presented. APPROVED (UNANIMOUS)**

**ORDINANCE –**

**Revision to §230-173. Signs permitted in HD Districts**

**Revision to §230-135. Signs**

Chairman Tonge opened the public hearing and asked for any public comment on the revised ordinance. No one was in attendance either for or against the proposed revision. Mrs. Godwin confirmed that no correspondence had been received either for or against. Chairman Tonge closed the public hearing.

Commissioner Mariner suggested a review of preferred materials as there are many new plastic materials that can be carved to look like wood and were created for longevity (can last 20 years), such as urethane and PVC. The Commission agreed to review the guidelines at a future meeting and recommend some revisions, if needed.

The Commission stated the Planning Department was capable of reviewing the signage, as they do with other district requests, and the process would provide better customer service and reduce delays in approvals.

**Commissioner Dennis moved, seconded by Commissioner Barrett, to recommend the Town Council APPROVE the ordinance revisions as presented. APPROVED (UNANIMOUS)**

**4. CASE #2017-06 Historic Review - 2<sup>nd</sup> Request**

*An application by, New Horizon Signs, LLC, on behalf of Raul Carrera Texon, with El Primo, for the approval of (2) signs to be located at 21 East Market Street, identified as Sussex County Tax Map ID 135-14.20-206.00 zoned HD (Historic District). **This item was tabled at the June 21, 2017 PC meeting.***

Pompeyo Vasquez, of New Horizon Signs, presented the application. Two versions of the signage were discussed. The applicant confirmed that the letters and the logo would be raised.

**Commissioner Mariner moved, seconded by Commissioner Dennis, to APPROVE the application with the logo at the top and the white lettering as presented. APPROVED (UNANIMOUS)**

**5. CASE #2007-08—07 Architectural Review**

*An application by Larson Engineering Group, Inc., on behalf of College Park Retail, LLC., for the architectural review and approval of a 4 story, 98 room hotel. The property is located on the east side of the Shops of College Park, identified as Sussex County Tax Map ID 135-14.00-35.10, zoned HC (Highway Commercial).*

Dean Pletz and Jonathan Silver, of the ONIX Group, presented the elevations of the proposed Tru Hotel by Hilton. A new, award winning brand, offered by Hilton, more contemporary for their projected audience within this region. Pictures were presented of the one open in Lancaster, PA.

The hotel will have 90 rooms, four stories and will be 48 ½ feet tall (including roof equipment). The façade addresses design guidelines offering changes in height, varying colors and textures and provides pedestrian-scaled decorative elements.

The Commission expressed concerns with security and lighting, and the intensity of the colors on the decorative panels. While there was concern with the color scheme, the Commissioners understood the need for corporate branding. The applicant offered to address their concerns with Hilton to see if there is any flexibility with the color panels.

Commissioner Dennis asked the applicant to re-examine the traffic management of the area including the parking lot and the number of stop signs utilized. The applicant agreed to review their concerns.

Commissioner Dennis moved to APPROVE the elevations contingent upon the applicant pursuing flexibility with the color panels on the exterior and address concerns with traffic flow and congestion. Commissioner Dennis withdrew the motion.

**Commissioner Dennis moved, seconded by Commissioner Barrett, to APPROVE the elevations contingent upon the applicant pursuing flexibility with the color panels on the exterior. APPROVED (UNANIMOUS)**

## **6. Planning Department Report**

Mrs. Godwin updated the Commission with the following:

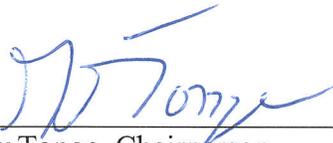
- A site plan amendment for Village of Cinderberry was approved converting the remaining duplexes to 16 single family homes.
- A site plan has been submitted for 20601 DuPont Blvd. for a tenant fit-out.
- A permit has been applied for tenant fit-out for a hair salon in the Shops of College Park.
- For September, may be a conditional use/preliminary site plan for a storage facility and a preliminary site plan for a sports complex on the agenda.

The Commission expressed concerns with some of the area hotels and a need for further discussion at a future meeting.

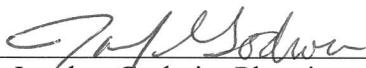
7. **ADJOURNMENT**

Commissioner Dennis moved, seconded by Commissioner Barrett, to adjourn the meeting at 7:04 p.m. **APPROVED** (UNANIMOUS)

APPROVED:

  
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Gary Tonge, Chairperson

ATTEST:

  
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Jocelyn Godwin, Planning