

# TOWN OF GEORGETOWN - PLANNING COMMISSION

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## Meeting Minutes April 15, 2020

### ATTENDANCE

#### Commissioners

Michael Barlow

Linda Dennis

Penuel Barrett

Gordon Mariner - ABSENT

Justin Illian - ABSENT

#### Staff

Jocelyn Godwin, Planning

Tim Willard, Solicitor

Gene Dvornick

### Introduction to remote open meeting by Planning Administrator Jocelyn Godwin.

#### Introduction to Remote Meeting:

This Open Meeting of the Georgetown Planning Commission is being conducted remotely consistent with Governor Carney's Executive Order of March 13, 2020, due to the current State of Emergency in regards to the Coronavirus pandemic.

In order to mitigate the transmission of the virus and reduce risk of COVID-19 illness, we have been advised and directed by the Governor to suspend public gatherings, and as such, the Governor's Order suspends the requirement of the Open Meeting Law to have all meetings in a publicly accessible physical location. Further, all members of public bodies are allowed and encouraged to participate remotely.

The Order, which you can find posted with agenda materials for this meeting allows public bodies to meet entirely remotely so long as reasonable public access is afforded so that the public can follow along with the deliberations of the meeting.

Ensuring public access does not ensure public participation unless such participation is required by law. This meeting will feature public comments. Even if members of the public do not provide comment, participants are advised that people may be listening who do not provide comment, and those persons are not required to identify themselves.

For this meeting, the Georgetown Planning Commission is convening by teleconference, as posted on the Town's website identifying how the public may join.

Please note that this meeting is being recorded.

#### Meeting Materials

All supporting materials that have been provided to members of this body are available on the Town's website. The public is encouraged to follow along using the posted agenda.

#### Meeting Business Ground Rules

We are now turning to the first item on the agenda. Before we do so, permit me to cover some ground rules for effective and clear conduct of our business and to ensure accurate meeting minutes.

- Chairperson Barlow, will introduce each item on the agenda. After introduction, He will go down the line of Members, inviting each by name to provide any comment, questions, or motions. Please hold until your name is called. Further,
  - Please remember to mute your phone or computer when you are not speaking;

- Please remember to speak clearly and in a way that helps generate accurate minutes
- For any response, please wait until the Chairperson yields the floor to you, and state your name before speaking.
- Finally, each vote taken in this meeting will be conducted by roll call vote.

**1. CALL MEETING TO ORDER**

Commission Chairman Barlow called the meeting to order at 2:00 p.m.

**2. APPROVAL OF FEBRUARY 19, 2020 MEETING MINUTES**

Commissioner Dennis moved, seconded by Commissioner Barrett, to approve the February 19, 2020 regular meeting minutes as presented.

Roll call vote:

Commissioner Dennis – Yes

Commissioner Barrett – Yes

Chairman Barlow – Yes

**APPROVED (UNANIMOUS)**

**3. Preliminary Site Plan Review**

**CASE #2020-03**

**Royal Farms Store #219**

*An application by Becker Morgan Group, Inc., on behalf of Two Farms, Inc., for the preliminary site plan review and approval of a 5,154 square foot convenience store with a +/- 1,248 square foot car wash. The property is located at 21092 Dupont Boulevard, identified as Sussex County Tax Map ID 135-19.00-67.00 zoned HC (Highway Commercial) & LI-2 (Limited Industrial).*

Ted Hastings, Becker Morgan Group, reviewed the site plan application with a powerpoint presentation. The proposed Royal Farms will include the convenience store, 16 gas pumps and a car wash. Existing on-site septic, well and oil tank are to be abandoned. Utilities will be Town water and sewer.

The Commission questioned DelDOT right of ways and impacts from future projects. The applicant is working with DelDOT on the Park Avenue impacts and the proposed grade separated interchange and can adjust their entrances accordingly.

**Commissioner Dennis moved, seconded by Commissioner Barrett, to APPROVE the preliminary site plan contingent upon satisfaction of the Town Engineer's comments and State agency approvals.**

**Roll call vote:**

**Commissioner Dennis – Yes**

**Commissioner Barrett – Yes**

**Chairman Barlow – Yes**

**APPROVED (UNANIMOUS)**

**4. PUBLIC COMMENT**

Karl Haller, of South Bedford Street, had no comment.

**5. Planning Department Report**

Planning is aware of some scheduling concerns with next month's meeting and may look to the following week if needed.

**6. ADJOURNMENT**

Commissioner Dennis moved, seconded by Commissioner Barrett, to adjourn the meeting at 2:30 p.m.

Roll call vote:

Commissioner Dennis – Yes

Commissioner Barrett – Yes

Chairman Barlow – Yes

**APPROVED (UNANIMOUS)**

APPROVED:



Michael Barlow, Chairperson

ATTEST:



Jocelyn Godwin, Planning