

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes April 17, 2013

ATTENDANCE

Commissioners

Rob Robinson
David Pedersen
Rodney Marvel
Diane Greenberg
Chris Lecates

Staff

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

1. CALL MEETING TO ORDER

Commissioner Robinson called the meeting to order in the Town Hall at 6:00 p.m.

2. APPROVAL OF MARCH 20, 2013 MEETING MINUTES

Commissioner Pedersen moved, seconded by Commissioner Marvel, to approve the March 20, 2013 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

Commissioner Pedersen and Commissioner Marvel recused themselves from agenda item three (3).

3. CASE #2013-04

Site Plan Review

An application, by Sussex County, for site plan review and approval of a parking lot. The properties are located at 111 & 115 East Pine Street, identified as Sussex County Tax District 135 Map 14.20 Parcel 233.00 zoned HD (Historic District) and Map 15.17 Parcel 148.01 zoned UB3 (Professional Business District).

Hal Godwin, Deputy Administrator, presented the application for Sussex County. The request is for a parking lot of 29 spaces on the two properties. The plan has been reviewed by the Town.

Entry from East Pine Street has been restricted, allowing four additional parking spaces along East Pine Street. Drainage will be improved and a new curb installed. Entry off of the alley will increase safety and promote County use of the spaces. Trees and buffer have been provided. The chain link fence with vinyl slats was chosen for durability and maintenance reasons. Improvements will be made to Strawberry Alley, at the request of the Town. No signage plan has been determined yet.

Commissioner Lecates moved, seconded by Commissioner Greenberg, to APPROVE the site plan application as presented. APPROVED (3-0, UNANIMOUS)

Commissioner Marvel rejoined the Commission.
Commissioner Pedersen recused himself from agenda item four (4).

4. CASE #2013-06 Conceptual Site Plan Review

An application by Becker Morgan Group, Inc., on behalf of Two Farms, Inc. and Kell-Kar Enterprises, LLC for the conceptual site plan review of a (+/-) 45,781 square foot shopping center consisting of a pharmacy, fast food restaurant, retail space and restaurant. The properties are located at the southwest corner of US 113 and Rt. 18, identified as Sussex County Tax District 135 Map 14.00 Parcel 37.00 and Map 14.15 Parcels 2.00; 3.00; 4.00 & 5.00 zoned Highway Commercial (HC).

Garth Jones, of Becker Morgan Group, presented the application. The plan shows four uses – a pharmacy, fast food, a sit down restaurant and a retail strip building. A Traffic Impact Study is in process with DelDOT and a final review letter should be received in July. Subsurface exploration has started for soil types and surface infiltration rates. Preliminary recharge rates are very low.

The setbacks have been met. Parcels will be consolidated. Parking is a little short, the plan is to apply with the Town for the 20% reduction from the Town Manager. Pedestrian access has been provided. Coming south on Rte. 113, the plan is a right turn in access and further south a second right turn in access. On Rte. 18, the plan shows a full movement intersection.

The Commission stressed the interior connection looks good. Orientation of the buildings is important and should be facing the street. A full wooded buffer was asked about between DTCC and the project.

The applicant stated approximately 40 EDU's are estimated for the project. Water and sewer is available in the front of the site. No decisions have been made on the pump station to receive the flow. Phase 1 for preliminary will be the pharmacy and the entrances.

The applicant was asked if any conversations had occurred with DTCC. Concerns were expressed regarding lighting and the sports fields. It was determined that there are no night games on those fields.

Public comment was asked for.

Bob & Carol Hansen – Owners of the property in the middle of the project (State Farm Insurance). Primary concern is the traffic coming from Rte. 18 onto Rte. 113 and safety issues. They may be interested in interconnection later.

Lyn Faucett – DTCC. Expressed concerns with entrance off of Rte 18. DTCC entrance is only 100 yards away. Most intense times are Monday through Friday at 8 am and 5 pm.

Commissioner Pedersen rejoined the Commission.

5. BOA CASE #2013-07 Shops at College Park - Retail

An application by College Park Retail, LLC, requesting a special exception from The Code of the Town of Georgetown §230-182 A (2) and (3) for the reduction of the (11) required loading spaces to the proposed (5). The property is located at the Southwest corner of 113 and College Park Drive, identified as Sussex County Tax District 135 Map 14.00 Parcel 35.08 zoned HC (Highway Commercial).

No comments were given, either for or against, to be forwarded to the Board of Adjustment.

6. Planning Department Report

The Commission was notified of the 2nd reading of three ordinances by Town Council regarding an addition to the Conditional Use ordinance, GREAT and Emergency Fund revisions and a revision to the Building Permit time frame for review.

A public hearing is scheduled for the Commission on May 15th for Brewery related definitions and permitted use additions as well as a property rezone.

7. ADJOURNMENT

Commissioner Pedersen moved, seconded by Commissioner Marvel, to adjourn the meeting at 6:54 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Rob Robinson, Chairperson

ATTEST:



Jocelyn Godwin, Planning