

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes December 18, 2013

ATTENDANCE

Commissioners

Rodney Marvel

Chris Lecates

Diane Greenberg - absent

Gary Tonge

Chester Johnson

Staff

Jocelyn Godwin, Planning

Tim Willard, Solicitor

Jamie Craddock, Planning

1. CALL MEETING TO ORDER

Commission Chair Marvel called the meeting to order in the Town Hall at 6:00 p.m.

2. APPROVAL OF NOVEMBER 20, 2013 MEETING MINUTES

Commissioner Johnson moved, seconded by Commissioner Lecates, to approve the November 20, 2013 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

3. CASE #2013-28

Historic Review

An application by The Whayland Group, for approval of partial demolition and renovations to be made at 136 East Market Street, identified as Sussex County Tax District 135 Map 14.20 Parcel 221.00 zoned HD (Historic District).

Bob Wheatley, of the Whayland Group, presented the application. The application is to tear down the rear of the building and renovate the first floor for a market. The remaining concrete will be used for the parking surface and deliveries will be in the back.

The Commission questioned the condition of the second floor. The applicant will close in and seal the eaves. The storefront will be replaced, keeping the same look and colors. It was confirmed there are no fixtures in the portion to be removed.

Signage is not being addressed at this time. Application for signage will need to be made to the Planning Commission.

Commissioner Tonge moved, seconded by Commissioner Lecates, to APPROVE the application, Case #2013-28, as presented. APPROVED (UNANIMOUS)

4. CASE #2013-27 Site Plan Review

An application by Becker Morgan Group, Inc., on behalf of Indian River School District, for the conceptual site plan review and preliminary approval of a 7,800 square foot, eight class room addition located at 664 North Bedford Street, identified as Sussex County Tax District 135 Map 14.00 Parcel 82.00 zoned ED (Education District).

Garth Jones, of Becker Morgan Group (Architect and Site Engineer), presented the application. The addition to the school will be for eight classrooms and a center hallway. Six schools in the Indian River School district will be renovated due to increased enrollment and full day kindergarten.

The applicant has submitted to the state agencies. DelDOT is requiring a crosswalk, a portion of North Bedford Street to be milled and overlaid, and a multimodal path. There is an issue with a ten foot right of way that was not recorded previously by the school. It will be addressed with this project.

The addition will match the rest of the school. While the project does not trigger the Design Standards, the applicant will look at adding some trees for buffer.

Commissioner Lecates moved, seconded by Commissioner Johnson, to APPROVE the preliminary site plan, Case #2013-27, contingent upon state agency approvals and response to Engineering comments. APPROVED (UNANIMOUS)

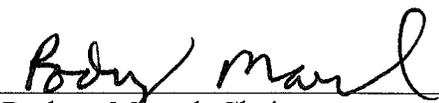
5. Planning Department Report

Mrs. Godwin notified the Commission that a demolition permit has been issued for 112 West Market Street as approved by the Town Manager.

6. ADJOURNMENT

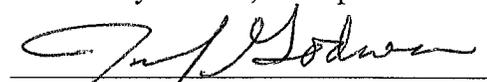
Commissioner Lecates moved, seconded by Commissioner Johnson, to adjourn the meeting at 6:21 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Rodney Marvel, Chairperson

ATTEST:



Jocelyn Godwin, Planning