

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes May 15, 2013

ATTENDANCE

Commissioners

Rob Robinson
David Pedersen
Rodney Marvel - absent
Diane Greenberg - absent
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 6:01 p.m.

2. **APPROVAL OF APRIL 17, 2013 MEETING MINUTES**

Commissioner Lecates moved, seconded by Commissioner Pedersen, to approve the April 17, 2013 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

3. **ORDINANCE: Revision to §230-148, Required off-street parking spaces**

Gene Dvornick, Town Manager, presented proposed revision to ordinance §230-148 regarding Required Off-Street Parking for the use of a Hotel, Motel or Lodging Inn. Analysis of surrounding municipalities, as well as places on the west coast on the forefront of zoning, seems to indicate that one space is sufficient. The 1 ½ spaces required per rental room is proposed to be reduced to one space per rental room.

The reduction provides a cost savings related to a \$4,000 per space expense as well as reduces the impervious surface area. The notice of public hearing was advertised April 24, 2013 and Town Council will address the ordinance on June 12, 2013.

DNREC guidance was questioned and Mr. Dvornick confirmed that in the areas of the Chesapeake Bay Watershed Improvement Plan it is beneficial to reduce impervious surface and to create creative ways for the water to go into different types of catch basins and bio-retention areas.

Chairman Robinson opened the public comment period.

No comment was received either for or against.

Mrs. Godwin confirmed that no correspondence was received either for or against.

Chairman Robinson closed the public comment period.

Commissioner Lecates moved, seconded by Commissioner Pedersen, to recommend approval to Town Council the proposed changes as presented. APPROVED (UNANIMOUS)

As with many areas nationwide, the Microbrewery has achieved phenomenal growth. The brewery is a major contributor to the Town, offering employment; manufacturing; retail and tourism. The Town would like to rezone the parcel to Light Industrial as the Brewery is looking to expand, has ample room on the 7.52 acre parcel, and the use is compatible with neighboring uses. A map was provided showing the location of the property. The LI1 requirements were referenced that would have to be met, noting that some of the conditions within the Conditional Use are included within the Limited Industrial zoning requirements.

No correspondence was received by the Town either for or against.

Mr. Dvornick informed the Commission that notices were sent to surrounding properties and the Town will meet with the Office of State Planning next week to address PLUS on the request.

Mr. Dvornick stated the applicant would request revocation of the conditional use once the property is rezoned.

Chairman Robinson opened the public comment period.

No comments were received either for or against.

Chairman Robinson closed the public comment period.

Commissioner Pedersen moved, seconded by Commissioner Lecates, to recommend Town Council rezone 413 South Bedford Street from conditional UB2 to Limited Industrial LI1, Case # 2013-08, Sussex County Parcel 1-35 20.00-50.00.

APPROVED (2 – 1, Pedersen – Yea, Lecates – Yea, Robinson – Nay)

Chairman Robinson stated the Conditional Use provides the protections needed, there is no other light industrial in the area (primarily residential) and rezoning to light industrial allows potential for other future uses.

6. CASE #2013-10 Site Plan Review

An application by Becker Morgan Group, Inc., on behalf of Indian River School District, for site plan review and approval of a 60' x 60' pole building for use as temporary classrooms. The property is 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, presented the application for a 3600 sf pole building at North Georgetown Elementary School. The building will be used for temporary classrooms, as opposed to bringing in temporary trailers. The long range plan is to build permanent classrooms in the near future. Once the permanent additions are constructed the building will be converted into storage.

The Commission asked if the Fire Marshal had approved the plan. Mr. Jones stated it had just been submitted. The building will not be sprinklered. The colors of the building will be tan and green. Sidewalks will be added as well as drainage.

Commissioner Lecates moved, seconded by Commissioner Pedersen, to APPROVE the application for Case #2013-10 for the portable classrooms at North Georgetown Elementary as presented. APPROVED (UNANIMOUS)

7. CASE #2008-07 Preliminary Plan Reinstatement

An application by G Plus Properties, on behalf of Route 113 Properties, for the reinstatement of preliminary site plan approval (originally granted August 20, 2008 & reinstated on February 16, 2011) of a \pm 13,000 square foot medical office building. The property is located on Dupont Boulevard, identified as Sussex County Tax District 135 Map 19.00 Parcel 8.04 zoned HC (Highway Commercial).

Brad Gillis, representing G Plus Properties, presented the application. The entire building will be leased out and construction will be started by the end of the year. One delay experienced was with the entrance on Route 113 and confirming traffic counts with DelDOT. The project is now able to move forward. The preliminary plan has not changed from the last approval. There are three occupants planned focused on women's health.

Commissioner Pedersen moved, seconded by Commissioner Lecates, to APPROVE preliminary plan reinstatement for Case #2008-07 by G Plus Properties on behalf of Route 113 Properties for a 13,000 sf medical building as presented. APPROVED (UNANIMOUS)

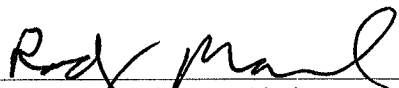
8. Planning Department Report

Mrs. Godwin expressed the Town's appreciation for the many years of service provided by Rob Robinson and Dave Pedersen on Planning Commission. Two new members have been appointed starting next month, Gary Tonge and Chet Johnson.

9. ADJOURNMENT

Commissioner Pedersen moved, seconded by Commissioner Lecates, to adjourn the meeting at 6:55 p.m. APPROVED (UNANIMOUS)

APPROVED:


Rob Robinson, Chairperson

ATTEST:


Jocelyn Godwin, Planning