

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes May 18, 2011

ATTENDANCE

Commissioners

Rob Robinson
David Pedersen
Brett McCrea - absent
Rodney Marvel
Miles Potter

Staff

Jocelyn Godwin, Planning
Tim Willard, Solicitor

1. **CALL MEETING TO ORDER**

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

2. **APPROVAL OF FEBRUARY 16, 2011 MEETING MINUTES**

Commissioner Pedersen moved, seconded by Commissioner Marvel, to approve the February 16, 2011 regular meeting minutes as presented. **APPROVED** (UNANIMOUS)

3. **REAPPOINTMENT TO COMMISSION: Commissioner Rodney Marvel**

4. **CASE #2011-06 HISTORIC SIGN REVIEW**

An application by Caruso's Pizza, for approval of a historic sign to be located at 120 East Market Street, identified as Sussex County Tax District 135 Map 14.20 Parcel 224.00 zoned Historic District.

No one in attendance from Caruso's to clarify request. Commissioner Marvel moved, seconded by Commissioner Pedersen, to table the request, until later in the meeting, to see if the applicant attends the meeting. **APPROVED** (UNANIMOUS)

5. **CASE #2011-07 HISTORIC SIGN REVIEW**

An application by Sun Dragon Bail Bonds, for approval of a historic sign to be located at 5 East Market Street, identified as Sussex County Tax District 135 Map 14.20 Parcel 201.00 zoned Historic District.

Zeke Wing, of Impact Graphix, presented the application. Sign will be out of PVC board, the same size as current and the red will be darker than presented in the picture.

Commissioner Pedersen moved, seconded by Commissioner Potter, to approve the sign request as presented. APPROVED (UNANIMOUS)

6. CASE #2011-08 HISTORIC SIGN REVIEW

An application by Staffmark, for approval of a historic sign to be located at 132 East Market Street, identified as Sussex County Tax District 135 Map 14.20 Parcel 221.01 zoned Historic District.

The Commission confirmed that the new sign would be installed in the first section of three on the building. The Solutions sign has been approved previously.

Commissioner Potter moved, seconded by Commissioner Marvel, to approve the sign request as presented. APPROVED (UNANIMOUS)

Ben Phillips, of Phillips Signs, arrived after the Commission's decision to present the application.

7. CASE #2006-33 VILLAGE OF COLLEGE PARK

An application by Morris & Ritchie Associates, on behalf of Sussex Entertainment, LLC, requesting a one-time extension of the approved Conceptual Development Plan granted on July 14, 2010. Identified as Sussex County Tax District 135 Map 14.00 Parcel 31.01 zoned Multi Family Residential with a Residential Planned Community overlay and Parcel 35.00 zoned Highway Commercial.

Commissioner Pedersen recused himself from the application.

Phillip Tolliver, of Morris & Ritchie Associates, presented the application. The applicant has been diligently working on their plan. A revision on the original sewer plan was made by the Town requiring the current pump station to be reengineered, creating a delay.

The Commission asked the applicant to critique the approval process. The applicant stated the one concern is the level of engineering needed at the preliminary level rather than final.

Commissioner Marvel moved, seconded by Commissioner Potter, to approve a one-time extension of the approved Conceptual Development Plan. APPROVED (UNANIMOUS)

The Commission asked that the applicant be aware of the clear cutting that was done, exceeding the agreement, and the need for it to be addressed in the future.

Chairman Robinson readdressed the sign request for Case #2011-06. There was still no one in attendance for the application. The Commission expressed concerns with neon in the Historic District. The pictures presented do not indicate a single sign.

Commissioner Potter moved, seconded by Commissioner Marvel, to deny the application. DENIED (UNANIMOUS)

8. PLANNING DEPARTMENT REPORT

A. Potential Ordinance Revisions

Mrs. Godwin presented the Commission with Ordinance 230-213.3 for expiration of an approved site plan and some options on how it could be clarified. The Commission agreed and suggested that verbiage be prepared that could be more standardized and address subdivisions as well. It was also recommended that the Town Manager & Town Council consider fees or similar to "hold" or "extend" site plans so that developers have a monetary interest in EDU's promised by the Town, i.e. issue is more than "verbiage".

The Historic District color chart is no longer valid. A new palette will need to be selected. It was asked if a pantone designation could be used. Mrs. Godwin will look into the feasibility of using pantones.

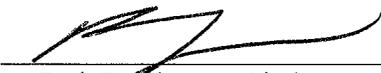
There are rental property concerns with overcrowding and zoning definitions on housing types allowed. Definitions and regulations are needed for transitional & group homes licensed with the State. The Town rental processes were discussed and why Georgetown is impacted more than other municipalities.

Mrs. Godwin and Mr. Willard will work together and provide an update at the next meeting.

9. ADJOURNMENT

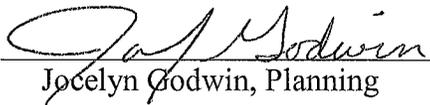
Commissioner Pedersen moved, seconded by Commissioner Marvel, to adjourn the meeting at 7:21 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Rob Robinson, Chairperson

ATTEST:



Jocelyn Godwin, Planning