

Town of Cheswold
Planning Commission Meeting Minutes
February 25, 2014
(Re-scheduled from February 13, 2014)
Cheswold Fire Hall Conference Room

- I. Chairperson Coker called the meeting to order at 7:05 pm.**
- II. Pledge to the Flag**
- III. Observed Moment of Silence**
- IV. Confirmed Proper Meeting Notice was Posted**
- V. Roll Call of Commissioners to ensure a quorum**

Present

Martha Scott

Albert Lambertson

Alan Roth

Dennis Coker

Barry Jones

Chairperson Coker acknowledged a quorum has been confirmed. Mr. Coker acknowledged the presence of Mayor Tinari and Land Use Administrator Theon Callender.

VI. Review of Agenda; motion to accept as presented or as amended

Commissioner Lambertson made a motion to approve agenda as presented; Commissioner Roth seconded. Motion unanimously carried.

VII. Review of previous meeting minutes; motion to accept as presented or amended

After review of the January 9, 2014 meeting minutes Commissioner Lambertson made a motion to approve the January 9, 2014 meeting minutes as presented; Commissioner Scott seconded. Motion carried unanimously.

VIII. State Line Building Supply; Final Plan Review

Chairperson Coker informs the Commissioners that no one from State Line Building Supply is present to present information relevant to the final plan review.

Land Use Administrator Callender commented she had a conversation with Charlie Rodriguez, representing State Line Building Supply, recently concerning the status of the State Line application. Mrs. Callender advised Mr. Rodriguez during this conversation that re-zoning the Atlantis Homes property to C-2 would present fewer obstacles to approval by the planning commission. Commissioners were reminded that re-zoning the Atlantis Homes property to C-2 would result in zoning compliance with the Cheswold Comprehensive Land Use Plan (CLUP).

Mr. Coker requested Mrs. Callender secure additional copies of the revised site plan for final site plan review.

IX. Town of Cheswold Re-Zoning Application

Mrs. Callender, Land Use Administrator, presented a re-zoning application from the Town of Cheswold requesting the property located at 691 Main Street be re-zoned from R-2 to C-1. Mrs. Callender explained that currently with the police department being in the same building with the town's administrative offices the property is not in compliance with the R-2 zoning district because public safety facilities are not allowed in R-2. Re-zoning the property to C-1 would allow both uses.

Commissioner Roth made a motion to recommend approval of the re-zoning application for 691 Main Street to the Cheswold Town Council; Commissioner Lambertson seconded. Motion unanimously carried.

X. Town of Cheswold Conditional Use Application(ref: Town of Cheswold Re-Zoning Application)

Mrs. Callender presented conditional use application for the town's property located at 691 Main Street. Mrs. Callender explained because of the public safety facility being located on this property a conditional use review is required by the land use ordinance. The site plan submission requirement has been satisfied by the recent preliminary site plan review recommended for approval by the Planning Commission to Town Council.

Commissioner Scott made a motion to recommend approval of the conditional use application for the town's property located at 691 Main Street to the Cheswold Town Council; Commissioner Roth seconded. Motion unanimously carried.

XI. 26 Twin Oaks Drive Re-Zoning Application

Mrs. Callender presented a re-zoning application for the property located 26 Twin Oaks Drive at the corner of Twin Oaks Drive and US 13, Central Delaware Business Park. The property is under new ownership and the new owners desire to re-zone the property from M-1 to C-2 in an effort to bring the property into compliance with the Cheswold Comprehensive Land Use Plan (CLUP).

Commissioner Jones made a motion to recommend approval of the re-zoning application for 26 Twin Oaks Drive located at the corner of Twin Oaks Drive and US 13 to the Cheswold Town Council; Commissioner Scott seconded. Motion unanimously carried.

XII. Cheswold Town Hall parking Lot; plan review

Chairperson Coker informed the commissioners he had talked to Tom Wilkes of Remington, Vernick & Beach this afternoon and Mr. Wilkes was waiting for additional comments from Kent Soil Conservation. In addition, the lighting standards for the parking lot had not been selected. Given the need for this information, Mr. Wilkes thought it necessary to delay the final site plan review until the March meeting.

XIII. Review Land Use Ordinance Revision Log

a. Re-zoning process

Commissioner Lambertson made a motion to table this discussion pending additional research; Commissioner Jones seconded. Motion unanimously carried.

XIV. Pending Business

a. Impact Fee schedules- no discussion of this topic; informational brochures were distributed

XV. Motion to Adjourn

Commissioner Lambertson made a motion to adjourn at 8:45 pm; Commissioner Jones seconded. Motion unanimously carried.

Respectfully Submitted,

Dennis J. Coker, Chairperson
Cheswold Planning Commission