

Town of Cheswold
Planning Commission Meeting Minutes
March 14, 2013
Cheswold Fire Hall Conference Room

- I. Chairperson Dennis Coker called the meeting to order 7:15 pm**
- II. Salute the Flag**
- III. Moment of Silence**
- IV. Proper Notice was Posted**
- V. Roll Call of Commissioners to ensure a quorum**

Present

Barry Jones

Albert Lambertson

Dennis Coker

Absent

Martha Scott

Chairperson Coker acknowledged the presence of Mayor Tinari and Councilperson Callendar. Chairperson Coker thanked RuthAnn Purchase for volunteering to take notes.

Motion to accept the agenda as presented by Com. Lambertson; Seconded by Com. Jones and unanimously accepted.

VI. Review of Agenda

Commissioner Lambertson made a motion to add and informal discussion of the Torbert property proposal to the agenda; seconded by Commissioner Jones. Motion carried unanimously.

VII. Review Minutes of the Previous Meeting

Commissioner Lambertson made a motion to accept the February 14, 2013 minutes as presented; seconded by Commissioner Jones. Motion carried unanimously

VIII. Discussion of Tolbert Property Subdivision

Lisa Tolbert gave a brief informal presentation complete with information packet. Proposal was to subdivide property into two equal parcels. A single family residence would be built on each parcel. Both units would be for sale, not rental properties. Mrs. Torbert indicated her intent was to keep as many trees as possible. Chairperson Coker remarked there was a discrepancy in the house square footage on the plot plan and the house square footage on the house drawing. Mrs. Torbert said she would make the adjustment to comply with the side yard setbacks. Chairperson Coker informed Mrs. Torbert there is a requirement to utilize a public water system and our land use ordinances require the property owner to bear all costs associated with the service.

Commissioner Lambertson asked if Tidewater has services in the area of the Torbert property. Chairperson Coker said it does not.

Commissioner Lambertson remark he did not see how we could make a property owner connect to a system that is not available. Forcing a property owner to install mains and fire hydrants did not seem feasible.

Councilperson Callender commented " I totally agree, but David Edgell said if we go through with this as is we are breaking our own law."

Chairperson Coker told Mrs. Torbert the Commission would review her situation and let her know what the possibilities are. There may be some relief in the form of an exemption or 'grandfather' clause. More time is needed to make a recommendation to the Town Council.

IX. Discussion of Fee Schedule Revision; update

Chairperson Coker asked if everyone had received the revised Remington, Vernick and Beach consultation fee schedule. Most fees had escalated considerable. A new column had been added the spreadsheet which included the revised consultation fees. The administrative fees will need some input from Councilperosn Callender. There are some line items on the revised consultaion fee schedule that need clarification. Chairperson Coker said he would call Tom Wilkes to resolve these questions.

Chairperson Coker asked Commission Lambertson if he had obtained copies of the City of Dover and Kent County's fee schedules. Commissioner Lambertson said he obtained the City of Dover's but not the County's.

Some Commissioners needed access to Cheswold's current fee schedule.

Chairperson Coker said there may be a need for a special meeting to resolve the fee schedules in a timely fashion. As soon as we get the County's fee schedule and complete the spreadsheet our work will be close to being finished on this issue.

X. M-1 Zoning District Discussion; update

Chairperson Coker informed the Commissioners he had spoken with Fred Townsend, the town's attorney. Mr. Townsend was having trouble 'wrapping his head around' the M-1 issue because of the complexity. Mr. Townsend felt there may be a need to revise the comprehensive plan and the permitted uses for M-1. All agreed the M-1 issue is a priority needing to be resolved. Further action is awaiting Mr. Townsends review.

XI. Review Land Use Ordinance Revision Log

Chairperson Coker said he could not open the document supplied by Councilperson Callender. Councilperson Callender said she would provide the software.

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XII. New Business

Councilperson Callender informed the Commissioners there is interest in developing lots 32 and lot 34 owned by Fred Voshell. A buyer needed some clarification on driveway surface material. Also, there will be an identical issue with supplying domestic water.

Councilperson Callender informed the Commissioners that a large property on School Lane has been sold.

XIII. Motion to Adjourn

Commissioner Jones made a motion to adjourn at 9:15 pm; seconded by Commissioner Lambertson. Motion carried unanimously.

Respectfully submitted,

Dennis J. Coker, Chairperson
Cheswold Planning Commission