

Town of Cheswold
Planning Commission Meeting Minutes
September 17, 2013
Cheswold Fire Hall Conference Room

- I. **Chairperson Dennis Coker called the meeting to order at 7:10 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

Barry Jones

Albert Lambertson

Dennis Coker

Chairperson Coker thanked Ruthann Purchase for volunteering to take meeting minutes.

VI. Review of Agenda

Commissioner Jones made a motion to approve the agenda as presented; seconded by Commissioner Scott. Motion unanimously carried.

VII. Reviewed Minutes of the Previous Meeting

Commissioner Scott made a motion to approve the August 8, 2013 meeting minutes as presented; Commissioner Jones seconded. Motion carried unanimously.

VIII. Hoar's Addition Lot Numbering Discussion

Chairperson Coker informed the commissioners Mr. Joe Coleman has requested the Town of Cheswold issue him a letter of 'no objection' to assigning lot numbers to several parcels or deeds he had purchased on Fulton Street which are part of the Hoars Addition subdivision. Mr. Cole's request indicated he had spoken with the County and they had no objection to assigning the lot numbers as specified in the deeds as long as the Town of Cheswold did not object. Chairperson Coker verified the deeds in question did in fact reference individual lots and their descriptions.

After a brief discussion, Commissioner Lambertson made a motion that the Planning Commission recommend the Town Council issue a letter of 'no objection' regarding the assignment of individual tax numbers for the lots purchased by Joe Coleman in Hoar's Addition fronting on Fulton Street identified as Lot #28, Lot #30, Lot #32, Lot #34 and the Meadow Lot; Commissioner Scott seconded. Motion unanimously carried.

IX. Stonington Request for Subdivision Approval

Chairperson Coker informed the commissioners that representatives of the Stonington Subdivision had contacted the Town Administrator seeking comments in reference to the status of the Stonington project.

Sam Callender, Town administrator, provided a letter to the commission that had been sent to Ring Lauder of Davis, Bowen & Friedel (DBF) outlining the steps to be taken to get the Stoning-

ton project back on track. Final and Record Plans must be submitted to the Planning Commission for review and recommendation. Referenced letter will be made a part of these minutes.

X. Central Delaware Business Park

Chairperson Coker gave an update of the M-1 Zoning District discussion. Mr. Walton, Planning Commission attorney, has advised the commission there is little the Town can do to manage the development of the M-1 Zoning District as the result of the Stipulation and Order of Dismissal dated October 25, 2005. Mr. Walton will advise as to the next steps necessary to seek relief from this 2005 stipulation. Chairperson Coker advised the commissioners to begin considering a wish list for managing the M-1 Zoning District in preparation for Mr. Walton's next steps.

XI. Review Land Use Ordinance Revision Log

- i. Article 7, Section 2, Subsection G, Ordinance No. 06-09-2011-002 changes
After a brief discussion, Commissioner Jones made a motion to amend Article 7, Section 7-2, G, I-1 Light Industrial as described in Ordinance # 06-09-2011-022 Sections 1, 2 & 3.
- ii. Rezoning Process; no discussion
- iii. Sample Forms; no discussion

XII. Pending Business

- i. Comprehensive Plan Action Items; no discussion
- ii. State Line Building Supply/Atlantic Homes may be reviewed at the October meeting

XIII. New Business

- i. Stonington Water Production Plant: Tidewater utility has come to the town proposing to construct a water production facility in Stonington. Request was made for concept plan.

XIV. Motion to Adjourn

Commissioner Lambertson made a motion to adjourn at 8:55 pm; seconded by Commissioner Jones. Motion unanimously carried.

Town of Cheswold
1856



State of Delaware
1787

September 10, 2013

Davis, Bowen & Friedel, Inc.
23 North Walnut Street
Milford, Delaware 19963
Mr. Ring Lardner, P.E.

RE: STONINGTON RE-DEVELOPMENT PROJECT STATUS

Dear Mr. Ring Lardner, P.E.,

Per your request, after review of our Town records and discussion with our Town Engineer, Mr. Thomas Wilkes, P.E., of Remington Vernick & Beach, the current status of the Stonington Re-Development project is as follows:

1. The amended Annexation Agreement must be re-submitted to the Town Council for review, approval and subsequent signature of the Town Mayor.
2. The Final and Record Plans must be submitted to the Planning Commission for review and recommendation.
3. Upon written receipt of an approval of the Final and Record Plan from the Planning Commission, the Town Council will schedule a Public Hearing and proceed as required to vote on the plans.
4. Prior to the Town proceeding with the process of reviewing and approving the project the \$3, 375.00 currently due to Remington, Vernick & Beach, must be paid in full.
5. Prior to the Town proceeding with the process of reviewing and approving the project the fees associated with Final Plan applications, (*see attached LDU 08-05-2013-001 Land Development Fee Schedule*), must be paid in full.
6. All other fees and sums requiring payment per the amended Annexation Agreement shall remain as currently documented.

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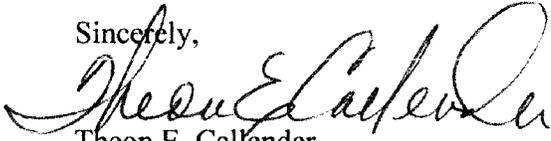
TOWN of CHESWOLD
P.O. Box 220 – Cheswold, Delaware 19936
Phone: (302) 734-6991 – Fax: (302) 734-1355

September 10, 2013

RE: STONINGTON RE-DEVELOPMENT PROJECT STATUS

Compliance with items 1 -7 above, will sufficient to re-start the re-development project for the Stonington Sub-division. If you have any questions or concerns about the items, please contact me at 302-734-6991.

Sincerely,



Theon E. Callender
Land Use Administrator

C: Mr. Thomas Wilkes P.E.- Town Engineer
Mr. Dennis Coker – Planning Commission, Chairperson
Mr. Donald F. Tinari – Mayor
File/Attachment