

Dagsboro Planning and Zoning Commission  
Minutes of the Meeting on January 14, 2009

The regular meeting of the Dagsboro Planning and Zoning Commission was called to order on Wednesday, January 14, 2009, at Bethel Center. Members present were Loretta Zsido, Lisa Boyce, Gayle Chandler, Herb Disharoon, and Marjorie Eckerd. Also present were Kyle Gulbranson of URS and Mayor Wayne Baker.

AGENDA: The motion was made by Gayle and seconded by Loretta to approve the Agenda for this evening. The vote was unanimous.

APPROVAL OF MINUTES: A motion to approve the minutes of the November 2008 meeting was made by Loretta and seconded by Marge. The vote was unanimous.

NEW BUSINESS:

Sandra deChurch presented the Commission with DELDOT's recommendation to have only one entrance on Route 26/Vines Creek Road for her business, Blossoms, Inc. Although the site originally had a circular drive, i.e. two exits on Route 26/Vines Creek Road, the business must now have only one entrance. Mrs. deChurch must remove the existing western entrance to prevent motorists from using it. The eastern entrance can remain as it is, but Mrs. deChurch intends to widen it. Mrs. deChurch must still have her permanent signage approved (she will not put up a temporary sign) and must pave her driveway. There was some question as to whether her final plan has been approved and as to whether she needs to come before P&Z again. Mrs. deChurch was advised that she should contact Stacey Long to make sure she has completed all the necessary requirements for her commercial floral shop. It was suggested that she advertise in the town's newsletter about the upcoming opening of her business.

No one was present to represent the Village on Pepper Creek with regard to their temporary sign request. Marge suggested that a monument sign with appropriate landscaping would be better than a temporary sign. This new business was not voted on.

Doug Warner of Element represented Ocean Atlantic's request to amend the final site plan for the Highlands of Pepper's Creek. The question before the Commission was to determine whether the change to their approved site plan is major or minor. This issue was sent to the Commission after Tim Green, Doug Warner, Patti Adams, Wayne Baker, and Stacey Long met to discuss site plan changes to the Highlands of Pepper's Creek. The differences between the approved plan and the proposed one are as follows: removal of most of the streets, replacement of a bridge with a culvert, one instead of two stormwater ponds, removal of an underground stormwater facility, larger parking areas, one sewer connection instead of two, elimination of two building types, an increase in the number of units in two of the remaining building types, a decrease in the total number of living units from 336 to 335, and a decrease in the number of buildings from 33 to 22. There was much discussion over the proposed changes; many of these proposed substitutions are due to the economic climate in the housing industry. Doug Warner was open to any suggestions that would make the new site plan more acceptable, and several ideas were offered. The perimeter road and the single stormwater pond were major sources of

contention. A motion was made by Herb and seconded by Gayle that the proposed plan was a major site plan change. The vote was unanimous.

Kyle asked if the Commission had received a revised ordinance on windmills, which they had not. The information was to have been sent to them for their information.

An update was requested on Pastor Larry Phillips' church. He has stopped holding his illegal services at the Marconi building. It was thought that he had moved his church to Frankford.

ADJOURNMENT: A motion to adjourn was made by Herb and seconded by Lisa. The vote was unanimous.

Respectfully submitted,

Gayle L. Chandler  
Secretary