

DAGSBORO PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING ON OCTOBER 14, 2009

The regular meeting of the Dagsboro Planning and Zoning Commission was called to order at 7:00 p.m. on Wednesday, October 14, 2009, at Bethel Center. Members present were Gayle Chandler, Herb Disharoon, Marjorie Eckerd and Loretta Zsido. The following persons were also present: Mayor Wayne Baker, Kyle Gulbranson of URS, Marvin Steen of Steen Associates, Theresa Ulrich, William Mills, Gary Cox, and Tim Crosby and Martin Dusbiberr of George, Miles & Buhr.

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

Minutes: A motion was made by Loretta and seconded by Herb to approve the September minutes. The vote in favor was unanimous.

New Business:

Amendment of Chapter 275 of the Municipal Code is under consideration by the Town Council. A new section (275-15) might be added to provide for a medium density residential district with a development density not to exceed four dwelling units per acre as well as rescinding and deleting the existing high density residential district that permits 10 units per acre. This change will not affect the Comprehensive Plan. A motion was made by Herb and seconded by Gayle to recommend the amendment of the zoning code. The vote in favor was unanimous. The Dagsboro Police Department submitted a letter that supports the move from high density residential districts to medium density districts, citing reduced traffic congestion, hazards and collisions and reduced criminal incidents and activity.

William Mills was present to discuss plans for his property fronting Main and Warrington Streets (a little over nine acres). He submitted three concepts that had from 22 to 23 residential lots zoned Town Center. He distributed these plans to the Commissioners. At this time, he wants to develop four lots that will front on Warrington Street. If he adopts Concept A, he will not have to upgrade Warrington Street, according to DelDot. Kyle stated that Warrington is a Town street as opposed to Main Street which is a State road; if the Town wants Warrington improved, the Town would have to make that known (possibly adding cost to Mr. Mills' project). Mr. Mills stated that Mayor Baker preferred Concept A with less impact (traffic) on Warrington than Concept B with twenty-three homes exiting on Warrington. Discussion on the plan disclosed that part of Warrington has never been developed; it goes all the way back to the railroad track. Marjie encouraged the adoption of Concept A into a preliminary site plan.

Marvin Steen of Steen Associates is requesting a temporary sign (six months) for the Prince George's Acres subdivision. This subdivision has no homeowners association; Theresa Ulrich of the development asked that the colors of the sign be changed, the area around the sign be improved, and the brick walls be repaired. A question arose over who owned the land where the sign is to be placed; Mr. Steen believes he owns it but is not sure. Ms. Ulrich is asking all homeowners to donate money for a permanent sign and asking sign companies for estimates; Mr. Steen will donate \$1200.00 toward the purchase of a permanent sign. Mr. Steen agreed to change the colors of the temporary sign from blue and white to a color scheme approved by Ms. Ulrich. A motion was made by Herb and seconded by Loretta to approve the sign permit application; the vote in favor was unanimous.

The architectural firm George, Miles & Buhr is representing the Dagsboro Volunteer Fire Company in the construction of their new building. Architect Tim Cosby did a PowerPoint presentation of the current design of the six engine bays (twelve doors) and their roof pitches. This concept is a fifty-year plan anticipating future growth in both the Town and County. The engine bays will be 120 feet deep so that two trucks can be housed in one bay. Alternatively, the fire company could have twelve bays placed end to end, resembling a chicken house; the building site would probably not be large enough for this design. Current code states a minimum 6/12 roof pitch; if a 6/12 roof pitch is used, the height of the building would be over 35 feet, above the Town's code requirement. The engine bays would work best with a 3/12 roof pitch and meet the 35 foot limit. GMB would like to vary the faces of the building facing the streets, creating gables that would have a 6/12 roof pitch. Only the Railroad Street design has been done. The fire trucks will exit on Railroad and not on Lingo Street; the only equipment exiting on Lingo will be small trucks or vans. Facing Clayton Street will be a banquet facility. The portion of the building lot facing Swamp Road will become the stormwater management area. At this point GMB is asking for a variance on the roof pitch. GMB will be providing a list of fire companies they have designed in the past. They will be coming back to the Commission with a preliminary site plan and building designs.

Old Business:

It was announced that the Highlands of Peppers Creek would not be attending the meeting; they would like suggestions, such as a fence and/or shrubbery, for the final design of the stormwater pond. A split-rail fence had been suggested, but it was decided that a picket fence would be preferable. The height of the fence should be at least 36 inches high, and the spacing between the fence posts should be no more than 3.5 inches. The fence should be installed thirty feet from the buildings. The issue of a crosswalk on Clayton Street was brought up; the Highlands feel DelDot should decide this issue. Other problems with their preliminary site plan, such as height and building design standards, have been resolved.

It was decided to change the P&Z meeting date in November to Tuesday, November 10th, at 7:00 p.m. because of Veterans Day.

It was suggested that Planning and Zoning meetings be held every other month for a total of six per year. The other six monthly meetings would be workshops open to the public; these would be planning sessions. Members of the public may or may not be invited to speak. Marjie wants everyone to think about this issue.

Adjournment: A motion was made by Herb and seconded by Gayle to adjourn the meeting. The vote in favor was unanimous.

Respectfully submitted,

Gayle L. Chandler
Secretary