

DAGSBORO PLANNING AND ZONING COMMISSION
MINUTES OF THE MEETING ON NOVEMBER 10, 2009

The regular meeting of the Dagsboro Planning and Zoning Commission was called to order at 7:00 p.m. on Tuesday, November 10, 2009, at Bethel Center. Members present were Lisa Boyce, Gayle Chandler, Herb Disharoon, Marjorie Eckerd, and Loretta Zsido. The following persons were also present: Kyle Gulbranson of URS, Vice-Mayor Patti Adams (arriving late), and Doug Warner of Element.

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

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

New Business:

Marjorie introduced the concept of having every other meeting be a public workshop to discuss planning issues. There will be no questions taken from the public unless the Commission asks them questions. She will be bringing this idea to Town Council at their November meeting.

Old Business:

Doug Warner was present to represent the Highlands of Peppers Creek. The preliminary plan was updated to include sidewalks on both sides of the streets, sidewalks along the property fronting Clayton Street, architecturally interesting building designs, a fifty-foot buffer between the stormwater pond and the buildings, the height and pitch of the buildings meet Town code, and installation of a three-foot picket fence around the stormwater pond. The presently designated construction entrance at the northeast corner of the property requires access through private property; the Highlands have not yet asked the property owner if they can use this entrance. Doug Warner will look into this. A crosswalk at the Highlands' Clayton Street entrance is subject to DelDot's approval; the Highlands will design their property to include a crosswalk. A homeowners' association will maintain the stormwater pond but must allow the conservation district to inspect it periodically. Marjorie requested a copy of the homeowners' association's covenant before the Highlands obtains final plan approval. It was asked if the buildings' colors as depicted on the plans would be those used during the construction phase. Doug said no, not necessarily; the colors were subject to change. A motion was made by Lisa and seconded by Marjorie to recommend preliminary plan approval for the Highlands; the vote in favor was unanimous.

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

Respectfully submitted,

Gayle L. Chandler
Secretary