

DAGSBORO PLANNING AND ZONING COMMISSION  
MINUTES OF THE MEETING ON FEBRUARY 16, 2010

The regular meeting of the Dagsboro Planning and Zoning Commission was called to order at 7:00 p.m. on Tuesday, February 16, 2010 at the Police Department building. Members present were Lisa Boyce, Herb Disharoon, Marjorie Eckerd, and Loretta Zsido. The following persons were also present: J. Basil Wisner, Re/Max By The Sea, Mark Davidson representing T's Corner for Timothy and Kimberly Elder.

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 Loretta and seconded by Lisa to approve the December minutes. The vote in favor was unanimous.

New Business:

The meeting started with the building permit for the 33112 Main Street Garage referring to November 24, 2009 letter from URS Corporation, which Mr. Wisner had in hand. The usage is acceptable to Main Street Dagsboro however, the gables are a 4/12 pitch and we require a 6/12 pitch. Mr. Wisner said the builder will change the pitch to comply with the Code. Marje said we need a formal site plan to see the easements, placements, landscaping, walkways and lighting, etc. She gave particular interest to Sections: 75.37 and 75.36 in the Design Standards section of our Code and told Mr. Wisner to obtain a copy of the Design Standards Code from Town Hall. Mr. Wisner said the front of the pole building will house a small real estate office, not for the public coming in but it will have a fax, telephone, computer and copier for the purpose of conducting business. The building in the back will house 2 motor homes and some antique cars. Mr. Wisner was asked to inform Town Hall that he will be presenting a formal site plan to us for review.

The second order of business was T's Corner, property of Lands of Timothy and Kimberly Elder. Unfortunately, the committee was working from a letter dated December 14, 2009 from URS that Mr. Davidson, Design Consultants, had not received. He did have his approvals from Del Dot, Fire Marshal, Engineering, EDU assessment from Sussex County. The Board of Health approval will be submitted once Mr. Elder decides what he is going to do with one of his buildings. He would like to sell hot dogs and snow cones similar to the business he has with Tim's Aloha Stand, but he is not sure as of this date. He wants approval for commercial business for buildings 2 and 4 and he laid out the proposed seating area. Marje pointed out that the apartments must all be 1400 square feet of living space. There are presently 3 apartments and Mr. Davidson was sure that none of these were 1400 square feet. Marje said that the owner may not be able to have that many apartments. Discussion continued as to where to possibly locate new

apartments to conform to Code. Mr. Davidson indicated that a building permit had been issued for occupancy for these apartments to Mr. Elder and Marje said she was going to look into that with Town Hall. Lisa made a copy of the letter dated December 14, 2009 for Mr. Davidson and asked that he review it and comply with what the letter indicated and get back to us. Additionally, the parking spaces were discussed. It doesn't appear that there is room for the required parking spaces for this location. The committee suggested the space behind the main building might be used, but Mr. Davidson didn't think that would work. The committee asked him to go over these matters with Mr. Elder and come back before the committee at a future date.

Adjournment: A motion was made by Lisa and seconded by Herb to adjourn the meeting. The vote in favor was unanimous. The meeting ended at 8:02 p.m.

Respectfully submitted,  
By Loretta A. Zsido for  
Gayle L. Chandler  
Secretary