

DAGSBORO PLANNING & ZONING COMMISSION
MINUTES OF THE MEETING ON MARCH 16, 2011

The meeting of the Dagsboro Planning and Zoning Commission was called to order at 7:00 p.m. on Wednesday, March 16, 2011, at Bethel Center. Members present were Gayle Chandler, Marjie Eckerd, and John Hansken. The following persons were also present: Kyle Gulbranson of URS, Doug Warner and Dave Kuklish of Element Design Group, Mark Browne, William Mills, and Don Miller of Miller Lewis Land Surveying.

Agenda: A motion was made by Gayle and seconded by John to approve the agenda; the vote in favor was unanimous. Marjie announced that under Old Business V. a) the review and acceptance of the planning and zoning rules and regulations would be tabled. She also tabled the organization of commissioners under IV.

Minutes: In the February minutes the Dagsboro Volunteer Fire Department final site plan with the sign waiver as a condition was approved with a motion by John and a second by Gayle. A motion was made by John and seconded by Gayle to approve the amended minutes of February 9, 2011; the vote in favor was unanimous.

Marjie asked that the April meeting be changed since she would not be able to attend. It was decided that the Commission would meet on Wednesday, April 6, 2011. A motion was made by Gayle and seconded by John that the April meeting would be on April 6; the vote in favor was unanimous.

Old Business: Lost Tree Village represented by Doug Warner and Dave Kuklish of Element Design Group came before the Commission for a review and possible acceptance of their final site plan. Kyle explained that they had met all the Town's requirements. Questions over building heights and landscaping plans were answered. Gayle asked why they had changed their name from the Estuary on Pepper Creek to Lost Tree Village; they explained that the old name was similar to other area subdivision names, and they were asked by DelDot to change it. A motion was made by John and seconded by Marjie to recommend approval of their final site plan; John and Marjie voted to approve, and Gayle abstained.

New Business: Marjie decided to first discuss the annexation of the Delaware National Guard property on Armory Road to the Town of Dagsboro. A motion was made by John and seconded by Gayle to recommend the annexation of the Delaware National Guard property to the Town of Dagsboro; the vote in favor was unanimous.

William Mills of Dagsboro Town Center LLC came before the commissioners to discuss his minor subdivision of four lots on the north side of Warrington Street; he was accompanied by Don Miller of Miller Lewis Land Surveying. Mr. Mills must provide a landscape buffer along the northern boundaries of all four lots and along the western boundary of lot 1. He does not wish to develop the rest of the property at this time.

These four lots will cut off all access from the southern end of the property; all future development will have to access the property from Main Street. The way the water lines are presently drafted is not to Town code (1 tap for each lot); Mr. Mills wants to have an 8 inch loop instead. He has gone to Sussex County Engineering to ask for sewer connection approval, but they will not approve his minor subdivision until the Town approves it; Kyle said the Town could send a letter to Sussex County Engineering indicating that the four lots meet the Town's zoning requirements. Kyle is to contact Town Administrator Stacey Long and ask her to send a letter to the County engineering department.

Mark Browne represented the Lands of Myrtha Calhoun Trustee located on Armory Road and Vines Creek Road. They wish to subdivide the property into two parcels, one consisting of .83 acres and the other of 2.8129 acres. The .83 acres will have an existing house and garage. Parcel A's entrance will be on Armory Road; the residual lands will exit onto Vines Creek Road. Both properties are zoned residential. A motion was made by Gayle and seconded by John to approve the minor subdivision of the Lands of Myrtha Calhoun Trustee; the vote in favor was unanimous.

Adjournment: A motion was made by John and seconded by Gayle to adjourn the meeting; the vote in favor was unanimous. The meeting adjourned at 7:36 p.m.

Respectfully submitted,

Gayle L. Chandler
Secretary