

DAGSBORO PLANNING & ZONING COMMISSION
MINUTES OF THE MEETING ON MAY 12, 2011

The meeting of the Dagsboro Planning and Zoning Commission was called to order at 7:04 p.m. on Thursday, May 12, 2011, at Bethel Center. Members present were Gayle Chandler, Marjie Eckerd, and Pat Miller. The following persons were also present: Kyle Gulbranson of URS, William Mills, Don Miller of Miller Lewis, Tim Elder, and Mark Davidson of Design Consultants Group.

Agenda: A motion was made by Gayle and seconded by Pat to approve the agenda; the vote in favor was unanimous.

Minutes: A motion was made by Pat and seconded by Gayle to approve the minutes of March 16, 2011; the vote in favor was unanimous.

Old Business:

The organization of the Commissioners was tabled.

The Planning & Zoning Rules were read aloud. A motion was made by Gayle and seconded by Pat to approve the changes to the P&Z Rules; the vote in favor was unanimous. Marjie signed the document to be put before Town Council for acceptance.

The Commissioners' terms of office were read aloud. A motion was made by Gayle and seconded by Pat to accept the terms of office; the vote in favor was unanimous.

William Mills and Don Miller presented a minor subdivision plan consisting of four lots at the intersection of Warrington and Sussex Streets. They submitted a new site plan to Town Hall on May 12 - which the Commissioners did not have access to before the meeting. The newest site plan was discussed; URS will make comments on this site plan before the next meeting. They had a soil scientist inspect the property for state and federal wetlands; he said there were no wetlands. Mr. Mills needs a certification from the soil scientist that indicates there are no wetlands. The plant schedule table is not correct though the plantings on the site plan are correct. Mr. Mills will come before the Commission at its next meeting.

New Business:

Tim Elder and Mark Davidson presented the T's Corner Project at 33039 Main Street. The lighting issue has been addressed and will be to code once the site plan is approved. DELDOT has approved the entrance to the project. Mr. Elder showed an idea for his sign. There is a problem with the placement of the sign since his building is very close to the street. He is thinking about placing a v-shaped sign on the roof of his building with one side facing Main Street and the other side facing Vines Creek Road. This location could partially block a rental apartment window; this may be a safety issue. The Commissioners and Kyle were unsure whether this location was the best one for the site. Several alternatives were proposed. Mr. Elder must present his sign's design to Town

Hall for approval. A retail business is presently proposed at the location though Mr. Elder would eventually like to also have a small food service business. A motion was made by Gayle and seconded by Pat to recommend the site plan; the vote in favor was unanimous.

Adjournment: A motion was made by Pat and seconded by Gayle to adjourn the meeting; the vote in favor was unanimous. The meeting was adjourned at 7:39 p.m.

Respectfully submitted,

Gayle L. Chandler
Secretary