

## ***Planning & Zoning Commission***

***July 27, 2017***

The regularly scheduled meeting of the Planning & Zoning Commission was held at Town Hall on July 27, 2017. In attendance were Chairman Boyan, Commissioner Scholl, Commission Member Morgan, Clerk of Council Fisher, Code Enforcement Officer Bounds and Community Development Coordinator Hardin. Absent: Commission Members Wilson and Catellier. Guests: John Selby, Jayesh Patel and Richard Hurchalla.

### ***Call to Order***

Chairman Boyan called the meeting to order. The Commission performed the Pledge of Allegiance. Chairman Boyan asked anyone who would be addressing the Commission to sign in at the podium. He also asked everyone to either turn off their cell phones or to put them on silence.

### ***Approval of Minutes***

May 2017- Chairman Boyan stated that there was not a quorum this evening to vote on the May, 2017 minutes.

June, 2017- Commission Member Morgan made a motion to approve the June, 2017 minutes as circulated. Commissioner Scholl seconded the motion which passed with 3 ayes and 2 absent.

### ***New Business***

Jayesh Patel- House addition at 9111 Drawbridge Dr. along with the rehabbing of the patio, Delmar, MD

Mr. Patel provided a letter from the HOA stating that they were not opposed to the planned addition. It can also be noted that Mr. Jayesh Patel is the President of the HOA and the letter was signed by him.

Mr. Patel said the addition is for a 1<sup>st</sup> floor bedroom and the extension upstairs into the 2<sup>nd</sup> floor. The extension to the 3<sup>rd</sup> floor will be to match the lines of the house. Downstairs he wants to fit in a small prayer room.

Community Development Coordinator Hardin asked about the proposed patio that is not listed on his request form. Mr. Patel said that he will be redoing and upgrading his existing patio. The patio will be on the same footprint as it is now. Code Enforcement Officer Bounds said that if the concrete slab on the side of the house does not exceed the setbacks, it shouldn't affect the overall layout. The concrete slab will be underneath the new addition. Mr. Patel amended the request form to include the reconstruction of the patio. Commissioner Scholl made a motion for favorable recommendation to the Mayor and Commissioners for the addition to 9111 Drawbridge Drive along with the reconstruction of the patio. It was also noted that the letter was received from the HOA granting approval. Commission Member Morgan seconded the motion which passed with 3 ayes

and 2 absent. Mr. Patell was advised that he would need to attend the Mayor and Commissioners meeting on August 14<sup>th</sup>, to receive final approval.

Richard Hurchalla- Build one-story home at map/parcel 0020/0384, Lot 1C “Bridge Acres Subdivision”, Delmar, MD

Mr. Hurchalla said that this would be a spec home. He has no 911 address as of yet. Code Enforcement Officer Bounds informed him that once he receives his building permit, he is to take it to Wicomico County Planning Office and they will issue him a 911 address.

The home will have 3 bedrooms and 2 bathrooms. He has bought both lots and will build this one home for right now and see how it sells. It does have a deck in the rear. He stated that he does know about the sprinkler system requirement for the build.

CDC Hardin also said that he would have to meet other requirements such as storm water management, and have meetings with other agencies such as the fire marshal before a COA is issued.

Commission Member Morgan made a motion for favorable recommendation to the Mayor and Commissioners for a new home build on Lot 1C, map/parcel 0020/0384 “Bridge Acres Subdivision”, per the attached drawings. Commissioner Scholl seconded the motion which passed with 3 ayes and 2 absent. Mr. Hurchalla was advised that he would need to attend the Mayor and Commissioners meeting on August 14<sup>th</sup>, to receive final approval.

John Selby- Sign Approval for Affordable Business Systems, 8662 Ocean Gateway, Delmar, MD

Mr. Selby said that Affordable Business Systems will be moving their business from Salisbury to Delmar. The building has a 60 ft. frontage and the sign measures 5 ft. by 12 ft. and will be lit. There are no other signs proposed for the building.

Commissioner Scholl made a motion for favorable recommendation to the Mayor and Commissioners for a sign for Affordable Business Systems located at 8662 Ocean Gateway, Delmar, MD as per the attached drawings. Commission Member Morgan seconded the motion which passed with 3 ayes and 2 absent. Mr. Selby was advised that he would need to attend the Mayor and Commissioners meeting on August 14<sup>th</sup>, to receive final approval.

***Adjournment***

Upon hearing no public comments, Commissioner Scholl made a motion for adjournment which was seconded by Commission Member Scholl. The motion passed with 3 ayes and 2 absent.

*Respectfully submitted,*

*Cindy Fisher  
Clerk of Council*