

MAYOR & COMMISSIONERS

August 14, 2017

Mayor Wells called the scheduled meeting of the Mayor & Commissioners of Delmar, Maryland to order at 7:00 P.M. In attendance were Mayor Wells, Deputy Mayor Unsell, Commissioners Scholl, Morgan and Tucker, Town Attorney Benson and Clerk of Council Fisher. Absent: Town Manager Bynum-King. Guests: Delmar Police Chief Barkley, Jeanne Stitt, Eleanor Kaul, Sarah Hughey, Brock Parker, John Selby, Jayesh Patel and Richard Hurchalla.

Call to Order

The Maryland Mayor and Commissioners performed the Pledge of Allegiance.

Mayors Comments

Oath of Office- Maryland Election Supervisors

Mayor Wells administered the Oath of Office for Jeanne Stitt, Eleanor Kaul and Sarah Hughey.

Ordinance 733-

Mayor Wells stated that last month the Commission approved Ordinance 733 for the sale of the Foskey Lane property. Due to a clerical error, the Ordinance should have been #734. Motion to approve the change from Ordinance 733 to Ordinance 734 was made by Commissioner Tucker and seconded by Commissioner Scholl. The motion passed with 5 ayes and 0 absent.

Approval of Minutes

Commissioner Morgan made a motion to approve the July, 2017 minutes as circulated. The motion was seconded by Deputy Mayor Unsell and passed with 5 ayes and 0 absent.

Unfinished Business

Brock Parker- Revised Concept Plan for Pheasant Lake

Mr. Parker said that there is nothing different he can offer than what was presented last month.

New Business

Permit to Display Fireworks- September 16- Delmar Heritage Day Planning Committee

Mayor Wells read the permit that will allow the Mayor and Commissioners to display fireworks on Saturday, Sept. 16th at the Mason Dixon Park Complex for Heritage Day. Deputy Mayor Unsell made a motion to accept the permit and Commissioner Tucker seconded the motion which passed with 5 ayes and 0 absent.

Concept Plan- Parker & Assoc.- Proposed Commercial Development Plan for Frito Lay with warehouse on Foskey Lane

Brock Parker, from Parker & Assoc. said that this property is located next to the trampoline park. The President of Frito Lay was looking for a centralized location for a distribution center. The location will have dual parking for the employees and for the trucks for overnight. The parking will be a secured enclosed area. The Frito Lay warehouse has been pushed to the rear of the property which has opened up the property to an additional site pad. There is good landscaping with trees and plantings. There will be trees planted along the highway and planted throughout the site. Part of the development calls for the relocation of a forest conservation area to the right of the proposed warehouse. The forest conservation area is 0.55 acres and they will be relocating it to the back of the

property and the on-site relocation is a 2-1 ratio.

Engineering for the site is about 95% completed. This property will be used solely for commercial, there will be no residential on this property. It is also out of the SHA jurisdiction since it fronts a Delmar road, but Wicomico County will be involved.

Commissioner Scholl asked about what they are doing with the additional pad site. Mr. Parker stated that will be for future use but they will probably have the all the infrastructure in place as well as a parking lot.

The consensus of the Mayor and Commissioners was that they were in favor of the Frito Lay warehouse being proposed on this property.

Police Chief's Report

Delmar Police Chief Barkley reported that they had a very successful National Night Out in State Street Park. He sent out thanks to everyone: Public Works, Town Hall, his Department and to everyone who came out in support. Chief said he and his department are looking forward to doing it again next year. Currently they are gearing up for Heritage Day in September and their golf tournament in October.

Chief reported that there are no new crime trends hitting Delmar right now. The kids for the most part have been very good this summer. The Department is getting prepared for the upcoming school year.

He said that last week, he received word that they got approval from USDA for the funding of a second K-9. Attila, our current K-9 is an explosive and tracker dog along with being on patrol. The new dog will be geared more towards narcotics and patrol. There is one officer still out due to an injury while on duty. He is waiting on an update but it looks like the officer may have to have surgery on both shoulders.

Code Enforcement Officers Report

Mayor Wells reviewed the reports that were included within the mail packets.

Fire Department Report

Mayor Wells stated that there was not a report in the mail packets nor is anyone here to give a report. She did say that the Fire Department came before the Joint Council about 2 years ago requesting funding for reflectors for the hydrants. At that time, the request was approved. When the Town wrote the check, for some reason it did not clear the bank. The Town re-issued another check at the beginning of this fiscal year.

Utility Commission Report

Deputy Mayor Unsell reported that Phase II of the Grove Street Water Main Upgrade Project should be ready by late fall. The contractors were on-site last week for the new back-up well. Well 3A has been inspected and the project should start on September 4th.

He also stated that Council Member Smith announced that this year is the 150th Anniversary of St. Stephen's UMC. Mayor Wells said that a plaque will be presented to them on September 4th.

Planning & Zoning Report

Commissioner Scholl reviewed the following:

Jayesh Patel- House addition at 9111 Drawbridge Dr., and reconstruction of the patio, Delmar, MD

Mr. Patel said that he is just reconditioning the patio and will be updating the outside. The addition to the house is

on the side closest to the driveway since the rear setbacks did not allow for an addition.

Deputy Mayor Unsell made a motion to approve the recommendation from Planning and Zoning for the addition to 9111 Drawbridge Drive along with the reconditioning of the patio, per the attached drawings. Commissioner Morgan seconded the motion which passed with 5 ayes and 0 absent.

Richard Hurchalla- New Home Build at Map/Parcel 0020/0384 , Lot 1C, "Bridge Acres Subdivision", Delmar, MD

Mr. Hurchalla said that he has purchased both parcels, but is only planning on building one spec home on this one lot at this time. He informed the Commission that the previous owner was Glenn Bridge and the property faces Stage Road. Once he obtains a building permit, he can move forward in getting a 911 address.

Deputy Mayor Unsell made a motion to accept the favorable recommendation from the Planning and Zoning Commission for the new home build on property known as Map/Parcel 0020/0384, "Bridge Acres Subdivision, Delmar, MD, per the attached drawing. Commissioner Tucker seconded the motion which passed with 5 ayes and 0 absent.

John Selby- New sign for Affordable Business Systems, 8662 Ocean Gateway, Delmar, MD

Mr. Selby informed the Commission that the proposed sign will be lighted and will be 5 ft. by 12 ft. which is within the setbacks allowed. This is the only sign proposed at this time.

Commissioner Morgan made a motion to accept the favorable recommendation from the Planning and Zoning Commission for a new sign for Affordable Business Systems, located at 8662 Ocean Gateway, Delmar, MD, per the attached drawings. Deputy Mayor Unsell seconded the motion which passed with 5 ayes and 0 absent.

Town Manager Report

Mayor Wells reported that the Town Manager was on vacation, but she provided some notes for this meeting. Mayor Wells read the notes to the Commissioners, which will be attached to these minutes in the minute book.

Commission Comments

Commissioner Tucker reported that tomorrow night is Delmar High School's first football practice.

Commissioner Scholl said that he was sorry he missed the Night Out hosted by the Delmar Police Department. He said that he's really glad that everything went well.

Deputy Mayor Unsell said that it was wall to wall people and was a tremendous success.

Adjournment

Upon hearing no public comments, Commissioner Scholl made a motion for adjournment which was seconded by Commissioner Tucker. The motion passed with 5 ayes and 0 absent.

Submitted by:

Cindy Fisher
Clerk of Council