

Planning & Zoning Commission

June, 21 2018

The regularly scheduled meeting of the Planning & Zoning Commission was held at Town Hall on June 21, 2018. In attendance were Chairman William Boyan, Commission Members Catellier, Scholl and Wilson, Community Development Coordinator William Hardin and Administrative Assistant Amanda Taylor to take the minutes. Absent- Clerk of Council Fisher. Guests: Chris Brown, for Ryan Homes and Chris Gilkerson for Devreco LLC.

Call to Order

Chairman Boyan called the meeting to order. The Commission performed the Pledge of Allegiance. He asked anyone who would be addressing the Commission to sign in at the podium and that anyone with a cell phone to either turn it off or put it in silent mode.

Approval of Minutes

Chairman Boyan stated that there was not a meeting last month due to there being no quorum, there are no minutes to approve. Everyone who was on the agenda for Planning and Zoning last month went straight to the Mayor and Council for final approvals.

New Business

Chris Brown- Ryan Homes- Heron Ponds- Approval for new home styles for Heron Ponds- Delmar, Maryland

Chris Brown informed the Commission that she was before them for the approvals of 6 new home styles for Heron Ponds and the approval to build one of the homes on a particular Lot.

1. **Alberti-2 story** - Chris Brown informed the Commission that this Alberti is a 2story home they would like to build on lot 169. There are three bedrooms with this home style with the possibility of having 4. The 3 bedrooms are on the first floor with the extra room on the second floor which could be a study, den, office or the fourth bedroom. This elevation comes with 3 bathrooms. Commission Member Wilson commented that none of these styles offer porches. Mrs. Brown stated that these are considered in the lower price range at the upper \$200,000 range.

Commission Member Wilson made a favorable recommendation to the Delmar, Maryland Mayor and Commissioner for the new home design, Alberti- 2 story, to be built in Heron Ponds, Delmar, MD, per the attached drawings. Commission Member Catellier seconded the motion which passed with 3 ayes, 0 absent and Commissioner Scholl abstaining since he lives in Heron Ponds.

2. **Alberti-Ranch-** Mrs. Brown said that the ranch style homes would have crawl spaces and not basements in the Heron Ponds Subdivision.

After reviewing the plans, Commission Member Wilson made a favorable recommendation to the Maryland Mayor and Commissioners for the new home design, Alberti Ranch, to be an approved home style for the Heron Ponds Subdivision, Delmar, MD per the attached drawings. Commission Member Catellier seconded the motion which passed with 3 ayes, 0 absent and Commissioner Scholl abstaining since he lives in Heron Ponds.

3. **Bramante- 2 story** Commission Member Wilson commented that this was a bigger house with a bedroom and bathroom upstairs along with a loft. With no further discussion, Commission Member Wilson made a motion for a favorable recommendation to the Maryland Mayor and Commissioners for the new home style Bramante- 2 story, to be an approved style of home for the Heron Ponds Subdivision, Delmar, MD, per the attached drawings. Commission Member Catellier seconded the motion which passed with 3 ayes, 0 absent and Commissioner Scholl abstaining since he lives in the Heron Ponds Subdivision.

4. **Bramante Ranch-** After reviewing the plans provided, Commission Member Wilson made a favorable recommendation to the Maryland Mayor and Commissioners for the new home design, Bramante Ranch, to be an approved house style in the Heron Ponds Subdivision, Delmar, Maryland per the attached drawings. Commission Member Catellier seconded the motion which passed with 3 ayes, 0 absent and Commissioner Scholl abstaining since he lives in the Heron Ponds Subdivision.

5. **Pisa Torre** – This style home was identified as a one story ranch style with 2 or 3 bedrooms. It is similar to the Alberti but with a tweaked floor plan. There was conversation on what a roman shower was and the options of a morning room. After reviewing the plans, Commission Member Wilson made a motion for favorable recommendation to the Delmar, Maryland Mayor and Commissioners for the new home style Pisa Torre- to be an approved home style for the Heron Ponds Subdivision, Delmar, Maryland, per the attached drawings. Commission Member Catellier seconded the motion which passed with 3 ayes, 0 absent and Commissioner Scholl abstaining since he lives in Heron Ponds.

6. **Florence- 2 Story-** After reviewing the plans, Commission Member Wilson made a motion for favorable recommendation to the Maryland Mayor and Commissioners for new home style, the Florence- 2 story as a new home style to be offered in the Heron Ponds Subdivision, Delmar, MD, per the attached drawings. Commission Member Catellier seconded the motion which passed with 3 ayes, 0 absent and Commissioner Scholl abstaining since he lives in the Heron Pond Subdivision.

Chris Brown- Ryan Homes- Heron Ponds- New Home Build on Lot 169 (Model Home) Homestyle Alberti- 2 Story located at 9536 Heron Ponds Parkway, Delmar, Maryland

Chris Brown said that Ryan Homes wanted this particular home style as their Model Home. It is the Alberti- 2 Story with 2 bedrooms on the first floor with the flex room, or 3rd bedroom upstairs. There are 3 bathrooms, with no cover over the porch, a dinette, family room and laundry room. The elevation shows that it has a 2 car garage with a 12' by 12' patio

Community Development Coordinator Hardin stated that the State of Maryland requires that all new home builds include fire sprinklers. All fire sprinklers should be included with whatever plans are submitted to the Maryland Mayor and Commissioners for final approval on July 9th. The State Fire Marshal will have to approve all the plans before any final approvals can be given by the Commission. CDC Hardin suggested to the Planning and Zoning Commission that they make a condition on their recommendation that the Fire Marshal 's approval must be in place prior to any final approvals being given.

Commission Member Wilson made a motion for favorable recommendation to the Delmar, Maryland Mayor and Commissioners for a new home build of Alberti- 2 Story to be built on Lot 169, located at 9536 Heron Ponds Parkway, Heron Ponds Subdivision, Delmar, Maryland per the attached drawings and with the contingency that the Fire Marshal approves the sprinkler system of this house. Commission Member Catellier seconded the motion which passed with 3 ayes, 0 absent and Commissioner Scholl abstaining since he lives in the Heron Ponds Development.

Chris Gilkerson- Devreco Camden LLC.- Delmar Business Park, Delmar, DE- Modifications to Business Exteriors

Planning and Zoning Commission Member Catellier informed the rest of the Commission and the audience that he was part of the team that worked on the main parts of this design and he will neither be commenting or voting on this agenda item.

Mr. Gilkerson said that they have started to push dirt on this project; looking to finalize the floorplan for the Nanticoke Hospital. The peaks on the exterior are to accommodate the floor plan. There needs to be some tweaking of the vestibule and window plans. Mr. Gilkerson said that he is excited that the project is moving forward and would like to have everything correct the first time for Nanticoke Hospital.

Chairman Boyan stated that Nanticoke will be taking up 6,000 square feet on the south side and he was wondering what will be filling up the remaining 4,000 square feet. He asked if it would be an immediate care facility. Mr. Gilkerson responded that it would be more like a family outpatient practice.

Commission Member Wilson stated that it looks like brick on the exterior lower walls or is it veneer? Mr. Gilkerson said that it is veneer.

Commission Member Wilson made a motion for a favorable recommendation to the Delmar, Mayor and Council for the plan changes for the Delmar Business Park located in Delmar, DE, per the attached drawings. Commissioner Scholl seconded the motion which

passed with 3 ayes, 0 absent and Commission Member Catellier abstaining due to his work on this project.

Adjournment

Motion for adjournment was made by Chairman Boyan and was seconded by Commissioner Scholl. The motion passed with 4 ayes and 0 absent.

Respectfully submitted,

Cindy Fisher

Clerk of Council

From notes of Amanda Taylor