

Planning & Zoning Commission

February 21, 2019

The regularly scheduled meeting of the Planning & Zoning Commission was held at Town Hall on February 21, 2019. In attendance were Chairman Boyan, Commissioner Scholl, Commission Members Catellier, Wilson and Outten, Code Enforcement Officer Peek, Community Development Coordinator Hardin and Clerk of Council Fisher. Guests: Chris Brown

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

Commissioner Scholl made a motion to approve the January 2019 minutes as circulated. Commission Member Wilson seconded the motion which passed with 5 ayes and 0 absent.

Old Business

Zoning Amendment to 705 E. Pine Street

Community Development Coordinator Hardin stated that a question was raised about the zoning of 705 E. Pine Street, Delmar, MD. He said that at that meeting he spoke off the top of his head and informed the Commission that the property was zoned R-1 residential. He misspoke. The blocks leading up to the 700 block are R-1, but the 700 block upward are zoned R-2 residential. So the minutes will need to be amended to reflect this correction in zoning.

Revised address for 30726 Hawks Way, Heron Ponds

Due to the property owner request, the house was rotated on the site to have the front door facing the east. With that request, Wicomico County 911 was contacted and they approved the address change from 30726 Hawks Way to 9541 King Rail Drive. There will be a notation in last month's minutes showing the new address.

New Business

Chris Brown- Ryan Homes- New Home Build- Heron Ponds Delmar, MD- Lot 147 known as 30686 Hawks Way, home style "Powell"- 2 story

Upon reviewing the documentation provided and hearing no comments from the Commission, Commissioner Scholl made a motion for a favorable recommendation to the Mayor and Commissioners for a new home build in Heron Ponds, Delmar, MD on Lot 147, known as 30686 Hawks Way, home style "Powell"- 2 story, per the attached drawings. Commission Member Catellier seconded the motion which passed with 5 ayes and 0 absent.

Chris Brown- Ryan Homes- New Home Build- Heron Ponds Delmar, MD- Lot 109 known as 30727 Bobwhite Drive- home style "Sienna"- 2 story

Upon reviewing the documentation provided and hearing no comments from the Commission, Commission Member Catellier made a motion for a favorable recommendation to the Mayor and Commissioners for a new home build in Heron Ponds, Delmar, MD on Lot 109, known as 30727 Bobwhite Drive, home style "Sienna"- 2 story, per the attached drawings. Commission Member Wilson seconded the motion which passed with 5 ayes and 0 absent.

Chris Brown- Ryan Homes- New Home Build- Heron Ponds Delmar, MD- Lot 177 known as 9513 Royal Tern Drive- home style "Bramante"- 2 story

Upon reviewing the documentation provided and hearing no comments from the Commission, Commission Member Wilson made a motion for a favorable recommendation to the Mayor and Commissioners for a new home build in Heron Ponds, Delmar, MD on Lot 177, known as 9513 Royal Tern Drive, home style "Bramante"- 2 story, per the attached drawings. Commission Member Catellier seconded the motion which passed with 5 ayes and 0 absent.

Chris Brown- Ryan Homes- New Home Build- Heron Ponds Delmar, MD- Lot 179 known as 9518 Royal Tern Drive- home style "Alleghany" Elevation A

Upon reviewing the documentation provided and hearing no comments from the Commission, Commissioner Scholl made a motion for a favorable recommendation to the Mayor and Commissioners for a new home build in Heron Ponds, Delmar, MD on Lot 179, known as 9518 Royal Tern Drive, home style "Alleghany" Elevation A, per the attached drawings. Commission Member Catellier seconded the motion which passed with 5 ayes and 0 absent.

Chris Brown- Ryan Homes- New Home Build- Heron Ponds Delmar, MD- Lot 173 known as 9500 Heron Ponds Parkway- home style "Alberti Ranch"

Upon reviewing the documentation provided and hearing no comments from the Commission, Commission Member Wilson made a motion for a favorable recommendation to the Mayor and Commissioners for a new home build in Heron Ponds, Delmar, MD on Lot 173, known as 9500 Heron Ponds Parkway, home style "Alberti Ranch", per the attached drawings. Commissioner Scholl seconded the motion which passed with 5 ayes and 0 absent.

Chris Brown- Ryan Homes- New Home Build- Yorkshire Estates, Delmar, DE- Lot 50 known as 11777 Buckingham Drive- home style 2203- 2 story

Upon reviewing the documentation provided and hearing no comments from the Commission, Commissioner Scholl made a motion for a favorable recommendation to the Mayor and Council for a new home build in Yorkshire Estates, Delmar, DE on Lot 50, known as 11777 Buckingham Drive, home style 2203- 2 story, per the attached drawings. Commission Member Outten seconded the motion which passed with 5 ayes and 0 absent.

Chris Brown- Ryan Homes- New Home Build- Yorkshire Estates, Delmar, DE- Lot 125 known as 11629 Buckingham Drive- home style 1918- 2 story

Upon reviewing the documentation provided and hearing no comments from the Commission, Commissioner Scholl made a motion for a favorable recommendation to the Mayor and Council for a new home build in Yorkshire Estates, Delmar, DE on Lot 125, known as 11629 Buckingham Drive, home style 1918- 2 story, per the attached drawings. Commission Member Catellier seconded the motion which passed with 5 ayes and 0 absent.

Chris Brown- Ryan Homes- New Home Build- Yorkshire Estates, Delmar, DE- Lot 129 known as 11649 Buckingham Drive- home style 1680- 2 story

Upon reviewing the documentation provided and hearing no comments from the Commission, Commission Member Wilson made a motion for a favorable recommendation to the Mayor and Council for a new home build in Yorkshire Estates, Delmar, DE on Lot 129, known as 11649 Buckingham Drive, home style 1680- 2 story, per the attached drawings. Commissioner Scholl seconded the motion which passed with 5 ayes and 0 absent.

Chris Brown- Ryan Homes- New Home Build- Yorkshire Estates, Delmar, DE- Lot 132 known as 11663 Buckingham Drive- home style 2203- 2 story

Upon reviewing the documentation provided and hearing no comments from the Commission, Commission Member Wilson made a motion for a favorable recommendation to the Mayor and Council for a new home build in Yorkshire Estates, Delmar, DE on Lot 132, known as 11663 Buckingham Drive, home style 2203- 2 story, per the attached drawings. Commission Member Catellier seconded the motion which passed with 5 ayes and 0 absent.

Chris Brown- Ryan Homes- New Home Build- Yorkshire Estates, Delmar, DE- Lot 133 known as 11665 Buckingham Drive- home style 1296- 1 story

Upon reviewing the documentation provided and hearing no comments from the Commission, Commissioner Scholl made a motion for a favorable recommendation to the Mayor and Council for a new home build in Yorkshire Estates, Delmar, DE on Lot 133, known as 11665 Buckingham Drive, home style 1296- 1 story, per the attached drawings. Commission Member Catellier seconded the motion which passed with 5 ayes and 0 absent

Public Comments

Community Development Coordinator Hardin asked Chris Brown about an HOA meeting that was scheduled to take place on the 20th. He asked her if she knew if, in fact, there is an HOA in place for Yorkshire Estates. She said that she did not know but she could find out tomorrow and let him know. CDC Hardin said that if there is an HOA in place, home buyers would need to know that if they are interested in constructing accessory buildings in their yards. They first would have to get the written approval from the HOA, prior to coming before the Planning and Zoning Commission. CDC Hardin said that there have been quite a number of new home buyers that want accessory structures on their

properties but there is not enough room to comply with the setbacks. He suggested that this be something the sales crew discuss with their perspective buyers.

Adjournment

Motion for adjournment was made by Commissioner Scholl and was seconded by Commission Member Catellier. The motion passed with 5 ayes and 0 absent.

Respectfully submitted,

Cindy Fisher
Clerk of Council