

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

***July 25, 2019***

The regularly scheduled meeting of the Planning & Zoning Commission was held at Town Hall on July 25, 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, Mike Kwienski, Raj Patel, Richard Haxton, Jordan Reed, Janis & Kyle Lankford.

### ***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***

April, 2019- After receiving corrections from Commission Member Wilson, a motion for approval was made by Commission Member Wilson. The motion was seconded by Commission Member Outten and passed with a vote of 3 ayes and Commission Member Catellier and Commissioner Scholl abstaining due to their absence in April.

June, 2019- Commission Member Catellier made a motion to approve the June, 2019 minutes as circulated. Commissioner Scholl seconded the motion which passed with 4 ayes and Chairman Boyan abstaining due to his absence at the June meeting.

### ***New Business***

Matt Phillips- Phillips Signs- Re-face road sign and new building sign for Caterpillar Alban- 8660 Ocean Highway #2A, Delmar, MD

Jordan Reed was representing Phillips Signs at the meeting. She said that the frame of the free-standing sign would remain the same; they would just be replacing the sign itself having the same footprint as the original sign. There would also be new signage on the building keeping within the size guidelines.

Commission Member Catellier made a motion for favorable recommendation to the Maryland, Mayor and Commissioners for the new signage for the free standing sign and the sign for the building for Caterpillar Alban located at 8660 Ocean Highway, #2A, Delmar, MD, per the attached drawings. Commissioner Scholl seconded the motion which passed with 5 ayes and 0 absent.

Richard Haxton- Re-Cover the awning and a new building sign for United Rentals at 38204 Old Stage Rd., Delmar, DE

Mr. Haxton said that the proposed new awning cover would have no graphics.

Upon reviewing the documentation provided by Mr. Haxton, Commission Member Wilson informed him that the current Zoning Restrictions does not allow advertising to be located on the doors. At this time, only the hours of operation are allowed on the doors. Mr. Haxton said that he would make that adjustment prior to the Delaware meeting.

Commission Member Catellier made a motion for favorable recommendation to the Delaware Mayor and Council for the re-covering of the awning and a new building sign for United Rentals located at 38204 Old Stage Road, Delmar, DE, per the attached drawings with the contingency that the advertising graphic on the door is limited to the hours of operation only. Commission Member Outten seconded the motion which passed with 5 ayes and 0 absent.

Jan Powers- 12' by 16' Sunroom addition to 11611 Buckingham Drive, Delmar, DE  
Mike, a representative from Explorer Homes was present and reviewed the specifics of the addition of the sunroom. He stated that it would have a rafter style roof with the same vinyl siding as the house. After reviewing the documentation provided, Commissioner Scholl made a motion for a favorable recommendation to the Delaware Mayor and Council for a 12' by 16' sunroom addition for 11611 Buckingham Drive, Delmar, DE, per the attached drawings. Commission Member Wilson seconded the motion which passed with 5 ayes and 0 absent.

Janis Lankford- Home addition to 403 E. Walnut ST, Delmar, MD  
Commission Member Catellier informed the Lankford's that while a site plan was made available to the Commission, a new one would be needed to indicate the setbacks of the addition. Mr. Lankford said that the surveyor was there today and marked the property.

Commission Member Catellier made a motion for a favorable recommendation to the Maryland Mayor and Commissioners for an addition to 403 E. Walnut Street, Delmar, MD, per the attached drawings with the contingency that the new site plan indicates the front, rear and side setbacks for the new addition. Commissioner Scholl seconded the motion which passed with 5 ayes and 0 absent.

Rajeesh Patel- New Home Build at 9121 Swingbridge Lane, Delmar, MD  
Upon reviewing the site plans provided and seeing that the house sits within all the setbacks, Commission Member Wilson made a motion for a favorable recommendation to the Maryland Mayor and Commissioners for a new home build located at 9121 Swingbridge Lane, Delmar, MD, per the attached drawings. Commissioner Scholl seconded the motion which passed with 5 ayes and 0 absent.

Chris Brown- Ryan Homes- New Home Build- Lot 63- "Roanoke" home-style, 2 story, elevation A- located at 30652 Green Heron Way, Heron Ponds, Delmar, MD  
Upon reviewing the documentation provided, Commission Member Wilson made a motion for a favorable recommendation to the Maryland Mayor and Commissioners for a new home build on Lot 63, "Roanoke" home-style, 2 story, elevation A located at 30652

Green Heron Way, Heron Ponds, Delmar, MD, 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- Lot 114- “Ballenger” home-style, 2 story, elevation A- located at 9495 Mourning Dove Way, Heron Ponds, Delmar, MD

Upon reviewing the documentation provided, Commissioner Scholl made a motion for a favorable recommendation to the Maryland Mayor and Commissioners for a new home build on Lot 114, “Ballenger” home-style, 2 story, elevation A located at 9495 Mourning Dove Way, Heron Ponds, Delmar, MD, 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- Lot 156- “Powell” home-style, 2 story, elevation K- located at 30745 Hawks Way, Heron Ponds, Delmar, MD

Upon reviewing the documentation provided, Commissioner Scholl made a motion for a favorable recommendation to the Maryland Mayor and Commissioners for a new home build on Lot 156, “Powell” home-style, 2 story, elevation K, located at 30745 Hawks Way, Heron Ponds, Delmar, MD, 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- Lot 158- “Alleghany” home-style, 2 story, elevation A- located at 9514 Mourning Dove Way, Heron Ponds, Delmar, MD

Upon reviewing the documentation provided, Commissioner Scholl made a motion for a favorable recommendation to the Maryland Mayor and Commissioners for a new home build on Lot 158, “Alleghany” home-style, 2 story, elevation A, located at 9514 Mourning Dove Way, Heron Ponds, Delmar, MD, 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- Lot 218- “Alleghany” home-style, 2 story, elevation K- located at 30664 Green Heron Way, Heron Ponds, Delmar, MD

Upon reviewing the documentation provided, Commission Member Wilson made a motion for a favorable recommendation to the Maryland Mayor and Commissioners for a new home build on Lot 218, “Alleghany” home-style, 2 story, elevation K, located at 30664 Green Heron Way, Heron Ponds, Delmar, MD, 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- Lot 219- “Roanoke” home-style, 2 story, elevation C- located at 30674 Green Heron Way, Heron Ponds, Delmar, MD

Upon reviewing the documentation provided, Commission Member Wilson made a motion for a favorable recommendation to the Maryland Mayor and Commissioners for a new home build on Lot 219, “Roanoke” home-style, 2 story, elevation C, located at 30674 Green Heron Way, Heron Ponds, Delmar, MD, per the attached drawings. Commission Member Catellier seconded the motion which passed with 5 ayes and 0 absent.

Community Development Coordinator Hardin stated that he believed the remaining vacant properties in Heron Ponds are along Rt. 54 and will have to be single storied home styles.

Chris Brown- Ryan Homes- New Home Build- Lot 142- “2203” home-style, 2 story, elevation A- located at 38477 Charles Court, Yorkshire Estates, Delmar, DE

Upon reviewing the documentation provided, Commissioner Scholl made a motion for a favorable recommendation to the Delaware Mayor and Council for a new home build on Lot 142, “2203” home-style, 2 story, elevation A, located at 38477 Charles Court, Yorkshire Estates, Delmar, DE, 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- Lot 144- “1918” home-style, 2 story, elevation A- located at 38474 Charles Court, Yorkshire Estates, Delmar, DE

Upon reviewing the documentation provided, Commission Member Wilson made a motion for a favorable recommendation to the Delaware Mayor and Council for a new home build on Lot 144, “1918” home-style, 2 story, elevation A, located at 38474 Charles Court, Yorkshire Estates, Delmar, DE, 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- Lot 154- “1918” home-style, 2 story, elevation A- located at 11735 Buckingham Drive, Yorkshire Estates, Delmar, DE

Upon reviewing the documentation provided, Commissioner Scholl made a motion for a favorable recommendation to the Delaware Mayor and Council for a new home build on Lot 154, “1918” home-style, 2 story, elevation A, located at 11735 Buckingham Drive, Yorkshire Estates, Delmar, DE, 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- Lot 157- “1280” home-style, 2 story, elevation B- located at TBD Elizabeth Lane, Yorkshire Estates, Delmar, DE

Upon reviewing the documentation provided, Community Development Coordinator Hardin informed Mrs. Brown that this Lot will need to have a 911 address before a building permit will be issued. Commission Member Wilson made a motion for a favorable recommendation to the Delaware Mayor and Council for a new home build on Lot 157, “1280” home-style, 2 story, elevation B, located at TBD Elizabeth Lane, Yorkshire Estates, Delmar, DE, 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- Lot 177- “2203” home-style, 2 story, elevation A- located at 11648 Buckingham Drive, Yorkshire Estates, Delmar, DE

Upon reviewing the documentation provided, Commissioner Scholl made a motion for a favorable recommendation to the Delaware Mayor and Council for a new home build on Lot 177, “2203” home-style, 2 story, elevation A, located at 11648 Buckingham Drive, Yorkshire Estates, Delmar, DE, per the attached drawings. Commission Member Catellier seconded the motion which passed with 5 ayes and 0 absent.

***Adjournment***

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

Respectfully submitted,

*Cindy Fisher*

*Clerk of Council*