

Planning & Zoning Commission Meeting
January 21, 2021
Via Teleconference

The regularly scheduled meeting of the Planning & Zoning Commission was held via teleconference. Those in attendance: Commission Members Eric Catellier, Donald Scholl, and Rochelle Outten. Key personnel: CDC William Hardin, CEO Liz Peek, and Clerk of Council Vondell Spencer. Guest: Doug Marshall, Paul Patel and Chris Brown. Absent: Chairperson William Boyan and Commission Member Beverly Wilson.

Commission Member Scholl, called the meeting to order at 7:00 p.m. He conducted a roll call of Commission members to confirm a quorum. Three of the five members were present and the quorum was established.

Approval of Minutes:

A motion was made to table December 17, 2020, minutes as there were only three Commission Members in attendance of which one was absent from the meeting, therefore a quorum could not be established to approve the minutes.

Old Business – None.

New Business –

1. Brock Parker/Parker and Associates on behalf of Doug Marshall – Comprehensive Development Plan – Heron Ponds – Royal Tern Drive, Delmar, MD – Mr. Marshall presented a Comprehensive Development Plan as referenced per the attached drawings. Commission Member Catellier asked Mr. Marshall if he was planning on putting a boat in one of the home owner’s ponds. Mr. Marshall answered no we are going to build an aluminum tiki boat that can be moved from pond to pond.

A motion for a favorable recommendation to the Delmar Mayor and Commissioners for the approval of – Brock Parker/Parker and Associates on behalf of Doug Marshall – Comprehensive Development Plan – Heron Ponds – Royal Tern Drive, Delmar, MD, per the attached drawings. The motion was made/seconded (Catellier/Outten) and carried by roll call vote 3 Ayes 2 Absent.

2. Paul Patel – New Home Build – Bridgewood Estates – Lot 55 A, Swingbridge Lane, Delmar, MD – Mr. Patel presented a new home build per the attached drawings. Commissioner Catellier questioned if anyone of the Commission Members received the site plan for Mr. Patel’s proposal. Neither of the Commission Members had the site plan. Commissioner Member Scholl explained to Mr. Patel the site plan would be a survey showing where the house is going to sit on the lot. Mr. Patel thought he submitted everything requested. Commission Member Scholl asked CDC Hardin if he has seen a copy of the site plan. CDC Hardin answered he does not remember receiving a copy of the site plan.

Hardin then asked Clerk of Council Spencer was she provided a copy of the site plan for this project. Clerk of Council Spencer answered she was not provided a copy of the site plan. Mr. Patel stated he could submit the site plan on Friday January 22, 2021 or Monday January 25, 2021. Commission Member Scholl inquired if Commission Members Outten and Catellier would feel comfortable looking at the design of the house and giving a conditional approval upon the condition that the site plan be submitted and approved for the Town Council. Commission Member Catellier responded he cannot approve the submittal without knowing where it will sit on the lot or if it meets the setbacks. He felt the Commission could not vote on the proposal as submitted. Commissioner Scholl explained to Mr. Patel the Commission cannot vote for a favorable recommendation without the site plan. The next step would be submitting the site plan to CDC Hardin and getting approval to be on the Planning and Zoning February 2021 Agenda. Mr. Patel agreed to do so and withdrew his submittal.

- 3. Chris Brown/Ryan Homes – New Home Build – Woodcreek – Lot 341, 9367 Mulligan Way, Delmar, MD** – Representative Chris Brown presented a new home build per the attached drawings. There were no comments or discussion from the Commission.

A motion for a favorable recommendation to the Delmar Mayor and Commissioners for the approval of – Chris Brown/Ryan Homes – New Home Build – Woodcreek – Lot 341, 9367 Mulligan Way, Delmar, MD, per the attached drawings. The motion was made/seconded (Outten/Catellier) and carried by roll call vote of 3 Ayes 2 Absent.

- 4. Chris Brown/Ryan Homes – New Home Build – Woodcreek – Lot 391, 9350 Mulligan Way, Delmar, MD** – Representative Chris Brown presented a new home build per the attached drawings. There were no comments or discussion from the Commission.

A motion for a favorable recommendation to the Delmar Mayor and Commissioners for the approval of – Chris Brown/Ryan Homes – New Home Build – Woodcreek – Lot 391, 9350 Mulligan Way, Delmar, MD, per the attached drawings. The motion was made/seconded (Outten/Catellier) and carried by roll call vote of 3 Ayes 2 Absent.

- 5. Chris Brown/Ryan Homes – New Home Build – Woodcreek – Lot 393, 9354 Mulligan Way, Delmar, MD** – Representative Chris Brown presented a new home build per the attached drawings. There were no comments or discussion from the Commission.

A motion for a favorable recommendation to the Delmar Mayor and Commissioners for the approval of – Chris Brown/Ryan Homes – New Home Build – Woodcreek – Lot 393, 9354 Mulligan Way, Delmar, MD, per the attached drawings. The motion was made/seconded (Outten/Catellier) and carried by roll call vote of 3 Ayes 2 Absent.

- 6. Chris Brown/Ryan Homes – New Home Build – Woodcreek – Lot 397, 9362 Mulligan Way, Delmar, MD** – Representative Chris Brown presented a new home build per the attached drawings. There were no comments or discussion from the Commission.

A motion for a favorable recommendation to the Delmar Mayor and Commissioners for the approval of – Chris Brown/Ryan Homes – New Home Build – Woodcreek – Lot 397, 9362

Mulligan Way, Delmar, MD, per the attached drawings. The motion was made/seconded (Outten/Catellier) and carried by roll call vote of 3 Ayes 2 Absent.

7. **Chris Brown/Ryan Homes – New Home Build – Woodcreek – Lot 404, 9449 Rolling Green Drive, Delmar, MD** – Representative Chris Brown presented a new home build per the attached drawings. There were no comments or discussion from the Commission.

A motion for a favorable recommendation to the Delmar Mayor and Commissioners for the approval of – Chris Brown/Ryan Homes – New Home Build – Woodcreek – Lot 404, 9449 Rolling Green Drive, Delmar, MD, per the attached drawings. The motion was made/seconded (Outten/Catellier) and carried by roll call vote of 3 Ayes 2 Absent.

8. **Chris Brown/Ryan Homes – New Home Build – Woodcreek – Lot 405, 9447 Rolling Green Drive, Delmar, MD** – Representative Chris Brown presented a new home build per the attached drawings. There were no comments or discussion from the Commission.

A motion for a favorable recommendation to the Delmar Mayor and Commissioners for the approval of – Chris Brown/Ryan Homes – New Home Build – Woodcreek – Lot 405, 9447 Rolling Green Drive, Delmar, MD, per the attached drawings. The motion was made/seconded (Outten/Catellier) and carried by roll call vote of 3 Ayes 2 Absent.

9. **Chris Brown/Ryan Homes – New Home Build – Woodcreek – Lot 410, 9437 Rolling Green Drive, Delmar, MD** – Representative Chris Brown presented a new home build per the attached drawings. There were no comments or discussion from the Commission.

A motion for a favorable recommendation to the Delmar Mayor and Commissioners for the approval of – Chris Brown/Ryan Homes – New Home Build – Woodcreek – Lot 410, 9437 Rolling Green Drive, Delmar, MD, per the attached drawings. The motion was made/seconded (Outten/Catellier) and carried by roll call vote of 3 Ayes 2 Absent.

10. **Chris Brown/Ryan Homes – New Prototype (Aviano) – Heron Ponds/Woodcreek – Elevations (1) Story – A, B, C, K, and L** – Representative Chris Brown presented a new prototype per the attached drawings.

A motion for a favorable recommendation to the Delmar Mayor and Commissioners for the approval of – Chris Brown/Ryan Homes – New Prototype (Aviano) – Heron Ponds/Woodcreek – Elevations (1) Story – A, B, C, K, and L, per the attached drawings. The motion was made/seconded (Outten/Catellier) and carried by roll call vote of 3 Ayes 2 Absent.

11. **Chris Brown/Ryan Homes – New Home Build – Heron Ponds – Lot 275, 9511 Song Sparrow Circle, Delmar, MD** – Representative Chris Brown presented a new home build per the attached drawings. There were no comments or discussion from the Commission.

A motion for a favorable recommendation to the Delmar Mayor and Commissioners for the approval of – Chris Brown/Ryan Homes – New Home Build – Heron Ponds – Lot 275, 9511 Song Sparrow Circle, Delmar, MD, per the attached drawings. The motion was made/seconded (Outten/Catellier) and carried by roll call vote of 3 Ayes 2 Absent.

12. Chris Brown/Ryan Homes – New Home Build – Heron Ponds – Lot 283, 9535 Song Sparrow Circle, Delmar, MD – Representative Chris Brown withdrew this submittal.

13. Chris Brown/Ryan Homes – New Home Build – Heron Ponds – Lot 286 – 9516 Song Sparrow Circle, Delmar, MD – Representative Chris Brown presented a new home build per the attached drawings. There were no comments or discussion from the Commission.

A motion for a favorable recommendation to the Delmar Mayor and Commissioners for the approval of – Chris Brown/Ryan Homes – New Home Build – Heron Ponds – Lot 286 – 9516 Song Sparrow Circle, Delmar, MD, per the attached drawings. The motion was made/seconded (Outten/Catellier) and carried by roll call vote of 3 Ayes 2 Absent.

14. Chris Brown/Ryan Homes – New Home Build – Heron Ponds – Lot 296, 9560 Song Sparrow Circle, Delmar, MD – Representative Chris Brown presented a new home build per the attached drawings. There were no comments or discussion from the Commission.

A motion for a favorable recommendation to the Delmar Mayor and Commissioners for the approval of – Chris Brown/Ryan Homes – New Home Build – Heron Ponds – Lot 296, 9560 Song Sparrow Circle, Delmar, MD, per the attached drawings. The motion was made/seconded (Outten/Catellier) and carried by roll call vote of 3 Ayes 2 Absent.

15. Chris Brown/Ryan Homes – New Home Build – Heron Ponds – Lot 300, 9576 Song Sparrow Circle, Delmar, MD – Representative Chris Brown presented a new home build per the attached drawings. There were no comments or discussion from the Commission.

A motion for a favorable recommendation to the Delmar Mayor and Commissioners for the approval of – Chris Brown/Ryan Homes – New Home Build – Heron Ponds – Lot 300, 9576 Song Sparrow Circle, Delmar, MD, per the attached drawings. The motion was made/seconded (Outten/Catellier) and carried by roll call vote of 3 Ayes 2 Absent.

16. Chris Brown/Ryan Homes – New Home Build – Woodcreek – Lot 398, 9364 Mulligan Way, Delmar, MD – Representative Chris Brown presented a new home build per the attached drawings. There were no comments or discussion from the Commission.

A motion for a favorable recommendation to the Delmar Mayor and Commissioners for the approval of – Chris Brown/Ryan Homes – New Home Build – Woodcreek – Lot 398, 9364 Mulligan Way, Delmar, MD, per the attached drawings. The motion was made/seconded (Outten/Catellier) and carried by roll call vote of 3 Ayes 2 Absent.

Public Comments –

CDC Hardin mentioned Mr. Alan Perry or his representative were supposed to be in attendance this evening to get input from the Commission Members to determine if the Kiosk added parking met what the Commission Members felt would be the better design. CDC Hardin said it was an informal proposal because Mr. Perry did not submit his application in time to get on the formal agenda for tonight.

Commission Member Catellier stated the proposal looked good with the additions of two handicapped spaces, three regular spaces, curbed parking and 2 lanes in and out. The only suggestion is signage that indicates entrance only and exit only. Commission Member Outten agreed.

CDC Hardin questioned if the comment is the additional spaces are good with the recommendation for directional signage. Commission Member Catellier replied that is correct. CDC Hardin said he will pass this recommendation along to Mr. Perry and he believes Mr. Perry will make his formal presentation at the next Planning and Zoning meeting February 18, 2021.

CDC Hardin reminded the Planning Commission to ascertain if they received their copies of the final draft for the Delaware Comp Plan. The Planning Commission Members said they received the final draft in their email. CDC Hardin further reminded the Commission on Thursday, February 11, 2021 at 6:30 p.m. the presentation and virtual workshop will be held for the Delaware Comp Plan. CDC Hardin mentioned Town Mgr. Bynum-King is seeking the Commission's responses whether or not they are interested in attending the work session so those that are attending can be provided the ZOOM meeting ID and Passcode.

Commission Member Scholl called for a motion to adjourn the meeting. The motion was made/seconded (Catellier/Outten) and carried by a roll call vote of 3 Ayes 2 Absent.

Vondell Spencer
Clerk of Council