

**Planning & Zoning Commission Meeting**  
**July 22, 2021**  
**Via Teleconference**

The regularly scheduled meeting of the Planning & Zoning Commission was held via teleconference. Those in attendance: Chairperson Donald Scholl, Commission Members: Beverly Wilson, Rochelle Outten and Doug Kemp. Key personnel: CDC William Hardin, CEO Liz Peek, and Clerk of Council Vondell Spencer. Guests: Vanessa Cuffee, Charlie Jackson, Nakrani Paresh and Chris Brown.

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

**Called o Order:**

Chairperson Scholl called the meeting to order at 7:00 p.m., and lead the Pledge of Allegiance.

**Approval of Minutes:**

A motion was made and seconded (Wilson/Kemp) and carried to accept the June 24, 2021 meeting minutes as circulated by roll call vote with 4 Ayes.

**Old Business – None.**

**New Business –**

1. **Rev. Matthew Phillips – New Electric Sign/Digital Message Board – 13 West Street, Delmar, DE** – Representatives Vanessa Cuffee and Charlie Jackson presented with new electric sign/digital message board as referenced per the attached drawings. Chairperson Scholl asked was the sign in place. Ms. Cuffee answered yes. Commission Member Wilson inquired about the digital sign underneath the top sign. CDC Hardin explained it is not used to advertise their church. The church is using the sign to show hours of operation and activities etc.

Chairperson Scholl called for a favorable recommendation to the Mayor and Council for – Rev. Matthew Phillips – New Electric Sign/Digital Message Board – 13 West Street, Delmar, DE, per the attached drawings. A motion was made/seconded (Kemp/Outten) and carried by roll call vote 4 Ayes.

**2. Nakrani Paresh – New Home Build – Lot 65, 9116 Swingbridge Lane, Delmar, MD –**

Mr. Paresh presented with new home build as referenced per the attached drawings. Chairperson Scholl explained that the lot diagram needs to show the footprint of the house, wear its going to sit on the lot and the distance from the setbacks. Mr. Paresh described alternative plans for the crawl space.

CDC Hardin explained to Mr. Paresh that technically he does not have to present the building plans until final approval and then he would submit the application for a building permit submitting the construction plans as well. He added as long as the construction plans meet the 2015 IRC Code (International Residential Code) then Mr. Paresh could have any foundation of his choice. Also, once he gets the approval that he desires to build, the approval must accompany the application.

Chairperson Scholl called for a favorable recommendation to the Mayor and Commissioners for – Nakrani Paresh – New Home Build – Lot 65, 9116 Swingbridge Lane, Delmar, MD, per the attached drawings with the contingency that there is a completed site plan showing the house, driveway and setbacks. A motion was made/seconded (Wilson/Kemp) and carried by roll call vote 4 Ayes.

**3. Chris Brown/Ryan Homes – New Home Build – Heron Ponds/Powell – Lot 270, 9573 Song Sparrow Circle, Delmar, MD**

– Representative Chris Brown presented new home build as referenced per the attached drawings. Chairperson Scholl stated this new home build is flanked by a Roanoke and Aviano.

Chairperson Scholl called for a favorable recommendation to the Mayor and Commissioners for – Chris Brown/Ryan Homes – New Home Build – Heron Ponds/Powell – Lot 270, 9573 Song Sparrow Circle, Delmar, MD, per the attached drawings. A motion was made/seconded (Kemp/Wilson) and carried by roll call vote 4 Ayes.

**4. Chris Brown/Ryan Homes – New Home Build – Heron Ponds/Powell – Lot 272, 9569 Song Sparrow Circle, Delmar, MD**

– Representative Chris Brown presented new home build as referenced per the attached drawings. Chairperson Scholl stated this new home build is flanked by a Roanoke and open space.

Chairperson Scholl called for a favorable recommendation to the Mayor and Commissioners for – Chris Brown/Ryan Homes – New Home Build – Heron Ponds/Powell – Lot 272, 9569 Song Sparrow Circle, Delmar, MD, per the attached drawings. A motion was made/seconded (Wilson/Kemp) and carried by roll call vote 4 Ayes.

5. **Chris Brown/Ryan Homes – New Home Build – Heron Ponds/Alberti – Lot 279, 9523 Song Sparrow Circle, Delmar, MD** – Representative Chris Brown presented a new home build as referenced per the attached drawings. Chairperson Scholl said this new home build is flanked by a Hudson and Aviano.

Chairperson Scholl called for a favorable recommendation to the Mayor and Commissioners for – Chris Brown/Ryan Homes – New Home Build – Heron Ponds/Alberti – Lot 279, 9523 Song Sparrow Circle, Delmar, MD, per the attached drawings. A motion was made/seconded (Kemp/Wilson) and carried by roll call vote 4 Ayes.

6. **Chris Brown/Ryan Homes – New Home Build – Woodcreek/Hudson – Lot 338, 9373 Mulligan Way, Delmar, MD** – Representative Chris Brown withdrew this submittal.

7. **Chris Brown/Ryan Homes – New Home Build – Woodcreek/Allegheny – Lot 348, 9353 Mulligan Way, Delmar, MD** – Representative Chris Brown presented a new home build as referenced per the attached drawings. Chairperson Scholl said this new home build is flanked by a Bramante and Bramante.

Chairperson Scholl called for a favorable recommendation to the Mayor and Commissioners for – Chris Brown/Ryan Homes – New Home Build – Woodcreek/Allegheny, Lot 348, 9353 Mulligan Way, Delmar, MD, per the attached drawings. A motion was made/seconded (Wilson/Outten) and carried by roll call vote 4 Ayes.

8. **Chris Brown/Ryan Homes – New Home Build – Woodcreek/Hudson – Lot 383, 9354 Mulligan Way, Delmar, MD** – Representative Chris Brown presented a new home build as referenced per the attached drawings. Chairperson Scholl said this new home build is flanked by an Alberti and vacant lot.

Chairperson Scholl called for a favorable recommendation to the Mayor and Commissioners for – Chris Brown/Ryan Homes – New Home Build – Woodcreek/Hudson – Lot 383, 9354 Mulligan Way, Delmar, MD, per the attached drawings. A motion was made/seconded (Wilson/Kemp) and carried by roll call vote 4 Ayes.

9. **Chris Brown/Ryan Homes – New Home Build – Woodcreek/Allegheny – Lot 397, 9362 Mulligan Way, Delmar, MD** – Representative Chris Brown presented a new home build as referenced per the attached drawings. Chairperson Scholl said this new home build is flanked by a Ballenger and Adrian.

Chairperson Scholl called for a favorable recommendation to the Mayor and Commissioners for – Chris Brown/Ryan Homes – New Home Build – Lot 397, 9362 Mulligan Way, Delmar, MD, per the attached drawings. A motion was made/seconded (Kemp/Outten) and carried by roll call vote 4 Ayes.

- 10. Chris Brown/Ryan Homes – New Home Build –Woodcreek/Allegheny – Lot 399, 9366 Mulligan Way, Delmar, MD** – Representative Chris Brown presented a new home build as referenced per the attached drawings. Chairperson Scholl said this new home build is flanked by an Adrian and Bramante.

Chairperson Scholl called for a favorable recommendation to the Mayor and Commissioners for – Chris Brown/Ryan Homes – New Home Build – Woodcreek/Allegheny – Lot 399, 9366 Mulligan Way, Delmar, MD, per the attached drawings. A motion was made/seconded (Wilson/Kemp) and carried by roll call vote 4 Ayes.

CDC Hardin stated to Ms. Brown the surveyor doing the site plans is actually siting the setback requirements as the minimum requirements. They should be showing the actual approved setbacks so that it won't be confusing. He further stated to Chris Brown she could pass that along to the surveyor and he will as well through email that moving forward, the surveyor should show the actual setbacks as opposed to the minimum setbacks. Commission Member Outten suggested because it's a site plan if the surveyor could show our minimum standard and then show the revision date that way there is no question. Mr. Brown agreed. Commission Member Wilson added if they need to put the date that's fine too. CDC Hardin commented he would also pass it along to Ms. Browns' management in an email for clarification.

**Public Comments – None.**

Hearing no further Public Comments, Chairperson Scholl called for a motion to adjourn the meeting. The motion was made/seconded (Kemp/Outten) and carried by roll call vote 4 Ayes.

Vondell Spencer  
Clerk of Council