

"A Historic Past"



"A Bright Future"

CITY OF DELAWARE CITY
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**CITY OF DELAWARE CITY
PLANNING COMMISSION
February 6, 2012**

CALL TO ORDER

Commissioner Schofield called to order the regular meeting of the Planning Commission at approximately 7:05 p.m. Those present included Commission Members T. Dilliplane, C. Stewart, C. Schofield, M. Malinowski, G. Lewis and T. Wyatt.

ACTION ON THE PREVIOUS MINUTES

Commissioner T. Dilliplane made a motion to accept the minutes of the November 7, 2011 PC meeting as written. Commissioner T. Wyatt seconded the motion. A vote was taken, all ayes, motion carried.

NEW BUSINESS

Rezoning of the Branch Canal-Natural Area from R-3 to OS-BA – Assistant City Clerk Kathy Clifton gave a brief description of the rezoning request. Discussion followed. Commissioner T. Dilliplane made a motion to approve the rezoning of the Branch Canal-Natural Area. Commissioner C. Stewart seconded the motion. A vote was taken, all ayes, motion carried.

950 Fifth Street – Delaware City/Delaware City Refining Co. – Subdivision 4.245± acres from parcel 22-003.00-001 and add it to parcel 22-006.00-056 – Assistant City Clerk Kathy Clifton stated this is currently part of Delaware City Refining Company's property. Upon approval from the Planning Commission they plan to donate the property to the city for the solar farm. Discussion followed. Commissioner T. Dilliplane made a motion to approve the subdivision of parcel 22-003.00-001 and add it to parcel 22-006.00-056. Commissioner M. Malinowski seconded the motion. A vote was taken, all ayes, motion carried.

OLD BUSINESS

Review of the Sign and Outdoor Advertising Regulations – There was discussion of adopting Lewes's definitions with consideration of possible amendments relating to fees and fines. Also discussed were necessary amendments to be

made to the Delaware City's existing sign ordinance. Commissioner T. Dilliplane made a motion to add a section to include C-1M (Marina) zoning regulations duplicating the verbiage currently appearing in section 46.83:C-1. Commissioner G. Lewis seconded the motion. A vote was taken, all ayes, motion carried. Commissioner T. Dilliplane made a motion to amend the previous motion regarding signage for the C-1M district to change the verbiage from the entire duplication of section 46.83:C-1 to only include the statement "signage requirements for this district shall be those prescribed for the C-1 district". Commissioner T. Wyatt seconded the motion. A vote was taken, all ayes, motion carried. Commissioner T. Wyatt made a motion to add to the C-1L zoning regulations "signage requirements for this district shall be those prescribed for the R-1 district" as stated on Section 86.81:R-1. Commissioner T. Dilliplane seconded the motion. A vote was taken, all ayes, motion carried. Further discussion followed regarding the fee's to be presented to Mayor and Council for approval. The commission discussed banner usage, the length of time allowed and size acceptable. Commissioner T. Dilliplane made a motion to approve banners as follows:

- 1) Event Banners will be allowed 30 days prior to an event and must be removed one week after the event.
- 2) Business Start-up Banners will be permitted for 90 days with an extension for due cause.

Both must be in compliance with the sign size for the applicable district. Applications obtained, accepted and enforced by the City Manager. Commissioner G. Lewis seconded the motion. A vote was take, all ayes, motion carried. The commission agreed they would like to review Lewes's definitions for discussion at the next Planning Commission meeting. They also agreed that Churches need larger signs than currently allowed in the zoning district in which the majority of them fall under. Further discussion was had on how to bring existing businesses into compliance with the sign/banner ordinances. Commissioner T. Dilliplane made a motion to send a certified letter from Mayor and Council and City Manager Cathcart to all businesses in town giving those 90 days to comply with the ordinance and to impose a \$25 per day fine after the original 90 days and after a second warning, giving them an additional 10 days to comply. Commissioner T. Wyatt seconded the motion. A vote was taken, all ayes, motion carried.

ADJOURNMENT

As there was no further business to discuss, Commissioner T. Dilliplane a motion was made to adjourn. Commissioner M. Malinowski seconded the motion. A vote was taken, all ayes, meeting adjourned at approximately 8:10 pm.

Respectfully submitted,
Michelle A. Hartman
City Secretary