



**CITY OF DELAWARE CITY**

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**CITY OF DELAWARE CITY  
PLANNING COMMISSION  
April 6, 2015**

**CALL TO ORDER**

Commissioner Dilliplane called to order the regular meeting of the Planning Commission at 7:00 p.m. Those present included Commission Members Snow, Hendry, Dilliplane, Renoll and Williams. City Manager Cathcart was also in attendance. Commissioner Batanese arrived after the roll call was taken.

**ACTION ON THE PREVIOUS MINUTES**

*Commissioner Williams made a motion to accept the minutes of the March 2, 2015 Planning Commission Meeting as written. Commissioner Snow seconded the motion. There was no discussion. A vote was taken, all ayes, motion carried.*

**308 JEFFERSON STREET – MCVEY/WHITTAKER BROS., INC. –  
SUBDIVISION AND VARIANCE FOR LOT COVERAGE FROM 30% TO 37%**

Mr. Whittaker was present to represent the current owner. He said he was requesting a minor subdivision which basically divides the lot in half, leaving a vacant lot 60' x 104". The frontage will be on Madison Street, so the new lot will be conforming. It will meet all the criteria for a buildable lot in Delaware City. City Manager Cathcart reminded the commissioners that there was also a request for a coverage variance. Mr. Whittaker explained that he would like to build a ranch house with a front-entry, two-car garage, using the plans to assist with the description. He said the structure would be 1600 square feet. He said the two-car garage puts the lot coverage over the 30% limit which is allowable. Therefore he was requesting the lot coverage variance, which would allow him to cover 37% of the lot. There was no discussion on the subdivision.

*Commissioner Williams made a motion to accept the subdivision of 308 Jefferson Street as presented. Commissioner Snow seconded the motion. There was no discussion. A vote was taken, all ayes, motion carried.*

Discussion followed regarding the area coverage variance, a possible swale, the fact that the design meets the side setback requirements and the catch basins on Madison Street. Mr. Whittaker will do lines and grades, knowing that he can't shed his water on someone else's property. City Manager Cathcart explained that Delaware City is now doing plan review and building permits, so Mr. Whittaker would need to bring his lines and grades to get approval from the plan reviewer before the building permit could be issued.

*Commissioner Snow made a motion to accept the variance for lot coverage from 30% to 37%, per Mr. Whittaker's plans. Commissioner Williams seconded the motion. There was no additional discussion. A vote was taken, all ayes, motion carried.*

**145 ADAMS STREET – WHITTAKER BROS. – VARIANCE – LOT COVERAGE FROM 30% TO 42%**

Mr. Whittaker reminded the PC that he came to them last month to request an area variance from 30% to 40%, which they approved. He explained that he was having difficulty in achieving this due to the size of the lot. City Manager Cathcart informed the commissioners that there is a 20' wide grass strip on the Second Street side that is part of the street and a 29' wide grass strip on the Adams Street side that is part of the street. Consequently, the lot is actually smaller than it appears. There was no discussion.

*Commissioner Hendry made a motion to accept the variance for lot coverage from 30% to 42%. Commissioner Snow seconded the motion. There was no discussion. A vote was taken, all ayes, motion carried.*

**ADJOURNMENT**

*Commissioner Williams made a motion to adjourn the meeting. Commissioner Snow seconded the motion. A vote was taken, all ayes, meeting adjourned at 7:15 pm.*

Respectfully submitted,

*Dawn K. Gwynn*

City Secretary