



CITY OF DELAWARE CITY
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**CITY OF DELAWARE CITY
PLANNING COMMISSION
September 14, 2015
MINUTES**

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 Catanese, Snow, Hendry, Dilliplane, Renoll and Williams. City Manager Cathcart was also in attendance.

ACTION ON THE PREVIOUS MINUTES

Commissioner Williams made a motion to accept the minutes of the April 6, 2015 Planning Commission Meeting as written. Commissioner Snow seconded the motion. There was no discussion. A vote was taken, all ayes, motion carried.

407 HAMILTON STREET – PAUL FITZWATER – SUBDIVISION - 1 LOT (65.0'x209') INTO 2 LOTS

City Manager Cathcart explained that the Planning Commission would be looking at three different issues. He said the first order of business would be the subdivision, followed by variances on each of the two parcels, as outlined in the agenda.

Civil Engineer Carmen Casper, prepared the plan for Mr. Fitzwater and explained they were requesting that the lot and be divided it into two lots, almost down the middle, with one lot measuring 65'x104' and the other 65'x105'. He said these lots are fully compliant with the zoning code. He explained that there are variances needed for each lot.

Lot #1, with the existing house, would need the following variances: 1. Existing shed (side setback from 7' to 0'); 2. Existing pool (rear setback from 7' to 4'); and 3. Existing pool (setback from house from 10' to 4.9').

Lot #2, which is the new parcel, would need one variance for an existing garage (rear setback from 25' to 10'). The reason this variance is needed is because Mr. Fitzwater is planning to leave the garage on that lot, making the garage the principal building which must be 25' off the rear line.

Mr. Fitzwater said he would like to build a house on Lot #2, but he would need to sell Lot #1 with the house in order to build. He said he would fence the pool using the same fence as is currently in place along the side property lines. Mr. Casper said the existing shed on Lot #2 was going to be removed and the portion of the existing stone driveway that is three feet over the property line will also be removed.

Discussion followed regarding: the nature of the existing garage on Lot #2, whether the garage will eventually be removed when a house is built on Lot #2, whether the Kenneys who own the property next to Lot #1 object to the shed being relocated on the property line, whether subdivisions must comply with an overall plan for the future of Delaware City. Additional discussion occurred regarding the Code which states that no accessory building, except a garage, shall be located closer than ten feet to a principal building or any other accessory building.

Commissioner Williams made a motion to accept the subdivision as stated. Commissioner Catanese seconded the motion.

Discussion followed regarding the variances for Lot #1. *Commissioner Renoll made a motion to approve the variances for Lot #1 as presented. Commissioner Williams seconded the motion. A vote was taken, all ayes, motion carried.*

There was no discussion regarding the variance for Lot #2. *Commissioner Snow made a motion to accept the variance for Lot #2 as presented. The motion was seconded. A vote was taken, all ayes, motion carried.*

ADJOURNMENT

Commissioner Snow made a motion to adjourn the meeting. Commissioner Catanese seconded the motion. A vote was taken, all ayes. Meeting adjourned at 7:20 pm.

Respectfully submitted,

Dawn K. Gwynn

City Secretary