



CITY OF DELAWARE CITY
407 Clinton Street - P.O. Box 4159
Delaware City, Delaware 19706
302-834-4573

**MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
CITY OF DELAWARE CITY
DECEMBER 7, 2015**

CALL TO ORDER

Commissioner Dilliplane called to order the regular meeting of the Planning Commission at 7:00 p.m. Those present included Commissioners 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 October 15, 2015 Planning Commission Special Meeting as written. Commissioner Snow seconded the motion. There was no discussion. A vote was taken, all ayes, motion carried.

**406 WASHINGTON STREET – PORT PENN HOLDINGS – SUBDIVISION
1 LOT INTO 3 LOTS AND VARIANCES:**

**LOT #1 (ORIGINAL PARCEL) FRONT SETBACK FROM 20' TO 12'
LOTS #2 AND #3 - FRONTAGE FROM 60' TO 54'
- AREA FROM 6,000 SQ. FT. TO 5,400 SQ. FT.**

Mr. Whittaker made the presentation on behalf of Port Penn Holdings for the subdivision and variances as stated above. He said the current lot is 200' wide by 100' deep. They would like to change Lots #2 and #3 to 54' x 100', with Lot #1, which contains the house, being changed to 92' x 100'. He described the proposed changes and variances using the plans submitted. Discussion followed. Mr. Whittaker explained that the current front setback for the existing house is in

violation of the building code. Approval of the front setback from 20' to 12' on Lot #1 would bring this house into legal compliance. To justify approval of the frontage variance for Lots #2 and Lots #3, Mr. Whittaker gave examples of the frontage of surrounding properties, which ranged from 20' to 60'. There was a short discussion about what they are planning to build. Mr. Whittaker said he would not be coming back in six months requesting a coverage variance. Additional discussion followed.

Commissioner Snow made a motion to accept the subdivision of one lot into three lots as presented. Commissioner Hendry seconded the motion. A vote was taken, all ayes, motion carried.

Commissioner Hendry made a motion to accept the Front Setback variance on Lot #1 from 20' to 12'. Commissioner Williams seconded the motion. A vote was taken, all ayes, motion carried.

Commissioner Williams made a motion to accept the following variances on Lot #2 and Lot #3: Frontage from 60' to 54' and Area from 6,000 sq. ft. to 5,400 sq. ft. Commissioner Snow seconded the motion. A vote was taken, all ayes, motion carried.

ADJOURNMENT

Commissioner Snow made a motion to adjourn the meeting. Commissioner Renoll seconded the motion. A vote was taken, all ayes. Meeting adjourned at 7:12 pm.

Respectfully submitted,

Dawn K. Gwynn

City Secretary