



CITY OF DELAWARE CITY

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**MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
CITY OF DELAWARE CITY
MARCH 7, 2016**

CALL TO ORDER

Commissioner Dilliplane called to order the regular meeting of the Planning Commission (PC) at 7:00 p.m. Those present included Commissioners Snow, Hendry, Dilliplane, Renoll, Catanese 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 December 7, 2015 Planning Commission as written. Commissioner Hendry seconded the motion. There was no discussion. A vote was taken, all ayes, motion carried.

84-86 CLINTON/81 WASHINGTON - PSC PROPERTIES – RENEWAL OF VARIANCE TO CONTINUE RESIDENTIAL USE ON 1ST FLOOR OF C-1 DISTRICT

Commissioner Dilliplane asked everyone if they had had a chance to read the letter from Preston Carden regarding this agenda item. All responded that they had. Discussion followed regarding the possibility of City liability in case of a disaster. City Manager Cathcart said the PC could approve the renewal of the variance contingent upon there being no liability to the City. He said he would check with the City Solicitor in the morning. Additional discussion occurred.

Commissioner Snow made a motion to extend the renewal of the variance on 84-86 Clinton Street for four years, subject to discussion with the City Solicitor. The motion was seconded. A vote was taken, all ayes, motion carried.

Commissioner Catanese made a motion to extend the renewal of the variance on 81 Washington Street for four years, subject to discussion with the City Solicitor. Commissioner Williams seconded the motion. A vote was taken, all ayes, motion carried.

NEW SIGN ORDINANCE

City Manager Cathcart explained that a recent Supreme Court Ruling meant that parts of our sign ordinance was not in compliance. He explained that the Mayor and Council asked the Planning Commission to make a recommendation to them at their April meeting regarding this ordinance. The draft ordinance, written by the City Solicitor, would simply make sure the City sign ordinance was in compliance with the Supreme Court ruling.

He added that there seems to be some interest in changing the sign code. He suggested that part of the next two PC meetings (April & May) be dedicated to public comments. Then, at the June meeting, the PC would go through the sign ordinance and make changes, based on the comments received from the public. The City Solicitor could be present at that meeting. Discussion followed.

City Manager Cathcart recommended that they approve the ordinance as written, as it was drafted to comply with the Supreme Court Ruling. Once the City is in compliance, PC can review any suggested changes at the next two meetings. Discussion followed regarding code enforcement and fines for sign violations.

Commissioner Hendry made a motion to accept the ordinance to amend City Code 46-3 as written. Commissioner Snow seconded the motion. A vote was taken, all ayes, motion carried.

The Planning Commission gave the City Manager permission to put "Public Comments" on the agenda for the next two meetings.

ADJOURNMENT

Commissioner Williams made a motion to adjourn the meeting. Commissioner Catanese seconded the motion. A vote was taken, all ayes. Meeting adjourned at 7:25 pm.

Respectfully submitted,

Dawn K. Gwynn

City Secretary