

"A Historic Past"



"A Bright Future"

CITY OF DELAWARE CITY

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MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

CITY OF DELAWARE CITY

Monday, July 6, 2020 6:30 p.m.

Delaware City Community Center

CALL TO ORDER

Commissioner Dilliplane called the regular meeting of the Planning Commission to order at 6:30 p.m. Commissioners Saunders, Starrett, Dilliplane, and Wilkinson were present. Also attending was City Manager Baylor.

ACTION UPON THE MINUTES OF THE PREVIOUS MEETING

A motion to accept the minutes of the June meeting was made by Commissioner Starrett and seconded by Commissioner Wilkinson. *All members were in favor and the minutes were accepted as written.*

70 CLINTON STREET – DELAWARE HOLDING,LLC/ KEVIN WHITTAKER- NEW CONSTRUCTION- TWO FAMILY DWELLING

Kevin Whittaker was present for tonight meeting and explained his project and plans to the Commission.

He said 70 Clinton fronts on Clinton Street and it is 2 retail spaces and 2 apartments. It runs all the way through from Clinton to Washington Street, 209 feet deep. He wants to get a frontage variance and a special exception to have a 2 family dwelling to be in the C1 district. That's typically retail with second story apartment. He explained he will be going to HPC and the Board of Adjustments.

He can't achieve commercial on Washington Street due to it being in the Flood Zone. He would have to elevate it and it would be 5 feet up to the first floor that would require a 70 foot long handicap ramp. He says right now by Code he can only do retail or single family dwelling. The lot has rear parking in the back and it's directly next to the public parking lot. He feels with the retail on 70 Clinton he is meeting the Code with that portion of the property.

He said he also wants a front setback Variance from 15 to 0. He set the building back some, about 6 feet to allow for stairs at the front of the property. The building will face on Washington Street.

Discussion Followed.

Commissioner Saunders asked how close he would be to the garage next to this property. Mr. Whittaker said that garage is very close to the property line, he said he has backed his building up 12 inches. He also said he can move it over if its necessary but he wants to leave room on the left side for a drive way. All the other houses are built to a 0 setback so it only makes sense to move it up with the rest.

Commissioner Saunders asked if the drive way will be parking for the current 70 Clinton residents and the new. He said he plans to leave the spaces behind the existing building for the existing tenants. He plans to make 2 parking spots out front of the property for the new residents. He also said there is public parking lot next to the building. City Manager Baylor said to his knowledge that parking lot is not public, it is privately owned.

Mr. Whittaker said he sold part of that parking lot he owned to the City years ago under the assumption it would be city property for a public lot; he is not sure what happened after that. He believes there was public funding included into that sale as well. City Manager Baylor said he would look into it.

Commissioner Saunders said that in the Comprehensive Plan they want that area to stay Commercial and not Mixed Use.

Commissioner Saunders said he thought that with the Comp Plan they wanted to keep the first floor Commercial, he says he's not sure about not staying consistent with the plans. Mr. Whittaker said he has a hard enough time trying to keep the Commercial space rented just on Clinton.

Commissioner Saunders said he is worried that if they grant him the Variance than they would have to do that for other people in the future.

Mr. Whittaker said due to the height and flood requirements he is requesting the exception. Flood Insurance is through the roof. The alternative would be to do a single family dwelling.

Commissioner Wilkinson asked if this is an issue just because it's considered Clinton. Mr. Whittaker said no because Washington Street is also C-1.

Mr. Whittaker said with 70 Clinton having already Commercial, he feels like that would set a different precedent for when someone else would come and ask to do what he is doing.

Commissioner Saunders is just concerned with the president they may set by allowing this. Mr. Whittaker said he believes we should respect our Compressive plan but to keep in mind that area is in the Flood Zone.

Commissioner Starrett said he doesn't have a problem with it, he doesn't see much happening back there and anything new would be a plus.

Commissioner Wilkinson said she would much rather see a nice building than a vacant lot.

Mr. Whittaker suggested you want to get your Residential base down there and that will help the grow the Commercial.

Mr. Whittaker explained that his next step is to go before the Board of Adjustment.

Discussion Followed.

Commissioner Starrett asked Commissioner Saunders what his objection would be if there were 3-4 more 2 unit buildings on this Washington Street corridor.

Commissioner Saunders said he feels like by allowing that they are throwing away everything they planned with the Comprehensive Plan and the desire to keep that Commercial and encourage new businesses down there.

Commissioner Wilkinson pointed out that the town has always struggled with keeping their retail spaces filled but if we get more residents in town were more like to bring more business.

Commissioner Starrett made the motion to allow the special exception; the motion was seconded by Commissioner Wilkinson. The vote resulted in 3 ayes and 1 nay. *Motion passed.*

ADJOURNMENT

The motion to adjourn was made by Commissioner Wilkinson and seconded by Commissioner Starrett. All were in favor. *The Planning Commission Meeting was adjourned at 7:35 p.m.*

Respectively submitted,

Britney Loveland

City Secretary