

"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, October 5, 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, Renoll, Lindsey, 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 previous meeting was made by Commissioner Wilkinson and seconded by Commissioner Starrett. *All members were in favor and the minutes were accepted as written.*

70 Clinton Street – Minor Subdivision – Whittaker Brothers

Kevin Whittaker explained that he came before them a few months ago with a similar plan to the one they are seeing tonight. He said he was contacted by the City Solicitor who recommended doing a Subdivision rather than the Variance Request he had come for. He explained he is presenting a Minor Subdivision Plan. He explained that it will go to Historic Preservation and Board of Adjustment. He wants to do a Single Family Dwelling now not a 2 unit like he

previously requested. He said he will create a parking spot or two even though he will not own the spot.

Commissioner Dilliplane asked if this is the house directly behind 70 Clinton. Mr. Whittaker said yes.

He will need 3 Variances and will go before the Board of Adjustments for lot size, lot frontage and front setback.

Mr. Whittaker said he wants to do a 2 bedroom, 2 and a half bath.

The Variances he is requesting are:

Lot size from 5000 to 2000 Square feet.

Frontage from 50 to 22.

Setback from 15 to 0.

The existing driveway will stay so the existing tenants will be able to continue to park.

Commissioner Lindsey asked if there is enough parking at 70 Clinton for that size building. Mr. Whittaker said there are not a lot of requirements for parking in the C-1 District. He leaves room for parallel parking though.

Commissioner Lindsey asked if the new resident would have access to that driveway and he said he would grant a personal easement there.

Commissioner Lindsey said she is concerned about the 0 setback but said it sounds like it is that way throughout town. Mr. Whittaker and Commissioner Dilliplane agreed that a lot of the homes on Washington and Clinton are built right on the property line. Mr. Whittaker said his steps would come to the 0 setback line but the house will be setback more.

Commissioner Saunders said his concern is that this plan is inconsistent with the Comprehensive Plan. The Comp Plan wants First floor Commercial. He also said that some of the issues with keeping business downtown have been the residents on the Second floor. He also suggests that City Council Rezone the whole area. Mr. Whittaker said a Single Family home is keeping with the City Code for that Zoning district. The ADA compliance is very hard to meet in the Flood Zone that a Commercial space would require.

Commissioner Dilliplane said the Comprehensive Plan encourages new residents along with new businesses.

City Manager Baylor said the Challenges on the Police Department end is that businesses on the First floor have to deal with renters on the Second floor and the renters are not always

understanding of the First floor business. Mr. Whittaker said the Second floor noise alone is a big issue for the First floor businesses.

Commissioner Wilkinson said she still feels an attractive house is better than a Vacant Lot.

Commissioner Renoll acknowledged that this does not fit with the Comprehensive Plan but he said he would rather see residents than dump trucks and that's all you see now on Washington Street.

Commissioner Dilliplane asked for a motion to allow the Variance of Lot size from 5000 to 2000 Square feet, Frontage from 50 to 22 and Setback from 15 to 0 and the 0 setback will be the front of the steps. Commissioner Wilkinson made the motion that was seconded by Commissioner Starrett. All were in favor, the motion passed.

84 Washington Street – Variance to Allow Single Family Dwelling- Whittaker Brothers

Mr. Whittaker said this one is just up the road a little from the other one they discussed but on the opposite side. He said he will be purchasing this vacant lot subject to these approvals. This is a non-conforming lot based on the Code. The lot is 61 foot wide but doesn't go back very far. In order for him to build on this he would need some variances. He said this is also in the Flood Zone. He wants to build an upscale, Two car garage underneath with a big front deck. This will also be a 3 story building, the lowest level will be designed for the Flood Zone, 3 bedrooms 2 and a half bath, the price range would be closer to a 350. He will need an Area Variance from 5000 to 3800 and a front setback from 15 to 0 and a rear setback from 20 to 15 feet.

Commissioner Lindsey asked if the deck and pillars would be made of wood. Mr. Whittaker said it will most likely be Composite. Commissioner Lindsey said she is concerned that if someone runs off the road and hits the deck that it would collapse.

Commissioner Saunders asked how high these houses would be compared to the houses next to them. Mr. Whittaker said maybe a foot or two.

Mr. Whittaker said the bottom floor would be a big garage.

Commissioner Saunders confirmed this will be a single family home and Mr. Whittaker said yes.

Commissioner Starrett asked how many parking spaces will be affected and Mr. Whittaker said probably Two as the entrance to the Driveway.

Commissioner Saunders asked what the City Manager thinks about losing two parking spots.

City Manager Baylor said he does not want to lose parking spots; parking is already a challenge

in Town. Commissioner Dilliplane said the Refinery offered to give us the Municipal lot for additional parking, he's not sure if we have acted on that yet. Mr. Whittaker said the main issues for parking are not on Washington Street.

Commissioner Dilliplane made a motion to allow Area Variance from 5000 to 3800 and a front Setback from 15 to 0 and a rear Setback from 20 to 15 feet and the front of the steps or post would be at the 0 Setback line. Commissioner Starrett made the motion seconded by Commissioner Wilkinson. All were in favor, motion passed.

Commissioner Dilliplane announced that the Chair, Jill Snow has resigned and we need to appoint a new Chair and opened the floor for nominations. Commissioner Saunders made a motion to nominate Tim Dilliplane as Chair and it was seconded by Commissioner Wilkinson. All were in favor, motion passed.

Commissioner Dilliplane asked for a motion to nominate a new Co- Chair. Commissioner Wilkinson made a motion to nominate Dan Saunders as the Co-Chair. The motion was seconded by Commissioner Dilliplane. All were in favor, motion passed.

Commissioner Saunders said he would like the commission to strongly consider going to Mayor and Council and have everyone look at some of the things put in the Comp Plan and come up with more of a plan for the areas between Harbor Street and Front Street. Commissioner Dilliplane suggested maybe doing a Workshop. City Manager Baylor said he will talk to the Mayor about this.

Commissioner Dilliplane said he touched base with the Child Care Center and she still has not had her last class for her licensing.

ADJOURNMENT

The motion to adjourn was made by Commissioner Starrett and seconded by Commissioner Wilkinson. All were in favor. *The Planning Commission Meeting was adjourned at 7:38 p.m.*

Respectively submitted,
Britney Loveland
City Secretary