

DAGSBORO PLANNING & ZONING COMMISSION
MINUTES OF THE MEETING ON FEBRUARY 9, 2011

The meeting of the Dagsboro Planning and Zoning Commission was called to order at 7:00 p.m. on Wednesday, February 9, 2011, at Bethel Center. Members present were Gayle Chandler, Marjie Eckerd, and John Hansken. The following persons were also present: Mayor Patti Adams, Councilman Bill DeHaven, Kyle Gulbranson of URS (not listed on the attendance sheet), Alyson Cunningham of *The Delaware Wave*, Doug Warner and David Kuklish of Element Design Group, Gary Cox and Al Townsend of the Dagsboro Volunteer Fire Department, and Judy Schwartz and Martin Dusbiber of George, Miles & Buhr.

Agenda: Marjie announced that William Mills' consideration of a subdivision request and the election of commissioners would be moved to the March meeting. A motion was made by Gayle and seconded by John to approve the revised agenda for this evening; the vote in favor was unanimous.

Minutes: A motion was made by John and seconded by Gayle to approve the minutes of October 13, 2010; the vote in favor was unanimous. A motion was made by John and seconded by Gayle to approve the minutes of December 1, 2010; the vote in favor was unanimous.

Old Business: The Dagsboro Volunteer Fire Department came in front of the Commission for consideration of their final site plan. Kyle Gulbranson explained that the recently received revisions were of engineering concerns.

Marjie stopped the presentation of the DVFD at this point and went to New Business (a) Review and Acceptance of the Commission's Rules and Regulations. She read Article V (e) Meetings to all present. A discussion followed about V(e); Kyle had some concerns about this rule. The word 'consideration' should be changed to 'review' on future agendas since there is some misunderstanding of what 'consideration' entails.

Judy Schwartz of GMB presented the site plan for the DVFD. She supplied the following information: storm drain problems have been corrected, utility plans concerning water lines and water meters were corrected, removal of the east to west sidewalk between the southerly parking area and the fire truck pad was approved, and planting quantities on the landscaping plan were corrected. Martin Dusbiber supplied the following information: there is lighting at all entry points, it is a steel-structure building, and though the generator is located close to the Rickards property, also commercially zoned, the area has been buffered by landscaping. A motion was made by Gayle and seconded by John to approve the dumpster location; the vote in favor was unanimous. The wording on the sign variance was made more explicit. A motion was made by Gayle and seconded by John that the sign waiver be a non-graphic informational sign limited to scrolling alpha-numerical characters; the vote in favor was unanimous. The Sussex Conservation

District had asked questions of the DVFD which GMB explained: the outfall pipe under Swamp Road will be cleaned out by the State of Delaware or by the DVFD if the State does not do it and a contingency plan has been submitted by the DVFD to make sure that the stormwater pond drains completely if the infiltration system fails.

At this point the digital recorder stopped, unbeknownst to the secretary; it is believed it was a low battery problem. A reconstruction of the rest of the meeting follows.

A motion was made by John and seconded by Gayle to approve the final site plan of the DVFD with the sign waiver as a condition; the vote was unanimous.

Doug Warner of Element Design Group represented Lost Tree Village, formerly known as the Estuary on Pepper's Creek, in consideration of their final site plan. A discussion followed as to whether Lost Tree Village had filed their paperwork according to the Commission's rules and regulations. Lost Tree Village was denied a complete hearing and asked to return in March 2011.

Adjournment: A motion was made by John and seconded by Gayle to adjourn the meeting; the vote in favor was unanimous.

Respectfully submitted,

Gayle L. Chandler
Secretary