

**Town of Fenwick Island
Minutes of the Charter & Ordinance Committee Meeting
January 6, 2015**

Call to Order at 9:30 a.m.

Present: Committee Members Bill Weistling, Gene Langan, Roy Williams, Winnie Lewis, Mike Quinn and Pat Schuchman

Absent: Ben Waide, Diane Tingle, Merritt Burke

Public in Attendance: Lynn Andrews, John Rymer

Minutes:

- Gene Langan made a motion to approve the minutes of December 2, 2014 seconded by Mike Quinn. Motion passed.

Issues for Discussion & Possible Action:

- Bill Weistling stated that the first item on the agenda for discussion of commercial setbacks will be delayed until after the January 21, 2015 workshop presented by Ted Williams of Landmark Engineering who will digitally show how the various proposed changes will impact both vacant and non-vacant commercial lots.
- Bill further stated discussion on Drainage System Maintenance will also be delayed until a later date.
- Discussion proceeded to a possible change in roof height as requested by Mayor Serio to consider a change in the maximum roof height to accommodate the addition of freeboard in the new floodplain ordinance. This ordinance was currently approved as a First Reading at the December 11, 2014 Town Council meeting and will be considered for final approval at the January 23, 2015 Town Council meeting.
- Bill created a chart which shows roof elevations using measurements taken from both the crown of the road and the base flood elevation. The chart also show both concepts using the current maximum height of 30' and a possible change to 32'.
- The 2' freeboard will be implemented once the new maps become effective on March 16, 2015 and Town Council will decide whether to change the roof height.
- Mike Quinn and Roy Williams stated they are opposed to any change in height or where the measurement is taken. Both agreed that measuring from BFE can result in a difference of up to 7' between flood zones and feel measuring from the crown of the road keeps roof heights consistent.
- Winnie Lewis is in favor of the 2' freeboard measured from BFE. She further commented the proposed change should be about flood protection and not view and that such change, while inevitable, is also addressed in the Comp Plan.
- Gene Langan stated he is in favor of measuring from BFE. He added that elevations are measured from the crown of the road so actual roof elevations vary, all above 30'.
- Both Lynn Andrews and John Rymer stated they were not in favor of any change and worried that such change would result in lower property values.
- Bill Weistling stated he would be in favor of elevating the land and raising the entry level and ground level storage areas 2'. He added that any roof height increase being

considered is to adhere to higher floodplain regulations and not to accommodate desired roof pitches and interior ceilings.

- All options discussed will be presented to Town Council for their consideration.

Comprehensive Plan:

- The next Planning Committee meeting is scheduled for Tuesday, January 13, 2015 at 2:30 p.m. Bill Weistling asked Winnie Lewis to inform the Planning Committee members of the January 21, 2015 meeting with Ted Williams of Landmark Engineering regarding commercial setbacks.

Next Meeting:

- Tuesday February 3, 2015 at 9:30 a.m.
- Discussion as follows:
 - Chapter 160 (Zoning) – Roof Height
 - Chapter 160 (Zoning) – Commercial Setbacks
 - Drainage System Maintenance

Old:

- None

New:

- None

Adjourn:

- Gene Langan made a motion to adjourn the meeting, seconded by Mike Quinn. The meeting was adjourned at 11:10 a.m.