

**Town of Fenwick Island  
Minutes of the Charter & Ordinance Committee Meeting  
August 4, 2015**

**Call to Order at 9:30 a.m.**

**Present:** Committee Members Bill Weistling, Gene Langan, Roy Williams, Ben Waide, Diane Tingle, Mike Quinn and Pat Schuchman

**Absent:** Winnie Lewis, Merritt Burke

**Public in Attendance:** Dottie Lopez, Lisa Benn, Ann Christ, Bob Christ, and M. Buas, P. Buas, S. Buas (Fenwick Sands)

**Minutes:**

- Diane Tingle made a motion to approve the minutes of June 2, 2015 seconded by Ben Waide. Mike Quinn abstained from the vote. Motion passed.

**Issues for Discussion & Possible Action:**

- Bill Weistling began discussion with possible changes to hotel/motel per room square footage requirement.
- This has been discussed at the May 5, 2015 and June 2, 2015 Charter & Ordinance Committee meetings. This meeting (August 4, 2015) is the third discussion held at an open meeting. The next step is to have discussion at the August Town Council meeting. If agreed by Town Council to proceed with a First Reading of an amendment to the square footage required for each sleeping room in a hotel/motel, it will be again discussed at the September C&O meeting. It can then be expected to be considered as a First Reading at the September Town Council meeting. A Public Hearing will be held prior to the Second Reading for final approval which could occur at the October Town Council meeting.
- Pat Schuchman researched past ordinance amendments. The requirement of 1,000 square feet per sleeping room was enacted in 1986. Prior to 1986 there was no minimum requirement. Ms. Schuchman surmised that the number of rooms at the Sands and the size of the land area was how the ratio of one sleeping room per 1,000 square feet was formed.
- Mr. Buas is requesting the Town reduce the requirement which will allow one sleeping room for each 500 square feet of land area. This would permit him to construct a new building with up to 78 sleeping rooms. The conceptual drawing he submitted at the June 2, 2015 Charter & Ordinance Committee meeting shows a building with two stories and parking underneath. Mr. Buas added that he it would be feasible to reduce the number of sleeping rooms to 70 or one per 550 square feet of land area. His preference is to construct a flag hotel such as a Comfort Inn, etc.
- In comparison to the other two motels in Town, the Seaside Inn has a land area of 39,000 square feet and a total of 61 rooms. The Fenwick Islander has a land area of 22,500 square feet and a total of 62 rooms. All hotel meet all parking requirements and have created little or no parking problems for the Town.
- Mr. Christ stated that this should not be discussed without having a decision on freeboard and height changes.
- Mr. Weistling stated this meeting was discuss only the density of rooms. Freeboard and height restriction will not be discussed at this meeting.
- Roy Williams asked Mr. Buas about an elevator and how much of an encroachment above the roof height could be expected. Mr. Buas did not have that information available.
- Mrs. Lopez requested that letters be sent to property owners advising them of proposed ordinance changes prior to enactment. It was further discussed including such information in both quarterly newsletters and the Town's website.

- Ben Waide stated his preference is that if we reduce the square footage requirement this will permit a higher quality hotel which is more in line with a better standard for Fenwick Island.
- Mike Quinn asked what would be Mr. Buas' minimum. Mr. Buas answered he would need more than 60 rooms and would like to end up at 70 rooms or one room per 550 square feet of land area.
- Mr. Buas added that it is a 60 year old building that needs to be replaced. He asked if the Town would prefer a nice hotel or a Wawa since the gross rental tax received from a hotel does affect the Town's revenue flow.
- Mr. Christ stated he would prefer there be a Wawa instead of a hotel since a Wawa won't affect the number of people on the beach.
- Mr. Weistling polled the committee members on their preference. He believe one per 600 square feet (65) rooms is fair. He added he would rather have a hotel than a Wawa since he lives on the same street as the hotel and has had no problems with crowds on the beach from the both the Sands and Seaside Inn.
- Gene Langan stated he would like to see the property re-developed and is in favor of changing to one per 600 square feet.
- Mike Quinnn also agreed on one per 600 square feet.
- Diane Tingle agreed with one per 550 to 600 square feet.
- Roy Williams stated he would prefer no less than one sleeping room per 650 – 700 square feet.
- Ben Waide felt the Town should adopt the number on the proposed conceptual drawing of one sleeping room per 550 square feet of land area.
- 
- Mr. Weistling continued onto the next item for discussion which is the proposed gun ordinance recommended by the State of Delaware which passed House Bill 192 which regulates the possession of firearms, ammunition, components of firearms and explosives in municipal buildings and police stations.
- Further discussion will continue when Chief Boyden is able to attend a Charter & Ordinance Committee meeting.

**Comprehensive Plan:**

- Winnie Lewis was absent from the meeting. In her absence, Diane Tingle reported that the deadline for the Comprehensive Plan update is June 2017. The new update will include the new flood map dated March 16, 2015.

**Next Meeting:**

- Tuesday, September 1, 2014 at 9:30 a.m.
- Discussion as follows:
  - Chapter 160 – Zoning
  - Proposed Gun Ordinance

**Old:**

None

**New:**

Roy Williams stated that some business are not complying with the new sign ordinance. Pat Schuchman will address the violations.

**Adjourn:**

- Diane Tingle made a motion to adjourn the meeting, seconded by Ben Waide. The meeting was adjourned at 10:35 a.m.