

Town of Fenwick Island
Minutes of the Charter & Ordinance Committee Meeting
November 3, 2015

Call to Order at 9:30 a.m.

Present: Committee Members Bill Weistling, Roy Williams, Diane Tingle, Winnie Lewis, Mike Quinn, Buzz Henifin, Doug Lopez, Merritt Burke and Pat Schuchman

Absent: Ben Waide

Public in Attendance: Dottie Lopez, Spiro Buas, Joel Patten, Betsy Patten, Richard Benn, Vicki Carmean, Julie Lee, Gene Langan, Virginia Davidson

Introduction: Bill Weistling introduced the two new C&O Committee members, Buzz Henifin and Doug Lopez. Also mentioned was the format for commit discussions and possible actions.

Minutes:

- Diane Tingle made a motion to approve the minutes of October 6, 2015 seconded by Winnie Lewis. Motion passed. Buzz Henifin and Doug Lopez abstained.

Issues for Discussion & Possible Action:

- The first item for discussion was Chapter 160-2B (Definitions) and whether “sleeping room” should be included in definitions.
- Pat Schuchman explained that her interpretation of “sleeping room” when applying Town code is “a room with one or more beds”.
- Bill Weistling stated he has researched other local Towns and none define “sleeping room”. Rehoboth Beach and Bethany Beach do refer to hotel/motel as “providing lodging, food and service to the public”.
- Ms. Schuchman added that she consulted with Mr. Duane Fox, Delaware Fire Marshall Assistant Chief Technical Services regarding occupancy of hotel/motel buildings. Mr. Fox stated that the occupancy load takes into account what is on the first floor and is determined by the Fire Marshall. He added that local zoning regulations control how many units are in a hotel/motel. He also stated it is hard to regulate per room where you sometimes have families in one room and one or two person(s) in another. He commented that if a hotel/motel is only half full it is hard to restrict having additional people in an occupied room.
- Spiros Buas added that number of occupants in a room is based on the size of a room.
- The C&O committee was polled with all agreeing that a definition of “sleeping room” is not necessary in the code but would like to see added to the definition of hotel/motel a sentence which would include that occupancy of a room would be determined by the Delaware Fire Code.
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- The next item for discussion was whether to allow the current practice of outdoor shower draining into the sanitary sewer system or require all new outdoor showers have a French drain type of drainage system.
- Ms. Schuchman stated she has spoken with both Sussex County and DNREC and there is no special requirement for outdoor shower drainage as long as it passes the plumbing inspection.
- Mr. Weistling added that during his discussion of a local engineer he was told there is a new cap system with a pedal that would be manually pressed to prevent back flow water going into the sanitary sewer system.
- A poll of the committee resulted in some wanted more information and other stating to leave it as is and educate property owners.
- This will be placed on the agenda for the next C&O meeting.

Comprehensive Plan:

- Winnie Lewis announced the next Planning Committee meeting will be held on Tuesday, November 10, 2015, at 2:30 p.m. Kyle Gulbranson of AECOM will be in attendance to offer assistance with the Comp Plan.

Next Meeting:

- Chapter 120-2G (Property Maintenance – Surface Water and Stormwater Management) – Outdoor Shower Drainage
- Next Meeting will be January 5, 2016 at 9:30 a.m.

Old:

Roy Williams asked that a copy of the First Reading with amendments approved at the October 23, 2015 Town Council meeting be forwarded to Councilmembers. His concern is the statements of Mr. Reid Cummings who appeared at the October 23, 2015 Town Council meeting over the exclusion of new hotels from the allowance of one hotel/motel room per 650 square feet land area and being required to build a new hotel/motel with no more than one room per 1,000 square feet of land area. Mr. Weistling stated that he is looking further into this matter.

Julie Lee mentioned that she would like to see the C&O Committee proceed with discussion on moratorium of hotel/motels and would like this brought up to Town Council at the next Town Council meeting.

New:

None

Adjourn:

- Diane Tingle made a motion to adjourn the meeting, seconded by Mike Quinn. The meeting was adjourned at 10:40 a.m.