

**Town of Fenwick Island  
Minutes of the Planning Commission Meeting  
Tuesday, March 8, 2016**

**Present:** Nancy Kushela, Richard Mais, Steve Carey, Jack Smith, Linda Poole, Amy Mendelson (AECOM)

**Absent:** W. Lewis, F. Horner, L Twilley

**Public:** Buzz Henifin, Bill Weistling, P. Schuchman and Virginia Davidson

**Minutes:**

**Motion:** made to approve the minutes of November 10, 2015 – Steve Carey

**Second:** Jack Smith

**Vote:** (4-0)

**Motion:** made to approve the minutes of January 12, 2016 – Steve Carey

**Second:** Nancy Kushela

**Vote:** (4-0)

**For Discussion and Possible Action:**

AECOM - The following is a recap from the Planning Commission's Comprehensive Plan Work Session II discussion:

- Pre-Plus Application Review
  - No major comments came from the Pre-Plus meeting.
  - Town should receive formal letter with comments from State agencies.
- Section 2 Planning Process
  - Majority of Section 2 will need to be re-written to describe planning process for this update
  - New Section 2 will include Planning Commission Work Session discussions, any public workshops (to be held during the summer) and Town Council approval process.
  - Should reference extensive process completed for 2007 Comprehensive Plan Update.
- Section 3 Municipal Development Strategy
  - 3.1 Demographics and Population
    - ✓ Revise numbers to use updated 2010 US Census data
    - ✓ Update population projections based on new data
    - ✓ Look into including count of people that visit the beach during the summer months

- ✓ Verify numbers with Pat, such as housing counts
- 3.2 Housing
  - ✓ May need revisions to Housing Value section
  - ✓ Update ownership and vacancy rates using Census data and verifying with Town
  - ✓ Review Issues/Goals/Objectives to make sure they reflect new Town standards (building height and residential above commercial)
  - ✓ Take out any reference to being built out by 2013 (throughout the document)
- 3.3 Land Use and Annexation
  - ✓ Under Existing Land Use – revise to include 2 parks and 1 church
  - ✓ New Park Zone, update maps
  - ✓ Seal Island – Throughout document, some language will need to be revised; the Town would still like to see the Island restored.
  - ✓ Double check vacant property counts with Town
  - ✓ Development on Rt. 54 is a concern
  - ✓ Check reference of County’s 2003 Plan
  - ✓ Review Issues/Goals/Objectives to make sure they are consistent with current Town Code
- 3.4 Redevelopment
  - ✓ Section will need to be re-written to reflect Code updates
  - ✓ Keep references to Lighthouse
  - ✓ Will need to look through photos in document, some may need to be updated.
- Stopped discussion at the end of Section 3.4, resume discussion at Section 3.5 Infrastructure
- Next meeting is Tuesday, April 12, 2016 – Work Session III, review Sections 3.5 – 3.7 and Section 4.

Motion made to adjourn – Steve Carey

Second: Jack Smith

Vote: (4-0)

Meeting adjourned 3:45 p.m.