



The Town of Fenwick Island

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AD HOC COMMERCIAL DISTRICT PLANNING MEETING AUGUST 14, 2019 AT 2:00 PM

MINUTES

In Attendance

Richard Mais, Winnie Lewis, Reid Tingle, Bill Weistling

Absent

Faye Horner

Also in Attendance

Jeff Schoellkopf (The Design Group), Terry Tieman, Pat Schuchman, Linda Martin

Richard called the meeting to order at 2:00 PM.

Approval of Minutes

A motion was made by Reid, seconded by Bill, to approve the minutes from the July 17, 2019 meeting. The motion passed unanimously.

Discussion

Jeff confirmed the number of stories allowed. Bill replied that two stories of livable space are allowed.

Jeff provided general noise guidelines and a noise decibel chart. General regulations state: 60 dB during the day and 50 dB after 10:00 p.m. A commercial garbage collection usually rates at 80 dB, with most guidelines stating commercial pickup usually after 7:00 a.m. or 8:00 a.m. Pat commented that the current Town Code on sound states "normal sensitivity" and added that there is an agreement with the commercial trash companies not to pick up dumpsters before 7:00 a.m.

Jeff recommended to limit mechanical equipment 25-35' from residential property lines and provide visual and acoustic screening. Bill questioned if the decibel level could be set ahead of time when a permit is issued. Jeff replied yes, by requiring acoustic screening on the building application.

Height regulations are currently set at 30'. Pat added that for a required 1' freeboard, 18-24" can be added to the height. Jeff mentioned the Town may want to consider increasing the freeboard to 2'. Terry replied that the Town is at the minimum of 1'.

Jeff suggested that the Town consider similar to what Bethany Beach requires, which is 31' with an allowable 4' extra for sloped roofs (or a non-habitable sloping roof element). Jeff encouraged the use of more sloped roofs in Town.

As for setback modifications, Pat stated that parking is allowed in the front and rear setbacks, but not in the side setbacks. Jeff mentioned that the Town might want to consider allowing porches and bay/bow windows in the setback area.

For screening of HVAC equipment, Jeff suggested that screening be placed around the equipment, particularly with the residential side of the equipment. Bill added that the Town Code will need to be looked at to add not just visual screening, but acoustic screening as well.

Jeff suggested we leave our parking requirements as is, but he did encourage the use of bike racks and bus stops, along with wider sidewalk areas for gathering spaces. He added that the Town may want to also consider compact parking (8 x 16 spaces) and EV charging stations.

Jeff added that the most efficient parking is at a 90° angle. 9 x 19 is the basic size parking space, with a 14' minimum aisle width.

As for landscaping in parking lots, Jeff suggested incorporating into the Town Code the Ocean City requirement which states that at least 5% of the parking lot needs to be landscaped.

Public Comments

Nadia Butler questioned if the mechanical equipment screening would only be installed to make the front of the building look good. Richard replied that the Committee is looking at screening all sides of the equipment, not just the front. He added that the Committee is also considering having the back of the buildings completely finished and adding acoustic screening in the rear. Nadia then asked what the current requirement is for parking on corner lots. Bill replied that parking at the corner is allowable, but after the sidewalk installation the corner parking will be moved back to allow for handicap bump-outs.

Amy Kyle suggested the Town provide a chart of freeboard requirements for better understanding. She also suggested requiring lower volume HVAC units to eliminate the noise. She also asked the Committee to still consider the odor issue. As for screening, Amy asked that the Committee consider what is better for residential neighbors. She agrees that more landscaping of parking lots is needed, unlike the current required vegetative buffer. Bike safety should also be considered, as well as EV charging stations.

Next Meeting

The next meeting will be held on September 25, 2019 at 2:00 PM.

Adjournment

A motion was made by Reid, seconded by Bill, to adjourn the meeting. The motion passed unanimously and the meeting adjourned at 4:09 PM.