



The Town of Fenwick Island

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AD HOC COMMERCIAL DISTRICT PLANNING MEETING OCTOBER 30, 2019 AT 2:00 PM

MINUTES

In Attendance

Richard Mais, Faye Horner, Reid Tingle, Bill Weistling

Absent

Winnie Lewis

Also in Attendance

Terry Tieman, Pat Schuchman, Linda Martin

Richard called the meeting to order at 2:01 PM.

Approval of Minutes

A motion was made by Reid, seconded by Bill, to approve the minutes from the September 25, 2019 meeting. The motion passed unanimously.

Discussion

The checklist provided at last month's meeting was reviewed again for possible changes and to also narrow down items that need to be either recommended to Town Council or to get additional help from Jeff's on.

Mechanical Units:

Bill suggested for screening of roof top units that it be flagged for Jeff to help with the guidelines.

For requiring units to be a low some level, Bill suggested that it be pursued further with Jeff since it could be hard to accomplish.

Bill suggested eliminating the requirement of acoustical panels due to the appearance of the panels.

For plantings in the buffer zones, Reid suggested encouraging native species of plants but not require specific types of plantings.

Parking:

Pat noted that reducing the size of the parking spaces to 9' x 18' (instead of the current 10' x 18') will be useful in allowing more aisle space since there will be a loss of area with the installation of sidewalks.

For backing out onto side streets, Pat commented that in the Town Code it states that some streets are not allowed to be backed onto. Terry added that input is needed from Chief Boyden if any problems have been experienced in the past with backing out onto the side streets.

Setback Changes:

The Committee agreed that more information is needed from Jeff in regards to the dormers protruding into the front and side setbacks.

For improving signage on storefronts, Pat noted that a few years ago the Code was changed to allow sub-divided buildings 3 signs (20' wide store front – 1.5' per each lineal foot width of front building space), not to exceed 30 sq. ft. Single buildings are still only allowed 1 sign (1 sq. ft. per each lineal foot width of front building space) and the sign is only allowed to be displayed on the front of the building. The ordinance could be changed so that on single buildings signs could also be allowed on the north and south sides so someone can see what they are looking for.

Uses:

Reid reiterated that if residential development is in a commercial zone, they should follow the commercial guidelines as far as setbacks.

Richard noted that all the information will be summarized and provided to Jeff on what we need his help on.

Public Comments

Amy Kyle encouraged to make the guidelines more understandable with the following suggestion:

- Accessibility needs to be added to the guidelines.
- She agrees that our setbacks are small and need to be revised, in particular with HVAC setbacks, which she suggested that units be kept away from residences as much as possible. For roof top units, she noted that sometimes it is better to put the mechanicals on the roof, but what is best for homeowners needs to be taking into consideration by selecting equipment with the lowest noise.
- Visibility of vehicles, signs, and vegetation needs to be addressed in the guidelines.
- When allowing for anything over the allowable height, the guidelines should allow for bump-outs or designs to make the building not appear so "boxy".
- Odors and visual blight should all be addressed in the guidelines.

Tim Collins shared the feedback he received from the business community. As to houses in the commercial zone, the business community does not view this as a positive. As an example, Tim noted that on Route 26 there is no continuity or definition of the commercial zone due to houses mixed in with the businesses.

Tim also questioned how close parking can be to the highway. Pat responded that there is a 3' buffer from the property line and parking is allowed up to the buffer. Tim then asked what would happen if sidewalks are installed. Pat responded that sidewalks are in the State right-of-way and have no bearing on the buffer. Tim commented that the business community does not want to lose significant amount of parking. Richard noted that Jeff's goal with the guidelines is to make everything aesthetically pleasing but not be disadvantageous to the commercial properties.

Roy Williams suggested that parking could be allowed underneath a building if the building is raised. Reid responded that the issue with pervious surfaces would have to be taken into consideration and not as much area could be covered.

Next Meeting

The next meeting will be held on November 21, 2019 at 2:00 PM. Jeff will be present to help the Committee put together recommendations to Town Council.

Adjournment

A motion was made by Bill, seconded by Faye, to adjourn the meeting. The motion passed unanimously and the meeting adjourned at 3:04 PM.