

Dagsboro Planning Commission
Dagsboro Town Hall
Monday, November 9, 2015

Call Meeting to Order: The regular meeting of the Dagsboro Planning Commission was called to order at 5:00 p.m. by Chairman Crater. Those in attendance were Chairman Crater, Commissioner Connor, Commissioner Flowers, Town Administrator Stacey Long, George Bendler of AECOM and those listed on the sign in sheet.

Approval of Agenda: Commissioner Connor made a motion to approve the agenda. It was seconded by Commissioner Flowers. All were in favor. Motion carried.

Approval of September 15, 2015 Minutes: Commissioner Flowers made a motion to approve the September 15, 2015 minutes. It was seconded by Commissioner Connor. All were in favor. Motion carried.

New Business:

A) Introduction of New Member-James Thompson:

Mr. Thompson moved to Dagsboro in January 2015. Mr. Thompson states that he can bring a new prospective because he has witnessed other developments in different towns. He will be more of an observer than an active participant. When he sees or hears any information he will inform the Commission.

B) Consideration of adding Motorcycle Repair & Sales as a permitted use in the Town Center Zoning District :

Mr. Baker informs the Commission that he does a lot of service work. In the last 2 years, he has done more selling of motorcycles. He became a dealer through Delaware and he has been in business since 2003. He opened a shop in Selbyville and he has been there since 2005. Mr. Baker informs the Commission that he will not have multiple motorcycles outside of the property. All the work will be conducted indoors. He plans to operate his business Monday through Friday 10 to 6, Saturdays 10 to 2 and closed on Sundays. Chairman Crater asks Mr. Baker if the dealer's license includes selling of cars. Mr. Baker says yes but you have to include that when applying for the license. Mr. Baker asked if the Commission would be okay with him placing a motorcycle with a for sale sign outside of the business. Chairman Crater states that he would not have a problem with that. Mr. Baker informs the Commission that no jobs involving fumes or paint are done on his job site. Ms. Montague, a concerned neighbor, asks about the noise. Mr. Baker states that there will be no noise after his business closes at 6:00 p.m.

Chairman Crater asks if a customer wants to test drive a motorcycle would it be done on public roads or on his property. Mr. Baker states that when his tag is on a motorcycle it covers the vehicle and anything that it hits. Mr. Baker will not allow his employees to work after hours. When he leaves the shop it will be closed to everyone. Mr. Baker has two employees that are part time. He is the only fulltime employee of the establishment. Stacey states that the Town

has a noise ordinance. If someone violates the ordinance they can be fined up to \$100 for the first offense and \$250 for each subsequent offense. Gayle Chandler asked Mr. Baker if he has checked along the highways to operate his business. Mr. Baker states that he has checked and hasn't been able to find a building that is the right size for his business.

Chairman Crater asks if Mr. Baker has had any hazmat spills. Mr. Baker states no but he keeps a cleanup kit at the job site just in case a spill ever happens. Commissioner Flowers asks if Mr. Baker has a lot of customers with sports bikes. He states 90 percent of the motorcycles are Harley's and sometimes he does do work on sports bikes. Gayle Chandler asks what Mr. Baker plans on doing with the apartment. He states he might make it into a breakroom. He has no intentions of renting it out as an apartment. Stacey informs the Commission that the property will have to go through a change of use process if this change is approved. It will have to be reviewed by the Fire Marshal, Deldot, Sussex County and Sussex Conservation. Also, a parking lot might have to be installed as well. Mr. Baker would like to know before he purchases this building how long the process will take. Stacey states approximately 2 to 3 months depending on the public hearing and when the Council votes. Mr. Baker will have to apply for a change of use if this becomes a permitted use and then it will be reviewed by the Planning Commission.

Mr. Bendler informs the Commission that the Town has received a Downtown Development Grant. He suggests they start a development workshop and start looking at what they would want in their Town Center District. Commissioner Connor made a motion to approve motorcycle repair and sales with no overnight storage or displays outdoors to be a permitted use in the Town Center Zoning District. It was seconded by Commissioner Flowers. All were in favor. Motion carried.

Adjournment:

Commissioner Connor made a motion to adjourn the meeting at 6:00p.m. and it was seconded by Commissioner Flowers. All were in favor. Motion carried

Respectfully Submitted,

Autumn Gardner, Town Clerk