

Minutes of Meeting
Dagsboro Planning & Zoning Commission
Dagsboro Town Hall
Wednesday- September 10, 2014

Call Meeting to Order: The regular meeting of the Dagsboro Planning & Zoning Commission was called to order at 7:00p.m. by Chairwoman Gayle Chandler. Those in attendance were Chairwoman Chandler, Commissioner Scott Crater, Commissioner Janice Kolbeck, Commissioner Patrick Miller, Town Engineer Kyle Gulbranson- URS, Town Administrator Stacey Long, and Terry Bratton- Dagwoods Deli.

Approval of Agenda: A motion was made by Patrick Miller to approve the agenda and seconded by Scott Crater. All in favor. Motion carried.

Approval of Minutes: A motion was made by Janice Kolbeck to approve the minutes for the July 9, 2014 meeting and it was seconded by Pat Miller. All in favor. Motion carried.

New Business: Chairwoman Chandler stated that we have received E.F. Quillen's resignation letter. He has relocated out of Town and has to leave the committee.

Dagwoods Deli:

Terry Bratton states that he submitted an application for a change of use for Dagwoods Deli for the property located at 33214 Main Street. Kyle states that there are a few issues that need to be resolved. Mr. Bratton stated that the only issue he has is needing help with the parking lot. Kyle states that the issue with the parking is the Town code calls for a hard surface parking area. Half of the parking area in the front of the Deli building is a concrete pad and the rest is a gravel driveway and parking area. Kyle states that Mr. Bratton wants to use clam shells to go over the existing gravel area. Mr. Bratton will be pouring a separate pad for the handicap parking. Mr. Bratton states he will not be using the front of the building for parking. He and Deldot have an agreement that he will close off the second entrance with a nautical rope. Mr. Bratton states that he will have a dumpster at the back of the building with a lock. He also states that he will need two years before he can pave or concrete the parking lot. Chairwoman Chandler asks Stacey to give them some background information on other change of use applications that have come before Planning & Zoning and Council. Stacey states there were two businesses that had to go through the change of use process. One was Blossom's Flower Shop and the second was Jayne's Reliable. In 2008 was when the Blossom's application was submitted and in 2009 Deldot required them to close off the second entrance to the property. Stacey states that Blossom's did open prior to paving their parking lot. Gayle states that the deferred paving discussions were not found in any transcribed minutes. Kyle states it was discussed during public meetings, and that they requested a six month time period for the parking lot. Mr. Bratton states that he plans to pave, he just needs additional time to do it due to the financial burden of paving the entire area.

Mr. Bratton explains that the side by Clay Hall will be a 6ft. privacy fence. Gayle asks if he needs to have a sidewalk on the other side of the street. Kyle states that any new structure requires improvements to the sidewalk. He also states that Mr. Bratton has all his agency approvals that are necessary for the project. Mr. Bratton states that to address the URS review comments, there is a 36 inch wall for the handicap grab bar in the bathroom. Kyle states that the code allows for a 32 square foot sign. Mr. Bratton states that the free standing sign would be 4X8 and he wanted to put a 55 inch by 60 inch sign board to display daily specials. Stacey states that Mr. Bratton will have to apply for a sign permit separately once the change of use is approved, as they are two separate matters. She states that it will

be reviewed after it is submitted just to make sure size and placement is in compliance with the Town's sign regulations. Mr. Bratton is asking for a two year extension to pave the parking lot. Mr. Crater thinks that using clam shells is fine and that he is going to need his revenue to sustain and maintain his business to succeed. Janice Kolbeck made a motion to recommend to Council that the change of use be approved with the condition that the drive and parking area be paved within a two year period as of the day he receives his Certificate of Occupancy. Scott Crater seconded the motion. Commissioners Kolbeck, Miller and Crater voted in favor of the change of use approval. Chairwoman Chandler was opposed. Motion carried with a vote of 3 in favor and one opposed. Now it will go to Council for the final approval.

Old Business: Comprehensive Land Use Plan: Kyle states that the transportation section includes the addition of the botanical garden and the possible chicken plant traffic. Gayle states that there should be a paragraph on Southern Delaware botanical garden and the issue it is going to cause on Piney Neck Road. Stacey states that A. is talking about the intersection of Vines Creek Road and Armory Road and Chapel Lane. B. is talking about Iron Branch Road, Main Street and Hudson Street. C. talks about Main, Clayton, Route 113 and Clayton. D. talks about sidewalk problems. Stacey suggests that D. discusses the Botanical Garden impact to the Town and change the sidewalk concerns to E. Gayle states that we should delete the Town is not supportive of the Blue Route for the Route 113 Bypass. She explains that Councils change more frequent than the Comp Plans get updated and a new Council may support the Route. Mr. Crater states that we are eventually going to need a traffic light at the intersection of Main Street and Iron Branch Road. URS will make the changes and bring a final draft to Planning & Zoning for the October meeting.

Commissioner Kolbeck asks if they are going to replace E.F. Quillen. Gayle states that they need two members. Stacey stated that it is on our website and Facebook page seeking volunteers for the Commission.

Janice Kolbeck made a motion to adjourn the Planning & Zoning meeting at 8:25 p.m. and it was seconded by Patrick Miller. All were in favor. Motion carried.

Respectfully Submitted,

Autumn Miller
Town Clerk