

Minutes
Planning Commission Workshop
April 13, 2016

The meeting was called to order at 6pm by Chairman Scott Crater. Those in attendance were commissioners Scott Crater, Earl Savage, Brad Connor, Cathy Flowers and Jim Thompson.

General Discussion on Planning Matters & Code Updates/Changes:

Stacey informed the commissioners that this item was asked to be placed on the agenda during the last meeting. The intentions for this discussion is to allow the commissioners to voice their suggestions on items that they wish to discuss in depth at future meetings. It was reminded by Stacey that specific items cannot be discussed or voted on during this workshop since nothing has been specifically listed on an agenda. Scott stated that he is concerned about the town and the appearance while driving through town. He sees commercial properties leaving their items for sale outside overnight and never being taken inside. He feels certain places have gotten out of hand. Stacey reminded them that there currently is not a code in place for her to enforce the removal of the items they are displaying for sale.

Jim Thompson stated that he had several items that he would like to see come before the Planning Commission, all in relation to a development he resides in: Delaware Sediment and Erosion Control Handbook as he feels homes within the Woodlands of Pepper's Creek are causing catastrophic erosion, Shady Creek Lane – street issues with completion of roads, snow removal, and maintenance. Stacey explained to Jim that the State regulates storm water and the town cannot enforce or change those provisions. In addition she explained that there will be a meeting held between the town, the developer and a member from the Woodlands Condo Association regarding specific items relating to that development. Jim feels that there should be a Planning Commission member in attendance at that meeting. Stacey explained that she is a member of the commission and our engineer and planner will be there as well.

Stacey listed the items that she has heard concerns over. Those items are commercial dumpsters, outdoor & overnight storage and/or displays on commercial properties, and the 5 year sign compliance that was presented to the Council. The commissioners received photos from Stacey regarding the dumpsters throughout town and the outside storage and display of items for sale on commercial properties. The commissioners stated that they would like to discuss those topics at their next planning commission meeting. Stacey stated that she will look at other town codes to see if these items are addressed in their codes so as to get some ideas of what other towns are doing to regulate those issues. The commissioners stated that they would like to see the dumpsters be placed behind the commercial structures (if possible) to keep them hidden from public view. Chairman Scott Crater stated that he was unsure as to where the 5 year compliance requirement of all signs within the Town Center District was left with the Council. Stacey explained that it was tabled by the Council and the commissioners may want to recommend to the Council to bring this item off the table and to continue discussion or a vote.

Public Comment: There were no audience members present for comment.

The workshop adjourned at 7:35 p.m. with a motion made by Commissioner Connor and seconded by Commissioner Thompson. All were in favor. Motion carried.

Respectfully submitted,

Stacey Long, Town Administrator
No recording available