

Minutes of Meeting
Dagsboro Planning & Zoning Commission
Bethel Center
May 4, 2023

I. Call Meeting to Order:

Commissioner Brad Connor called the meeting to order at 6:00 p.m.

Those in attendance were: Commissioner Brad Connor, Commissioner Cathy Flowers, Commissioner Janice Kolbeck, Commissioner Cindy Gallimore, Commissioner Carol Thompson, Town Administrator Cindi Brought, and Engineering Consultant Kyle Gulbranson. Please see the sign in sheet for others in attendance.

II. Public Comment:

No public comment was made.

III. Approval of Minutes:

April 6, 2023 Meeting Minutes

Commissioner Kolbeck made a motion to approve the minutes. Commissioner Thompson seconded the motion. All were in favor.

IV. New Business:

Discussion and Possible Vote on Recommendation of Temporary Flower Cart
at 29453 Vines Creek Road

Arlene Amorim stated that she opened Beach Hill Flowers and would like to establish a Flower Cart Business. She added that it would be a part-time business since she currently works full-time for Beebe Hospital. Even though it is very time consuming because she starts her plants from seeds, Arlene stated that she loves flower gardening and hopes to bring happiness and joy to residents with her flowering business. Her plan is to have a Temporary Flower Cart along the front of the property and get her business established.

Commissioner Kolbecak asked, "Would you be selling plants or cut flowers?" Arlene Amorim stated that she would use cut flowers to make flower bouquets to sell.

Engineering Consultant Kyle Gulbranson stated that the property is in the Town Center, which allows temporary carts for the sale of goods such as vegetables and flowers from May 1st through November. He added that one requirement is to submit a Site Plan Application to designate parking and location of the cart. The process for this would be for Planning & Zoning to make a recommendation to the Town Council and then the Town Council would make the decision whether to approve it or not.

Commissioner Thompson asked, "Would there also be a building included in addition to the flower cart?" Arlene Amorim stated, "No, it would just be a flower cart." She added that her thought is to have the cart available Thursday through Sunday. Engineering Consultant Gulbranson stated that the only restriction would be the hours which are 8am to 8pm, seven days a week. Commissioner Thompson asked since the time restrictions are 8am until 8pm, would the cart need to be removed from the side of the road by 8pm each day? Arlene stated that she would like to have the cart left by the road instead of moving it each day and

shared a photo of the proposed flower cart. She added that she made the flower cart out of a 1940's truck bed and created a top for it.

Commissioner Connor asked, "What are the plans for parking?" Arlene Amorim stated that they had stones spread in the driveway and parking signs installed which read, 'Parking This Way'. Landscaping ties were put in, so the parking area is designated. Commissioner Connor asked if they needed to go through DelDOT. Mr. Gulbranson stated that since it is temporary seasonal use, they can use the existing driveway. Commissioner Thompson stated that there are 10 parking spaces shown on the diagram. Joel Antonioli, owner of the property being proposed stated that 8-10 parking spaces should be able to fit in the driveway and questioned what the size of a parking space should be. Mr. Gulbranson stated that the Town's requirement for a parking space is 10ft. x 20ft. Town Administrator Brought stated that the Town's concern with parking was people pulling off alongside the road but hopefully the driveway and parking lot would be used. Arlene Amorim stated that the driveway is U-shaped, and her hope is that it will be used as an entrance and exit.

Commissioner Thompson stated that the cart would remain by the road but asked if there is a plan for the sign after 8pm? Arlene Amorim stated that she would either lay the sign down or post a closed sign. Commissioner Flowers stated to Arlene that she may want to reconsider leaving the flower cart next to the road after dark to avoid any damage to the flowers or the cart. Joel Antonioli stated that this is an old cart, and they hope to not have to move it. Arlene added that she hopes no one would do any damage to it and appreciated the suggestion.

Commissioner Thompson asked if having a sign by the flower cart would be the only type of advertisement. Arlene Amorim stated that her daughter would help her with advertising since she is into marketing and has a website and Instagram page to post ads on for her. Commissioner Kolbeck recommended placing an ad in the Coastal Point when she was ready to open the Flower Cart business.

Commissioner Thompson made a motion to recommend the use of a Temporary Flower Cart at 29453 Vines Creek Road to the Town Council for review and possible approval. Commissioner Flowers seconded the motion. All were in favor.

V. Old Business

There was no old business.

VI. Public Comment:

No public comment was made.

VII. Adjournment:

Commissioner Kolbeck made a motion to adjourn. Commissioner Flowers seconded the motion. All were in favor.

Meeting was adjourned at 6:20 p.m.

Respectfully Submitted,
Wendy Rayne, Finance Clerk