

"A Historic Past"



"A Bright Future"

CITY OF DELAWARE CITY
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**CITY OF DELAWARE CITY
PLANNING COMMISSION
REGULAR MEETING
JUNE 4, 2007**

CALL TO ORDER

Commissioner Carol Stewart called to order the regular meeting of the Planning Commission at 7:00 p.m. Those present included Commission members Carol Stewart, Madonna Malinowski, Eric Diehl and Joe Neel. Commissioner Robert Malinowski arrived following the action upon the previous minutes. City Manager Morrill also attended.

ACTION UPON THE PREVIOUS MINUTES

Commissioner Stewart made a correction to the minutes of May 7, 2007. The minutes indicated that Commissioner Stewart called to order the meeting of May 7, 2007 when it was actually Commissioner Schofield. Commissioner Stewart called for a vote to approve the minutes with the correction. All ayes, minutes approved.

117 REYBOLD DRIVE – JAMES & SHARON ROSSEEL – REAR SETBACK VARIANCE-DECK FROM 25' TO 21.5'

City Manager Morrill explained that The City does not require a building permit in order to build a deck. However, in the process of researching the rear setback, it was determined that a 20' addition, completed in the late 1970's, was built closer to the rear setback than would have been allowed without a variance. As neither the Rosseels nor The City could find a record of the variance, this request was being done in order to set the record straight. The new deck would not extend any further back than the existing 20' addition. Discussion followed.

Commissioner M. Malinowski made a motion to approve the rear setback variance from 25' to 21.5'. Commissioner Diehl seconded the motion. A vote was taken, all ayes, motion carried.

806 FIFTH STREET – WHITTAKER BROTHERS – REZONING, SUBDIVISION, LAND DEVELOPMENT PLAN

Kevin Whittaker explained that 806 Fifth Street is the address of the existing residence. However, the project that is actually being presented is the development of the whole block and would be known as 800 Fifth Street. During the presentation, Mr. Whittaker explained that he and Preston Carden have an agreement to purchase the property, subject to approval of their plans by The City. The property is currently zoned R-1. Mr. Carden currently owns the adjoining property, located to the right of this block, which is zoned C-2. Dr. Burdick's office is next to this block on the other side and it is also zoned C-2. And the fire hall is across the street. It is zoned R-1, but is used for various social functions. Mr. Whittaker stated that if a builder wanted to construct single-family homes, they would have room for 11 new homes. This would be cost-prohibitive as the improvement of Jefferson Street would be required. He described the proposed plans using architectural renderings and booklets that he had previously made available to The City. The concept is based on apartment/condominium residential use above commercial use. Discussion followed. It was determined that for the purpose of this project, the residential areas should be thought of as rental properties. Mr. Whittaker and Mr. Carden requested that the only area to be rezoned as C-1 would be the part of the block that would house the retail businesses. Additional discussion followed regarding the existing structure. Mr. Whittaker indicated that it would probably be renovated as a single family dwelling and sold. City Manager Morrill stated that even though there is an apartment above the existing house, if it has not been actively used as an apartment during the last year, it would be considered non-conforming use that has expired. Mr. Whittaker suggested that the house should fall under the auspices of the Historic Preservation Commission, even though it was constructed in the mid 1950's, to prevent inappropriate renovations. He stressed that they were not looking for a vote at this time as they were simply unveiling the plan and asking for public opinion. He talked about the fact that this would be the last piece of property on Fifth Street that could be developed commercially. Additional discussion followed regarding the impact of this project on the downtown area. Questions from Delaware City residents and discussion followed regarding traffic, the Jefferson Street right-of-way, the petition against the project, Scenic Route 9, sewage, parking, proposed businesses, future of the trailer park, plans for PSC's new building on the Jefferson Street right-of-way, trash, plans for the rental units, and types of businesses to be housed in the commercial areas. Mr. Whittaker thanked everyone for the good questions and their input.

ADJOURNMENT

Commissioner R. Malinowski made a motion to adjourn the meeting at approximately 8:46 pm. Commissioner Diehl seconded the motion. A vote was taken, all ayes, no nays, motion carried.

Respectfully submitted,

Dawn K. Gwynn

City Secretary