

"A Historic Past"



"A Bright Future"

CITY OF DELAWARE CITY
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**CITY OF DELAWARE CITY
PLANNING COMMISSION
REGULAR MEETING
JULY 2, 2007**

CALL TO ORDER

Commissioner Carol Schofield called to order the regular meeting of the Planning Commission at 7:00 p.m. Those present included Commission Members Carol Stewart, Robert Malinowski, Carol Schofield and Joe Neel. Madonna Malinowski arrived prior to the discussion regarding 800 (806) Fifth Street. City Manager Morrill also attended.

ACTION UPON THE PREVIOUS MINUTES

The minutes from the previous meeting were not available.

800 (806) FIFTH STREET – Whittaker Brothers & Preston Carden – Partial Rezoning from R-1 to C-1: Subdivision – 1 Lot into 8 Lots; Variances – Off Street Parking; Special Exceptions: 1) Condominium Use in C-1 Zone; 2) Semi-Detached homes in R-1 Zone

Mr. Whittaker reminded the Planning Commission that he had unveiled the plan at the June meeting of the Planning Commission. He asked for questions and feedback from the Planning Commission. Discussion followed regarding the following: marketability of condominiums in Delaware City; the plan to rent the residential units above the commercial units; rental restrictions on the rental/condo units; cost of rental units; the impact of the project on the downtown area; ownership, zoning and maintenance of the storm water management area; the appearance of the six two-story semi-detached homes on Fourth Street; the impact of the project on the "small town" atmosphere of Delaware City; the

Comprehensive Plan; overcrowding; the impact of the project on property values of surrounding dwellings; PSC's plans for their future building, previously zoned C-2, that faces Jefferson Street; the plans for the existing dwelling (806 Fifth Street); and Whittaker Brothers' plans for the property next to the black smith on Clinton Street. There was concern expressed by the members of the Planning Commission regarding the rental/condo concept. Mr. Whittaker stated that residential units above the commercial units would be created as condominiums but be rented initially rather than sold. Some units could be sold at some point in the future. He also stated that he would not sell the commercial units.

Commissioner R. Malinowski made a motion to approve Mr. Whittaker's proposal for 800 Fifth Street: Partial rezoning from R-1 to C-1; Subdivision – 1 lot into 8 lots; Variances – off street parking; Special Exceptions: 1) condominium use in C-1 Zone; 2) semi-detached homes in R-1 Zone. In addition the stipulations for the Jefferson Street improvements, required by The City, must be met as follows: the construction of Jefferson Street between 4th and 5th Streets must meet DeIDOT standards or others approved by The City, including curbing and sidewalks on both sides; the design and construction schedule must be approved by The City prior to issuing building permits; the construction of a 5' wide handicap accessible sidewalk along the 5th Street frontage, to link with the existing sidewalk leading to the baseball field, with the design and materials to be approved by The City; the façade design and materials must be substantially the same as presented in the concept plan, with any alterations approved by The City. Commissioner M. Malinowski seconded the motion. Commissioner Schofield called for a vote. Commissioner R. Malinowski voted nay as he had concerns about the apartments and he felt that the plan was "too much" for the area. Commissioner Stewart voted nay as this would be in opposition to the new Comprehensive Plan, parking would be insufficient and the plan would create too much "hustle bustle". Commissioner Neel voted nay. Commissioner M. Malinowski voted yes but expressed concerns about the apartments. Commissioner Schofield voted yes but also expressed concerns about the apartments. The final vote was two in favor of the plan and three opposed to the plan. Mr. Whittaker thanked the Planning Commission for their time.

ADJOURNMENT

Commissioner Stewart made a motion to adjourn the meeting at approximately 9:00 pm. Commissioner M. Malinowski seconded the motion. A vote was taken, all ayes, no nays, motion carried.

Respectfully submitted,
Dawn K. Gwynn
City Secretary