

*"A Historic Past"*



*"A Bright Future"*

CITY OF DELAWARE CITY  
407 Clinton Street – P.O. Box 4159  
Delaware City, Delaware 19706  
302-834-4573

**CITY OF DELAWARE CITY  
PLANNING COMMISSION  
REGULAR MEETING  
SEPTEMBER 10, 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, Eric Diehl, and Joe Neel. City Manager Morrill was also in attendance.

**ACTION UPON THE PREVIOUS MINUTES**

A discussion occurred regarding the fact that the parts of the recorded minutes from the last meeting were inaudible due to a system problem. City Manager Morrill stated that The City would look into purchasing a new system to record meeting minutes. Commissioner Stewart made a motion to accept the minutes of the August 6, 2007 meeting, as written. Commissioner Malinowski seconded the motion. A vote was taken, all ayes, motion carried.

**101 WASHINGTON STREET – JAMES & ALLISON DEZSI – SPECIAL EXCEPTION UNDER C-1L ZONE TO ESTABLISH A TEA ROOM**

Mr. Dezsi informed the Planning Commission that he and his wife would like to open a British tearoom in their home, located at the corner of Washington and Front Streets, on weekends from 11:00 – 4:00 only. He added that they still need approval from the State of Delaware Board of Health. He indicated that his purpose for attending was to get information about applying for an exception under the C-1L Zone. Discussion followed regarding hours, location (interior/exterior), future plans, number of tables planned, seating, parking, etc.

Members of the Planning Commission indicated that they would probably be in favor of the project, but felt they needed more information. Mr. Dezsi stated that he would return at a later meeting with some photographs after meeting with the Board of Health and the Fire Marshall. City Manager Morrill recommended that Mr. and Mrs. Dezsi talk to their neighbors about the project.

**118 CLINTON STREET – WHITTAKER BROTHERS – SUBDIVISION: 1 LOT INTO 3 LOTS – TOWNHOUSES**

Mr. Whittaker explained that 118 Clinton Street is the vacant lot next to the blacksmith. He told the Planning Commission that he would like to subdivide the lot into three lots and build a townhouse on each lot. The property is currently zoned C-1. Mr. Whittaker said that he plans to construct three-story townhouses with a first floor that could be used for business purposes if the owner should choose. He added that the homes would be upper-end homes with two-story front porches and garages in the back as there is a common alley that could be used to access the garages. There would be a four-foot front setback. He pointed out that there are similar townhouses in the immediate area.

He said that the required variances would be lot frontage, area, and front setback. City Manager Morrill stated that the Historic Preservation Commission would have to approve these plans and they have a determining position on setbacks. He added that HPC would probably want a zero setback as all of the other properties on Clinton Street have a zero setback. Discussion followed.

City Manager Morrill said that the back alley is eight feet wide, but more space than that is being used as a common access. He asked if Mr. Whittaker would be willing to grant a four-foot easement, making the alley 12 feet wide at the William Street end. Mr. Whittaker said that he would be able to do that. City Manager Morrill asked Mr. Whittaker to ask Kerry Rhoades, the owner of the blacksmith forge, if he would do the same.

Discussion followed regarding the front setback. Commissioner Diehl made a motion to approve the subdivision of 118 Clinton Street from one lot to three lots, with the front setback up to zero, area square footage from 5000 square feet per lot to 2500 square feet for two lots and 2000 square feet for one lot, front footage from 50 feet to 25 feet and 50 feet to 20 feet, subject to granting a four-foot rear easement to The City. Commissioner Neel seconded the motion. A vote was taken, all ayes, motion carried.

**800 FIFTH STREET**

Mr. Whittaker and Mr. Carden attended this meeting to talk with the Planning Commission regarding the direction that should be taken for the 800 Fifth Street project. City Manager Morrill was unable to attend the last meeting and he wanted to make sure that everyone followed the required steps prior to voting

for/against the project. Discussion followed, based upon the second proposal provided by Mr. Whittaker and Mr. Carden, regarding the introduction of commercial use, parking requirements, site design and how the project would fit into the surrounding area.

City Manager Morrill pointed out that some of the density and the commercial use could logically be located at Fifth and Jefferson Streets. PSC which is zoned C-2 is located across Jefferson Street and the Delaware City Fire Company is right across Fifth Street from the projected site. This would allow for preservation of the residential areas on Fourth Street and Madison Street. He expressed concern about the amount of parking in the commercial area, indicating that it would be inadequate and would infringe on the residential area. He recommended additional off-street parking. He also recommended that the commercial area should not extend all the way to Fourth Street on Jefferson as it would change the nature of the residential area.

Discussion followed regarding architecture and the use of duplexes in a surrounding area that is made up primarily of single-family homes. Alternative designs of duplex residences were also discussed. Additional discussion followed.

Mr. Whittaker said that he would like to leave the meeting with some idea of how the Planning Commission would like to see this property developed. City Manager Morrill prepared a rough drawing to illustrate the suggestions made by the Planning Commission. Mr. Whittaker said that he and Mr. Carden would work with the drawing to come up with a revised plan and return at a later date to make a presentation.

### **ADJOURNMENT**

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

Respectfully submitted,

*Dawn K. Gwynn*

City Secretary