

Approved 5/5/08
81

"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
APRIL 7, 2008**

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 Bob Malinowski, Carol Schofield, Carol Stewart, Madonna Malinowski, Todd Lightcap and Joe Neel. City Manager Paul Morrill was also in attendance.

ACTION UPON THE PREVIOUS MINUTES

Commissioner M. Malinowski made a motion to accept the minutes of the March 3, 2008 meeting as written. Commissioner Stewart seconded the motion. A vote was taken, all ayes, motion carried.

CODE AMENDMENTS RELATING TO BED & BREAKFAST

City Manager Morrill pointed out that the language was slightly different for the C-1L zone than it was for R-1 zone for Bed and Breakfasts. In addition, the City has received inquiries as to the possibility of establishing B & B's. A discussion ensued regarding the differences, as well as the advantages and disadvantages, of the requirements for each zone, including parking, number of bathrooms, lot size, buffer area, special exception, on-site management, etc. Additional discussion followed regarding granting a variance as opposed to a granting a special exception. A discussion next took place regarding a specific request that was made by a homeowner to establish a B & B in a duplex that is located on two separate parcels that are each approximately 20 feet wide. A lengthy discussion followed regarding the whole concept of B & B's. Signage was also

discussed. It was determined that the City Manager would draft an ordinance to revise the requirements for Bed and Breakfasts in the R-1 zone to include off street parking, one full bathroom for each three bedrooms, a resident manager and a special exception. In addition the section of the Code that describes allowable signage would be amended to include signage for Bed and Breakfasts located in the R-1 zone, limiting the sign size to 2' X 2' and no higher than 4' from the ground to the top of the sign, if free-standing. The number of signs would be limited to one. It was also determined that the ordinance would include the requirements for Bed and Breakfasts in the C-1 zone, which would be the same as the requirements for the C-1L zone.

ORDINANCE 08-0128-01 RELATING TO FENCES

The City Manager pointed out some new fences that have been constructed or that are still in the process of being constructed. He asked the members of the Planning Commission to look at these fences as well as others that are located in town. Discussion followed regarding the permit/approval process. The discussion included revisiting the discussion that occurred last month regarding allowable fencing for corner lots. The Planning Commission arrived at the conclusion that for corner lots, the fence that is adjacent to the street should be limited to four feet in height.

ADJOURNMENT

Commissioner R. Malinowski made a motion to adjourn the April 7, 2008 Planning Commission meeting. Commissioner Stewart seconded the motion. A vote was taken, all ayes, no nays, meeting adjourned at 8:45 pm.

Respectfully submitted,

Dawn K. Gwynn

City Secretary

