

Approved 6/2/08

"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
May 5, 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, Eric Diehl and Joe Neel. City Manager Paul Morrill was also in attendance.

ACTION UPON THE PREVIOUS MINUTES

Commissioner Stewart made a motion to accept the minutes of the April 7, 2008 meeting as written. Commissioner R. Malinowski seconded the motion. A vote was taken, all ayes, motion carried.

4 WARFEL DRIVE- ALEX GIUSTIZIA- VARIANCES FOR REAR, SIDE & FRONT SETBACKS - GARAGE & ADDITION

City Manager Morrill reported that the property owner plans to build a new garage, den and dining room at the rear of the structure. He also gave a brief overview of the required variances. Mr. Giustizia was in attendance to answer any questions that might arise. Discussion followed regarding the removal of the existing shed, the lot coverage ratio, existing setbacks, front variance, back variance, side variance and the utility easement. In addition they discussed the opinions of the neighbors in relation to the proposed project. In the course of the discussion, Mr. Giustizia decided to change the plans to exclude the addition of the den and reduce the size of the dining room. He also decided to extend the size of the garage. More discussion followed as there were questions about the

scale of the existing drawings that had been presented. It was determined that due to the changes, there would only be a side and front variance required. Commissioner Diehl made a motion to approve the following variances for 4 Warfel Drive: a right side setback variance of 4'6"; a front setback variance from the front property line of 17'2"; the additions would include a dining room that measures 8' x 16'; and a garage on the south side; the shed would be eliminated; and the addition of a den would not be included. Council Member Stewart seconded the motion. A vote was taken, all ayes, motion carried. The City Manager stressed that a better drawing would be required at the time of application for the building permit. In addition, the City Manager informed Mr. Giustizia of the next steps that would be required for final approval.

ORDINANCE 08-0128-01 RELATING TO FENCES

A discussion occurred regarding the replacement of non-conforming fences. The City Manager stated that no permit would be required in order to repair an existing fence. However, in order to replace an existing fence, a permit would be required. He added that this ordinance would be on the agenda for the May 2008 Mayor and Council meeting.

ADJOURNMENT

Commissioner Stewart made a motion to adjourn the May 5, 2008 Planning Commission meeting. The motion was seconded. A vote was taken, all ayes, no nays, meeting adjourned at 7.45 pm.

Respectfully submitted,

Dawn K. Gwynn

City Secretary



ATTENDANCE SHEET – PLEASE SIGN IN

MEETING: PC DATE: 5-5-08

NAME:

ADDRESS:

ALEX GIUSTIZIA (DRG)

4 WPA FEE DR
