

"A Historic Past"



"A Bright Future"

CITY OF DELAWARE CITY
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**CITY OF DELAWARE CITY
PLANNING COMMISSION
REGULAR MEETING
JUNE 2, 2008**

CALL TO ORDER

Commissioner Carol Stewart called to order the regular meeting of the Planning Commission at 7:17 p.m. Those present included Commission Members 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 May 5, 2008 meeting as written. The motion was seconded. A vote was taken, all ayes, motion carried.

ORDINANCE 08-0507-01 RELATING TO BED AND BREAKFASTS

City Manager Morrill informed the Planning Commission of the steps that had been taken following the last Planning Commission meeting. He said that the off-street parking requirement had been removed due to the fact that no properties in the historic district would qualify. Therefore, anyone wishing to open a Bed and Breakfast in the historic district would need to apply for a special exception. The City Manager reviewed Section 4 with the revisions that had been made in reference to parking requirements. The parking requirements would be to:

1. Provide off-street parking; 2. Improve the on-street parking at the cost of the applicant; or 3. Make use of a public parking lot within 2 blocks of the B & B. The Board of Adjustment would then determine which parking requirements could and should be met. Discussion followed with examples of existing improved

parking. In addition a discussion occurred in reference to the difference between an on-site manager and a resident manager on-site. The C-1 Zone would require an on-site manager while the residential zones and the C-1L Zone would require a resident manager on-site. The City Manager told the PC that the Mayor and Council questioned why the Planning Commission required such a small sign and limited the height of a stand-alone sign to four feet. Discussion followed with the City Manager stating that he recommended that the size limit for a façade sign should be increased to four square feet, but the height limit for a free-standing sign should remain at four feet. A member of the PC asked if the City had heard anything more from the property owner who had inquired into opening a B & B on Franklin Street. The City Manager said that he thought he was waiting for the ordinance to be in place. The proposed B & B in the Polk Henry house was also discussed. Commissioner M. Malinowski stated that Sterling's looks beautiful since the scaffolding has been removed. Discussion followed regarding the status of the work remaining. Commissioner M. Malinowski made a motion to recommend adoption of Ordinance 08-0507-01 relating to Bed and Breakfasts, with the amendments as written and with the understanding that the façade sign size be increased to four square feet and that the height limit of free-standing signs remain at a maximum of four feet. The motion was seconded. A vote was taken, all ayes, motion carried.

ADJOURNMENT

Commissioner Neel made a motion to adjourn the June 2, 2008 Planning Commission meeting. Commissioner M. Malinowski seconded the motion. A vote was taken, all ayes, no nays, meeting adjourned at 8:48 pm.

Respectfully submitted,

Dawn K. Gwynn

City Secretary

