

*“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  
SEPTEMBER 14, 2009**

**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 R. Malinowski, M. Malinowski, Schofield, Stewart and Comegys. City Manager Tjaden was also in attendance.

**ACTION ON THE PREVIOUS MINUTES**

Commissioner Stewart made a motion to approve the minutes of the June 1, 2009 PC meeting as written. Commissioner R. Malinowski seconded the motion. A vote was taken, all ayes, motion carried.

**84-86 CLINTON STREET/81 WASHINGTON STREET – PRESTON CARDEN –  
Adjustment to a Previously Approved Plan**

Mr. Carden gave a brief history of the previously approved plan, informing the PC that, four years ago, he had been granted approval to construct a duplex at 81 Washington St. There would be two three-bedroom apartments with the stipulation that the first floor could be used for residential purposes for a period of five years. It was also noted that Mr. Carden would provide four off-street parking spaces. Mr. Carden requested the following changes: Extend the term so that the first floor could be used for residential use for an additional five years as the original term would expire in six months and construction has not started; and revise the parking requirement to provide four off-street parking spaces. Mr. Carden explained that there would not be sufficient room for four parking spaces in the rear of the property. Therefore, he would like to put two spaces in the rear,

and paving and parking for two spaces in the front. Mr. Carden explained that he has an easement adjacent to the property which would allow him to provide the parking as he was requesting. Discussion followed. Mr. Carden was asked when he would like the five year term to start. He replied that it would be best to have it start when the Certificate of Occupancy is issued. He added that he has a permit and could begin construction as soon as these revisions are approved. Discussion followed regarding the fact that the spaces in front of the structure would actually be considered street parking. Commissioner M. Malinowski made a motion to grant a five year residential use of the 1<sup>st</sup> floor beginning upon the granting of a Certificate of Occupancy and authorizing 2 off-street parking spaces in the back of the building and 2 paved street parking spaces in the front of the building. Commissioner R. Malinowski seconded the motion. Discussion followed regarding parking requirements when the first floor must be used for commercial purposes. A vote was taken, all ayes, motion carried.

### **ADJOURNMENT**

Commissioner R. Malinowski made a motion to adjourn the meeting.  
Commissioner Comegys seconded the motion. A vote was taken, all ayes.  
Meeting adjourned at 7:23 pm.

Respectfully submitted,

*Dawn K. Gwynn*

City Secretary