

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes March 17, 2021

ATTENDANCE

Commissioners

Linda Dennis
Justin Illian – resignation
Suraj Gyani
Larry Rohlfing
Steve Farrell

Staff

Jocelyn Huff, Planning
Tim Willard, Solicitor
Jamie Craddock, Planning

In accordance with the State of Emergency Declaration issued by Governor John Carney that became effective on March 13, 2020, and as extended, all public meetings of the Town of Georgetown shall be conducted electronically through Zoom until further notice to prevent unnecessary public gatherings.

zoom.us/join

Zoom Meeting ID: 999 5004 4885

1. CALL MEETING TO ORDER

Commission Chair Dennis called the meeting to order at 6:00 p.m.

2. APPROVAL OF FEBRUARY 17, 2021 MEETING MINUTES

Commissioner Farrell moved, seconded by Commissioner Gyani, to approve the February 17, 2021 regular meeting minutes as presented.

APPROVED (UNANIMOUS)

3. PRELIMINARY SITE PLAN REVIEW

CASE #2021-03 Convenience Store and Fueling Station

An application by Silicato Development, for the preliminary site plan review and approval of a +/- 5,051 square foot convenience store and fuel canopy. The property is located at 20983 Dupont Boulevard, identified as Sussex County Tax Map ID 135-19.07-7.01 & 7.02 zoned HC (Highway Commercial District).

The application was presented by Dave Kuklish, of Bohler Engineering, on behalf of Silicato Development. The applicant reviewed the existing site and proposed plan. 39 parking spaces are required; however, 52 spaces are being provided due to high customer demand. The drive aisle widths are larger than required due to a high volume of vehicle and pedestrian movement including delivery trucks for gas. DelDOT reviews for safe maneuvering of trucks. It was also noted that DelDOT will be closing the adjacent crossover and has required a 10' multi-use path along Route 113.

Elevations were provided of the store with the front facing Edward Street. Roof top equipment will be concealed and the roof line has expression. Waiver requests were discussed and it was determined that there is conflict with the overhead wires and underground utilities, the waivers are not out of character with the area and additional landscaping is being provided towards the adjacent property to the north and to the east along the far side of the proposed road access that is not required.

Waiver Requests:

1. **Commissioner Gyani moved, seconded by Commissioner Rohlfing, to APPROVE reduction of the landscape area requirement from 20% to 13.2%.**

Roll Call Vote:

**Commissioner Farrell - Yes
Commissioner Gyani - Yes
Commissioner Rohlfing - Yes
Commission Chair Dennis – Yes
APPROVED (UNANIMOUS)**

2. **Commissioner Gyani moved, seconded by Commissioner Rohlfing, to APPROVE reduction of the landscape buffer requirement against residential zone from 25' to 5'.**

Roll Call Vote:

**Commissioner Farrell - Yes
Commissioner Gyani - Yes
Commissioner Rohlfing - Yes
Commission Chair Dennis – Yes
APPROVED (UNANIMOUS)**

3. **Commissioner Gyani moved, seconded by Commissioner Rohlfing, to APPROVE reduction of the planting area requirement between parking and street right-of-way from 10' to 5'.**

Roll Call Vote:

**Commissioner Farrell - Yes
Commissioner Gyani - Yes
Commissioner Rohlfing - Yes
Commission Chair Dennis – Yes
APPROVED (UNANIMOUS)**

4. **Commissioner Rohlfing moved, seconded by Commissioner Gyani, to APPROVE waiver to permit parking in front of the building.**

Roll Call Vote:

**Commissioner Farrell - Yes
Commissioner Gyani - Yes**

**Commissioner Rohlfing - Yes
Commission Chair Dennis – Yes
APPROVED (UNANIMOUS)**

- 5. Commissioner Rohlfing moved, seconded by Commissioner Gyani, to APPROVE reduction of the parking lot landscaping requirement from 9 trees to 1 tree between the store and right-of-way.**

**Roll Call Vote:
Commissioner Farrell - Yes
Commissioner Gyani - Yes
Commissioner Rohlfing - Yes
Commission Chair Dennis - Yes
APPROVED (UNANIMOUS)**

Commissioner Farrell moved, seconded by Commissioner Gyani, to APPROVE the preliminary site plan contingent upon the following:

- 1. State agency approvals**
- 2. Satisfaction of Town Engineer's comments**
- 3. BOA approval of signage**
- 4. Elevation and architectural approvals**

**Roll Call Vote:
Commissioner Farrell - Yes
Commissioner Gyani - Yes
Commissioner Rohlfing - Yes
Commission Chair Dennis - Yes
APPROVED (UNANIMOUS)**

**4. COMPREHENSIVE PLAN
Draft Plan review & recommendations to Preliminary Land Use Service (PLUS)
and Town Council**

Presentation provided by consultant Lauren Good, of Wallace Montgomery, reviewing draft plan revisions made, the PLUS process and next steps with the project schedule.

Commissioner Gyani moved, seconded by Commissioner Rohlfing, to forward the draft Comprehensive Plan to PLUS and Town Council for review.

**Roll Call Vote:
Commissioner Farrell - Yes
Commissioner Gyani - Yes
Commissioner Rohlfing - Yes
Commission Chair Dennis - Yes
APPROVED (UNANIMOUS)**

5. PUBLIC COMMENT

No public comment was given.

6. Planning Department Report

Planning provided updates on projects. Three positions will be advertised; one to complete Justin Illian's term until 2022 due to his resignation and two for expiring terms.

7. ADJOURNMENT

Commissioner Gyani moved, seconded by Commissioner Farrell, to adjourn the meeting at 7:50 p.m. **APPROVED (UNANIMOUS)**

APPROVED:


Linda Dennis, Chairperson

ATTEST:


Jocelyn Huff, Planning