

**Town of Bethany Beach  
Planning Commission Meeting  
October 22, 2016**

The Bethany Beach Planning Commission held a meeting on Saturday, October 22, 2016 at 9:00 a.m. in the Town Meeting Room.

Present: Lew Killmer, Chairman, who presided: Diane Fogash, Dr. Larry Fishel, John Gaughan, Mike Boswell, and Susan Frederick (Building Inspector)

Excused Members: Fulton Loppatto

Also present: Molly Daisey, Assistant Town Clerk and interested members of the public.

Mr. Killmer called the meeting to order at 9:01 a.m.

Approval of the Agenda

Ms. Fogash made a motion to approve the agenda. Seconded by Mr. Gaughan, the motion was unanimously approved.

Discussion/Approval of the Planning Commission Minutes of September 17, 2016

Ms. Fogash made a motion to approve the minutes as amended. The motion was seconded by Mr. Gaughan and unanimously approved.

Announcements/Comments/Updates

The NRDRRC met on October 14, 2016 and reviewed one application from Candy Kitchen for new signage at their existing business at 100 Garfield Parkway. They requested approval of lit channel letters on a pink metal background wall sign, replacing an existing sign. This met the design guidelines and were approved.

The Town Council met yesterday and approved the Residential Bulk Density Ordinance. A first reading was conducted requesting that the Planning Commission in the future be called the Planning and Zoning Commission since the Town Council just disbanded the former Zoning Commission.

Mr. Gaughan pointed out during the Public Comment at yesterday's Town Council Meeting, a gentleman stated that he should be allowed to build the house he wishes to build. Looking at the current proposal, and the square footage that you can build on a 5,000 square foot lot, a property owner can still construct a 6000 square foot residential structure, which he feels is significant. Ms. Rosemary Hardiman spoke with this gentleman after the meeting and clarified this for him. It was a misunderstanding.

Mr. Boswell wished to thank Mr. Killmer for all his work on the Bulk Density Ordinance that was approved yesterday.

Dr. Fishel also wished to thank Mr. Killmer for all his work and that all developments/Towns have rules on building homes. He feels that Bethany Beach's rules are lenient and liberal.

## Public Comment/Questions for the Planning Commission

### New Business:

#### **A. Election to choose the next Chairperson and Vice Chairperson for 2016/2017**

Ms. Fogash nominated Mr. Boswell to serve as the Chairperson. There were no other nominations. Mr. Boswell was selected to serve as Chairman of the Planning Commission.

Dr. Fishel nominated Mr. Gaughan to serve as the Deputy Chairperson. There were no other nominations. Mr. Gaughan was selected to serve as Deputy Chairperson of the Planning Commission.

#### **B. Begin planning and preparing the five-year update to the Town's 2012 Comprehensive Plan**

The former Comprehensive Plan ran from 2010 to 2020. It wasn't till 2012 before the Town's Comprehensive Plan was certified by the State of Delaware. The next five-year update will now run from 2017-2022. Mr. Killmer has outlined what must be done to put the plan together. Bethany Beach is at the point where the Town can't expand anymore and there are no strategic areas of growth outside the corporate limits of the Town. Therefore the State will focus on growth and improvements within our community. That in turn places a higher emphasis on quality of life related issues that the Town would be responsible for. It is critically important to have input from the community when updating the Comprehensive Plan. Mr. Killmer went through the entire Comprehensive Plan and has highlighted the items that need to be addressed. He would like to delegate various sections of the Comprehensive Plan to individuals of the Planning Commission. It is important to develop plans that both benefit the community and are fully achievable. The Comp Plan update will be listed as an agenda item at every Planning Commission Meeting until it is completed including a number of Public Hearings. New requirement this year, once the plan is updated, is the Comp Plan to be sent to surrounding communities for their input. Mr. Killmer will focus on the executive summary section, summarizing what Bethany has accomplished from 2012 thru 2016. Once the update is completed, the Town Council will need to approve it. Mr. Boswell asked what the time frame is to complete this update. Mr. Killmer responded that he would like to have this finished by July, since public participation is key to the process. Mr. Boswell commented that everyone should read through the current Comprehensive Plan. Mr. Gaughan stated that there are a number of maps in the Comp Plan that need to be changed/updated. Mr. Gaughan wanted to point out, that once the Comp Plan is approved, it has the authority of law. Mr. Boswell thinks there should be emphasis on the beach aspect when updating the Comp Plan. Mr. Gaughan addressed two issues that were brought up at yesterday's Town Council Meeting, the Town's resilience and the possible widening of the boardwalk. Mr. Killmer replied that resilience is definitely will be a focus of the Town and there are already a number of plans in place. Regarding widening the boardwalk Mr. Gaughan feels that this does fit in the Comp Plan as it is updated. Mr. Killmer commented a few years ago the Town Council explored widening the boardwalk and the community was against it.

#### **Adjourn:**

Dr. Fishel made a motion to adjourn the meeting. Ms. Fogash seconded the motion and it was unanimously approved. The meeting was adjourned at 10:02 a.m.

The next Planning Commission meeting is Saturday, November 19, 2016 at 9:00 a.m.

Respectfully submitted:

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Molly Daisey, Assistant Town Clerk