

Town of Bethany Beach
Planning Commission Minutes
February 17, 2007

The Bethany Beach Planning Commission held a meeting on Saturday, February 17, 2007 in the Bethany Beach Town Hall, 214 Garfield Parkway, Bethany Beach, DE 19930.

The following members were present: Kathleen Mink, who presided, Lew Killmer, and Donald Doyle. Fulton Loppatto and Lonny Moore both requested and were excused from attending the meeting.

Also present: Mayor Carol Olmstead, Councilman Steve Wode, Councilman Tracy Mulligan, John Eckrich, Building Inspector, Trisha Titus of the Coastal Point, Seville Pettit, Administrative Secretary and interested members of the public.

The meeting was called to order at 9:03 a.m.

OPENING OF MEETING

Approval of Agenda

Ms. Mink made a request to table item #3 under Old Business (Articles 45 & 46; 56& 57; 63 & 64; 72 & 73 Permitted Signs & Windblown Displays). The Commercial Architectural Guideline Committee has proposed a new sign ordinance and Ms. Mink requested that this be primary subject for the Planning Commission's March meeting. The amended agenda was unanimously approved.

Discussion/ Approval of Planning Commission Minutes dated January 20, 2007

Mr. Doyle suggested some corrections that needed to be made to the minutes. Mr. Killmer made a motion to approve the minutes as amended. The motion was seconded by Mr. Doyle and unanimously approved.

Announcements/ Comments

1. Commercial Design Review Committee (CDRC) (Doyle)

Mr. Doyle stated the existing Tropicana store located on Garfield Parkway would be subdivided into two stores. The Tropicana store will be on the east side and the Bethany Beach Bike store will be located on west side of the subdivided building.

Mr. Doyle also stated the proposed color of the building will be beige with sage green accents. There will also be two new awnings placed over each of the store entrances. A suggestion was made to reseal and restripe the parking lot. The owner of the property, Mr. Raskauskas, was very receptive to the proposed changes that were recommended by the CDRC.

Mr. Killmer provided additional information on the proposed project such as a request to improve the landscaping on the property, to increase the use of the rear parking lot area and the power washing of the siding portions of the building. The adjacent business property owner on has been contacted by the Code Enforcement Officer and has agreed to make a repair and/or replace the existing fence between the properties. Mr. Raskauskas has also agreed to reduce

the number of existing light fixtures on the front of the building and replace the lighting fixtures with beige colored fixtures in an attempt to match the color of the building. The next meeting for the Commercial Design Review Committee will be held February 23, 2007.

2. Status of 2008 Fiscal Budget Development (Doyle)

Mr. Doyle explained that the funding level that was proposed by Ms. Mink for the construction of sidewalks for the portion of the Town east of Route 1 was too large to consider at this time. The recent significant reduction in the amount of the transfer tax received by the Town has had a substantial negative impact on funding future large-scale capital-intensive projects. Mr. Doyle recommended that this subject be targeted for future review and consideration.

Mr. Mulligan suggested placing the sidewalk subject for more analysis in a category seven of the budget.

3. Sussex County Comp Plan Review on 02/15/07 @ BB Fire Hall (Wode/ Costello)

Mr. Wode stated there were five meetings. He read the minutes for the first two meetings, listened to recorded audio portion of the third meeting and attended the last two meetings. The subject of roads and public safety appear not to be a high priority at these meetings. It is the opinion of Mr. Wode and Mr. Costello that infrastructure and public safety need to be made high priority items in the Sussex County Comprehensive Plan.

Mr. Costello added there is a failure in the area of intergovernmental cooperation with Bethany Beach being a victim of an uncooperative system. Bethany Beach may want to respond. Conversations between the State and the County without a proposed plan of action are a disservice to Bethany Beach.

4. Town Council Workshops (Killmer)

Comments, Question & Answers discussion for Planning Commission members

There were no questions to discuss at this time.

NEW BUSINESS

Bethany Beach Planning Commission's input to Sussex City Comp Plan Update (Doyle)

The Planning Commission members started reviewing the third draft of a proposed letter to be sent to the Sussex County Commissioners that addresses concerns that need to be included in the update of the Sussex County Comprehensive Plan. Mr. Doyle stated the input of the Planning Commission was to focus on two points. Point One being the urgently needed and significantly past due improvements to the infrastructure. Point Two is encouraging new legislation that imposes the creation of impact fees to fund both the upgrading and maintenance of all current and future improvements to the infrastructure. When finalized the letter will be sent to the Sussex County Commissioners as well as the Consultants contracted to upgrade the County Comprehensive Plan.

2007 COMPREHENSIVE PLAN and LOOKING AHEAD

Continue discussion/ decisions on short and long-term planning issues (Exhibit 1)

The Planning Commission is continuing to develop a set of guidelines that involve addressing both short and long-term goals for the Planning Commission to address and hopefully resolve.

PUBLIC COMMENT/ QUESTIONS

There were no comments or questions at this time.

OLD BUSINESS

Continue update of Chapter 245

Ms. Mink advised that this section would be tabled until the Planning Commission meeting on March 16, 2007.

ADJOURN

Mr. Killmer made a motion to adjourn. The motion was seconded by Mr. Doyle and unanimously approved. The meeting adjourned at 11:09 a.m.

Respectfully Submitted,

Seville Pettit
Administrative Secretary