

**Town of Bethany Beach  
Planning Commission Minutes  
April 20, 2013**

The Bethany Beach Planning Commission held a meeting on Saturday, April 20, 2013 at 9:00 A.M. in the Bethany Beach Town Hall, 214 Garfield Parkway, Bethany Beach, DE 19930.

The following members were present: Lew Killmer, who presided; Mike Boswell; Faith Denault; John Gaughan, Fulton Loppatto; and Chuck Peterson.

Also present: Susan Frederick, Building Inspector; Mayor Tony McClenny; Lisa Kail, Administrative Secretary; and interested members of the public.

**OPENING OF MEETING**

Mr. Killmer called the meeting to order at 9:00 a.m.

**Approval of Agenda**

Mr. Gaughan made a motion to approve the agenda. Mr. Boswell seconded the motion and it was unanimously approved.

**Discussion/Approval of the Planning Commission Minutes of February 16, 2013**

Mr. Gaughan made a motion to approve the minutes dated February 16, 2013. Seconded by Ms. Denault, the motion was unanimously approved.

**Announcements/Comments/Updates**

***Non-Residential Design Review Update (Denault/Killmer)***

There was not a Non-Residential Design Review Committee meeting this month so there was no report.

***Comments/Updates Regarding the April Town Council Meeting (Killmer)***

Mr. Killmer reported the following:

- Council approved the First Reading on an ordinance to amend Chapter 395 (Building Construction) to adopt the International Residential Code (IRC) and International Building Code (IBC), 2012 Editions. The amendments approved were to adopt the 2012 versions of the IRC and the IBC and delete the requirements for high impact windows, a one-foot freeboard, and the requirement for sprinkler systems in residential structures.
- Council discussed a proposed ordinance to amend parking for commercial chartered or hired buses. The ordinance is going to be presented as is for adoption by Mr. Gordon at next month's meeting.
- Council moved to approve the re-allocation of funds in the Fiscal Year 2013 General Fund Operating Budget and adjustment of the Special Fund Budget to match grant funds actually received.

- Council approved the Town’s Investment Policy.
- Council moved to approve the contract submitted by Caldwell Tanks, Inc. for the Bethany Beach Water Tower Project. The contract submitted by A.P. Croll & Son, Inc., for the Mineral Pond Removal Project was approved by Council.
- Council approved the contract submitted by Genecor Trailers, LLC for a mobile sludge tank.

***Comments, Q&A and Discussion for Planning Commissioner Members (All)***

There were no questions or comments for the Planning Commissioner members at this time.

**PUBLIC COMMENT/QUESTIONS FOR THE PLANNING COMMISSION**

There were no comments or questions from the public for the Planning Commission at this time.

**OLD BUSINESS**

**Review Residential Building Bulk Power Point Presentation**

The Commission reviewed Ms. Frederick’s Power Point presentation on Residential Building Bulk and made some modifications. It was noted that the Town should take compatibility, Floor to Area Ratios (FAR), second story setbacks, canyon effect, wall size and roof size into consideration when reviewing submitted plans for new construction and major renovations.

Mr. Gaughan suggested removing the addresses of the houses that are used as examples in the presentation.

The concern of the stacking of decks being a factor in houses having a boxy appearance was addressed. Mr. Gaughan recommended that the ordinance should prohibit less than eight (8) feet ceiling height for safety reasons.

It was advised that the verbiage on Page 8 (“Example 4”) of the Power Point be modified so that it is easier to understand. A better definition for “stacked decks” is also needed. The Commission made a recommendation to switch Page 11, titled “Options Considered/Discarded” with Page 12, titled “Options Under Consideration”.

Mr. Loppatto noted that an idea for promoting tradeoffs would be to limit the size of decks that are above twenty-five (25) feet.

On Page 16 (“Example 7”) of the Power Point, it was advised that the verbiage “by making steeper pitch” be added after “limit number of floors or stories to 2 ½”.

The text “Bethany Beach” will be added to constructions listed throughout the presentation for clarification purposes.

On Page 27 of the Power Point, labels for the photo examples houses will be added.

On Page 29, the text “cavernous” will be replaced with the word “canyon” and the text “I recommended making the” be replaced with the text “Requiring makes a”.

The Commission members expressed their appreciation to Ms. Frederick for all of her work on this presentation.

*\* Note: The presentation on Residential Bulk Density that was discussed at this meeting is available at the Bethany Beach Town Hall upon request.*

#### **SUMMARY OF ACTION ITEMS**

- A. Ms. Frederick will invite local developers, architects, planners, and real estate companies to view and discuss the presentation on Residential Bulk Density at the next meeting.

#### **ADJOURN**

Mr. Gaughan made a motion to adjourn the meeting. The motion was seconded by Ms. Denault and unanimously approved. The meeting was adjourned at 11:08 a.m.

There will be no Planning Commission meeting in May. The next meeting is scheduled to be held on June 22, 2013.

Respectfully Submitted:

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Lindsey Good, Admin. Secretary