

Commercial Design Review Committee
Meeting Minutes
February 9, 2007

The Bethany Beach Commercial Design Review Committee held a meeting on Friday, February 9, 2007 in the Town Meeting Room.

Members present: Lew Killmer, Chairman, who presided: Donald Doyle, John Hendrickson and John Eckrich. Jim Weisgerber was absent.

Also present: Seville Pettit, Administrative Secretary and interested members of the public.

Call to Order

Mr. Killmer called the meeting to order at 2:00 p.m.

The purpose of the meeting is to review, discuss and vote on an application and plans submitted by Joe Raskauskas, for property located at 792 Half Moon, Lot 1, Block RH – 24, C-2 Zoning District, Bethany Beach, DE.

Mr. Raskauskas gave a brief overview of the proposed project. The building will consist of two parts with a partition to separate the sections. The main color of the building will be beige and the accent color will be sage green. The doors will be converted into windows.

The existing signage will be replaced with channel lettering, there will be two lights eliminated and two lights will remain on the roof for security purposes.

The committee members began to review and ask questions about the proposed plans.

The application and plans submitted by Mr. Joe Raskauskas were approved with the following restrictions/ conditions:

- Applicant agreed to repaint building (light tan/beige with sage green accents) on both the north and west facing sides of the structure as presented on the submitted plans
- Lighting on the north side (facing Garfield Parkway) of the building will be upgraded to match wall paint color and the existing lighting fixtures at each end of the building on the north side will be removed
- Building will be power washed to remove existing mold and algae
- New signage proposed for the building will conform to Town Code requirements and must be approved by the Town's Building Inspector prior to installation
- The two new awnings proposed for the structure will meet all of the guidelines outlined in the Bethany Beach Commercial Districts Design Guidelines
- The Town will contact the adjacent commercial property owner to make required repair and/or replace existing fence between the two commercial properties
- Consider signage to inform and direct customers to the additional parking spaces in the rear of the property
- Applicant suggested possible upgrading to the front parking lot (sealing and restripping)

- Applicant will consider placing appropriate landscaping at the front of each new two businesses
- Applicant was informed of the Town's desire to have the pole sign removed

Respectfully Submitted,

Seville Pettit
Administrative Secretary