

**Town of Bethany Beach
Planning Commission Minutes
May 16, 2009**

The Bethany Beach Planning Commission held a meeting on Saturday, May 16, 2009 in the Bethany Beach Town Hall, 214 Garfield Parkway, Bethany Beach, DE 19930.

The following members were present: Lew Killmer, who presided: Donald Doyle, Faith Denault, Kathleen Mink and John Gaughan. Fulton Loppatto was officially excused from this meeting.

Also present: Councilman Joseph Healy, John Eckrich, Building Inspector, Seville Pettit, Administrative Secretary, Patricia Titus of the Coastal Point and interested members of the public.

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

OPENING OF MEETING

Approval of Agenda

Mr. Killmer made a suggestion to move agenda item B under old business “Continue Review and Discuss Kathleen Mink’s Second Draft of Proposed Topics/Questions for the Planning Commission’s Proposed Survey” to agenda item A. under old business.

Mr. Doyle made a motion to approve the amended agenda. The motion was seconded by Ms. Denualt and unanimously approved.

Discussion/ Approval of the Planning Commission Minutes of April 18, 2009

Ms. Denualt made a motion to approve the minutes dated April 18, 2009; the motion was seconded by Mr. Gaughan and unanimously approved. Ms. Mink abstained, due to an excused absence.

Announcements/ Comments/ Updates

Non-Residential Design Review Update (Killmer)

Mr. Killmer reported there was no meeting for the month of May.

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

Mr. Killmer stated there was a lot of housekeeping issues reviewed and voted on by the Town Council. The key issues were the following items:

- A proposal to change both the length of terms as well as term limits for the Town Council. The proposal was to change the length of the terms to three years from two years as well as placing term limits to no more than six consecutive years on the Town Council. The issue will be on the ballot at this year’s election in the form of a non-binding referendum.
- A number of proposed changes to the Town’s Charter were removed from the agenda.

- Mr. Killmer mentioned a proposed piece of legislation dealing with wind energy that will restrict municipalities from regulating the installation and use of wind turbines in the state is currently being discussed and maybe approved in the near future.
- The proposal to regulate the installation and maintenance of geothermal energy systems has been sent to the Town Solicitor to be formatted into an ordinance.
- The proposal for the hours to be extended for the dogs on the beach/boardwalk was not passed.
- Also, there will no longer be perpetual health insurance for Town employees except for those former employees who are currently retired and are receiving health insurance.

Comments, Q&A and Discussion for Planning Commissioner Members

There was no discussion at this time.

PUBLIC COMMENT/ QUESTIONS FOR THE PLANNING COMMISSION

There was no discussion at this time.

NEW BUSINESS

Review and possibly vote on two amendments to a previously submitted and approved PRD for the property identified as Block 32 - Lots 11, 12 which are located on Garfield Parkway across the street from the Turtle Walk Community. The request is to reduce the number of approved housing units from 7 to 6 and the addition of a pool for the use of the future property owners and their guests.

Mr. Mark Dieste gave an overview of the proposed project. The location of the project is directly across from the Turtle Walk Community on Route 26. The proposed name for the new town home community will be The Crossings At Bethany. Mr. Dieste proposal calls for the installation of a community pool and to remove one unit from the previously approve 7 unit town home community.

The Planning Commission members reviewed the proposal with Mr. Dieste and Mr. Eckrich the Town's Building Inspector.

Mr. Doyle made a motion to approve the proposed project as presented by Mr. Mark Dieste. The motion was seconded by Ms. Mink and unanimously approved.

Continue Review and discuss Kathleen Mink's second draft of proposed topics/questions for the Planning Commission's proposed survey. (Mink/Killmer)

Ms. Mink reported there were changes made to the proposed document from the comments and suggestions from the April meeting.

Mr. Larry Fishel a member of the Communication Committee commended the Planning Commission members on the topics that were presented. He stated that surveys should only take one minute or be one page long in length.

He agreed to help the Planning Commission with the survey that will be sent to the members of the Bethany Beach community some time in the future in conjunction with the five year anniversary of the Town's Comprehensive Plan.

The Planning Commission members began to review the second draft of the proposed topics/questions for the survey. The Planning Commission members reduced the number of possible questions down to a few key areas.

Begin to discuss and review documentation concerning solar energy.

Mr. Killmer gave members a copy of the proposed ordinance for comments and requested that the members be prepared to begin reviewing and editing the document at the June Planning Commission meeting.

OLD BUSINESS

Geothermal Heating/Cooling Roundtable Discussion/Draft F: Review and discuss any changes or additions requested by DNREC and/or the geothermal installers and well drillers.

Mr. Killmer questioned Mr. Eckrich if the contractors and members of DNREC that attended the roundtable discussion had time to review the final draft of the document and if there were any additional changes that they wish the Planning Commission to consider.

Mr. Eckrich replied that most of the contractors were contacted and they were satisfied with the changes. He also volunteered to call those members that have not responded to make sure that they are comfortable with the final draft.

ADJOURN

Mr. Gaughan made a motion to adjourn. The motion was seconded by Ms. Denault and unanimously approved. The meeting was adjourned at 11:28 a.m.

Respectfully Submitted,

Seville Pettit
Administrative Secretary

PLANNING COMMISSION
ACTION ITEMS
May 16, 2009

1. Mr. Eckrich to provide Mr. Gaughan with the original survey.
2. Mr. Eckrich to mail out the information about the proposed plans for 67 and 69 Kent Ave.