

TOWN OF GEORGETOWN - PLANNING COMMISSION

Meeting Minutes March 21, 2012

ATTENDANCE

Commissioners

Rob Robinson
David Pedersen
Rodney Marvel
Miles Potter
Chris Lecates

Staff

Jocelyn Godwin, Planning
Tim Willard, Solicitor
Jamie Craddock, Planning

1. CALL MEETING TO ORDER

Commissioner Robinson called the meeting to order in the Town Hall at 6:00 p.m.

2. APPROVAL OF FEBRUARY 15, 2012 MEETING MINUTES

Commissioner Potter moved, seconded by Commissioner Pedersen, to approve the February 15, 2012 regular meeting minutes as presented. **APPROVED (UNANIMOUS)**

3. CASE #2012-06 Historic Review

An application by Bernardon Haber Holloway Architects, LLC., on behalf of State of Delaware, Department of Historical & Cultural Affairs, for approval of site improvements and exterior renovations to be made to 10 South Bedford Street, identified as Sussex County Tax District 135 Map 14.20 Parcel 224.00 zoned HD (Historic District). This application was tabled at the February 15, 2012 meeting.

Kevin Rychlicki presented the changes to the application. The handrail has been simplified with pickets removed and the sidewalk will be brick to match the foundation. The Commission thanked the applicant for the changes as it is one of the more important buildings to the Town.

Commissioner Marvel moved, seconded by Commissioner Potter, to APPROVE the application as revised and presented. APPROVED (UNANIMOUS)

4. Proposed Ordinance 2012-04; Moratorium on Transitional Housing

Mr. Willard, Town Solicitor, explained the reasoning behind the moratorium as discussed by Town Council.

Chairman Robinson asked for any public comment.

Gina Miserendino, of the Sussex Housing Group, stated she was in opposition of the moratorium. Materials were handed out to the Commission including definitions and statistics regarding median incomes and affordable housing in Sussex County. It was suggested the timeframe be reduced to 3 months.

Linda Dennis, resident in Ward 4, is in support of the moratorium. Ms. Dennis stressed there is a difference between affordable housing and transitional, the impacts of transitional housing need to be understood and looked at fairly. Concern was expressed that 8 months may be too tight.

Tony Semerano, of 4 Cranberry Court, is in support of the moratorium and suggested the Commission review the February 22nd Town Council minutes and stressed that affordable housing is not a part of this moratorium.

Commissioner Pedersen moved to support the ordinance as explained by the Town Solicitor, striking Section 1 that no Transitional Houses shall be established. No second was made.

Commissioner Potter moved, seconded by Commissioner Lecates, to recommend adoption of the ordinance with the following comments:

- 1. Addition of a Planning Commission member to the Task Force.**
- 2. Add clarification of the number of representatives on the task force from the residents of the Town and the Transitional Housing Community.**
- 3. For the report, clarify ‘How many transitional residences exist?’.**
- 4. Add ‘Financial Impact of Transitional Housing to the Town’ to the report.**
- 5. Add a ‘Map Showing Locations of Transitional Housing’ to the report.**

APPROVED 4 - 1 (LECATES, MARVEL, POTTER & ROBINSON – AYES, PEDERSEN – NAY)

5. Planning Department Report

Schedules for planning workshops offered from the Institute of Public Admin. of the University of Delaware were distributed.

Mrs. Godwin presented a proposed ordinance for Modification of the Parking Requirements.

The Town Manager may reduce the required number of spaces by up to 20% if for the reasons of topography, mixes of uses, ride share programs, availability of transit, limited customer stays, or other conditions specific to the site, provided the reduction in the required number of parking spaces satisfies the intent of this Article.

A procedure has been written up and a request form has been created. This ordinance would allow flexibility based on an applicant's justification for a reduction.

Commissioner Marvel moved, seconded by Commissioner Pedersen, to support the recommended ordinance as presented and forward to Town Council. APPROVED (UNANIMOUS)

6. ADJOURNMENT

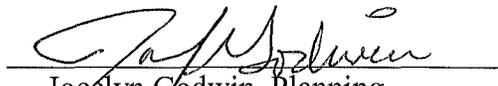
Commissioner Marvel moved, seconded by Commissioner Potter, to adjourn the meeting at 7:07 p.m. **APPROVED (UNANIMOUS)**

APPROVED:



Rob Robinson, Chairperson

ATTEST:



Jocelyn Godwin, Planning