

Town of Henlopen Acres

104 Tidewaters
Henlopen Acres, DE 19971

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MINUTES: Meeting of the Planning Commission of the Town of Henlopen Acres was held on **Monday May 9, 2016 at 10:00am** at Town Hall on 104 Tidewaters in Henlopen Acres, Delaware

PRESENT:

John Scheurer	Planning Commission Chairman
Bob Reed	Planning Commission
Gordon Kaiser	Planning Commission
Dick Thompson	Planning Commission
David Lyons	Mayor (member ex-officio)
Thomas Roth	Town Manager (member ex-officio)
Lisa Michaels	Town Clerk
Barbara Shortley	59 Pine Reach

EXCUSED: Mary Jane Lyons Planning Commission

[The Minutes Are Not Verbatim]

1. Call to Order – Pledge of Allegiance

The meeting was called to order 10:00am by Chairman John Scheurer.

2. Approval of Minutes – July 10, 2015

The minutes were reviewed and Commissioners Bob Reed and Dick Thompson wanted a clarification on the definition of accessory structure under 3. Old Business b. Garages. The changes were made and a **motion** to approve the minutes as corrected was made by Mr. Thompson and seconded by Mr. Reed. **Motion** passed unanimously.

3. OLD BUSINESS

a. Garages

The discussion continued on whether garages should be excluded from the 6000 sq. ft. under roof maximum and also how it will affect the 20% accessory structure maximum. The Commissioners defined their objective as simplifying the process to allow residents to build garages to store cars, bikes, beach gear, etc. out of site. The committee realizes that the due to the varying size and shape of the lots in Town there is no simple solution. No decision was made and the topic was deferred to the next meeting.

b. §130-4.B.(2) Accessory use, Cooking facilities

The original intent of the Code as written is to prohibit all outside cooking, including grills. The desire is to change the Code allowing unenclosed outside cooking facilities that cannot become inhabitable space while still controlling noise. The definition of unenclosed needs to be addressed and whether it can have walls and/or a roof. Mr. Roth proposed the following definition of unenclosed: Enclosed by not more than three walls which may or may not be protected from weather by an operable partition. The

Commissioners requested Mr. Roth get input from Mr. Kollar the zoning officer and more discussion will be done at the next meeting.

c. Removal of trees

Deferred to the Tree Committee

d. Review of fencing requirements

The current Code is being evaluated to allow for other circumstances when fences would be permissible in addition to fencing for pools. The discussion is also whether to enlarge the amount of a homeowner's yard allowed to be fenced to include the side yard. Several issues need to be taken into consideration including not restricting the bridle paths and aesthetics. No decision was made and the topic was deferred to the next meeting.

4. NEW BUSINESS

a. Site plan review requirements

Any lot or lots proposing substantial site changes would be required by the Zoning Inspector to have plans reviewed by the Planning Commission before being reviewed by the Environmental Review Committee. Mr. Scheurer will draft language to be reviewed and voted on at the next Planning Commission meeting scheduled for Friday June 10, 2016 at 10am.

b. Review of Comprehensive Plan recommendations

Deferred until the next meeting

5. Adjournment

A **motion** to adjourn was made by Mr. Thompson and seconded by Commissioner Gordon Kaiser. The meeting was adjourned at 11:16am.

Approved 06/10/2016