

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 **Friday June 10, 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
	Mary Jane Lyons	Planning Commission
	David Lyons	Mayor (member ex-officio)
	Thomas Roth	Town Manager (member ex-officio)
	Lisa Michaels	Town Clerk
	Barbara Shortley	59 Pine Reach
	Paddy Richards	5 Rolling Road
	Le Rowell	4 Broad Hollow
	Henry DeWitt	55 Fields End

[The Minutes Are Not Verbatim]

1. Call to Order – Pledge of Allegiance

The meeting was called to order 10:02am by Chairman John Scheurer.

2. Approval of Minutes – May 9, 2016

Motion to approve the May 9, 2016 minutes made by Commissioner Bob Reed and seconded by Commissioner Dick Thompson. **Motion** passed unanimously.

3. OLD BUSINESS

a. Garages

The meeting packet includes five different references to garages which were reviewed by the commission. Mr. Scheurer suggested considering allowing an enclosed storage unit (smaller than a garage) instead of a garage since the size of the potential allowance (250 sq. ft.) is an issue. Commissioner Gordon Kaiser suggested tightening up the definition of a garage to specify a maximum of either 2 car or 3 car. Mr. Roth noted the current code already limits garages to 3 car. Mr. Thompson would like to see all applications submitted for the new allowance to first be reviewed by the Environmental Review Committee. The Committee proposed changing §130-19 D to read:

(1) The maximum limit of 20% building area may be exceeded by 250 sq. ft. allowance for use as garage or storage; as well as exceeding the limits set forth in subsections §130-19 F and §130-19 H. However, any proposed use of the 250 sq. ft. allowance must be approved by the Environmental Review Committee as set forth in § 130-38.

A **motion** to recommend the above changes to §130-19-D to the Board of Commissioners was made by Mr. Thompson and seconded by Mr. Kaiser. **Motion** passed unanimously.

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

The Committee proposed changing Chapter §130-4.B.(2) as follows:

Add (a) An unenclosed cooking facility is permitted. Also add a new definition for Unenclosed Cooking Facility-Enclosed by not more than three walls which may or may not be protected from the weather by an operable partition and not visible from the street.

A **motion** to recommend the above changes to the Chapter §130-4.B.(2) to the Board of Commissioners was made by Mr. Thompson and seconded by Mr. Kaiser. **Motion** passed unanimously.

a. Garages

The Commissioners revisited the topic of garages and added another change to §130-19-D to include:

Any activities related to §130-4B (2), cooking facilities; within the 250 sq. ft. allowance are strictly prohibited as a permitted use.

A **motion** to modify the changes to §130-19-D to be recommended to the Board of Commissioners was made by Mr. Reed and seconded by Mr. Kaiser. **Motion** passed unanimously.

c. Review of fencing requirements

This topic was deferred to the next meeting.

d. Site plan review requirements

The language drafted as § 130-33 currently exists in § 43-5.K. Mr. Roth will discuss with Mr. Mandalas whether to add that site plan review should be approved by the Environmental Review Committee and/or the Planning Commission to § 43-5.

e. Review of Comprehensive Plan recommendations

This topic was deferred to the next meeting.

4. NEW BUSINESS

None.

5. Adjournment

A **motion** to adjourn was made by Mr. Thompson and seconded by Commissioner Mary Jane Lyons. The meeting was adjourned at 11:05am.

Approved 07/22/16