

**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, July 20, 2018 at 10:00am** at Town Hall on 104 Tidewaters in Henlopen Acres, Delaware

<b>PRESENT:</b>	John Scheurer	Planning Commission Chairman
	Gordon Kaiser	Planning Commission
	Wendy Jacobs	Planning Commission
	Tim Lyons	Planning Commission
	Bob Reed	Planning Commission
	Joni Reich	Mayor
	Thomas Roth	Town Manager
	Lisa Michaels	Town Clerk
	Sara Ganter	12 Dodds Lane (RAL)
	John Morris	7 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 10:01am by Chairman John Scheurer.

**2. Approval of Minutes**

**a. June 25, 2018**

A **motion** to approve the minutes from June 25, 2018 was made by Commissioner Gordon Kaiser and seconded by Commissioner Tim Lyons. **Motion** passed unanimously.

**3. OLD BUSINESS**

**a. Comprehensive Plan Update**

Mr. Scheurer led a discussion continuing to update the Comprehensive Plan.

**Page 3-History**

Additional information added to include details of the original Marsh Farm, the years that the property changed hands from Peter Marsh to the Dodd family (Peter Marsh owned it from 1743-1871 and the Dodd family owned it from 1871-1929 when Colonel Corkran purchased it).

Mr. Scheurer would like to do more research on the Marsh family farm and possibly add a map. Update the date to 1929 in second paragraph relating to the purchase of the Peter Marsh house.

**Pages 4 & 5**

No changes

**Page 6-Rehoboth Art League**

The paragraph addressing Lot 3, Block J was inserted. Mr. Scheurer will further investigate the details of Lot 1 and Lot 2 as it refers to the Rehoboth Art League and a map of the property will also be included in the Plan.

**Page 7-Pioneer and Indian Cemetery**

An additional sentence was added at the end of the paragraph addressing that the Town may develop the area into a small park after further investigation into its history.

**Page 8**

No changes

**Page 9-Floodplain**

Include information concerning the Town's Flood Plain Management Ordinance

**Page 10-Endangered Species**

A photo of the signs we installed to protect the Key Wildlife Habitat will be included.

**Page 11-Tree Canopy**

Tree City designation will be added. Will also add an updated tree canopy map.

**Page 12-Demographics**

Updates will be made to the population projection and growth using the data from the 2016 DE Population Consortium. Data shows Sussex County is the fastest growing county in the State. Commissioner Bob Reed wants to include the number of undeveloped lots left in Town.

**Page 13-Redevelopment**

Possibly remove the data regarding vacant lot size.

**Page 16**

Update information to include new fence ordinance

**Page 17-Water Supply**

Add information about KCI Technologies evaluation of the Town's water system and include their written report with the Plan. Add more detailed description of the type of underground storage tanks mentioned.

**Page 18-Stormwater**

There are a few grammatical errors to be fixed. DNREC report should also be included.

**Page 19-Wastewater**

Will add updated information on Rehoboth's ocean outfall.

**Solid Waste Disposal**

Add any updates on number of trash companies working in Town.

**Maintenance of the Marina**

Will update to include information provided in the study from AECOM. Will remove sentence referencing a second groin in the first paragraph.

**Page 20-Public Safety**

Change wording to Town employs patrolmen instead of maintains a security patrol service.

**Fire Protection**

Fix grammatical errors and add new paragraph on Rehoboth Volunteer Fire Co and Sussex County Emergency Services.

**Page 21-Community Services**

Update information on nearest hospital-Beebe Medical Center

**Recreation**

Add additional information on Gordon's Pond and Breakwater Junction Trails.

**Page 22-Recreation (cont.)**

Add information on bird watching.

**Transportation**

Add more information on public transportation.

**Page 23-Implementation**

Overall goals should be put in order of priority

Change the language in the last paragraph from "the Town is concerned" to "the Town plays close attention to".

**Page 24- Implementation (cont.)**

Second sentence replace "the Town suggests" with "the Town recommends"

**Recommendations (pages 24-25)**

1. Rehoboth Art League-will shorten the paragraph and delete sentences referencing the MOU.
2. Pioneer and Indian Cemetery-Add information about possibly turning it into a park.
3. Air Quality-update information on no idling policy.
4. Tree Canopy-update tree planting progress.

7. Marina-Include AECOM findings and using Evelyn Maumeyer as a consultant to obtain permits to dredge the marina.
8. Traffic Study-fix typo, correcting the word “summer”

**5. NEW BUSINESS**

**a. Discussion on traffic and speed limits.**

There is a concern by the Mayor and the Commissioners about cars speeding through town with the increased number of pedestrians and bikers during the summer months. Mayor Reich suggests lowering the speed limit to 20 MPH. Mr. Scheurer would like to review what other towns do and discuss again at a future meeting.

**6. Adjournment**

A motion to adjournment was made by Mr. Kaiser and seconded by Mr. Reed. Meeting was adjourned at 11:22am.

**Approved 09/07/18**