

Town of Henlopen Acres

104 Tidewaters
Henlopen Acres, DE 19971

302 227-6411
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MINUTES: Meeting of the Planning Commission of the Town of Henlopen Acres was held on **Friday, September 7, 2018 at 1:00pm** at Town Hall on 104 Tidewaters in Henlopen Acres, Delaware

PRESENT:	John Scheurer	Planning Commission Chairman
	Gordon Kaiser	Planning Commission
	Tim Lyons	Planning Commission
	Bob Reed	Planning Commission
	Joni Reich	Mayor
	Thomas Roth	Town Manager
	Lisa Michaels	Town Clerk
	Henry DeWitt	55 Fields End

EXCUSED:	Wendy Jacobs	Planning Commission
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[The Minutes Are Not Verbatim]

1. Call to Order – Pledge of Allegiance

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

2. Approval of Minutes

a. July 20, 2018

A **motion** to approve the minutes from July 20, 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

Line 6 – The Marsh family cemetery is located is...
Change- “located is”, to “located in”

Pages 5- Block W Property, 2nd paragraph:

Line 3 – insert “annual” before assessment
No changes

Page 5, Community Marina:

Line 5 – insert “three” before residential

Page 6-Rehoboth Art League

Line 2 – insert “(2 parcels)” after acres

Additional information added to better clarify the land parcels and property description.

Page 13-Table 1

2019 should be changed to 2020

Page 15, replace Table 4 with new Table 4

Financial	Delaware	Sussex County	Henlopen Acres
Median Value of Home	233,100	231,600	1,859,400
% with Mortgage Outstanding	68.4%	59.3%	14.2% ¹

Source: American Community Survey, ¹Town of Henlopen Acres

Page 21-Stormwater

Add additional paragraph

The Town of Henlopen Acres has joined with other Sussex County coastal towns in a Resilient Community Partnership to assess impervious surface coverage and develop model ordinances to reduce impervious surface as well as examining nature-based solutions to increase stormwater infiltration.

Page 25-Recreation

Line 5, change “.81” to “3.81”

Page 25-Recreation 2nd paragraph

Line 4, should read, ...area, where streets are shared

Clarify the difference between Gordon’s Pond and Junction Breakwater trails.

Page 27-Implementation of Overall Goals

The re-ordering of the overall goal implementation should be as follows:

- Manage the future development and redevelopment to maintain Town’s well planned resort and residential community character.
- Ensure that utilities, community services and facilities are adequate to serve the existing community as well as future development of vacant lots.
- Maintain and improve the municipal building and zoning Codes and a development process to ensure that all new development and redevelopment enhances the Town’s well-planned resort and residential community character.
- Preserve the beach as a resource for all the Towns residents
- Assist in the continued operation and of beachfront recreational facilities, the Town’s marina and other open space.

- Minimize the impact of beach traffic on residents and work to improve the safety of and access to pedestrian facilities.
- Support the preservation and maintenance of the Town's historic homes, structures and resources.

Page 28-29-Recommendations

Add studies done by KCI and AECOM to recommendations on the Water Supply (5) and the Marina (6)

Consider counting cars coming into and out of Town under traffic study (8)

Maps need to be updated-Map 6 vacant lots needs to reflect the current total number of Vacant lots left in Town.

Mr. Roth will research the next steps in the process deciding on whether to send it to the Commissioners next or holding a public hearing. The Town has until the end of 2019 to submit the Plan to the state.

b. Discussion on traffic and speed limits.

The topic was deferred to a future meeting.

4. NEW BUSINESS

There was no new business to discuss.

5. Adjournment

A motion to adjournment was made by Mr. Kaiser and seconded by Mr. Lyons. Meeting was adjourned at 1:59 pm.

Approved 11/17/2020