

PLANNING AND ZONING COMMISSION TOWN OF BRIDGEVILLE

2015 ANNUAL REPORT

During 2015, the Bridgeville Planning and Zoning Commission (P&Z) considered 5 applications/actions as listed below:

January 20 Town of Bridgeville Property at 105 South Main Street – *Demolition Review Request* – A demolition application was received by P&Z to make a determination whether or not the structures on the property within the Town’s Historic District are “contributing structures,” (a vague term that they are judged to add to the HD’s sense of time, place and historic development) and whether they may be demolished. Town Solicitor Schrader advised he does not believe the structures can be saved, rehabilitated or altered, based on the Town’s Historic District Ordinance, which limits what can be done with historic structures, nor are they considered “contributing structures”. A Public Hearing was not required for this application.

The members voted unanimously (5 members present) that the structures under consideration are non-contributing structures in the Historic District and voted unanimously to have the buildings demolished.

April 21 Passwaters Holding Company, LLC – *Conceptual Plan Discussion* – Heritage Shores Phase IV The meeting included a discussion only, with no action taken by the P&Z, nor was there a Public Hearing at this meeting.

Mr. Robert D. Rauch from Rauch, Inc. advised his company is currently engaged in preliminary engineering concerning earth balances and utility extensions. There are no specific development plans for Phase IV at this time; however, they have submitted a grading plan to the Soil Conservation Service to manage the earthwork while they are working on Phase III. They need the ability to move earth into future development areas, which cannot be done without a sediment control permit. Planning and Zoning members thanked Mr. Rauch for his information.

July 21 Mr. Mark Hunsberger, Pet Realty, LLC – Consideration of an *Ordinance to change the zoning from M-1 Manufacturing to C-1 Commercial at 501 Market St.* – Planning and Zoning members considered the application; there were no members of the public in attendance to conduct a Public Hearing.

The members voted unanimously (all 7 members in attendance) to recommend adoption of the Ordinance to rezone the property and sent a recommendation to the Commissioners of Bridgeville for their approval.

July 21 Consideration of an *Ordinance to Amend Chapter 234-72 of the Land Use and Development Code relating to Source Water Protection* – Ms. Lee Ann Walling from Cedar Creek Planners reported this Ordinance would protect Bridgeville’s public drinking water sources, including wells and areas of excellent groundwater recharge. In order for a new Comp Plan to be certified by the state, this SWP Ordinance requirement must be satisfied.

The members voted unanimously (all 7 members in attendance) to recommend adoption of the Ordinance with the condition that the Source Water Protection Ordinance be submitted to Town Engineer Jason Loar from Davis, Bowen & Friedel, Inc. and to the Town Water and Sewer Superintendents for review, with any comments forwarded to the Town Commissioners.

September 15 Consideration of an Ordinance to grant a Conditional Use of Land in a C-1 Commercial District for a Beauty Salon to be located in Unit A, 607 South Main Street, Bridgeville, Delaware, a property owned by Mr. Ghulam Dastgir, intended to be rented to Ms. Tanya Haines, with Conditions.

The members (6 in attendance) voted to approve the Conditional Use with a list of conditions determined by the Planning and Zoning members.

Application Summary:	Demolition	1
	Conditional Use	1
	Conceptual Plan Discussion	1
	Ordinance Review	3
	Zoning Change	1

Minutes were prepared documenting each hearing and, together with our formal recommendations, were forwarded to the Town Commissioners for their information and use.

Attendance by the Commissioners at our hearings continues to be excellent with no occasion when the Commission was without a quorum.

The Planning and Zoning Commission has been ably supported by the Town staff, particularly Jerry Butler and Peggy Smith, as well as by the Town attorney, Dennis Schrader and, as required, the Town engineer.

Mr. Bill Atwood continued to serve as Chairman of the Planning and Zoning Commission during 2015 and Mrs. Sandie Rementer served as Vice-Chairperson.

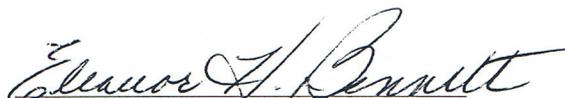
In February 2015 Mrs. Eleanor Bennett was appointed to complete the term of Mr. John Shockley on the Planning and Zoning Commission. Mrs. Bennett represents, as Mr. Shockley did previously, the Town’s Historical Society.

In April 2015 Mrs. Sandie Rementer was re-appointed to a three-year term on the Planning and Zoning Commission.

The members of the Planning and Zoning Commission appreciate the opportunity to work with the Bridgeville Commission and staff in maintaining the quality of life and character of our Town.

Respectfully Submitted,


Mr. Tim Banks


Mrs. Eleanor Bennett


Mr. Jack Cannon


Mr. Steve Dell


Mr. Ed Lewandowski


Mrs. Sandie Rementer


Mr. Bill Atwood, Chairman