

**BRIDGEVILLE PLANNING & ZONING COMMISSION**  
**PUBLIC HEARING**  
**April 18, 2017 – 7:00 P.M.**

**I. CALL TO ORDER**

The meeting was called to order at 7:02 P.M. by Planning and Zoning Commission (P&Z) Chairman Bill Atwood.

**II. QUORUM PRESENT**

Chairman Atwood advised a quorum was present to conduct the business of the P&Z, despite the absence of members Sandi Rementer and Eleanor Bennett. Also present were Code Enforcement Constable, Jerry Butler, Solicitor Dennis Schrader and Ashley Walls, Town Clerk.

**III. HERITAGE SHORES/PASSWATER'S FARM, LLC- PHASE 4 PRELIMINARY DEVELOPMENT PLAN REVIEW**

**A. Preliminary Development Plan Review**

Mr. Bob Rauch was in attendance representing Brookfield Homes and the Heritage Shores project. He stated that nothing has changed from last month's introduction to Phase 4 presentation except the decision that the road, Wood duck is staying a part of this phase, because there are utilities there. Mr. Rauch kept his promise and brought a binder with the history of the Heritage Shores phases. He explained how the binder was set up, the history of the project and he stated that each time he comes in for a Phase; he will add documents to the binder. Mr. Rauch discussed with the committee each Phase of the project, which included lot types and total lot numbers. Mr. Rauch's request is that Planning and Zoning Commission recommend to the Town Commissioners that The Preliminary Development Plan Review be approved for Phase 4. Chairman Atwood stated that the first document he found in the binder was dated for October 23, 2002.

Commissioner Davis asked if the connection road will have a stop sign. Mr. Rauch stated yes, and that the entrance will meet State roads. He also stated that all of the plans have been DELDOT approved.

Chairman Atwood asked Mr. Schrader what his findings were. Mr. Schrader explained that a Residential Planned Community is an overlay zone that its intent is to prevent standard cookie cutter subdivisions and to allow developers or to push them into plans that are more creative, decorative, and more appealing lots. The RPC allows for the developer to apply for and for the Planning Commission and the Town Commissioners to agree to change some of the side yard, rear yard, and front yard setbacks; to allow curvature in the roads, to allow traffic circles as a way to divert speeders, in this case they built it around a golf course and a shopping center. Mr.

Schrader said that the way that this is set up under Code §234.38 is that that you take the overall concept, approve that and then you allow the developer to come back in with each separate Phase to demonstrate compliance with Land/Use development code and with the conditions of the approval of their particular project. Mr. Schrader stated that tonight, what they need to make sure of is that they are consistent with the approval that was given to them with the original approval of the Concept Plan that was adopted by the Town Commissioners and whether they have done anything to violate the land/use development code.

Chairman Atwood stated that the Town Code is not very clear on how to deal with the stages other than saying you shall deal with them. He also stated that there should be an acknowledgement in the future when we come to a new phase by Mr. Rauch and Jerry Butler that the details in the earlier RPC plan match up to the phase being reviewed.

Commissioner Davis asked about the price on the lots. Mr. Rauch and the committee discussed the prices and that they do not sell just lots. Mr. Rauch stated that they are land/home packages and that you pick your home from the models that are sold in to Heritage Shores. Mr. Schrader also stated that, that way the developer's integrity of the design is kept intact and discussed what a takedown Contract is.

Commissioner Cannon stated that Sussex County just approved a rule of roads being 24 feet wide. Mr. Rauch and Mr. Schrader discussed with the Committee road widths within Heritage Shores and that they are under Town standards not Sussex County Standards.

## **B. Public Hearing**

The Public Hearing was opened at 7:37 P.M. There being no individuals present who wished to speak, the Public Hearing was closed at 7:37 P.M.

## **C. Consideration and Possible Voting on Planning and Zoning Commission Recommendation to Town Commission.**

Motion to approve the recommendation to the Town Commissioners – Davis; 2<sup>nd</sup> – Cannon; motion carried 5 to 0.

Commissioner Cannon	Aye
Commissioner Davis	Aye
Chairman Atwood	Aye
Commissioner Dell	Aye
Commissioner Pierce	Aye

The Planning and Zoning Committee will recommend to the Town Commissioners that they approve the Preliminary Development Plan of Phase 4.

**VI. Adjournment**

Motion to adjourn was made and seconded; motion carried; the meeting was adjourned  
7:40 P.M

Respectfully submitted,



Bill Atwood, Chairman



Ashley Walls, Transcriptionist