



**BRIDGEVILLE PLANNING & ZONING COMMISSION
PUBLIC HEARING**

November 19, 2019 – 6:00 P.M.

I. Call to Order

The meeting was called to order at 6:00 P.M. by Planning and Zoning Commission (P&Z) Chairman Steve Dell.

II. Quorum Present

A quorum was present to hold the meeting (5 Members were present at 6:00 pm, Marlene Saunders arrived at 6:03 pm and Jack Cannon was absent) along with Solicitor Dennis Schrader.

III. Approval of Minutes

Motion to approve the Minutes – Correll; 2nd – Whaley; motion carried (5-0)

Commissioner Correll-Yes
Commissioner K. Davis-Yes
Commissioner M. Davis-Yes
Chairman Dell- Yes
Commissioner Whaley-Yes

IV. New Business (Discussion, Consideration, and possible voting on)

**A. Building Permit Application Review & Consideration-Historical District-
David Schwab-317 S. Main Street**

Mr. Schwab stated that he has two things in mine for the property, one is a fence and the second is a Pergola. Chairman Dell asked if this was in the Historic District. Mr. Schwab stated yes it is. Mr. Schwab provided a picture to the P&Z Commission.

Motion to approve the Building Permit Application –M. Davis; 2nd – Whaley; motion carried. (6-0)

Commissioner Correll-Yes
Commissioner K. Davis-Yes
Commissioner M. Davis-Yes
Chairman Dell- Yes
Commissioner Saunders-Yes
Commissioner Whaley-Yes

**B. Minor Development Plan Application Review- E. Gray Investments-
N. Main Street Subdivision**

Eddie Parker represented his son Derrick Parker, Owner of E. Gray Investments. Mr. Parker stated that his son is requesting a subdivision of a parcel on N. Main Street into three (3) residential lots. Mr. Parker stated that currently it is zones Commercial. Mr. Parker stated that the proposal meets all of the zoning requirements and exceeded. Mr. Parker stated that these lots are actually larger than the lots to the north of them. Mr. Parker stated that sidewalks would be put in down Church Street and N. Main Street. Commissioner Saunders asked if these properties would be for home ownership. Mr. Parker stated that they would be rentals. Commissioner Correll asked if these properties run right up to the next house on N. Main Street. Mr. Parker stated that no, there is another parcel that they may subdivide at a later time. Solicitor Schrader asked Mr. Parker if he knew if his son had seen the review from KCI yet. Mr. Parker stated that he is not sure; he does know he has been talking with the Town Manager. Solicitor Schrader asked if this was approved, if Mr. Parker would give his son a copy of the review from KCI. Mr. Parker stated that he would give his son a copy. Commissioner M. Davis asked where they would have the driveways coming off of N. Main Street. Mr. Parker stated that that they would be on N. Main Street and that entrance permits have already been submitted to DelDot. Solicitor Schrader asked if all three (3) of these lots will be served by Town water, Town sewer, Bridgeville Vol. Fire Company and Bridgeville Police Department. Mr. Parker stated yes they would be. Commissioner Saunders asked if this construction would take care of the water that lays right there at Church Street when it rains. Mr. Parker stated that if the engineers require more drainage they will add more but he is unsure. Mr. Parker also stated that is probably a DelDot issue and they need to know about it. Commissioner Correll asked if the homes will all be the same colors and the same angle. Mr. Parker stated that he tries to do a mix like he did on his other properties on Church Street but they will all be the same angle.

Motion to approve the Minor Development Plan for E. Gray Investments contingent on the application complying with the comments of the Engineer- M. Davis; 2nd – Correll; motion carried. (6-0)

Commissioner Correll-Yes
Commissioner K. Davis-Yes
Commissioner M. Davis-Yes
Chairman Dell- Yes
Commissioner Saunders-Yes
Commissioner Whaley-Yes

**C. Baldwin Farms-Request for Permission to Place Land into Farmland
Preservation-Review an Consideration: Parcels 131-10-45 (146.46 acres),
131-10-46.01 (72.9 Acres) & 131-10-49 (61.26 acres)**

Tom Cooper, President of Cooper Realty Associates, was present to represent the Baldwins, who were present and the Vanderwende's who were not present. Mr. Cooper stated that they are asking to take 282.5 acres and put that in tillable preservation for a minimum of the next ten (10) years. Mr. Cooper stated that it is

scheduled to go into Farmland Preservation through the Delaware Ag. Department and they are requesting a letter of no objection from the Planning and Zoning Commission. Mr. Cooper stated that it has already been accepted to go into Farm Land Preservation and has met all of the criteria's. Solicitor Schrader stated that it is a requirement from the State and there are limitations with what they can do with the property. Mr. Cooper stated that the Vanderwende's stated purpose is not to subdivide any parcels off, it is going to be strictly 282.5 acres of tillable land. Commissioner M. Davis asked where the property is located. Mr. Cooper stated that it is the old Newton farm and that is three (3) parcels which total 282.5 acres. Solicitor Schrader stated that there is a restrictive covenant that will be placed by the Ag Preservation District, who has an attorney in Dover, Mr. Denman along with the Trust Administrator that will supervise the land in the sense that, not telling them how to farm it but if they come to the point where they want to parcel off a piece, it has to be reviewed and approved. Solicitor Schrader stated that adjacent property owners are not able to build a dwelling within 250 feet of the boundaries of the district by law. Chairman Dell asked if there are different preservation programs such as can you put land in, in perpetuity. Solicitor Schrader stated that there is a two tiered way to do it and this is the first step. Commissioner Saunders asked about the district referred to in the email to Town Manager Savage. Solicitor Schrader stated that is a preservation district not a district in Town. Chairman Dell asked if in Solicitor Schrader's history if an Ag Preservation district has been taken back out. Solicitor Schrader stated that he has never had a client do it. Mr. Cooper stated that he believes in this case with the Vanderwende family farm operation they are in their 4th generation of Ag. Business and you can count on it that they want to till the land. Solicitor Schrader asked if any of these parcels are a Century Farm. Mr. Cooper stated no they are not.

Motion to a letter of no objection to Place Land into Farmland Preservation – M. Davis; 2nd – Correll; motion carried. (4-2)

Commissioner Correll-Yes
Commissioner K. Davis-Yes
Commissioner M. Davis-Yes
Chairman Dell- No
Commissioner Saunders- No
Commissioner Whaley-Yes

Chairman Dell stated that as a general rule he was in favor of Ag preservation but on land controlled by Sussex County. Chairman Dell stated that this land is within the boundaries of the Town of Bridgeville. Chairman Dell stated that this land has had plans in the past presented for medium density residential development in accordance with the Town's zoning Ordinance. Chairman Dell further stated that he did not think it was good planning to take 282 acres of land that can be developed for all purposes out of the Town's future tax base.

D. Rules of Procedure

Solicitor Schrader discussed the corrected version with the Planning and Zoning Commission

Motion to approve the Rules of Procedure for the Bridgeville Planning and Zoning Committee as submitted– Whaley; 2nd – M. Davis; motion carried. (6-0)

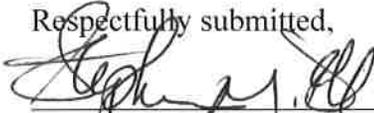
Commissioner Correll-Yes
Commissioner K. Davis-Yes
Commissioner M. Davis-Yes
Chairman Dell- Yes
Commissioner Saunders- Yes
Commissioner Whaley-Yes

Commissioner M. Davis asked if the Verizon Tower and the mini storage expansion that were approved were still moving forward. Commissioner Correll stated yes they are.

V. Adjournment

Motion to adjourn – Whaley; 2nd – K. Davis; motion carried. (6-0); the meeting was adjourned 6:41 P.M

Respectfully submitted,



Steve Dell, Chairman



Ashley Walls, Transcriptionist