



**MINUTES**  
**COMMISSIONERS OF BRIDGEVILLE**  
**September 14, 2020 – 7:00 P.M.**  
**BRIDGEVILLE PUBLIC LIBRARY**

A regularly scheduled meeting of the Commissioners of Bridgeville was held on September 14, 2020, at 7:00 P.M., at the Bridgeville Public Library. The following were present:

Thomas Carey	President
Bruce Smith	President Pro Tempore
Marlene Saunders	Secretary
John Tomeski	Commissioner (Sworn in at 7:19 pm)

Bethany DeBussy	Town Manager
Ashley Walls	Town Clerk
Burke Parker	Police Chief
Dennis Schrader	Town Solicitor

Absent: Tom Moran Commissioner

Call to Order	The meeting was called to order by Commission President Carey.  The pledge of allegiance was led by Commissioner Smith. The invocation was given by Commissioner Saunders.
Quorum Present	President Carey reported that a quorum was present to conduct Town business.
Approval of Agenda	Motion to approve the agenda as posted– Smith; 2nd – Saunders; motion carried. (3-0)
Approval of Minutes	Motion to approve the minutes from the August 10 <sup>th</sup> Commission Meeting and August 31 <sup>st</sup> Commission Workshop– Smith; 2nd – Saunders; motion carried. (4-0)
Correspondence	Town Manager DeBussy stated that they do not.
Financial Statements	President DeBussy read the following information from the March & April Financial Reports:

Balance Sheet – August 31, 2020  
General Fund – \$ 1,280,270.  
All Accounts – \$ 3,543,959 (increase of \$316,992 from last month)  
Accounts Receivable – \$105,693  
Budget Report Target – 17% (1 month into budget year)  
Income – \$1,641,887. (Income at 57% of the budget)  
Expenses – \$401,012 (Expenses 14% of the budget)

Net Income – \$1,240,875.  
Accounts Payable  
The Town paid bills totaling \$184,470 during the month of August

- Town Reports      Town department reports were reviewed by the Commissioners.
- Town Manager DeBussy stated that the Town received a check from Union United Methodist Church (Summer Camp Kids Penny Wars) for the Park Project and she stated that it was a little over \$600.
- Town Manager DeBussy discussed the JROTC using the grassy area next to the library for the JROTC's 5K on April 10, 2021.
- Citizen's Privilege      A public comment period was held and the following spoke:
- Karen Johnson, Library Director, 600 S. Cannon Street- Karen stated that she would like to revamp the Hometown Hero Banner Project and she asked the Commission if they would allow her to expand the number of banners, about 10-15 more poles.
- Old Business      There was no old business to consider.
- New Business- District 5 Commissioner Appointment      President Carey stated that they had received a resignation from Sharon McDowell on August 26<sup>th</sup>. President Carey stated that they received a letter of interest from John Tomeski and lives at 413 Laws St, which is within District 5.
- Motion to appoint Mr. John Tomeski as District 5 Commissioner. – Smith; 2nd – Moran; motion carried. (3-0)
- Solicitor Schrader swore in John Tomeski as District 5. Commissioner.
- New Business- Ordinance Amending the Land Use Dev Code- Parks, Playgrounds, Recreation Areas or Recreational Buildings in Residential Areas.      Solicitor Schrader stated that the only thing they are modifying they are proposing regarding the Ordinance Amending the Land Use Development Code of Bridgeville as it relates to Parks, Playgrounds, Recreation Areas or Recreational Buildings in Residential Area is on Page 2 Line 14. Solicitor Schrader stated that it would be deleting the requirement that all playgrounds wherever they may be, whether they are in a subdivision or development, that not be open to the public free of charge because the Developer's successor purchasers may wind up paying for all of that.
- The Public Hearing was opened & closed at 7:28 PM. No one spoke for or against the proposed Ordinance.
- Motion to adopt the Ordinance Amending the Land Use Development Code of Bridgeville as it relates to Parks, Playgrounds, Recreation Areas or Recreational Buildings in Residential Areas – Smith; 2nd – Saunders; motion carried. (4-0)  
Vote by Roll Call: Commissioner Saunders, Yea; Commissioner Smith, Yea; Commissioner Tomeski, Yea; President Carey, Yea.

New Business-Ordinance Amending the Land Use Dev Code-Property Development Standards Applying to all districts for Accessory Buildings and Structures to Permit Garages in Side and Rear Yards.

Solicitor Schrader stated that the next proposed Ordinance is Amending the Land Use Development Code of Bridgeville as it relates to Property Development Standards Applying to all districts for Accessory Buildings and Structures to Permit Garages in Side and Rear Yards. Solicitor Schrader stated that, that there are a lot of residents with garages in their side yards and it got omitted in the original adoption of the Land Use Development Code. Solicitor Schrader stated that on Line 36 on Page 1 they are adding Side and.

The Public Hearing was opened & closed at 7:30 PM. No one spoke for or against the proposed Ordinance.

Motion to adopt the Ordinance Amending the Land Use Development Code of Bridgeville as it relates to Property Development Standards Applying to all districts for Accessory Buildings and Structures to Permit Garages in Side and Rear Yards. – Smith; 2nd – Saunders; motion carried. (4-0) Vote by Roll Call: Commissioner Saunders, Yea; Commissioner Smith, Yea; Commissioner Tomeski, Yea; President Carey, Yea.

New Business-Ordinance Amending the Land Use Dev Code- Retail Store, Convenience, and Gasoline Station and Convince Center Uses in C-1, TC, and M-1 Districts.

Solicitor Schrader stated that the next proposed Ordinance is Amending the Land Use Development Code of Bridgeville as it relates to Retail Store, Convenience, and Gasoline Station and Convince Center Uses in C-1, TC, and M-1 Districts. Solicitor discussed the common definition of a Convince store with the Commission. Solicitor Schrader discussed the proposed changes and stated that this has no impact on residential areas.

Commissioner Saunders asked if a resident in District 1 wanted to establish an ice cream/newspaper business would they be able to do that regarding this. Solicitor Schrader stated that the Town would have to take a look at the particular application in order to make a decision.

The Public Hearing was opened & closed at 7:34 PM. No one spoke for or against the proposed Ordinance.

Motion to adopt the Ordinance Amending the Land Use Development Code of Bridgeville as it relates to Retail Store, Convenience, and Gasoline Station and Convince Center Uses in C-1, TC, and M-1 Districts. – Smith; 2nd – Tomeski; motion carried. (4-0) Vote by Roll Call: Commissioner Saunders, Yea; Commissioner Smith, Yea; Commissioner Tomeski, Yea; President Carey, Yea.

New Business-Ordinance Amending the Land Use Dev Code- Property Development Standards for Apartments in Multifamily

Solicitor Schrader stated that the next proposed Ordinance is Ordinance Amending the Land Use Development Code of Bridgeville as it relates to Property Development Standards for Apartments in Multifamily Residential District (R-2). Solicitor Schrader stated that on line 43, they are adding 42 feet for the Maximum Building Height and on line 44, 60% Maximum Building Coverage (% of lot).

The Public Hearing was opened & closed at 7:37 PM. No one spoke for or against the proposed Ordinance.

- Residential District (R-2). Motion to adopt the Ordinance Amending the Land Use Development Code of Bridgeville as it relates to Property Development Standards for Apartments in Multifamily Residential District (R-2). – Smith; 2nd – Saunders; motion carried. (4-0) Vote by Roll Call: Commissioner Saunders, Yea; Commissioner Smith, Yea; Commissioner Tomeski, Yea; President Carey, Yea.
- New Business-Grant-in-aid/Donations President Carey stated that the Town received correspondence from the 4Troy Foundation.
- Motion to approve the donation in the total amount of \$700 to the 4Troy Foundation (Commissioner Smith \$100, Commissioner Saunders \$300, Commissioner Tomeski \$100, and President Carey \$200) – Smith; 2nd – Saunders; motion carried. (4-0)
- Vote by Roll Call: Commissioner Saunders, Yea; Commissioner Smith, Yea; Commissioner Tomeski, Yea; President Carey, Yea.
- President Carey stated that the Commission had done a previous sponsorship for \$300 in the Spring for the Driving Home Golf Tournament. President Carey stated that they cancelled the Golf Tournament, but they are asking if they want the \$300 refunded or 100% of the sponsorship to go to the Home of Hope. President Carey stated that the \$300 will still be going to the Home of Hope.
- New Business-Misc. Town Manager DeBussy stated that she has reached out to several of the members of the Park Committee and she is trying to get a meeting scheduled.
- Introduction of Ordinances Commissioner Tomeski introduced An Ordinance to Amend the Zoning District Designation for the Lands of Bridgeville Development Co., LLC, from C-1 Commercial District to R-2 Multi-Family Residential District for a parcel of land located on the Westerly side of Seashore Highway (Delaware Route 404), Containing 30.546 Acres, more or less, and identified as a portion of Sussex County Tax Map Parcel TM# 1-31-15.00-24.00. Solicitor Schrader gave a short history regarding the introduced Ordinance and stated that this Ordinance will be referred to Planning & Zoning before coming back to the Town Commission.
- Good of the Order Commissioner Saunders discussed the property at 506/508 N. Cannon with the Commission. Commissioner Smith, Commissioner Saunders and Chief Parker will be Dangerous Building Committee for this property.
- Adjournment Motion to Adjourn– Smith; 2nd – Saunders; motion carried. (4-0) Meeting adjourned at 7:56 p.m.

Respectfully submitted,

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Marlene Saunders, Commission Secretary

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Ashley Walls, Town Clerk/ Transcriptionist