



Phase 3 Village Center
January 2017, Planning and
Zoning Meeting Minutes
January 2018, Town Approval
Letter



**BRIDGEVILLE PLANNING & ZONING COMMISSION
PUBLIC HEARING
JANUARY 16, 2017 – 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 Bill Atwood.

II. QUORUM PRESENT

A quorum was present to hold the meeting (all 7 members were in attendance) along with Code Enforcement Constable Jerry Butler, Town Clerk Ashley Walls, and Solicitor Dennis Schrader.

III. Bridgeville Comprehensive Plan Update- Lee Ann Walling

Ms. Walling was not in attendance.

IV. Appointment of Chairperson/Vice Chairperson

Chairman Atwood opened the floor for Nominations for Vice Chairperson. Commissioner Dell nominated Commissioner Rementer for Vice Chairperson- ; 2nd - Commissioner Davis. No other nominations were made. Commissioner Rementer was elected by acclamation

Commissioner Rementer opened the floor for Nominations for Chairperson. Commissioner Dell nominated Commissioner Atwood for Chairperson - ; 2nd - Commissioner Cannon. No other nominations were made. Commissioner Atwood was elected by acclamation

**V. Heritage Shores/Passwater's Farm, LLC- Minor Development Plan Review
-Phase 3 Village Center**

A. Discussion of Request

Mr. Bob Rauch was in attendance representing Passwater's Farm, LLC and the Heritage Shores project. Mr. Rauch stated that this particular parcel of ground was included in the Phase 3 RPC plan, specified as mixed use commercial. He stated they are proposing to use the parcel for sales and marketing and put two sales offices/model homes on the parcel. Mr. Rauch stated that parcel will have to be subdivided so that both Brookfield Homes and Ryan Homes can build model homes on them. Mr. Rauch stated that this does not create any new residential lots or change

the number of units. Mr. Rauch stated that he has already reviewed this with the Town Commissioners and that the P&Z will make the final decision.

Chairman Atwood asked Solicitor Schrader if it is correct that the P&Z does not have to make a recommendation to the Town Commissioners. Solicitor Schrader stated that is correct.

Solicitor Schrader asked that they are not changing the balance between the residential units or the commercial units that were previously approved. Mr. Rauch stated that is correct.

Solicitor Schrader asked if this is consistent with the commercial site plan that was approved about a year ago for the Village Center. Mr. Rauch stated that is correct. Solicitor Schrader asked if the creation was solely for the use of these models. Mr. Rauch stated that is correct.

Solicitor Schrader asked if at a later date the model homes would be sold to a third party. Mr. Rauch stated that at a very later date when they are no longer selling, they will hopefully convert them like they did with the previous models.

Chairman Atwood asked CEO Butler if the application is complete. CEO Butler stated yes the application is complete.

Commissioner Dell asked if this was the same parcel that they were going to use for the Open Air Market. Mr. Rauch stated no this is a different parcel of ground.

Commissioner Dell asked Mr. Rauch if he could give the P&Z Commissioners any details of how they are different from the previous models. Mr. Rauch stated that these are the current homes that are being built and sold.

B. Public Hearing

The Public Hearing was opened at 6:12 P.M. No one spoke for or against this application.

The Public Hearing was closed at 6:12 P.M.

C. Planning and Zoning Commission Decision

Motion to approve the Minor Development Plan Review- Heritage Shores/Passwater's Farm, LLC -proposed Phase 3 Village Center – Dell; 2nd – Cannon; motion carried 7-0.

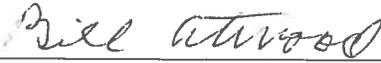
Commissioner Pierce	Aye
Commissioner Davis	Aye
Commissioner Cannon	Aye

Commissioner Rementer	Aye
Commissioner Bennett	Aye
Commissioner Dell	Aye
Chairman Atwood	Aye

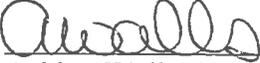
VI. Adjournment

Motion to adjourn – Rementer; 2nd –Davis; motion carried; the meeting was adjourned 6:14 P.M

Respectfully submitted,



Bill Atwood, Chairman



Ashley Walls, Transcriptionist



January 30, 2018

Mr. Robert Rauch
Rauch Inc.
110 N. Washington Street
Easton, Maryland 21601

REFERENCE: Minor Development Plan Review
Village Center- Heritage Shores

Dear Rauch:

This letter will serve as written confirmation that the Bridgeville Planning and Zoning Commission approved your Minor Development Plan for the Village Center in Heritage Shores at the January 16, 2018 meeting. Attached is a copy of the minutes.

If you have any questions, please contact Town Hall, (302) 337-7135.

Sincerely,

COMMISSIONERS OF BRIDGEVILLE

Jerry Butler
Code Enforcement Officer

JB/aw