



**PLANNING AND ZONING
MINUTES
JUNE 21, 2022 – 6:00 P.M.
BRIDGEVILLE PUBLIC LIBRARY & ZOOM**

A regularly scheduled meeting of the Planning and Zoning Commission was held on July 19, 2022, at 6:00 PM, at the Bridgeville Public Library, and via Zoom.

The following were present:

Clint Whaley	Planning and Zoning Chairman
Kelly Davis	Planning and Zoning Secretary
Patricia Correll	Planning and Zoning Commissioner
Jay Mervine	Planning and Zoning Commissioner
Cliff Oliver	Planning and Zoning Commissioner

Bethany DeBussy	Town Manager
Melissa Cassimore	Town Financial Manager
Dennis Schrader	Town Solicitor

Absent:	Jack Cannon	Planning and Zoning Commissioner
	Matt Davis	Planning and Zoning Commissioner

CALL TO ORDER:

The meeting was called to order by Chairman Whaley.

QUORUM PRESENT:

Chairman Whaley reported that a quorum was present.

APPROVAL OF MINUTES:

Motion to approve June 21, 2022, Planning and Zoning Minutes– Motion Correll; 2nd – K. Davis; motion carried (5-0).

Commissioner Correll-Yes	Commissioner Mervine-Yes
Commissioner K. Davis-Yes	Commissioner Oliver-Yes
Chairman Whaley-Yes	

NEW BUSINESS:

Ordinance - Conditional Use of Land in a C-1 Commercial District for a Mini-Storage Facility on 6.285 Acres, Located at 18541 S. Main Street

The Public Hearing was opened. Casey Rauch of Rauch Inc. presented the request for a Conditional Use and the Minor Development Plan Sketch Plan application. Mr. Schrader asked if the four lots would be combined and lot lines removed, to create a two lot subdivision. Mr. Rauch confirmed. Mr. Schrader asked if the applicant is seeking a Conditional Use for the mini-storage parcel, not the restaurant parcel. Mr. Rauch confirmed. Mr. Schrader asked if there would be a landscaping plan. Mr. Rauch confirmed there will be a landscaping plan to include buffers. Mr. Schrader asked if water is available to the site from the Town, sewer services from Sussex County, along with fire and police protection. Mr. Rauch confirmed. After a brief discussion regarding the entrances, Darren O'Neill of Wallace Montgomery highlighted Lauren Good's review letter. Mr. Rauch inquired how the other mini storage facilities were approved in the Town. Ms. DeBussy stated both facilities were started before the current Land Use Code and were granted expansion with Conditional Uses under the existing Land Use Code. Comments made via Zoom chat from Aliceanne Zaras of 67 Whistling Duck Drive were read into the record. Mr. Schrader stated the comments were not relevant to the Public Hearing since they were not in reference to the land use. The Public Hearing was closed.

Motion to deny the Restaurant Parcel of 1.795 AC for a Conditional Use, due to it being a permitted use, Motion – K. Davis; 2nd – Oliver; motion carried (5-0).

Commissioner Correll-Yes	Commissioner Mervine-Yes
Commissioner K. Davis-Yes	Commissioner Oliver-Yes
Chairman Whaley-Yes	

Motion to recommend the Commission deny an Ordinance to grant a Conditional Use for a mini-storage facility in the C1 District, including the 4.49 AC parcel at 18541 S. Main Street for the reasons stipulated in the Wallace Montgomery July 12, 2022 review, Motion – Oliver; 2nd – K. Davis; motion carried (5-0).

Commissioner Correll-Yes	Commissioner Mervine-Yes
Commissioner K. Davis-Yes	Commissioner Oliver-Yes
Chairman Whaley-Yes	

NEW BUSINESS:

Ordinance - Conditional Uses in TC, M1, C1

Mr. Schrader presented the Ordinance and discussed the review letter from Lauren Good of Wallace Montgomery.

Motion to defer until Wallace Montgomery compares the Ordinance with Sussex County, Motion – Oliver; 2nd – Mervine; motion carried (5-0).

Commissioner Correll-Yes	Commissioner Mervine-Yes
Commissioner K. Davis-Yes	Commissioner Oliver-Yes
Chairman Whaley-Yes	

GOOD OF THE ORDER:

None.

ADJOURNMENT:

The meeting was adjourned at 7:01 P.M.

Respectfully submitted,

Melissa Cassimore, Transcriptionist