

DRAFT  
Meeting Minutes  
Town of Dewey Beach Planning Commission  
Meeting Date: August 17, 2012

The meeting was called to Order by Chair Harry Wilson (6:33 pm), followed by the Pledge of Allegiance and Roll Call. Commission members present were: Don Gritti, David King, Gary Mauler, George Metz, and Chuck McKinney. Code Enforcement Official Bill Mears was present in his official capacity; members of the public included Bill Lower, Kara Nusback, former Town Commissioner Dave Vaughan and a guest.

**Chair's Comments.** Chairman Wilson noted that the purpose of this meeting was a workshop to complete the Commission's review of the 2007 Comprehensive Development Plan (Plan), including public input from the Commission's July 20<sup>th</sup> public hearing.

**Minutes of Prior Meeting.** After a motion and second, the minutes of the July 20, 2012 meeting were approved by unanimous voice vote.

**Comprehensive Plan Review.**

Review versus Amendment/Full-scale Update

First order of business was to decide what level of review, amendment or full-scale update would be most appropriate. In essence, as per input from the Office of State Planning Coordination, a review with possible minor changes can be approved by OSPC following an in-house review. More extensive changes, termed "amendment" or "full-scale update" would require a full Preliminary Land Use System (PLUS) review and possibly recertification by the Governor. Also, following anything other than a full-scale update now leaves us required to start working on a full scale update in 2015. Major considerations to lean toward a review included the time (a few months versus over one year), cost (nominal versus \$50,000-plus), lack of a town manager familiar with town issues and operations, several of the 2007 Plan goals and objectives still being incomplete, and risk (known versus unknown, including potentially significant legal challenges) of a review versus amendment or full-scale update. A major rationale for significant amendment was to clarify and strengthen specific language to protect the town and create an actionable plan. A compromise approach might be a review at this point, and beginning the required 10-year full-scale update early, perhaps once the new town manager has been in place for a year or so.

The Commission had two versions of changes available for consideration, based on input from its prior meetings and input from Attorney John Pardee; one that was likely to qualify as a review, the other as an amendment or full-scale update.

There was consensus to pursue the path of an interim, review at this point in time (Version 1 of the meeting's working documents). A motion to clearly show this consensus was made, seconded and passed by unanimous voice vote.

Discussion regarding Version 1- Review.

The results of the Planning Commission's discussions is presented below, with a recommendation to send to the Town Commissioners for them to approve and forward to Connie Holland, Director of the Office of State Planning Coordination for their review and approval.

Clarification and housekeeping

1. Amend the last sentence of the 3<sup>rd</sup> paragraph in Section 1.1 (page 2) to read, "It is intended to cover a ten-year planning period, and must be reviewed ~~at least~~ every five years and updated every ten."

2. Amend the 3<sup>rd</sup> sentence of the 5<sup>th</sup> paragraph of Section 1-2b. (bottom of page 3) to read, “Today, Dewey Beach boasts a vibrant tourist trade and has become a popular summer destination for more than ~~30,000~~ 900,000 visitors each year.”
3. Add Monigle Park to the list of culturally important structures in Section 1-2b. (page 4) with a bullet, “Monigle Park on Reed Street.”
4. Update demographics by replacing Tables 1 (Total Population, page 7) and 4 (Racial Composition, page 9) with the following Tables. (Note: Demographic data for the other tables in this section is either not available or the data from 2010 and 2000 Census reports are not compatible.)

Table 1 – Total Population, 1960-2010

Place	1960	1970	1980	1990	2000	2004 (est.)	2010
Dewey Beach	--	--	--	204	301	309	341
		(--)	(--)	(--)	(+47.5%)	(+2.7%)	(13.3%)
Sussex County	73,195	80,356	98,004	113,847	157,430	172,216	197,145
		(+9.8%)		(+16.2%)	(+38.3%)	(+9.4%)	(+12.4%)
Delaware	446,292	548,104	594,338	669,069	786,448	830,069	897,934
		(+22.8%)	(+8.4%)	(+12.6%)	(+17.5%)	(+5.5%)	(+8.6%)

Source U.S. Census 1960-2010 & 2004 population estimate

Table 4 – Racial Composition (%), Dewey Beach, 1990-2010

Race	1990	2000	2010
White	99.0%	91.7%	90.0%
Black	0.5%	0.3%	2.1%
Asian	0.0%	3.7%	0.3%
Other	0.5%	4.3%	7.6%

Source: U.S. Census 1990-2010

5. Update housing data by replacing Table 12 (Total Housing, page 14) with the following table, and adding a final sentence to the paragraph in the sub-section Occupancy and Use (page 16) that reads, “In the 2010 U.S. Census report, 180 (12.1%) of the 1,490 housing units were occupied.”<sup>1</sup>

Table 12 – Total Housing Units, 1960-2010

Year	Dewey Beach	Sussex County	Delaware
1960	--	29,122	(--)
		(--)	
1970	--	34,287	180,233
		(+17.7%)	(+25.4%)
1980	--	54,694	238,611
		(+59.5%)	(+32.4)
1990	1,314	74,253	289,919
	(--)	(+35.8%)	(+21.5%)
2000	1,356	93,070	343,072
	(+3.2%)	(+25.3)	(+18.3%)
2004 (est.)		103,475	367,448
		(+11.2%)	(+7.1%)

<sup>1</sup> The Planning Commission discussed updating Table 17 Occupancy for Delaware’s Coastal Towns and Cities, 2000 (page 16), but we do not have the relevant data for the neighboring towns and the proposed additional sentence achieves the same result showing the 2010 status of occupancy in Dewey.

2010	1,490 (+9.9%)		
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Source: U.S. Census 1960-2010 & 2005 estimate

6. Amend the second paragraph under the sub-section Commercial on page 19 for clarification purposes to read, “Commercial land uses currently comprise primarily small businesses and restaurants, most of which are seasonal. As the ~~property owners and visitors to population of~~ Dewey Beach ~~increasingly spend more time in Town during the shoulder seasons~~ ~~becomes more residential and less seasonal~~, a need may develop for local commercial establishments that are open year-round and offer goods and services that are appropriate and necessary for off-season year-round living.”
7. For clarification and consistency, amend the Goal Statement for Land Use and Annexation in Sections 2.3 (page 21) and 3.1 (page 36) to both read, “The Town of Dewey Beach will pursue a strategy of ~~urban~~ growth and redevelopment that protects the Town’s resources and ensures its economic vitality while ~~accurately defining retaining the existing sense of the~~ community.” (Replaces “urban growth” with “growth” in both, and has both read “redevelopment” rather than “redevelopment” in Section 2.3 and “development” in Section 3.1).
8. Amend Plan Recommendation #4 under Land Use and Annexation in Sections 2.3 (page 21) and 3.1 (page 37) by adding, “These negotiations were concluded with the ratification of a joint Mutual Agreement and Release (MAR) by the Town Commissioners on February 26, 2011.”
9. Amend the paragraph following Plan Recommendation #4 under Land Use and Annexation in Section 2.3 (page 21-22) by adding, “Negotiations related to all such pre-existing development applications were completed when the Town Commissioners voted to approve the MAR, February 26, 2011.”
10. Amend the “relaxed bulk standards” bullet under Plan Recommendations—Land Use and Annexation for Resort Business-1, Resort Business-2 and Resort Business-3, on pages 22 and 23, by adding, “The meaning of ‘relaxed bulk standards’ was clarified by Ordinance 597 enacted September 12, 2010.”

There was consensus to forward this set of housekeeping and clarifying changes to the Town Commissioners for their approval and forwarding to the State Office of Planning Coordination with a recommendation that it be handled by OSPC by internal review and approval. A motion to this effect was seconded and passed by unanimous voice vote.

Adjournment. There was a motion to adjourn; seconded and passed by unanimous voice vote (7:31 pm). The next meeting will be held Thursday August 30, at 6:30 pm. This will be a public hearing to present this interim review to the public and Town Commissioners.