

Meeting Minutes  
Town of Dewey Beach Planning Commission  
Meeting Date: July 20, 2012

The meeting was called to Order by Chair Harry Wilson (6:30 pm), followed by the Pledge of Allegiance and Roll Call. Commission members present were: Jim Dedes, Don Gritti, David King, Gary Mauler, and Chuck McKinney. Code Enforcement Official Bill Mears was present in his official capacity; members of the public included Bill Lower, Graham Smith, Betsy Damos, Mark Allen, and Denise Campbell.

**Chair's Comments.** Chairman Wilson noted that the purpose of this meeting was to receive public input and review the 2007 Comprehensive Development Plan (Plan) and discuss relevant issues around the Plan's 2012 review and update/amendment.

**Minutes of Prior Meeting.** After a motion and second, the minutes of the June 29, 2012 meeting were approved by unanimous voice vote.

**During the public testimony and commission member discussion the following questions and issues were raised.**

Issues and Questions raised for clarification by the State Office of Planning Coordination (OSPC)

- Page ii includes a list of participants in the 2007 Plan development process. Should this list be updated and, if so, how?
- In updating "demographics", can we change focus of discussion here and elsewhere away from the 341 "residents" to the 2,500-or so additional eligible voters and holders of residential property in LLCs that make up the majority of the town's citizenry?
- Can we clarify some language by pointing to the 2009 zoning code and/or ordinances passed since the 2007 Comp Plan was approved, e.g., regarding "similar" commercial uses and what is/is not meant by "relaxed bulk standards"?
- Can we/ should we provide a historic perspective, e.g., when deleting the text about "negotiating with HW1" (as recommended by Mr. Paradee) as a footnote or in the history part of the Plan?
- P 34, end of Chapter 2: While there is an implementation plan for "cultural resources" and "economic development" in Chapter 3, there is no municipal development strategy for these topics in Chapter 2. Should we create appropriate sections for Chapter 2, delete these sections from Chapter 3, or do nothing?
- P. 38 and 42 Financial Management: the "financial management" section was included in the 2007 plan, but indicated to be not part of the formal plan. Can we amend this section and incorporate, delete this extraneous section, or do nothing?
- Is there any problem with correcting data errors in the maps, e.g., "open spaces" on Map 4, "municipal parks" on Map 5, "institutional spaces" on Map 8 (including Town Hall, which is not so designated on the map)?
- Should Map 3 (State Strategies) be updated to the April 1, 2011 version, and correct data regarding "out of play" areas not properly designated in prior version?
- Should we address the disconnect of the 2011 version of Map 3 with the Town's housing and zoning?
- Can we provide some clarification where the original drafters of the 2007 Plan (i.e., IPA) provided ambiguous or inaccurate information, e.g., discussion of town population becoming "more residential" implying full time residents versus less commercial or property owners spending more time in town during the shoulder seasons?

Issues for further discussion amongst Planning Commission members

- P.3 “more than 30,000 visitors each year.” Needs to be corrected. How to represent, 30,000+ on a summer holiday weekend versus 1.2 million over the course of a year?
- P. 6 third bullet under 1-3b. Planning Goals: “pursue a strategy of urban growth and development ...” Urban? Development versus redevelopment or revitalization? Also on P. 22 under Goal Statement – Land Use and Annexation
- P 18 last 2 bullets under Plan Objectives – Housing: clarify, possibly by indicating specific zoning districts
- P 18 section 2-3 Land Use and Annexation: “As the population of Dewey Beach becomes more residential and less seasonal ...”, especially in the context of the 5- to 10-year planning horizon of this document. Does “more residential” mean more year -round residents, or refer to more property owners spending time in the shoulder and off seasons?
- P. 20 Leased Land section (or elsewhere): what is the role of the potential Planned Residential overlay? Also, consider Paradee’s recommendation on being more specific regarding zoning of these areas.
- P. 21: do we want or need to insert some historical reference(s)/footnote to the Ruddertowne/Highway One negotiations when deleting item #4 and following language? Bill Lower and Denise Campbell volunteered to prepare some language for the Commission’s consideration.
- P. 21-22 Expand on “bulk standards” in three RB districts, be more specific, define by what it does not mean, cite the 2009 zoning code and/or subsequent ordinances. The general consensus was to use Mr. Paradee’s proposed language, “notwithstanding the relaxation of bulk standards, no building shall be permitted to exceed 35 feet in height (despite any pre-existing exceptions).”
- P. 21-22, in discussion of business districts, the use of “similar” commercial uses
- P 38 and 42 Financial Management: edit as discussed to be less specific

Issues raised for consideration in amending the 2007 Plan

- P. 4 Check validity of “one of the last of the fifty-seven cities and towns ...”
- Update “culturally important structures” to include, e.g., Monigal Park. (David King)
- P. 5, end of text under 1.3: Add paragraph about amendment process (Harry Wilson)
- Under sections 2-1 Demographics and Population and 2-2 Housing: update numbers as per 2010 Census and local real estate data and amend the conclusions as appropriate (David King). Acknowledge the fact that only about 10% to 12% of the property owners are “residents”, and how that might be more appropriately emphasized in the Plan.
- P 19 Institutional: update to include use of Life Savings Station and Lions Clubhouse
- P 20 Leased Land: note issues but leave major update for 2017 revisions
- P. 21: Delete #4 under Plan Recommendations – Land Use and Annexation as per Mr. Paradee’s recommendation
- P. 21 delete “It is the goal ...with the Plan.”, last two sentences in the paragraph following the itemized list, as per Mr. Paradee’s recommendation
- P. 22 After discussion, there was consensus to leave the overlay language for RB-2 in the Plan, to avoid the need for a full update
- P 23 State Rt 1 update traffic count (Harry Wilson will get data from DelDot and Chamber)
- Section 2-4 Transportation: needs to be updated (David King)
- P 27 & 28 Utilities and Facilities and Community Services need to be updated (David King)
- Lots of typographical and editorial housekeeping

Input from Planning Commission members and the public were asked to be submitted to Harry Wilson and David King by Friday July 27, 2012. These will be included in the updated draft to be considered at the next meeting.

Adjournment. There was a motion to adjourn; seconded and passed by unanimous voice vote (8:15 pm). The next meeting is scheduled as a workshop for Friday August 17, 2012 at 6:30 pm in the Life Savings Station.