

MINUTES OF THE REGULAR MEETING OF NOVEMBER 30, 1995

The regular meeting of the Sussex County Planning and Zoning Commission was held Thursday evening, November 30, 1995, at 7:30 PM, in Room 115 of the Courthouse, Georgetown, Delaware, with the following present:

Mr. Allen, Mr. Lynch, Mr. Phillips, Mr. Wheatley, Mr. Schrader - Assistant County Attorney, and Mr. Lank - Director.

Motion made by Mr. Wheatley, seconded by Mr. Lynch, and carried unanimously to approve the minutes of November 16, 1995 as revised.

II. Other Business

1. RE: E. Ray Beauchamp
Commercial Site Plan
Route 13

The Commission reviewed the site plan for a 90' by 36' retail building with parking for 1000 square feet of retail/display area.

Mr. Lank advised the Commission that all appropriate agency approvals have been obtained by the applicant.

Mr. Lank added that additional parking shall be required for any additional retail/display area within the building over 1000 square feet.

Motion by Mr. Wheatley, seconded by Mr. Lynch, and carried unanimously to approve the site plan as a final.

III. Discussions

1. RE: Manufactured Home Heights

Mr. Lank submitted a proposed draft for an amendment to the Zoning Ordinance relating to the height of manufactured homes. The intent of the Ordinance is to delete the existing restriction that a manufactured home not exceed 15 feet in overall height.

The Commission discussed the proposal.

There was a consensus of the Commission that 15 feet may not be adequate and that the height should not exceed 18 feet overall, that the lots are intended for lease only, and that manufactured homes are not intended to have second floor additions.

2. RE: Service Roads

Mr. Lank advised the Commission that concerns have been expressed relating to service roads along major corridors, that the Ordinance is not specific as to how a service road is to be constructed or if a public hearing should be held.

The Commission discussed the issue and asked Mr. Lank to request the County Attorneys for a legal opinion.

3. RE: Planning Commissioners Workshop

Mr. Lank advised the Commission that a statewide Planning Commissioners Workshop is being held on Thursday evening, December 7, 1995, in Dover, on the Role and Responsibilities as a Delaware Planning and Zoning Commissioner, asked if any of the Commission members wished to attend, and added that they could contact him so that he could have them registered no later than Tuesday, December 5, 1995.

Meeting adjourned at 8:05 PM