

**TOWN OF BETHANY BEACH  
NON-RESIDENTIAL DESIGN REVIEW COMMITTEE  
MEETING MINUTES  
THURSDAY, FEBRUARY 27, 2025**

The Bethany Beach Non-Residential Design Review Committee held a meeting at 10:00 a.m. on Thursday, February 27, 2025, at the Bethany Beach Town Hall located at 214 Garfield Parkway, Bethany Beach, DE 19930.

Members Present: Patrick Sheplee, Susan Frederick, Kathy Shorter  
Members Absent: John Hendrickson and James Weisgerber

Mr. Sheplee called the meeting to order at 10:00AM.

Approval of the Minutes of June 26, 2024

Mr. Sheplee said these would be postponed to the next meeting due to quorum issues.

New Business

The applicant Dylan Morris for the Lake Bethany Community Association is requesting approval of a new sign for the Community to replace the existing sign located at the entrance to the community at Lake View Drive and Garfield Parkway

Mrs. Frederick gave an overview of the application and read the description into the record.

Mr. Sheplee asked if the four feet height was measured from the ground to the top of the sign. Mrs. Frederick clarified for this sign that it would be to the top of the circle and not the top of the post.

Mrs. Frederick made a motion to approve the application for the Lake Bethany Community Association. Mrs. Shorter seconded and the motion passed unanimously.

Justin Evans, owner of the business Sunshine Baguettes located at 100 Garfield Parkway, Unit 5, is requesting approval of new window signs to be located on 4 large windows fronting on S. Atlantic Avenue and 4 additional windows at the mall entrance on S. Atlantic Avenue.

Mrs. Frederick gave an overview of the application and read the description into the record. She reported Sunshine Baguette came back with a new application and Mrs. Frederick said they are allowed to look at it as two sides together per the sign ordinance.

Mr. Sheplee offered clarification facing Atlantic Avenue- the owner wanted to put-up four-letter signs and four circular food signs. On the first window, going into the mall they wanted to put up the circular food signs.

Mr. Sheplee said last year they had put up signs and did not know they needed to have a permit to put up signs. So they have worked with the Town to come down with the

amount of signs they had with a clear white film that has been added to hide the kitchen. The clear white film is not considered a sign so they are able to apply decals if they would like. Mrs. Frederick clarified they are only approving the window clings because they were approved for the wall sign when the business opened.

Mrs. Shorter made a motion to approve the application from Sunshine Baguette. Mrs. Frederick seconded and the motion passed unanimously.

Mrs. Frederick said they had another application that would need approval so they would have another meeting soon.

#### Public Participation

Sherwin Weinstock, 934 Pine Tree Lane- Mr. Weinstock asked how the operation of the committee works. Mrs. Frederick said the businesses send in an application and she reviews it and writes a memo. She said she tries to have the applicants view the Town Code with her to bring their sign in compliance if needed.

#### Motion to Adjourn

Mrs. Frederick made a motion to adjourn. Mrs. Shorter seconded and the motion passed unanimously.