

Town of Bethany Beach
Planning and Zoning Commission Meeting

June 18, 2022

The Bethany Beach Planning and Zoning Commission held a meeting on Saturday, June 18, 2022, at 9:00 am in the Bethany Beach Town Hall Meeting Room.

Present: Mike Boswell (Chair), John Gaughan, Scott Edmonston, Mark Bauernhuber, Diane Fogash, Kathy Shorter, and Susan Frederick (Building Inspector).

Also present: Teresa Tieman (Assistant Town Manager) and Andrea Harpster (Secretary).

Mr. Boswell called the meeting to order at 9:03 am.

Approval of the Agenda

Mr. Gaughan made a motion to approve the agenda. Seconded by Ms. Fogash, the motion was unanimously approved.

Discussion/Approval of the Planning and Zoning Commission Minutes of May 21, 2022

Mr. Gaughan made a motion to approve the minutes. The motion was seconded by Ms. Fogash and was unanimously approved.

Announcements/Comments/Updates

1. The Non-Residential Design Review Committee held a meeting on Wednesday, May 25, 2022. Ms. Frederick gave the members an update on the approval of two new wall signs for business "The Beach Life Gallery" located at 100 Garfield Parkway Unit 4, Bethany Beach, DE 19930.

Also approved was a new door sign for Caitlyn Parrott, Beau Mond Co. business owner of "Ness Collective", located at 100 Garfield Pkwy Unit 7, Bethany Beach, DE 19930.

The applicant Caitlyn Parrott, Pretty Bird Co., business owner of "S&S Market" also requested approval for a new wall sign and door sign for that business located at 100 Garfield Parkway, Unit 6, Bethany Beach, DE 19930. It was unanimously approved by the NRDR Committee.

2. There was a Town Council Meeting held Friday June 17, 2022. Scott Edmonston gave the committee an update. The fireworks are back on after concerns about having enough space on the beach were presented. The Council reviewed and voted to table the feasibility study for the walkway on the Walcek property. The Town has a back log of projects that still need to be completed and already committed funds, however those were put on hold during the pandemic. Now that the projects are starting to take place, the Town is prioritizing those and will table the study for now.

New Business:

A. Consider and possibly vote to recommend to the Town Council the rezoning of the Town of Bethany Beach lands identified as Tax Map and Parcel number 134-13.19- 62.00 from R-1 Residential District to Municipal, Open Space, Recreational Facilities and Educational District (MORE).

Mr. Gaughan made a motion to approve the application, Ms. Fogash seconded the motion, and it was unanimously approved.

B. Discussion of the Southern Lowcountry Stormwater Design Manual.

The reason for this discussion is because the company offered to help with our guidelines and the Town Manager is getting a proposal together for that.

C. Review Chapter 410-Subdivision of Land and Chapter 507 Trees

The Commission would like to see a clear connection for requirements of a subdivision to the tree ordinance. A simple change in procedure might be a better option than adding language to the code. Another idea would be to put the requirements on the application itself. Mr. Boswell would like to form a sub-committee consisting of John Gaughan and Mark Bauernhuber, along with involvement from the Town Arborist to discuss the tree ordinance, development of lots, and subdividing.

D. University of Delaware Institute of Public Administration (IPA) Comprehensive Plan

The University of DE IPA will be sending a representative to our next meeting on July 16, 2022. They will discuss updates and have discussions with the Commission regarding the Comprehensive Plan. They are currently updating land maps and refreshing some of the language and restructuring the plan. They would like to meet biweekly throughout the process to keep the Commission involved. A weekly/biweekly schedule will be discussed on July 16th.

Old Business:

- A. Continuation of the review and possible vote on the Application for a Minor Subdivision for property identified as Lots 77, 78, and 79, Block 28, at 610 Fifth Street, in the R-1 Zoning District.

The plan for development of the subdivided lots meets the requirements that are in the Town Zoning Code. Mr. Gaughan made a motion to approve the application, Ms. Shorter seconded the motion, and it was unanimously approved.

The next meeting will be held Saturday, July 16, 2022, at the Bethany Beach Town Hall meeting room.

Adjourn:

Mr. Gaughan made a motion to adjourn the meeting. Ms. Fogash seconded the motion, and it was unanimously approved. The meeting was adjourned at 10:22 am.

Respectfully submitted:

Andrea Harpster, Secretary

