

Town of Bethany Beach
Planning and Zoning Commission Meeting

August 20, 2022

The Bethany Beach Planning and Zoning Commission held a meeting on Saturday, August 20, 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: Andrea Harpster (Secretary).

Excused Absence: Teresa Tieman (Assistant Town Manager)

Mr. Boswell called the meeting to order at 9:00 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 July 16, 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. There was a Town Council Meeting held Friday August 19, 2022. Scott Edmonston gave the committee an update. The Town adopted at Ms. Frederick, the Building Inspectors recommendation the 2021 International Building Code, with the exception that the Town does not require residential homes to have sprinklers or impact resistant windows. The Town voted to rezone Town owned property formerly known as the Walcek property on Rt 26 to M.O.R.E zoning. The Town received a sizeable donation around 12,000 dollars from Focus Multisport for 4th of July Parade efforts. It was also the last hearing for Faith Denault and Bruce Frye.

2. The Non-Residential Design Review Committee did not hold a meeting this month. The next meeting will be for an addition to a commercial building that will be held on September 9, 2022, at 10:00am.

Public Comment:

Kristen Harding at 602 Delaware Ct took to the podium and explained her situation and asked for an exception to the pending ordinance so she can move forward with her driveway project that had already been permitted for asphalt. Ms. Frederick will look into her permit to see when it was issued and if it gets grandfathered in.

Mayor Hardiman explained the Pending Doctrine Ordinance. The Mayor Recommends two members get together to get something in writing so it could be presented at the Town Council Organizational Meeting.

Tim Naughton with Evergreene Homes, encourages the Commission to come up with one percentage per lot. It's becoming very complicated, and he thinks there should be one percentage that is allowed to be covered and it makes it very easy for Mrs. Frederick.

Mr. Gaughan made a motion to approve a supplemental meeting to discuss alternative options to pervious ground coverage on September 10, 2022. Ms. Fogash seconded the motion, and it was unanimously approved.

New Business:

A. Discuss and Review proposed alternative options to pervious groundcover requirements for paved areas within a residential development provided by McCormick and Taylor.

Katherine Ellis from McCormick and Taylor gave the Commission an overview of recommendations for possible alternatives to impervious materials followed by discussion from the Commission.

B. Brief update from the Comprehensive Plan Subcommittee

Mr. Bauernhuber gave the Committee an update of the meeting held on August 4th with the IPA team. They reviewed chapters 1,2 and 3. The subcommittee worked through proposed modifications as well as updated graphs. This time took away from the review period to collect sub committees' feedback and compile it so that will result in a follow up meeting next Tuesday to then forward the information back to the IPA team for incorporation and get the next chapters for review.

Old Business:

A. Update on the proposed Tree Preservation Code amendments

Mr. Bauernhuber and Mrs. Frederick worked out some details and definitions within the chapter and will continue to work towards finalizing chapter 2 amendments on trees for the group to review. They will wait until the September 10, 2022, Special Meeting discussing the pending

pervious ordinance and then make a recommendation. They anticipate discussion at the regularly scheduled meeting held on September 17, 2022.

There will be a Special Meeting held Saturday, September 10, 2022 @ 9:00am at the Bethany Beach Town Hall meeting room. The next regularly scheduled meeting will be held Saturday, September 17, 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 10:51 am.

Respectfully submitted:

Andrea Harpster, Secretary