

PLANNING AND ZONING

MINUTES

FEBRUARY 13, 2020

COMMITTEE MEMBER ATTENDEES:

DUANE BECK
COREY PHOEBUS
JOHN WRIGHT

RONALD HALL
VALERIE DUGDALE

TOWN EMPLOYEES:

CHERYL LYNCH

OTHERS:

CHUCK REMO
NEIL BRASURE
STEVE BENTON
GREG WELCH
CHUCK COLEMAN

KYLE GULBRONSON
MICHELLE BENTON
PRISCILLA SCHOOLFIELD
JOANNE BACON

MEETING CALLED TO ORDER:

Duane Beck called the meeting to order at 6:30pm

MOTION TO APPROVE THE AGENDA WITH ANY ADDITIONS OR DELETIONS:

Ron Hall made the motion to approve the agenda and was seconded by
Corey Phoebus
Motion was unanimous

Duane noted review and possible vote on a Minor Sub Division for Neil Brasure, Lois Wingate and Gordon Davidson, Tax Parcel Number 4.33-6.06-3.00 on Clayton Avenue.

Kyle Gulbranson noted the property would sub-divided into three parcels. The first parcel Would be additional land to Lisa Wilgus property, the second parcel would be 3.851 acres With a seventy-five foot road frontage lane to the property and the third property would be 9.554 acres.

Kyle noted all documents looked in order to complete the sub-division

Duane Beck noted on the survey for the sub-division he noted this is a Deldot Road and the surveyor noted the Deldot Road but didn't show the continuation of the Deldot road to the end of the property.

Duane Beck noted the owner would need to go back to the surveyor and add the continuation of the ten foot utility easement to the end of the property.

Duane noted there is a cottage that is on Antioch Church which four and half feet of the cottage is on lot four on the Brasure property.

Neil Brasure the owner noted that cottage has been on the property for seventy five years.

Neil Brasure noted he will write a letter to Antioch Church stating four feet of the cottage on the Brasure property would be grandfathered to Antioch Church.

Duane noted the back of the Brasure property is out of town limits and front is in town limits.

Duane noted all three of these parcels should be in town limits.

Steven Benton noted they are interested in annexing the property they are purchasing from the Brasure's into town limits.

Kyle noted the annexation has to be approve by the state.

Kyle noted if someone submitted an annexation letter to the town, the town would need to setup an annexation committee and they would review the application. The committee would need to come up with pros and cons.

Steve Benton noted to the committee can he continue with the sub-division of the property.

Kyle noted to Mr and Mrs Benton is to continue with sub-division and the Town of Frankford and the County can approve the sub-division.

Kyle noted the Benton's could come back later and start the preceding's for the annexation.

Duane made the motion to approve the minor sub- division for Neil Brasure contingent upon the requested change to add the Deldot extension to the end of the property and return with Sussex County approval and was seconded by Corey.

Motion was unanimous.

Duane noted the next on the agenda is to review conceptual plan located tax map parcel Number 4.33-6.00-101.00 owned by Chuck Coleman. The plan proposes a townhome community and possible rezoning from R- Residential to MR- Medium Density Residential.

Kyle noted residential zoning can't be for townhomes the zoning would need to be changed to MR-Medium Density Residential which the property would need to be rezoned and a public hearing.

Kyle noted the size of the property would only allow 14 townhomes.

Kyle noted the town code would only allow six attached town houses per unit.

Chuck Coleman showed to the committee the plan for thirty townhomes.

Chuck noted fourteen homes wouldn't be feasible.

Kyle noted the town would need to change their density code to accommodate more than three per acre.

Cheryl noted the street isn't wide enough for a fire or a trash truck to turn around.

John noted to Chuck maybe to purchase the two homes on Thatcher to have better access to the property and to widen the streets and more overflow parking in the complex.

Kyle noted he would draft some density language.

Greg Welch noted would this project have HOA's.

Chuck noted this complex would have HOA's.

Chuck noted will evaluate the complex with adjustments.

Duane noted next on the agenda will be to review the draft sections of the comprehensive plan.

Kyle noted the draft is close in being complete.

Kyle will forward the draft to the town by next week.

Kyle noted showed the Environmental map, Boundary map and the properties which are part in town and part out of town and the zoning map of the properties in town.

Kyle noted need to draft a density change to the Land Ordinance which would change from three homes per to maybe five per acre.

Kyle noted the town needs to have the Comprehensive plan completed by May. The town will need to schedule another meeting early March, also need to schedule a public meeting or public workshop in March to view the Comprehensive plan.

Kyle noted we would need to submit the plan to State for their review and make any necessary changes.

Kyle noted need to schedule the next Planning and Zoning meeting on February 27, 2020 at 6:30pm to review a draft of the Comprehensive Plan.

ADJOURN:

Duane made the motion to adjourn the meeting at 7:58pm and was seconded by Valerie.

Motion was unanimous

RESPECTFULLY,

Cheryl A Lynch
Town Clerk