

Planning & Zoning was held on Wednesday, May 12, 2021 in the Mayor & Council Chambers at Laurel Town Hall. The following members were in attendance Planning Chair Brent Boyce, Bill Hearn, Dan Ash, and Angie Calio-Quillen. Also, in attendance were Director of Code Enforcement Ken West, Recording Secretary Alexis Oliphant, and Town Manager Jamie Smith. It was noted that Planning Members Randy Radish and Bill Martin were absent.

Planning Chair Boyce explained the purpose of the May 12, 2021 Planning & Zoning is to hear three items on the agenda:

- Preliminary Site Plan Request RE: Bargain Bills Land Holdings, LLC, 10930 County Seat Hwy, Tax Map #232-12.00-105.00
- Minor Subdivision Request RE: Ghulam dastgirl LLC, 309-311 North Central Avenue, Tax Map #232-12.19-19.00
- Preliminary Site Plan Request RE: Laurel Residential, Discount Land Road, Tax Map #232-12.00-65.00

Planning Chair Boyce stated a Preliminary Site Plan Request, Bargain Bills Land Holdings, LLC, 10930 County Seat Hwy, Tax Map #232-12.00-105.00 has been submitted for Planning & Zoning review. Planning Chair Boyce stated they presented their Concept Plan and their minor subdivision request at April's Planning & Zoning Meeting. A representative from Davis, Bowen & Friedel, Inc was in attendance to present the Preliminary the Plan. He advised the proposed site is 8.634 acres with a commercial zoning located on Route 9 and Rt 13. The site will include 14 buildings with one office, three large storage units, and ten smaller storage units. The parking will include five parking spaces with one handicap space. He stated they will tie into town utilities and stormwater already exists on site. He advised the new name will be Delaware Storage. He stated a few pavilions will be removed and the storage entrance will be separated from the existing entrance. He explained they still need to meet with Del-DOT. Director of Code Enforcement West inquired the width of the proposed entrance. The representative stated 42 feet. Director of Code Enforcement West inquired if fire suppression will be provided. The representative stated fire suppression will be provided in the three large storage units. Town Manager Smith stated if Planning & Zoning accepts the Preliminary Plan tonight the next step includes a public hearing. Once they receive their state permits they may submit their Final Site Plan to Planning & Zoning for approval.

Planning Member Hearn made a motion to accept the Preliminary Site Plan Request regarding Bargain Bills Land Holdings, LLC, 10930 County Seat Hwy, Tax Map #232-12.00-105.00. Planning Member Calio-Quillen seconded the motion. Vote was 4-0, with Planning Member Martin and Planning Member Radish absent, with one vacancy.

Planning Chair Boyce stated a Minor Subdivision Request, Ghulam dastgirl LLC, 309-311 North Central Avenue, Tax Map #232-12.19-19.00. Planning Chair Boyce stated a minor subdivision survey was submitted to Planning Members for review. Planning Chair Boyce advised the property is where Shore Stop is located, and the owner is requesting the property to be subdivided. The owner of the property stated he received the property in 2005 and he is trying to make better use of the property. Director of Code Enforcement West stated there is ample parking and utilities are available.

Planning Member Ash made a motion to accept the Minor Subdivision Request, Ghulam dastgirl LLC, 309-311 North Central Avenue, Tax Map # 232-12.19-19.00. Planning Member Hearn seconded the motion. Vote was 4-0, with Planning Member Martin and Planning Member Radish absent, with one vacancy.

Planning Chair Boyce stated a Preliminary Site Plan Request, Laurel Residential, Discount Land Road, Tax Map #232-12.00-65.00 was submitted for Planning & Zonings review. Planning Chair Boyce stated Planning & Zoning accepted the Concept Plan at April's Planning & Zoning Meeting. Mr. David Kuklish from Bohler was in attendance to give a brief presentation regarding the Preliminary Site Plan. **Listed below are highlights from the presentation:**

- Proposed area is 77 acres.
- Proposing 14 ½ acres of woodland not disturbed.
- Access will be available on Discount Land Road.
- Proposing 63 single-family units, 179 townhomes, and 168 condominiums.
- Submitted a Del-DOT Traffic Impact Study.
- PLUS Meeting received 2 recommendations
  1. Extend right away for potential interconnectivity.
  2. Provide pedestrian access off Discount Land Road.
- Stormwater to discharge in two ponds as needed.
- Utilizing existing 12-inch water and 10-inch sewer.
- Parking for Townhomes/Condominiums will have 2 ½ spaces per unit.
- Parking for Single Family Homes will have 2 units.
- Provide On-Street Parking.
- Proposed to have town own the roads due to the roads meeting the town code.
- Street lighting will be provided with short streetlights and a lighted pedestrian walkway.
- Proposed to have 3 amenity areas.
- Shared Townhouse, condominiums, and single-family home elevations.

A brief discussion took place regarding Planning & Zonings concerns including the town taken ownership of the streets and the responsibility of snowplowing. Planning & Zoning discussed the need for establishing an HOA. Director of Code Enforcement West recommended we need to address who will have ownership of the streets. Director of Code Enforcement West advised Chief Hill, Chief Wright, and Public Works Director Foskey will need to review the plan. Director of Code Enforcement West stated the plan is good on a code point with meeting the setbacks, lot size, and parking.

Planning & Zoning Members agreed to meet Wednesday, May 19, 2021 to allow Planning & Zoning to review, comment, and to answer any questions members may have. Town Manager Smith stated she will email considerations from the past housing development for Planning & Zonings review.

The Planning & Zoning Minutes of Wednesday, April 14, 2021 were presented for review and adoption. Planning Member Ash made a motion to accept the April 14, 2021 minutes as presented. Planning Hearn seconded the motion. Vote was 3-0, with Planning Member Martin and Planning Member Radish absent, Planning Member Calio-Quillen abstaining, with one vacancy.

With there being no further matters to discuss, Planning Member Ash made a motion to adjourn the meeting. Planning Member Hearn seconded the motion. Vote was 4-0, with Planning Member Martin and Planning Member Radish absent, with one vacancy.

Meeting Adjourned at 8:30 p.m.