

Planning & Zoning was held on Wednesday, December 11, 2019 in the Conference Room at 7:00 p.m. The following members were in attendance: Chair Brent Boyce, Bill Hearn, Angie Calio-Quillen, Bill Martin, and Randy Radish. Also, in attendance were Director of Code Enforcement Ken West and Recording Secretary Alexis Oliphant. It was noted that Planning Member Dan Ash was absent.

Planning Chair Boyce explained the purpose of the December 11, 2019 Planning & Zoning Committee Meeting is to decide on a proposed minor subdivision, from JEL Properties, LLC, located at 323 East 6<sup>th</sup> Street, Laurel, Delaware 19956 Tax Map #332-1.11-54.00. Planning Chair Boyce advised Mr. Jim LaRue from JEL Properties; LLC is in attendance.

Planning Chair Boyce advised JEL Properties; LLC submitted a proposed copy of the minor subdivision to all members. Planning Chair Boyce explained the proposed minor-subdivision falls under R-1 Zoning. Planning Chair Boyce stated the proposed building lots for the minor-subdivision does not meet the minimum R-1 requirements. The proposed lot is 4,567 square feet and the minimum lot size for R-1 Zoning is 7,500 square feet. Planning Member Calio-Quillen inquired about the owner's plans for the property. Planning Chair Boyce explained the owner is looking for approval for a single family and owner-occupied dwelling. Planning Member Calio-Quillen explained the R-2 Zoning minimum requirements are 4,000 square feet. Planning Chair Boyce stated we may grant a waiver to allow them to meet the R-2 Zoning requirements. Planning Member Radish inquired where parking will be located. Director of Code Enforcement West advised parking may either be utilized on the front or side of the house. Planning Member Calio-Quillen inquired if a sidewalk is needed. Director of Code Enforcement West advised yes. Planning Chair Boyce inquired if King Street is a state-maintained road. Director of Code Enforcement West stated yes. Planning Chair Boyce explained Mr. LaRue must also comply with the state due to the road being state maintained. Planning Chair Boyce inquired if there will be a 1 curb cut-out. Mr. LaRue advised yes. Mr. LaRue inquired if the sidewalk must be the full length of the property. Director of Code Enforcement West advised yes. Planning Chair Boyce advised a waiver is needed in order to comply with the R-2 Zoning Requirements. Planning Chair Boyce thanked JEL Properties; LLC for investing in Laurel.

Planning Member Radish made a motion to grant a waiver to JEL Properties, LLC, located at 323 East 6<sup>th</sup> Street, Laurel, Delaware 19956 Tax Map #332-1.11-54.00 for a proposed minor-subdivision to be treated as a R-2 Zoning property to be the same as the adjoining properties. Planning Member Hearn seconded the motion. Vote was 5-0, with Planning Member Ash absent and with one vacancy.

The Planning & Zoning Minutes of August 14, 2019 were presented for review and adoption. Planning Member Hearn made a recommendation to make an amendment on the minutes by changing Planning Chair Hearn to Planning Chair Boyce. Planning Member Hearn made a motion to accept the August 14, 2019 minutes as presented. Planning Member Calio-Quillen seconded the motion. Vote was 5-0, with Planning Member Ash absent and with one vacancy.

Meeting Adjourned at 7:24 p.m.