

Planning & Zoning was held on Wednesday, August 10, 2022, at 7:00 p.m. in the Mayor & Council Chambers at Laurel Town Hall. The following members were in attendance Acting Chair Angie Calio-Quillen, Randy Hill, Amy Handy, and Dan Ash. Also in attendance were Director of Code Enforcement Ken West and Town Manager Jamie Smith. The following representatives for the Whaley Property were in attendance were Mr. Ken Christenbury from Axiom Engineering and Mrs. Linda Smith from Your Place. The following representative from the Minor Subdivision Request pertaining Delaware Route 13-A, was Mrs. Latoya Eley. The following representative in attendance from the Laurel Mixed Use Development on 118 North Central Avenue was Mrs. Morgan Helfrich of GMB. It was noted that Planning Members Brent Boyce, Randy Radish, George Sakellis, and Exofficio Tim West were absent.

Acting Chair Calio-Quillen opened the public hearing at 7:01 p.m. pertaining the Preliminary Site Plan & Large Parcel Development Overlay District (LPD-OD), Axiom Engineering, LLC, for Whaley Properties, LLC, Tax Map #232-12.00-106.01. Mr. Christenbury of Axiom Engineering gave a brief overview of the project. He explained per the last meeting, with the reduction in parking spots, they have added more greenspace and have made sure the turning radius works for the fire trucks. The Fire Marshall has reviewed the plans, and they're awaiting approval. Once approval is obtained from the town, they will begin the plans for the water and sewer infrastructure based on town specs. Mrs. Linda Smith of Your Place did a quick review of the lease agreement and requirements and what her company offers the residents of their communities. Acting Chair Calio-Quillen opened the floor to the audience for questions or comments. With there being non, Acting Chair Calio-Quillen closed the public hearing at 7:16 p.m.

Planning Member Ash made a motion to accept the Preliminary Site Plan and to make a recommendation to Mayor & Council for approval pertaining the Large Parcel Development Overlay District (LPD-OD), Axiom Engineering, LLC, for Whaley Properties, LLC, Tax Map #232-12.00-106.01. Planning Member Handy seconded the motion. Vote was 4-0, with Planning Chair Boyce, Planning Member Radish, Planning Member Sakellis, and Exofficio West were absent.

Acting Planning Chair Calio-Quillen stated the Public Hearing RE: Special Use Permit, Ms. Keira Dennis, 1122 South Central Avenue, Tax Map #332-1.00-8.01 has been cancelled.

Acting Chair Calio-Quillen advised a Minor Subdivision Request RE: Mrs. Laytoa N. Eley, Delaware Route 13-A (South Central Avenue), Tax Map #332-1.00-9.08 was submitted for P&Z's review. It was explained the lot is currently located in an R-3 Zone. The owner is proposing an entrance way off of Central Avenue and per the Fire Marshall, if the road is less than 200' in length a cul-de-sac is not needed. The road and the utilities will be private.

Planning Member Ash made a motion to accept the Minor Subdivision Request RE: Mrs. Laytoa N. Eley, Delaware Route 13-A (South Central Avenue), Tax Map #332-1.00-9.08. Planning Member Hill seconded the motion. Vote was 4-0, with Planning Chair Boyce, Planning Member Radish, Planning Member Sakellis, and Exofficio West were absent.

Acting Chair Calio-Quillen advised a Resubmission Preliminary Site Plan RE: Laurel Mixed Use Development Feasibility, 118 North Central Avenue, Service General Corporation, Tax Map #432-8.06-56.00 was submitted for P&Z's review. Mrs. Morgan Helfrich of GMB presented the re-submission of the site plan pertaining the property formerly known as the Rigbie Property, located on 118 North Central Avenue. Mrs. Helfrich advised based on the last meeting, they have redesigned the property to help offset the required parking spaces that they were still needing. She explained the first floor will not only consist of a 4,000 square foot laundry mat, with the second and third floor now having 6 apartments each. Per the zoning and discussion at the last P&Z Meeting, and reduction in size, parking required is 35 spaces. The property now has a total of 32 spaces and per the zoning ordinance if public parking is within 400 feet it can be utilized, which the town has a public parking lot within the 400'. The reduction will allow for an area of the residential trash containers along the back of the property. Committee Members expressed their desire to see the design of what is presented this evening to remain. It was explained, the P&Z Committee have the authority to set conditions on the site plan to include design. Director of Code Enforcement West inquired the timeline for construction. Mrs. Helfrich explained once approval is obtained from the Committee, they will move forward on the building plans.

After a brief discussion, Planning Member Ash made a motion to accept the Resubmission Preliminary Site Plan RE: Laurel Mixed Use Development Feasibility, 118 North Central Avenue, Service General Corporation, Tax Map #432-8.06-56.00 with the understanding the building will be designed as approved on the site plan, to include materials, etc. Planning Member Handy seconded the motion. Vote was 4-0, Planning Chair Boyce, Planning Member Radish, Planning Sakellis, and Exofficio West were absent.

The Planning & Zoning Minutes of Wednesday, July 13, 2022, were presented for review and adoption. Planning Member Hill made a motion to accept the July 13, 2022, minutes as presented. Planning Member Ash seconded the motion. Vote was 4-0, with Planning Chair Boyce, Planning Member Radish, Planning Member Sakellis, and Exofficio were absent.

With there being no further matters to discuss, Planning Member Handy made a motion to adjourn the meeting. Planning Member Hill seconded the motion. Vote was 4-0, with Planning Chair Boyce, Planning Member Radish, Planning Member Sakellis, and Exofficio West were absent.

Meeting Adjourned at 7:54 p.m.