

"A Historic Past"



"A Bright Future"

CITY OF DELAWARE CITY

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**MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
CITY OF DELAWARE CITY
AUGUST 1, 2016**

CALL TO ORDER

Commissioner Dilliplane called to order the regular meeting of the Planning Commission at 7:00 p.m. Those present included Commissioners Dilliplane, West, Hendry, Snow, Smith, Renoll and Williams. City Manager Cathcart was also in attendance.

ACTION ON THE PREVIOUS MINUTES

Commissioner Snow made a motion to accept the minutes of the July 11, 2016 Planning Commission meeting as written. Commissioner Williams seconded the motion. There was no discussion. A vote was taken, all ayes, motion carried.

SIGN ORDINANCE

Commissioner Dilliplane said he had prepared a summary list of possible changes which had been discussed at previous meetings. He said he added an item that Commissioner Williams had suggested. Discussion occurred regarding a large arched sign to be placed at Fort DuPont, which would probably need a variance. Discussion occurred regarding placing a sign advertising one business on another business's property.

Commissioner Dilliplane read the list of proposed changes to the Delaware City sign ordinance as it currently exists, as follows:

- Adopt changes proposed by the City Solicitor, bringing the City into compliance with the Supreme Court ruling, with the following changes and additions.
- Adopt a mission statement defining the need for a sign ordinance, which is, "The purpose for the adoption of the sign ordinance is to enhance the esthetic appeal and maintain the historical charm of Delaware City, as well as protect the health, safety and welfare of its residents and visitors".
- No commercial sign shall be permitted on residential property.
- Amend directional sign ordinance portion to read, "A sign displaying the name, nature and location of establishments offering accommodations, merchandise, food or services within Delaware City".
- Perpendicular signs, besides falling within size requirements, must be adequately attached to the building, in the interest of public safety.
- Any sign that exceeds size requirements or is otherwise non-conforming, must be submitted to the Planning Commission for approval as a variance, prior to erection of the sign.
- Any resident or business owner, who feels a non-conforming sign is what they require, must apply for a variance through the Planning Commission, prior to the erection of said sign.
- A non-conforming sign requiring replacement, that was grandfathered under the previous ordinances, must either be replaced with a conforming sign or apply for a variance through the Planning Commission, prior to erection of the sign. Discussion followed. It was decided that this item would remain on the list and the Council could decide whether to remove it or not.
- No commercial property shall have signage referring to another commercial property.

Discussion followed regarding the proposed changes. City Manager Cathcart said the City Solicitor would take the changes proposed by the Planning Commission, put it in the form of an ordinance and return it to the Planning Commission for review before it goes to the Mayor and Council. Discussion continued regarding billboards and rooftop signs. The commissioners reached a consensus that billboards are prohibited, but the billboard definition should remain in the ordinance. They also reached a consensus that rooftop signs are prohibited.

Commissioner Williams made a motion to submit the proposed changes to City Solicitor Walton, asking him to determine if those changes are legal, and to return his draft to the Planning Commission for review. Commissioner Snow seconded the motion. A vote was taken, all ayes, motion carried.

City Manager Cathcart said he would see that the proposed changes were sent to the City Solicitor.

ADJOURNMENT

Commissioner Williams made a motion to adjourn the meeting. Commissioner Hendry seconded the motion. A vote was taken, all ayes. Meeting adjourned at 7:30 pm.

Respectfully submitted,

Dawn K. Gwynn

City Secretary