

*"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**  
**Monday, June 3<sup>rd</sup>, 6:30 p.m.**  
**City Council Chamber**  
**407 Clinton Street**

**CALL TO ORDER**

Commissioner Snow called the regular meeting of the Planning Commission (PC) to order at 6:30 p.m. Commissioners Snow, Renoll, Wilkinson, Starrett, Dilliplane, and Saunders were present. Also attending was City Manager Metcalfe.

**ACTION UPON THE MINUTES OF THE PREVIOUS MEETING**

A motion to accept the minutes of the April 1, 2019 meeting was made by Commissioner Dilliplane and seconded by Commissioner Saunders. All members were in favor and the minutes were accepted as written.

**ORDINANCE 19-0520-01 RELATING TO MAXIMUM HEIGHT REQUIREMENTS IN HPR ZONING DISTRICT**

- Chief of police, David Baylor went on the record to inform the Commissioners that at a recent HPC meeting, Jeff Randol indicated that he had no current plans to build a 99 foot building and he was in agreeance that keeping the buildings equal in height with the buildings on this side of Delaware City would be best. Chief Baylor recommended that we have flexibility and latitude to allow for planners to design and bring it before the appropriate bodies rather than shooting down an Ordinance right now.
- Commissioner Dilliplane pointed out that if they did change the height from 99 to 50 feet they could always come back for a Variance.

- Commissioner Snow feels that leaving it at 99 feet is a little risky. She also mentioned that this proposal never originally came through the Planning Commission.
- Acting Mayor Malinowski added that he fears if we limit the height to 50 feet it will be less attractive to investors.
- Commissioner Saunders asked if this is the only height that is an issue. Acting Mayor Malinowski replied yes, this is the only one that was brought up.
- Commissioner Saunders asked if it's less than 99 feet, does the building need to be brought before the Planning Commission, everyone believes that it does not. Commissioner Snow added that maybe wording it to say that anything over 3 stories needs to come before the Planning Commission for a Variance would be best. Commissioner Dilliplane pointed out that he believes Jeff Randol is looking for 4 stories.
- Commissioner Renoll wanted Council to consider that the Marina District plan is probably far down the road and feels it is pre mature to adjust the height right now. He fears that we are cutting market opportunities by adjusting the height. Commissioner Snow suggested leaving it open ended, anything over 3 stories come before the Planning Commission for recommendation.
- Commissioner Dilliplane directed a question to the president of the Fire Company Paul Johnson, wondering what the Fire Departments point of view is, he said that the height would not have any impact on the Fire Department. Commissioner Snow asked how tall of a building the Fire Department can cover. Mr. Johnson responded that they would be able to reach 40 to 50 feet but they have a mutual aid agreement where there are 7 ladder trucks in a 10 mile radius that are automatically dispatched to any structure fire in town.
- Commissioner Starrett said if we leave it at 99 feet he would like to make sure no one can slide something in without the recommendation of the Planning Commission. Commissioner Saunders said No, if its 99 feet or below they do not have to come before Planning Commission. Commissioner Renoll pointed out that the Planning Commission just for recommendation.
- Commissioner Snow asked Jeff Randol if he had any input. He responded that he is unsure why this is being discussed as the 8 story concept was for a bridge to connect the Fort to this side of Delaware City. The plans he has now only have up to 4 stories, besides a possible hotel that may go a little higher. He would be happy with 5 stories maximum height. Discussion followed.

Commissioner Dilliplane made a motion to change the maximum height of 99 feet to 5 stories, Commissioner Wilkinson seconded the motion. All were in favor, motion passed.

**ADJOURNMENT**

The motion to adjourn was made by Commissioner Dilliplane and seconded by Commissioner Saunders. All were in favor. The Planning Commission Meeting was adjourned at 7:49 p.m.

Respectively submitted,

*Britney Loveland*

City Secretary