

"A Historic Past"



"A Bright Future"

CITY OF DELAWARE CITY

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**CITY OF DELAWARE CITY
REGULAR MEETING OF THE
PLANNING COMMISSION**

November 4, 2013

CALL TO ORDER

Commissioner Schofield called to order the regular meeting of the Planning Commission at 7:00 PM. The following Commissioners were present: Schofield, Chura, Snow and Renoll. Also present was City Manager Cathcart. Commissioners Long and Dilliplane arrived after the roll call.

ACTION ON PREVIOUS MINUTES

Commissioner Snow made a motion to accept the minutes of the October 23, 2013 Planning Commission rescheduled meeting as written. Commissioner Chura seconded the motion.

415 CLINTON ST., JASON HUTT/KEVIN WHITTAKER – SUBDIVISION – 1 LOT (208' x 81') INTO 2 LOTS (Lot #1 – 112' x 81' and Lot #2 – 96' x 81'); AND VARIANCES – SIDE SETBACK FROM 7' TO 3' AND REAR SETBACK FROM 25' TO 3'

Mr. Whittaker said he was helping with the subdivision. He explained that the lot goes from Clinton Street to Hamilton Street. As it stands, the lot is conforming as are the new lots. However, there is an existing garage that is 3.4' off the side that would have been grandfathered, but because of the subdivision it was thought that it would be best to get a variance to make it comply. Also with the subdivision and new lot line, they would need a variance to have the garage comply with the rear setback. Mr. Whittaker explained the reason for the way the lot was being divided. Discussion followed. *Commissioner Dilliplane made a motion to accept the subdivision as presented. Commissioner Snow seconded the motion. There was no additional discussion. A vote was taken, all ayes, motion carried. Commissioner Dilliplane made a motion to accept the variances on the side setback and the rear setback as presented. Commissioner Snow seconded the motion. There was no additional discussion. A vote was taken, all ayes, motion carried.*

92 CLINTON STREET – B. P. PROPERTIES – VARIANCES – REAR SETBACK FROM 20’ TO 0’ AND FRONT SETBACK FROM 15’ TO MINUS 5.5’

City Manager Cathcart and Commissioner Chura recused themselves from participation in this discussion and moved to the audience. Mark Chura, partner in the group that has taken over operation of 92 Clinton Street, presented the plans. He explained the group does not own 92 Clinton Street, but has a long term lease and will need to make some changes to accommodate the new restaurant that is replacing what was formerly known as the Delaware City Pub.

He explained the plans, saying they would need a variance for a front setback of negative 5.5’ to allow for a handicap ramp. Mr. Chura stated that the building is currently 23’ from the rear property line and they are requesting a variance for a rear setback of 0’ in order to construct a 6’ high wood shadowbox fence and a partially covered deck in this area.

Discussion followed regarding the placement and construction of the brick handicap ramp and the new pavers currently being installed on Clinton Street, 42” of the sidewalk that will be effected, prevention of tripping hazard, two existing front entrances to building, construction of fence, construction of a partially covered deck, and side doors to allow for removal of trash, etc. The deck will be 326 square feet of open deck and 462 square feet of covered deck, with a shed roof over covered deck. The business owners are hoping for exterior food service in the rear. Mr. Chura explained how the fenced area would allow for separate rear access for tenants renting the top two units.

Discussion followed with resident Kevin Monroe regarding the ABC application and fence height limits. Discussion followed regarding the nature of the planned business, which will be family friendly, compared to the former business at this location. The capacity of the restaurant (anticipated capacity -100) was discussed as the square footage of building will not change. Parking was also discussed.

Commissioner Dilliplane made a motion to accept the variances as presented.

Commissioner Renoll seconded the motion. No additional discussion occurred. A vote was taken, all ayes, motion carried.

ADJOURNMENT

A motion was made and seconded to adjourn the meeting. A vote was taken, all ayes, meeting was adjourned at 7:35 PM.

Respectfully Submitted,

Dawn K. Gwynn

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City Secretary