



CITY OF DELAWARE CITY
407 Clinton Street - P.O. Box 4159
Delaware City, Delaware 19706
302-834-4573

**CITY OF DELAWARE CITY
REGULAR MEETING OF THE
PLANNING COMMISSION
October 6, 2014**

CALL TO ORDER

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

ACTION ON PREVIOUS MINUTES

Commissioner Snow made a motion to accept the minutes of the August 4, 2014 Planning Commission meeting as written. Commissioner Renoll seconded the motion. A vote was taken, all ayes, motion carried.

CHAIRPERSON SELECTION

Commissioner Snow nominated Commissioner Dilliplane for the position of Chairperson. Commissioner Chura seconded the motion. A vote was taken, all ayes, motion carried.

87-89 WASHINGTON STREET – STEPHEN & ROBIN TAIT – SUBDIVIDE PARCEL INTO TWO PARCELS

Mr. Tait presented the plans for the subdivision of 87-89 Washington Street. He said his plans are to subdivide the two parcels. He said he purchased both parcels at the same time. He came to the Planning Commission in 1998 to get approval to subdivide the land so each half of the duplex is on a separate parcel. It was approved but the documents were never filed with New Castle County, therefore, the subdivision never occurred. Discussion followed regarding the fact that the houses make up a duplex, the depth of one lot is shorter than usual because one property owner subdivided and built another house on the property, and that if approved one lot would have 60' frontage and

one would have 19' frontage. Mr. Tait would then need a variance for the side setback on 87 Washington from 5' to 3'. The common wall would, of course, have a zero setback.

Discussion followed regarding the width of the alleyway and the possibility of demolition of one side of the house, leaving a vacant 19' wide lot. City Manager Cathcart asked Mr. Tait if he was ready to do the variance as his application only said he seeking a subdivision. Additional discussion followed regarding building on the 19' lot if, for whatever reason, the house went away. City Manager Cathcart said his understanding was that if the house were not there, Mr. Tait or the current owner would need to start all over again to get permission to build on the lot since it would only be 19' wide. Mr. Tait said he understood that if the subdivision were approved and the house was no longer there it would be grandfathered, allowing the owner to rebuild on the 19' lot provided he got his permit within one year. Because of this difference of opinion, City Manager Cathcart said he was not comfortable with making a decision until he spoke with the City Solicitor. *Commissioner Snow made a motion to approve the variance contingent upon acceptance by the City Solicitor. Commissioner Renoll seconded the motion. A vote was taken, all ayes, motion carried.*

Mr. Tait said he would need a front setback variance from 20' to 0', from 5' to 3' on the side and 0' on this variance. He said he would probably need a total area variance, also. Discussion followed regarding exactly what Mr. Tait was asking for and what he applied for. City Manager Cathcart said he understood the Commissions reluctance to approve any variance because of the confusion. Commissioner Chura said she would like to see a letter detailing exactly what Mr. Tait is looking for. Additional discussion occurred. Commissioner Snow made a motion to table this item until the next meeting which would give the City Manager a chance to discuss the variances with the City Solicitor and give Mr. Tait sufficient time to reapply for the variances and the subdivision. Commissioner Renoll seconded the motion. It was determined that this could be the first item on the agenda for the special Planning Commission meeting to be held on October 29, 2014.

ADJOURNMENT

Commissioner Snow made a motion to adjourn the meeting. Commissioner Renoll seconded the motion. A vote was taken, all ayes, meeting was adjourned at 7:23PM.

Respectfully Submitted,

Dawn K. Gwynn

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City Secretary