

*"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, March 2, 2020 6:30 p.m.**  
**City Council Chamber**  
**407 Clinton Street**

**CALL TO ORDER**

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

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

A motion to accept the minutes of the February meeting was made by Commissioner Dilliplane and seconded by Commissioner Starrett. *All members were in favor and the minutes were accepted as written.*

**BLUEWATER CAMPGROUND SITE REVIEW**

City Solicitor Walton reminded the commission of their previous approval from the August meeting for the RV Campground and all the requirements they set forth at that time. He explained there is a procedure following PLUS review which directs the applicant to go back before the Planning Commission. The planning commission should submit their recommendations to Council within 3 regular meetings. There is also a process for submission of the Final Plan.

Emily from Blue Water Camp ground was there to present the preliminary site plan to the Commission. She displayed a to date site plan map and supplied their plus responses to the commission. Blue waters engineer and developer were also present to answer any questions. She explained that their intent here tonight was to secure full approval of recommendations tonight and explained they plan to continue to satisfy any state and county requirements. The Site Plan will then move to Council for Final Approval.

Emily then went into detail on each area of the camp ground and what will be present in all areas based on this most recent map and listed all the amenities they plan to have. She said since they last spoke with the planning commission there was a design update after meetings with DNREC which is a typical process.

She said they are in the process of submitting the Flood Plain analysis and should have all the information needed for that in the future along with meeting with the Fire Marshall where they need to make some changes and meet again.

She said once they get through all their approvals they will create an Emergency Response Plan.

She then asked for questions.

Commissioner Saunders pointed out that at the previous meeting they only approved a total of 419 spots, but the new plan has 422 spots. Blue water said it has gone up.

Commissioner Saunders also asked them to go into detail on the phases of the camp ground. They did.

Commissioner Saunders asked how they intend to protect the wetlands. Blue water said they will put signs up and educate people on wetlands but that's hard to ensure. Commissioner Saunders suggested a large buffer would help. Blue water also said they have security monitoring the camp ground at all hours and will make sure that area is protected.

Commissioner Saunders asked about the 10 foot multi use pathway. Blue water said it will run their property line and cross reedy point road and pick up to the already approved path. Commissioner Saunders asked if they will have to cross RT. 9. Jeff Randol said there are 2 ways and one would go under the bridge.

Dave Athey said the city does not have a buffer requirement. He is concerned though with how you raise several feet of fill when you're literally backed against a wall with wetlands. He would like more information on that.

Discussion's followed.

Commissioner Saunders asked for more information on the 180 days. Dave Athey explained that the vehicles have to be road ready and removed after 180 days. The buildings not being moved will have to comply with floodplain regulations.

Commissioner Snow said she did not realize they would be removing all the campers after 180 days. Jeff Randol said yes they are.

Kathy Clifton said those are FEMA regulations not Delaware City's.

Blue water explained that anyone camper cannot be in 1 spot for more the 180 days, it can move over one spot and stay another 180 days.

Commissioner Snow asked if they will move the cottages away and Emily said yes.

City Solicitor Walton said if they are not road ready or plan to stay more than 180 days need to meet the requirements for manufactured homes. A recreation vehicle is ready for highway use with only a quick disconnect of utilities and security devices and has no permanently attached additions. .

Commissioner Saunders made the motion that they recommend approval of the plan with the conditions that all other agency approvals are completed. The motion was seconded by Commissioner Dilliplane.

Commissioner Wilkinson asked if they need to address the change in amount of sites.  
There were no further questions or discussions

Commissioner Saunders made a motion to accept the change in number of sites approved from 419 to 422. A roll call vote was taken, all in favor, motion passed.

A roll call vote was taken on the motion as amended. 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 7:45 p.m.*

Respectively submitted,  
***Britney Loveland***  
City Secretary