

Town of Bethany Beach
Planning and Zoning Commission Meeting

July 16, 2022

The Bethany Beach Planning and Zoning Commission held a meeting on Saturday, July 16, 2022, at 9:00 am in the Bethany Beach Town Hall Meeting Room.

Present: Mike Boswell (Chair), John Gaughan, Scott Edmonston, Mark Bauernhuber, Diane Fogash, Kathy Shorter, and Susan Frederick (Building Inspector).

Also present: Teresa Tieman (Assistant Town Manager) and Andrea Harpster (Secretary).

Mr. Boswell called the meeting to order at 9:03 am.

Approval of the Agenda

Mr. Gaughan made a motion to approve the agenda. Seconded by Ms. Shorter, the motion was unanimously approved.

Discussion/Approval of the Planning and Zoning Commission Minutes of June 18, 2022

Mr. Gaughan made a motion to approve the minutes. The motion was seconded by Ms. Shorter and was unanimously approved.

Announcements/Comments/Updates

1. The Non-Residential Design Review Committee held a meeting on Tuesday, July 5, 2022. Ms. Frederick gave the members an update on the approval of three new wall signs for the two-building condo "Cedar Sands Condo" located at 36 and 37 N Atlantic Avenue, Bethany Beach, DE 19930.

Also approved was a new wall sign and window signs for new business "Pack Da Bowl", located at 786 Garfield Pkwy, Bethany Beach, DE 19930.

2. There was a Town Council Meeting held Friday July 15, 2022. Scott Edmonston gave the committee an update. The Council held a public hearing for Rezoning of the Town of Bethany Beach lands identified as Tax Map and Parcel number 134-13.19- 62.00 from R-1 Residential District to Municipal, Open Space, Recreational Facilities and Educational District (MORE) as recommended by the Planning and Zoning Commission. The purpose of this hearing is to receive comments on the zoning amendment to the Bethany Beach Town Code. There was no public comment.

There was a Public Hearing held regarding the Property Assessment List. The purpose of the hearing was to approve the Final Annual Assessment List. There was no public comment.

There was a Presentation by US Wind regarding the release by the Bureau of Ocean Energy Management (BOEM) of their Construction and Operations Plan (COP) for the next level of review and public comment before BOEM makes a final decision on the COP and what this means for Bethany Beach.

The Town Council voted on and approved the purchase of a new 2023 Chevrolet Tahoe PPV as well as contract submitted by Mid Atlantic Waste Systems for the purchase of a new Trash Truck.

New Business:

A. IPA review of the Comprehensive Plan Project

BJ DeCoursey from the University of Delaware IPA gave a power point presentation on the Comprehensive Plan Project. The committee will continue to work with IPA to produce an updated Comprehensive Plan.

Old Business:

A. Continue Discussion about Trees and Penalties.

Mr. Bauernhuber produced a rough draft outlining opportunities to refine the code.

The Commission will continue to refine it based on discussions.

Ms. Frederick made mention that the permeable ground covering issue and pending ordinance needs to be addressed. The Town is still awaiting feedback from McCormick and Taylor engineering. The Town will try and have a master service agreement since they are working on so many projects with us. Mrs. Tieman said it should be moving forward and starting soon. Hopefully the Commission and Town Council can decide by the next meeting.

The next meeting will be held Saturday, August 20, 2022, at the Bethany Beach Town Hall meeting room.

Adjourn:

Mr. Gaughan made a motion to adjourn the meeting. Ms. Fogash seconded the motion, and it was unanimously approved. The meeting was adjourned at 11:48 am.

Respectfully submitted:

Andrea Harpster, Secretary