

Town of Bethany Beach
Planning and Zoning Commission Meeting

April 23, 2022

The Bethany Beach Planning and Zoning Commission held a meeting on Saturday, April 23, 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)

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. Fogash, the motion was unanimously approved.

Discussion/Approval of the Planning and Zoning Commission Minutes of March 19, 2022

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

Announcements/Comments/Updates

1. The Non-Residential Design Review Committee did not hold a meeting during the month of April but will have three applications to review in May.
2. There was not a Town Council meeting during the month of April, however there was a Public Hearing on April 12, 2022. Scott Edmonston gave the committee an update. The purpose of the hearing was to hear any comments from the public regarding the following:

An ordinance to amend Appendix 4 Bethany Beach Non-Residential Design Review Guidelines by amending the membership of the Non-Residential Design Review Committee (NRDRC) by requiring it to consist of A Member of the Town Council in place of The Town Council's Liaison on the Planning Commission.

An ordinance to amend Section 425-2 by adding the terms Natural Area and Pervious Materials in the Definitions and word usage in Section 425-2.

An ordinance to amend Section 425-27 by adding an additional paragraph to address Ground covering restrictions permitted on Residential lots. All three amendments received positive feedback and comments from the Public.

New Business:

No new business.

Old Business:

A. Continue discussion of noxious plants

Mrs. Frederick provided the members with a copy of the Town's current tree ordinance. It was brought to her attention that the subdivision chapter doesn't connect with the tree chapter. There's no mention of it when you're applying for any kind of subdivision it doesn't state that you must refer to the tree chapter. The section doesn't differentiate between major and minor subdivision. The committee will review it and make suggestions for changes and start to develop a section that relates to all developments throughout the Town.

The commission will continue to work on a rough draft of Best Practices to bring to the Council in June. There will be continued discussion on the best way to add bamboo and other noxious plants to an ordinance or a Best Practice model.

B. Continue discussion of Green Bethany Initiative

The Comprehensive Plan deadline has been approved for an extension until February 2023. The Commission will continue to package what they are accomplishing, what they have accomplished and what they plan to accomplish. This will be in a document or paragraph that will be added to the Comp Plan.

The next meeting will be held Saturday, May 21, 2022, where there will also be two applications, one is for a minor subdivision, and the other is for the Walcek property.

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 10:11 am.

Respectfully submitted:

Andrea Harpster, Secretary