

Tuesday April 2, 2023

TOWN OF FREDERICA

PLANNING AND ZONING COMMITTEE MEETING

CALL TO ORDER: Called the meeting to order at 7:00 PM on April 2, 2024.

PLEDGE OF ALLIGENCE: Lead by Ms. Shaw

ROLL CALL:

Committee Members: Marie Shaw (Chair) – Present
Milt Elliot – Present
Leland Mudge – Present
Phil Green – Present
Megan Wiater - Present

READING AND APPROVAL OF THE LAST MEETING MINUTES: Meeting minutes from March 19, 2024 were reviewed and agreed upon.

A motion was made by Mr. Elliot to approve the minutes, in written form, from March 19, 2024 and a second by Mr. Mudge. Motion passed by unanimous voice vote.

BUILDING PERMITS:

Ryan Homes – Sophia’s Landing – The Planning Commission was presented with building permit applications for four model homes being constructed at Sophia’s Landing. They are as follows:

Lot 33 – Cedar Model (previously reviewed by Planning Commission), located on Antietam Drive

Lot 34 – Hazel Model (previously reviewed by Planning Commission), located on Antietam Drive with a revision of an added 10x14 deck.

Lot 53 – Birch Model (previously reviewed by Planning Commission), located on Antietam Drive with a revision to add a 19’ driveway and change model to Birch from Hazel.

Lot 73 – Aspen Model (previously reviewed by Planning Commission), located on Antietam Drive with a revision to add a 19’ driveway and change model to Aspen from Elder.

Ms. Shaw informed the Planning Commission that the permit fees for these applications are outstanding due to not having a bank appraisal to determine the amount owed as per the Town fee structure. Considering not having a bank appraisal, Ms. Shaw stated that the Planning Commission can approve the permits, with a contingency, so as to not hold up construction until the next meeting.

Ms. Shaw called for a motion to approve the building permit applications on the contingency that Ryan Homes provide the Town of Frederica proof of listing price to include documentation of how Ryan Homes arrived at the listing price. Certificate of Occupancy will not be approved until said documentation is provided and a permit fee can be determined and paid by Ryan Homes.

A motion was made by Mrs. Wiater and a 2nd by Mr. Mudge. Motion passed with unanimous voice vote.

OPEN FLOOR: Mayor Glenden and Dustin Russum informed the Board about one of the items on the Town Council agenda, “Discussion of Development Name ‘Westowne.’”

ADJOURNMENT:

Having no other comments from either the public or the Board, Ms. Shaw called for a motion to adjourn the meeting. Motion made by Mr. Elliot to adjourn with a second by Mr. Green. Motion passed by unanimous voice vote.

Meeting adjourned at 7:20 PM

Respectfully submitted,

Committee Chair Marie Shaw

 5/14/2024

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