

Tuesday July 2, 2024

TOWN OF FREDERICA

PLANNING AND ZONING COMMITTEE MEETING

CALL TO ORDER: Called the meeting to order at 7:00 PM on July 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

READING AND APPROVAL OF THE LAST MEETING MINUTES: Meeting minutes from June 4, 2024 were reviewed and agreed upon.

A motion was made by Mr. Mudge to approve the minutes, in written form, from June 4, 2024 and a second by Mr. Green. Motion passed by unanimous voice vote.

BUILDING PERMITS:

Sophia's Landing Sign Permits –

Application submitted for eight temporary rigid flags to be placed along Antietam Drive, exceeding the allowance of one sign. Ms Shaw informed the P & Z members that verbal approval has been granted from the Board of Adjustment (BoA) Meeting held on June 28, 2024. The approval had a condition of the signs being allowed for a period of 36 months, at which time, Ryan homes would need to remove the signs. Having received the variance approval, Ms. Shaw called for a motion to approve the permit application. Motion was made by Mr. Elliot with a 2nd by Mr. Mudge. Ms. Shaw called for a roll call vote.

Mr. Green – Present
Mr. Mudge – Yes
Mr. Elliot – Yes

Application submitted for one marketing sign to be 50 square feet, exceeding the 32 square feet allowance. Ms Shaw informed the P & Z members that verbal approval has been granted from the Board of Adjustment (BoA) Meeting held on June 28, 2024. Having received the variance approval, Ms. Shaw called for a motion to approve the permit application. Motion was made by Mr. Elliot with a 2nd by Mr. Mudge. Ms. Shaw called for a roll call vote.

Mr. Green – Present
Mr. Mudge – Yes
Mr. Elliot – Yes

Application submitted for two monument signs exceeding size and number of signs. Ms Shaw informed the P & Z members that verbal approval has been granted from the Board of Adjustment (BoA) Meeting held on June 28, 2024. Having received the variance approval, Ms. Shaw called for a motion to approve the permit application. No motion was made therefore no vote taken.

Application was submitted for a 4x8 panel sign, of wood and aluminum, with uplighting to be placed at the Market Street entrance displaying the name of the development. This sign application was submitted as a backup in the event that approvals were not granted at the BoA for the variances requested. Having no motion on the application for two entrance monument signs, exceeding the allowance, Mr. Adam Dejean presented documentation for a smaller single sign to be placed at the north side of the entrance, parallel to Market Street. Having reviewed the LDO, along with the town engineer, Ms. Shaw called for a motion to approve the permit. A motion was made to approve the application by Mr. Mudge and a 2nd by Mr. Green. Motion passed with unanimous voice vote.

102 Thomas St – New Building – Duplex

Application for building permit submitted by Domercant Investments LLC for the construction of a twin home at 102 Thomas Street. Ms. Shaw read the review letter submitted by Pennoni. After the P & Z members had a chance to read the review letter, application and submitted plans, Ms. Shaw called for a motion to deny the permit based on incomplete application, lack of site plan information, recommendation from Pennoni. A motion was made by Mr. Green, with a 2nd by Mr. Mudge. The permit was NOT approved with unanimous voice vote.

West Side of Jackson – New Building – Duplex

Application for building permit submitted by Domercant Investments LLC for the construction of a single family home at West side of Jackson St. Ms. Shaw read the review letter submitted by Pennoni. After the P & Z members had a chance to read the review letter, application and submitted plans, Ms. Shaw called for a motion to deny the permit based on incomplete application, lack of site plan information, recommendation from Pennoni. A motion was made by Mr. Green, with a 2nd by Mr. Elliot. The permit was NOT approved with unanimous voice vote.

OPEN FLOOR: Mayor Glanden thanked the P & Z members for the job we are doing to support the town.

PLANNING & ZONING COMMENTS: No comments

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. Green to adjourn with a second by Mr. Elliot. Motion passed by unanimous voice vote.

Meeting adjourned at 7:37 PM

Respectfully submitted,

Committee Chair Marie Shaw



8/6/2024