

Minutes of the  
Dewey Beach Planning and Zoning Commission  
Meeting  
The Meeting was held at the Lifesaving Station  
#1 Dagsworthy Avenue  
Dewey Beach, DE 19971  
Saturday November 13, 2021  
12:30 PM

At 12:30 PM, the Chairman of the Planning Commission, Commissioner Mike Harmer, convened the Planning Commission meeting. The meeting was held consistent with the State of Delaware allowing official government meetings requirements.

Chairman Harmer led in the Pledge to the Flag. The chairman then took roll call. Commissioners Jimmy O'Connor, Dave Lyons, Dale Cooke, and Jim Bielicki, as well as Chairman Mike Harmer, were present.

Commissioner Bielicki moved to adopt the agenda as published. The motion was seconded by Commissioner O'Connor. The commissioners then approved the agenda as published by unanimous vote.

Chairman Harmer then introduced the central topic of the agenda that the planning commissioners would discuss the draft ordinance to recommend to the Town Commissioners the possible approval of the conditional use application for a restaurant to be named Claw located at 1818 Coastal Highway Dewey Beach, DE 19971. The Commissioners discussed the application. Chair Harmer introduced the town representatives Jim Dedes and Town Manager Bill Zohlpher who discussed the application.

Chairman Harmer opened the public hearing and asked for comments from the public after the Applicant presented the application. The Applicants Attorney Glenn Mandalas presented the project and reviewed the application and project along with how it fits with the intent of the Town's Comprehensive Development Plan. The Chairman kept the meeting of the Planning Commissioners open for possible discussion and actions following the public hearing.

Commissioner Lyons reported that he has received no negative written comments about the proposed application and has a list of supporters. Members of the public commenced their comments. Several members of the Community spoke in favor of the Application for example Ms. Debbie Robbins, 22 Bellevue in favor of the transformation and Mr. Gary Karp of 21 Bellevue spoke in favor of the application but pointed out issues such as trash, smoking, fencing types and size, bike/ scooters management, and other issues should be resolved. The Commissioners discussed many conditions such as parking, hours of operation, fencing, trash, and the applications drawings A002, A003, the Preliminary site Plan, and the Boundary Survey and other items that are

relevant and could be part of an ordinance. There were no comments in opposition to the application.

Chair Harmer closed the public hearing seeing no more requests to comment and asked the Planning and Zoning Commissioners if they had any discussion they would want or if there was a desire for a motion.

Commissioner Lyons moved that the planning commissioners recommend to the Town Commissioners an ordinance that recommends approval of the application pending the Applicant working towards a parking solution and added a list of conditions such as noise control, trash, hours of operation, and other conditions that would be included in the ordinance. The motion was seconded by Commissioner O'conor and discussed by the Commissioners.

The chairman asked for a vote on the motion. The motion passed by unanimous vote of the Commissioners.

The chairman then asked for comments from the Commissioners which were brief. The Chairman then asked for a motion to adjourn the meeting. At approximately 2:30 PM, Commissioner Cooke moved that the Commissioners adjourn the meeting. The motion was seconded by Commissioner O'conor and approved by vote of the Commissioners.

Respectfully Submitted:

Mike Harmer  
Chair Planning Commission  
Town of Dewey Beach