

Minutes of the  
TOWN OF DEWEY BEACH  
PLANNING and ZONING COMMISSION  
PUBLIC HEARING & MEETING  
At the Lifesaving Station  
#1 Dagsworthy Avenue  
Dewey Beach, DE. 19971  
Friday November 3, 2017. 5:00 pm

As approved at the April 13, 2018, Meeting of the Planning Commission

The Chairman of the Planning Commission, Mike Harmer, convened the Planning Commission public hearing and meeting at 5:01 pm, and opened with the "Pledge to the Flag." All commissioners were present, as determined by affirmative responses to Roll Call. The commissioners present, in addition to Chairman Mike Harmer, were Jim Bielicki, Jim Dedes, Don Gritti, Mark Nordquist, Jimmy O'Conner, and Marty Seitz. . Professional Engineer, Christopher Fazio, of Remington and Vernick Engineers, was present to support the commissioners' deliberations on the draft Comprehensive Development Plan. Mr. Fred Townsend of the law offices of Schmittinger and Rodriguez was present to support the deliberations. Members the Town Council and of the public were present.

The chairman asked for approval of the agenda for the meeting. With no requests for any change forthcoming, Commissioner Gritti moved that the commission adopt the agenda, as posted. The motion was seconded by commissioner Dedes and approved by unanimous vote of the commissioners.

Chairman Harmer asked for any comments concerning the draft minutes of the August 12, 2017, public hearing and meeting of the Planning Commission. Receiving no comments for changes to the minutes, the commissioners voted unanimously to adopt the minutes, as drafted.

The chairman opened the public hearing and asked for comments on the October 20, 2017, draft Comprehensive Development Plan. Marilyn Seitz of Swedes St said that the plan does not focus enough on the use of Rehoboth Bay, and she suggested that the comprehensive plan address future bay dredging.

David Thomas of the Surf Club spoke to remind the commissioners that some Dewey Beach properties, such as the Surf Club building, existed before Dewey Beach was incorporated and therefore do not comply with recent building restrictions. Provisions need to be made for the owners of the Surf Club to refurbish their property without having to comply with all recent zoning regulations.

After no further testimony was forthcoming, Chairman Harmer closed the public hearing and opened the discussion of the draft plan to the commissioners.

The commissioners discussed the draft plan with the possibility of developing a modified plan that the commissioners could recommend to the Town of Dewey Beach Commissioners.

Commissioner Dedes described a series of changes that he recommended for clarity and precision in the wording of the document. Commissioner Dedes suggested edits such as that the Actions on page 45 of the October 20, 2017, draft should include work with DELDOT, page 46 should have the correct spelling of Lake Gerard. For Residential Zoning, the plan should include language that the town should consider examining the FAR (Floor to Area Ratio) in the NR and RR districts.

Commissioner Seitz discussed the possibility of removing the words, “and bay side flooding” from the last line on page 57 of the October 20, 2017, draft. The change would recognize that The Beach Replenishment Tax account is required to be used for repair and maintenance of the ocean side beach and cannot be use to address bay side flooding issues. Because both the Replenishment and the Operational accounts are discussed, Commissioner Seitz concluded that no change was necessary to this paragraph.

The suggested changes were recorded by Commissioners Dedes and Seitz. Mr. Fazio also recorded the suggested changes for possible inclusion in the existing draft of Comprehensive Development Plan.

Commissioner Seitz moved that the Planning Commission recommend to the Town Commissioners the draft Comprehensive Development Plan with the changes discussed. Commissioner O’Conner seconded the motion.

The commissioners discussed the motion, recalling specific changes that were to be implemented. The commissioners verified that Mr. Fazio had captured the changes that were reflected in the motion. If the motion passed, Mr. Fazio would revise the plan for recommendation to the Town Council.

The commissioners voted unanimously to adopt the motion.

Chairman Harmer asked for general comments from the commissioners. With no comments forthcoming, the Chairman asked for a motion to close the meeting. Commissioner Bielicki so moved, seconded by Commissioner Nordquist. The motion to close the meeting passed by unanimous vote.

Respectfully Submitted,

Commissioner Marty Seitz  
Secretary, Planning Commission