



## **PLANNING COMMISSION MINUTES**

**October 4, 2016**

*PLEASE TURN CELL PHONES TO VIBRATE*

### **CALL TO ORDER**

The Chairman called the meeting to order at 6:30 pm at the Delaware Municipal Building 116 Wilson Hill Rd. Dingmans Ferry.

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

**Present:** L Glamann, R. Hough, S. Franks, D. Bukaj and Solicitor Farley

### **MINUTES**

R. Hough made a motion and D. Bukaj second the motion to approve the minutes of September 20, 2016 as presented. With no further discussion the motion was approved unanimously.

### **NEW BUSINESS**

#### **Lot Improvement**

R. Hough made a motion and D. Bukaj second the motion to recommend approval of the Bennett lot improvement in ME 3-303-24A. There was discussion on the date of the map and it was the date of the survey 2006. The Commission was reminded this lot improvement had not gotten to the Planning Commission back in 2006. The Zoning Officer was required to review the plan for



Zoning and denied it due to the shed being too close to the side property line. This not an issue for the Planning Commission for a lot improvement but they had not gotten the application because of the zoning denial.

Since 2006 it has been determined that a Zoning Permit is not necessary before a lot improvement review. The Resident has now brought up the lot improvement since he now wants a large “shed” on the adjacent property. The map he had and submitted did not have Addio’s signature but the ones that had been submitted for lot improvement in 2006 did have Addio’s signature. The only issue Pike County Planning had was with the deed not having the meets and bounds in it. The map was fine.

With no further discussion the motion was approved unanimously.

### **Correspondence**

Krista had referred a problem with setbacks between structures, particularly with sheds on non-conforming lots. Several people have come in to apply for zoning for sheds and were not able to get one because the setback between structures. It has become a problem to the point a lady came in to do a shed and was told she couldn’t, due to that section of Zoning, setback between structures. When told to apply to the Zoning Hearing Board for a variance, which costs \$600.00 she cried. The variance costs more than the shed.



The Supervisors are asking the Planning Commission to take a look at that section of the zoning and see if we can come up with a resolution.

After some discussion and review of the definition of shed the Commission determined sheds should be exempt from that section of the ordinance, 110.8.H. Setbacks between Structures.

*H. SETBACKS BETWEEN STRUCTURES.* The minimum setback between unattached structures situated on the same lot shall be the same distance as the height of the tallest of the structures. This section shall not apply to *sheds as defined in Ordinance 901 Definitions* or ham radio structures provided said ham radio structures comply with the conditional use provisions of this Ordinance.

R. Hough made a motion and D. Bukaj second the motion to recommend amending Ordinance 110.8.H Setbacks between Structures to exempt sheds as defined in Ordinance 901 Definitions. With no further discussion the motion was approved unanimously.

The Secretary was asked for the Zoning Ordinance amended 9/25/13 so all were on the same page. The same with the SALDO Ordinance 107.

## Ordinances

107 – SALDO updates – go over 107.4-8



The Chairman had asked the Commission members to over pages 4-8 and see if there are any changes they can see that need to be made. Upon going over each page separately no changes were suggested.

The Commission was asked to review pages 9-10 for next meeting. This included the lot improvement section which already needed some updating. The Secretary was asked to send a lot improvement checklist to the commission members for them to review and compare with the ordinance.

**ADJOURN**

R. Hough made a motion and D. Bukaj second the motion to adjourn at 7:24 pm. With no further discussion the motion was approved unanimously.

Respectfully submitted,

*Sharon Franks*

Sharon Franks  
Planning Secretary