

Official.

12. Changed responsible person to owner, agent or local contact person.
13. Added that the City Manager for good cause may not renew the Vacation Rental Registration Certificate for the particular property. Applicants may appeal a decision of the City Manager regarding non-renewal to the City Commissioners.”

The Commissioners discussed the idea of whether this is a residential rental ordinance vs. vacation rental ordinance, the need to address occupancy in the vacation rental application vs. the proposed ordinance, children six and under to not be part of the count, the concept of two standards – one for older houses and one for newer houses, the need for enforcement in the ordinance, whether or not issues beyond safety and health would be included in the inspections, if trash and parking should be dealt with separately, inclusion of an appeal process, clarification of long-term and short-term rentals, the possibility of dividing the City into three zones for inspection purposes, whether or not the noise ordinance should be woven into the proposed ordinance, combining the two proposed rental licenses into one.

Ms. Sharon Palmer Stauffer, realtor, said that rental contracts have occupancy limits on them, and doubling or tripling the occupancy will not be tolerated. Occupancy should be put on the rental licenses, and it can be enforced through the licenses. The Vacation Rental Ordinance is not necessary and will not work.

Ms. Judy Griffing, 71 Lake Avenue, said that occupancy should be defined by the number of bedrooms.

Mr. Tim Green, said that if occupancy restrictions are applied to older homes, the financial hardship could be severe and grandfathering should be applied.

Mr. Gene Lawson said that with regard to rentals or non-rentals, there is no way to go after owners who are not renting.

This item will be placed on the agenda for the November Workshop Meeting.

The meeting was recessed at 10:58 a.m. and reconvened at 11:05 a.m. The gavel was handed from Commissioner Mills to Mayor Cooper.

NEW BUSINESS

Discuss the requirements contained in the City Code related to the size of restaurants.

The current size limitation of a restaurant serving alcohol is 5,000 square feet. An exception to this is when a restaurant is part of a hotel. Then the size limitation is 7,500 square feet. The root of the problem is not the restaurants. It is that some of them become bars after a certain period of time. The Commissioners discussed whether or not the square foot limitation for a restaurant serving alcohol is appropriate today, if storage should not be included in the calculations, how to define the space in the restaurant, put limitations in place to limit noise and problems, review the ratio of dining areas to ancillary areas, setting the size limitation on the patron areas, . Research will be done of the last 20 Permits of Compliance that were issued and cases that have come before the Board of Adjustment.

This item was deferred until information has been received from Building & Licensing.

Discuss the status of brewery-pubs as related to the City’s applicable zoning and licensing requirements.

The current Code does not allow a brew pub or microbrewery. Other jurisdictions are allowing brew pubs, but they are putting parameters and conditions on them. Research had been done on the ordinances from Dewey, Lewes and Georgetown, and there are conditional uses and special parking requirements. Manufacturing is not a permitted use in the City. The Commissioners discussed how to determine what the conditions would be on brew pubs, and how much product would be allowed to be exported off of the property. Copies of the ordinances from Dewey, Lewes and Georgetown will be distributed to the Commissioners.

CITY MANAGER’S REPORT

With the recent storm events that have occurred, crews will be checking for downed branches and trees in the City. The Delaware Solid Waste Authority (DSWA) will be holding a shredding event on October 10, 2015 from 8:00 a.m. to 2:00 p.m. in the parking lot behind the Fire Company.

COMMITTEE REPORTS

There were no reports.

CITY SOLICITOR'S REPORT

There was nothing to report.

COMMISSIONER ANNOUNCEMENTS/COMMENTS

There were none.

DISCUSS ITEMS TO INCLUDE ON FUTURE AGENDAS.

There were none.

CITIZEN COMMENT

Mr. Richard Perry noted that 178 people were purged from the voter registration list for the referendum in November 2015, and Saturday office hours should be reinstated.

The next Regular Meeting will be held on October 16, 2015 at 7:00 p.m.

There being no further business, Mayor Cooper adjourned the meeting at 12:15 p.m.

Respectfully submitted,

(Ann M. Womack, Assistant Secretary)