

**PLANNING COMMISSION MEETING
CITY OF REHOBOTH BEACH**

May 8, 2015

The Workshop Meeting of the Planning Commission of the City of Rehoboth Beach was called to order at 1:34 p.m. by Chairman David Mellen on Friday, May 8, 2015 in the Commissioners Room in City Hall, 229 Rehoboth Avenue, Rehoboth Beach, DE.

ROLL CALL

Mr. Francis Markert called the roll:

Present:	Mr. Harvey Shulman (arrived at 2:40 p.m.) Mr. Paull Hubbard Ms. Joyce Lussier Mr. David Mellen Mr. Francis Markert, Jr. Mrs. Jan Konesey Ms. Lynn Wilson Mr. Michael Strange (arrived at 2:06 p.m.)
Absent:	Mr. Brian Patterson
Also Present:	Mr. Glenn Mandalas, City Solicitor Ms. Terri Sullivan, Chief Building Inspector

A quorum was present.

VERIFICATION OF MEETING NOTICE

Ms. Ann Womack, City Secretary, verified that the Agenda was posted at City Hall, Building and Licensing Department and City website on April 29, 2015. The Agenda was faxed to Cape Gazette, Coast Press and Delaware State News on April 29, 2015. An E-News blast was sent out on April 29, 2015.

CORRESPONDENCE

1. Email dated May 5, 2015 from Preston and Pauline Littleton, providing suggestions for the 2015 Comprehensive Development Plan (CDP). Owners should be required to keep sidewalks clear of lateral and overhanging growth; and if they do not, the City should take prompt action to remove the growth and bill them for it. The City's meter readers/parking pass inspectors and police should include ticketing and removal of any vehicle that is parked across a sidewalk blocking passage. All sidewalks should be in good repair; and if they are not, the City should repair them and charge the owners for it. Discontinuous sidewalks should be filled in. Installation of ADA compliant curbing and intersections should be continued. Any and all new street construction/major repair must take into account the means to create/make it safer for all pedestrians and cyclists. The Planning Commission's recommendations should be continued to do canal maintenance, i.e., ensuring that it is navigable and that fallen trees are removed. The City should have needed ordinances to regulate drones in the City, especially on the beach/boardwalk areas during the summer months and outside showers that are open to the sky. The City needs to be proactive on having regulations/permits to allow for roof inspections and/or survey/realtor use with safeguards as it relates to drones.
2. Email dated May 6, 2015 from Pauline Littleton, providing a commentary with regard to the canal being one of Rehoboth's latent assets, with its access for boaters, pristine marshes, abundant wildlife and unique topography.

OLD BUSINESS

There was none.

NEW BUSINESS

There was none.

OTHER BUSINESS

Continue to discuss plans and timeline for review and documentation of the required 5-year update of the Comprehensive Development Plan (CDP).

The focus of this Workshop Meeting was to review the action items on the spreadsheet prepared by Chairman Mellen, and then have Mr. Kyle Gulbranson of AECOM work with the Planning Commission to prioritize the items that have not been addressed by the City.

The Planning Commission visited issues with regard to the CDP that it does not have an advocate and mechanisms. Conversation included how to produce a document that is more living and more amenable to be worked on. Suggestions were made that an advisory committee should be formed with two members of the Planning Commission, two City Commissioners and two members of the Streets & Transportation Committee. There was follow-up discussion regarding ranking items on the spreadsheet that was created by Chairman Mellen. A suggestion was made to evaluate the items and establish priorities that have not been addressed by the City. New items to be considered in the CDP are drones, sea level rise and rezoning of large rental properties. There was exploration into the idea of having architectural review for commercial areas, etc. and discussion regarding a more robust appealing commercial area in the downtown area. Also noted was that there are differential costs for maintaining the City. Visitors are not paying their fair share of the infrastructure costs. An idea was to have a lodging tax vs. hotel tax. Also noted was that the goal of the Planning Commission is to have a planner.

Discuss possible agenda items for the June 12, 2015 Regular Meeting.

An agenda item for the next meeting is for the Planning Commission to be briefed by the City Solicitor about merger/unmerger.

Report and discussion concerning those activities or actions taken at Regular or Workshop Meetings of the Mayor and Commissioners that directly relate to the Planning Commission.

The City Commissioners voted to allow the Merger/Un-Merger Ordinance to pass at their last meeting.

No new applications that may have been timely submitted.

The next scheduled Regular Meeting will be held on June 12, 2015 at 6:30 p.m.

There being no further business, Mrs. Jan Konesey made a motion, seconded by Mr. Francis Markert, to adjourn the meeting at 5:15 p.m.

RECORDED BY

(Ann M. Womack, City Secretary)

**MINUTES APPROVED ON
APRIL 8, 2016**

(Francis Markert, Secretary)