

Town of Bethany Beach
Planning and Zoning Commission Meeting
January 15, 2022

The Bethany Beach Planning and Zoning Commission held a meeting on Saturday, January 15, 2022, at 9:00 am in the Bethany Beach Town Hall Meeting Room.

Present: Mike Boswell (Chairman), John Gaughan, Scott Edmonston, Diane Fogash, Kathy Shorter and Susan Frederick (Building Inspector).

Also present: John Apple (Assistant Town Manager), Andrea Brosius (Secretary) and Brian Phanousith (Maintenance Manager)

Excused Absence: Mark Bauernhuber

Mr. Boswell called the meeting to order at 9:01 am.

Approval of the Agenda

Mr. Gaughan made a motion to approve the agenda. Seconded by Ms. Fogash, the motion was unanimously approved.

Discussion/Approval of the Planning and Zoning Commission Minutes of November 20, 2021

Mr. Gaughan made a motion to approve the minutes. The motion was seconded by Ms. Fogash and unanimously approved.

Announcements/Comments/Updates

The Non-Residential Design Review Committee did not meet this month.

Mr. Edmonston gave the members an update on what to expect at the upcoming Town Council meeting being held on January 21, 2022.

New Business:

The Planning and Zoning Commission considered an application for partitioning for property identified as Lots 12, Block 27, at 515 Hudson Avenue in the R-1 Zoning district. The Commission unanimously approved the request, and the property will be partitioned into two lots.

Old Business:

Continued discussion of the Comprehensive Plan.

Mr. Boswell made a motion to submit a rough draft of the 10-year Comprehensive Plan to the Mayor, and the Town Council for review and consideration. Mr. Gaughan seconded the motion. It was unanimously approved.

Mrs. Frederick added the language “of which a maximum of 5% of the lot area can be non-pervious to the current code that states: In all Residential Districts, except for natural areas, all open-air ground covering including but not limited to new and substantially improved driveways, parking areas, walkways, at grade decks, and patios shall be of pervious material as designed. Substantially improved shall mean an existing ground covering is to be more than 50% replaced/repared or resurfaced. Ground covering shall be limited to 45% of the lot area.

The next meeting will be held Saturday February 19, 2022 at the Bethany Beach Town Hall at 10:00am. The April meeting will be moved to Saturday April 23, 2022.

Respectfully submitted:

Andrea Brosius, Secretary