

Town of Bethany Beach
Planning and Zoning Commission Meeting
March 18, 2023

The Bethany Beach Planning and Zoning Commission held a meeting on Saturday, March 18, 2023, at 9:00 am in the Bethany Beach Town Hall Meeting Room.

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

Also present: Andrea Harpster (Secretary)

Mr. Boswell called the meeting to order at 9:00 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 February 18, 2023

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

Announcements/Comments/Updates

1. The Non-Residential Design Review Committee did not meet this month.
2. There was a Town Council Meeting held Friday March 17, 2023. Scott Edmonston gave the Commission an update. On Monday, March 13, 2023, the Town Council and the Budget Committee held a public hearing on the 2024 budget. The Town Council also held a workshop on March 13, 2023 to discuss the Comprehensive Plan Chapters 9 through 11. The 2024 budget was approved at the Town Council meeting held March, 17, 2023, as well as exercise concessions on the beach this summer. The council voted on a contract to purchase a new vehicle for the Town as well.

Mr. Gaughan mentioned the budget for the coming year for the Town is just over 10 million dollars in operating expenses and the projected budgeted revenue is in the 12 million dollar range which means the Town is in a great financial state.

Public Comment:

Bob Bergartt at 221 Maplewood Street, stated his approval of the application regarding 224 Maplewood Street.

Mary Scott Waters, daughter of the Petitioner stated her approval of the application.

New Business:

A. The Planning and Zoning Commission will consider and possibly vote on an application for partitioning for property identified as Lots 22 and 24, Block 128, at 224 Maplewood Street in the R-1 Zoning District. The owner is requesting approval of plans to partition 224 Maplewood Street into two lots.

Mr. Gaughan made a motion to approve the partitioning application. Seconded by Mr. Bauernhuber. It was unanimously approved.

B. Discussion and possible vote on the final review of the Comprehensive Plan

Mr. Gaughan summarized the points of emphasis the Commission would make to the Town Council as they consider the draft plan.

1. In addition to the draft CDP, the Commission has taken the liberty to provide a brief listing of goals drawn from the draft that it feels should be considered and emphasized. These reflect (both going back and forward) realistic, attainable, and well considered conclusions:

- a. Maintenance of the community's sense of character as "The Quiet Resort". It should continue to control its character by providing adaptive and responsive zoning requirements, town services-police, public works, summer beach patrol, building permits and inspection, robust e-government interfaces and lengthened seasonal entertainment programs. Maintenance of the town's character doesn't not infer "no changes" but rather adaptive and responsive policies to address future needs and changing conditions.
 - b. Sustainability over the 10 ten period is key. Maintenance of the 50-year beach replenishment plan, storm water management, and vulnerability to sea level change will be major drivers of this effort. The "Green Bethany" initiative, the conservation of natural areas and resources are integral to this success. Provisions for safe and varied outdoor relaxation and recreation also contribute to this goal.
 - c. Continuation of the Town's inter-governmental coordination and cooperation efforts at the local, county, and state level is essential to coping with the ongoing growth and changing demographics of the entire coastal region.
 - d. Continuation of the existing Bicycle and Pedestrian Safety Committee and the Storm Water Management Committee dovetail well with the over-arching goals.
2. The Commission is available to answer any questions the Council may have prior to official approval and subsequent review by designated state entities and agencies.

Mr. Gaughan made a motion to transmit the 10-year Comprehensive Plan to the Town Council. The motion was seconded by Ms. Fogash. It was unanimously approved.

Old Business:

Adjourn:

Mr. Gaughan made a motion to adjourn the meeting. Ms. Fogash seconded the motion, and it was unanimously approved. The meeting was adjourned at 9:21 a.m.

Respectfully submitted:

Andrea Harpster, Secretary