

Town of Bethany Beach
Planning and Zoning Commission Meeting
March 19, 2022

The Bethany Beach Planning and Zoning Commission held a meeting on Saturday, March 19, 2022, at 9:00 am in the Bethany Beach Town Hall Meeting Room.

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

Also present: Teresa Tieman (Assistant Town Manager) and Andrea Harpster (Secretary)

Mr. Gaughan called the meeting to order at 9:03 am.

Approval of the Agenda

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

Discussion/Approval of the Planning and Zoning Commission Minutes of February 19, 2022

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

Announcements/Comments/Updates

1. The Non-Residential Design Review Committee held a meeting on Friday, March 4th, 2022. Ms. Frederick gave the members and update on the approval of a new wall sign for business Off the Hook located at 769 Garfield Parkway, Bethany Beach, DE 19930. They took the previous sign down and put one up that centers the entire building now instead of just over the door and is done in white and black letters. The application was unanimously approved.
2. Mr. Edmonston gave the members an update on the Town Council meeting held on March 18, 2022. The Council voted on and approved adding 251,000 dollars to the general fund budget to advance the loop canal bladder dam study. The drawings for the presentation will begin shortly. The Council also voted on several other amendments to the budget.

The Council voted on and approved the exercise concessions for this summer that will take place on the beach and in central park. They have heard a first and second reading on changes to the bulk trash pickup policy. There was an amendment limiting the amount you can put out. There was discussion about paving the lot next to The Blue Crab. The Town Council will be looking into further options besides paving.

New Business:

No new business.

Old Business:

A. Consider and vote on a change to the Code of the Town of Bethany Beach, Chapter 425 Zoning, Appendix 4 Bethany Beach Non-Residential Design Review Guidelines.

The committee considered a change to the Non-Residential Design Review Committee guidelines which currently states that the Town Council Liaison must sit on the NRDR committee. The change would be to make it just one member of the Town Council instead of the Town Council liaison. This is a minor correction and gives the council more flexibility. Ms. Fogash made a motion to accept the amended membership for the NRDR committee as submitted. Ms. Shorter approved the motion, and it was unanimously approved.

A. General review of the Comprehensive plan

Mr. Edmonston suggested consideration of an outside agency to format and develop the actual comprehensive plan. Ms. Tieman (Assistant Town Manager) confirmed that IPA, affiliated with the University of Delaware would be willing to take this on. The Department of State Planning will grant us a 6-month extension. There will be many joint meetings and public outreach during the process.

B. Continue discussion of noxious plants

The Department of Agriculture in association with the State of Delaware has a noxious weed list that has six plants on it. Phragmites and Bamboo are not listed on it. Previous discussion to follow the State of DE guidelines would not be something that the Town will be doing at this time.

The Town will instead come up with a model for residents, builders, landscapers etc. who are thinking of building or have already built and example good practices and bad practices. The committee will consider a section saying what is not recommended to plant for example, bamboo. There will be something on the website soon. This will all be intertwined with the Green Bethany Initiative. The Commission will work on finding literature and other Town Codes and examples of noxious plants and how best to present the material to the public. The Commission will update and review examples at the next meeting which will be held on Saturday, April 23, 2022, at the Bethany Beach Town Hall at 10:00am.

Adjourn:

Mr. Gaughan made a motion to adjourn the meeting. Mr. Edmonston seconded the motion, and it was unanimously approved. The meeting was adjourned at 9:58 am.

Respectfully submitted:

Andrea Harpster, Secretary