

Planning Commission Meeting on September 6, 2024
Town of South Bethany
Minutes Adopted October 28, 2024

Members Present: Fred Reitzel (Chair), Joe Conway, Richard Dallaire, Steven Gallagher, and Rob Gensler

Members Via Zoom: Jocelyn Cenna and Brian Gander

Others Present: Bob Shields (Town Council Liaison) and Joe Hinks (Code Enforcement Constable)

Chair Reitzel called the meeting to order at 1:00 p.m.

Chair Reitzel welcomed Jocelyn Cenna as a new member of the Commission. The Town Council unanimously approved her appointment on July 12, 2024.

Chair Reitzel reported that there is a direct chain of command from the Mayor to the Commission. While Mr. Shields is the Town Council's liaison to the Commission, the Commission should communicate directly with the Mayor.

Hearing to Consider an Application for Partition

- Chair Reitzel called the hearing to order.
- Chair read the public notice for the record: "Pursuant to Chapter 16, Article IV, Sec.116-17 Subdivision of Land, Minor Subdivision. The South Bethany Planning Commission will hold a Public Hearing to consider the Subdivision of Land/Minor Sub-division Partitioning Request of Dolphin Watch LLC (Jin and Amy Stolarski), 1106 S. Ocean Drive, South Bethany, Delaware, from one lot into two lots."
- The applicant presented its application.
- Members of the Commission, Mr. Hinks, and the applicant discussed the application, with a particular focus on the fact that, upon approval of the application, both lots would immediately become nonconforming and would remain so until the existing structure was removed. The applicant asserted that it was its intent to remove the existing structure as soon as possible.
- The Commission voted unanimously to indicate its intent to approve the application as soon as the existing structure is removed so that a nonconforming condition is not created pending removal of the existing structure. The applicant indicated that such a statement by the Commission would be sufficient for it to move forward with its planning. The applicant will return to the Commission for approval of the partition once the existing structure has been removed.
- Chair Reitzel adjourned the hearing.

The Commission adopted with amendments the draft minutes of its July 8, 2024, meeting.

There being no further business before the Commission, Chair Reitzel adjourned the Commission meeting at 2:15 p.m.