

**MINUTES OF THE MILLVILLE
TOWN COUNCIL MEETING
July 10, 2012 @ 7:00PM**

1. CALL TO ORDER:

Mayor Hocker called the meeting to order with the Pledge of Allegiance at 7:00pm.

2. ATTENDANCE:

Mayor Gerry Hocker, Deputy Mayor Jon Subity, Council Members' Robert Gordon, Joan Bennett and Harry Kent. Town Solicitor Seth Thomas. Town Code and Building Administrator Eric Evans and Town Clerk Donna Schwartz were also present.

3. ANNOUNCEMENTS:

Mayor Hocker made the following announcements:

- A. Tax bill payments are due by July 31, 2012;

4. ADOPTION OF MINUTES:

Council Member Gordon motioned to accept the Council minutes of June 10, 2012. Council Member Kent seconded his motion.

All present voted in favor.

Motion carried unanimously 5-0.

5. TREASURER'S REPORT:

Council Member Joan Bennett presented the Financial Report for month ending 6/30/12.

June 30, 2012:

General Revenue: \$101,146.	General Expenses: \$43,738.
Restricted Revenue: 23,389.	Restricted Expenses: 2,843.

Council Member Gordon motioned to accept the Treasurers Report.

Council Member Bennett seconded his motion.

All present voted in favor.

Motion carried unanimously 5-0.

6. ADMINISTRATIVE REPORT:

No Report.

7. PUBLIC HEARING:

- A. Final site plan application of Dove Barrington Development LLC for Bishop's Landing (formally Barrington Park); a proposed residential subdivision (parcels 1-34-12.00-25.00, 382.00, 384.00, & 385.00).

Synopsis: Planning & Zoning reviewed the plans on April 11, 2011 and voted 5/0 to recommend approval of the site plan as submitted with the following recommendations: 1) will not be a propane field built on Bishop's Landing; 2) the developer consider using open spaces with park benches for dedicated connectivity for Burbage, Substation, and Windmill Rd; 3) the developer consider using permeable surfaces for walking and

parking areas wherever possible. URS reviewed the site plan and recommended approval June 26, 2012.

Council Member Gordon read the notice which appeared in the Coastal Point. No written comments were received. Mayor Hocker read the synopsis. Mr. Steve Marsh, engineer with GMB, introduced himself and the gentlemen presently working on the project. Mr. Marsh offered some background history of the project by saying the original site plan was approved by Town Council on August 14, 2007. When the economy dropped they returned to Council and requested and were granted a two year extension on the project on December 14, 2010. The project has all agency approvals and they have addressed all URS comments.

Since then they have made some modifications to the plan, and propose 457 units in total, a combination of single family, one and two story models and townhomes with one or two garages, which nets a 3.7 unit density per acre. The original entrances are the same, along with promised connectivity to Coventry. The amenities constitute 43 acres of open space, main clubhouse, tennis courts, dog parks, stocked ponds, and pocket parks throughout the community. The plan calls for six miles of walking trails and a half mile multi-motor trail. There will be entrance monuments at both entrances and a fountain at the main traffic circle.

Mr. Laughton commented on the planned landscape plan saying they intend using three and four season components, Delaware native trees and seasonal color schemes. There are plans for berms and no mow areas along Windmill Road. Temporary signage will be placed in five locations on Burbage, Substation and Windmill.

The clubhouse will be built at the main entrance at Burbage and Windmill in a traditional coastal theme. This includes a meeting great room, library, an aerobics and fitness area. There are twelve different elevations of mid-Atlantic style homes which are specific to this development. The rear elevations show dormer windows on all townhomes.

In Council discussion, Council Member Bennett inquired about the temporary real estate signs, where they would be placed and the size and height of each. Steve Brodbeck responded all signs would be of the proper requirement size and height per town code. Mr. Brodbeck also noted the sign would not be a shabby sign, but rather a well-designed and landscaped sign locate along Burbage, Substation and Windmill. Council Member Gordon asked how long was temporary, to which Mr. Brodbeck replied he'd typically consider temporary to be when they complete a sales cycle. Council Member Kent questioned where the sales center was on the plan. Mr. Brodbeck stated they were not definite about using a sales center.

Mr. Thompson referring to the town code cited six months as the definition of temporary, and suggested the Town Council review this definition in the sign ordinance at another time.

Mayor Hocker suggested they limit the number of signs to one per road front and eliminate the two signs on the corners to be in compliance with the new Town sign ordinance. Mr. Brodbeck agreed the sign sizes [4x8] and the locations, Burbage, Substation and Windmill Roads were acceptable to Beazer.

Mr. Marsh pointed out on the site plan several areas where off-street parking would be utilized, setback easements would be included in the HOA agreements for the seven lots affected. The HOA would be responsible for the maintenance of the parking areas. Council Member Bennett inquired about the fact there would be no propane tank farm on site and asked where it would be located if they had one. Mr. Marsh replied, the tank farm, should they need one, would be located across the street at the Dove Landing Development as Planning and Zoning recommended, and they would drill under the street and pipe to Barrington Park.

No Public comments were voiced.

Council Member Subity motioned to return to Regular Session. Council Member Bennett seconded his motion. All present voted in favor. Motion carried unanimously 5-0.

8. NEW BUSINESS:

- A. To discuss and consider for possible vote the final site plan application of Dove Barrington Development LLC for Bishop's Landing (formally Barrington Park); a proposed residential subdivision (parcels 1-34-12.00-25.00, 382.00, 384.00, & 385.00).

Synopsis: Planning & Zoning reviewed the plans on April 11, 2011 and voted 5/0 to recommend approval of the site plan as submitted with the following recommendations: 1) will not be a propane field built on Bishop's Landing; 2) the developer consider using open spaces with park benches for dedicated connectivity for Burbage, Substation, and Windmill Rd; 3) the developer consider using permeable surfaces for walking and parking areas wherever possible. URS reviewed the site plan and recommended approval June 26, 2012.

Council Member Bennett motioned to give approval to final site plan for Dove Barrington Development LLC for Bishop's Landing Subdivision to the following parcels 1-34 12.00-25.00, 1-34 12.00-382.00, 384.00, & 385.00 as presented with the following conditions:

- no propane tank field will be built on Bishop's Landing;
- the developer will use open spaces with park benches for dedicated connectivity to Burbage, Substation and Windmill;
- use permeable surfaces for walking and parking whenever possible;
- be allowed to use portions of street for parking on private properties lots #220,234,334,348,431, 432, & 457 per URS recommendation;
- that three temporary signs be allowed to be erected not to exceed 32sqft in size and 8ft in height allowed to stand in good condition and well landscaped for the period of time necessary to completely build out that section of Bishop's Landing most adjacent to a particular sign when at that time the directional sign will be removed.

Council Member Gordon seconded her motion. All present voted in favor. Gordon-yes; Kent-yes; Subity-yes; Bennett-yes; Hocker-yes. Motion carried unanimously 5-0.

- B. To discuss and consider for possible vote the application submitted by Millville Town Center LLC, final site plan for parcel 1-34-12.00-380.00, which is sub-phase

2c-1.

Synopsis: Planning and Zoning reviewed the site plan and recommended approval by a vote of 5/0. Soil Conservation District approval was received on June 4, 2012.

No questions or comments were heard. Mayor Hocker motioned to approve the final site plan for parcel 1-34 12.00-380.00. Council Member Subity seconded his motion. All present voted in favor. Motion carried unanimously 5-0.

9. COMMITTEE REPORTS:

A. Farmer's Market - Linda Kent

Mrs. Kent reported the Farmer's Market is doing very well. They now have twelve vendors and space for no more than two vendors. She also reported due to the summer heat they have changed the hours of the market to 9 am to 1 pm. Mrs. Kent also noted she has received many positive comments heard from many repeat visitors.

10. PROPERTY OWNERS/AUDIENCE COMMENTS:

Parry Hughes, of Beck Circle, stated he was concerned about a drainage ditch at the rear of his property that he believes Insight Homes may have covered up. He would like someone to come and view the situation. Eric Evans said the rear setbacks are only 10 feet and it is very tight in the rear of the homes. He has involved Soil Conservation and they will work to have the water drain off correctly. There should be a swale between the yards.

Richard Shoobridge, Millville by The Sea stated he was concerned about the SDD information discussion and when it would take place as he would be on vacation at the end of the month. Mr. Thompson said there was no immediate need for concern a resolution was passed by Council in 2009 to designate the district and that is all the resolution did. Council Member Bennett stated they have not received a formal request from the developer as yet; however, they are planning an upcoming information session to update the new Council Members on the situation and refresh the others who are familiar. Mayor Hocker said this discussion would likely be done at the July 24th workshop.

11. ADJOURNMENT:

Mayor Hocker announced next meeting of the Council would be a workshop July 24, 2012.

Council Member Gordon motioned to adjourn the meeting at 8:22pm. Council Member Bennett seconded his motion. All present voted in favor. Motion carried unanimously 5/0.

Respectfully submitted,
Donna M. Schwartz, Town Clerk