

## Planning & Zoning Meeting February 11, 2013 (7:00 p.m.)

### AGENDA

1. Call Meeting to Order
2. Pledge of Allegiance to the Flag
3. Adoption of Meeting Minutes:  
Adoption of Planning & Zoning Minutes - December 10, 2012.
4. Old Business:
  - A. To consider for recommendation to the Town Council the final site plan submitted by Millville Town Center LLC, identified as Sub-phase 2C-2 on Tax Map Parcels 134-12.00-380.00 (part of).  
Synopsis  
The applicant is proposing an amenity center with 4 structures and an in ground pool. The amenity center is a part of the Master Plan Community known as Millville by the Sea. Planning & Zoning reviewed the site plan on July 9, 2012. However, the Commission voted 3-0 with Commissioner Maneri abstaining to review the revised site plan prior to submittal to the Town Council.
5. New Business:
  - A. To consider for recommendation to the Town Council a revised concept plan submitted by Millville Town Center, LLC, to sub-phase 2B-2 South previously approved in April 2012 as part of an overall revision to Phases 2B and 2C master plan. Phase 2B-2 South in the April approved plans had 58 townhomes. The applicant is now proposing 70 quad-plex units for this sub phase. The total area of the project site is 19.40 +/- acres; this gives the site a density of 5.65 units/acre increase from the previously approved 4.68 units/acre. The quad-plex unit types are not located in any other phase of this development.  
Synopsis  
The applicant is proposing a quad-plex unit which is a new type of housing unit. It appears that the perimeter lots will be duplexes. Since the previously approved MPC (Master Planned Community) did not include quad-plex units there are no previously approved MPC bulk standards for this type of unit. The Planning Commission and Town Council will need to review the proposed lot size and setbacks to determine appropriateness and recommend modification to the proposed standard.
6. Property Owners/Audience Comments and Questions
7. Adjournment

NOTE: THE ABOVE AGENDA IS INTENDED TO BE FOLLOWED, BUT IS SUBJECT TO CHANGES, DELETIONS, ADDITIONS, AND MODIFICATIONS, AS PERMITTED UNDER THE FREEDOM OF INFORMATION ACT OF THE STATE OF DELAWARE. COPIES MAY BE OBTAINED AT THE TOWN HALL.