

**Planning & Zoning Meeting
February 9, 2015 (7:00 p.m.)**

AGENDA

1. **Call Meeting to Order**
2. **Pledge of Allegiance to the Flag**
3. **Adoption of Meeting Minutes**
 - A. Adoption of Planning & Zoning (P&Z) Minutes - January 12, 2015
4. **New Business:**
 - A. To consider a site plan application for possible recommendation to the Town Council, submitted by Banks Wine and Spirits. The applicant is requesting improvements to the entrance/exit of its business site and construction of a new warehouse building.

Synopsis: Land Tech Land Planning, LLC, represents Banks Wine and Spirits, who are planning some improvements to their store located on the corner of Atlantic Avenue and Town Center Drive. The improvements included are: (1) Reconfiguration of the site entry/exit on Town Center Drive from a full service entrance and exit to an entrance only; (2) construction of a new full service entrance and exit on Town Center Drive aligning with an existing interior shopping center driveway and creating a four-way intersection; (3) re-alignment of the retail store customer parking lot; (4) establishment of a paved emergency apparatus connection with the Millville Fire Department property abutting the Banks Wine and Spirits site to the west; (5) construction of a new warehouse building with dedicated delivery truck unloading zones; and (6) reconfiguration of retail space within the existing retail store/warehouse.

B. Review, discuss and vote on possible recommendation to the Town Council on draft Ordinance 15-02.

Synopsis: Ordinance 15-02 amends the Town of Millville Code at Chapter 155 at: Article VI "District Regulations", § 155-09. AR-Agriculture Residential District, § 155-10. R-Residential District, § 155-12. MPC - Master Planned Community District, § 155-13. C1-Route 26 Corridor/Town Center Commercial District, § 155-14. C2-Town Commercial District, Article VII. "Supplementary District Regulations" adding § 155-28. Off-Street Parking. C. Design standards for parking areas, Article XIV. "Terminology".

Mayor Hocker formed a committee earlier this year which consisted of the following persons: Councilmembers Maneri and Kent, Town Manager Debbie Botchie, Code & Building Administrator Eric Evans, Town Planner Kyle Gulbranson, URS Corp., and Planning & Zoning Chairman Bob Linett. The committee worked very diligently this past year reviewing and discussing the

zoning district regulations in the Town's current code, and has made several suggested changes to the code to ready the Town for future growth. The P&Z Commission, at its regular meeting on January 12, 2015, reviewed the sections of AR District and R District.

5. **Property Owners/Audience Comments and Questions**

6. **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.