

**MINUTES OF THE MILLVILLE  
TOWN COUNCIL MEETING  
July 10, 2018 @ 7:00 PM**

In attendance were Mayor Bob Gordon, Deputy Mayor Steve Maneri, Treasurer Susan Brewer, Secretary Peter Michel, Council Member Ronald Belinko, Town Manager Debbie Botchie, Town Solicitor Seth Thompson, and Town Clerk Matt Amerling.

**1. CALL MEETING TO ORDER**

Mayor Bob Gordon called the meeting to order at 7:15 p.m.

**2. PLEDGE OF ALLEGIANCE TO THE FLAG**

**3. ROLL CALL**

Mayor Gordon stated everyone was present.

**4. ADOPTION OF TOWN COUNCIL MINUTES AND NOTES**

A. Adoption of Town Council Minutes – June 12, 2018

B. Adoption of Town Council Workshop Minutes – June 26, 2018

Treasurer Susan Brewer motioned to globally adopt the June 12, 2018, Town Council meeting minutes and the June 26, 2018, Town Council Workshop meeting minutes. Deputy Mayor Steve Maneri seconded the motion. Motion carried 5-0.

**5. FINANCIAL REPORT – Treasurer Susan Brewer**

A. June 2017

Treasurer Susan Brewer read the Financial Report for the month ending 6/30/18.

**June 30, 2018:**

|                   |            |                      |            |
|-------------------|------------|----------------------|------------|
| General Revenue:  | \$ 83,216. | Restricted Revenue:  | \$ 66,362. |
| General Expenses: | 80,881.    | Restricted Expenses: | 71,387.    |

**6. ADMINISTRATIVE MATTERS**

A. Administrative Report for June 2018 – Town Manager

There were no comments.

**7. CITIZENS' PRIVILEGE, VISITORS, PRESENTATIONS & APPOINTMENTS**

There were no comments.

**MOTION TO ENTER PUBLIC HEARING**

Ms. Brewer motioned to enter Public Hearing at 7:18 p.m. Secretary Peter Michel

seconded the motion. Motion carried 5-0.

## **8. NEW BUSINESS**

### **A. Public Hearing Notice – Secretary**

### **B. Written Comments – Town Manager**

There were no written comments. Council Members Peter Michel and Ronald Belinko stepped down from the dais.

- C.** Discuss a revised final subdivision plat and final site plan submitted by George, Miles and Buhr, LLC on behalf of Beazer Homes, for Dove Landing which had previously been approved on December 12, 2017, and a revised amenity site plan for Dove Landing, located on Tax Map Parcels 134-12.00-372.00, 373.00, 373.02 and 373.03. Synopsis: The revised subdivision plat and final site plan were reviewed by the Millville Planning & Zoning Committee on March 9, 2018. The applicant is requesting to integrate a 40' Ocean Villa townhome product to allow for a more diverse mix. The revised final site plan for amenities was reviewed by the P&Z Committee on July 2, 2018. The applicant is requesting some amenity changes to the Dove Landing final site plan.

Mr. Steve Marsh, of GMB, stated he is here tonight to discuss and get approval for the product change in Dove Landing as well as changes to the overall amenity plan. Mr. Marsh stated Dove Landing was approved by Council on December 12, 2017, for three-hundred-sixteen (316) units, with a mix of one-hundred-seventy-one (171) single family homes, and one-hundred-forty-five (145) twenty-eight-foot (28') townhomes. Mr. Marsh stated during the last several months of the approval process, in public hearings with both the Town's Planning & Zoning (P&Z) Committee and Town Council, there was some discussion about the forty-foot (40') product which is used also at Bishop's Landing and why it wasn't used in Dove Landing. Mr. Marsh stated after Beazer received approval on December 12, Beazer rethought the issue and decided to introduce the 40' product in Dove Landing. Mr. Marsh stated as a result, GMB was tasked with revising the land plan and resubmitted the plan in February 2018, which was recommended by P&Z for Council to approve on March 9, 2018. Mr. Marsh stated the plan is keeping the 316 units, but just a difference in the product mix – with one-hundred-twenty-seven (127) single family homes, sixty-six (66) of the forty-foot (40') Ocean Villa townhomes, and one-hundred-twenty-three (123) of the twenty-eight-foot (28') townhomes – and the road network, the water main, and the sewer main did not change. Mr. Marsh further stated after the March 2018 P&Z meeting, there were some requests for changes in amenities, so GMB and Beazer came back to P&Z on July 2 to present a final amenity plan for planning the pocket parks. Mr. Marsh stated this amenity plan replaces the community garden with two (2) shuffleboard courts and a bench and pergola; two (2) big pickleball courts were added near the pool area; a half basketball court; removed two (2) fishing piers; and showing the location of two (2) horseshoe pits. Mr. Marsh stated there were four (4) items talked about at length at the July 2 P&Z meeting, one of which being next to the half basketball court, to add a landscape buffer adjacent to the townhouse located to the left of the court, so Beazer added the buffer. Mr.

Marsh stated there was talk of having dumpsters at the pump station site, so Beazer is proposing at having two (2) dumpsters at the mail kiosk site as well as two (2) dumpsters at the pump station. Mr. Marsh stated there was also discussion about construction details for the amenities, so the Town will review Beazer's construction plans on the clubhouse and the pool complex, but doesn't look at the construction details for the horseshoe pits, shuffleboard, or for the basketball court. Mr. Marsh stated GMB talked about putting together a detail sheet used for standard construction, submitting it to the Town – although it wouldn't be reviewed in a meeting, but just more of an informational submittal so anyone who wants to come in and take a look can do so. Mr. Marsh stated the last point is the number of pickleball courts, and after the P&Z meeting, Beazer tasked GMB with looking into whether or not the courts can be added. Mr. Marsh stated GMB is currently looking into it, and they are not asking to amend the plan right now but merely wanted to show the possible location of two (2) said courts. Mr. Marsh stated if more than two (2) courts are added, GMB will come back before Council for an amendment to the plan. Mr. Marsh stated the parking numbers, clubhouse and pool size have not changed.

Town Solicitor Seth Thompson asked if GMB expects a greater population based on the change in unit mix. Mr. Marsh stated he doesn't quite know, but, by Code, GMB had to meet forty percent (40%) of single family homes, which GMB meets; but, by DelDOT standards, single family homes generate more average daily trips (ADT) than townhomes, and that would suggest there are more people living in single family homes. Mr. Thompson stated the density didn't change based on the fact of swapping large and small homes with mid-size homes. Mr. Marsh stated yes, the original plan had 402 units, but the plan was changed to 316 units based on the lot sizes are for townhomes versus single family homes. Mr. Marsh stated there is a tiny bit more open space with this new plan than the one approved in December 2017.

Deputy Mayor Steve Maneri asked if the buffers being put in near the basketball half court, are one side being one-hundred (100) feet away from the house. Mr. Marsh stated yes. Mr. Maneri asked if the other side is a little more [than 100 feet]. Mr. Marsh stated yes, the other side is a little more and it backs up to the pump station and dumpsters. Mr. Maneri asked how big the buffer will be going toward lot two-hundred (200). Mr. Marsh stated it will be a nice landscaping strip and Mr. Marsh is not sure if Beazer will berm it or not, but his guess is they will berm it. Mr. Marsh stated the buffer will not just be one (1) row of hedges, and GMB doesn't have a detailed landscaping plan yet. Mr. Maneri asked if the half basketball court will be fenced in and an access card will be required to get onto the court. Mr. Marsh stated yes, Beazer will fence the basketball court. Mr. Maneri asked if there will be trash receptacles located around each amenity. Mr. Marsh stated yes, and it is the property manager's responsibility to empty said receptacles.

#### **D. Residents/Property Owner Comments & Questions**

Ms. Jacqueline Reed, of Warren Road, stated she has a huge problem with the half basketball court and dumpsters next to the pump station because they back up to her property in Denton Mills. Ms. Reed stated she is concerned about lighting at the basketball court and asked what is the height of the Ocean Villas and will there be privacy fencing

behind the Ocean Villas. Mr. Marsh stated the Ocean Villas are two-story. Mr. Marsh stated right now, there is a temporary pump station the County had built, but GMB and Beazer will construct a new pump station in the permanent location site shown on this plan, and it is close to a football field length (100 yards) away from Ms. Reed's house. Mr. Marsh stated there will be no lights at the basketball court, so no one will play at night. Mr. Marsh stated there is privacy fencing around the pool and screening around the dumpsters, but not around individual homes. Mr. Marsh stated he spoke with the Beazer representatives just now and Beazer and GMB will do an enhanced landscaping package for the lots to provide some extra screening, and GMB will submit a landscaping plan to widen the buffer more than standard.

Mr. Marshall Gevinson, of Seashore Park Drive, asked why the two (2) fishing piers were taken out. Mr. Marsh stated GMB and Beazer added the pickleball courts and basketball court, and thought there would be more use out of those amenities rather than fishing piers.

Mr. Craig Kissel, of Fort Dupont Drive, stated there is a huge problem with dumpster usage and would like to have Beazer hide the dumpsters as much as possible from the view of the road because anybody could drive in and dump their trash in the dumpsters. Mr. Marsh stated he thinks Mr. Kissel brought up a great point and GMB will take a look at it to fine-tune the design, to see if they can screen the area, and if it has to be tweaked on the site plan, GMB will do so.

Mr. Mike Burgo, of Seashore Park Drive, asked, because the two communities of Bishop's Landing and Dove Landing are connected, if there will be consideration of flashing lights or stopping lights to allow for pedestrian crossing over Burbage Road. Mr. Marsh stated a crossing is really up to DeIDOT and there is nothing GMB and Beazer can do about that so Mr. Marsh considers bringing the issue to DeIDOT.

Mr. Dave Guetler, of Fort Dupont Drive, asked if there will be ample parking spaces by each amenity. Mr. Marsh stated there is more parking on this plan for Dove Landing, with probably twenty (20) spots on this plan but wasn't on the older December plan. Mr. Marsh stated there is off-street parking spread throughout the pocket parks.

### **MOTION TO CLOSE PUBLIC HEARING**

Ms. Brewer motioned to close the Public Hearing at 7:53 p.m. Mr. Maneri seconded the motion. Motion carried 3-0.

### **9. NEW BUSINESS**

- A. Discuss and possible vote on a revised final subdivision plat and final site plan submitted by George, Miles and Buhr, LLC on behalf of Beazer Homes, for Dove Landing, and a revised amenity site plan for Dove Landing, located on Tax Map Parcels 134-12.00-372.00, 373.00, 373.02 and 373.03.  
Mayor Gordon requests individual vote.

Ms. Brewer motioned to approve the revised final subdivision plat and final site plan, and a revised amenity site plan submitted by George, Miles and Buhr, LLC, for Dove

Landing, with the conditions of adding more screening of the corner lot as discussed, as well as screening around the dumpsters located near the entranceway, from public view. Mayor Gordon seconded the motion. Mr. Maneri voted yes. Mr. Belinko abstained. Ms. Brewer voted yes. Mr. Michel abstained. Mr. Gordon voted yes. Motion carried 3-0-2 abstentions. Mr. Michel and Mr. Belinko rejoined the dais.

#### **10. PARK AND RECREATION COMMITTEE REPORT**

Deputy Mayor Steve Maneri stated the building permits are in the Town's hand and GMB is finalizing all site plans, so the next step will be going out to bid on the park. Mr. Maneri stated he called Mid-Atlantic Asphalt and Mr. Maneri has to get a few measurements, then the company can give the Town an estimate on the pickleball courts.

#### **11. CITIZENS' PRIVILEGE**

Ms. Beverly Lepak, of Lone Cedar Landing, stated she is worried about people crossing Burbage Road to get from one community to another with regard to Bishop's Landing and Dove Landing, and she was a little disappointed the entranceways line up without some kind of traffic control or pedestrian alert. Mr. Thompson stated the Town likes hearing from its citizens, especially with safety concerns, and this is definitely an issue the Town would have to raise with DeIDOT as DeIDOT dictates traffic control measures.

#### **12. ANNOUNCEMENT OF NEXT MEETING – TOWN COUNCIL WORKSHOP MTG., JULY 24, 2018**

#### **13. ADJOURNMENT**

Ms. Brewer motioned to adjourn at 7:58 p.m. Mr. Michel seconded the motion. Motion carried 5-0.

Respectfully submitted,  
Matt Amerling, Town Clerk