

**Planning and Zoning Committee Meeting
July 2, 2018 @ 2:00pm**

In attendance were Town Manager Debbie Botchie, Town Code & Building Official Eric Evans, Committee Member Peter Michel and Code & Building Administrator Robin Caporaletti.

1. **CALL TO ORDER**: Town Manager Debbie Botchie called the meeting to order at 2:00 p.m.
2. **ROLL CALL**: Ms. Botchie stated all members are present and there is a quorum.
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF MINUTES - June 25, 2018**

Town Manager Ms. Botchie asked if everyone had reviewed the minutes from the June 25, 2018 meeting. Mr. Evans made a motion to accept the June 25 Planning & Zoning Committee meeting. Mr. Michel seconded the motion. Motion carried 3-0.

MOTION TO ENTER PUBLIC HEARING

Ms. Botchie motioned to go into public hearing at 2:05 p.m. Mr. Evans seconded the motion. Motion carried 3-0.

5. **NEW BUSINESS**

A. Public Hearing Notice - Ms. Botchie read the notice.

B. Written Comments - Ms. Botchie - There were no submitted written comments.

C. Review and possible vote on a revised amenity site plan for the Dove Landing development, located on tax map parcels 134-12.00-372.00, 373.00, 373.02 ad 373.03, submitted by Steve Marsh, GMB, on behalf of Dove Barrington Development LLC. The final subdivision site plan was approved by Town Council in December of 2017. The mail kiosk has been located in the front of the dog park, one of the locations that was originally discussed at the December 2017 meeting. A double shuffleboard court has replaced the community garden, a double pickleball court has been added at the clubhouse, a half basketball court has replaced the pickleball courts, the fishing pier has been removed, double horseshoe pits have been added at lot 426, a bench and pergola has been added at Pond 2, Lots 426 and 558, and a double set of benches and pergola was added at the Clubhouse.

Steve Marsh of GMB introduced Jenn Jackson and Steve Frisina of Beazer Homes and Mr. Gold, Mr. Brodbeck and Ms. Cathy Lyons of GMB. We are here today to discuss the proposed revisions to the amenity plan. As approved, as it stands now, was the Town Council approval from the December 12, 2017 meeting.

On March 9th, Mr. Gold and Mr. Frisina presented a revised subdivision plan that introduced the 40' villa product. At that meeting the amenities were discussed a little bit and it was suggested that we come back to present a final amenity plan. Over the last couple months, we have been working with the Beazer team on the details of the amenities and locations.

At the original public hearings, the pool, clubhouse, dog park, community garden and the horseshoe pits were discussed. We also specifically said we would plan the open space that would be consistent with what had been done at Bishop's Landing.

On the proposed plan, the pool and clubhouse remain the same as on the original approval. The community garden was replaced with shuffle board, bench and pergola. A basketball court has been added. At one point we had shown pickle ball courts, but the December plan did not show them. Since then, we have added two pickleball courts. The fishing pier has been deleted because we thought the other amenities were better. In total, the amenity package is larger than what was originally submitted in December on the final site plan and at a greater cost to the developer.

The goal today is to favorably vote to move on to public hearing at Town Council to specific to vote on the product change of the 40' villas and amenity changes. Mr. Marsh stated that he would be happy to answer any questions.

Ms. Botchie was wondering the reason for deleting the fishing pier. Mr. Marsh said that there was a really nice pier at Bishop's Landing, the insurance is fairly costly and found that it was really not used as often as they thought some of the other amenities were being used. Beazer has paid to stock some of the ponds. The cost of the pier was considered, as the pier at Bishop's Landing is fairly sizeable with a big platform that goes out to the middle of the pond. It was not proposed to be nearly that large. We thought that some of the other amenities would be better and I think Mr. Frisini met with the HOA board to talk about the pickleball courts and the half basketball court.

Ms. Botchie asked if there enough parking spaces for the mail kiosk, dog park and shuffle board areas. Mr. Marsh responded that no parking spaces have been added from the as-approved plan. There are 96 additional spaces throughout the community. There are 8 spaces at the mail kiosk and dog park. Ideally people would be walking their dogs to the dog park. There are 9 spaces adjacent to the shuffleboard courts which could also be an overflow for the dog park.

Ms. Botchie asked when adding the two pickleball courts at the clubhouse, would there be enough parking for the pool, clubhouse and pickleball courts. Mr. Marsh said that there are 40± parking spaces at the clubhouse. Only so many people can play pickleball at one time so he does believe there are plenty of spaces. Again, it is hoped that those living close to clubhouse would be walking. Parking is spaced throughout the community versus having one large lot among the amenities.

Ms. Botchie asked how many feet away the half basketball court would be away from the 28' townhomes. Mr. Marsh replied approximately 100'. This was an added amenity and was discussed with HOA board. Ms. Botchie ask if it was the whole board and resident members. Mr. March said he thought it was the whole board but what happens beyond that he could not answer.

Mr. Michel asked if the board consisted of one person from the HOA and the two representatives from Beazer Homes. The response was no, it was discussed with Craig and the Beazer board. Then Craig gives the information to the committees that are involved who then meet to discuss.

Mr. Evans had had no comments, that everything was clear from the beginning.

Ms. Botchie turned the meeting over for public comments.

Residents/Property Owner Comments and Questions

Ron Belinko, resident of Bishop's Landing and also a member of the Millville Town Council,

and as a member, would have to exclude himself when any business comes up regarding Bishop's. He said he had to correct all in attendance, that the information of choosing amenities has really not been circulated throughout the entire community, only to a small few. We are one community and it's probably unique in that it is the only community that has a major road going between it. If you look ahead for planning with the Beebe Center and Town Park, that traffic is going to be increased immensely and we are a walking community. You mentioned the lack of parking either at Bishop's Landing or across the road, I use the facilities and I walk, but when using the facilities across Burbage Road, this is going to be a dangerous road and a lot of traffic and there is no way to cross, I think it would be wise to include some sort of walkway for a walking community, and you mentioned that you think, you think that the parking is going to be able to handle the pickleball and so on, but I live there and know better. Walk through the community and see. I think it would be very wise to include in the overall planning that we have some kind of pedestrian walkway to cross over Burbage, whether it be a DelDOT light or a bridge across the road.

I have spent 46 years with the largest school system in the country, 25th largest in Baltimore County, and was coordinator of athletics and planned athletic facilities my whole life. If there is room, I suggest that you change the plan to have two tennis courts and four pickle ball courts.

Rich Duggan, resident of Bishop's Landing, asked, in regards to the 100' setbacks at the basketball court, is there any plan to protect the adjacent properties in terms of the basketball going wild? What is planned or allowed, a berm, landscaping or fence? Some people might not want a fence or a fence may not even be allowed. Mr. Marsh replied that right now they are not showing the specific landscape buffer there but will discuss adding landscaping there with Beazer.

Mr. Duggan said he went to Town Hall to question if there were any codes that applied to the quality of amenities and there seems to be nothing. If it affects the HOA fees, he believes that in terms of maintenance, how do owners get assurance of the quality of the amenities that are going into the community. Mr. Marsh said that ALL of the amenities are top shelf and are researched, reviewed for details and the comply with the standards for each amenity. This information is passed on to Beazer for review. Mr. Duggan asked if this information is assessable to owners? Mr. Marsh said that once it goes to Town Hall, it becomes public record. Ms. Botchie said that the only required permits for amenities that the Town issues is for the pool and clubhouse. The other amenities, such as lawn games, do not require building permits. Mr. Marsh will speak to Beazer about it.

Mr. Duggan asked if GMB has projected what the cost to the owners is going to be for the maintenance on all of the amenities that are being built. Mr. Marsh replied he has not done that and that would be a separate HOA analysis for maintenance costs.

Mr. Evans said that GMB was going to check if a berm could be placed between the townhomes and the basketball court. Isn't the pump station going to be located there? Mr. Marsh said that where the pump station is right now is a temporary pump station that was built by the County. We will build a new one and it will be relocated by the dumpster where the service area is.

Mr. Duggan asked if the dumpsters are going to be enclosed as nicely as they are in Bishop's Landing. Mr. Marsh replied yes. Mr. Marsh will talk to Beazer about that too. Ms. Botchie said that the dumpsters have been planned and approved and have not been changed so we cannot discuss them at this meeting, we are just talking about amenities.

Ms. Botchie said to address Mr. Belinko's concerns regarding crossing Burbage Road, both her and Mayor have met with the Beazer team to discuss this issue. Since Dove Landing has been annexed into Bishop's Landing, there should be some sort of pedestrian walkway between the two developments. So that is in the works. Mr. Belinko reply that is why he referred to Bishop's Landing and not Dove Landing.

Ms. Botchie told the applicant to look into putting some landscaping around the half basketball court and the 100' is still pretty good distance. Mr. Frisini said there is 100' and the theory would be to put the same quality of landscaping that has been done throughout Bishop's Landing, closer to the home, just off their property line that would catch the extremely poor shooters. Beazer has also added into the budgets for plantings for the side that we are talking about. Steve Frisini commented that regarding construction of the amenities, everything is built to construction standards and is warranted.

MOTION TO CLOSE PUBLIC HEARING

Mr. Evans motioned to close the public hearing at 2:20 p.m. Ms. Botchie seconded the motion. Motion carried 3-0.

6. Discuss and possible vote on the revised amenity site plan application and recommend to council with or without any additional recommendations.

Mr. Evans made a motion to approve the revised amenity site plan and for GMB to move forward for the final site plan stage for council to review at public hearing. Ms. Botchie seconded the motion. Motion carried 2-0-1 abstention.

7. ADJOURNMENT

Mr. Evans motioned to adjourn the meeting at 2:22 p.m. Ms. Botchie seconded the motion. Motion carried 3-0.

Respectfully submitted and transcribed
by Robin Caporaletti, Code & Building Administrator