

*"A Historic Past"*



*"A Bright Future"*

THE CITY OF DELAWARE CITY  
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**MINUTES  
REGULAR MEETING OF  
THE PLANNING COMMISSION  
CITY OF DELAWARE CITY  
Monday, February 5, 2024 at 6:30 p.m.  
Delaware City Community Center  
205 Fifth Street**

**CALL TO ORDER**

Commissioner Dilliplane called the regular meeting of the Planning Commission to order at 6:33p.m. Commissioners Turner, Smith, Mai, and Domino were also present.

- Britney Loveland represented Town Hall.
- Preston Carden (the applicant) was also present.

**ACTION UPON THE MINUTES OF THE PREVIOUS MEETING**

Commissioner Turner made a motion to accept the December 4, 2023 minutes. This was seconded by Commissioner Domino. A vote was taken, and all members were in favor. *The motion passed.*

**NEW BUSINESS**

**403 William Street (Preston Carden-Owner) Minor Subdivision and Variance Request**

- minimum lot size from 6,000 to 3,500 square ft
- minimum lot frontage from 60 ft to 35 ft
- minimum front setback from 20 ft to 5 ft

Mr. Carden started the discussion. He has owned the property in question for about 18-20 years. He wants to build two "staggered" townhouses with off-street parking (including garages) and trash in the back. There is currently an alley in the back. The townhomes will sit "facing" Hamilton Street and are staggered

to enable a good view of Pea Patch Island. Next, Mr. Carden will have to go before the Board of Adjustment and before Mayor & Council. Once he gets the necessary approvals, he will begin the project soon. The price point will be \$375,000 to \$400,000.

Commissioner Turner made a motion for the subdivision (as presented) of the land at 403 William Street into two lots. This was seconded by Commissioner Domino. A vote was taken, and all were in favor. *The motion passed.*

Commissioner Domino made a motion to approve the minimum lot size change from 6,000 to 3,500 sq ft; the minimum lot frontage change from 60 ft to 35 ft; and the minimum front setback change from 20 ft to 5 ft. This was seconded by Commissioner Smith. A vote was taken, and all were in favor. *The motion passed.*

#### **ADJOURNMENT**

Commissioner Domino made a motion to adjourn at 6:43p.m. This was seconded by Commissioner Smith. A vote was taken, and all were in favor. *The meeting was adjourned.*

Respectively submitted,

*Tina Pincus*  
City Secretary