

Annexation Regulation Review Ad-Hoc Committee

April 15, 2019

MINUTES

A meeting of the **Annexation Regulation Review Ad-Hoc Committee** was held on **April 15, 2019 in Council Chambers in City Hall** with the following members present: Chairperson, Deputy Mayor Fred Beaufait; Councilperson Dennis Reardon, Robert Kennedy, Jim Berrigan and Bob Patterson. Ex-officio members present were: City Manager Ann Marie Townshend, City Planner Tom West, and Recording Secretary Alice Erickson.

1. **Call to Order & Opening Remarks:** *Chairperson Beaufait* called the meeting to order at **10:00m**.
2. **Approval of minutes of previous meetings if available.** No minutes were available for approval.
3. **Finalize discussion of Cluster Options:** There was no discussion.
4. **Consideration of development in flood plain, impervious pavement, trees, and building height:** There was not discussion.
5. **Review of AX Mix Zone**

Mr. Beaufait reviewed the different types of building structures and permitted uses in the AX Mixed Zone. Their primary concern is the residential permitted uses, which includes dwelling attached, dwelling detached, dwelling multi-family, dwelling townhouse, dwelling two-family, single family detached including modular, dwelling unit-apartment in conjunction with commercial use and only on floors above street level and homebased businesses. A bed & breakfast is allowed by special exception and dwelling single family, detached, manufactured is allowed by conditional use.

Mr. West explained they reviewed what the county allowed when creating this list.

The Table of Dimensional Regulations for the AX Mixed zone was reviewed.

Mr. Reardon stated he doesn't see the need to make any changes to the AX MIX zone. *Mr. Beaufait* agreed their main concern has been with the AX RES zone.

Tim Ritzert, Harborview Road, questioned how the city's AX MIX compares with Sussex County regulations. *Mr. West* explained the committee reviewed the Sussex County list and customized it to Lewes. The Residential Planned Community is a conditional use, and includes retail shopping center, offices, restaurants, schools, places of worship, museum, library, country club and recreational activities.

Ms. Townsend explained there are things not permitted, such as auto repair and convenience stores. This district is not open all commercial use. *Mr. West* stated a model of this type of use would be the Village at Five Points.

Mr. Ritzert questioned what kind of ownership they anticipate in this mixed zone. *Mr. West* explained that is not prescribed in the zoning code. It will allow for commercial on the first floor and residential on the second floor, which could be a condo type ownership but would be based on the market and financing by the developer. *Mr. Beaufait* explained that is not an issue for this committee or the city code.

ACTION: *Mr. Reardon made a motion to not make any changes to the AX MIXED zone, seconded by Mr. Patterson, all voting in favor, motion carried.*

6. **Set meeting date for additional meeting.** The next meeting was scheduled on **April 22, 2019 at 10:00am**
7. **Closing comments:** *Mr. Beaufait* explained that after the next meeting they will develop a report and forward it to Mayor & City Council.
8. **Adjourn:** There being not further discussion, the meeting adjourned at **10:30am**.

Minutes submitted by
Alice Erickson,
Recording Secretary