

**MINUTES OF THE MEETING
OF THE CITY OF SEAFORD
PLANNING AND ZONING COMMISSION**

7:00 p.m.

November 2, 2017

Co-Chairman John Leverage, called the meeting to order with the following Commission members present, Thomas A. Temple, Jr, Matthew Shaffer, E. B. Peterson, Mark Grasset and Stacie Spicer. Building Official, Mike Bailey, was also present.

Co-Chairman Leverage turned the meeting over to Mike Bailey, Building Official.

Mr. Bailey presented New Business #1, Review and Recommendation of an ordinance to amend Chapter 15 of the Municipal Code of Seaford, Delaware is hereby amended by adding language to Section 15-50 Uses by right (12).

CHAPTER 15 – ZONING

ARTICLE 4 – INDUSTRIAL DISTRICTS

Division 1 – M-1 Light Industrial Districts.

§15-50. Uses by right.

(12) Handling, distribution or bulk storage of petroleum, natural gas, propane or similar petroleum products, chemicals and chemical products when properly screened from view by fencing or natural vegetation and when used in conjunction with one of the other permitted uses listed in items 1-11 above located on the same property.

Co-Chairman Leverage solicited any questions or comments from the members.

Mr. Peterson asked what “Uses by Right” meant.

Mr. Bailey stated that it means in conjunction with other permitted uses. Meaning, that you are allowed when using it with another use by right together on the same property. Ex: A manufacturing facility, and they are storing the discussed uses in (12) on the site as part of their manufacturing.

Mr. Temple asked if a problem or issue has recently occurred that has brought this to discussion.

Mr. Bailey stated no. The amendment was requested by Carload Express who is anticipating the purchase of the former BASF site in the Seaford Industrial Park.

Mr. Bailey asked Cliff Grunstra, Chief Marketing Officer of Delmarva Railway to come forward to present to the Commission members more information about Carload Express.

Mr. Grunstra stated that Carload Express operates four shortline railroads, serving Delaware and Maryland on the Delmarva Peninsula and the Ohio Terminal Railway serving the Ohio River Valley bordering Ohio and West Virginia. Carload Express transports many goods including, food, building

Minutes of the Meeting of the
City of Seaford Planning and Zoning Commission
November 2, 2017

2

material, coal, etc. Having this amended language would allow Carload Express to also transport other goods and supply more customers.

Co-Chairman Leverage solicited any further questions or comments from the Commission members. There were none.

Mr. Bailey presented the Findings of Facts:

- Review and recommendation of an ordinance to amend Chapter 15, of the Municipal Code of Seaford, Delaware relating to "Zoning", in the manner following, to wit:
Chapter 15 of the Municipal Code of Seaford, Delaware is hereby amended by adding language to Section 15-50 Uses by right (12)
- CHAPTER 15 – ZONING
ARTICLE 4 – INDUSTRIAL DISTRICTS
Division 1 – M-1 Light Industrial Districts.

§15-50. Uses by right.

(12) Handling, distribution or bulk storage of petroleum, natural gas, propane or similar petroleum products, chemicals and chemical products when properly screened from view by fencing or natural vegetation and when used in conjunction with one of the other permitted uses listed in items 1-11 above located on the same property.

Co-Chairman Leverage called for a motion. Mr. Peterson made a motion to recommend an ordinance to amend Chapter 15; Section 15-50 as presented. Mr. Temple seconded the motion.

Co-Chairman Leverage stated the Council will review the Commission's recommendation at the November 14, 2017 Regular Council meeting.

ROLL CALL VOTE:

Commissioner Mark Grasset stated he approved based on the Findings of Facts;
Commissioner Thomas A. Temple, Jr. stated he approved based on the Findings of Facts;
Commissioner E. B. (Rick) Peterson stated he approved based on the Findings of Facts;
Commissioner Matthew Shaffer stated he approved based on the Findings of Facts; and,
Commissioner Stacie Spicer stated she approved based on the Findings of Facts.

Co-Chairman Leverage stated the Commission voted unanimously in favor of the motion.

Co-Chairman Leverage called for a motion to adjourn the meeting, Commissioner Peterson so moved; Commissioner Spicer seconded the motion. Motion was approved with all members voting in favor to adjourn.

Co-Chairman Leverage adjourned the meeting at 7:13 p.m.

By: _____

John Leverage
Co-Chairman Planning and Zoning Commission

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