

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

7:00 p.m.

April 5, 2018

Chairman Wayne Sammons called the meeting to order with the following Commission members in attendance: John Leverage, Thomas A. Temple Jr., E. B. Peterson, Mark Grasset and Elizabeth Jenkins. Thomas Lecates, with Seaford Fire Department and Building Official, Mike Bailey, were also present.

Chairman Sammons closed the regular meeting of Planning and Zoning at 7:01 p.m. and opened the Public Hearing. He then turned the meeting over to the Building Official, Mike Bailey.

Mr. Bailey explained the project is a preliminary site plan review for a proposed McDonald's restaurant with associated parking and access driveways.

Mr. Bailey provided an overview of the project. The preliminary site plan review is for McDonald's located at 23500 Sussex Highway, Tax Map and Parcel: #331-5.00-54.00&54.01. It will include the demolition of the current building and construction of a one story building of 5,823 sq. ft. The building will have an occupant load allowing 107 seats, 63 paved parking spaces; 52 parking spaces required by code. Property is zoned C-2 highway commercial.

The project will consist of two existing parcels to be combined into one. There will also be on site storm water management, improvements to pedestrian walkways, access roads from highway, and added greenery. The project will require approvals from the State Fire Marshall, Sussex Conservation District, and DeIDOT.

Building Official, Mike Bailey stated that the engineers from Bohler Engineering, as well as the property owner was present for questions from the commission and/or public.

Chairman Sammons asked if the engineers or property owner had anything they wanted to add to the presented information, before opening up the meeting for questions.

Mrs. Hochstedler with Bohler Engineering stated that the existing ground sign on the property will remain. She also added that they have already met with the Sussex Conservation District in regards to the storm water management system that will be added, as well as DeIDOT in regards to the access roads. Both of which, had no current issues with the proposed plans that were mentioned in the site plan review.

Chairman Sammons solicited any questions or comments from commission members.

Chairman Sammons asked what the size comparison is of the existing building to the new building that is being proposed.

Mr. May stated that the existing building includes 4308 sq. ft. on the first floor, and a 1357 sq. ft. basement, with a total of 5665 sq. ft. The proposed building will not include a basement, and will be a total of 5823 sq. ft.

Minutes of the Meeting of the
City of Seaford Planning and Zoning Commission
April 5, 2018

2

Mr. Leverage asked if the area west of the existing building is currently owned by McDonald's.

Mr. May stated yes. That is the second parcel, and they will be combined. That will be where proposed parking is shown.

Mr. Peterson asked what the approximate time frame from the demolishing of the existing to the opening of the new McDonald's will be.

Mr. May stated that they would like to start the demolition after Labor Day, since summer is a busy time. Once the demolition is started, it typically takes four months for the new building to be operating.

With no further questions or comments from the commission members or public, Mr. Sammons closed the public hearing at 7:10 p.m. and re-opened the regular meeting of Planning and Zoning.

Building Official, Mike Bailey then presented finding of facts.

Agenda item #1

Findings of Facts:

- Project: McDonalds Restaurant
- Owners: McDonalds Real Estate Company
- Property is located at 23500 Sussex Highway
- Tax Map & Parcel 331-5.00-54.00/54.01
- Zoning: C-2 Highway Commercial
- Preliminary site plan review for a 5,823 sf single story building with site improvements.
- Parking spaces provided: 63 paved parking spaces
- Project requires approvals from:
 - Sussex Conservation District
 - Office of the State Fire Marshal
 - Delaware Department of Transportation
- Planning and Zoning to make a recommendation to Council.

Chairman Sammons called for a motion.

Mr. Peterson made the motion to recommend approval of the preliminary site plan review for a proposed McDonald's restaurant with associated parking and access driveways. Mr. Temple seconded the motion.

Chairman Sammons called for a roll call vote:

ROLL CALL VOTE:

Elizabeth Jenkins stated she approved based on the Findings of Facts;
Mark Grasset stated he approved bases on the Findings of Facts;
Thomas A. Temple, Jr. stated he approved based on the Findings of Facts;
John Leverage stated he approved based on the Findings of Facts;
E. B. (Rick) Peterson stated he approved based on the Findings of Facts;

Minutes of the Meeting of the
City of Seaford Planning and Zoning Commission
April 5, 2018

3

Chairman Sammons stated the motion so passed with all present voting in favor. The Council will review the Commission's recommendations.

With no further agenda items to discuss, Chairman Sammons called for a motion to adjourn the meeting of Planning and Zoning. Mr. Temple so moved; Mr. Peterson seconded the motion. Motion was unanimous to adjourn.

Chairman Sammons adjourned the meeting at 7:12 p.m.

By: _____
Wayne Sammons
Chairman Planning and Zoning Commission

/sep