

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

7:00 p.m.

November 5, 2020

Chairman, Matthew Shaffer, called the meeting to order with the following Commission members in attendance: Scott Pickinpaugh, Mark Grasset, Rick Peterson, Stacie Spicer and Rose Simon. Fire Chief, Jack Wilson and Building Official, Mike Bailey were also present.

Chairman Shaffer 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 then presented New Business Item #1, AUI Power is seeking Final Site Plan review for the construction of a 29,400 sq. ft. commercial building with Stormwater Management to be located on Nesbitt Drive, Tax Map and Parcel # 531-10.00-236.18.

Mr. Bailey stated that the referenced project is zoned M-1 Light Industrial. The Final Site Plan review is for the proposed construction of a 29,400 sq. ft. building with office and warehouse space and will include 57 paved parking spaces; 30 required by Code. The project will also include fenced in material storage yard and will be modifying and expanding the existing storm water on site. They have submitted for approvals from the State Fire Marshal, Sussex Conservation and the City Engineer.

Chairman Shaffer solicited any questions and or comments from the commission members; there were none.

Chairman Shaffer solicited any questions from the public; there were none.

With no questions or comments, Chairman Matthew Shaffer closed the Public Hearing portion of the meeting at 7:04 p.m. and reopened the regular meeting of Planning and Zoning.

Building Official, Mike Bailey then presented finding of facts.

Agenda item #1

Findings of Facts:

- Project: AUI Power Final Site Plan Review
- Owners: AUI Power
- Property Location - Nesbit Dr
- Tax Map & Parcel 531-10.00-236.18
- Zoning: M1 Light Industrial
- Parking spaces provided: 57
- 29,400 sq.ft. building with offices and warehouse space.
- Onsite stormwater management to be modified and expanded
- Project requires approval from:
 - Sussex Conservation District
 - Office of the State Fire Marshal
 - City Engineer for Storm Water

Minutes of the Meeting of the
City of Seaford Planning and Zoning Commission
November 5, 2020
2

- Planning and Zoning to make a recommendation to Council.

Mr. Peterson made a motion to recommend approval of the proposed Final Site Plan review for the construction of a 29,400 sq. ft. commercial building with Stormwater management to be located on Nesbitt Drive, Tax Map and Parcel # 531-1.00-236.18, as presented; Mrs. Spicer seconded the motion.

Chairman Shaffer called for a Roll Call vote:

ROLL CALL VOTE:

Scott Pickinpaugh stated he approved based on the Findings of Facts;
Mark Grasset stated he approved based on the Findings of Facts;
Rick Peterson stated he approved based on the Findings of Facts;
Stacie Spicer stated she approved based on the Findings of Facts;
Rose Simon stated she approved based on the Findings of Facts;

Chairman Shaffer 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 Shaffer, called for a motion to adjourn the meeting of Planning and Zoning. Mr. Grasset made a motion to adjourn; Mrs. Spicer seconded the motion; Motion was unanimous to adjourn.

Chairman Shaffer adjourned the meeting at 7:05 p.m.

By: _____
Matthew Shaffer
Planning and Zoning Chairman

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