

**The Town of Selbyville
Planning and Zoning Commission
Minutes of Meeting February 22, 2021**

The meeting was called to order by Chairman Jay Murray at 4 o'clock p.m. Also in attendance were Councilman Rick Duncan, Mike Doyle, Mike West and Town Manager Stacey Long. Ken Madara was absent.

The meeting was properly posted.

The first item on the Agenda was a request for the construction of a 3,250 square foot building at 45 W Railroad Avenue, a Conditional Use property. The property is owned by Donald Haines who currently operates Haines Fabrication and Machine from the location. Chairman Murray stated that approval is needed from the Planning and Zoning Commission, and the Town Council, before any changes can be made to a Conditional Use property. A rendering of the building was provided to members of the commission. Joe Gephardt was in attendance representing Haines Fabrication. He stated that the proposed construction is a metal pole building, to be located on the south east corner of the property, that will be used primarily for storage. It will have electricity but no water or sewer connection. Stacey stated that the plans and set backs have been reviewed and approved by the town's building inspector. Mike West made a motion to accept the request for a 3,250 square foot building at 45 W Railroad Avenue, a Conditional Use Property. Motion seconded by Mike Doyle and carried by all. **It is the recommendation of the Planning and Zoning Commission that the Mayor and Council approve this request.**

The second item on the Agenda was the continued discussion of Chapter 184 – Vehicles and Traffic, regarding on-street parking. At the January meeting, the Committee had asked Stacey to investigate how other towns address landscape trailers, tractor trailers and RV trailers in their ordinances. Stacey provided members with a packet that included Selbyville's current ordinance and also copies of ordinances from other towns. Several of the town's ordinances were reviewed. Councilman Duncan recommended specifically naming streets that have widths of less than 28 feet. Stacey said that she frequently gets complaints about RV's parked on streets throughout the summer season, regardless of the width of the street. Chairman Murray believes the committee needs to meet with Chief Collins before making any recommendations to the Council. He doesn't want to make things too simple or too complicated. Stacey confirmed that she has spoken to the Chief and that he is aware there are problems. He cannot, however, enforce on-street parking on streets that are not listed, with the exception of parking too close to a fire hydrant or intersection. Chairman Murray agreed that the police need enforcing authority and he reiterated the need for a meeting with Chief Collins. Stacey will make the arrangements and, together with Chief Collins, work on recommendations to present to the committee. Councilman Duncan made a motion to table the discussion at this time. Motion seconded by Mike West and carried by all. **No action is required at this time.**

There being no further business to discuss, Councilman Duncan made a motion to adjourn the meeting. Motion seconded by Mike Doyle and carried by all.