

MILFORD CITY COUNCIL
MINUTES OF MEETING
March 5, 2013

A Meeting of the Annexation Committee of Milford City Council was held in the Joseph Ronnie Rogers Council Chambers at Milford City Hall, 201 South Walnut Street, Milford, Delaware on Tuesday, March 5, 2013.

PRESIDING: Chairperson Katrina Wilson

IN ATTENDANCE: Committee Members:
Councilman Douglas Morrow, Councilman S. Allen Pikus and Planning Commission
Chairman James Burk

Councilman Owen Brooks, Jr.

City Clerk/Recorder Terri Hudson

Chairwoman Wilson called the Annexation Committee Meeting to order at 5:36 p.m. to review the following request dated January 17, 2013:

*CITY OF MILFORD
Planning and Zoning Department
201 S. Walnut Street
Milford, DE 19963*

Attn: Mr. Gary Norris, AICP

*RE: Request for Annexation of Property
Tax Parcel # 3-30-15.00-59.00 & 3-30-15.00-59.01 (Lots 1 & 2)*

Dear Gary:

We wish to request the above referenced tax parcels be annexed in to the City of Milford from Sussex County, approximately 3.00+/- acres in total. Currently these parcels are zoned AR-1 in Sussex County.

The property is located on the west side of Cedar Creek Road (State Route 30) approximately 1,500' south of the intersection of Wilkens Road (County Road. 206) and Cedar Creek Road (State Route 30).

The reason for the annexation request is so that this property will be zoned commercial and to be consistent with the most current City of Milford Comprehensive Plan. We hereby request this property be zoned C-3 Commercial (Highway Commercial).

We are enclosing the recorded deed and property survey plan as required.

Sincerely,

*s/Louis J. Renzi
s/Shirley L. Renzie*

*7296 Cedar Creek Road
Lincoln, DE 19960*

City Planner Gary Norris advised that he has reviewed the request noting this is designated in the City of Milford 2008 Comprehensive Plan as Proposed Highway Commercial. Mr. Norris classifies this as 'almost' an enclave with the property to the west owned by Elmer Fannin is highway commercial (C-3) and the majority to the east is also zoned

highway commercial (C-3) excluding four houses along the east side of Cedar Creek Road.

Mr. and Mrs. Renzi are requesting highway commercial (C-3) which is consistent with the current City of Milford Comprehensive Plan.

Ms. Wilson asked for comments regarding the advantages and disadvantages of the proposed annexation.

Mr. Norris stated that one advantage is the zoning will be consistent with the comprehensive plan. The zone will permit more commercial development which is consistent with what is planned for the properties behind and to the east of this site.

With the construction of the proposed exit ramps to the future overpass, this is a natural fit.

In Mr. Norris' opinion, there are very few disadvantages considering this is a three-acre parcel.

Mr. Pikus added that he sees no disadvantages and believes this is a no-brainer considering this is a three-acre site in the middle of a commercial zoned area.

Ms. Wilson asked if the applicant wished to make any comments; there was no reply.

Therefore, Mr. Pikus moved to recommend to city council we proceed with the annexation and that the property be rezoned to C-3, seconded by Mr. Morrow. Motion carried with no one opposed.

Ms. Wilson advised that the annexation committee report will be submitted to council at their meeting Monday night. The petition for annexation and the zoning application will be presented to the Planning Commission for a review and public hearing. Their recommendation will be then be forwarded to city council for a second hearing and final determination.

With no further business, the Annexation Committee Meeting adjourned at 5:48 p.m.

Respectfully submitted,



Terri K. Hudson, MMC
City Clerk/ Recorder