

**City of Harrington
MINUTES
City Council Workshop
June 8, 2015**

Public Comments

There were no Public Comments.

A workshop with the Harrington City Council was held at Harrington City Hall, 106 Dorman Street, on June 8, 2015 and was attended by the following: Mayor Anthony R. Moyer; Vice Mayor Duane E. Bivans; Council Member Eric Marquis; Council Member Amy L. Minner; Council Member Kenneth W. Stubbs; William Pepper, City Solicitor; Teresa Tieman, City Manager; and Kelly Blanchies, Clerk of Council.

Planning Commission Members present: James Coudriet, Elizabeth Brode, Jeff Rettig, and Stacey Sizemore.

Also present: Debbie Pfeil, AECOM, City Planner; Jennifer Antonik; and Jason Dean.

Council Member Fonda Coleman entered the meeting at 6:32 p.m.

Council Member Charles W. Porter was absent.

Mayor Moyer called the meeting to order at 6:30 p.m.

The Pledge of Allegiance was given.

Comment review for Zoning Code Rewrite

The City Manager stated that seventy-two (72) comments were received, not all required changes. Comments that led to changes to the document were highlighted on the comment tracking sheet. There are two comments that require a decision from the City Council: the number of accessory structures allowed and the maximum height of signs in C-3.

Discussion occurred regarding the schedule and the possibility of adding an additional workshop to review the comments.

The City Manager read each comment and response on the comment tracking sheet.

Council Member Minner stated that charts for the permitted uses and bulk regulations would be easier to read. The City Solicitor stated that the charts used in Frederica are difficult to understand. The City Planner stated that charts can be added later if deemed necessary.

Discussion occurred regarding alleyways.

Planning Commissioner Brode stated that smoked, reflective, or tinted glass should be allowed in commercial buildings. The City Solicitor stated that up to fifty (50) percent of windows are allowed to be covered with signs, so the same amount could be allowed for smoked/reflective/tinted windows. Mayor Moyers stated that it should specify light reflective.

Discussion occurred regarding front yards, private streets, and nonconforming uses.

The City Planner stated that the City Council can decide to not have a cap on the number of accessory structures allowed and just let the total lot coverage be the limit. The trend is for people to use multiple sheds for cheap storage. There is no cap in the current Zoning Code. Vice Mayor Bivans and Mayor Moyer stated that there should not be a cap on the number of structures.

Discussion occurred regarding the maximum height for accessory structures, encroachment into yard setbacks, and fence heights.

Discussion occurred regarding sign heights in C-3. The City Planner stated that the consultants recommend a maximum height of up to twenty-four (24) feet. After discussion, Council Member Marquis and Mayor Moyer requested a height of thirty-five (35) feet.

Discussion occurred regarding nonconforming signs. Council Member Minner stated that if the sign structure is sound then the property owner should be able to continue to use it. The City Solicitor stated that the goal is for everything to be conforming. Mayor Moyer stated that he would like the time limit on conformance removed.

Discussion occurred regarding electrical requirements for signs and vehicles being used as signs.

Council Member Minner stated that animation should be allowed on electronic message centers. Vice Mayor Bivans asked about animation being used only for special events or holidays. Vice Mayor Bivans stated that the City has no data that sign animation is a safety issue. Council Member Minner stated that the sign brightness at night is more of an issue. The City Manager stated that she will research animation for the next meeting.

Discussion occurred regarding site plans, building permits, and abandoned signs and sign structures.

Comment review for Comprehensive Rezone

The City Planner stated that property owners have been notified of the rezoning. The City has received letters requesting the zoning not be changed for 8 Clark Street, 10 Clark Street, 6A East Street, 6 East Street, and a property on Milford Harrington Highway. The owners of 12 Clark Street have stated that they do not want the property rezoned but have not submitted anything in writing yet. The City Planner stated that she does not object to keeping the existing zoning on those properties. The Future Land Use Map in the Comprehensive Land Use Plan will have to be amended.

Public Comments

Jason Dean asked when the public gets to comment on the Zoning Code. The City Planner stated that the comment period was open from March 23 to May 6, 2015. Mr. Dean stated that he has received comments from the Sign Council that he would like included and asked what notifications were made. The Clerk of Council stated that the draft Zoning Code has been on the City's website since it was introduced to the City Council in March, an ad was placed in the newspaper, a notice has been on the City's sign, and email invitations were sent to sign and engineering companies. The City Planner stated that it is up to the City Council if they would like to change the scope and schedule of the project.

City Council Comments

Council Member Coleman stated that the City Council establishes guidelines then does not follow them, such as the conducting of meetings.

Council Member Minner requested a copy of the Sign Council email from Mr. Dean. The City Planner stated that the City Council chose a scope that got all the public comments up front; to entertain comments and additional changes at the end of the project will mean additional time and a scope change. If more public comments are being taken then it should be open and advertised for everyone to make comments. There may be changes made after the document is adopted.

Vice Mayor Bivans stated that the City should consider additional signage for the Farmers' Market. The City Planner stated that the Neighborhood Building Blocks grant can help with advertising the Farmers' Market.

Vice Mayor Bivans asked about chain link fencing and stated that the cars parked in the dealership at the corner of Delaware Avenue and Clark Street are blocking the sight line for cars on the street.

There being no further business, the City Council Workshop adjourned at 9:32 p.m.

Respectfully Submitted,

Kelly Blanchies
Clerk of Council