

**Town of Millington  
Planning Commission  
Minutes of the Meeting  
August 24, 2017**

**Call to order:** The meeting of the Planning Commission for the Town of Millington was called to order by Joyce Morales. The Commissioners in attendance were Moe Morton, Lewis Teat, and Sam Johnston. Also in attendance Kevin Hemstock, John Carroll, L. Freeman Evans, and Trish McGee of the Kent County News.

**Minutes:** The minutes of the July 27, 2017 meeting were approved. A motion to accept was entered by Morton, a second by Johnston, approved 4-0 to accept was entered.

**Old Business:** All reports were reviewed.

**New Business:**

Mr. John Carroll and Mr. L. Freeman Evans were present to discuss their request for annexation of property north of Millington Road. The property borders east to property owned by DNR (formerly Wick property), south to Millington Road and Kent Mill development, north to Lester Jones & Sons property, and west to Carroll Clark Road. This property is currently zoned Rural Character and Village by Kent County. Their proposal includes the building of approximately ½ of the parcel currently zoned Village as single-family homes, approximately 70 – 90 homes in this portion of the parcel. The first phase of the developing would include approximately 36 acres of the total parcel with the balance of the parcel to be developed later as economic conditions dictate. Discussion ensued as to the drafting of the annexation plan and those items that need to be addressed; these include street size, bike paths, walking trails, open space, afforestation, lot sizes, infrastructure needs, etc. Mr. Evans has been in communication with DNR regarding the 13-acre parcel along the west side of Sassafra Street, their discussion includes the possibility of purchasing this parcel or being granted a right of way or easement to allow for access to Mr. Freeman's property for infrastructure needs.

Dollar General has requested a burn permit for both structures they recently purchased. The Planning Commissioners requested a letter requesting denial of this permit be sent to Kent County Health Department due to concern of contaminants like asbestos, bat waste, etc. A letter will be drafted and upon approval will be sent to the Health Department. A master sign plan was received for signage for the store. A motion to approve the request for a temporary "Coming Soon" free standing sign, attached signs on the building, and the allowance to use outside displays, and a free standing lighted sign was made by Morton, a second by Johnston, a vote of 4-0 was entered.

The Commission reviewed amended sign plans for Country Liquors, Old News, and Tale Gate Market. Jo informed the Commission she is in contact with the hardware store regarding their outside display. Mr. Anderton does not agree with the need to amend the plan to include merchandise but will talk to his partners to determine the course of action they will take regarding this concern.

Joyce asked everyone to begin a review of the sign ordinance section of the zoning ordinance. At the September meeting we will review the definition and exemption sections; in October, we will review what is

prohibitive. Everyone was provided with copies of other municipalities and Kent County's ordinance for review.

A motion to adjourn the meeting at 8:45 PM was made by Johnston, a second was made by Morton; a vote of 4-0 was entered.

Respectfully submitted,

Jo Manning, Town Administrator