

**City of Milford**  
**Fourth Ward Neighborhood Meeting Minutes**  
*February 21, 2007*

A community meeting was held in the Council Chambers of Milford City Hall, 201 South Walnut Street, Milford, Delaware on Tuesday, February 21, 2007 at 7:00 pm for the purpose of public discussion regarding the application of Anthony & Eve Moyer, property owners, requesting a preliminary major subdivision. The property is located in an R-2 District at 600 Truitt Avenue, Milford, Delaware, Tax Map MD-16-183.05-01-09.00.

Present: Vice Mayor Katrina Wilson and Planning Commissioner Jason James  
Also: Christine Crouch, Recording Secretary

Vice Mayor Katrina Wilson opened the meeting at 7:06 pm. She stated the reason for the meeting was based on recommendation from Planning Commission for Mr. Moyer to show the community his intentions of housing types that are planned on Games Drive. Mr. Moyer is the developer and provided pictures of housing styles.

Mrs. Wilson stated for the record the initial meeting was scheduled for last Wednesday, but because of the inclement weather, the meeting was cancelled. She notified Mr. Moyer's son the meeting would be tentatively scheduled for the following Wednesday. She then notified all the neighbors that it would be this Wednesday the 21<sup>st</sup> and now we are here.

Mrs. Wilson asked that if anyone would like to speak regarding this application, they would need to go to the podium and state their name and address for the record.

Upon reviewing the hand out provided by Mr. Moyer, Mrs. Wilson stated these were possible home, and it included five samples of what the houses may look like.

Mrs. Della Parker of 606 Truitt Ave asked if there was a map she could look at. A map was provided to her. She stated she could not understand how a house that wide could fit on these lots. Mr. Moyer stated according to setback ordinances in place, he could not build a house on the lot unless it met with the setbacks. A home could not be built on any lot without meeting the setback requirements.

Mr. James suggested Mr. Moyer address the audience and discuss the buildable lot, the lot size and the maximum lot coverage percentage. Mr. Moyer stated he did not have a copy of the R-2 Ordinance, but he is aware the lots are twice as large as what the ordinance requires they be, in regards to square footage. They are also 80 feet wide, which is per City Code. He further stated the individual homes that are chosen by the buyer are required to meet setbacks for the zone. Granting this application for a subdivision only grants subdividing the one parcel into four.

Mr. James stated the R-2 zone area regulations specify each lot can only be covered by 30% with a home. He cannot build a home larger than 30% of the whole lot. The setbacks must also be adhered to. Mr. Moyer also stated these homes will be sitting back at least, if not more than, 30'. The widest home shown tonight is 32' and with a lot that is 80' wide, that leaves 48' to be split on either side of it.

Mrs. Wilson reminded everyone the reason for being here tonight is to hopefully look at the sample homes and leave with a good feeling that it will enhance our neighborhood and pray for good neighbors. Mr. Moyer stated the homes that go in may not be one of the ones shown tonight. These are samples of the styles of homes. The one on the bottom, he personally does not care for. He has decided that the homes will be sold to first time home buyers because the state of DE has a great program currently

available to first time home buyers and Mr. Moyer will be giving the buyers a choice of homes. He stated these will not be spec homes. If the buyer sees something in a magazine, for example, that meets the City Ordinances and conforms to the neighborhood then he'll look at that too.

Mr. Moyer stated he resides in Harrington where there are small lots and a Shawnee Home, which is a modular home, was placed on the lot behind him. He feels it was very unattractive, but after some discussions with the owners, they added attractive landscaping. Most homeowners would be willing to do that for their home. The homes he is proposing are not to be rentals. Mr. James stated it is great to hear these will not be rentals. Mrs. Wilson asked if these homes will be stick built or modular homes. Mr. Moyer stated they will be stick built homes and the price range is \$200K-\$225K. He further stated he cannot be locked into that price though. The houses will be sold at fair market value, which he stated is required by law.

Mr. James asked if each home will have a garage and concrete or asphalt driveways. Mr. Moyer stated there are a couple of plans that do not show a garage, but these are, again, just samples. If the buyer has the means to afford a garage, then he will be happy to build it.

Mrs. Parker asked if the houses will have basements. Mr. Moyer stated that will be determined by what is in the ground. If the water table is too high, then a basement is a bad idea.

Mrs. Wilson asked if anyone else had any questions or concerns for Mr. Moyer. No one came forward, but Mrs. Parker asked for a copy of the subdivision map.

Mr. Moyer asked Mrs. Wilson who is responsible for removing the dead weeds that were sprayed by the City. Mrs. Wilson said she would find out, but she believes, unfortunately, the home owner will be responsible for that clean up.

In closing Mrs. Wilson stated Mr. Moyer has complied with the wishes of the Planning Commission and she is happy we had the opportunity to meet. Mr. Moyer asked if anyone wanted a copy of the sample pictures. Mrs. Wilson said she would take the copies and hand them out to the residents who were unable to come this evening due to prior commitments.

Mrs. Wilson closed the meeting at 7:35 pm.

Respectfully Submitted,

Christine Crouch  
Recording Secretary

