

**Town of Millington  
Planning Commission  
Minutes of the Meeting  
March 23, 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 and Kathy Hemstock. Also in attendance Ray and Becky Bivens, Trish McGee of the Kent County News, William Johnson, Gary and Beverly Bragg, Don VanEss of Mountaire, Robert Everett, and Steve and Dawn Webb.

**Minutes:** The minutes of the February 23, 2017 meeting were approved. A motion to accept was entered by Morton, a second by Hemstock, approved 3-0 to accept was entered.

**New Business:**

The Commissioners reviewed the monthly permit log and rental permit log.

The Public Hearing for the review of variance requests for the State-owned property along Galena Road and Crane Street was opened. The variances being considered are hunting and use of firearms, noise, raising of small farm animals, and camping. There will be no slaughtering of animals; any chickens will be for the purpose of producing fresh eggs. With regards to camping, the plans are for short-term rentals (over night or weekends); there will be no provisions for a private club or long-term rentals. Regarding planting of orchards and farming; the Bivens would like to hold food preservation workshops and possibly partner with area restaurants for a farm-to-table event.

Mr. Johnson stated his concern to allow hunting within proximity of neighboring homes. He asked who would be living on the property and how much traffic would be using the Crane Street entrance. Mr. & Mrs. Bivens responded by stating they would be living in the main house and have plans for a caretaker to live in one of the homes off Crane Street. All traffic is to be diverted to the main entrance along Galena Road. Mr. Johnson asked if there would be a curfew for loud music or parties and felt a 10:00 PM curfew would suffice. Mr. Johnson asked if the proposed camp sites meet State code. Mr. Bivens explained there would be electric at the sites but all units must be self-contained. The Bivens or DNR may install a pump station near the main house but there will be no shower facilities or bath facilities available. The entry and exit points for this property will be the main drive to the main house. There was discussion of the right of way along the edge of the property near the adjacent homes; Mr. Bivens assured the property owners this will not be used by visitors to the DNR property.

Mr. VanEss of Mountaire stated his concern with shooting causing possible damage to the existing grain bins; but as long as the hunts were supervised hunts he saw no problem. Mr. Van Ness asked how large of a flock would be kept on the premises. Mr. Bivens explained they plan to have 10-15 in a cooped area, no free-range chickens.

Mr. Everett asked if hunting locations were to be an annual approval by DNR. Mr. Bivens explained the property would be governed by DNR as all state-owned parks. Mr. Everett asked what the intentions were for that portion of the property owned by DNR that abuts to his farm, on the east side of the Upper Chester River and the Mill Pond. Mr. Bivens explained unless there is a right of way access from Cypress Road; there would be no one using that portion of the property. Mr. Bivens agreed to speak with DNR to contact and work with Mr. Everett on future possibilities for this site.

Council Morton asked if they would be required to hold a performance bond for any of the variances or for the agreement with DNR. Mr. Bivens stated at this time there has been no request for a performance bond; but all improvements and usages must be approved by DNR and will be part of their agreement.

Council Hemstock shared her thoughts regarding a community garden. Mr. Bivens agreed this was a good suggestion and a good possibility if there is interest.

Mr. Webb asked if there would be a pistol range on site. Mr. Bivens assured everyone there would not be a pistol range. Mr. Webb shared his concern regarding the hunting to be allowed on the south side of the property. The plans are that if there are scheduled hunts on that side the shooting will be directed towards the north/northeast and all blinds will be facing north/northeast.

Chair Morales reminded the Bivens' if any changes are desired once these variances are decided we would need to go through this process again. Regarding use of alcohol; a permit would need to be issued by Kent County. Regarding the building of docks along the pond, a construction permit would need to be issued by the Town. Regarding the use of 4-wheelers; this is private property; therefore, the Town would not regulate this.

With no further questions or comments the public hearing was closed at 7:52 by a motion of Hemstock and a second by Morton; a vote of 3-0 was entered. The Council decided to hold their decision until the April meeting to allow for the attendance of the other Council members.

Council received an update on the Dollar General project.

A letter was read by Wayne Starkey to the Council thanking them for his time spent on the Planning Commission and announcing his move to the Town Council. A discussion ensued regarding a recommendation to the Town Council for Starkey's replacement. There were no recommendations made; the appointment will be made by the Town Council at their next meeting.

A motion to adjourn the meeting at 8:08 PM was made by Morton, a second was made by Hemstock; a vote of 3-0 was entered.

Respectfully submitted,

Jo Manning, Town Administrator