

Community Planning Committee (C.P.C.) - Village Of Arden

Minutes Of Meeting Held On Wednesday February 15, 2017

Present: Ray Seigfried, Ron Meick, Mark Wood and Dan McNeil

Member Absent: Cynthia Dewick and Sally Sharp

Sub-Committee Present: None

Meeting called to order by Ray Seigfried as the Committee Chairman at 7:05 PM

The minutes of the meeting for January 2017 were reviewed, discussed and approved.

The topics addressed in this meeting include: (1) Wetlands Parcel on North Bank of Naamans Creek; (2) Vacant Housing Ordinance; and (3) Public Land – Deed Restrictions

Guest Appearance: Jeff Politis (Village Chairman), Carol Larsen (Forest Committee) and John Cartier (County Representative)

#### **Available Wetlands Site on Naamans Creek**

Jeff Politis reported in the January 2017 C.P.C. meeting that a 1.6+/- acre environmentally sensitive wetlands site was available on the northerly bank of Naamans Creek, opposite the Village's forest lands, and extending through to Mill Race Road within the Highland Woods neighborhood.

Carol Larsen followed up in the current February 2017 meeting by stating that the site is available with an asking price of \$100,000. Apparently, the site was acquired at an earlier date for development of up to four residential homes. Development activity was subsequently halted after major errors were identified in the mapping of the flood plain. The owner subsequently began legal proceedings against the engineering company and offered to sell the site to the Village of Arden.

Carol feels that acquisition of the site by the Village as a riparian buffer would be an excellent first step in wetlands conservation. Carol reviewed all the sites on the northerly bank of Naamans Creek and opposite the Village's forest lands. Carol feels that the future acquisition of these sites on the northerly bank is vital in the long term conservation effort for the Naamans Creek watershed.

John Cartier indicated that the County could make a contribution contingent on public access and a deed restriction stipulating permanent wetlands preservation. John offered to assist the Village in preparing a proposal for presentation to the County Council. In addition, John offered to assist in setting up a meeting with the new County Executive (Matt Meyer).

Jeff Politis indicated that timing was of the essence since the current owner agreed to give the Village the right of first refusal to acquire the site subject to community approval in the March 2017 Village Assembly.

#### **Village of Arden Vacant Housing Ordinance**

In the January 2017 meeting, a list was reviewed identifying six leaseholders in possible violation of the Vacant Housing Ordinance. Notifications were initially sent in December 2016 with responses required to be made to the Village Secretary by January 31, 2017. A revised list was submitted to the C.P.C. for its February 2017 meeting.

Ray reviewed the revised list indicating (3) leaseholders provided sufficient proof of compliance, thus no further action is required. The remaining (3) leaseholders failed to provide sufficient proof of compliance and are thus, now subject to the corresponding fines. Ray will review the final list with the Village Secretary with the intention of having the liens filed by the end of February with the County Clerk of New Castle County.

#### **Public Land – Deed Restrictions**

Michael DeNote, Esq. is a land use attorney at Drinker Biddle & Reath, LLP in Wilmington. Mr. DeNote and colleagues have been working in addressing the covenants, conditions and restrictions in the 1973 deed between the Trustees of Arden and the Village of Arden. The deed addresses (7) common area tracts of forest and green space which were conveyed to the Village as part of its incorporation in accordance with State Law.

**C.P.C Minutes – February 2017 Meeting**

**Page 2**

The meeting was adjourned by Ray Seigfried as Committee Chairman at 8:23 PM.

Meeting minutes compiled and prepared by Dan McNeil.