

PLANNING & ZONING MEETING

MARCH 17, 2022

**ATTENDEES: David Chillas, Chairman
Morris Deputy, Town Manager
Frank Bailey, Fire Chief
Gene Bloemker
Gretchen Rachko
Charles Roberts
Scott Unruh**

AGENDA:

1. 699 Industrial Drive – Conditional Use Permit request for Greenix Holdings, LLC (Greenix Pest Control) to have a pest control business, including the storage of pesticide and residential pest control equipment, in an M-I zoned area. CU-05-22.

Representative did not attend; continued to the April meeting.

2. 128 Patriot Drive, Unit 5 – Conditional Use Permit request for United Floors, Inc., to have a flooring business, including receiving and storing flooring products, in an M-I zoned area. CU-06-22. Tax Parcel No. 23-041.00-015.

Ingrid Reyes requested approval for United Floors, Inc. to receive and store flooring products at 128 Patriot Drive. The retail store is located on E. Main Street.

Gretchen Rachko asked if the retail store and this location would be combined.

Ms. Reyes said the retail store will remain separate; this location will warehouse the flooring materials.

Chip Roberts asked if any volatile products or harmful chemicals would be stored.

Ms. Reyes said no.

Moved by Gene Bloemker and seconded by Gretchen Rachko to recommend Mayor and Council approve 128 Patriot Drive, Unit 5 Conditional Use Permit request for United Floors, Inc., to have a flooring business, including receiving and storing flooring products in an M-I zoned area. CU-06-22. Tax Parcel No. 23-042.00-015. Motion Carried Unanimously.

3. 501 Merrimac Avenue – Conditional Use Permit request for a hotel in a C-3 zoning district. CU-07-22. Tax Parcel No. 23-040.00-002.

Dev Sitaram with Karins and Associates Engineers, Tom Kramedas, equitable owner and developer of the parcel, and Ernesto Campos representing Chili's Restaurant presented the plan.

Dev Sitaram said the site is located on the westerly corner of Merrimac Avenue and Rt. 301, the former site of the proposed Harley Davidson.

- A Conditional Use Permit is requested to allow a hotel in the C-3 zoning district.
- A four-story hotel with approximately 92 rooms is proposed, and will comply with all regulations for a four-story hotel, including height limitation, parking, etc. A five-story hotel is no longer being considered; therefore, no variances for a five-story hotel are being sought.

Moved by Gretchen Rachko and seconded by Gene Bloemker to recommend Mayor and Council approve 501 Merrimac Avenue Conditional Use Permit request for a hotel in a C-3 zoning district. CU-07-22. Tax Parcel No. 23-040.00-002. Motion Carried Unanimously.

4. 501 Merrimac Avenue – Preliminary Major Land Development Plan for Merrimac Gateway, a proposed project with two restaurant pad sites totaling 10,800 square-feet, a four-story, 84-room hotel and a free-standing ATM. C-3 Zoning District. Tax Parcel No. 23-040.00-002.

Dev Sitaram reiterated the plan proposes a four-story hotel and any reference to a five-story hotel should be disregarded.

The site proposes:

- a hotel with 92+/- rooms;
- two restaurant pads totaling approximately 10,500 sq. ft.; and
- an ATM.
- The plan will comply with the Town engineer's review comments.
- Sidewalk will be provided along Rt. 301 as well as Merrimac Avenue.
- Internal sidewalks and a connection from Kohl Avenue to Rt. 301 will be provided.
- Additional parking spaces will be provided over the minimum requirement.
- The plan will comply with DelDOT's requirements for turn lanes and entrances.
- A bus stop pad will be provided as requested by DelDOT.

Frank Bailey asked for clarification on the number of fire hydrants for the property – two are referenced on-site and one is proposed.

Mr. Sitaram said two hydrants are shown on Kohl Avenue; an additional hydrant will be installed if required by the Fire Marshal.

Gretchen Rachko asked if the pad sites will be constructed for specific tenants.

Mr. Kramedas responded that Chili's Restaurant will occupy one pad site. The parking lot, common area and one other restaurant pad site will be constructed. A tenant for the second pad site has not yet been secured.

Ernesto Campos, representing Chili's, indicated they will be responsible for the build-out of their building, but they will work with Mr. Kramedas on the construction of the pad site. Depending on approvals, it is hoped that Chili's will open next spring.

Moved by Gretchen Rachko and seconded by Gene Bloemker to recommend Mayor and Council approve 501 Merrimac Avenue Preliminary Major Land Development Plan for Merrimac Gateway, a proposed project with two restaurant pad sites totaling 10,800 square-feet, a four-story, 84-room hotel and a free-standing ATM. C-3 Zoning District. Tax Parcel No. 23-040.00-002. Motion Carried Unanimously.

We believe these minutes accurately reflect what transpired; however, we will appreciate any comments involving a different understanding of what occurred. Unless we are notified in writing to the contrary within 10 days after receipt, we will assume all in attendance concur with the accuracy of this transcription.

Respectfully Submitted,

Morris Deputy, Town Manager

Ry: 3/21/22

Cc: Mayor & Council
Planning & Zoning Members
All Attendees
Duffield Associates