

## PLANNING & ZONING MEETING

APRIL 16, 2026

**ATTENDEES:** David Chillas, Chairman  
Morris Deputy, Town Manager  
Frank Bailey, Fire Chief  
Donald Dibert  
Donald Hall  
Chuck McCausland  
Joe Pontak  
Gretchen Rachko  
Keith Thompson

### AGENDA:

**1. 0 Summit Bridge Road – Conditional Use Permit request for an RV/Boat Storage facility, in a C-3 zoned area. CU-08-26. Tax Parcel Nos.: 23-028.00-243, 23-028.00-244 and 23-028.00-245.**

Denis Hulme requested approval for an RV/Boat Storage facility.

- The facility will address the demand for high quality covered RV and boat storage.
- All storage spaces will be covered with a metal canopy that is about 14 ft. tall, similar to the size of a typical commercial building.
- The facility will be open on all 4 sides.
- The site will be secured by a security fence, and access will be controlled by security gates for in/out access.

Donald Dibert asked if there are any plans to widen the road for deceleration and acceleration lanes.

Denis Hulme stated that would be addressed in the next stage of the process when the preliminary entrance plans are submitted to DeIDOT.

Joe Pontak confirmed that traffic would not be in/out all day long due to it being a storage facility.

Chuck McCausland questioned the type of fencing that would be in place due to the Spring Mill neighborhood behind the site.

Denis Hulme expects it to be a chain link fence that will be at least 7 ft. high. The developers have met with Spring Mill residents to discuss landscaping on the property line and how the gaps would be filled in where trees are missing. There are also plans to plant additional trees.

Frank Bailey asked about parking spaces, sprinklers, fire hydrant improvements, and electronic access for the fire department.

Denis Hulme believes the parking spaces will be 12 ft. wide, but he does not believe the site will have sprinklers installed. Currently, the water comes from the back of Spring Mill at the pump station, but plans will be updated to reflect sewer and water extended through the site to address Frank Bailey's concern about fuel from the RV's and boats being stored at the site.

***Moved by Keith Thompson and seconded by Joe Pontak to recommend Mayor and Council approve 0 Summit Bridge Rd. Conditional Use Permit request for an RV/Boat Storage facility, in a C-3 zoned area. CU-08-26. Motion Carried Unanimously.***

**2. 0 Summit Bridge Road – Preliminary Minor Land Development and Re-Subdivision Plan for an RV/Boat Storage Facility, on 5.44 +/- acres in a C-3 zoned area. The project proposes combining the parcels into one for the purposes of developing the site for covered RV/Boat storage. Tax Parcel Nos.: 23-028.00-243, 23-028.00-244, and 23-028.00-245.**

Chuck McCausland questioned the address of 0 Summit Bridge Rd.

Denis Hulme responded the site does not currently have an address but once the plans are submitted to New Castle County GIS, it will be assigned a specific address.

Joe Pontak questioned if there will be solar panels on the structure as shown in the pictures.

Denis Hulme responded that the picture shown was from a brochure from the company that builds these types of structures, and it is most likely a model from a west coast location. He also stated that solar panels could be added later if it was determined they are needed.

Frank Bailey asked about eliminating the dump station.

Denis Hulme advised that the dump and wash station would be removed from the plan as the residents of Spring Mill suggested to not move forward with it. Some of the residents who own RVs expressed that the dumping/washing typically takes place at the locations they are coming from, instead of where they are parking/storing their RV's.

***Moved by Chuck McCausland and seconded by Keith Thompson to recommend Mayor and Council approve 0 Summit Bridge Road – Preliminary Minor Land Development and Re-Subdivision Plan for an RV/Boat Storage facility, on 5.44 +/- acres in a C-3 zoned area. The dumping and washing stations will be removed from the plan. Motion Carried Unanimously.***

**3. 28 Anderson Street – Minor Subdivision Plan for the subdivision of the parcel into three lots for construction of a single-family, semi-detached dwelling on lots 1 and 2. Lot 3 will be reserved for future development. Located on 0.21 +/- acres in a C-2 zoned area. Tax Parcel No. 23-006-00-241.**

Denis Hulme with Woodin & Associates, presented for this project.

- Site is located 1 block north of Main Street and 1 block east of Broad Street.
- Property is currently vacant and previously had a commercial/industrial building on the land.
- The current owners own three properties across the street, 21, 23, and 29 Anderson Street.
- The plan is to build two semi-detached dwellings, totaling 4 units. One building is shown currently as the property on Cox Street needs to be re-zoned from R-1 to C-2.
- Curbing, paving, sewer/water, electric, and sidewalk, is to be installed.

Joe Pontak asked how many properties the owners own and the ultimate outcome of the project.

Mr. Hulme responded the owners currently own 2 properties. He also stated that the best use of the property is residential housing.

Joe Pontak questioned if they had discussions with the neighboring owners about building these units on the lots.

Mr. Hulme stated he does not believe there have been any current conversations with the neighboring owner(s), but believes that it will not have an impact on their property.

Kristen Krenzer began discussing the fence between property lines and how the Board of Adjustments will look at the spacing between properties. They will need to ask for a hardship waiver; further discussion happens at the Board of Adjustment meetings.

Morris Deputy also mentioned that the neighbors are notified regarding variance requests so that they are given the opportunity to also attend the Board of Adjustment meetings.

Mr. Hulme mentioned when the other homes were built across the street, the side yard required a variance. The neighbor and developer came to a compromise regarding a fence to guarantee separation. He mentioned this to show that there is room for adjustment.

Resident Billy Carey wanted to confirm per the zoning, the homes need to be 20 ft. off his property line. He also does not want this to impede his son's property which is 26 Anderson.

Kristen stated she believes the side yard is 10 ft.

Mr. Hulme stated it is approximately 22 ft. from his son's house and that the set back is 10 ft. He confirmed that the buildings will not be within 20 ft. of his (Billy Carey's) property line.

Billy Carey stated he is concerned that he will not be able to get his vehicles out because the yard/lot behind him will be cut off. He has placed the cars in the lot behind him due to his cars being hit on the street.

Joe Pontak intervened to mention that the builder is taking all the correct channels to build on the property. He also let Mr. Carey know that the lot behind him is not his property and he cannot determine how the owner builds on the property, when done correctly.

Mr. Carey did admit that he does like the homes that were built and it does improve the neighborhood.

Don Dibert questioned if Mr. Carey has a front driveway. Mr. Carey said no, due to his fence and a 550-gallon oil tank. He reiterated that he did not want anyone to build within 20 ft between his house and the empty lot as well as 4 ft within his son's home.

***Moved by Chuck McCausland and seconded by Don Dibert to recommend Mayor and Council approve 28 Anderson Street – Minor Subdivision Plan for the subdivision of the parcel into three lots for construction of a single-family, semi-detached dwelling on lots 1 and 2. Lot 3 will be reserved for future development. Located on 0.21 +/- acres in a C-2 zoned area. Tax Parcel No. 23-006.00-241. Motion Carried Unanimously.***

**4. Lot 24 Levels Business Park – Minor Land Development Plan for the construction of a 1,130 square-foot building addition. Located on 1.05 +/- acres in an M-I zoned area. Tax Parcel No. 23-041.00-026.**

Denis Hulme with Woodin & Associates, presented the plan for this project.

- The purpose of the project is to add a 1,130 square-foot addition to the existing building on lot 24 in the Levels Business Park.
- The one-story addition will be added to the current gym.
- The addition will come off the front of the existing building. The lot will still be in compliance with the setbacks, parking, and landscaping.

Frank Bailey asked if there was enough parking currently.

Denis Hulme stated that it is a shared parking lot between this property and the brewery next door, so overall there are enough parking spaces.

***Moved by Chuck McCausland and seconded by Don Dibert to recommend Mayor and Council approve Lot 24 Levels Business Park – Minor Land Development Plan for the construction of a 1,130 square-foot building addition. Located on 1.05 +/- acres in an M-I zoned area. Tax Parcel No. 23-041.00-026. Motion Carried Unanimously.***

**5. 217 Middletown-Warwick Road – Minor Land Development Plan for a 510 square foot building (Seven Brew Coffee) in a C-3 zoned area. Tax Parcel No. 23-003.00-128.**

Doug Beachel, Director of Entitlement, presented the proposed plan for Seven Brew Coffee.

- This building will be located in front of Hobby Lobby, next to Popeyes.
- The facility is a drive through only coffee stand.
- The building is a 510 square-foot modular building, delivered on two trailers.
- No customers will be inside the building; employees will serve customers various beverages (coffee, tea, energy drinks, smoothies, and milkshakes) at their cars as Chick-fil-A employees do in their drive through lanes.
- A canopy that plays music underneath covers the front. A remote cooler will be placed next to the building for product.
- Customers will drive through in two lane queues and order from an employee's mobile device. The customer will also be able to pre-order from the mobile app when it becomes available.
- Employees will enter/exit from sliding glass doors to bring the customer their order.
- No food will be cooked/prepared on the premises. The only food provided will be a prepackaged muffin.
- 50-60 employees will be at the location across various shifts. Typical operating hours will be Sun. - Thurs. from 5:30 A.M. – 10:30 P.M. and Fri. - Sat. 5:30 A.M. to 11/11:30 P.M.
- Maximum wait time in the drive through is averaged at 4 minutes.
- There will be two drive lanes and a third escape lane that goes around the property.
- Seven Brew will connect to the vacant property and have cross-access to that location.
- 8 cars are required in the stacking lane; 20 will be provided.
- 6 parking spaces are required; 8 will be provided.
- An ADA parking space will be available next to the building.
- The dumpster enclosure will match the building materials.
- Seven Brew typically will request to have a pylon sign only if the pole is already existing, as the design of their building is sufficient signage.

Donald Hall asked for clarification on where the cooler storage unit was in the image presented. Mr. Beachel pointed out that based on the image presented, the cooler/storage unit will be on the side of the building depending on the site.

Joe Pontak asked if the lot is completely closed off once entering and if customers can cross over to the lot on the left or right. He asked if people would be able to drive over to Seven Brew from that direction. He expressed concern with traffic because of how the lanes circle around to access the left-hand side.

Mr. Beachel stated that cross-access would be available to the lot on the left. Access will be determined by what business comes to the next open lot and what their needs will be. He stated the striping plan will define the entrance and exits for the parcel.

***Moved by Keith Thompson and seconded by Joe Pontak to recommend Mayor and Council approve 217 Middletown-Warwick Road – Minor Land Development Plan for a 510 square foot modular building (Seven Brew Coffee) in a C-3 zoned area. Tax Parcel No. 23-003.00-128. Motion Carried Unanimously.***

**6. 101 Sandhill Drive – Preliminary Major Land Development Plan for a 7,320 +/- square foot Discount Tire Store in a C-3 zoned area. Tax Parcel No. 23-005.00-315.**

Dan Tomczak assistant project manager presented the plan.

- Existing site is the previous Arby's.
- Rezoning is not proposed.
- Existing access to the site is from Sandhill Dr and will be maintained with no DeIDOT road improvement at this time.
- The proposed improvements include demolishing and developing a discount tire and service center with parking, access aisles, utilities and stormwater management.
- Adequate parking and ADA accessibility have been provided on site per the Town's zoning code requirement. The site entrance is designed to accommodate a tractor trailer entering, maneuvering, and exiting without issue.
- Stormwater management is proposed at the SE corner of the site to manage additional run-off, as well as adhering to the stormwater management requirements of the Town.
- Preliminary utility connections are shown as part of the plan along Sandhill Drive and will be finalized as part of final engineering design.
- Light pole locations and landscaping as shown will be finalized in the design per the requirements of the zoning code of the Town.
- The building is below 10,000 square feet thus fire lanes are not required, but the site does adhere to the accessibility standards and maneuverability of fire trucks.

Donald Hall asked what kind of services will be offered at the business besides tires.

Dan Tomczak said to his knowledge it will mostly be tire services.

Joe Pontak confirmed that it will only be tire services, and questioned whether tires or product will be left outside for storage purposes visible to the public.

Mr. Tomczak confirmed that no tires/product will be left outside and all storage will be within the building.

***Moved by Gretchen Rachko and seconded by Joe Pontak to recommend Mayor and Council approve 101 Sandhill Drive – Preliminary Major Land Development Plan for a 7,320 +/- square foot Discount Tire store in a C-3 zoned area. Tax Parcel No. 23-005.00-315. Motion carried unanimously.***

***Moved by Donald Dibert and seconded by Joe Pontak to adjourn. Motion Carried Unanimously.***

We believe these minutes accurately reflect what transpired; however, we will appreciate 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, P.E.  
Town Manager

KJ – 4/21/26  
Cc: Mayor & Council  
P & Z Members  
Verdantas