

PLANNING & ZONING MEETING

DECEMBER 18, 2025

**ATTENDEES: David Chillas, Chair
Frank Bailey, Fire Chief
Todd Frey, P.E., Project Manager
Donald Hall
Jenn Parrish
Joe Pontak
Gretchen Rachko
Keith Thompson**

AGENDA:

1. 611 Tower Lane, Suites E & F – Conditional Use Permit request for an instructional dance studio (Storm Dance Academy) to locate in an M-I zoned area. CU-17-25. Tax Parcel No. 23-008.00-110.

Joel Esler, co-owner of Storm Dance Academy, requested approval to open a dance studio in the M-I zoning district.

Don Hall asked where the parking lot is located.

Mr. Esler noted two parking lots are located in the front, between First State Gymnastics and this building.

Dave Chillas asked how many people are expected at any given time.

Mr. Esler said they currently have 20 students, with most being under the age of 18; students are dropped off by their parents for approximately 3 to 4 hours for various classes. Classes are late afternoon from 4:30 to 9 or 9:30 p.m.

Jenn Parrish asked what type of dance instruction will be available.

Mr. Esler indicated his partner is a Level 7 instructor and all types will be available. He commented, due to interest, eventually adult instruction could also be available. Currently, wedding dances are choreographed and taught at their home.

Moved by Keith Thompson and seconded by Jenn Parrish to recommend Mayor and Council approve 611 Tower Lane, Suites E & F, Conditional Use Permit request for an instructional dance studio (Storm Dance Academy) to locate in an M-I zoned area. CU-17-25. Motion Carried Unanimously.

2. 4991 Summit Bridge Road – Preliminary Major Land Development Plan for two commercial retail buildings with associated parking and improvements. Building #1

comprises 17,500+/- square-feet and Building #2 comprises 6,500+/- square-feet, in a C-3 zoned area. Two entrances are proposed along each frontage road. Tax Parcel No. 23-075.00-095.

Denis Hulme with Woodin & Associates presented the Land Development Plan for 4991 Summit Bridge Road.

- The property is located on the northeast corner of Summit Bridge Road and Marl Pit Road, diagonally across the road from Wawa. Two retail-type buildings are proposed.
- One stand-alone building approximately 6,500+/- square-feet will be located toward the front of the lot. The use could be multi-tenant or a single occupant.
- The second building is 17,500+/- square-feet, proposed for multi-tenant use, retail/commercial.
- Water is available at the intersection.
- Sewer will be handled on-site with a grinder pump and possibly discharged to the pump station at Wawa or a location to be determined in the review process.
- Stormwater management will be handled on-site.

Don Hall asked about the contamination issues.

Mr. Hulme said an environmental report was done prior to annexation in 2021. He said to his knowledge, the requirements of the report indicated either all soils on site will stay on-site, or if any soil is to be removed, it will be tested for specific contaminants before transporting.

Jenn Parrish asked what type of fertilizer was on the site, as the remediation process depends on the type of fertilizer. She said she was under the impression the remediation process was started a decade ago.

Mr. Hulme said Milford Fertilizer occupied the site; he is not sure about the type of fertilizer but it was probably for agriculture purposes. The recommendations in the environmental report will be followed. If any soil is transported from the site, it will have to be tested. Once the pavement and buildings are constructed, the site will be covered and there will be no interaction with the soil.

Ms. Parrish remarked that construction couldn't start because the remediation process is still going on.

Mr. Hulme responded that he does not believe there are any restrictions at this time.

Dave Chillas commented, according to DNREC's letter there are no restrictions.

Joe Pontak questioned, for clarification, that this review is for the actual development of the project with parking, etc. He asked if the stormwater management is only for this site.

Mr. Hulme confirmed this review is for the land development plan. He added, because of the contaminated soil, the commercial use is a good use because most of the soil will be covered with an impervious surface. The proposed stormwater system is only for this site.

Members continued to discuss the stormwater management system, soil contamination and the remediation process.

Todd Frey explained, for sites such as this, it is actually preferred to have an impervious surface over the contaminated soil to capture it and keep it in place so water doesn't carry contaminants off-site or cause it to drain into the ground.

Joe Pontak questioned what happens to the green space, and if the dirt that stays there will affect the people who use the area.

Mr. Frey responded as long as the majority of the site is capped and not disturbed, it's not an issue.

Mr. Frey pointed out the Environmental Report identifies the various steps that have been taken in terms of testing and reporting on the site. He said Denis Hulme referred to the section of the report that outlines the requirements prior to doing anything. The report stipulates if any material is found to have contaminants and has to be trucked off-site, it will be sent to a special location. Once the site is developed, the impervious cover caps and locks in any contaminants and basically neutralizes the site.

Gretchen Rachko asked if there is only one entrance/exit. On the plan, it appears the access in the back is closed off.

Mr. Hulme said there are two right-in/right-out access points. One access is located on Summit Bridge Road north and the access at the back of the property will also be used.

Moved by Keith Thompson and seconded by Joe Pontak to recommend Mayor and Council approve 4991 Summit Bridge Road, Preliminary Major Land Development Plan for two commercial retail buildings with associated parking and improvements. Building #1 comprises 17,500+/- square-feet and Building #2 comprises 6,500+/- square-feet, in a C-3 zoned area. Two entrances are proposed along each frontage road. Tax Parcel No. 23-075.00-095.

Jenn Parrish asked if the state requires a sign indicating the site might contain contaminated soil.

Mr. Frey replied if a sign was required, it would be part of the DNREC report. He said he will check further, but he doesn't believe a sign is required, particularly on a commercial site. For brown fields, the final recommendation from DNREC generally is to cap it, which means to build an impervious surface over it; building something like this is actually a benefit because it's no longer exposed to the elements and people on the site.

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.

Moved by Joe Pontak and seconded by Jenn Parrish to adjourn. Motion Carried Unanimously.

Respectfully Submitted,

Todd Frey, P.E.
Project Manager

Ry - 12/23/25
Cc: Mayor Council
Planning & Zoning Members
All Attendees
Verdantas