

PLANNING & ZONING MINUTES

AUGUST 19, 2021

ATTENDEES: David Chillas, Chair
Morris Deputy, Town Manager
Frank Bailey, Fire Chief
Gene Bloemker
Joe Pontak
Charles Roberts
Craig Sherman
Scott Unruh

PUBLIC HEARINGS:

1. Parcel 4, Middletown Market Place – Phase II – Revised Record Minor Land Development Plan for a free-standing building size change. The previous plan was for a 3,500+/- square-foot retail building. The revised plan calls for a 3,326+/- square-foot Chase Bank and a free-standing drive-up ATM. C-3 zoning. Tax Parcel No. 23-005.00-295.

Denis Hulme presented the revised plan.

- The previously recorded plan proposed a 3,500 square-foot retail building.
- The revised plan proposes a 3,326+/- square-foot Chase Bank building with a stand-alone drive-up ATM.

Moved by Joe Pontak and seconded by Charles Roberts to recommend Mayor and Council approve Parcel 4 Middletown Market Place, Phase II – Revised Record Minor Land Development Plan for a free-standing building size change. The previous plan was for a 3,500 square-foot retail building. The revised plan calls for a 3,326+/- square-foot Chase Bank and a free-standing drive-up ATM. Tax Parcel No. 23-005.00-295. Motion Carried Unanimously.

2. 336 Brick Mill Road – Conditional Use Permit request for a 10,000 square-foot daycare facility in a C-3 zoned area. CU-11-21. Tax Parcel No. 13-023.00-008.

Tim Anderson with Anderson Civil Engineering presented the Conditional Use Permit request and the Preliminary Major Land Development Plan.

- The proposed 10,000 square-foot daycare facility requires Conditional Use approval to be located in a C-3 zoning district.
- A 21,600+/- square-foot office/medical/health care facility is proposed on the same 3.1 acre lot as the daycare facility.
- The project was tabled at last month's Planning & Zoning meeting due to concerns with the entrance and emergency access.
- The entrance was redesigned and provided to Fire Chief Frank Bailey for review. Chief Bailey said he reviewed and approved the revised entrance.
- The medical office building was relocated toward the back of the parcel, closer to the daycare facility.
- The entrance will be designed in coordination with DelDOT improvements to Brick Mill Road.

Moved by Gene Bloemker and seconded by Joe Pontak to recommend Mayor and Council approve 336 Brick Mill Road Conditional Use Permit request for a 10,000 square-foot daycare facility in a C-3 zoned area. CU-11-21. Tax Parcel No. 13-023.00-008. Motion Carried Unanimously.

3. 336 Brick Mill Road – Preliminary Major Land Development Plan for a 10,000 square-foot daycare building and a 21,600 square-foot office/medical office/healthcare building, on 3.2 acres in a C-3 zoned area. Tax Parcel No. 13-023.00-008.

The Preliminary Major Land Development Plan was presented with the Conditional Use Permit request. Both items were voted on separately.

Moved by Gene Bloemker and seconded by Joe Pontak to recommend Mayor and Council approve 336 Brick Mill Road for a 10,000 square-foot daycare building and a 21,500 square-foot office/medical office/Healthcare building on 3.2 acres in a C-3 zoned area. Tax Parcel No. 13-023.00-008. Motion Carried Unanimously.

4. 701 Industrial Drive – Preliminary Major Land Development Plan for a warehouse addition and construction of additional facilities onsite, totaling 55,500 square feet of added gross floor area with associated site improvements on 10.46+/- acres in an M-I zoned area. Tax Parcel No. 23-010.00-041.

Steve Woodin presented the plan proposing an additional 55,500 square-feet of warehousing and loading bays at 701 Industrial Drive. Stormwater management will be handled by underground infiltration.

Frank Bailey asked if one of the fire hydrants near the loading bay will be eliminated. Mr. Woodin said it might be relocated; the plan will comply with the Fire Marshal's review.

Moved by Scott Unruh and seconded by Joe Pontak to recommend Mayor and Council approve 701 Industrial Drive – Preliminary Major Land Development Plan for a warehouse addition

and construction of additional facilities onsite, totaling 55,500 square-feet of added gross floor area with associated site improvements on 10.46+/- acres in an M-I zoned area. Tax Parcel No. 23-010.00-041. Motion Carried Unanimously.

Moved by Scott Unruh and seconded by Charles Roberts 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, Town Manager

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