

PLANNING AND ZONING MEETING

FEBRUARY 17, 2022

ATTENDEES: David Chillas, Chairman
Morris Deputy, Town Manager
Frank Bailey, Fire Chief
Gene Bloemker
Donald Dibert
Bruce Orr
Joe Pontak
Gretchen Rachko
Charles Roberts
Scott Unruh

AGENDA:

1. 202 E. Cochran Street and 450 Cleaver Farm Road – Conditional Use Permit request for food trucks (mobile food units) at the M.O.T. Little League fields during Little League season. CU-04-22. Tax Parcel Nos. 23-009.00-249 and 23-015.00-002.

Tom Peters, representing MOT Little League requested approval to allow food trucks at Silver Lake Park and Duke Field:

- Food trucks will be present during the playing season, from April 8, 2022 until June 10, 2022, and possibly two-to-four weeks after the season, to host playoffs.
- It is anticipated 7 or 8 vendors will be available to choose from.
- One vendor will be at each location per day.

Mr. Peters explained that they cannot get volunteers to work the concession stand. They want to have food available for the many families and visitors that attend the games, and some are there almost all day.

Don Dibert asked what's going to happen to the concession stand.

Mr. Peters said it will remain and not be torn down.

Chip Roberts asked if LL will make any money from having the food trucks.

Peters said they would not.

Bruce Orr asked where the food trucks will park.

Peters said there are two spaces near the concession stand where no visitors park; the food trucks will not roam through the park.

Moved by Joe Pontak and seconded by Gene Bloemker to recommend Mayor and Council approve 202 E. Cochran Street and 450 Cleaver Farm Road Conditional Use Permit request for food trucks (mobile food units) at the M.O.T. Little League fields during Little League season. CU-04-22. Tax Parcel Nos. 23-009.00-249 and 23-015.00-002. Motion Carried Unanimously.

2. 500 N. Cass Street – Minor Land Development Plan for the Middletown Training Center Expansion for Delaware Technical & Community College. The plan calls for a proposed expansion of an elevator and stairway to accommodate the stairs internal to the building, instead of on the exterior as shown previously. The footprint for the building addition has grown from 245 square feet to 385 square feet, with the total square footage increasing to 770 square feet for the two stories. A sidewalk connection has been modified to extend diagonally from the existing sidewalk connection at the parking lot.
Tax Parcel No. 23-005.00-006.

Scott Parker from Verdantes (previously Duffield Asso.), presented the revised plan.

- The footprint for the building has increased from 245 to 385 square-feet, with a total GFA increasing from 490 to 770 square-feet for the two-stories.
- The stairs will now be located in the building, instead of on the exterior as previously approved.
- The sidewalk connection has been modified to extend from the existing sidewalk connection at the parking lot.

Joe Pontak asked what the two doors shown on the plan were for.

Parker said the door to the left is to the stairs; the door on the right is to the elevator.

Moved by Gene Bloemker and seconded by Charles Roberts to recommend Mayor and Council approve 500 N. Cass Street Minor Land Development Plan for the Middletown Training Center Expansion for DelTech Community College from 490 square feet to 777 square-feet. Tax Parcel No. 23-005.00-006. Motion Carried Unanimously.

3. 405 Middletown Warwick Road – Preliminary Major Land Development Plan for a 3,400 square-foot convenience store (Dash In), a 5,796 square-foot fuel station and canopy, and a 1,344 square-foot car wash, in a C-3 zoned area. The site will also contain related amenities and improvements such as parking, lighting, landscaping, stormwater management and utilities. **Tax Parcel No. 23-005.00-328.**

Richard Forsten presented the Land Development Plan proposing a Dash In Convenience Store, fueling station and car wash.

- The parcel is located at the Northside Shopping Center, 405 Middletown-Warwick Road (the corner of Doc Levinson Drive and Middletown-Warwick Road).
- The plan proposes a 3,400+/- sq. ft. Dash In convenience store, a 5,796+/- sq. ft. fueling canopy and a 1,344 sq. ft. car wash.
- Stormwater management will be handled on-site.
- Two entrances to the facility are proposed: one off Middletown-Warwick Road and one off the service road connecting to Doc Levinson Drive.
- A Concept Plan was presented to Mayor and Council February 7th.
- Entrance design and construction will comply with DelDOT and Town of Middletown Specifications.

Chip Roberts asked if only one fire hydrant would be sufficient.
Frank Bailey said it was okay; other hydrants are nearby.

Bruce Orr asked why 46 parking spaces are provided if only 21 are required.
Mr. Forsten said Dash In prefers to have additional parking available for their customers.

Joe Pontak asked how many handicapped spaces were provided.
Mr. Forsten said handicapped spaces will be provided according to code.

Joe Pontak asked if the convenience store also has a backdoor entrance.
Forsten said the side door shown on the plan is for employees only.

Bruce Orr questioned the type of lighting is proposed.
Steve Fortunato, with Bohler Engineering, said the lighting will be code compliant.

Moved by Bruce Orr and seconded by Joe Pontak to recommend Mayor and Council approve 405 Middletown Warwick Road Preliminary Major Land Development Plan for a 3,400 square-foot convenience store (Dash In), a 5,796 square-foot fueling station and canopy, and a 1,344 square-foot car wash, in a C-3 zoned area. Tax Parcel No. 23-005.00-328. 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: 3/1/22
Cc: Mayor & Council
Planning & Zoning Members
All Attendees
Duffield Associates