

PLANNING & ZONING MEETING

February 19, 2026

ATTENDEES: David Chillas, Chair
Morris Deputy, Town Manager
Frank Bailey, Fire Chief
Donald Dibert
Chuck McCausland
Jenn Parrish
Joe Pontak
Gretchen Rachko
Keith Thompson

AGENDA:

1. 410 Diamond State Blvd., Suite F – Conditional Use Permit request for a Krav Maga and Self-Defense martial arts school (7 Elements) to be located in an M-I zoned area. The school will offer martial arts instruction, self-defense training and conditioning programs for youth and adults. CU-03-26. Tax Parcel No. 23-008.00-115.

Yi Lynne Weber, co-owner of 7 Elements, requested approval to move their existing business located on Peterson Road to a larger location at 410 Diamond State Blvd., Suite F.

Joe Pontak asked if parking will be an issue at the new location.

Ms. Weber indicated more parking is actually available at the proposed location. Their peak classes usually run between 4 to 8 p.m. Classes are about 30 minutes with most students being dropped off and picked up. Adult classes usually start around 6:30 p.m. and last about an hour.

Moved by Joe Pontak and seconded by Don Dibert to recommend Mayor and Council approve 410 Diamond State Blvd., Suite F, Conditional Use Permit request for a Krav Maga and Self-Defense martial arts school (7 Elements) to be located in an M-I zoned area. The school will offer martial arts instruction, self-defense training and conditioning programs for youth and adults. CU-03-26. Motion Carried Unanimously.

2. 703 Industrial Drive – Conditional Use Permit request for a daycare facility (Little Kids Swagg) in an M-I zoned area. CU-04-26. Tax Parcel No. 23-010.00-041.

Shakiah Davis requested Conditional Use approval to open a daycare facility at 703 Industrial Drive. She currently has a facility in Smyrna and Dover.

Gretchen Rachko asked for the size of the facility and how many children are anticipated. Ms. Davis said she anticipates between 46 to 70 children.

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cc: M&C
P&Z Members
All Attendees

Joe Pontak asked how many staff members will be working.
Ms. Davis indicated approximately 12 with 9 being full time and several part time employees.
Sometimes high school-age children are hired to help out as well.

Joe Pontak questioned the diagram presented.
Ms. Davis responded the drawing shows the proposed space and walls to be removed by the owner of the building to create rooms conducive for her use as required by the Office of Child Care Licensing; the space was previously used as an office. The area marked 703 will have walls removed to make a larger indoor play space. The Office of Child Care allows an indoor play space as this facility will not have an outdoor play area.

Jenn Parrish asked Chief Bailey if the space meets code.
Chief Bailey said the Fire Marshal will determine the number of occupants permitted and if the space meets code. He asked if the proposed play area is roughly 17' x 48', will the remaining 7 rooms be class rooms and if the rooms are divided by age groups.
Ms. Davis indicated, per the Office of Child Care, the ratio is based on the age of the children. She said at this time she isn't sure if she will take infants; the current locations start with one-year olds.

Chief Bailey asked if this location will have a kitchen.
Ms. Davis said there is a kitchenette. The Boys and Girls Club supplies their meals at the other locations and proposes to do the same here. They provide breakfast, lunch and two snacks.

Jenn Parrish asked if refrigeration is provided.
Ms. Davis said the kitchenette has a refrigerator and they might bring in additional refrigerators for drinks. If they decide to include infants, a refrigerator will be in their room for milk.

Joe Pontak asked if the space is an end unit and what's around it.
Chief Bailey responded this an old industrial site and the office of Clark Construction; commercial space is behind it and a new commercial building was also built.

Chief Bailey added that since the use for the space is changing from office use to a daycare facility, the Fire Marshal will look at occupancy, sprinkler systems, exit doors, etc., as part of his review for the fit-out permit.

Moved by Jenn Parrish and seconded by Joe Pontak to recommend Mayor and Council approve 703 Industrial Drive, Conditional Use Permit request for a daycare facility (Little Kids Swagg) in an M-I zoned area. CU-04-26. Tax Parcel No. 23-010.00-041. Motion Carried Unanimously.

Moved by Don 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.

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cc: M&C
P&Z Members
All Attendees

Town Manager

ry: 2/24/26
cc: M&C
P&Z Members
All Attendees