

*Town of Cheswold*  
1856



*State of Delaware*  
1787

**Town of Cheswold**  
**Minutes of the Monthly Town Council Workshop Meeting**  
**Tuesday – January 20, 2014**  
**6:00 p.m.**  
**Cheswold Town Hall**

The following persons were in attendance:

Mayor Don Tinari  
Vice Mayor Bob Sine  
Secretary/Treasurer Theon Callender  
Councilperson Sherry Lambertson

Police Department: Chief Christopher Workman

Planning Commission: 0

Town Employees: 0

# of Cheswold Fire Company Present: 0

# of Cheswold Residents Present: 0

# of Visitors: 0

**Notice:**

Notice of this meeting has been made in accordance with the Delaware Open Meeting Act, by properly posting it on January 7, 2015, on the Town of Cheswold website at: <http://www.cheswold.delaware.gov>. Copies of the agenda were posted outside the Cheswold Town Hall; in the local Post Office; at the Fox Pointe Management Office and on the Official Web Site for the Town of Cheswold, at <http://www.cheswold.delaware.gov>; and was filed with the Clerk of the Town of Cheswold on January 13, 2015. In addition, copies of the agenda were available for pick-up at the Town Hall.

**Meeting:**

The meeting was called to order by Mayor Tinari, at 6:00 pm and was immediately followed by the Pledge of Allegiance and a Moment of Silence.

**Roll Call:**

The Mayor requested Secretary Callender to conduct a roll call of Council members and attendance was confirmed as noted above. A quorum of members was presented to the Mayor and the meeting continued.

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**Agenda Review:**

Mayor Tinari requested the Council review the accuracy of the agenda and for a motion to accept as presented or to make changes and amendment requests as needed.

A motion to accept the agenda as presented was made by Councilperson Lambertson, seconded by Vice Mayor Sine. A roll call vote on the motion was as follows:

Councilperson Theon Callender – Yes                      Councilperson Sherry Lambertson – Yes  
Vice Mayor Sine – Yes

The motion carried with a unanimous vote.

**Discussion Items and Status Reports:**

- a. **Finances** – *Secretary/Treasurer Theon Callender*
  - Pending Requisitions – Nothing to Report
- b. **Police Department** – *Chief Christopher Workman*
  - Items of Interest – Nothing to Report
- c. **Planning Commission** – *Secretary/Treasurer Theon Callender*
  - **Current Projects Status Reports**
    - **Revision of Article 13 Signs** – the Commission is in the process of reviewing Article 13 of the Cheswold Land Use Ordinance, which is concerned with the administration and placement of Signs. They are selecting pertinent sections of the City of Dover Sign Code and combining it with the existing code for Cheswold. When they are complete, the suggested revisions will be forwarded to the Council for review and approval.
    - **Review and Potential Revision of Article 7 – Table 7.2** – Article 7 is associated with the Use Regulations for business types as they apply to specific Zoning Codes. Table 7.2 identifies which business types are permitted in which Zoning Code and whether a Conditional Use and/or Site Plan is required for review and/or approval. This review process by the Commission has already identified two situations which have been subsequently approved by the Council for revision.
- d. **Items for Review and Vote**
  - **Resolution 12-16—201-066 Amendment of 2010 Comprehensive Plan**
    - **Map 7 Fivlannie Year Growth Plan and Proposed Land Use** – as a result of the application for annexation from Our Grace Land Holdings, LLC, the Office of State Planning Coordination requires the Town to revise its Five Year Growth Map in its currently approved Comprehensive Plan, to reflect the anticipated residential zoning of the lands owned by this entity.
    - **5 Year Growth Area – Pg. 27 Revision of Description** – the Office of State Planning Coordination also requires the Town to revise its growth area statement to reflect the intention of the Town to extend residential zoning to the east side of the Route 13 corridor.

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**Discussion Items and Status Reports:** *"continued"*

**d. Items for Review and Vote** *"continued"*

- **Resolution 12-16—201-066 Amendment of 2010 Comprehensive Plan** *"continued"*

Following the explanation for the Resolution, a motion was made by Vice Mayor Sine to approve the Resolution as submitted, and with a second from Councilperson Lambertson, the votes on the motion were as follows:

Councilperson Theon Callender – Yes      Councilperson Sherry Lambertson – Yes  
Vice Mayor Sine – Yes

The motion carried with a unanimous vote.

- **Ordinance 12-16-14-041 Revision of Land Use Ordinance**
  - **Article 7 – Table 7-2** requires the revision of the Use Regulation table to reflect the requirement for a Site Plan review in the C-1 Zoning Code for the Motor Vehicle Sales & Service business category
  - **Article 7 – Table 7-2** also requires the revision of the Use Regulation table to reflect the requirement for a Site Plan review in the R-1; R-2; R-3; R-4; C-1 and C-2 Zoning Codes for the Not Grouped Elsewhere – Accessor Uses business category.

Following the explanation for the Ordinance, a motion was made by Vice Mayor Sine to approve the Resolution as submitted, and with a second from Councilperson Lambertson, the votes on the motion were as follows:

Councilperson Theon Callender – Yes      Councilperson Sherry Lambertson – Yes  
Vice Mayor Sine – Yes

The motion carried with a unanimous vote.

**e. 2015 -2017 Town Council Election**

The Mayor and Council discussed the lethargy and lack of interest exhibited by Town residents in maintaining and managing the municipal government. It was agreed that at this point, short of raising taxes, almost all ideas for stimulating interest have been exhausted. Nevertheless, notification of the need to fill four, (4), positions have been posted on the web, on the Town Bulletin Board, in the local Post Office and the management office at Fox Pointe. It is hoped that at least four eligible residents will be willing to participant on the Council. As of this date, there have been no submissions for positions, but the **election is scheduled for Tuesday, March 24, 2015, from 2 pm to 7 pm at the Cheswold Fire Company** and the Board of Election for the Town will be Town Clerk Shadina Jones, Mrs. Martha Scott and Mrs. Bobbi DiSabatino.

**f. Information for February Town Council Meeting**

- The meeting is scheduled as follows:

Monthly Town Council Meeting  
Monday, February 2, 2015  
Informatio  
Cheswold Fire Company

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**Discussion Items and Status Reports:** *"continued"*

**f. Information for February Town Council Meeting** *"continued"*

• **Proposed Agenda:**

- Results of PLUS Review – amendment and revision to 2010 Comprehensive Plan
- Re-Appointment of Mr. Albert Lambertson to Planning Commission

**Community Concerns/Comments**

Nothing to Report

**Council Member Comments**

Secretary/Treasurer Theon Callender – notified Mayor and Council of passing of Town resident and Town Hall office volunteer Mrs. Rose Duggins. She provided the following funeral arrangement information:

Friday, January 30, 2015  
Viewing: 9 am to 11 am  
Funeral Service: 11 am to 1 pm  
Burial: 2 pm  
Delaware Veteran's Memorial Cemetery  
Bear, Delaware

Vice-Mayor Bob Sine – expressed his sorrow at the passing of Mrs. Duggins and his pleasure at the success of the eye operation on Councilperson Callender.

Councilperson Lambertson – did likewise.

**Mayor's Comments**

Mayor Tinari also shared in the comments of Vice Mayor Sine and additionally congratulated Vice-Mayor Sine on the 3<sup>rd</sup> anniversary of the success of his heart surgery.

**Motion to Adjourn**

A motion was made by Councilperson Callender, seconded by Vice Mayor Sine to adjourn at 6:29 p.m.  
A roll call vote on the motion was as follows:

Councilperson Theon Callender – Yes      Councilperson Sherry Lambertson – Yes  
Vice Mayor Sine – Yes

The motion carried with a unanimous vote.

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