

Town of Cheswold
1856



State of Delaware
1787

Town of Cheswold Planning Commission Meeting Agenda

Meeting Notice Posted: *December 18, 2023*

Agenda Posted: **March 6, 2024**

Revised: March 6, 2024 (See Old Business – Item A)

ZOOM ACCESS

NOTE: ZOOM is available to anyone who desires to attend the meeting remotely

Via Computer::

<https://us02web.zoom.us/j/9728359352>

Meeting ID: 972 835 9352

Via Cell Phone:

1-929-205-6099 Meeting ID: 9728359352#

Date: March 14, 2024 – 5:00

Place: Cheswold Town Hall

691 Main Street

Cheswold, Delaware 19936

**Building Attendees: Commissioners; Town Engineer; Code Enforcement
Officer; Land Use Administrator ONLY**

AGENDA

1. Call the meeting to order.
2. Salute to the flag
3. Moment of Silence
4. Confirmation – Meeting Properly Posted
5. Roll Call of the Commission to ensure a quorum.
6. Review of the agenda; motion to accept as presented or as amended.

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7. Review of the previous meeting minutes; motion to accept as presented or as amended.

**Monthly Commission Meeting
January 11, 2024 Minutes
February 8, 2024 – No Minutes; Meeting Cancelled**

8. **OLD BUSINESS** –

a. **Application 2024-02-05-125**

- Concept Plan Review
- Culligan Water
- Address: 624 Main Street
- Map ID: 4-03-04600-01-0600-000
- Zoning Code = C-1 (*Neighborhood Commercial*)
- Acres = 3.8682
- Owner = DJ Shanahan
- Owner's Representative = Troy Adams, P.E., Mountain Consulting, Inc.
- Engineering Representative = Kyle Buchard, P.E., Mountain Consulting, Inc.
- Water = Well
- Electricity = Delmarva Power
- Gas = ????
- Sewer = Kent County

• Request = There is no specific request on the application. The site plan, however, indicates a proposal for the construction of a 6,000 sq. ft., warehouse building, new parking area and a stormwater infiltration basin.

REVISION: The reference to a warehouse is the interpretation of the Site Plan as provided by the Town Engineer. The applicant prefers to the area as a Storage space.

The Proposed Use Information section specifies the following:

The current use and proposed accessory to the Culligan Water business at 624 Main Street, Cheswold, DE,, 19904 is for its existing and on-going Retail Sales Establishment. The retail product is bottled water and water purification supplies and equipment. The modest retail storefront area is supported by offices, stock rooms, delivery vehicle storage and maintenance areas, as well as space for storage and refurbishment of leased water coolers aand other water conditioning equipment.

- b. Review and discussion of DRAFT Ordinance 12-05-23-073 Revision of Article 7. Use Regulations Section 7.2 of the Land Use Ordinance of the Town of Cheswold
- c. Review of Revisions to Article 4. Administrative Procedures
- Pages 8 – 14

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9. NEW BUSINESS –

a. Application 2024-03-05-126

- Lot Line Adjustment Review
- Department of Transportation
- Address: 2008 Moorton Road
- Map ID: 3-03-04611-01-0302-000 *(to become 16.0 acres)*
- Map ID: 3-03-04615-01-0100-000 *(to become 3.9 acres)*
- Zoning Code = I-1 *(Light Industrial)*
- Acres = 19.9
- Owner = State of Delaware
- Owner's Representative = Drew A. Boyce, P.E., Century Engineering
- Engineering Representative = Drew A. Boyce, P.E., Century Engineering.
- Water = Well
- Electricity = N/A
- Gas = N/A
- Sewer = N/A
- Request = Sub-divide lot into two, (2), separate lots with two, (2), separate Map ID's. One lot is to be used as the end of the runway of the Delaware Airpark. The other lot is to be used as an expansion of the Cheswold DelDOT maintenance yard.

10. ATTENDEE COMMENTS –

11. Town Engineer's Comments –

12. Land Use Administrator Comments

13. COMMISSIONER COMMENTS:

Commissioner Barbara Cooper –

Commissioner David Naples –

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13. COMMISSIONER COMMENTS: *“continued”*

Commissioner Mike Callender –

Commissioner Kara Naples –

Chairperson Stephen Williams

14. Next Meeting Date – Thursday, April 11, 2024; 5:00 pm; Town Hall

15. Motion to Adjourn

29 Del C Para 10004 Sec. (e) (2).... "The agenda shall be subject to change to include additional items, including executive sessions or the deletion of items, including executive sessions which arise at the time of the public body's meeting".