

Town of Cheswold
1856



State of Delaware
1787

**PLANNING COMMISSION
MEETING MINUTES
Thursday, July 11, 2024
691 Main Street
Cheswold, Delaware 19936**

ATTENDANCE VIA ZOOM WAS AVAILABLE

Planning Commissioners In Attendance:

Ms. Barbara Cooper Commissioner - via ZOOM
Mr. Dave Naples - Commissioner - Absent
Mr. Michael Callender – Vice-Chairperson
Ms. Kara Naples – Commissioner – via ZOOM
Mr. Stephen Williams – Chairperson

Also in Attendance:

Ms. Sam Callender, Town Land Use Administrator
Ms. Sarah Cahall, Assistant Town Land Use Administrator
Mr. Tom Wilkes, Town Engineer

MEETING OPENING:

The meeting was called to order at 5:05 p.m., by Chairperson Steve Williams. The opening was followed by a Salute to the Flag and a Moment of Silence.

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MEETING PROPERLY POSTED

At the request of Chairperson Williams, Assistant Land Use Administrator Sarah Cahall acknowledged that the meeting had been properly posted.

ROLL CALL:

Assistant Land Use Administrator Sarah Cahall conducted a roll call, and it was acknowledged that a quorum of members were in attendance, and the meeting proceeded.

AGENDA REVIEW:

A call for a review of the agenda was made by Chairperson Steve Williams.

Such a motion was made by Vice-Chairperson Michael Callender and a second to the motion was provided by Commissioner Barbara Cooper to revise the agenda as motioned. The motion passed with a unanimous roll call vote of the Commissioners.

MINUTES REVIEW:

Chairperson Steve Williams requested the Commissioners to review the minutes of the meeting of the previous month and to make a motion to accept them as presented or to provide notice of items requiring revisions.

A motion was made by Commissioner Dave Naples to accept the minutes as presented and Commissioner Kara Naples provided a second to the motion. The following minutes passed with a unanimous roll call vote of the Commissioners:

Planning Commission Meeting
June 13, 2024

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OLD BUSINESS – None

NEW BUSINESS –

- a. Tax Map No. NM 4-03-04600-02-0100-000, 5867 N. Dupont Hwy. Dover DE 1990, KCRM LLC, Applicant is requesting a rezoning from R-2 to C-2.*

Mrs. Connie Stanley, relator for the property owner Ramon Manjon said that the property is currently up for sale and added that it will be more beneficial to be rezoned from R-2 to C-2. She added that the property is on the highway and next to a business as well. Commissioner Cooper asked what the history was of this location. Mrs. Stanley said the property was bank owned and was in terrible shape. Mr. Manjon purchased the property and fixed it up. Mrs. Callender said prior to Mr. Manjon owning the property it was owned by Liborio. Mrs. Callender stated she is not opposed to the rezone from R-2 to C-2 because there are properties on Route 13 that are zoned commercial, and she doesn't see any conflict with it being C-2. Mr. Wilkes added that this parcel conforms with the Comprehensive Plan. Mr. Wilkes asked what the future plan was for this location. Mr. Manjon said that the property is for sale, and his hope is to attract more buyers if it's zoned C-2. Mr. Manjon added that there is more storage on the property than the house.

Mrs. Callender stated that Route 13 has a high volume of traffic and may not attract residential buyers. Mrs. Cooper added that the location fits the description for C-2 and its large parcel of 1.8 acres. Ms. Naples stated she is in favor of rezoning it from R-2 to C-2. Mrs. Cooper asked if the realtor could familiarize themselves with the Town Land Use Ordinance because the new buyer will need to know what is permissible in C-2. Mr. Wilkes recommended that the applicants should review the Land Use Ordinance because the new owners need to know what is or isn't permissible.

A motion was made by Chairperson Williams, and seconded by Vice-Chairperson Callender, to make recommendation to the Town Council for approval to rezone from R-2 to C-2.

ATTENDEE COMMENTS: None.

COMMISSION COMMENTS:

- **TOWN ENGINEER' S COMMENTS:** None.
- **LAND USE ADMINISTRATOR COMMENTS:** Mrs. Callendar explained and reviewed section 16 Text & Map Amendments to the Commissioners. She added that the Land Use Administrator can produce practices and procedures. She stated that the Town Council gives its approval to amendments that have to be made. She added the 5-year amendments to the Comprehensive Plan are right around the corner and it will have to be revised.
- **COMMISSIONER BARBARA COOPER:** None.
- **COMMISSIONER DAVE NAPLES:** Absent.
- **VICE-CHAIR MIKE CALLENDER:** He received final plans from Eastern States Development for the Central Delaware Business Park.
- **COMMISSIONER KARA NAPLES:** None.
- **CHAIRPERSON STEVE WILLIAMS:** Asked about the Land Use Ordinance review. Ms. Cahall said she will be having a meeting with IPA on July 30th to discuss the Land Use Ordinance.

NEXT MEETING DATE: Thursday, August 8, 2024

Meeting to be Held at:
Cheswold Town Hall - Commissioners and Applicants only

- **ZOOM** will be available for all others.

MOTION to ADJOURN:

A motion to adjourn was made by Commissioner Barbara Cooper at 6:13 p.m. A second to the motion was made by Vice-Chairperson Michael Callender and a unanimous roll call vote passed the motion.

Minutes Submitted by: Land Use Administrator Sarah Cahall Tuesday, July 16, 2024