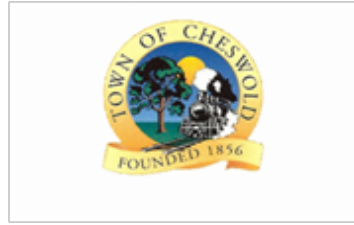


Town of Cheswold
1856



State of Delaware
1787

PLANNING COMMISSION
MEETING MINUTES
Thursday, August 8, 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 – via ZOOM
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- Absent

MEETING OPENING:

The meeting was called to order at 5:00 p.m., by Chairperson Steve Williams. The opening was followed by a Salute to the Flag and a Moment of Silence.

**PLANNING COMMISSION
MEETING MINUTES
Thursday, August 8, 2024**

MEETING PROPERLY POSTED

At the request of Chairperson Williams, Land Use Administrator Sam Callender 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 was in attendance, and the meeting proceeded.

AGENDA REVIEW:

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

A motion was made by Chairperson Steve Williams, and seconded by Commissioner Dave Naples, to accept the agenda as presented. All in favor; none opposed.

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 Chairperson Steve Williams, seconded by Commissioner Barbara Cooper, to approve the minutes as written from July 11, 2024. All in favor; none opposed.

OLD BUSINESS – None

NEW BUSINESS

- a. *Discussion of Land Use Ordinance revisions working with Jennifer Reitz-Principal Planner from Biden School for Public Policy & Administration.*

Ms. Cahall explained that there was a meeting held with Mrs. Reitz to help revise the current Land Use Ordinance. She stated that Mrs. Reitz specializes in the Land Use department and is willing to work with the Town of Cheswold to help revise the Land Use Ordinance. She is currently waiting on a proposal from Mrs. Reitz for her services. Mrs. Callender added that she was impressed with Mrs. Reitz credentials, and she is looking forward to working with her. She stated the Mrs. Reitz will be looking over all Ordinance that affects the Land Use Ordinance. Chairperson Williams asked if the Town Council will have to approve. Mrs. Callender stated that after all the revisions are done. Chairperson Williams asked if it would have to go before Town Council for Mrs. Reitz services. Mrs. Callender said no.

- b. *Marijuana Discussion*

Mrs. Callender explained that this topic was discussed at the previous Town Council meeting. She added that the sale of marijuana has been approved by the State. She explained that any Town that has not made an Ordinance regarding the conduction or establishment of marijuana will allow them to conduct business within the Township. She explained that the impact will be growing, manufacturing, and retail. She stated that the retail also included social gatherings. Mrs. Cahall stated that Mr. Callender, herself, Mrs. Jones, and chief Workman will be having a meeting to come up with an action plan to bring back to the Planning Commission and the Town Council. She added they have been doing research with other Towns to see what direction they are leaning towards since this is new. Mrs. Callender suggested having another meeting in late August to get feedback before the next Council meeting. It was discussed that there would be another Planning Commission meeting on August 29th at 5:00 p.m.

ATTENDEE COMMENTS: None.

COMMISSION COMMENTS:

- TOWN ENGINEER' S COMMENTS: None.
- LAND USE ADMINISTRATOR COMMENTS: Mrs. Callender explained going forward when making a vote to please give a reasoning for your vote.
- COMMISSIONER BARBARA COOPER: None.
- COMMISSIONER DAVE NAPLES: None.
- VICE-CHAIR MIKE CALLENDER: None.
- COMMISSIONER KARA NAPLES: None.
- CHAIRPERSON STEVE WILLIAMS: None.

NEXT MEETING DATE: Thursday, August 29, 2024

Meeting to be Held at:

Cheswold Town Hall - Commissioners and Applicants only

- ZOOM will be available for all others.

MOTION to ADJOURN:

At 5:30 p.m. a motion was made by Vice-Chairperson Michael Callender, seconded by Commissioner Kara Naples, to adjourn the regular meeting. All in favor; none opposed.

Minutes Submitted by: Land Use Administrator Sarah Cahall Friday, August 16, 2024

TOWN of CHESWOLD

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