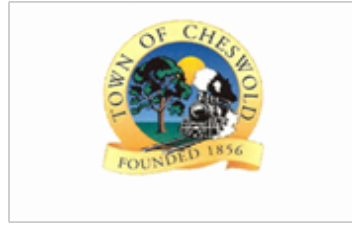


Town of Cheswold
1856



State of Delaware
1787

PLANNING COMMISSION
MEETING MINUTES
Thursday, October 10, 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

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.

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 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 Commissioner Dave Naples and seconded by Vice-Chairperson Michael Callender, 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 Commissioner Dave Naples, seconded by Vice-Chairperson Michael Callender, to approve the minutes as written from September 12, 2024. All in favor; none opposed.

TOWN of CHESWOLD

P.O. Box 220 – Cheswold, Delaware 19936
Phone: (302) 734-6991 – Fax: (302) 734-1355

**PLANNING COMMISSION
MEETING MINUTES
Thursday, October 10, 2024**

OLD BUSINESS: *Marijuana Discussion & Draft Review Ordinance # 08-16-24-074*

Chairperson Williams informed the other commissioners that the Town Staff and himself did a tour at the farm in Felton DE to have a better understanding of their day to day operations. He expressed how impressed he was with the overall operations from retail, cultivation, and product manufacturing.

Ms. Cahall explained the process of the retail side from the security access that the State of Delaware and the Office of Marijuana Commissioner has 24/7 access to the cameras and what is being purchased by the individuals. She also went into detail of the operation side of transportation, manufacturing, and cultivation. She explained how secure each facility was as well. During this tour the staff were able to have a better understanding of the day-to-day operations of a marijuana establishment.

Ms. Cahall stated that a marijuana survey was sent out to the Town residents. We received a total of 298 surveys back with 73% in favor of marijuana establishments and 27% not in favor. She added that after tonight's review of the Ordinance she will submit it to the Town Solicitor for her to review than submit it to Mayor and Council at the November's meeting. In discussion the Planning Commission recommended allowing 1 (one) of each establishment which are retail, testing, cultivation, and product manufacturing in only C-2 and I-1 Zoning Districts. In the draft review of the Ordinance, it was noted to allow drive-through services, and hours of operation for retail sales are from 10: 00a.m to 6:00p.m. Ms. Cahall went over article 7 in the Land Use and recommended adding marijuana establishments to table 7-2 in "not grouped elsewhere". In conclusion, the Planning Commission will have a special meeting on October 23, 2024, after the Town Solicitor has reviewed the Ordinance with the revisions.

NEW BUSINESS

None.

ATTENDEE COMMENTS: *None.*

COMMISSION COMMENTS:

- TOWN ENGINEER' S COMMENTS: None.
- LAND USE ADMINISTRATOR COMMENTS: Ms. Cahall stated that for Novembers agenda there will be Final plans for Central Delaware Business Park, Preliminary plans for Auto Zone, and potentially preliminary plans for Culligan Water.
- COMMISSIONER BARBARA COOPER: None.
- COMMISSIONER DAVE NAPLES: None.
- VICE-CHAIR MIKE CALLENDER: None.
- COMMISSIONER KARA NAPLES: None.
- CHAIRPERSON STEVE WILLIAMS: None.

NEXT MEETING DATE: Wednesday, October 23, 2024

Meeting to be Held at:

Cheswold Town Hall - Commissioners and Applicants only

- ZOOM will be available for all others.

MOTION to ADJOURN:

At 6:24 p.m. a motion was made by Vice-Chairperson Michael Callender, seconded by Commissioner Barbara Cooper, to adjourn the regular meeting. All in favor; none opposed.

*Respectfully submitted,
Sarah Cahall, Assistant Land Use Administrator*