

Town of Cheswold
1856



State of Delaware
1787

**PLANNING COMMISSION
SPECIAL MEETING MINUTES
Monday, January 27, 2025
691 Main Street
Cheswold, Delaware 19936**

ATTENDANCE VIA ZOOM WAS AVAILABLE

Planning Commissioners in Attendance:

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

Also in Attendance:

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.

NEW BUSINESS

Application 2025-01-01-136, submitted by Joshua Montgomery on behalf of Deronda Twin Oaks LLC, 435 Twin Oaks Dr., pertains to Map ID 4-03-04600-01-0706-000. The applicant is requesting a rezone from I-2 to I-1.

Commissioner Cooper stated that the existing building on the property and future establishments on that parcel must conform with the I-1 zoning district use.

Mr. Ethan Tucker asked if he could keep the existing building the same.

Commissioner Cooper advised them that the use of the building or any future use of that property must comply and conform with the I-1 zoning uses. She also stated that if they lease the existing building the tenant must comply with the I-1 zoning allowed uses.

Vice-Chairperson Callender advised them that the use table can be found in Article 7 table 7-2.

A motion was made by Chairperson Williams, seconded by Commissioner Cooper, to rezone 435 Twin Oaks Dr., Map ID 4-03-04600-01-0706-000 from I-2 to I-1 zoning district. All in favor; none opposed.

ATTENDEE COMMENTS: None.

LAND USE ADMINISTRATOR COMMENTS: None

COMMISSIONERS COMMENTS: None

NEXT MEETING DATE:

Thursday, February 13, 2025

MOTION to ADJOURN:

At 5:15 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*