

Town of Cheswold
1856



State of Delaware
1787

PLANNING COMMISSION
MEETING MINUTES
Thursday, January 9, 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 – via ZOOM
Ms. Kara Naples – Commissioner – Excused

Also in Attendance:

Ms. Sarah Cahall, Assistant Town Land Use Administrator and Mrs. Callender, Land Use Administrator

Meeting Opening:

The meeting was called to order at 5:06 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.

Minute Approval:

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 Commissioner Barbara Cooper, to approve the minutes as written from November 14, 2024. All in favor; none opposed.

OLD BUSINESS: None.

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, which is zoned I-2. The applicant has provided a Concept Plan proposing the use of relocatable shipping containers.

Mr. Jordon Tucker explained that they have a tenant, HQ Storage, that would like to utilize the location for shipping container storage. Mr. Josh Montgomery explained that the product is similar to self-storage; however, it is nonstructural, with the ability to be moved and delivered to homes. The containers are solar-powered on top to provide power to the facility. He stated that the containers are not structural. He added that they could be connected to the grid or EV chargers.

Mrs. Callender explained that the proposed use for the property is similar to I-1 uses. She added that shipping containers are not allowed in I-1; however, the use is similar to self-storage. She recommended that the Planning Commission rezone the property from I-2 to I-1 to allow the use of shipping containers. Mrs. Callender then explained the rezoning process. She asked the Planning Commission if they would like to hold a special meeting on January 27, 2025, and they agreed.

ATTENDEE COMMENTS: None.

TOWN ENGINEER' S COMMENTS: None

LAND USE ADMINISTRATOR COMMENTS: None

COMMISSIONERS COMMENTS: None

NEXT MEETING DATE:
Monday, January 27, 2025

MOTION to ADJOURN:

At 5:40 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*