



PLANNING COMMISSION
MEETING MINUTES
Thursday, December 11, 2025
691 Main Street
Cheswold, Delaware 19936

ATTENDANCE VIA ZOOM WAS AVAILABLE

Planning Commissioners in Attendance:

Mr. Stephen Williams – Chairman
Mr. Michael Callender – Vice-Chairman
Ms. Barbara Cooper Commissioner – via zoom
Ms. Kara Rosseel – Commissioner – excused

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 Vice-Chairperson Michael Callender. The opening was followed by a Salute to the Flag and a Moment of Silence.

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.

Meeting Minutes: A motion was made by Commissioner Barbara Cooper, and seconded by Chairperson Steven Williams, to approve Thursday, October 9, 2025. All in favor; None opposed.

NEW BUSINESS

Application 2025-148: Applicant submitted a Preliminary Plan for 435 Twin Oak Dr., Parcel # 4-03-04600-01-0706, Property Owner- Deronda Twin Oaks LLC. Applicant is seeking two 2,100 SF warehouses for additional storage

Edwin Tennefuss with Sitework Engineering- stated that the applicant is pursuing to develop the front part of the parcel with two 30x70 warehouse buildings. He added that he was working on the other state agencies' approvals and addressed the Town Engineers' comments and the main question to address is the total site impervious, which is 75%.

Vice-Chairman Callender asked if there are any plans for this project to be more in line with the Land Use Ordinance regarding the impervious.

Mr. Tennefuss stated that the owners utilize the full back portion of the property, and he doesn't believe there are plans to revise this project.

Vice-Chairman Callender stated he is concerned because its already existing non-conforming and there are no plans to come in line with the Land Use Ordinance regarding the impervious coverage.

Mr. Tennefuss asked how long the impervious of 70/30 has been in place.

Vice-Chairman Callender said he doesn't have that information.

Commissioner Cooper asked where the information was received that the site area has an existing non-conformance for green area.

Mr. Tennefuss said they are currently at 75% of the area and they exceed the 30%.

Commissioner Cooper advised him that research needs to be done on the property because it needs to meet our current Land Use Ordinance.

Vice-Chairman Callender asked if the owners would be willing to decrease the square foot of the structure.

Mr. Tennefuss said the owners will probably ask for a variance.

Commissioner Cooper suggested more research needs to be done regarding non-conformance.

Commissioner Cooper went over table-4.1 and how important it is to follow the table when submitting plans.

Commissioner Cooper asked if there would be paving or stone.

Mr. Tennefuss stated that there will be 6 inches of stone.

Commissioner Cooper said that the impervious 5% is a concerned.

Mr. Tennefuss said that he will check with the owners to see if they are willing to revise the plans.

A motion was made by Chairman Williams, seconded by Commissioner Cooper to table Preliminary Plan for 435 Twin Oak Dr., Parcel # 4-03-04600-01-0706, Property Owner- Deronda Twin Oaks LLC. Applicant is seeking two 2,100 SF warehouses for additional storage until more information is provided. All in favor; none opposed.

OLD BUSINESS

2020 Comprehensive Plan Discussion for Amendments

Ms. Cahall said the Comprehensive Plan is moving forward and just some minor changes will be updated.

ATTENDEE COMMENTS: Alex Dewey introduced himself.

TOWN ENGINEER COMMENTS: None.

LAND USE ADMINISTRATOR COMMENTS: Thanked everyone for their continued support and dedication. She introduced Mr. Alex Dewey to the Planning Commission as he attended the meeting and is looking forward to joining them.

COMMISSIONERS COMMENTS: Commissioner Cooper expressed the importance of following Town codes. She thought the meeting went extremely well and how important plan review is.

NEXT MEETING DATE:

Thursday, January 8, 2026

MOTION to ADJOURN:

At 6:07 p.m. a motion was made by Chairperson Steve Williams, seconded by Commissioner Barbara Cooper, to adjourn the regular meeting. All in favor; none opposed.

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