

Town of Cheswold
1856



State of Delaware
1787

**PLANNING COMMISSION
MEETING MINUTES
Thursday, February 12, 2026
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 – via zoom
Mr. Alexander Dewey- Commissioner- via zoom

Also in Attendance:

Ms. Sarah Cahall, Assistant Town Land Use Administrator

Meeting Opening:

The meeting was called to order at 5:01 p.m., by Chairperson Steve Williams. 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 Commissioner Alexander Dewey, to approve Thursday, January 8, 2026. All in favor; None opposed.

NEW BUSINESS

Application 2026-149: The applicant submitted a Concept Plan for Parcel 4-03-047.00-01-02.00-000 (McGinnis Green, Lot 4), owned by McGinnis Green Lots 3 and 4 LLC, proposing the development of a Dunkin' Donuts with a drive-thru and associated parking.

Cliff Mumford P.E. of Davis Bowen Friedel presented a concept plan for a proposed 2,373-square-foot Dunkin' Donuts restaurant with drive-through service. Mr. Mumford was joined by Andy Warfield and Nick Nistazos.

- Location: Jerome Drive, adjacent to Taco Bell within the McGinnis Green Shopping Center
- Parcel: Lot 4, approximately 1.5 acres
- Zoning: C-2 Highway Commercial
- Use: Restaurant with drive-through (permitted use under the Land Use Ordinance)
- Parking: 35 spaces
- Drive-through: Double-stacked configuration with two menu boards designed to exceed standard capacity and prevent overflow onto Jerome Drive
- Sidewalk connections: Pedestrian access to neighboring properties and the retail center

Vice-Chairman Callender asked about documentation regarding maintenance responsibility for Jerome Drive. Mr. Mumford agreed to obtain clarification and provide documentation. The Town currently maintains the roadway, though there is uncertainty about prior agreements involving Delaware Department of Transportation.

Commissioner Barbara Cooper asked about fire lane placement. Mr. Mumford stated that buildings under 5,000 square feet do not require a fire lane; however, the project will still undergo Fire Marshal review during site plan approval.

Commission Rosseel discussed traffic capacity and potential morning congestion. Mr. Nistazos explained that the double-stacked drive-through was intentionally designed with excess capacity to prevent backups. A prior traffic study performed during overall shopping center development, including signal justification, will be provided.

Commissioner Alexander Dewey asked about approvals from DREC. Mr. Mumford explained that stormwater review will occur after preliminary approval, and the site benefits from an existing regional stormwater facility sized for future development.

Ms. Cahall requested a masonry brick dumpster enclosure to match surrounding properties.

OLD BUSINESS None.

ATTENDEE COMMENTS: None.

TOWN ENGINEER COMMENTS: None.

LAND USE ADMINISTRATOR COMMENTS: Thanked everyone for their continued support and dedication. She Also informed them that the 5- Year Comprehensive Plan is moving forward with amending Map #8 and herself and Mr. Callender will be attending a PLUS meeting in March. Over the next few months, an application may be submitted for annexation of two parcels.

COMMISSIONERS COMMENTS: Commissioners welcomed Mr. Dewey and everyone was pleased with the meeting.

NEXT MEETING DATE: Thursday, March 12, 2026

***Town of Cheswold
Thursday, February 12, 2026***

Regular Meeting Minutes

MOTION to ADJOURN:

At 5:29 p.m. a motion was made by Vice-Chairperson Michael Callender, seconded by Commissioner Alexander Dewey, to adjourn the regular meeting. All in favor; none opposed.

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