

Town of Cheswold
1856



State of Delaware
1787

Town of Cheswold Planning Commission Meeting Agenda

Agenda Posted: **September 3, 2026**

ZOOM ACCESS

NOTE: ZOOM is available to anyone who desires to attend the meeting remotely

Via Computer::

<https://us02web.zoom.us/j/9728359352>

Meeting ID: 972 835 9352

Via Cell Phone:

1-929-205-6099 Meeting ID: 9728359352#

Date: September 10, 2026

Time: 5:00p.m.

**Place: Cheswold Town Hall
691 Main Street**

Cheswold, Delaware 19936

Building Attendees: Commissioners; Town Engineer; Code Enforcement Officer; & Land Use Administrator

AGENDA

1. Call the meeting to order
2. Salute to the flag
3. Moment of Silence
4. Roll Call of the Commission to ensure a quorum
5. Meeting Minutes- 5/28/2026- Motion to accept as presented or amend
6. **NEW BUSINESS-**
 - a. Welcome newly appointed Commissioner Mr. Eric Temple
 - b. Selection of Vice-Chairperson

Discussion and selection of a Vice-Chairperson for the Planning Commission

- c. Annexation Application 2026-150: Property Location: 961 Lynnbury Woods RD Parcel #3-03-03700-01-0200-00001 & 765 Moorton Rd Parcel # 3-03-03700-01-0100-00001; Acreage 263.887; Zoned R-3; Property Owner Aquila Farm LLC

Background/Status: *The Town Council reviewed and accepted the annexation application at its June 1, 2026, meeting. The application is now before the Planning Commission for review and consideration of a recommendation to the Town Council.*

- d. Review and recommendation on purposed annexation agreement

Background/Status: *Town Council accepted with review and exhibits on August 20, 2026, meeting. The annexation agreement is accompanied by the annexation application.*

- e. Ordinance #6-01-26-078: Ordinance to amend the Town of Cheswold Land Use Ordinance by Revising Article 7 Section K.4 to remove the Minimum Density Requirement for Cluster Developments.

Background/Status: *The proposed ordinance is before the Planning Commission for review and consideration of a recommendation to the Town Council.*

- f. Ordinance #6-01-26-079: Ordinance to amend the Town of Cheswold Land Use Ordinance to modify zoning map in order to rezone annexed property in accordance with approved R-3 zoning

Background/Status: *The proposed ordinance is before the Planning Commission for review and consideration of a recommendation to the Town Council.*

- g. Ordinance #6-01-26-80: Ordinance to Amend the Town of Cheswold Land Use Ordinance by Revising Article 8 Section 8-2. E.2 To remove the Requirement That When Rear Lot Lines of The Townhouse Abut One Another, A 20-Foot-Wide Alley Must Be Removed.

Background/Status: *The proposed ordinance is before the Planning Commission for review and consideration of a recommendation to the Town Council.*

- h. Ordinance #8-01-26-81 to amend the Town of Cheswold Land Use Ordinance to prohibit data centers

Discussion and recommendation(s) to the Town Council

- i. Coalition Against Bigger Trucks (CABT)

Discussion and recommendation(s) to the Town Council

7. OLD BUSINESS

- a. None.

8. ATTENDEE COMMENTS –

10. TOWN ENGINEER COMMENTS-

11. LAND USE ADMINISTRATOR COMMENTS-

12. COMMISSIONER COMMENTS-

13. Next Meeting Date – Thursday, October 8, 2026 5:00 p.m.

14. Motion to Adjourn

29 Del C Para 10004 Sec. (e) (2). "The agenda shall be subject to change to include additional items, including executive sessions or the deletion of items, including executive sessions which arise at the time of the public body's meeting".