

PLANNING AND ZONING

MINUTES

OCTOBER 21, 2025 – 6:00 P.M.

BRIDGEVILLE PUBLIC LIBRARY & ZOOM

A regularly scheduled meeting of the Planning and Zoning Commission was held on October 21, 2025, at 6:00 PM, at the Bridgeville Public Library, and via Zoom.

The following were present:

Clint Whaley	Planning and Zoning Chairman
Jim Carlucci	Planning and Zoning Commissioner
Patricia Correll	Planning and Zoning Commissioner
Mary Ann Peragallo	Planning and Zoning Commissioner
Matt Davis	Planning and Zoning Commissioner
Jay Mervine	Planning and Zoning Commissioner
Stephani Ballard	Town Solicitor
Bethany DeBussy	Town Manager

Absent:

Jack Cannon	Planning and Zoning Commissioner
Ryan Correia	Planning and Zoning Vice-Chairman
Skylar Willey	Planning and Zoning Secretary

CALL TO ORDER:

The meeting was called to order by Chairman Whaley.

QUORUM PRESENT:

Chairman Whaley reported that a quorum was present.

ADOPTION OF AGENDA:

Motion to approve the agenda as written– Motion Carlucci; 2nd – Mervine; motion carried (6-0).

APPROVAL OF MINUTES:

Motion to approve May 20, 2025, Planning and Zoning Minutes– Motion Davis; 2nd – Correll; motion carried (6-0).

NEW BUSINESS:

Horizon Farm Credit- Minor Development Plan, 101 Passwaters Farms Road TM # 131-14.00-44.16

Representatives for Horizon Farm Credit presented the project to the Commission. The property was purchased for business in the Delmarva Peninsula area; it will have 140 employees with a hybrid work schedule. The building will house loan staff, a training room, and a conference room. A final submission will hopefully be submitted in January.

SKI Property LLC- Minor Development Plan, 7451 Federalsburg Road TM # 131-10.15-2.00

Kevin Blades, owner of SKI Property LLC, presented a preliminary plan for the property. The front building will be rented to a local company, and the remaining/proposed new buildings on the property will continue to be rented to SoundFX. At this time the front building is occupied by a commercial parts distributor- Innovated Solutions. Mr. Blades states the upgrades that have taken place in the building since his purchase are: demolition of interior, new lights, epoxy floors, and new paint. Commissioner Whaley asked that he speak to Sussex County regarding those permits, and a completed application be submitted for review. A new Certificate of Occupancy will need to be completed once the new tenants are at the property.

Tull Group LLC- Lot Subdivision, 305 Jacobs Avenue, TM # 131-10.20-96.00

Town Manager DeBussy presented the application on behalf of the Tull Group. It is an existing lot that they would like divided into two lots. The new lot would meet requirements set by Town Code. The primary entrance would be off of Jacobs Avenue, and the lot would need a water and sewer connection. A building permit has not been submitted.

Motion to subdivide 307 Jacobs Avenue to create 305 Jacobs Avenue. Motion Davis; 2nd – Carlucci; Abstained - Correll; motion carried (5-0-1).

OLD BUSINESS:

Comprehensive Plan Update- Working Group

Town Manager DeBussy updated the Commission on the authorization or a working group from the Town Commissioners. Commissioners Carlucci, Davis, and Whaley volunteered for the group.

PUBLIC COMMENT:

None.

GOOD OF THE ORDER:

Town Manager DeBussy provided a training packet from the University of Delaware and State Planning Office.

Terms set to expire in December are Commissioners Cannon, Davis, Mervine, and Peragallo. Interest letters for renewal need to be submitted by the end of the year.

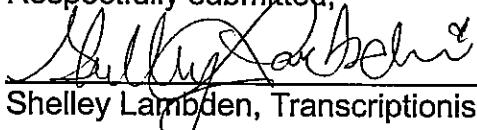
Commissioner Mervine expressed his concern over the town becoming a rental community, and commercial buildings not being aesthetically appealing. Commissioner Whaley stated the board can only approve land use and give suggestions for the buildings; the code has to be followed. Mr. Mervine also requested information on a property owned by Mr. Bowers; the topic is not considered Planning and Zoning and would need to be discussed outside of the meeting.

Commissioner Whaley asked that members engage in the comprehensive plan updates to help with the project's success.

ADJOURNMENT:

Motion to adjourn the meeting at 6:53 PM. Motion Carlucci; 2nd - Mervine; motion carried (6-0).

Respectfully submitted,


Shelley Lambden, Transcriptionist