



**PLANNING AND ZONING
MINUTES**

**JANUARY 17, 2023 – 6:00 P.M.
BRIDGEVILLE PUBLIC LIBRARY & ZOOM**

A regularly scheduled meeting of the Planning and Zoning Commission was held on January 17, 2023, at 6:00 PM, at the Bridgeville Public Library, and via Zoom.

The following were present:

Clint Whaley	Planning and Zoning Chairman
Kelly Davis	Planning and Zoning Secretary
Patricia Correll	Planning and Zoning Commissioner
Matt Davis	Planning and Zoning Commissioner
Jay Mervine	Planning and Zoning Commissioner
Stephani Ballard	Town Solicitor
Bethany DeBussy	Town Manager
Melissa Cassimore	Town Financial Manager
Absent:	Jack Cannon Planning and Zoning Commissioner

CALL TO ORDER:

The meeting was called to order by Chairman Whaley.

QUORUM PRESENT:

Chairman Whaley reported that a quorum was present. Jay Mervine was present via Zoom.

APPROVAL OF MINUTES:

Motion to approve November 15, 2022, Planning and Zoning Minutes— Motion M. Davis; 2nd – K. Davis; motion carried (5-0).

Commissioner Correll-Yes	Commissioner Mervine-Yes
Commissioner K. Davis-Yes	Commissioner M. Davis-Yes
Chairman Whaley-Yes	

NEW BUSINESS:

An Ordinance to Grant a Conditional Use of Land in a C-1 Commercial District for a Mini-Storage Facility on 13.41 Acres, located at TM# 131-15.00-15.00

Dan Foster, Owner of Dove Estate LLC, was present. Alan Decktor of Pennoni Associates Inc. presented the request. Mr. Decktor discussed how this project meets the factors for a Conditional Use stating the project would be in harmony with the Comprehensive Plan because it would be commercial use, it would have a low impact on neighboring properties with minimal traffic, dust, noise, etc. Mr. Decktor added the wooded areas would remain to create a shield; the storage buildings would be single story although the main office would be a two-story building. Mr. Davis asked if the fencing is to secure the buildings, not the perimeter. Mr. Decktor stated the buildings would have a fence around the perimeter, but the office would not be inside the fenced area. Ms. Davis asked how many entrances/exits the property would have. Mr. Decktor stated DelDOT prefers one way in/out of the minor roadway. Bethany DeBussy asked if the Conditional Use was for the entire parcel or would it exclude the two-acre piece that would be subdivided out. Mr. Decktor explained it would be for the entire property. Ms. DeBussy asked where the entrance would be once the properties were subdivided. Mr. Decktor explained it would be determined by DelDOT but possibly through the parking lot by the office. Stephani Ballard asked if the properties would have common ownership. Mr. Decktor confirmed. Lauren Good of Wallace Montgomery discussed her review.

Motion to recommend approval based on items A-F in Ordinance 234-24, Motion – M. Davis; 2nd – K. Davis; motion carried (5-0).

Commissioner Correll-Yes
Commissioner K. Davis-Yes
Chairman Whaley-Yes

Commissioner Mervine-Yes
Commissioner M. Davis-Yes

**GED S. Main Dist. LLC - PODS of Bridgeville - Minor Development Plan Application
TM# 131-15.00-1.00 Final Development Plan Review**

Ken Christenbury of Axiom Engineering LLC presented the request. Mr. Christenbury stated the landscape berm was moved from the edge of the parking lot to the outside edge of the stormwater management pond, so the entire perimeter of the property is screened. Gary Krupnick and Stevianne Ognibene of West Rac Contracting Corp. for GED S Main Dist., LLC were present via Zoom. Mr. Davis asked if trucks would be discouraged from traveling through town. Mr. Christenbury stated the signage and layout would discourage tractor trailers from turning right but would allow smaller trucks for local deliveries. Lauren Good of Wallace Montgomery discussed how all the components of her review were addressed. Jason Loar of Davis, Bowen & Friedel, present via Zoom, did not have any concerns since the State Fire Marshal is okay with the interior drive aisle being 24' wide.

Motion to recommend approval of the Final Development Plan for PODS of Bridgeville, Motion – K. Davis; 2nd – M. Davis; motion carried (5-0).

Commissioner Correll-Yes
Commissioner K. Davis-Yes
Chairman Whaley-Yes

Commissioner Mervine-Yes
Commissioner M. Davis-Yes

GOOD OF THE ORDER:

None.

ADJOURNMENT:

The meeting was adjourned at 6:45 PM.

Respectfully submitted,

Melissa Cassimore, Transcriptionist


Town Manager
APPROVED MARCH 21, 2023