

**Planning and Zoning Commission Meeting
September 26, 2019 @ 7:00pm**

In attendance were P&Z Chairman Pat Plocek; P&Z Secretary Marshall Gevinson; Commissioners Glen Faden and Tim Roe; Town Manager Debbie Botchie; and GMB Representative Andrew Lyons, Jr. P&Z Commissioner Cathy Scheck and Town Clerk Matt Amerling were absent.

1. **CALL TO ORDER:** P&Z Chairman Pat Plocek called the meeting to order at 7:00 p.m.
2. **ROLL CALL:** Mr. Plocek stated all were present except Cathy Scheck.
3. **PLEDGE OF ALLEGIANCE**
4. **ADOPTION OF MINUTES**
 - A. August 8, 2019

P&Z Secretary Marshall Gevinson motioned to adopt the August 8, 2019, P&Z minutes. P&Z Commissioner Glen Faden seconded the motion. Motion carried 4-0.

5. **NEW BUSINESS**

- A. Review, discuss and vote on a possible recommendation to the Town Council, a Preliminary Site Plan submitted by LandTech LLC on behalf of JIIS Management LLC, for the Beaches Car Wash. The proposed business is located on Tax Map Parcel #134-12.00-343.00, 35162 Atlantic Avenue, Millville, DE 19967, and zoned C1 - Commercial. The applicant was approved a conditional use for the business with the eighteen (18) conditions presented by the applicant at the July 9, 2019, Town Council meeting.

Mr. Jeff Clark, of LandTech, stated the plan presented to P&Z at its June 13, 2019, meeting is essentially unchanged except two (2) new conditions were added to the plan after the Town Council July 9, 2019, meeting. Mr. Clark stated the applicant imposed one (1) of them on their own after meeting with the neighbors who live in Denton Mills, and they wanted a fence, which will block the view, and Denton Mills residents won't have to see much of the patrons and building of the car wash; and the fence will be on the entrance side (Warren Road) to Denton Mills and not Denton Mills' subdivision side. Mr. Clark stated the buffer plan required by the Town will be there. P&Z Secretary Marshall Gevinson asked if the type of vinyl fencing around the property will also be around the dumpsters. Mr. Clark stated there will be an enclosure around the dumpsters. Town Manager Debbie Botchie projected on the screen the outside elevation of the car wash building so the P&Z could see the colors of the outside of the building.

P&Z Commissioner Tim Roe stated his concern over having the entrance for the car wash be in the entrance for Dollar General. Mr. Andrew Lyons Jr., of GMB, stated the entrance was DelDOT's decision. Mr. Clark stated he thinks there will inevitably be a traffic light there someday and that should help. Mr. Gevinson asked if the car wash will be full service. Mr. Imoh Matthews, the applicant, stated this will not be full service but an express car wash. P&Z Chairman Pat Plocek asked if it is feasible to move the entrance to the car wash over to the first parking space (in Dollar General's lot). Mr. Lyons stated the placement of the entrance was suggested and approved by DelDOT so it can't be moved. Mr. Plocek

stated to run the fence across the back of the property to help the Denton Mills people feel more secure. Mr. Clark stated it wasn't a concern and if you drive back in the development, it's so dense with the tax ditch and there's quite a barrier there. Mr. Clark stated the main concern they heard was the coming and going in the entrance road (Warren Road) into the development. Mr. Lyons stated he the applicant has met all the requirements. Mr. Plocek stated he thinks LandTech has done a very good job.

Mr. Gevinson motioned to recommend to Council for approval the Preliminary Site Plan submitted by LandTech LLC on behalf of JIIS Management LLC, for the Beaches Car Wash. Mr. Roe seconded the motion. Motion carried 4-0.

6. CITIZENS PRIVILEGE

There were no comments.

7. ANNOUNCEMENT OF NEXT MEETING

Mr. Plocek stated the next P&Z meeting will be on Thursday, October 10.

Ms. Botchie showed P&Z the new page on the Town website called "Town Projects."

8. ADJOURNMENT

Mr. Faden motioned to adjourn the meeting at 7:15 p.m. Mr. Gevinson seconded the motion. Motion carried 4-0.

Respectfully submitted and transcribed
by Matt Amerling, Town Clerk