



TOWN OF MILLVILLE

Planning & Zoning (P&Z) Commission Meeting Minutes April 13, 2023 @ 7:00 p.m.

1. **Call Meeting to Order:** P&Z Chairman Pat Plocek called the meeting to order at 7:00 p.m. with the Pledge of Allegiance. **Present:** Commissioners Michael Burgo; Marshall Gevinson; Tim Roe; and Cathy Scheck; Town Manager Deborah Botchie and GMB Representative Andrew Lyons, Jr., Town Clerk Wendy Mardini was absent.

2. **Approval of Meeting Minutes**
 - A. **March 9, 2023, Planning & Zoning Meeting Minutes**

A motion by Mr. Roe to accept the minutes of March 8, 2023, was made. The motion was seconded by Mr. Gevinson. Motion carried 5-0.

3. **New Business**
 - A. *Review and discuss a Concept Site Plan, submitted by Rauch, Inc, on behalf of Gander's Car Wash, LLC for a proposed full-service car wash. The lots are located on TMP# 134-12.00-404.00 & 134-12.00-405.00 and is zoned C1- Town Center Commercial District.*

In attendance was Ryan Showalter, Esq. who is working with the Sovero family regarding Gander's Car Wash. Also in attendance is Casey Rauch of Rauch, Inc., the design engineer for the project, and applicant Mr. John Sovero. Mr. Rauch stated that the property is completely unimproved. He presented their plans for a standard layout for a carwash facility. He explained that they will be staying within the Town's design guidelines. Parking for the proposed car wash will be at the rear of the building with seven spaces. Mr. Rauch also stated that they have had preliminary discussions with DelDOT, and they will require a full entrance plan submittal and no bypass lane will be required because of the existing turn lane in the center of Atlantic Avenue. He said that they have also addressed the tax ditch requirements, stormwater management, and landscaping. Mr. Rauch also said that they would be happy to work with the Town regarding aesthetic appearance. He advised that the carwash is anticipating recycling about 98% of the water, so demand will be quite low.

Mr. Lyons said that he has reviewed the Concept Site Plan and they have applied for their Conditional Use. He stated that the two parcels should be combined into one

parcel for this project.

Questions were posed by the Commission to the applicant and were answered. The applicant explained briefly how the carwash worked and will have membership opportunities.

Chairman Pat Plocek recommended that the applicants return to Planning & Zoning with a Preliminary Site Plan, the Commission will then review it and make recommendations to Town Council at that time.

B. Review, discuss and possible vote on a recommendation to Town Council a Conditional Use of TMP# 134-12.00-404.00 & 134-12.00-405.00, zoned C1- Town Center Commercial District for a proposed full-service car wash, submitted by Rauch, Inc., on behalf of Gander's Car Wash, LLC.

The engineer reiterated what was said regarding the Concept Site Plan. A brief question and answer period was continued by the Commission.

A motion was made by Ms. Scheck, recommending the Town Council to approve the car wash for Conditional Use. The motion was seconded by Mr. Gevinson. The motion carried 5-0.

Mr. Burgo asked if there was any consideration in changing the times of the Town Council meetings and P&Z meetings to during the day. Ms. Botchie advised that there was not enough support from the Council, stating that the people who work during the day would not be able to attend the meeting. Ms. Botchie said that she would propose to the Council that just P&Z meetings get moved up in time since those are not well attended.

- 4. Adjournment: Mr. Gevinson made a motion to adjourn at 7:45 p.m. Mr. Roe seconded the motion. The motion carried 5-0.**

Respectfully submitted,

Wendy Mardini
Town Clerk