



TOWN OF MILLVILLE

Planning & Zoning (P&Z) Commission Meeting Minutes December 8, 2022 @ 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**: Commissioner Michael Burgo; Commissioner Cathy Scheck and Commissioner Tim Roe; Town Clerk Wendy Mardini; GMB Representative Andrew Lyons, Jr. **Absent**: Commissioner Marshall Gevinson and Town Manager Debbie Botchie.

2. **Approval of Meeting Minutes**

- A. **October 13, 2022, Planning & Zoning Meeting Minutes**

A motion by Commissioner Michael Burgo to accept the minutes was made. The motion was seconded by Commissioner Cathy Scheck. Motion carried 4-0.

3. **New Business**

A. Review and discuss a site plan submitted by Land Tech Land Planning, LLC on behalf of Coastal Real Estate Holdings, LLC for the proposed Coastal Kids Pediatric Dentistry. The proposed site is located on Tax Map Parcel 134-12.00-343.00 and zoned C-1 Town Center Commercial.

Mr. Jeff Clark from Land Tech Land Planning appeared on behalf of Coastal Real Estate Holdings, LLC. Also appearing is Dr. Jessica Dicerbo, the owner and developer of Coastal Kids Pediatric Dentistry; two members of Lighthouse Construction Michael Glick and his assistant, Lauren Townsend. Mr. Clark began by providing the location of the site of the proposed dentist office at the corner of Atlantic Avenue and Warren Road. He advised that the property is currently zoned C-1 Commercial District and contains about 1.17 acres of land, where professional services offices are approved land use within that zoning district.

Mr. Clark pointed out that access to this property was determined several years ago by DeIDOT when the Dollar General Atlantic Avenue entrance was approved. The entrance to Dollar General aligns with Whites Neck Road and adjoins Atlantic Avenue to create a safe four-way intersection which is planned by DeIDOT for a future traffic signal. He pointed out that there is a written agreement approved by DeIDOT with Dollar General that requires all vehicle access to the proposed dentist office site that they share the Dollar General interest. DeIDOT has required some additional improvements, which include a new curved right turn lane into the Dollar General and a new continuous sidewalk along the entire Atlantic Avenue frontage of the property. There will be a visual buffer for residents at Denton Mills so they will not be overlooking a parking lot.

Mr. Michael Glick of Lighthouse Construction, the construction manager, was introduced. Mr. Glick explained that the building is a wood frame structure of 6000 square feet with residential characteristics to complement the surrounding area areas as well as to make it welcoming to the clients.

Mr. Clark described in detail the number of parking spaces, pedestrian sidewalk location, walkway, curbing, and landscaping.

Andrew Lyons of GMB Engineering commented as to requirements that need to be completed.

Discussions and questions were held between the Commissioners, Mr. Clark and Mr. Glick regarding sidewalks, parking, signage, landscaping, lighting, curbs, and entrances. All questions were addressed and answered by Mr. Clark and Mr. Glick to the satisfaction of the Commissioners.

Commissioner Tim Roe made a motion to recommend approval of the site plan submitted by Land Tech Land Planning, LLC on behalf of Coastal Real Estate Holdings, LLC for the proposed Coastal Kids Pediatric Dentistry to Town Council. The motion was seconded by Commissioner Scheck. Motion carried 4-0.

4. **Announcement of next meeting:**
5. **Adjournment:** Commissioner Burgo made a motion to adjourn at 7:30 p.m. Commissioner Scheck seconded the motion. The motion carried 4-0.

Respectfully submitted,

Wendy Mardini
Town Clerk