



TOWN OF MILLVILLE

Planning & Zoning (P&Z) Commission Meeting Minutes September 19, 2024 @ 7:00 p.m.

- 1. Call Meeting to Order:** Chairman Michael Burgo called the meeting to order at 7:00 p.m. with the Pledge of Allegiance. **Present:** Commissioners Cathy Scheck, Tim Roe; Town Manager Eileen Scerra; GMB Representative Andrew Lyons, Jr.; Facilities and Building Administrator James Simpson and Town Clerk Wendy Mardini. Commissioners Marshall Gevinson and Pat Plocek were absent.
- 2. Citizens Privilege:** None.
- 3. New Business**

A. Review and discuss a Preliminary Site Plan submitted by Plitko Engineering on behalf of Atlantic Holdings, LLC, for a proposed relocation of the existing restaurant. The site is located at 35507 Atlantic Ave on Tax Map 134-12.00-158.00 and zoned C-1, Millville, DE 19967.

Ray Blakeney with Plitko Engineering opened the meeting and provided a detailed description of the site located at 35507 Atlantic Avenue. Mr. Blakeney explained the overall parcel acreage is 4.06 on the existing conditions plan. Existing features on the site include a commercial entrance, gravel parking area, and a brick building housing the current Melissa's Restaurant. The proposed plan includes constructing a new restaurant building, expanding the parking area, and adding a dumpster pad with a wood screen fence. The new building will be approximately double the size with a footprint of about 2400 square feet. The new parking will drain to the same point as the existing, treated by the existing bioswale. Landscape plans include evergreen shrubs and flowering plants to enhance the building's appearance. Mr. Blakeney confirmed that the project has received preliminary approvals from DEL DOT and Sussex Conservation District for stormwater management and fire marshal site plans.

Andrew Lyons from GMB, reviewed the plan and highlighted two items: parking layout and the proposed building architecture. He explained that the parking layout needs to comply with Route 26 and Route 17 design standards, with parking mostly behind the restaurant. The proposed building architecture includes elements similar to the existing garage, requiring a recommendation from the planning commission for a flat roof.

Commissioner Tim Roe expressed concerns about non-conforming items and the potential precedent for flat roofs in future projects.

Commissioner Cathy Scheck expressed support for maintaining the iconic building's architecture and its importance to the community. Mr. Blakeney confirmed that the architect plans to echo the existing building's design, including evergreen shrubs and landscaping. Discussion on the outdoor patio, including lighting and seating features, and the importance of maintaining the building's esthetics was made by Mr. Blakeney.

Chairman Mike Burgo emphasized the importance of landscaping, lighting, and overall esthetics for the project's approval. Ray Blakeney agreed to provide more detailed information on landscaping and lighting once the entire site is completed.

Cathy Scheck made a motion to approve the flat roof and the relocation of the existing restaurant going forward to Council. Mr. Burgo seconded the motion. Motion carried 3-0.

Adjournment: Next meeting is scheduled for October 10, 2024.

Mr. Burgo closed the meeting at 7:20 p.m.

Respectfully submitted,

Trish Marcules