



TOWN OF MILLVILLE
Planning & Zoning (P&Z) Commission
Meeting Minutes June 11, 2026 @ 6:00 p.m.

Commissioners Present: Chairperson Pat Plocek, Marshall Gevinson, Timothy Roe, Mike Weglein, and Roxanne Farina. **Town/Trade Employees Present:** Andrew Lyons GMB, Facilities, Town Manager Eileen Scerra, and Building Administrator James Simpson, Town Clerk Trish Marcules. **Absent:** None

1. CALL MEETING TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL:

Chairperson Pat Plocek called the meeting to order at 6:00 p.m. with the Pledge of Allegiance.

2. APPROVAL OF PLANNING & ZONING MEETING MINUTES

A. May 13, 2026

B. May 19, 2026 – P&Z Workshop Meeting Minutes

Mr. Gevinson made a motion to approve May 13, 2026 Meeting Minutes and May 19, 2026 Workshop Meeting Minutes. Mr. Weglein second the motion. Motion carried unanimously 5-0.

Resident Dan Washburn requested to switch the order of the agenda to present Item 4A first and return to public comment which would reduce public comment questions.

Mr. Plocek announced the withdrawal of item 4B from the agenda due to new information received 06-11-2026 and not prepared. Don Minyon inquired about item 4A. Mr. Plocek confirmed 4A would be discussed, that it pertains to item 4B only being removed. Mr. Washburn commented at other meetings that the presentation went first which answered a lot of questions and reduced amount of public comment, so he is requested to do the presentation first. Mr. Lyons stated public comments are not back and forth comments. Mr. Lyons stated in past, they may have allowed comments after the presentation, but that is the discretion of the board at every meeting to be able to do that. Mr. Lyons stated that public comment is just that, taking and receiving comments from the public on any topic.

3. PUBLIC COMMENT – No Zoom speakers. (1 zoom participants, name on file, 5 registered)

Don Minyon – 32849 Reba Road, Millville DE 19967 – Mr. Minyon questioned the necessity of having item#4A on the agenda since the parking lot expansion at Kristina's Kitchen has already been completed.

Mr. Plocek stated the reason for the agenda item is they were planning to pave the parking lot, no gravel. Mr. Lyons stated they are expanding the parking lot. Mr. Minyon stated it has all been done. Ms. Scerra stated to hear what applicant has to say and that the entrance will be wider as well. Ms. Scerra stated these are the items being discussed.

Maria Fraser – 32840 Reba Road, Millville DE 19967 - Ms Fraser expressed concerns about the lack of a buffer fence between the parking lot and her property. Ms. Fraser said she would prefer to see a nice tall fence and not little shrubs.

Dan Washburn – 32841 Reba Road, Millville DE 19967 - Mr. Washburn asked if the plan includes 155-29 performance standard. (Vegetation) Mr. Ray Blakeney confirmed that the site plan does not currently include vegetation but could be supplemented with evergreen shrubs high enough to screen the view or a fence. Mr. Washburn stated that because of some trees being removed, headlights are into their properties and would like that code upheld. Mr. Washburn asks about the width of the ingress/egress and the type of parking surface. Mr. Blakeney explained the proposed width of 20 feet wide, which will allow two-way travel. Mr. Washburn inquired about the loading space and its intended use. Mr. Blakeney clarified the loading space is for delivery vehicles and may be used for employee parking.

Dave Chaloux – 32861 Reba Road, Millville DE 19967 – Mr. Chaloux inquired about the adequacy of parking spaces for the anticipated number of patrons making sure things are done properly and in order.

Maria Fraser – 32840 Reba Road, Millville DE 19967 - Ms. Fraser questioned if a fence is required by town code between commercial and residential properties. Mr. Simpson confirmed the need for a buffer zone. Mr. Washburn stated it's in section 155-29A and Mr. Washburn feels should be thick enough to block headlights. Mr. Plocek explained that the preliminary plan will include vegetation to form a buffer and all this discussed later.

Dave Chaloux – 32861 Reba Road, Millville DE 19967 – Mr. Chaloux stated that from a traffic point of view, the front lot that is paved when people pull out it's hard to see and for those turning in. Mr. Chaloux stated he has seen a few near misses.

Sean Malone – 32828 Reba Road, Millville DE 19967 – Mr. Malone (owner Kristina Kitchen) asked if Reba Road is a private or public used road. Mr. Lyons stated it is a private road that is publicly used and is owned by all the lots in Wood West including Kristina's Kitchen and Miken Builders and lots that are on Central, it's all part of the same subdivision so basically any vehicle can go down that road. Mr. Plocek confirmed it's not a closed community.

4. NEW BUSINESS

A. Review and Discuss Site Plan submitted by Plitko, LLC on behalf of Malone Real Estate for the proposed parking lot expansion at Kristina's Kitchen Bakery located on Reba Rd, tax map parcel 134-12.00-1778.00 and zoned C-1.

Ray Blakeney with Plitko Engineering at 53 Atlantic Avenue in Ocean View presented the proposed parking lot expansion plan, including the existing site and proposed changes. The plan included expanding the rear parking area, widening the drive aisle, and increasing the number of parking spaces. The plan also addresses stormwater management and the need for a commercial standard plan or letter of no objection from Sussex Conservation District. Mr. Blakeney mentioned the possibility of widening the entrance further and relocating the loading space.

Mr. Lyons reviewed the plan from an engineering perspective, confirming compliance with parking space requirements. Mr. Lyons stated the business has met all the requirements that it needs for code.

Tim Roe, commissioner, suggested "beefing up" the buffer with a fence, which Ray Blakeney agrees to do.

Mike Weglein, commissioner, questions the existing buffer and suggests a fence to prevent headlights from entering neighboring properties. Ms. Farina stated she agreed with everything Mike stated.

Mr. Plocek recommended adding a six-foot-high fence and ensuring the dumpster pad is shown on the revised plan. Mr. Plocek mentioned signage of no parking, and Mr. Malone stated he completed the signage last year. One of the residents in the audience spoke out requesting that employees do not park in front of those signs in the future so they can be seen.

Mr. Weglein began asking Mr. Lyons a question. Residents in the audience were trying to talk. Ms. Scerra asked the audience to be quiet as commissioners were talking. Mr. Weglein continued asking Mr. Lyons and developer/owner if employees could park somewhere else to allow delivery trucks to enter from the back. Mr. Malone stated parking in the front is for handicaps as that is where the handicap ramp is. Mr. Malone stated employees could park in the back. Mr. Malone stated there hasn't been parking on the street since Labor Day. Mr. Malone did clear trees, but he couldn't install dirt or stones until he got approved to do so. Mr. Malone stated he temporarily put some lines to assist with parking over the anticipated Memorial weekend so there would be no issues on the streets. Mr. Malone stated he is trying to make everyone happy. Mr. Lyons felt that since entrance is open at the back this will help tremendously with parking.

Mr. Weglein stated he drove by the property in question on way to meeting and saw a lot of seating. Mr. Weglein questioned Mr. Malone if he was planning to expand the seating. Mr. Malone stated he does not plan to do anything else out front. Mr. Malone mentioned he would like to do a “movie night” in future when everything is completed and finish. Mr. Malone stated he would sell tickets to the event to make sure they have control over the number of people attending and enough spots so not overcrowded.

Mr. Washburn raised his hand. Mr. Plocek stated he was sorry but couldn’t take any more comments. Mr. Washburn stated he had one quick question. Mr. Washburn asked about the location of the dumpster, and Mr. Malone confirmed it is in the back. Mr. Blakeney stated it would be shown on the revised plan. Mr. Plocek made motion to recommend to town council. Mr. Lyons asked if the motion was to increase screening and possibly add a fence. Mr. Plocek recommended adding a fence, and the site plan to show the dumpster pad and increase landscape screening

Mr. Gevinson made a motion to recommend the site plan submitted by Plitko, LLC for proposed parking lot expansion at Kristina’s Kitchen Bakery to Town Council with amendments to adding a fence, site plan to show the dumpster pad and increase landscape screening. Ms. Farina second the motion. Motion passed unanimously.

B. Review and Discuss Preliminary Site Plan submitted by Plitko, LLC on behalf of Hershey Exteriors located on Atlantic Ave & Old School Ln, tax map parcel 134-12.00-1742.00 and zoned C-1.

Item# 4B was removed from the agenda at the start of the meeting and will be moved to July/August meeting if ready at that time.

5. COMMISSIONER COMMENTS

Mr. Weglein stated for those in attendance that the Planning and Zoning Committee acts as a recommended body for the town council. Mr. Weglein stated town council makes the decisions, so this will be now going to town council. Mr. Weglein stated he expects to have everyone there when it comes to the town council in the future.

Residents speaking out that they feel there is some progress being shown and parking will get better with the back lot opening to park. The owner, Mr. Malone, stated he is trying to keep peace and make everyone happy.

Mr. Lyons and Mr. Blakeney briefly discuss options for screening.

6. ANNOUNCEMENT OF NEXT MEETING – Thursday July 9, 2026 @ 6:00 PM

7. ADJOURNMENT

Mr. Gevinson made a motion to adjourn the meeting. Mr. Weglein seconded the motion. Motion passed unanimously 5-0.

Mr. Plocek closed the meeting at 6:37 P.M.

Respectfully submitted,
Trish Marcules
Town Clerk