



TOWN OF MILLVILLE
Planning & Zoning (P&Z) Commission
Meeting Minutes March 12, 2026 @ 7:00 p.m.

Commissioners Present: Chairperson Pat Plocek, Marshall Gevinson, Timothy Roe, Catherine Scheck, and Mike Weglein. ***Town/Trade Employees Present:*** Andrew Lyons GMB, Town Manager Eileen Scerra, Facilities 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 7:06 p.m. with the Pledge of Allegiance.

2. APPROVAL OF PLANNING & ZONING MEETING MINUTES

A. February 12, 2026

Mr. Weglein made a motion to approve February 12, 2026, Meeting Minutes. Mr. Gevinson second the motion. Motion carried unanimously 3-2. (two were recused, due to absence T.Roe and C.Scheck)

3. PUBLIC COMMENT – None – No Zoom speakers. (Two zoom participants, name on file)

4. NEW BUSINESS

A. End of Term Acknowledgement; Catherine Scheck – Eileen Scerra

Mr. Plocek acknowledged Ms. Scheck’s service to the Planning and Zoning Commission for five years. Ms. Scerra presented Ms. Scheck with flowers to acknowledge her years of service for the town, thanking her for her contribution and leadership skills. Mayor Belinko (through zoom) thanked Ms. Scheck for dedicated service and professionalism. Ms. Scheck thanked all her fellow commissioners, town staff, and the mayor for their support and guidance during her tenure.

B. Review, discuss, and possible recommendations to Town Council regarding the rezoning site plan.

SYNOPSIS: The change of zoning application was received February 27, 2026. The site is located on Tax Map Parcel# 134-12.00-366.00 and zoned Residential (R1). The applicant wishes to change the zoning to Single Family and Two-Family Residential District (R2). Approximate acres are 5.41 +/-.

The applicant was represented by Bob Palmer from Beacon Engineering. Mr. Palmer explained the intent to change the zoning from R1 to R2 for a mixture of multifamily, duplexes, and single-family homes. Mr. Palmer described the property's current zoning (R1) and the proposed zoning (R2). The property is approximately 5.41 acres and currently zoned for single-family homes. The existing single-family home on the property would either be raised or relocated. The proposed zoning aligns with the town's comprehensive plan and future land use maps.

Mr. Palmer discussed the environmental features of the property, including its distance from wellhead protection areas, flood plains, and wetlands. The property has two direct connections for stormwater management: a private ditch and a culvert under Windmill Road. The proposed density for R2 is approximately 6 dwellings units per acre, with a mix of single-family and duplex homes. The existing R1 zoning allows for 5.8 dwelling units per acre, but the proposed R2 would increase density slightly.

Mr. Lyons reiterated it is on a change of zone request. Mr. Lyons explained they are requesting two family dwellings, which the R2 is a fairly new zoning district. A requirement for R2 is that all the single family and two-family dwellings must have access to central water and sewer. Mr. Lyons explained this is the big key difference between R2 and R1 that allows septic and wells.

Tim Roe raised concerns about the density and the precedent set by the R2 zoning. Mr. Roe explained his understanding that R2 district would be used for newly annexed parcels. Mr. Roe stated this is not newly annexed and is an existing R1. He has concerns with Windhurst on one side and Deer Haven on the other.

Mr. Lyons stated he was not sure if anything was ever limited to just annexation. Mr. Lyons discussed the history and intent of R2 zoning, which was intended for small lot sizes and annexed parcels.

Mr. Plocek questioned the number of homes for R1 and R2 that would be constructed. Mr. Palmer stated about 30-31 for R1, and approximately 33 for R2. Mr. Palmer explained this is subject to stormwater plans, etc. The commissioners debated the number of homes that would be allowed under the R1 and R2 zoning.

Mr. Plocek asked Mr. Lyons if the Commissioners approved R2, could they limit it to 31 lots? Mr. Lyon's stated it isn't conditional rezoning, and discussion on that would need to be with the town solicitor, but he felt the answer would be no.

Mr. Lyon's went back to a question from Mr. Roe. Mr Lyon's explained that this plot of land is one of the last existing areas zoned, that could be subdivided.

Mr. Weglein asked if the developer considered placing duplex homes alongside Windhurst Manor and the individual homes alongside Deer Haven in the later planning phases. Mr. Weglein explained that currently Deer Haven has individual and Windhurst has duplex. Mr. Lyons explained that this meeting was strictly rezoning, and that this would come back around again on more planning approval, which would be a more appropriate time to discuss this. Mr. Palmer stated the point is well taken, and they will consider Mr. Weglein's comment.

Mr. Plocek asked if the owner was willing to state he would only put 31 lots on the R2 if approved. Mr. Lyon's explained he could state that, but no legal value on it.

Ms. Scheck and Mr. Lyon's discussed the possibility of this happening in the town again. Mr Lyon's confirmed there are very few lots that would even qualify. Ms. Scheck commented this would be a much bigger conversation if the parcel was 15 acres, 20 acres, but the lot is not even 6 acres. Ms. Scheck stated she has no real concerns with it based on density.

Mr. Plocek shared his concern about allowing two additional lots here, two additional lots there, that two lots difference adds up.

Mr. Lyon's mentioned this was the point of the zone R2 to allow for some additional density. Mr. Lyon's shared it makes it more attractive for developers to come to the town, be a part of the town, instead of just developing in the county where density is much higher.

Mr. Weglein raised concerns about community feedback on density and construction, especially near or close to Rt26 at this time.

Ms. Scheck made a motion to accept the zoning application from R1 to R2. Mr. Gevinson seconded the motion. Roll call due to no other agreements reached.

Mr. Roe – No

Mr. Gevinson – Yes

Mr. Weglein – No

Ms. Scheck – Yes

Mr. Plocek – No

Motion to accept the zoning application was denied 3-2. It will now be going to Town Council.

Brad Absher, a local business owner and developer, expresses frustration with the

decision to deny the rezoning. Mr. Absher explained he spent millions of dollars in the town to make it better and has renovated houses.

Ms. Scheck asks if the decision can be reconsidered when the proposal goes to Town Council. Mr. Lyon's confirms that the town council will receive the minutes and the commission's recommendation. Town Council will then make a determination.

5. COMMISSIONER COMMENTS

No comment made from the commissioners

6. ANNOUNCEMENT OF NEXT MEETING – Thursday, April 9, 2026 @ 7:00 PM

7. ADJOURNMENT

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

Mr. Plocek closed the meeting at 7:34 P.M.

Respectfully submitted,
Trish Marcules
Town Clerk