

**The Town of Selbyville
Planning and Zoning Commission
Minutes of Meeting June 17, 2021**

The meeting was called to order by Chairman Jay Murray at 4 o'clock p.m. Also in attendance were Councilman Richard Duncan, Mike Doyle, Mike West, Ken Madara and Town Manager Stacey Long.

The meeting was properly posted.

The first item on the Agenda was a request for consideration of combining Lots 13, 14 and 15 in the Industrial Park. The property is currently owned by Schanz Land Investment Company, known locally as Alutech United. Mr. Pfaller, vice president of the company, confirmed that he met with the Industrial Park Committee prior to today's meeting. He stated that he bought Lots 14 and 15 in 1998 and built right on top of the dividing line. A few years later he purchased Lot 13. Business is growing and he'd like to add an additional building as close to the existing one as possible. To eliminate setback issues, Mr. Pfaller is requesting that the lots be combined into one parcel. The committee agreed that it seemed like a straightforward request. Councilman Duncan made a motion to approve the request to eliminate lot lines and to combine Lots 13, 14 and 15 in the Industrial Park into one parcel. Motion seconded by Ken Madara and carried by all. **It is the recommendation of the Planning and Zoning Committee that the Mayor and Council accept this request.**

The second item on the Agenda was a Conditional Use Request for Boss Hustle Boutique located in Unit 204 at 5 W Church Street. Fatima Mack, owner of the boutique, currently sells clothing and jewelry. Ms. Mack stated that she'd like to add a non-surgical beauty enhancement services. She explained the procedure, called Laser Lipo, uses ultrasonic sound waves to non-invasively liquefy fat to be expelled through the urinary tract. She stated that it does not require approval through Health or Social Services or other licensing agency. Ms. Mack added that she is certified in body sculpting. Services would be provided by appointment only in a secluded area of the boutique. Councilman Duncan made a motion to approve the Conditional Use Request for Boss Hustle Boutique, located in Unit 204 at 5 W Church Street, to add a non-surgical beauty enhancement service to their existing clothing and jewelry retail store. Motion seconded by Mike West and carried by all. **It is the recommendation of the Planning and Zoning Committee that the Mayor and Council accept this request.**

The last item on the Agenda, consideration of eight waivers for the Coastal Villages project, was presented to the committee by Councilman Duncan. Mr. Ring Lardner, an engineer with Davis, Bowen and Friedel, represented Coastal Villages. He stated that the project previously received preliminary plan approval and that the construction documents are currently under review. He further stated that several of the variances may have been approved as part of the preliminary plan process but that he wanted to "clean up the record" from what was done in the past. Mr. Lardner presented the following requested waivers:

- a. Section 160-9-A-4, Curbing
- b. 160-9-A-7, Buffer Zone Planting
- c. 200-36-D-5-b, Buffer Requirements
- d. 200-36-D-4-c, Open Area/Sidewalks
- e. 200-36-D-4-b, Open Area Requirements
- f. 200-36-D-6-e, Roadways Requirements
- g. 160-10-B-10, Streets

Mr. Lardner presented each request individually. He reviewed the Town Code and details of their request for variance. (See the attached Letter from Davis, Bowen and Friedel, Inc. dated May 12, 2021 detailing each request.)

Mr. Lardner stated that the plan has been approved by almost everyone. He stated that they're working with Duffield Engineering on final comments and with Sussex Conservation on administrative items, adding that they will be seeking final approval from Council in July for Phase 1 only, currently 280 lots. The committee agreed that all requests for waivers are valid and make sense. Councilman Duncan stated that an RPC allows for these types of changes. Mike West made a motion to approve the eight waivers as presented. Motion seconded by Mike Doyle and carried by Councilman Duncan, Mike West and Ken Madara. **It is noted in the Minutes that Councilman Jay Murray abstained from the vote. It is the recommendation of the Planning and Zoning Committee that the Mayor and Council accept this request.**

There being no further business to discuss, Mike West made a motion to adjourn the meeting. Motion seconded by Ken Madara and carried by all.