

**The Town of Selbyville  
Planning and Zoning Commission  
Minutes of Meeting January 18, 2022**

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 consideration of Site Plan Approval for Penco Corporation located at 38488 DuPont Blvd, tax map 5-33-16.00 Parcel 21.00, to construct a 9,000 square foot commercial building with onsite parking and loading areas. Scott Sapna and Jeff Peterson were in attendance representing Penco Corporation. They were accompanied by their engineer Ronnie Carpenter of Carpenter Engineering. Penco Corporation is a wholesale distributor for residential plumbing and heating supplies. Mr. Carpenter stated that two of the three structures on the property have been demolished. He stated that his clients are proposing to construct a 9,000 square foot building to include 1,600 square feet of retail space and the remaining storage space. There are 13 proposed parking spaces and 3 loading bays. Mr. Carpenter stated that they have received their second storm water approval from Sussex Conservation, approval from the town's engineer, and have also received comments from the Fire Marshall which they will address. The only item they are waiting on is a Letter of No Contention from DelDOT. He added that town engineer, Jason Loar, advised that he has no problem offering conditional approval until DelDOT gives their approval. The building will be metal with some stone façade on the front. Included in the 1,600 square foot retail / counter area will be two offices and two restrooms for three employees. Hours of operation will be 7:30 a.m. until 4:30 p.m. Monday through Friday. Members of the Planning and Zoning Committee reviewed details of the plans, to include outside lighting and signage. Mr. Carpenter stated that they have been advised by the town engineer to scope the existing terra cotta lines before making any utility connections. Mike West volunteered that he is pleased to see a new business come to town. Councilman Duncan made a motion to recommend final site plan approval for Penco Corporation located at 38488 DuPont Blvd, tax map 5-33-16.00 Parcel 21.00, to construct a 9,000 square foot commercial building with onsite parking and loading areas. Motion seconded by Mike Doyle and carried by all. **It is the recommendation of the Planning and Zoning Committee that the Mayor and Council approve this request.**

The second item on the agenda was not discussed as the property owner was not ready.

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