

**The Town of Selbyville
Industrial Park Committee
Minutes of the Meeting March 16, 2021**

The meeting was called to order by Chairman Ray Stevens at 4:00 o'clock p.m. Also in attendance were Ken Madara, Clarence Tingle, Frank Smith, Robert Dickerson and Town Administrator Stacey Long.

The meeting was properly posted.

The first item on the agenda was a request by the new owner of 131 Dixon Street, Alex Thorne of Thorne Products, LLC, to operate a new business for repackaging and bottling cleaners, specialty lubricants and automotive products for wholesale distribution to retailers for sale in pharmaceutical production, racing applications and household use. The property is located on Tax Map 5-33-16.00 Parcel 145.00 and was formerly Proper Pitch. Mr. Thorne's father, Jack, gave a brief history of the business. He stated that they have successfully run a business for over 25 years in Pennsylvania. Their products are not hazardous and all have flash points above 300 degrees. Products typically arrive in 55 gallon drums and they mix and repackage on site. He stated that any spillage is well contained and able to be mopped or treated with absorbent materials. Councilman Smith acknowledged that he is familiar with their product. He was, however, concerned about a catastrophic spill into the sewer system and requested to see a diagram of their mixing room and spillage precautions. Mr. Thorne stated that deliveries are unloaded upon arrival so there would be no trucks parked on site. Mr. Thorne stated that it is a family business and has no more than three employees at this time, but that he hopes to develop more products and expand their business once they relocate to Delaware. Councilman Tingle made a motion to accept the request by Thorne Products, LLC to operate a repackaging and wholesale distribution business at 131 Dixon Street. Motion seconded by Bob Dickerson and carried by all. **It is the recommendation of the Industrial Park Committee that the Mayor and Council approve this request.**

The second item on the Agenda was a request from Alutech United, Inc. to expand their business onto the adjacent lot by adding additional buildings, with a discussion about possible setback variance. Alutech United is located at 117 Dixon Street, Tax Map 5-33-16.00 Parcel 141.00. George Pfaller, Vice President, stated that Schanz Land Investment purchased Lots 14 and 15 in 1998, and Lot 13 in 2005 for future expansion. They opened in Delaware with 19 employees and now have 48 employees. He explained that they currently have large quantities of product stored outside and that it's time to expand to Lot 13. He provided a drawing with the proposed 80 foot by 120 foot, 9600 square foot, building, adding that he'd eventually like to double it in size. With the exception of a lunch room and bathrooms, he stated that the proposed building would be primarily dry storage. To eliminate setback issues, Bob Dickerson suggested combining all three lots into one parcel. Stacey agreed and advised Mr. Pfaller to have a surveyor draw up the plans to abandon the property lines and combine the three lots. She added that he'd then present the request to Planning and Zoning for approval and recommendation to the Mayor and Council. If he continued with his current request, Stacey advised that he'd

have to go before the Board of Adjustment, which requires a \$600 fee and is not a guarantee. Mr. Pfaller was very appreciative of the recommendation to combine the lots.

There being no further business to discuss, the meeting was adjourned.