

The Town of Selbyville
Industrial Park Committee
Minutes of the Meeting November 29, 2023

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. Bruce Hrebik and Wil Hrebik owners of 9 Mason Drive were in attendance as well.

The meeting was properly posted.

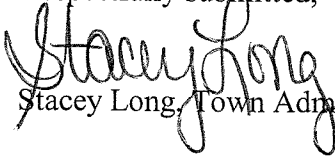
The first item on the Agenda was a request for the addition of two additional buildings for warehousing, one building will be 4,900 square feet and the other approximately 3,800 square feet, located at 9 Mason Drive, TMP # 533-16.00-135.00. Bruce Hrebik stated that the existing building on this parcel was placed at an odd angle on the property allowing it to have the front of the building align with Mason Drive. By this being done, it makes it difficult to place 2 warehouses behind the building without encroaching into the rear and side yard setback. The setbacks in the Industrial Park are 30 front, 20 rear and 20 side. The buildings that are being proposed encroach 7 feet on one side yard setback and 5 feet in the rear yard setback and will be constructed as a pole barn design. The side yard encroachment abuts Discovery Lane, which is a private lane owned by Jeff Wilgus. The rear yard encroachment abuts 103 Dixon Street. The building on that property is located further to the North side of the parcel which will have a lot of distance between the newly proposed buildings and the neighboring building. One building will be insulated to store liquids associated with the turf industry. These are prepackaged containers, and no drainage of chemicals will be entering any of our sewer or storm drain system. There will be no plumbing to the buildings and therefore no Town utility connections are required. The second building will be used for storage as well. Town Administrator Stacey Long explained that if the Industrial Park Committee feels this is a good use for the property to add additional buildings, they would grant approval on the condition they receive an area variance from the Board of Adjustment. Then this will go to the council for same consideration. If approved by both the Industrial Park Committee and Mayor & Council, Mr. Hrebik would then apply for a variance with the Board of Adjustment and there would have to be a public hearing scheduled. Mr. Hrebik has discussed these buildings with DP&L regarding the electric line that would be located under the building, and there are no issues on their end. He also stated there are three entrances to this property for fire department access. He informed the committee that there is approximately two feet between the two buildings.

Bud Tingle made a motion to accept Mr. Hrebik's request for the addition of two additional warehouses with the condition that the Board of Adjustment approve their variance request. Motion seconded by Frank Smith and carried by all. **It is the recommendation of the Industrial Park Committee that the Mayor and Council approve this request.**

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

Respectfully submitted,


Stacey Long, Town Administrator