

**The Town of Selbyville
Planning and Zoning Commission
Minutes of Meeting February 27, 2024**

The meeting was called to order by Chairman Jay Murray at 4 o'clock p.m. Also in attendance were Councilman Chris Snader, Mike Doyle, Ken Madara, Building Inspector Tony Merollini and Town Manager Stacey Long. Mike West and Bill Kirsch were absent.

The meeting was properly posted.

The first item on the agenda was to review a site plan for a 5-lot subdivision on Lynch Road TMP# 533-17.00-156.04, owned by Lighthouse Oaks North, LLC. Bob Palmer of Beacon Engineering stated that he met with the Town Administrator and Town Engineer back in August and discussed the possibility of subdividing the property into 4 lots with the 5th lot being the remaining land. The owner intends to subdivide 4 lots in the first phase and the balance at a later date. He was informed by the town's engineer that there was no capacity in the downstream collection system. The land was evaluated for septic and could construct a low-pressure force main with privately owned E-1 grinder pumps to serve each property. Once the town utilities became available, the property owners would be required to connect to them at that time per a deed restriction. Chairman Murray indicated that DeIDOT requires a minimum of 150-foot lot frontage, and the proposed plans do not meet that minimum requirement. Mr. Palmer stated that the plans were submitted to DeIDOT last Tuesday and they are currently awaiting on their review comments. The 4 lots exceed the town's required minimum lot size requirements at ½ acre lots. The reason behind this is because they plan to install a well and septic on each of the parcels. There is a standard DeIDOT shared entrance design, leaving a width of 60 feet in the tax ditch right of way for a future entrance. The residual lands are being held for future single family lot development for a total of no more than 16 lots. It was discussed why there would not be any downstream capacity once the southeast sewer expansion project is complete. At the time of the initial discussion in August 2023, it was unknown when the sewer project would be finished, and capacity was not available then. The Town Manager stated she would discuss this with the Town Engineer and get back to them. Mr. Palmer stated that it was the original intention of the property owner to build a conventional subdivision with interior access to all the lots connected to town utilities. Councilman Snader made a motion to table this site plan until investigation on the amount of time that sewer capacity is available to this property for consideration of the entire project in lieu of just 4 lots. Motion seconded by Ken Madara and carried by all. **It is the recommendation of the Planning & Zoning Commission to table this request.**

The second item on the agenda is to review plans for a speech therapy center located at 38070 DuPont Blvd., TMP# 533-16.00-38.00, owned by Billy Banning Enterprises, LLC. Mr. Banning informed the Planning & Zoning Commission that he has a tenant interested in utilizing the farmhouse on this property as a speech therapy center. The business owners have a location in Salisbury and are planning to expand into Sussex County. He provided copies of the proposed plan for the site and house renovations. The fire marshal has requested some changes, and he plans to make those changes as required. He will also be adding a handicap ramp in the rear of the structure. The entrance and exit will be on the shared access road that will be shared between

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his property and Holly Kia as approved with their site plan. When that is complete, the existing horseshoe entrance will be abandoned. There are no future plans to subdivide this parcel from the dance studio. There is adequate parking for both the employees and patients. He will be coming back in the fall for plans with a new sign on the property. The commissioners all agreed this is an added asset to Selbyville. Mike Doyle made a motion to approve the plans as presented and to proceed with the building permit application process. The motion was seconded by Ken Madara and carried by all. **It is the recommendation of the Planning & Zoning Commission to approve the conversion of the farmhouse into a speech therapy center.**

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

Respectively submitted,


Stacey Long, Town Administrator