

**The Town of Selbyville  
Planning and Zoning Commission  
Minutes of Meeting May 28, 2024**

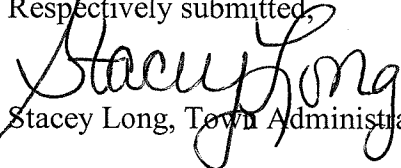
The meeting was called to order by Chairman Jay Murray at 4 o'clock p.m. Also in attendance were Councilman Chris Snader, Bill Kirsch, Ken Madara, Mike Doyle, Building Inspector Tony Merollini, and Town Administrator Stacey Long.

The meeting was properly posted.

**The first item on the agenda** was a conditional use request for a boat storage lot located at 32602 Lighthouse Road, owned by Roy Creek Holdings, TMP# 533-18.00-35.02. Zak Smith, of Rt 113 Boat Sales, informed the commissioners that they will be placing a 6-foot chain link fence on the property and planting 5-foot Leeland Cypress trees to buffer this property from the Channel Drive residents. He plans to install lighting facing inward so as not to intrude on surrounding property owners. They will gravel the property in 3 phases. This property is only being utilized to store shrink wrapped boats to give him additional space on his property located on Cemetery Road. If this gets approved, then they plan to expand their showroom on the Cemetery Road site. Town Administrator Stacey Long explained that this property applied for annexation earlier this year and both the Annexation Committee and Mayor & Council approved this use with the annexation, but they would still have to go through the conditional use process due to the property being zoned R4. The only district that allows storage is General Commercial (GC) and they did not want to zone it GC as the permitted uses are large-scale commercial, and that is not the intent for this area. Councilman Snader stated that Mr. Smith has done his due diligence in working with the Lighthouse Lakes residents with landscaping and tree planting. It was reiterated that there would not be any working on boats, and that he and his employees would be the only ones in and out of the storage yard. Owners of the boats will not have access to this area. They have a 25-foot tax ditch easement along the property. The plan is to keep approximately 50 boats at the Cemetery Road location and move approximately 200 boats to this property on Lighthouse Road. His intentions are to have the boats moved to this location by September. They do not plan on stacking boats at this location. Once this is approved through the town, he will go through the DelDOT process to obtain an entrance permit. Councilman Snader made a motion to approve the conditional use as requested. The motion was seconded by Ken Madara and carried by all. **It was the recommendation of the Planning & Zoning for the Mayor & Council to approve this request.**

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

Respectively submitted,

  
Stacey Long, Town Administrator