

**The Town of Selbyville  
Planning and Zoning Commission  
Minutes of Meeting November 26, 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, Town Administrator Stacey Long, and Building Inspector/Code Enforcement Officials Tony Merollini and Ed Ackerman.

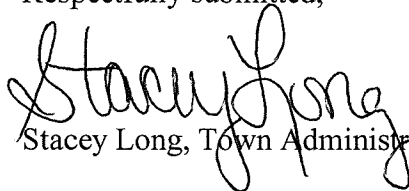
The meeting was properly posted.

**The first item on the agenda** was consideration of a partitioning request located at 210 Hosier Street Ext., TMP #533-16.00-16.00 owned by Karen & Keith Long. Steve Turner of Cornerstone Surveying presented the partitioning request for the applicants. This unique piece of property has the same parcel number as two other pieces of property further down the road. The owners obtained a recent survey of the property, and it was discovered the partitioning of the land with the house, 210 Hosier St. Ext., was not followed through years ago when the remaining parcels were partitioned off. Ken Madara made a motion to approve the partitioning as presented. The motion was seconded by Mike Doyle and carried by all. **It was the recommendation of the Planning & Zoning Commission for the Mayor & Council to approve this request.**

**The next item on the agenda** was consideration of final plan approval for Selbyville Textile Printing, located at 38177 & 38183 DuPont Blvd., TMP #'s 533-16.11-22.00 & 23.00. Ryan Blakeney of Plitko Engineering informed the commissioners that there are two lots and one of the existing driveways will be used as the ingress and egress for the business. There will not be any drive/walk-up customers, as it is by appointment only. There is a small showroom on the first floor to show products. The remaining area will be used to house large-scale plotters and printers. The offices will be located on the second floor. All required agency approvals have been obtained and the Town Engineer recommends approval of this project. This will be a two-story metal building. The first floor is 9,900 square feet and there is a half second floor of 2,700 square feet. There will be lights on the building but no parking lot lights. The site will have 15 parking spaces and intends to have approximately 12 employees. There will be a fence erected behind the building to buffer the residential lots that abut this property. The business uses all water-soluble ink, so no chemicals will be utilized. Councilman Chris Snader made a motion to approve the final site plan as presented. The motion was seconded by Ken Madara and carried by all. **It was the recommendation of the Planning & Zoning Commission for the Mayor & Council to approve this request.**

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

Respectfully submitted,

  
Stacey Long, Town Administrator