

**The Town of Selbyville
Planning and Zoning Commission
Minutes of Meeting January 22, 2025**

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, Bill Kirsch, 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 5' variance to the front yard setback for all properties within the Maple Crest subdivision, decreasing the setback to 25'. Kevin Prenderville of Insight Homes was in attendance on behalf of the current owner. Insight Homes is planning to purchase the property, and the homes that they plan to build are a challenge with the building restriction lines (BRL). Some of the homes will be less than 10 feet between the house and the BRL. He further explained that some of the houses back up to a ditch where the property line is in the center of the ditch. With the small rear yard setback and the property line being in the center of the ditch, it is impossible to fit their product on the lots. They are requesting to reduce the front yard setback from 30 feet to 25 feet, allowing the product to fit better on the lot and allowing a little bit bigger backyard. The products that will be built will be between 1,600-1,800 square feet. Councilman Chris Snader made a motion to approve the 5' variance 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.**

The next item on the agenda was consideration of final plan approval for a warehouse, located at 50 N. Main Street, TMP# 533-16.12-35.00, owned by Leimbach Investments, LLC. Bob Palmer of Beacon Engineering presented the request on behalf of the applicant, Matt Leimbach. He presented a final site plan to the commissioners that is essentially the same as the preliminary site plan approved months ago. There was one minor change based on the Fire Marshal's comments and some parking spaces had to be relocated, however, the number of parking spaces remains the same as approved at the preliminary stage. The reason for this was they wanted a 15-foot fire access in lieu of 10 feet. The stormwater runoff is to an existing private ditch on the north of the property line. The owner is currently working with the owners of the adjoining property for a private easement, so Mr. Leimbach will be responsible for maintenance of the ditch from there on out. They also plan to replace the existing 12-inch corrugated pipe with an 18-inch pipe so that the stormwater does not run off into the neighbors' yards and ultimately cause erosion along the ditch line. The new building is only being utilized as accessory storage to the main building. There will be no utility connections to the new building. The Fire Marshal has required the owner to add an additional fire hydrant. The requirement is to have a fire hydrant within so many feet. There is a hydrant within minimal feet of the required distance. They are hoping the fire chief agrees that the closest hydrant is a responsible pull for their equipment and submit a letter to the Fire Marshall requesting a deviation from this requirement. Whichever way it is ruled, they will either be required to add the hydrant or be waived from that requirement.

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The town engineer has reviewed the final site plan and has recommended approval contingent upon receiving the Fire Marshal's and Soil Conservation District's approvals, which are forthcoming. Bill Kirsch made a motion to approve the final site plan 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 third item on the agenda was consideration of a minor subdivision located at 38225 Derrickson Lane, TMP #533-17.00-59.01, owned by Frederick Lawrence, Jr. Town Administrator Long stated that our engineer and solicitor had reviewed this as a partitioning in lieu of a minor subdivision. The question that was presented was that the road that leads to the newly created lot is a private road and a separate parcel. The issue is there needs to be some legal jargon in place stating that if that private road is ever sold as a separate parcel, then the newly created lot will have permanent access to the property, regardless of ownership. Councilman Chris Snader made a motion to table this item until the engineer and solicitor review the revisions as submitted by the surveyor. The motion was seconded by Ken Madara and carried by all.

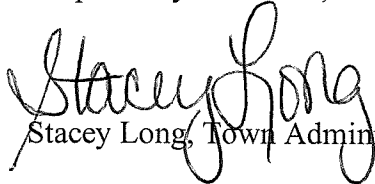
The fourth item on the agenda was a conditional use request for two food trucks/trailers located in the rear yard of 13 W Church Street, owned by Talgia LLC, TMP #533-16.16-9.00. Mr. Scerra stated that he would like to place two food trucks or trailers in the rear yard, adjacent to the Town's leased municipal parking lot owned by Salem Church. The hours of operation would be 11am-8pm, six days per week. Water would be disposed of offsite, and a new electric service line would be run to service electricity to the trucks/trailers. It was asked if the Pastor of Salem Church had been approached regarding the utilization of parking spaces when patronizing the trucks/trailers and possibly interfering with their parking during services and other events. Councilman Snader stated he would contact the Pastor and discuss this with him prior to the Mayor and Council's final approval on February 3, 2025. Mr. Scerra said he would be willing to work around the hours if it were requested of him during special events or services. Bill Kirsch made a motion to approve the conditional use as requested. The motion was seconded by Councilman Snader and carried by all. **It was the recommendation of the Planning & Zoning Commission for the Mayor & Council to approve this request.**

The fifth item on the agenda was consideration of Coastal Villages Phase 1 amenities plan. The amenities plan includes a pickleball court, playground, inground pool and a clubhouse. There will be approximately 40 parking spaces in this area. Coastal Villages Phase 1 is approximately 40% complete with the construction of homes. There will be a chain-link fence surrounding the amenities area as well. Councilman Chris Snader made a motion to approve the Coastal Villages Phase 1 amenities 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.**

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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.

Respectfully submitted,


Stacey Long, Town Administrator