

**The Town of Selbyville
Planning and Zoning Commission
Minutes of Meeting April 15, 2025**

Chairman Jay Murray called the Planning & Zoning Commission meeting to order at 4 p.m. Commissioners Ken Madara, Mike Doyle, and Bill Kirsch were in attendance. Councilman Chris Snader was absent. Also in attendance were Town Administrator Stacey Long and Building Inspector/Code Enforcement Official Tony Merollini.

The **first item on the agenda** was discussions on parking restrictions for campers or other trailers in town. Administrator Long stated that several complaints have been filed on two properties located on S. Williams Street. She passed out pictures to the commissioners of the two properties in question. It is both Administrator Long's and Inspector Merollini's opinion that the two trailers are legally parked in the yards and not in violation of the town code. One trailer is in the driveway and the other is in the side yard, as the code requires. It extends approximately 10 feet past the house, and it is as far back as it can go due to a fence in the rear yard. The commissioners agreed that they do not see any issues with the two trailers in question. It was the recommendation of Administrator Long and Inspector Merollini, that they consider revising the language in the code to make it clearer. The code currently states: *Storage of a boat trailer or camp trailer or a boat, but not in a front yard, provided that it is not used for living purposes while parked or stored.*

It was the recommendation of the Planning & Zoning Commission that the Mayor & Council revise the language in the code to allow campers, boats and other trailers to be parked in their driveways and the side yards, however, they can extend past the front of the house, but not so much that it hinders vision for vehicles entering and exiting the residence. Once the language is drafted, the commissioners would like to review it before holding the public hearing.

The **second item on the agenda** was discussions on short-term rentals. Administrator Long stated that the town code is silent on the definition of short-term and long-term rentals. The code refers to rentals in general. Atlantic Lakes' HOA member, Charles McMillon, asked how the town identifies short-term versus long-term rentals when issuing a rental license. Town Administrator Long stated that landlords are required to submit a copy of their lease agreement when applying for their rental license. This allows the town to identify how long the lease agreement is in place. Currently, the town has not issued any short-term rental licenses. It was also inquired about how the town would know if a

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property is being rented on a short-term basis. Administrator Long responded that we would typically rely on neighbors or HOA members contacting the town and notifying us. Until a complaint is lodged, the town cannot begin to investigate the possibility of the property being a short-term rental. If the town decides to permit short-term rentals, we will need to come up with rules and regulations that would have to be followed. Then the HOAs could come up with their rules and regulations as long as they don't conflict with the town's code. The HOA requirements can be more stringent than the town's, however, it would be up to them to enforce their own rules. The town would only be permitted to enforce what our code requires. It was asked that if the town chooses to prohibit short-term rentals, would the existing ones be considered grandfathered. Administrator Long responded that no, they could not be grandfathered because the town has not issued any short-term rental licenses; therefore, they violate the code for not applying for a license. If the town did issue licenses for short-term rentals, then the answer would be that they would be deemed a "non-conforming use" and would be allowed to continue until the use ceases to exist. She will confirm with the solicitor if it could continue indefinitely or until the expiration of the license year.

After much discussion, Bill Kirsch made a motion to prohibit short-term rentals in all zoning districts and to include language that defines long-term rentals. The motion was seconded by Ken Madara and carried by all. **It was the recommendation of the Planning & Zoning Commission that the Mayor & Council approve this amendment to the code.**

There being no further business, Mike Doyle made a motion to adjourn the meeting. The motion was seconded by Ken Madara and carried by all.

Respectfully submitted,


Stacey Long
Town Administrator