

**Town of Millington
Planning Commission
Minutes of the Meeting
February 22, 2024**

Call to order: The meeting of the Planning Commission for the Town of Millington was called to order at 6:30 pm by Chair Joyce Morales. The Commissioners in attendance were Moe Morton, Rita Jackson, Patty Cartagena-Santiago, and Rocky Datta

Minutes: Minutes of December 28, 2023, were reviewed. Cartagena-Santiago entered a motion to approve, Morton seconded the motion, vote of 5-0 was entered.

Public: In attendance were Freeman Evans and John Carroll

Reports: All reports were reviewed.

New Business:

- La Cascada Restaurante – amended sign permit; approved.
- Millington Senior Village and the community/business park project is moving forward; Delmarva Power met with Manning to discuss the installation of conduit and transformers along the current dirt lane on the north side of the property. 42 RFPS were sent to banks for a loan to replace roof and fire suppression for the community/business park; Frank Hodgetts is considering renting office space at the community/business park for use as a leasing office.
- A site plan review was presented by John Carroll and Freeman Evans for the development of the Freeman Evans property, north of Millington Road, the development of the property will be done in stages. The plans showed open spaces/ recreation areas, commercial lots, buildable house lots, sidewalks, roads, and protected afforestation area. The housing lots will be 8,216 square foot, due to topography a pump station will be installed with all sewer lines feeding to the pump station. The townhouse section is planned for the front of the development. Admin Manning explained Evans and Carroll are doing the site plan for the property, once site plan approval occurs, they plan to transfer everything to a developer. Admin Manning explained the Planning Commission will have say on the house design, streetlights, sidewalks, street parking, trees, and playground areas.
- Admin Manning shared she met with the Maloney's; they are currently talking to a developer. Manning and the Maloney's discussed the steps to be annexed. The Maloney's are working with an attorney to present a request for annexation agreement in the near future.
- Subdivision amendment - with all the new development that will be happening around the Millington area in the future, the subdivision ordinance needs to be updated, clarification of the difference between a minor and major subdivision, procedures for application and approval need to be established; Manning asked the Commission members to review and be prepared to discuss.

Planning Commission Comments:

Joyce Morales asked about a variance for the bottom floor of 406 Back St from a commercial site to a residential apartment. Admin Manning will compile the paperwork and send to Morales for completion.

Rocky Dutta shared he may need the same sort of variance for 405 Cypress Street if no businesses are interested in renting.

The next meeting will be on March 28th at 7:00 pm. With no further discussion a motion to adjourn the meeting was made by Santiago at 8:15PM, a second made by Morton, a vote of 5-0 was entered.

Respectfully Submitted,

Jill Stakey, Town Clerk