

Planning & Zoning was held on Wednesday, February 11, 2026, at 7:00 p.m. The following members were in attendance Planning Chair Brent Boyce, Randy Hill, Angie Calio-Quillen, Randy Radish, Dan Ash, and George Sakellis. Also, in attendance were Town Manager Jamie Smith, Fire Chief Jeff Hill, David Kuklish from Boheler Engineering, Dave Cantera and Fred Wittig. It was noted that Planning Member Amy Handy was absent.

Planning Chair Boyce stated an amended Preliminary Site Plan pertaining to Truitt Farm Retail, County Seat Highway, Tax Map #232-12.00-16.00 was submitted for P&Z review. Mr. Kuklish stated the amended site plan is to include additional three tenants to the plan with one lot being 7,000 square feet, the second lot being 1,000 square feet, and a third lot being a car wash. He advised there will be still one vacant pad site. He stated all lots meet or will exceed all parking requirements in the town. He stated sidewalks will be in place from Bargain Bills to Nanticoke Immediate Care as well as water and sewer being extended to a service road. The entrance will be moved further south based on the feedback from Del-DOT.

Planning Member Calio-Quillen inquired who will be responsible for the road off Rt. 13. Mr. Kuklish stated the owner will be responsible.

Planning Member Calio-Quillen inquired how the runoff will get to the pond. Mr. Kuklish stated storms drains will lead to the ponds.

Planning Member Calio-Quillen stated she is concerned about the storm ponds being done to code and who will inspect them. Mr. Kuklish stated the storm ponds will be part of the construction and Soil Conservation will oversee inspections.

Planning Member made a motion to accept the Amended Preliminary Site Plan pertaining to Truitt Farm Retail, County Seat Highway, Tax Map #232-12.00-16.00 as presented and to move forward with a public hearing on Wednesday, March 11, 2026. Planning Member Hill seconded the motion. Vote was 5-0, with Planning Member Radish abstaining and Planning Member Handy absent.

The Planning & Zoning Minutes of December 10, 2025, were presented for review and adoption. Planning Member Radish made a motion to accept the minutes as presented. Planning Member Calio-Quillen seconded the motion. Vote was 6-0, with Planning Member Handy absent.

With there being no further matters to discuss, Planning Member Radish made a motion to adjourn the meeting. Planning Member Ash seconded the motion. Vote was 5-0, with Planning Member Handy absent.

Meeting Adjourned at 7:15 p.m.