The Mayor and Council of Middletown
General Administration
19 W. Green Street
Middletown, DE 19709

PLANNING & ZONING MEETING

OCTOBER 15, 2026

ATTENDEES: **David Chillas, Chair**
Morris Deputy, Town Manager
Frank Bailey, Fire Chief
Keith Thompson
Chuck McCausland
Gretchen Rachko
Jenn Parrish
Joe Pontak
Donald Hall

AGENDA:

1. 41 W. Main Street – Historic Review of planned exterior renovations.

Joe Olivero of J.W. Tull Contracting presented the full exterior renovation proposed for 41 West Main Street. He said the following would be the planned renovations:

- Existing wood exterior, windows, and first-floor exterior doors to be removed and replaced.
- White vinyl ProVia windows with grilles matching existing layout.
- Steel ProVia doors, including front door with two sidelights and full transom.

- New siding and roofing materials specified:
  - CertaPlank seven-inch siding and one Cedar Impressions shake-style section.
  - Charcoal-gray siding and Landmark Pro Driftwood roof shingles.
  - Black EPDM roofing for front porch.
- Exterior details largely retained:
  - Front porch posts, beams, and railings to remain intact.
  - Existing architectural angles over front windows to be preserved and metal-capped.
  - Yankee gutter to be replaced with traditional 5K gutter system to reduce drainage-related leaks.
- No major structural reconfiguration planned:
  - Roof lines, dormers, bump-out, rear addition, and overall house shape unchanged.
  - Repairs limited to deterioration, rot, or structural failure discovered during work.
  - Exterior wood to receive black metal capping rather than exposed paint finish.

Jenn Parrish asked about whether there were colors or other aesthetics the Commission should be adhering to with these applications. Town Manager Morris Deputy said the Historic Code's standards are described as compatibility with neighborhood scale, color, material, and character. Mr. Tull said the owners believe the colors selected are compatible with the surrounding buildings, especially Sully's, CrossFit and others, with the natural colors they have selected.

Donald Hall questioned whether the proposed charcoal-gray and brown finishes fit historic context. Chair David Chillas said it is hard to tell how many times this building has changed colors over the years, but the presented colors seemed to fit into the downtown feel.

Mr. Tull said the original front door needs to be evaluated. Donald Hall mentioned the Historical Society may be interested in the front door.

Jenn Parrish asked whether the Historical Society had been contacted regarding this property. Mr. Tull said he did not know he was required to do so. Mr. Deputy explained that it is not required, but it would not hurt to talk to them to see if there were any parts of the building considered valuable to the historic downtown's appearance.

Public Relations Officer Kristen Krenzer said she would reach out to the Historical Society before the Mayor & Council meeting to see if they had concerns.

The applicant was asked whether the property would be residential or commercial. The property will be used for business purposes per the applicant.

Moved by Keith Thompson and seconded by Gretchen Rachko to approve the Historic Review. Motion Carried Unanimously (5-0).

2. 693 Industrial Drive – Conditional Use Permit request for a construction company and warehouse sales (Dependable Construction of Delaware, operating as Bargain Barn) in an M-I zoned area to include a construction company and sales of scratch and dent appliances, grills, lawn mowers. CU-22-26. Tax Parcel No. 23-010.00-041.

William Houey, owner of Dependable Construction of Delaware presented.

- The company currently has offices in Wilmington and he has benefited from discounts on items at stores like Lowe's and Home Depot while completing many construction jobs.
- Bargain Barn will include items such as lawn mowers and appliances. The only difference between the items he has in stock and those at the stores is that they are usually "last year's models" but the warranties are valid and they are in good shape.
- The building includes approximately 3,500 square feet of space.

Jenn Parrish asked how many employees will be at the store. Mr. Houey said there will be 12 employees at the construction company and four employees at Bargain Barn. Mrs. Parrish added that she loves this is coming to Middletown.

Joe Pontak asked if there would be heavy equipment stored there. Mr. Houey said no, his equipment is all stored at the Wilmington location.

Moved by Jenn Parrish and seconded by Joe Pontak to recommend Mayor and Council approve 693 Industrial Drive – Conditional Use Permit request for a construction company and warehouse sales (Dependable Construction of Delaware, operating as Bargain Barn) in an M-I zoned area to include a construction company and sales of scratch and dent appliances, grills, lawn mowers. CU-22-26. Tax Parcel No. 23-010.00-041. Motion Carried Unanimously (5-0).

3. 128 Patriot Drive, Suite 3 – Conditional Use Permit request for an indoor golf simulator facility in an M-I zoned area. The facility will be a reservation-based, 24/7 facility with complete automation and security monitoring. CU-23-26. Tax Parcel No. 23-041.00-015.

Ryan Tudor, one of the co-founders of the Simmy, an indoor golf facility, presented.

- The plan for this location is to hold two simulator bays powered by Trackman technology. Customers will book online an hour at a time and will receive a pin code to enter at their leisure.

- No more than 8 people will be in the facility at one time, four per bay.

Gretchen Rachko asked if there would be an attendant at the facility. Mr. Tudor said no, there would not. Ms. Rachko said she would have safety concerns about that.

Mr. Tudor said the security system would always have eyes on the facility and the people who sign up to use the facility will have to sign a participation waiver. The security system is monitored by technology that detects if someone is hurt, over-occupancy or other issues.

Donald Hall asked how they control people violating the rules. Mr. Tudor said it will be written in the waiver that there could be fines if people bring more people than they are supposed to or other issues.

Mr. Hall asked what happens if someone has a heart attack in the facility. Mr. Tudor said the technology recognizes that and police and EMS will be alerted.

Ms. Rachko asked if there is an age limit to rent. Mr. Tudor said attendees must be 18.

Mr. Pontak asked about the parking allocation at the site. Mr. Tudor said they have four spots but he believes people will travel to the location as groups, so there should be plenty of spaces.

Moved by Joe Pontak and seconded by Keith Thompson to recommend Mayor and Council approve 128 Patriot Drive, Suite 3 – Conditional Use Permit request for an indoor golf simulator facility in an M-I zoned area. The facility will be a reservation-based, 24/7 facility with complete automation and security monitoring. CU-23-26. Tax Parcel No. 23-041.00-015. Motion carried 4-1. (Ms. Rachko voted no due to concerns about safety and people causing havoc inside the building).

Moved by Joe Pontak and seconded by Donald Hall to adjourn. Motion Carried Unanimously.

We believe these minutes accurately reflect what transpired; however, we will appreciate comments involving a different understanding of what occurred. Unless we are notified in writing to the contrary within 10 days after receipt, we will assume all in attendance concur with the accuracy of this transcription.

Respectfully Submitted,

Morris Deputy, P.E.
Town Manager

Kk 10/22/26
Cc: Mayor & Council
P&Z Members
Verdantas