

The Mayor and Council of Middletown

General Administration

19 W. Green Street
Middletown, DE 19709



PLANNING & ZONING MEETING

SEPTEMBER 17, 2026

ATTENDEES: David Chillas, Chairman
Morris Deputy, Town Manager
Frank Bailey, Fire Chief
Chuck McCausland
Joe Pontak
Gretchen Rachko
Keith Thompson

AGENDA:

1. 108 Patriot Drive, Suite D – Conditional Use Permit request for an athletic academy, performance, and fitness training facility (First State Performance, LLC) in an M-I zoned area. CU-17-26. Tax Parcel No. 23-041.00-005.

Hunter Moyer presented this request.

- As a Delaware native, Mr. Moyer would like to expand the business in Middletown.
- There are two locations currently located in Fruitland, Maryland and in Berlin, Maryland.

Moved by Keith Thompson and seconded by Chuck McCausland to recommend Mayor and Council approve 108 Patriot Drive, Suite D – Conditional Use Permit request for an athletic academy, performance, and fitness training facility (First State Performance, LLC) in an M-I zoned area. CU-17-26. Motion Carried Unanimously.

2. 119 Patriot Drive, Suites A, B & C – Conditional Use Permit request for Momentum Volleyball Club to operate an indoor youth athletic and recreational facility for volleyball practices, training, clinics, leagues, camps, open gyms, and club programs. May be used for pickleball at times in an M-I zoned area. CU-18-26. Tax Parcel No. 23-041-00-019.

Greg McCusker presented this request on behalf Randy Day and Momentum Volleyball Club.

- Momentum Volleyball is currently operating out of 108 Patriot Drive and is looking to expand to 119 Patriot Drive to handle the growth of the business.
- The new space would expand operations to include practices, clinics, leagues, camps, and other indoor sports programming.

Joe Pontak asked if the expansion would provide suitable parking and if the focus was to drive more customers to the business. Mr. McCusker responded there are approximately 15 parking spaces at the new location, but the need is for additional indoor space. He is willing to work with neighboring businesses and the Town regarding additional parking if the need arises.

Moved by Chuck McCausland and seconded by Joe Pontak to recommend Mayor and Council approve 119 Patriot Drive, Suites A, B and C – Conditional Use Permit request for Momentum Volleyball Club to operate youth athletic and recreational facility for volleyball practices, training, clinics, leagues, camps, open gyms, and club programs. May be used for pickleball at times in an M-I zoned area. CU-18-26. Motion Carried Unanimously.

3. 1100 Industrial Drive, Suites 4 & 5 – Conditional Use Permit request for a residential plumbing, heating, and cooling contractor (Triton Services LLC) to utilize the space for its offices, warehouse, training, and dispatch in an M-I zoned area. CU-19-26. Tax Parcel No. 23-012.00-020.

Wade Bendler presented this request.

- The business will store equipment, tools, and materials on site.
- The business will not operate as a retail or manufacturing space and will not generate significant traffic.
- Technicians will stock vehicles with materials and equipment and proceed to service calls.

Gretchen Rachko asked if any chemicals will be stored on-site. Mr. Bendler replied refrigerant would be stored on-site to be stocked onto vehicles for service calls.

Mr. Pontak asked if the coolant is combustible. Mr. Bendler replied that older materials such as R22 and 410A are not, but newer refrigerants such as A2L are mildly flammable. Protocols are taken during installation and there is no concern for any issues to arise during storage, as it will not combust without an open flame.

Mr. Pontak asked if there were any fire codes or Fire Marshal reviews that needed to take place. Frank Bailey, Fire Chief replied the Fire Marshal will review the plan during the approval process and will provide comments for compliance prior to the business opening.

Moved by Gretchen Rachko and seconded by Keith Thompson to recommend Mayor and Council approve 1100 Industrial Drive, Suites 4 & 5 – Conditional Use Permit request for a residential plumbing, heating, and cooling contractor (Triton Services LLC) to utilize the space for its offices, warehouse, training, and dispatch in an M-I zoned area. CU-19-26. Motion Carried Unanimously.

4. 700 N Broad Street, Suite B – Conditional Use Permit request for the operation of a self-storage facility (Extra Space) in an M-I zoned area. CU-20-26. Tax Parcel No. 23-003.00-009.

John Furgele with Construction Services Group presented this request on behalf of Extra Space Storage.

- The business will occupy a portion of 700 N Broad Street for their self-storage operations.

Mr. Bailey asked if this location was the previously Johnson Controls. Mr. Furgele confirmed. Mr. Bailey asked if the storage facility would be one-story due to the ceiling height in parts of the building. Mr. Furgele replied it would be one-story.

Mr. Bailey asked if the top of the storage units would be fenced and about lighting. Mr. Furgele replied fenced material would be used to allow for sprinklers and lighting.

Moved by Keith Thompson and seconded by Chuck McCausland to recommend Mayor and Council approve 700 N Broad Street, Suite B – Conditional Use Permit request for the operation of a self-storage facility (Extra Space) in an M-I zoned area. CU-20-26. Motion Carried Unanimously.

5. 735 & 745 Levels Road, Parcel 5 & 6 of the Poole East Subdivision – Conditional Use Permit request for the operation of self-storage facilities in a C-3 zoned area. CU-21-26. Tax Parcel Nos: 23-049.00-044 and 23-049.00-045.

This item was tabled at the request of the developer.

6. 735 & 745 Levels Road, Parcel 5 & 6 of the Poole East Subdivision – Preliminary Major Land Development Plan for self-storage facilities. Parcel 5 proposes a 122,760 square-foot +/- three-story climate controlled self-storage facility and a non-climate controlled single-story self-storage of 4,000 square-feet for a total of +/- 126,760 square-feet. Parcel 6 proposes a 93,600 square-foot +/- three-story climate controlled self-storage facility. The project proposes to develop Parcel 5 in the first phase with Parcel 6 as a second, future phase in a C-3 zoned area. Tax Parcel Nos: 23-049.00-044 and 23-049.00-045.

This item was tabled at the request of the developer.

7. 18 & 20 W Lockwood Street – Minor Subdivision Plan for the adjustment of the common lot line between the two parcels for construction of a single-family, semi-detached dwelling in an R-2 zoned area on 0.13 +/- acres. Tax Parcel Nos. 23-005.00-071 and 23-005.00-072.

Dennis Hulme with Woodin Associates presented this plan.

- The existing structure will be demolished and replaced with two semi-detached single-family dwellings.
- The width of the lot on the left is 18 feet, while the width of the lot on the right is approximately 32 feet.
- The proposal would create two 25-foot-wide lots with a 20-foot-wide homes and a 5-foot side yard.
- This project will go before the Board of Adjustment later this month to request variances regarding the side yard setbacks, lot width, and lot size requirements.

Mr. Pontak asked if this proposed plan would be like the project at 21 and 23 Anderson Street. Mr. Hulme replied yes. This project would have similar architecture as the homes at 21 and 23 Anderson Street with minor changes to the façade.

Moved by Joe Pontak and seconded by Gretchen Rachko to recommend Mayor and Council approve 18 & 20 W Lockwood Street – Minor Subdivision Plan for the adjustment of the common lot line between two parcels for construction of a single-family, semi-detached dwelling in an R-2 zoned area on 0.13 +/- acres. Motion Carried Unanimously.

8. 13 Pennington Street – Minor Subdivision and Lot Line Adjustment Plan for the adjustment of the lot line on Parcel 23-005.00-102 to fix the existing property line that runs through the existing building and to subdivide the remaining parcel into two lots for the construction of a single-family, semi-detached dwelling with associated improvements in an R-2 zoned area. Tax Parcel Nos: 23-005.00-102 and 23-005.00-103.

Matt Brickley with Morris & Ritche Associates presented this plan.

- Adjust the lot line that runs through the existing church.
- The parking in the front of the church would still be accessible.
- The semi-detached home would be in the rear of the lot.
- Building plans were not accessible at the time of this meeting.

Chuck McCausland asked if there will be a driveway from the parking lot to the semi-detached home. Mr. Brickley replied there is an easement at the property to the right. The driveway will loop around to provide access and potentially maximize more parking for the church.

Mr. Bailey questioned if the lot line adjustment and driveway Mr. Brickley is referring to is off Pennington Street. Mr. Brickley confirmed. Mr. Bailey asked where the vehicles from the semi-detached homes will park. Mr. Brickley stated garages will be provided as well as additional parking spaces located in front of the garages.

Mr. Pontak asked Morris Deputy, Town Manager if the proposed project needs to appear before the Commission once the building plans are prepared. Mr. Deputy replied building permits will be required but is not considered a requirement for the Commission's review. Mr. Deputy further explained often the builder will only show the building footprints with specific model home styles submitted later. Mr. Pontak noted his inquiry was made from curiosity and would not change his vote on the matter.

Moved by Chuck McCausland and seconded by Joe Pontak to recommend Mayor and Council approve 13 Pennington Street – Minor Subdivision and Lot Line Adjustment Plan for the adjustment of the lot line on Parcel 23-005.00-102 to fix the existing property line that runs through the existing building and to subdivide the remaining parcel into two lots for the construction of a single-family, semi-detached dwelling with associated improvements in a R-2 zoned area. Motion Carried Unanimously.

Moved by Joe Pontak and seconded by Keith Thompson 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

KJ – 9/23/26
Cc: Mayor & Council
P & Z Members
Verdantas