

Planning & Zoning Meeting Minutes

January 28, 2026

Meeting called to order at 6:38 p.m.

Pledge of Alliance- Rebecca

Moment of Silence- Rebecca

Roll Call

Members Attending: Rebecca Marasco, John Willard, James Fennemore, Jilana Wilson

Absent: Luke Thomas

Jim made a motion with a second by Jilana to excuse Luke 's absence. Rebecca, John, Jilana, and Jim, Aye. None Opposed. Motion carried.

Staff Attending: Roseann Lamar-Town Clerk, Michael Wooleyhand-Town Manager

Attendees: Shatiik Aiken-Graham, Barbara Brown

Adoption of Agenda:

John made a motion with a second by Jilana to approve the agenda as presented with the amended for the conditional use under new business to go first. Rebecca, John, Jilana and Jim, Aye. None Opposed. Motion carried.

Adoption of Minutes:

John made a motion with a second by Jilana to approve the minutes as presented. Rebecca, John, Jilana, and Jim, Aye. None Opposed. Motion carried.

New Business:

- Conditional Use-28 Filbert Drive
- Mr. Graham is asking for a conditional use to use his home for a home-based wholesale motor vehicle dealership office.
- Mr. Graham stated that he is a middleman for car dealerships and auctions.
- The dealerships tell Mr. Graham what type of cars they are looking for, and Mr. Graham goes to auctions in New Jersey, Maryland and Pennsylvania and bids on the vehicles then has them transported to the dealerships that he deals with for resale.
- Stated that the dealerships he deals with are in both Smyrna and Dover.
- To apply for the conditional use, she will need her grandmother to fill out and sign the application due to the house is in her name.

- This business will operate strictly as a home-based business for record keeping and compliance purposes per DMV requirements.
- Mr. Graham stated that there will be no retail vehicle sales to the public, no customer walk-in traffic, and no onsite vehicle display or storage at this location.

John made a motion to accept the Conditional Use request at 28 Filbert Drive for the use home-based motor vehicle dealership office and to recommend Conditional Use to go before the Mayor and Council on the next meeting on Monday March 2nd, 2026. Following the Public Hearing scheduled for Tuesday, February 24th, 2026, at 6:00p.m.

- Lot line adjustment-5 N. Railroad Ave/Wyoming Tavern
- Mrs. Brown presented plot plan for lot line adjustment stating that the line runs down the middle of the tavern and package store.
- She would like to dissolve that line and just make it into one parcel, just make it easier and clean the lines up.

John made a motion with a second by Jim to approve Mrs. Brown's request for a lot line adjust for 5 N. Railroad Ave as presented. Rebecca, Jilana, John and Jim, Aye. None Opposed. Motion carried.

Old Business: None

Next Regular Meeting:

- Tuesday, February 24th, 2026, at 6:30 p.m.
- Public Hearing at 6:00 p.m.

John made a motion with a second by Jilana to change the February meeting date from February 25th, 2026, to February 24, 2026, Rebecca, John, Jim, and Jilana, Aye. None Opposed. Motion carried.

Public Comments:

- None

Adjourned:

Jim made a motion with a second by John to adjourn the meeting at 7:09p.m. Rebecca, John, Jilana, and Jim, Aye. None Opposed. Motion carried.

Roseann Lamar, CMC
Town Clerk