



**MINUTES**  
**Planning Commission Meeting Meeting**  
**January 17, 2024 at 6:00 p.m.**  
**Robert E. Price Community Center - 103 Dorman Street**

A meeting of the Harrington Planning Commission was held at the Robert E. Price Center, 103 Dorman Street, on January 17, 2024 and was attended by the following:

Commission Members Present:

Kenneth Shinn  
Dudley Clough  
Tony Williams  
William Rogers

Commission Members Absent:

Stacey Sizemore

**Call to Order**

**Kenneth Shinn called the meeting to order @6:00p.m.**

**Pledge of Allegiance**

**Public Hearing**

**A Category A Concept Site Plan application submitted by CMT, Inc for subdivision and land development of four (4) parcels to be developed with 76,500 sqft of warehouse/flex/ and manufacturing space with associated improvements. There is one existing 2,173 sqft structure to remain on the property. The properties are located at 17959 S Dupont HWY, Harrington, TM 6-09-18000-02-1900-00001, and TM 6-09-18000-02-1700-00001, as set forth in 440-86 C of the Harrington**

## **Zoning Ordinance.**

City Planner Mathew Kelley discussed the category a concept site plan application submitted by CMT.

Tom Shyer Engineer with Hillcrest associates speaking, we are along the East side of South Dupont HWY. Currently, the property is about 13 acres located in the c-3 district. The rear of the property is the Browns Branch Tax Ditch and wetlands. We are proposing a four-lot subdivision, with a cul-de-sac in the middle we plan to dedicate to the City of Harrington.

Tony Williams speaking, when you say Harrington is taking care of the road, will they be taking care of the road maintenance?

Tom Shyer speaking, that is correct.

Kenneth Shinn speaking, flex/manufacturing, what does that entail?

Tom Shyer speaking, it is to give some flexibility as to who accompanies these spaces.

Zach Prebula with Kent Economic Partnership - We receive numerous requests of flex space, so this will be a great addition to Kent County.

Mathew Kelley speaking, what are some of the requests you are receiving?

Zach Prebula with Kent Economic Partnership - We received at least 50-75 requests for sites like this.

- With just putting the sign out there, we have received at least 30 calls interested. Some like coffee, Sherwin Williams, etc. Any of our users will have to come to the city for a business license, so the city will have to approve the businesses as well.

**A Preliminary Site Plan application submitted by the City of Harrington, for the Harrington Industrial Park, for a major subdivision of three parcels into 11 new parcels. The properties are located on Cluckey Drive, Harrington, TM 6-09-18005-01-5900-000, TM 6-09-18000-01-0700-000, and TM 6-09-18000-01-1400-000 as set forth in 440-96 C of the Harrington Zoning Ordinance.**

City Planner Mathew Kelley discussed the preliminary site plan application

submitted by the City of Harrington.

Dave Heatwole speaking, this has come before you once already. Our goal for this project is shovel ready lots. These involve streets, water, storm waters, gas, etc. Our proposed subdivision meets the intent of the comprehensive plan. Our lot dimensions are consistent with the bulk standards. Some environmental constraints we are working with are the Jacksons Tax Ditch and the crossing at Cluckey Drive. We have also got some wetlands. We are showing the riparian buffer which is basically a vegetative buffer from the wetlands. Regarding access, our only access will be from Rt 13. We do have fire marshal approval for the site plan. For sewer, we met with the City's engineer and reviewed the sewer plan, and we will put in a small grinder pump to pump back into the City's sewer. Right now, there is a 12-inch water main coming down Cluckey Drive, which we will use for water. We will utilize the existing tax ditch for stormwater management. We are not proposing any landscaping with this subdivision.

Kenneth Shinn speaking, you don't want to encourage public to come into this area, but you want to have sidewalks for the workers. Will you have a sidewalk going all the way to 13?

Dave Heatwole speaking, we will not have a sidewalk that goes that far, no.

Zach Prebula with Kent Economic Partnership speaking, this will be the only industrial park in Kent County that has railroad access, which will be a great asset.

### **Category A Concept Site Plan - 17959 S Dupont HWY**

A Category A Concept Site Plan application submitted by CMT, Inc for subdivision and land development of four (4) parcels to be developed with 76,500 sqft of warehouse/flex/ and manufacturing space with associated improvements. There is one existing 2,173 sqft structure to remain on the property. The properties are located at 17959 S Dupont HWY, Harrington, TM 6-09-18000-02-1900-00001, and TM 6-09-18000-02-1700-00001, as set forth in 440-86 C of the Harrington Zoning Ordinance.

**A motion was made by Dudley Clough to approve the Category A Concept Site Plan, seconded by Tony Williams.**  
**The motion passed unanimously.**

### **Category A Preliminary Plan - Cluckey Drive**

A Preliminary Site Plan application submitted by the City of Harrington, for the Harrington Industrial Park, for a major subdivision of three parcels into 11 new parcels. The properties are located on Cluckey Drive, Harrington, TM 6-09-18005-01-5900-000, TM 6-09-18000-01-0700-000, and TM 6-09-18000-01-1400-000 as set forth in 440-96 C of the Harrington Zoning Ordinance.

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A motion was made by Dudley Clough to approve the Category A Preliminary Plan, seconded by William Rogers.  
The motion passed unanimously.

## **Minutes**

### **November 20, 2023 Meeting Minutes**

A motion was made by Dudley Clough to table the minutes, seconded by William Rogers.  
The motion passed unanimously.

### **November 9, 2023 Meeting Minutes**

A motion was made by Dudley Clough to table the minutes, seconded by William Rogers.  
The motion passed unanimously.

## **Adjourn**

**A motion was made by Dudley Clough to adjourn, seconded by Tony Williams.**  
**The motion passed unanimously.**

**The meeting was adjourned @ 6:29p.m.**

## **Footer**

Posted 01/10/2024  
Emma Werner  
Clerk of Council

Note: 29 Del.C. §10004(e)(2). Agenda items as listed may not be considered in sequence. This agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the meeting. If there are questions or special accommodations are needed, please contact Emma Werner at City Hall, 398-4476 (at least 72-hours in advance of the meeting for special accommodations).