Planning & Zoning Commission Meeting
September 24, 2026
MEETING HELD IN-PERSON & VIA TELECONFERENCE

The regularly scheduled meeting of the Planning & Zoning Commission was held at Delmar Town Hall and via teleconference. Commission Members in attendance: Deputy Mayor Jack Lenox, Vice Mayor Odell Jones Jr., Jonathan Layton, and Shawn Johnson. Key Personnel: Planning and Zoning Director Twain Evanson, Code Enforcement Officer Kayla Trice, and Clerk of Council Vondell Spencer. Guests: Mircea Tusca and Rodney Brown. Absent: Commission Member Joshua Taylor.

Call to Order:

Deputy Mayor Lenox called the meeting to order at 7:00 p.m. and led the pledge of allegiance.

Deputy Mayor Lenox thanked everyone for attending the meeting. He said we are hoping Commission Member Taylor will be joining the meeting soon. A quorum was established.

Approval of Minutes –

A motion was made and seconded (Johnson/Layton) to approve the August 27, 2026, meeting minutes as amended. The motion was passed by a vote of 3 Ayes, 1 Absent (Taylor), and 1 Abstain (Lenox).

Unfinished Business –

None.

New Business –

1.) **Chris Brown/Ryan Homes – Stillwater Landing New Prototypes (Ashgrove and Evergreen) – Elevations K and L – Delmar, DE –** Mr. Brown presented a new home build as referenced per the attached drawings. Deputy Mayor Lenox asked Mr. Evanson if the building code would have any issue with the square footages of the new prototypes. Mr. Evanson answered no. Mr. Brown said the presented prototypes are probably the smallest houses he's seen so far. The Ashgrove is 1100 square feet.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – Stillwater Landing New Prototypes (Ashgrove and Evergreen) – Elevations K and L – Delmar, DE, per the attached drawings. A motion was made/seconded (Layton/Johnson) and carried by a vote of 4 Ayes 1 Absent (Taylor).

2.) **Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 44, 11819 Yellowwood Dr., Delmar, DE –** Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Layton noted there are vacant lots on both sides and the setbacks are in order.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 44, 11819 Yellowwood Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Jones/Layton) and carried by a vote of 4 Ayes 1 Absent (Taylor).

3.) **Chris Brown/Ryan Homes – New Home Build – Stillwater/Tupelo/Elevation L – Lot 52, 11845 Yellowwood Dr., Delmar, DE –** Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Layton noted there is a Tupelo and Spruce on either side and the setbacks are in order.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Tupelo/Elevation L – Lot 52, 11845 Yellowwood Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Layton/Jones) and carried by a vote of 4 Ayes 1 Absent (Taylor).

4.) **Chris Brown/Ryan Homes – New Home Build – Stillwater/Woodford/Elevation K – Lot 54, 11849 Yellowwood Dr., Delmar, DE –** Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Layton noted there is a Spruce on one side and a Cedar on the other. The setbacks are in order.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Woodford/Elevation K – Lot 54, 11849 Yellowwood Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Johnson/Layton) and carried by a vote of 4 Ayes 1 Absent (Taylor).

5.) **Chris Brown/Ryan Homes – New Home Build – Stillwater/Woodford/Elevation L – Lot 67, 38569 Winterberry Dr., Delmar, DE –** Mr. Brown presented a new home build as referenced per the attached drawings. Commission Member Layton noted there is an Elder on one side and a Hazel on the other. The setbacks are in order.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Woodford/Elevation L – Lot 67, 38569 Winterberry Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Johnson/Jones) and carried by a vote of 4 Ayes 1 Absent (Taylor).

Mr. Evanson reported Stillwater has 140 permits including the requested lots tonight. He said there are 36 remaining.

6.) **Mircea Tusca/Ocean 13 Motors, LLC – Temporary Office Trailer (Office for a Car Dealership) – 30342 Foskey Lane, Delmar, MD –** Mr. Tusca presented a temporary office trailer per the attached drawings. He said this is going to be in phases for now. To start the licensing process, he needs to be in a temporary office. He further said something removable that is going to basically sit on skids and can not be removed, foundation. Phase one is going to be a temporary office. Mr. Tusca stated he spoke with the bank and they are open to finance his future permanent building.

Mr. Tusca stated he owns the property. Deputy Mayor Lenox asked Mr. Tusca how long he has owned the property. Mr. Tusca answered not even a month. He said he has been in the car business for a long time; different companies, different states.

Deputy Mayor Lenox asked Mr. Tusca when he goes for his licensing is he required to have a building. Mr. Tusca answered yes, with no bathroom or anything like that. Mr. Tusca stated for licensing he only needs an office and electricity. Deputy Mayor Lenox responded the code references temporary structures but says they have to be limited but it doesn't say the length of time.

Deputy Mayor Lenox asked Mr. Tusca how quickly he thought his temporary would become something permanent. Mr. Tusca answered after he establishes the business he can go back to them to discuss something permanent. He further answered it would take him half a year to a year for the licensing process. Then, he would need one year for the temporary building. In the meantime, he will start working on the permanent building.

Commission Member Layton asked Mr. Tusca if he planned on paving it or keeping it grass. Mr. Tusca answered right now there is pavement there and it is going to sit on the grass and the building is 10 by 40 and he thought it is a little to big. He further answered he would like a 12 by 20, something smaller and nicer. Mr. Evanson added it is similar to what Johnson's has.

Deputy Mayor Lenox inquired about Mr. Tusca's plan to have existing footers. Mr. Tusca explained it is already existing.

Commission Member Layton asked Mr. Tusca about existing asphalt and parking areas. Mr. Tusca answered yes, he does have existing asphalt and that is where the cars are going to be.

Deputy Mayor Lenox clarified that Mr. Tusca would like to have a 12 by 20 temporary building. Mr. Tusca responded yes. Deputy Mayor Lenox further clarified the temporary office building is not a trailer. Mr. Tusca further responded the framing is going to stay the same, the walls are going to be erected on the spot. He said he does not want to build to big because it will be harder to remove.

Deputy Mayor Lenox clarified with Mr. Evanson that the use is fine under zoning.

Deputy Mayor Lenox asked Mr. Tusca if there were going to be any signs. Mr. Tusca answered there is a sign already on the property and they are going to be using business signs. Mr. Evanson added Mr. Tusca has not submitted any sign applications.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Commissioners for – Mircea Tusca/Ocean 13 Motors, LLC, Temporary Office 12 by 20 (Office for a Car Dealership) – 30342 Foskey Lane, Delmar, MD, per the attached drawings for a period of one year commencing on the date that the state license is issued for the car dealership with the conditions there are no porta potties on the site and the sign is subject to permitting. This can be revisited one year from now. A motion was made/seconded (Jones/Layton) and carried by a vote of 4 Ayes 1 Absent (Taylor).

Public Comments –

There were no public comments.

Commission Comments –

There were no commission comments.

Adjournment –

Deputy Mayor Lenox called for a motion to adjourn the meeting. The motion was made/seconded (Jones/Johnson) and carried by a vote of 4 Ayes 1 Absent (Lenox).

Submitted by:

Vondell Spencer, CMC
Clerk of Council