



DEPARTMENT OF PLANNING SERVICES

June 18, 2025

emailed to: krminnich@comcast.net
Minnich Engineering
Kevin R Minnich
868 Greenwood Road
Greenwood, DE 19950

RE: Application S-25-05 P & I Properties

Dear Applicant:

At its business meeting on June 12, 2025, the Regional Planning Commission of Kent County granted **conditional approval** of application S-25-05, a site plan for an 1,800 sq. ft. professional office located inside the Growth Zone Overlay District. This is based on Exhibit A – Staff Recommendation Report dated June 12, 2025 and the findings of fact that:

- a. The site is zoned BG (General Business) in which professional offices are permitted uses per Section 205-53.
- b. The plan is compliant with the Comprehensive Plan.

Pursuant to Chapters 187 and 205 of the Kent County Code and pursuant to 9Del. C. §4802 and §4811, the Commission has reviewed the application and the June 12, 2025 Staff Recommendation Report, and furthermore as part of this approval, the applicant shall maintain compliance with all requirements and recommendations of the Staff Recommendation Report including but not limited to:

- a. The final plan shall include a future interconnectivity easement for connection to the BG zoned parcel, 73.00, south of the subject parcel.
- b. A final plan must be approved within 24 months of preliminary plan approval and construction must commence within 18 months of final plan approval.

As a reminder, final approval of the plan must occur within **24 months** from the date of preliminary plan approval. Failure to obtain final approval shall nullify the plan. Once the plan receives final approval, construction must occur within 18 months or the plan shall be deemed null and void and a new application process will be required.

Should you have any questions or require further assistance, please contact the Kent County Department of Planning Services at (302) 744-2471.

Best regards,



Sarah E. Keifer, AICP
Director of Planning Services

cc: David & Doreen Palanco; P & I Properties, LLC (email: mobileairllc@gmail.com)
Harbor Group Landscape Architecture (email: conway@harborgroupde.com)