



## TOWN OF GEORGETOWN Planning Commission Meeting Minutes

**Meeting Date:** Wednesday, January 21, 2026  
**Location:** Town Hall, 39 The Circle, Georgetown, DE  
**Time:** 6:00 PM

### MEMBERS PRESENT:

Larry Rohlfing, Chair  
Michael Briggs, Vice Chair  
Chris Lecates, Secretary  
Ira Roach

### STAFF PRESENT:

Brian Olszak, Community Development Director  
Stephanie Roblero, Customer Service Specialist  
Tim Willard, Planning Commission Solicitor

### MEMBERS ABSENT:

Thomas Allen

### 1. CALL TO ORDER

A Chair Rohlfing called the meeting to order at 6:00pm.

### 2. APPROVAL OF MINUTES

A December 3, 2025

*Motion by Michael Briggs, seconded by Chris Lecates, to approve the minutes of the December 3, 2025 meeting.*

*Commissioner Lecates – Yes*

*Commissioner Briggs – Yes*

*Commissioner Roach – Yes*

*Commissioner Rohlfing – Yes*

**Motion Carried (unanimous).**

### 3. PUBLIC HEARING

- A. **CASE #2024-24: 212 West Market Street – SC Tax Parcel 135-19.08-104.00**  
1. Rezone Application

An application by WB Georgetown, LLC for the following: (1) an official zoning map amendment for one parcel, totaling 0.496 +/- acres, from UR2 Medium Residential to UB3 Professional Business. The property is located at 212 West Market Street, zoned UR2 Medium Residential, identified as SC Tax Parcel 135-19.08-104.00.

Eric Balliet and Julie Parker spoke on behalf of the application and represent the entity that owns the property and operates the dental practice on the site, Mid-Sussex Dental. They described the surrounding area where the property is situated, which is surrounded by professional offices on the contiguous blocks along West Market Street, which largely correlate with the existing zoning of UB3 Professional Business. The applicants showed on the Town's Future Land Use Map that the property is already designated Business, along with almost all the other properties fronting on West Market Street, which is the appropriate designation for one of the Business zoning districts, inclusive of UB3.

Planning Commission members asked of the applicant what their plans were for the property, since this practice is actively constructing a new, larger office building for the practice along Route 113 south of Market Street. The applicant indicated that they had no immediate plans for the building property, but would like to keep it commercial in nature. The applicant indicated that the property has been in use as a dental office since at least 1968. Brian Olszak, Community Development Director, noted that the only public comment received, either for or against the application, was a submitted letter from Hunter Emory, the owner and operator of the State Farm agency on the abutting property, who indicated support for the application. In lieu of reading the letter in full, the Chair deemed it appropriate to enter it into the record.

*Motion by Chris Lecates, seconded by Michael Briggs, to recommend that Town Council approve the proposed amendment to the Town of Georgetown's Official Zoning Map for one parcel totaling 0.496 +/- acres from UR2 Medium Residential to UB3 Professional Business, identified as SC Tax Parcel 135-19.08-104.00 as presented.*

*Commissioner Lecates – Yes  
Commissioner Briggs – Yes  
Commissioner Roach – Yes  
Commissioner Rohlfing – Yes*

**Motion Carried (unanimous).**

**4. PUBLIC COMMENT**

A There was no public comment.

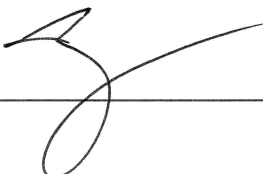
**5. COMMUNITY DEVELOPMENT DEPARTMENT REPORT**

- A Brian Olszak, Community Development Director, provided updates on projects that the Commission would likely see within the next few months, as well as the pending ordinances in front of Town Council, and the Downtown Development District Plan renewal application process. He also acknowledged that Town staff and Commissioner Roach have completed the IPA Planning Education Certificate program.

**6. ADJOURNMENT**

The meeting was adjourned at 6:14 PM.

APPROVED:

  
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Larry Rohlfing, Chair

ATTEST:

  
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Chris Lecates, Secretary

