



TOWN OF GEORGETOWN Planning Commission Meeting Minutes

Meeting Date: Wednesday, February 18, 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
Thomas Allen

STAFF PRESENT:

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

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

A January 21, 2026

Motion by Michael Briggs, seconded by Chris Lecates, to approve the minutes of the January 21, 2025 meeting.

Commissioner Lecates – Yes

Commissioner Briggs – Yes

Commissioner Roach – Yes

Commissioner Allen - Yes

Commissioner Rohlfing – Yes

Motion Carried (unanimous).

3. ARCHITECTURAL ELEVATION REVIEW

A. CASE #2023-04 The Oaks at Georgetown - Phase 2

An application by Lennar Maryland/Delaware, for the review and approval of updated townhouse exterior elevations. The property is located at the corner of South Bedford Street & Arrow Safety Road, identified as SC Tax Parcels 135-20.00-6.00; 489.00-893.00, zoned MR1 with an RPC overlay (Multifamily Residential District/Residential Planned Community)

Robert Cohee of Lennar spoke on behalf of the applicant to discussed revised townhome architectural designs for the development. Last year the applicant received approval for three different models, but are now proposing variations on a single, 3-story model at this time. Mr. Cohee also discussed their request for three full or partial waivers regarding windows on the side elevations which face a right-of-way, garage placement and front-entrance sequence. Additional design elements were added to side elevations in lieu of the 20% window requirement.

Planning Commission members clarified that all townhomes will now be three-story, as opposed to having any two-story options. Discussion ensued regarding the frequency some of the waivers have been granted in the past to other projects.

Motion by Chris Lecates, seconded by Thomas Allen, to approve the waiver of 20% window coverage and full articulation of street-facing rear- and side-facades, to permit the treatment of high visibility facades as presented on the Applicant's submittals

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

Motion Carried (unanimous).

Motion by Michael Briggs, seconded by Chris Lecates, to approve the waiver of the front-yard entrance sequence requirement, to permit the front entrance sequence to connect to the driveway in lieu of a public sidewalk as presented on the Applicant's submittals.

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

Motion Carried (unanimous).

Motion by Michael Briggs, seconded by Ira Roach, to approve the waiver of the garage door setback requirement, to permit the main building floor area to be the same distance from the street line as the garage door as presented on the Applicant's submittals.

Commissioner Lecates – Yes

Commissioner Briggs – Yes

Commissioner Roach – Yes

Commissioner Allen - Yes

Commissioner Rohlfing – Yes

Motion Carried (unanimous).

Motion by Chris Lecates, seconded by Thomas Allen, to approve the overall updated architectural elevations as presented.

Commissioner Lecates – Yes

Commissioner Briggs – Yes

Commissioner Roach – Yes

Commissioner Allen - Yes

Commissioner Rohlfing – Yes

Motion Carried (unanimous).

4. DISCUSSION OF COMPREHENSIVE PLAN 5-YEAR UPDATE

Brian Olszak, Community Development Director, presented to the Planning Commission an overview of the state requirements regarding 5-year reviews of a municipal Comprehensive Plan. The Town is at 5 years from the last adopted Comp Plan at 2026. A review is required, but no additional amendments are required to be made if it is found that Plan is still relevant. At this time, Town management staff is recommending that the Planning Commission limit their scope of review to updates to the Future Land Use Map. Discussion amongst Planning Commission members ensued about the process of review, how long the timeline for review should be, and what the specific process may look like to accept and requests on behalf of property owners. Next month the Commission can begin looking at the map.

5. DISCUSSION OF POTENTIAL COMMISSION WORK ITEMS

Mr. Olszak also discussed with the Planning Commission the possibility and potential for the Commission to work on other work items outside of their customary reviews of developments and rezoning requests. The state permits Commissions to look at several topic areas that a Commission can recommend proposals to Town Council regarding. Members will consider possible topics at future meetings.

6. PUBLIC COMMENT

A There was no public comment.

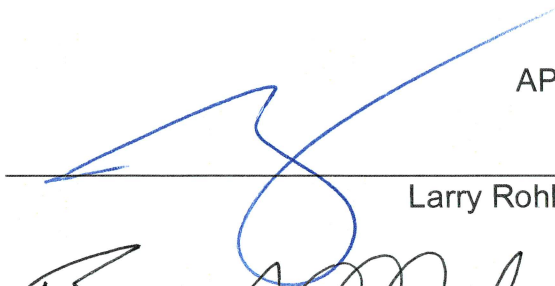
7. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

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.

6. ADJOURNMENT

The meeting was adjourned at 6:43 PM.

APPROVED:



Larry Rohlfig, Chair

ATTEST:



Brian Olszak, Community Development Director