

**Town of Milton
Planning and Zoning Commission
Minutes
January 17, 2006**

Members Present:

Linda Rogers	Mike Filicko	Denny Hughes	Dean Sherman
Dick Greig	Carol Bruce	Bernice Edwards	

Others Present: Eric Evans

Mrs. Rogers opened the meeting and introduced the application.

Change use request from Sal Leone of Leone Rentals, for the Milton Business Park. Applicant and Patrick Keller are requesting the use of one unit for a Karate Studio. Property is located behind Milton Park Center further identified by Sussex County Tax Map 2-35-14.15 Parcels 68.05.

Sal Leone, owner of the Milton Business Park addressed the Commission and explained Mr. Keller was before the board after discussion at the December meeting concerning a possible request for a martial arts studio at Milton Business Park.

Mr. Keller addressed the board, he has been involved in martial arts for 22 years, and his objective is to start a martial arts studio in the area. The primary group of instruction is children. He would teach the children basic self-defense skills and safety against abduction or abuse.

Mr. Keller informed there would be an average of 8 to 20 students in a class and the hours would be from 5:00 p.m. to 9:00 p.m., Monday through Friday, year round. Population slows during the summer months by at least 1/3. The children's classes are offered for ages between 5-13.

Mr. Keller stated other than a business license and insurance requirements, he is not aware of any other licensing requirement for the state.

Mr. Greig is concerned about safety of the children. He feels the area is very dark and would like the opinion of the Police Chief on the issue of safety.

Mr. Greig asked the board to hold off on giving any kind of permission until the Police Chief can check out the area.

Ms. Bruce also felt the area was too dark. She wanted to know if a condition could be made to have lights installed if the application was approved. Mr. Evans stated that could be a condition.

Mrs. Rogers stated the current issue on the table is for a change in the land use. There was additional discussion regarding parking and safety.

Mary Hudson addressed the board; she does not see the area behind Food Lion as being safe for children. She agrees with the board about setting precedence for the Town. The area was not approved for this type of use.

Carol Bruce made a motion to deny the application for a martial arts studio in the contractor bays behind Food Lion. Mr. Greig seconded the motion. All those in favor "Aye" All board members agreed to deny the application.

Meeting was adjourned.