



AGENDA
TOWN OF DEWEY BEACH
TOWN COUNCIL PUBLIC HEARING & MONTHLY MEETING
Dewey Beach LifeSaving Station
1 Dagsworthy Ave
Dewey Beach, DE 19971

August 21, 2026
3:00pm

This meeting will also be livestreamed on [YouTube](#)
With the option to participate via [Zoom](#)
(Meeting ID 608 759 4237, Dial In 1(646)931-3860)

I. Opening of Meeting

- a. Convene Town Commissioners Meeting
- b. Pledge of Allegiance
- c. Roll Call
- d. Adoption of Agenda
- e. Approval of Minutes
- f. Public Comments (Non-Agenda Items)

II. Reports

- a. Committee Reports
- b. Town Manager
- c. Police Chief
- d. Chamber of Commerce

III. Agenda Items (Public comment will be taken for each item after Town Council discussion and prior to vote being taken)

- A. Public Hearing to consider an amended application submitted by Steve Montgomery for The Starboard located at 2009 Coastal Highway for temporary expansion of premise for the 15th Annual Dewey Goes Pink 5K to be held October 2-3, 2026. Following the public hearing, the Town Council may deliberate and take action on the application. (*S. Montgomery*)
- B. Public Hearing to consider a Conditional Use Application submitted by Katey Evans of Frozen Farmer, LLC, seeking approval to operate an eatery at 1601 Coastal Highway, Unit 102, Dewey Beach, Delaware 19971, identified as Tax Map Parcel No. 334-20.18-75.00, Unit 102. The property is located in the RB-2 Zoning District, between McKinley Avenue and Read Avenue, pursuant to § 185-25D(4) of the Town of

Dewey Beach Municipal Code. Following the public hearing, the Town Council may deliberate and take action on the application. *(K. Evans)*

- C. Public Hearing to consider a Conditional Use Application submitted by Molly Wagner of Lennon Zuri, LLC (The Stoke Cafe), seeking approval to operate an eatery at 1601 Coastal Highway, Unit 104, Dewey Beach, Delaware 19971, identified as Tax Map Parcel No. 334-20.18-75.00, Unit 104. The property is located in the RB-2 Zoning District, between McKinley Avenue and Read Avenue, pursuant to § 185-25D(4) of the Town of Dewey Beach Municipal Code. Following the public hearing, the Town Council may deliberate and take action on the application. *(M. Wagner)*
- D. Public Hearing to consider a draft ordinance to amend Chapters 1, 71 and 185 of the municipal code to define “demolition,” and criteria for determining when work constitutes demolition, as referred by the Planning Commission. Following the public hearing, the Town Council may deliberate and take action on the draft ordinance. *(G. Persinger)*
- E. Public Hearing to consider a draft ordinance to amend Chapters 1 and 185 of the municipal code to define “landing,” and establish permitted architectural projections and allowable encroachments into required yards, as referred by the Planning Commission. Following the public hearing, the Town Council may deliberate and take action on the draft ordinance. *(G. Persinger)*
- F. Public Hearing to consider a draft ordinance to amend Chapter 185-31 of the municipal code regarding permitted signage in residential districts. Following the public hearing, the Town Council may deliberate and take action on the draft ordinance. *(J. Dedes)*
- G. Review and discuss July financials. *(S. Hall)*
- H. Discussion and possible action regarding the draft RFP for investment services, as referred by the Finance Committee. *(E. Gibbings)*
- I. Discussion and possible action regarding the draft FY2026 audit report, as referred by the Audit Committee. *(E. Gibbings)*
- J. Discussion and possible action regarding a draft ordinance to amend Chapter 117-16 of the municipal code relating to noise control and amplified sound. *(B. Zolper)*

IV. Closing of Meeting

- a. Commissioner Comments
- b. Adjournment

Please be advised that this agenda is subject to amendment in accordance with FOIA. Agenda items are subject to deletion at any time, including during the course of the meeting. This meeting will be recorded and/or live-broadcast via audio and/or video. A technological failure that prevents, or a technological limitation that limits public access does not invalidate this meeting or any action taken at this meeting.