

From: [Jena Cooper](#)
To: [Melson-Williams, Dawn](#); [David M. Kuklish](#); mimcgrath@pjlandllc.com
Cc: DEA220053.00@nf.bohlereng.com; [Justin Witters](#)
Subject: EXTERNAL: RE: Potential Plan Expiration - Needs Extension RE: Final Plan Approval (Record Plan and Site Plan)
RE: Status of DWW Approval for S-23-05 Tidal Wave Auto Spa
Date: Friday, March 7, 2025 2:39:21 PM
Attachments: [image001.png](#)
[image002.png](#)

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dawn,

Thanks for sending this along.

Per our phone conversation, please use this email, on behalf of the client, to initiate the extension request and placement on the 3/17 agenda.

A letter, with more detail, will follow next week.

Thank you!

Jena

Jena Cooper

Sr. Project Coordinator

o 302-644-1155 / jcooper@bohlereng.com

BOHLER //

From: Melson-Williams, Dawn <DMelson@dover.de.us>
Sent: Thursday, March 6, 2025 4:48 PM
To: Jena Cooper <jcooper@bohlereng.com>; David M. Kuklish <dkuklish@bohlereng.com>; mimcgrath@pjlandllc.com
Cc: DEA220053.00@nf.bohlereng.com; Justin Witters <jwitters@bohlereng.com>
Subject: Potential Plan Expiration - Needs Extension RE: Final Plan Approval (Record Plan and Site Plan) RE: Status of DWW Approval for S-23-05 Tidal Wave Auto Spa
Importance: High

EXTERNAL: Use caution with attachments and links.

Jena, Dave, and Tidal Wave Car Wash Team:

RE: Site Plan S-23-05 Tidal Wave Auto Spa at 243/245 N. DuPont Highway, Dover DE

In checking on plan expirations, the Planning Office Staff has discovered that the Site Plan S-23-05 Tidal Wave Auto Spa will expire on March 31, 2025. This Plan was originally approved by the Planning Commission in March 2023 giving it two years to finalize the plan, pull permits and commence construction. The Final Plan Approval was granted October 25, 2024 and a

Building Permit #23-1732 was reviewed but has not been issued. I have attached the Final Plan Approval Letter for reference.

If no action is taken to have the Building Permit issued and construction started by the end of this month then the Site Plan Approval expires and must restart the review process. The project can request a One-year Extension from the Planning Commission thus keeping the plan approval in place for another year. Please submit a written request for extension and Planning Staff will place it on the March 17, 2025 Meeting Agenda for the Planning Commission. We will need this immediately as we are working to set the Planning Commission agenda and meeting packet for distribution tomorrow (March 7th). Please email the request to me or otherwise note the intentions for the project.

Dawn Melson-Williams, AICP

Principal Planner

City of Dover, Delaware

Department of Planning & Inspections

(302) 736-7196 Planning Office phone

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From: Melson-Williams, Dawn

Sent: Tuesday, October 15, 2024 2:54 PM

To: Jena Cooper <jcooper@bohlereng.com>; David M. Kuklish <dkuklish@bohlereng.com>; mimcgrath@pjlandllc.com

Cc: DEA220053.00@nf.bohlereng.com; Lyon, Jason A <jlyon@DOVER.DE.US>; Justin Witters <jwitters@bohlereng.com>; Duca, Sharon <SDUCA@DOVER.DE.US>

Subject: Final Plan Approval (Record Plan and Site Plan) RE: Status of DWW Approval for S-23-05 Tidal Wave Auto Spa

Jena and Dave:

Attached is the Final Plan Approval letter regarding the following Site Plan and associated Record Plan (for Parcel Consolidation) as reviewed by the City of Dover, DE Planning Commission.

- S-23-05 Tidal Wave Auto Spa at 245 N. DuPont Highway Dover DE

Please refer to the letter for comments and detailed instructions for next steps. Please retain this document for your records.

Additional Comments:

- 3 Copies of the stamped Site Plan and 6 copies of the approved Final Record Plans and a copy of the Final Plan Approval Letter is available for pickup at the Department of