

Planning Commission Minutes
Thursday February 6, 2020 – 7:00 PM
Old Academy Building
315 Main Street
Odessa, DE

Those present at 6:00 pm

- Tom Carle
- Connie Miller
- Ed Pollard

- Barbara Roberts, Secretary

Attending by phone: Mayor Harvey

I. Meeting called to order – 6:01 pm

II. Approval of Minutes
a. Minutes from 1-2-20

MOTION BY ED POLLARD, SECONDED BY TOM CARLE TO APPROVE THE MINUTES FROM JANUARY 2, 2020 AS WRITTEN

MOTION CARRIED. VOTE 3 AYES, 0 NAYS

III. New Business – None

IV. Old Business

- a. Review and Update of Zoning Ordinance 97.1
- Commission members continued the review & update of the zoning ordinance from Article VIII Section 80 to Section 83.3
 - Article VIII (pages 18 & 26 Use Requirement By Districts)
 - Section 80: R-1 Single Family Residential
 - Item 2: Churches and other places of worship:
 - ✓ Establish guidelines, such as churches should only be used for worship
 - ✓ No private residences within the building.
 - Item 4: Public and private elementary schools, home day-care, kindergartens, preschools and day nursery schools:
 - ✓ Define the number of children in single family home day cares – see glossary for restrictions.
 - Item 9: Home Occupation:
 - (a) Researching language that describes resident members of a family working in the residence. To define owner occupied and operated only.
 - Item 10: Bed and Breakfast Establishments
 - ✓ Define the difference between Bed and Breakfast and Air B & B's and if they the descriptions should be the same for both. More research is needed for the requirements of an Air B & B.

- Section 80.3: Permitted Signs
 - ✓ Need to add better definition of signs in front of private residences, ie: handicap signs.
 - ✓ May need separate ordinance to describe what is allowed.

- Section 81: C-1 General Commercial District
 - Permitted Uses – The following uses shall be permitted by right:
 - Item #4:
 - ✓ Better descriptions are needed for financial services, such as describing more clearly what a financial service covers.
 - ✓ Define franchise businesses.
 - ✓ Add investment counselors.

- Section 81.5: Setback and height regulations
 - Item b:
 - ✓ Doesn't provide setbacks, which at present allows commercial businesses to build up to the property lines.
 - ✓ Setbacks need to be established for side yards.

- Section 83.1: Permitted Uses (Non-Profit Estate District)
 - Item #15: Add professional and business offices need to apply to the historic non-profit sector

V. Adjournment

Next meeting, the commission will continue review with Article VIII Section 84 (page 29)

Next meeting is scheduled for Thursday March 5, 2020 at 6:00 pm

**MOTION BY ED POLLARD, SECONDED BY TOM CARLE TO ADJOURN THE MEETING AT 7:10 PM.
MOTION CARRIED. VOTE 3 AYES, 0 NAYS**