

Planning Commission Minutes
Thursday March 17, 2022 – 7:00 PM
Old Academy Building
315 Main Street
Odessa, DE

Those present at 7:00 pm

- Carole Coleman
- Ed Pollard
- Tom Carle
- Connie Miller
- David Sydnor

- Mayor, Harvey C. Smith

I. Meeting called to order – 7:09 pm

II. Approval of Minutes

a. Minutes from 2-17-22

MOTION BY CONNIE MILLER, SECONDED BY CAROLE COLEMAN TO APPROVE THE MINUTES FROM FEBRUARY 17, 2022 AS WRITTEN

MOTION CARRIED. VOTE 5 AYES, 0 NAYS, 0 ABSTAIN

III. New Business

a. Ordinance 2022-02 Establish the “I” Institutional Zoning District, attached hereto as attachment A (*4 page ordinance*)

- Mayor Smith gave a brief overview of the following ordinances that were written by the Town Attorney
 - Institutional zoning is mentioned in the Comprehensive Plan and the thought being that if the Old Academy was considered institutional, there would be more opportunity to rent the vacant space.
 - Several non-profit organizations were contacted to see if they would be interested in renting the space on the second floor and non were interested.
 - Having a broader zoning on the Old Academy would make it more attractive to other low density tenants.

b. Ordinance 2022-03 Rezone 315 Main Street, attached hereto as attachment B (*2 page ordinance*)

- Would rezone the Old Academy property to “I” Institutional Zoning District
- Other government type building could also apply for this type of zoning.
- Would give the Town more opportunity to cover the costs of maintaining the building.
- Since the building is not handicapped accessible, possible tenants could use the Council Chamber for meetings when the Town is not using it.
- There are future plans to make the first floor handicapped accessible.

MOTION BY ED POLLARD, SECONDED BY CONNIE MILLER TO ACCEPT ORDINANCE 2022-02 AS WRITTEN AND TO MOVE IT TO COUNCIL

MOTION CARRIED. VOTE 5 AYES, 0 NAYS, 0 ABSTAIN

MOTION BY ED POLLARD, SECONDED BY DAVE SYDNOR TO ACCEPT ORDINANCE 2022-03 AS WRITTEN AND TO MOVE IT TO COUNCIL

MOTION CARRIED. VOTE 5 AYES, 0 NAYS, 0 ABSTAIN

IV. Old Business

a. Continued: Update to the Comprehensive Plan

- The Commission asked that State Planning be contacted to attend the April meeting.
- Updated pages for the historic district were received for the Comp. Plan
- There are still updates need from the school district.

V. Adjournment

Next meeting is scheduled for Thursday April 21, 2022 at 7:00 pm

MOTION BY ED POLLARD, SECONDED BY DAVE SYDNOR TO ADJOURN THE MEETING AT 7:32 PM.

MOTION CARRIED. VOTE 5 AYES, 0 NAYS, 0 ABSTAIN