

Planning Commission Minutes
Tuesday July 28, 2022 – 7:00 PM
Old Academy Building
315 Main Street
Odessa, DE

Those present at 7:00 pm

- Carole Coleman (joined meeting in progress)
- Connie Miller
- David Sydnor
- Ed Pollard
- Tom Carle

Also Attending: Harvey C. Smith, Jr., Mayor

Barbara Roberts, Town Secretary

Pam Scott (representing William Russell, Wye Realty)

Approx. 8-12 Town Residents

I. Meeting called to order – 7:00 pm (by Connie Miller)

II. Approval of Minutes

a. Minutes from 7-12-22

MOTION BY DAVID SYDNOR, SECONDED BY TOM CARLE TO APPROVE THE MINUTES FROM JULY 12, 2022, AS WRITTEN

MOTION CARRIED. VOTE 3 AYES, 0 NAYS, 0 ABSTAIN

Carole Coleman joined the meeting during the BP Focus Group presentation

III. New Business

a. Business Park Focus Group Update, attached hereto as attachment A (*6 page mission & recommendation document*)

- Chairperson, Shelley Perry reviewed what the group has been working on and their suggestions for moving forward.
 - The group has met with the property owners, realty advisor and the mayor concerning the Odessa Commons property rezoning
 - The findings amongst the group and area residents are most residents the group spoke to are unanimously opposed to the Town moving forward on rezoning the Odessa Commons property into a Business Park.
 - And the group felt the Town should maintain the current zoning while looking to other options that might fit the character of the Town and the current wording of the Comprehensive Plan and the present goals of the Town.
 - Any future development plans would be required to encompass those goals.

- After a lengthy discussion on specific goals mentioned in Chapter 3 Community Character and Design Implementation, section Land Use and Annexation Implementation Goals the Planning Commission members moved to a vote.

MOTION BY CONNIE MILLER, SECONDED BY DAVID SYDNOR TO MAINTAIN THE CURRENT WORDING OF SECTION: LAND USE AND ANNEXATION GOALS AS CURRENTLY WRITTEN IN THE COMPREHENSIVE PLAN.

MOTION CARRIED. VOTE 4 AYES, 0 NAYS, 0 ABSTAIN

IV. Old Business

a. Continued update of the Comprehensive Plan

- Updated pages of all previous changes were distributed to commission members for their booklets.
- Outstanding updates are needed from State Planning for their Strategies piece and checking the correctness of the previous maps.

V. Adjournment

Next meeting: Will be scheduled in August by the Town Secretary after checking on room availability and needed information from the State Planning Coordinator

MOTION BY DAVID SYDNOR, SECONDED BY CONNIE MILLER TO ADJOURN THE MEETING AT 8:02 PM.

MOTION CARRIED. VOTE 4 AYES, 0 NAYS, 0 ABSTAIN