

Planning Commission Minutes
Thursday, October 27, 2022 – 7:00 PM
Old Academy Building
315 Main Street
Odessa, DE

Those present at 7:00 pm

- Carole Coleman
- David Sydnor
- Tom Carle
- Amy Ottinger

Also Attending: Harvey C. Smith, Jr., Mayor
Barbara Roberts, Town Secretary
Approx. 8 Town Residents

- I. Meeting called to order – 7:00 pm
- II. Approval of Minutes
 - a. Minutes from 8-18-22

MOTION BY DAVID SYDNOR, SECONDED BY TOM CARLE TO APPROVE THE MINUTES FROM AUGUST 18, 2022, AS WRITTEN

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

- III. New Business – Osbourne Street Property (informational only)
 - A preliminary drawing was provided to the town for the Osbourne Street property, attached hereto as Attachment A. It was provided for informational purposes only and is subject to change. The developer will make a formal presentation at the next planning commission meeting.
- IV. Old Business – Continued update of the Comprehensive Plan by incorporating comments received back from the State of Delaware PLUS review, New Castle County, Town of Townsend & Town of Middletown
 - State of Delaware PLUS review on September 28, 2022, attached hereto as Attachment B. Certification comments addressed:
 - Office of State Planning Coordination – Maps will need to be updated with current map information provided by Tricia Arndt. The town secretary will incorporate the requested changes.
 - State Historic Preservation Office – It was recommended that archeological data is added to the plan. Carol Coleman will work with the Historic Commission to gather information and decide what data should be added to the plan.
 - Department of Transportation – no comments received

- DART – Updated bus information was provided by the Planning and Development manager and minor changes were suggested. The town secretary will incorporate the requested changes.
- DNREC – Some minor changes to figure information need to be made. The town secretary will incorporate minor changes requested in the first few sections. Section 2-4 Natural Resources, Recommendations was tabled until the Tree Commission can look into the forestry plan and meet with Urban Forestry.
- Department of Agriculture – several suggestions were provided. The commission decided to table these items until the next meeting.
- Delaware State Housing Authority – requested that we provide minor modifications to this section. The town secretary will modify the section to include additional housing types that can be created through the PND zone.
- New Castle County Department of Land Use, attached hereto as Attachment C – minor map changes need to be made. The town secretary will incorporate the requested changes.
- Town of Townsend, attached hereto as Attachment D – no comments or issues noted
- Town of Middletown, attached hereto as Attachment E – no comments or issues noted

V. Adjournment

Next meeting: November 17, 2022 @ 7:00PM

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

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