

Planning Commission Minutes

Thursday, June 15, 2023 - 7:00 PM

Old Academy Building
315 Main Street
Odessa, DE

Those present at 7:05 P.M.

- Carole Coleman, Chairwoman
- Tom Carle
- Amanda Russell
- Michael Callaghan

Not Present:

- David Syndor

Also Attending: Harvey C. Smith, Jr. - Mayor
6 Town Residents

- I. Meeting called to order - 7:05 P.M.
- II. Roll Call
- III. Introduction of New Member Michael Callaghan
 - a. Chairwoman Coleman introduced Michael Callaghan, the newest Planning Commissioner. He was approved by Town Council at the June 5, 2023, meeting to replace the seat left vacant by Connie Miller.
- IV. Approval of Minutes

MOTIONED BY AMANDA RUSSELL, SECONDED BY TOM CARLE TO APPROVE THE MINUTES FROM JANUARY 19, 2023, AS WRITTEN.

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

- V. New Business
 - a. Ordinance 2023-02: Amending Ordinance 97-1 to revise the composition of Board of Adjustment
 - i. Carole Coleman read the ordinance out loud.
 - ii. Mel Minear asked a few clarifying questions about the ordinance. She was concerned about the ordinance giving power to the Board of Adjustments that they should not have. Mayor Harvey

Smith, Carole Coleman, and Amanda Russell clarified that the ordinance only dictates who can sit on the board, not what they can do.

MOTION TO APPROVE THE CHANGE AND MOVE THE ORDINANCE TO THE TOWN COUNCIL FOR APPROVAL BY AMANDA RUSSELL. SECONDED BY MICHAEL CALLAGHAN.

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

VI. Old Business

- a. Carole Coleman would like to adjust the PND/PCD zoning to only include a PCD. She is concerned about the traffic concerns that will accompany the PND. She suggested that something like Peddler's Village and Smithville be built on the Odessa Commons property.
- b. Carole Coleman is concerned with the upcoming Osborne Street development. She is particularly concerned about the traffic the development will produce.
 1. Mel Minear discussed how she is also concerned with the traffic. She has been in contact with DelDot regarding her concerns.
 2. Carole Coleman is concerned with the maintenance and repair of sidewalks. Mel Minear noted that it is in our town ordinance that property owners are responsible for the maintenance and repair of sidewalks. *(See Sidewalk Policy linked on Town Website.)*
 3. Other Town Residents noted that they also have concerns with the traffic the Osborne Property could produce, as well as the current traffic from Lorenzo's, on Main Street, and Route 13.
- c. At Amanda Russell's request, these conversations were tabled until they can be put on an agenda for a future meeting when the public could be properly notified.

VII. Adjournment

MOTION TO ADJOURN BY MICHAEL CALLAGHAN. SECONDED BY AMANDA RUSSELL. THE MEETING ADJOURNED AT 7:45 PM.

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

VIII. Next Meeting: July 20, 2023