

Planning Commission Minutes

Thursday, July 20, 2023 - 7:00 PM

Old Academy Building
315 Main Street
Odessa, DE

Those present at 7:03 P.M.

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

Not Present:

- David Syndor

Also Attending: Harvey C. Smith, Jr. - Mayor
14 Town Residents and Interested Parties

I. Meeting called to order - 7:03 P.M.

II. Approval of Minutes

MOTIONED BY MICHAEL CALLAGHAN, SECONDED BY AMANDA RUSSELL TO APPROVE THE MINUTES FROM JUNE 15, 2023, AS WRITTEN.

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

III. New Business

- a. Electronic Vehicle (EV) underground cable requirements for New Developments
 - i. Carole shared that Kevin Hensley reported at his Coffee Talk on July 11th that the State has new EV underground cable requirements for new developments.

**SHARED FOR INFORMATIONAL PURPOSES ONLY.
NO MOTION OR VOTE NECESSARY.**

IV. Old Business

- a. Odessa Commons – Exploring Options
 1. Carole told the history of the Odessa Commons development.

2. She would like to remove the PND zoning designation and only offer the PCD zoning for the property.
 3. Amanda Russell and Michael Callaghan stated that they would like to confer with the town solicitor before making any official changes to the zoning or Comprehensive Plan.
 4. The conversation was tabled for the time being.
- b. Osbourne Street Development – Grid Streets vs. Cul-De-Sacs
1. This topic was taken off the agenda due to a lack of notice to the property owner. Carole explained to the crowd gathered at the meeting why this was taken off the agenda. Mayor Smith confirmed that our town solicitor agreed that it should be removed from the agenda until further notice.
 2. Resident Michelle Burton questioned why we couldn't have an audience with our attorney.
 3. Michael Hoffman, Esquire of Tarabiscos, Grosso & Hoffman, was in attendance representing the property owner. He shared that the developer will be hosting a public town meeting on Thursday, July 27th, at Odessa Fire Hall. All questions about the development should be directed to the developer and his attorney at that time.
 4. Odessa Town Solicitor will be present at the September Town & Council Meeting, and Residents are advised to attend and direct all of their questions and concerns to him at that time.
 5. No further official discussion regarding the Osbourne Street property will take place until the developer requests that the project be put on the Board of Adjustment agenda. Following the Board of Adjustment approval, it will be presented back to the Planning Commission for further consideration, discussion, and vote.

V. Next Meeting: August 17, 2023

VI. Adjournment

MOTION TO ADJOURN BY AMANDA RUSSELL. SECONDED BY MICHAEL CALLAGHAN. THE MEETING ADJOURNED AT 8:23 PM.

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