

Planning Commission Minutes

Thursday, November 16, 2023 - 7:00 PM

Old Academy Building
315 Main Street
Odessa, DE 19730

Those present at 6:59 P.M.:

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

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

I. Meeting called to order - 6:59 P.M.

II. Approval of Minutes

MOTIONED BY MICHAEL CALLAGHAN, SECONDED BY AMANDA RUSSELL TO APPROVE THE MINUTES FROM SEPTEMBER 21, 2023, AS WRITTEN.

MOTION CARRIED. VOTE 5 AYES (COLEMAN, CALLAGHAN, CARLE, RUSSELL, AND SYDNOR), 0 NAYS, 0 ABSTAIN

III. New Business

- a. Ordinance 2023-04 Rezoning 506 High Street from R-1 Single Family Residential to Institutional.
 - i. Mayor Smith addressed why the church wants to request moving from R-1 to Institutional, which will allow the church building to rent out space to low-traffic businesses.
 - ii. Carla Pyle spoke on behalf of the Women's Club, with an emphasis on maintaining the good relationship between the club and the residents of High Street.

MOTION TO PASS ORDINANCE 2023-04 ONTO THE MAYOR AND TOWN COUNCIL BY MICHAEL CALLAGHAN. SECONDED BY AMANDA RUSSELL.

MOTION CARRIED. VOTE 5 AYES (COLEMAN, CALLAGHAN, CARLE, RUSSELL, AND SYDNOR), 0 NAYS, 0 ABSTAIN.

**THE ORDINANCE WILL MOVE FORWARD TO MAYOR AND TOWN COUNCIL.
FIRST PUBLIC HEARING WILL BE AT FEBRUARY MEETING.**

IV. Old Business

a. Comprehensive Plan - Chapter 3: Implementation and Coordination

1. Town members noted that survey trucks were seen in the 45 acre Odessa Commons area.
2. Amy Marie Ottinger, Town Secretary, noted that she recently found a letter dated September 2, 2008 from the State of Delaware regarding the original Odessa Commons original PLUS submission. The previous planning committee did not address many of the comments in the letter, specifically regarding water runoff, water storage, sediment and erosion control, and stormwater management. This could have a severe impact on development moving forward. Amy is going to contact the state to see how we need to rectify this situation.

b. Odessa Commons - Exploring Options

1. Carole Coleman brought up the idea of Peddlers Village.
2. The area is currently zoned for either a PND or a PCD. Carole would like to remove PND and zone the 45 acres strictly PCD.
3. Amanda Russell expressed her significant concern about removing zoning that has already been approved.
4. Mayor Smith shared that there has been interest shown in the property, but nothing has been formally presented to the town yet. He agrees that we should leave the zoning as is for now until the town hears more from the owners of the parcels.
5. Carole Coleman is concerned that the way our ordinance is written will eliminate the possibility of a vineyard, which she is in favor of but has not been presented by the owners of the property as of yet.
6. Michael Callaghan reported that the ordinance allows for agriculture and specialty stores, so vineyards and a wine-tasting room would be allowed should the property owners want to use that space for that purpose.

MOTION TO LEAVE THE PND IN THE ZONING WAS PRESENTED BY CAROLE COLEMAN. NO ONE SECONDED.

MOTION CARRIED. VOTED 4 AYES (CALLAGHAN, CARLE, RUSSELL, AND SYDNOR), 1 NAY (COLEMAN), 0 ABSTAIN.

THE MOTION PASSED. THE ZONING FOR THE ODESSA COMMONS PARCEL WILL REMAIN AS IS.

V. Public Comment

- a. Patty Crilley is excited to see what the developers of Odessa Commons present in the future.
- b. Mayor Smith invited everyone to look at the plans in the office for the Osbourne Street property. The official plan will be presented by the developer at the next Planning Meeting on December 21st.
- c. Mayor Smith also addressed that 405 Main Street has been demolished and that the Corner Grounds Cafe will be open for business shortly.
- d. Shelley Perry of the Women's Club of Odessa invited everyone to Christmas in Odessa, specifically the town tree lighting, on December 2nd.

VI. Next Meeting: December 21, 2023 @ 7:00 PM

VII. Adjournment

MOTION TO ADJOURN BY AMANDA RUSSELL. SECONDED BY MICHAEL CALLAGHAN. THE MEETING ADJOURNED AT 7:43 PM.

MOTION CARRIED. VOTED 5 AYES (COLEMAN, CALLAGHAN, CARLE, RUSSELL, AND SYDNOR), 0 NAYS, 0 ABSTAIN.