

Town of Cheswold
1856



State of Delaware
1787

**PLANNING COMMISSION
MEETING
MINUTES
WEDNESDAY, FEBRUARY 27, 2019**

**Meeting Held at: Cheswold Town Hall
691 Main Street
Cheswold, Delaware 19936**

Planning Commissioners In Attendance:

**Mr. Barry Jones, Chairperson
Mr. Carl Schultz, Commissioner
Mr. Reggie Valentine, Commissioner**

Excused: Ms. Colleen Ostafy, Secretary

Also in Attendance:

Ms. Sam Callender, Land Use Administrator

MEETING OPENING:

The meeting was called to order at 6:10 p.m., by Chairperson Barry Jones, and a Salute to the Flag and a Moment of Silence immediately followed.

Mr. Jones confirmed that the meeting had been properly posted and conducted a roll call. It was acknowledged that a quorum was in attendance and the meeting proceeded.

AGENDA REVIEW:

The Chair called for a review of the agenda and a motion to accept as presented or amended and Commissioner Valentine made a motion to accept the agenda as presented. Commissioner Schultz made a second to the motion and the motion passed with a unanimous roll call vote.

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MINUTES REVIEW:

The following minutes were reviewed and voted upon:

January 10, 2019

A motion was made by Commissioner Schultz to approve the minutes as presented. Commissioner Valentine made a second to the motion and it passed with a unanimous roll call vote.

NEW BUSINESS:

NOTHING TO REPORT

OLD BUSINESS:

Development of 2020 Comprehensive Plan – MAP REVIEW:

The Commissioners reviewed the Comprehensive Plan maps and made the following suggestions for revision:

<u>Map #</u>	<u>Map Title</u>	<u>Required Action</u>
• Map 1	Location Overview	No Change
• Map 2	Roads and Boundaries	Revise to include annexation of 5867 No. Dupont
• Map 3	In-Town Existing Land Use	Change “Transition” in Legend to “Undeveloped” Change Cheswold Village to “Undeveloped” Show only existing homes in Stonington Show balance of Stonington as “Undeveloped” Correct property lay-out in blow-up section Show retention pond instead of “Utility” Show lot north east corner of Twin Oaks and Holly Oak as Commercial (<i>red</i>) Show lot south east corner of Twin Oaks and Holly Oak as Industrial (<i>purple</i>)
• Map 4	In-Town Future Land	<i>No Changes – Pending IPA suggestions</i>
• Map 5	– State Spending & Policy Strategies	Ask Town Engineer where update information originated? Revise to include annexation of 5867 No. Dupont
• Map 6	Environmental Features	Revise to include annexation of 5867 No. Dupont
• Map 6A	Environmental Land	<i>Eliminate - Pending IPA suggestions</i>

PLANNING COMMISSION

TOWN of CHESWOLD

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Phone: (302) 734-6991 – Fax: (302) 734-1355

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Development of 2020 Comprehensive Plan – “continued”

Map Review “continued”:

<u>Map #</u>	<u>Map Title</u>	<u>Required Action</u>
• Map 7	Five Year Growth Plan and Proposed Land Use Plan	<i>No Changes – Pending IPA suggestions</i>
• Map 8	Growth Phasing for the Land Use Plan	<i>No Changes – Pending IPA suggestions</i>
• Map 9	Planning Area and Proposed Aviation Policy Areas	<i>No Changes – Pending IPA suggestions</i>
• Map 10	Zoning Codes	<i>Add as a new map - Pending IPA suggestions</i>

Development of 2020 Comprehensive Plan – TEMPLATE CREATION:

The Commissioners acknowledged receipt of a descriptive Comprehensive Plan template from the IPA and agreed to review and revise to meet the needs of Cheswold as follows:

<u>PAGE #'s</u>	<u>ASSIGNED TO:</u>
5 – 17	Land Use Administrator Sam Callender
18 – 30	Commission Chair Barry Jones
31 – 43	Commissioner Carl Schultz
44 - 56	Commissioner Reggie Valentine

The agreed upon review and revise completion date is April 14, 2019, at which time the documents will be exchanged for a total review.

Next Meeting Dates:

- Monday, March 11, 2019 – Workshop Meeting, Nobles Pond
- Thursday, March 14, 2019 – Monthly Meeting, Nobles Pond
- Monday, March 25, 2019 – Workshop Meeting, Nobles Pond

MOTION to ADJOURN:

A motion to adjourn was made by Commissioner Schultz at 7:56 p.m. A second to the motion was made by Commissioner Valentine and a unanimous roll call vote passed the motion.

Minutes Taken by: Ms. Sam Callender – February 27, 2019

Minutes Submitted by: Ms. Sam Callender – February 28, 2019