



OBSERVER CORPS REPORTING FORM

OBSERVED MEETING: SUSSEX PLANNING AND ZONING DATE: 10/12/23

FEATURE EVALUATED	YES	NO	COMMENTS
1. Did meeting start on time?	X		
2. Were all members present?	X		
3. Were members attentive?			It appeared so, but hard to see while streaming
4. Did members ask relevant and probing questions?	X		Ensured that affected parties were aware of changes to Wetherby 2004-38 prior to purchase Very few questions from board regarding the solar farms
5. Were open-meetings laws observed?	X		
6. Were agenda made available at the meeting?	X		
7. Were all discussion items included in agenda?			
8. Were agenda items clearly described for discussion?		X	
9. Were agenda amendments made in a timely manner?	X		
10. Were any "Executive Sessions" called?		X	
11. Were any non-agenda items discussed?		X	
12. Were members courteous to each other and the public?	X		
13. Did any items appear to have been discussed prior to the meeting?		X	
14. Was there adequate opportunity for public input?	X		
15. Was background material available to the public?	X		
16. Did any member recuse themselves during the meeting? For what reason?	X		C/U2384 Reason not stated C/Z 1984 Reason not stated C/U2368 Reason not stated Butler had to step away for family reasons—will view streaming later thus making him eligible to vote

Were any issues on the agenda relevant to any LWV state or local positions or programs? Yes X No

Do you recommend local League action on any of these issues? Yes No X If "yes" what action do you recommend? See p. 2

Do any of the issues raised during this meeting suggest further study by the League? Yes X No

Observer: _____Susan Curtin_____ Date Submitted: _____2-24-23_____

List names of other LWV members in attendance: _____

Use the reverse side of the page to elaborate and to list any other concerns.

Ord 23-05 Master Plan Zoning District—modifications were approved. LWV should continue to monitor this issue as it progresses to County Council.

There was mention of affordable housing which LWV should follow. Was not included in housing projects proposed at this meeting.

Very few questions from the board regarding solar arrays on solar farms. A “pro” was stated as reduction in housing development.

C/U 2389 and 2342 Zion Church road. Proposed climate controlled storage facility designed for cars, motorcycles, boats with onsite car wash, oil recycling area, and clubhouse with pool for recreation in a five mile radius in Frankford, Seaford, Ocean View area. A commission member asked about the reason for the clubhouse in a storage unit area. Planner suggested that people who “tinker with” cars, motorcycles, and boats often like to socialize with others with the same interests. The club would serve as a gathering place for this. Some concern from the board was relayed regarding the possibility of people using the storage unit for housing given the proximity of the clubhouse. One commissioner wondered how this would be monitored. The planner referred to it as a condominium. The planner pointed to item O which indicates that it is not intended be residential, nor can it be used for manufacturing. The planner also suggested that residency could be monitored through the gate access. Commission member asked about a designated quiet time. Planner had not considered that, but suggested that it could be addressed in the condominium documents. Audience member asked if there would be water and sewage in each unit. Planner said yes water and sewage would be available in each unit.

Public hearings:

Deferred:

C/Z 1984 Carl M Freeman Cos

C/U 2368 Carl M Freeman Cos

C/U2389 AWH Properties, LLC

C/U 2392 Zion Church Ventures

C/U 2470 Solar DP, LLC

Voted yes:

Ord 23-09 (4-0)

C/U 2448 TPE DE SU75, LLC

C/U2452 Community Lutheran Church sign

Discussion ensued regarding the increasing length of the meetings. It was decided that more frequent meetings would put an undue burden on the staff, thus the current system will continue. However, they will consider a consolidation of all solar farm requests into one special meeting.