

OBSERVER CORPS REPORT

August 24 Planning & Zoning Commission Meeting

The meeting commenced at 3 p.m. and continued past 6 p.m., the time when I left the meeting. During public comment Gail Vangilder, a representative from Scenic Byways of Sussex County, welcomed new P & Z members and shared their mission to support economic development in DE through tourism. She emphasized (1) a landscape plan is required for projects along the byway and (2) there has been an increase in the number of applications requesting exceptions to front yard setbacks (parking in front setback which is currently not permitted by code) which takes space from landscaping and may affect DELDOT right of way. There are four byways in DE. Old business was moved to precede other business to accommodate an attorney who substituted for one board member for a couple of agenda items. In **old business** 2022-18 Wil King Station subdivision passed 4-1 within the guidelines; C/Z Love Creek Acquisition was removed from the agenda as it was heard at the last meeting. 2022-19 Grayrock Preserve passed 5-0; 2022-20 Marvel Subdivision was not discussed; C/U 2357 Pingue Properties was also removed as it was heard at the last meeting. Ord 23-11 passed. In **other business** all plans carried with one abstention as Butler was not present at the hearing Fredrick Ford (S-23-20) and one deferral (S-23-34). S23-36 Silverleaf was withdrawn. **Public Hearings:** There was a slide and verbal presentation on the Tijmen van den Bosch (C/U 2446) plan with questions from the commission members. The remarks were favorable in that it is a 6-generation business from the Netherlands and would potentially provide up to 100 jobs. Housing for workers would be provided only if local help was not available. The plan is to export greenhouse grown strawberries with potential for a farm stand for local distribution. Public Hearings also included 2020-07 Lands of Elizabeth Main and Andrew MacNamara, 2022-10 Raley Farm with a presentation of how it meets superior design guidelines.

The question was consistently asked if the housing developments were to be HOA communities and if these proposed communities had their own water.

New Resources:

Jeff Seemans (Milton retired land use planner): *How to Use Superior Site Planning Techniques to Create More Beautiful Communities. (Available from the author)*

Sussex Preservation Coalition (SPC) in alliance with the Sussex Alliance for Responsible Growth (SARG) is planning on monitoring County Council and P& Z Commission. SPC Contact:

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