

**Cabinet Committee on State Planning Issues  
Haslett Armory, Room 219  
August 14, 2018**

**Meeting Summary**

Committee Members Present:

Jennifer Cohan, Secretary, Delaware Department of Transportation, committee chair  
David Edgell for Director Connie Holland, Office of State Planning  
Marlena Gibson for Director Anas Ben Addi, Delaware State Housing Authority  
Lisa BorinOgden, Deputy Secretary for Secretary Shawn Garvin, Department of Natural Resources and Environmental Control  
Kyle Hoyd for Secretary Michael Scuse, Delaware Department of Agriculture  
Terry Pepper for Secretary Robert Coupe, Department of Safety and Homeland Security  
Chris Hudson for Michael Jackson, Director of Office of Management & Budget  
James Collins, Secretary, Department of Technology and Information  
Susan Bunting, Secretary, Department of Education  
Dorothy Morris, OSPC  
Stephen Bayer, OSPC  
Tricia Arndt, OSPC  
Drew Boyce, DeIDOT  
Debbie Pfeil, KCI Technologies  
Stacey Long, Town of Selbyville  
Janelle Cornwell, Sussex County  
Mike Thostrup, DNREC  
Vince Robertson, Parkowski, Noble & Guerke representing Sussex County

Chairperson Cohan opened the meeting at approximately 10:00 am. It was noted that Kent County requested to be removed from the agenda because they felt they may be able to adopt the plan in time to not need an extension.

**Approval of Minutes**

A motion was made by Terry Pepper to approve the minutes from the April 12, 2018 meeting. The motion was seconded by Chris Hudson and with no changes noted and no further discussion the motion was unanimously approved.

**Comprehensive Plan Extensions**

**Town of Selbyville**

Debbie Pfeil stated that the plan was about 80% complete. Ms. Pfeil discussed that when they took over the plan, it was determined that there was some inconsistencies between the Land Use map and the Future Land Use map. They have done the windshield survey and are analyzing the data now. They are asking for an extension until January 2019.

Secretary Cohan asked that Debbie discuss water and wastewater. Ms. Pfeil stated a draft of the Asset Management plans for water and wastewater have been completed so they will be able to use this information in the plan as well

Kyle Hoyt asked if the town had considered Tree Canopy in their plan. Ms. Pfiel stated it has been considered and is mentioned in the plan.

David Edgell asked if January 2019 would be sufficient timing. Ms. Pfiel stated they felt it would be enough time if all meetings went well. She is uncertain how the final hearings will go because of the changes to the land use. Mr. Edgell stated that he would support and extension to March 2019 to make sure they have enough time to get through the legal proceedings.

A motion was made by Terry Pepper to approve the Town of Selbyville comprehensive plan extension until March 2019. The motion was seconded by Susan Bunting. With no further discussion the motion was unanimously approved.

### **Sussex County Comprehensive Plan Presentation**

Janelle Cornwell and Vince Robertson presented the draft Sussex County Plan to the committee. Ms. Cornwell and Mr. Robertson spoke at length about the demographics and seasonal populations. Ms. Cornwell noted that there are over 100 objectives and strategies that they will work on over the next ten years including:

- Working with the towns and private partnerships regarding open space and recreational activities.
- Recognizing the impacts of the hazards and the protection of wetlands and open space – She noted that they are already working to pass ordinances for these protections ahead of the plan being approved. In addition they are working separately on a Hazard Mitigation Plan to recognize and mitigate impacts from the hazards.
- Recognizing the importance of agriculture and tourism and how to balance the two
- The importance and need for affordable housing
- The future of wastewater planning
- The need for historic preservation planning
- The coordination between County and State on the mobility issues.

Ms. Cornwell discussed that they held 11 public meetings, approximately 30 public workshops, and the planning commission had comments welcome at every meeting since they began updating the plan.

Besides the mobility chapter the Land Use Chapter saw the biggest changes. The County has gotten rid of some of the land use classifications. They have worked with the consultant to analyze where development should occur. They renamed the Environmentally Sensitive Developing Areas and made it the Coastal Area. They recognized some areas that were already zoned for growth and in many cases built out and called them the Existing Developing Areas

Secretary Cohan commended the county on the process of updating the plan and the amount of public meetings that were held. Secretary Cohan asked about the participation by developers. Ms. Cornwell stated that they have been in the process since the first meetings and they have received many comments. All comments received to date have been considered by the county.

It was the development community that prompted the discussion on seasonal population projections. They also helped start the conversation on the housing needs and the affordable housing issues with the east vs west housing prices. In addition, they had a lot of comments on the community design chapter.

Deputy Director Lisa BorinOgden stated DNREC is thrilled with the plan but urged the county to use DNREC as a resource because the issue of Sea Level Rise was not in the plan, nor was the issue of Climate Change. Any discussion of that is a topic they would welcome with the county. Ms. Cornwell stated that these issues are addressed in more detail in their Hazard Mitigation Plan. The Hazard Mitigation plan was referenced in the plan but they County will be updating that plan so specifics were not included in the comprehensive plan.

Kyle Hoyt stated that the Department of Agriculture felt the County did a great job. He offered the department as a resource for not only Agriculture, but for forestry and tree canopy issues.

Secretary Cohen thanked the county for the update.

### **Public Comment**

Secretary Cohan asked for public comment; none was given.

Secretary Cohan stated that she had received some inquiries from committee members regarding the number of comprehensive plan extensions. She just wanted to bring it up before the committee to let everyone know that these extensions are vetted by the Office of State Planning before coming to the Cabinet Committee on the State Planning Issues. David Edgell noted that the provision for extension is outlined in the Delaware Code. Many towns get into the updates and find issues or problems that need to be cleared up before adoption and then at the end of the process there are legal requirements in terms of hearings that must be adhered to which can take 4-5 months.

### **Adjournment**

With no additional business before the committee, a motion was made by Jennifer Cohan to adjourn the meeting. The motion was seconded by David Edgell and with no further discussion, the motion was unanimously approved. The meeting was adjourned at 10:30 am.

Draft Minutes posted to calendar: 8/23/2018

Minutes approved:

Final minutes posted to public: