

Dewey Beach Comprehensive Plan Committee

Meeting Minutes for September 17, 2021

The meeting was called to order at 5 pm.

Members in Attendance: Julie Johnson, Jimmy O'Connor, Phil Winkler, Dave Davis (quorum)

Others in Attendance: Bill Zolper, Gary Persinger (Liaison), Dale Cooke, Bill Stevens, Kate Banaszak

Administrative Items:

The agenda was adopted as written.

Members of the committee were introduced in roll call attendance.

Discussion of Business:

Prior meeting minutes were shown for reference. We reviewed the response Dave made in June when a draft of the annual report was circulated. The essence of that response was that we need to make better progress given the timeframe of being about three years into the 10-year plan.

Reviewed the town's Annual Report on the Comp Plan, dated June 25, 2021.

Observations and recommendations are as follows:

(It was noted that several items were actually underway during the discussion and those are shown below as underlined.)

1. Demographics and Population

- a. Based on the housing market situation and post-COVID status, no need to prioritize at this time.

2. Housing

- a. Policies and Procedures – No current recommendation
- b. Tracking Code Violations – Actually Underway but not GIS-based system
- c. Affordable Housing – Due to the current housing market and as-built nature of the town, no support for prioritizing these items at this time.

3. Land Use and Annexation

- a. Building Mass/Density – No action to be taken.
 - b. Impacts of Future Development – Nothing actionable at this time.
 - c. Annexation – Of the areas identified, the area commonly known as the Forgotten Mile seems the most likely candidate for this potential. Would require participation by P&Z, the town planner, Marketing Committee and most likely a focused committee formed for this purpose. Bill Zolper felt that a more pressing need is to plan for a new town hall and other internal planning matters. Recommend starting a process to evaluate this based on the above.
 - d. Blighted Parcels – No action to be taken at this time due to market conditions.
4. Transportation
- a. Much of the work in this section may have actually been substantially completed, but clarifying the actual status based on the wording in the plan should be done for the next plan update.
 - b. Parking Strategy – Not a great deal of support for starting a study for this issue at this time, but use promotion of Dart conveyance from remote facilities via marketing is possible.
5. Community Services and Facilities
- a. Upgrading Holding Facilities – Underway and really requires discussion by Council with the Town Manager to move forward.
 - b. Additional Surveillance Cameras – Underway/Complete
 - c. Strengthen Code Enforcement Incentives – Incentives are largely already in force by virtue of the checklist provided with the rental license each year.
6. Natural Resources – all Ongoing
7. Infrastructure
- a. Stormwater Fee Structure – Recommended by B&F for a mid-term revenue stream for the town to enact, but will take time.
 - b. Stormwater Systems Improvements – Ability to withstand sea-level rise is implicit in the goal.

- c. Streetscapes and Landscapes – Already Complete or at least substantially Underway.
 - d. Right of Way/Easements in Public Lands – Largely Complete.
- 8. Cultural Resources
 - a. Parks & Open Space – Objective is Ongoing
- 9. Economic Development
 - a. Partnerships – With Southern Delaware Tourism already Underway.
 - b. Comprehensive Evaluation of Infrastructure – Stormwater management review has been completed.
- 10. Climate Change & Sea Level Rise
 - a. Strategy for Resilience – Recommend to Council to form a Committee focused on developing a strategic plan for this as soon as practical.
- 11. Preservation of Nature
 - a. Tree Ordinance – Upgrade to enable neighbor reporting of perceived breach of policy/rules.
 - b. Forestry Planning and Wetland Regulations Implementation – Is Underway.

Thanks to all who participated in this year's Comp Plan Committee and Commissioners who attended many of the meetings.

With no further business to be discussed, the meeting was adjourned at 6:12 pm

Respectfully submitted,

Dave Davis, Chair