

Milton Town Council and Planning and Zoning Commission
Milton Library, 121 Union Street
February 25, 2014 at 6:00pm

Transcribed by: Helene Rodgville
[Minutes are not verbatim]

1. Call to Order – Mayor Jones
Mayor Jones: The Milton Town Council and Planning and Zoning Commission are together tonight to discuss Milton's Comprehensive Plan
2. Moment of Silence
3. Pledge of Allegiance to the Flag
4. Roll Call – Mayor Jones

Vice Mayor Booros	Present
Councilman West	Present
Councilwoman Patterson	Present
Councilman Coté	Present
Councilwoman Parker-Selby	Present
Councilman Collier	Present
Mayor Jones	Present

5. Additions or Corrections to the Agenda
Mayor Jones: Are there any additions or corrections to the agenda?
6. Agenda Approval
Mayor Jones: Hearing none, do I hear a motion?
Councilman Collier: Motion to approve the agenda submitted.
Councilwoman Parker-Selby: Second.
Mayor Jones: Any discussion? All those in favor say aye. Opposed. Motion carried.
7. Discussion and possible vote by Town Council on:
 - a. Appointment of Board of Elections/Election Officers
Mayor Jones: We have one small bit of business in reference to our Board of Elections. Some laws actually changed. We have to make a couple of changes here. I'll explain it to the Council. We had a little bit of housekeeping, we had to rearrange the Board of Elections. Lynn Ekelund is now the Alternate Inspector, instead of the Inspector and Susan Mathey has agreed to step up to the Inspector's position. We've added Neil Sands as the Alternate Judge and that is the change. The other is the election officer's who will be sitting in the polls on Friday. You'll see the names of Patricia Kost, Ken Kay, Janice Annunziato, Larry Savage and Doug Welch. These are the folks that I would like to have and they're listed this way, even though you've approved the first group; they're listed this way as a matter of record, so that it all goes together.
Councilman West: Madame Mayor, don't you mean Saturday?

Mayor Jones: I'm sorry.

Councilman West: You said Friday.

Mayor Jones: Oh, I'm sorry. Yes, Saturday.

Councilman Collier: Motion to approve the appointments as submitted.

Councilwoman Parker-Selby: Second.

Mayor Jones: Any discussion? All in favor say aye. Opposed. Motion is carried.

8. Comprehensive Plan Presentation by Connie Holland, State Planning Director, and Dorothy Morris, Principal Planner for Sussex County

and

9. Discussion on the following:

May 2015 Comprehensive Plan review

Mayor Jones: This evening we have some folks with us who are going to tell you about our Comprehensive Plan. I'm very excited that you all have turned out and I hope through the journey of completing the Comprehensive Plan, we'll have more and more participation. Right now, though, leading this group tonight is Connie Holland. She is our State Planning Director, Dorothy Morris is the Principal Planner for Sussex County, Hal Godwin is the Deputy Sussex County Administrator, who served as Milton's first Town Manager in 2005, and Jocelyn Godwin, who is the Planning Administrator for the Town of Georgetown and she served as Milton's Town Clerk from 2000 to 2005, so they have a history with the Town of Milton and they will continue on with Planning and Zoning as the Comprehensive Plan is reviewed. I have nothing to add to that, so I will turn it over to Connie Holland.

Connie Holland: I've never been accused of being quiet, but tell me if you can't hear and I'll use the microphone. Can you all hear me?

Mayor Jones: You'll need to, because she's recording it.

Connie Holland: Can you hear me now? First of all, I want to thank you all for coming out tonight. Many, many times we have to do something crazy like tell you we're going to change the regs at the State to get this kind of turnout. I want to assure you that it looks like the Milton citizens really care about what happens in their town. If you don't get anything out of this conversation tonight, please take home that the State is not here to take over. My background is I worked 30 years with Kent County as a Planner and 12 years with the State and our role is to help Milton be what it wants to be. So your Comprehensive Plan is paramount in that. It's not regulations. You'll hear more about that tonight, but you need to have a Comprehensive Plan and they are law in this State now, to have a Mission and a Vision for how you want to go forward. Why the State is so involved is we do put some money into transportation and Ag-land Preservation, etc. and so on, so we would like you to know what we can do for you and help you through this process. You have several options on what you could do and Dorothy Morris is a Circuit Rider Planner. I'm going to let her go through all the procedures and then, after that, if you have any questions, I think the four of us are here to answer any of your comments or questions that you have. Please know, this is your Town. There are 57 municipalities and three counties in the State. We do not want to take over. We don't want to homogenize you. We don't want everyone to look the same. You need to think about your character. You need to think how to keep Economic Development and have what we call complete communities now, where you can have a place to get your groceries, a place to see the doctor, the walk-ability, your restaurants and mental health; if you have all the attributes that you need in life, a job and a nice warm place to live and heat; you usually have a pretty happy life and that's what we're striving for here. At this time, I'll turn it over to Dorothy and she's going to go through some of the

checklist and some of the options you all have as a town, per law in the Delaware Code.

Dorothy Morris: What I'm handing to the Council, I believe the Planning and Zoning Commission already has; I know most of the Planning and Zoning Commission went to University of Delaware's Planning 101 and they discuss the options for Comprehensive Plans. I didn't think I could do any better, so I copied part of their presentation for you tonight. Basically, the Town of Milton's Comprehensive Plan was certified by the Governor in May of 2010. You are required to at least review the Plan every five years, so that means by May of 2015 the Council and the Planning and Zoning Commission need to determine where you want to go with the plan. There's three options. You can review the plan and determine that there's no changes to be made. You're happy with it for the next five years, in which case you would just send a letter to our office. We would accept that letter and you're good until 2020. The second one is if you decide that there are small changes to be made to a certain group of parcels and then you would do a Plan Amendment, which would serve as your review and update, or your review and then you would still be good until 2020. The third would be a complete update of the Plan and again, that's completely up to you here. When you look at the plan that's in place now, if you determine that there's a lot of changes to be made, maybe your growth is happening in a different place; maybe you've got things going on that you didn't have going on in 2010 and you want to do a complete update of the Plan, then it would come through PLUS, we would check it for regulations. You would make your changes and then it would be recertified by the Governor and your five year review clock would start over. So that's where we're at now. Again, you have until May of 2015 to make that decision, so you have plenty of time. You're starting early. We do offer, if the Council is just unsure, or the Planning and Zoning Commission is just unsure, we do offer what we call Pre-Update PLUS, which means you can send this plan through the Preliminary Land Use Service in our office. The state agencies will look at it to determine if there are any State regulations that need to be updated at this time and then they will also give you recommendations that you can take back and take a look at and see if you're interested in. The Preliminary Land Use Service, or what we call PLUS is through the Office of State Planning Coordination. It is a free service we offer to developer's and town's to look at Ordinances, Comprehensive Plans, Developments and it is a group of reviewers from the all the State agencies, DelDOT, DNREC, Housing, State Historic Preservation, our office and they look at the Plan, they'll determine what recommendations they have that they think would make the Plan better for you. Again, recommendations, is not something you have to follow; but then they'll also give you a list of any State regulations that the Plan doesn't currently have in it, but have come into place since the Plan was adopted and certified; then they would give you that, so that you could add those to your Plan.

Mayor Jones: May I ask you a question?

Dorothy Morris: Absolutely.

Mayor Jones: Do you recommend having a comprehensive look at the Plan we have now, as well as going forward? I mean, then we would decide, but that would be interesting. That's already four years since that was done. Is that correct?

Dorothy Morris: Right, correct. So you mean a Pre-Update PLUS?

Mayor Jones: Is that advantageous?

Dorothy Morris: I think it is. I don't know that... Hal, did we figure out that you came over 2000 since that Plan?

Hal Godwin: Yes, this Plan shows the population under 2,000 and now the population is over, so we have to use a different set of rules for the larger population anyway. We're going to have to adjust up to that, in any event. That's not a massive change.

Mayor Jones: I was thinking about when Dorothy mentioned about checking to see if there were any updates in State regulations, particularly in our area; just to give us a pulse on where we are with our present Plan. Is that a long process?

Dorothy Morris: No. If you fill out the application today, as long as I have it by March 1st, we would see it the fourth Wednesday in March and then you would get comments back within 20 working days after that. So it shouldn't add any extra time. I think you started really early and we would be more than happy to do that for you, to look at it and maybe that would give you a starting point to see how you want to move forward.

Mayor Jones: Thank you.

Dorothy Morris: Anything else?

Connie Holland: I would just add that it is not a law, but we're having a lot of discussions with a lot of communities on, don't shout at me when I say this, climate change, sea level rise and complete communities. Many of your local jurisdictions are adding those chapters and I think it's very wise. The Comprehensive Plan is not filled with regulations, nor should it be. Your Charter is another document and of course your zoning ordinances, your sub-division ordinance, but the world's changing and the climate's changing. Look at the winter we've had. Many of the local jurisdictions are also realizing they don't have the housing component within their local jurisdiction that they need, within their Town. Maybe there's too many rentals, maybe there's not enough, we strive for everybody to have a home and a good home, so we're looking at density, we're looking at housing changes, we're looking at climate changes, we're looking at healthcare facilities. We're doing a lot of what we call Master Planning and you can do that within your community too. Milford's done a lot of that, as Middletown has done too. You can take a segment of your Town and have a site plan go through and then it's pre-permitted; when a developer comes in, he or she will know what the rules and regulations are and you can pull a permit, which we hope within 60 days; because all the legwork has been done. So, that's completely up to you, but that's some of the other things that local jurisdictions are thinking about. I know you want your Town to thrive, but you want to make sure that you have the businesses that you want here, the medical facilities, the schools, the restaurants and the housing component, so it's something to think about.

Dorothy Morris: Just to add, I think if you were to do a Pre-Update PLUS, I can almost guarantee you about 20 pages from DNREC regarding climate change, just recommendations, things that they see that they think would help. It may not be what your Town wants to put in the Plan, but it would give you ideas that you may not be thinking of at this time.

Mayor Jones: Thank you. Does Council have anything right now? Then I would say open for questions. All I would ask you to do is attach yourself to a microphone, one place or another, so that it can be recorded.

Virginia Weeks: I was Chairman of Planning and Zoning in 2005 when we did the last review. The last review really wasn't a review. We were limited to about 35 pages by a Council Order. We didn't review maps. We didn't do anything and I would heartily impress upon you the need for a complete review. I've been here since 2004 and we have not had a complete Comprehensive Plan. I see Louise Frye is in the audience. She was on Planning and Zoning and you know how limited we were. When we tried to do the maps, the consultant at the time, told us we were not allowed to; that it wasn't in the purview that the Council had set. So we are in dire need of a full and complete review. Other than that, I would like to ask the Mayor how is this review going to be structured? Who's going to call for the public meetings? Who's going to plan how we do it? Who is Planning and Zoning going to report to? What is our job? Because that hasn't been discussed with us in any way and we don't know anything about that. I would

ask Ms. Holland or Ms. Morris to please talk to the importance of public participation and I'd also like to know from you, if you would explain to people what components of the Comprehensive Plan have the force of law and what that means, if you can and which comes first and which is more important, the maps or the Comprehensive Plan? Okay? Thank you.

Connie Holland: Public participation is key and that's why I made the little joke when I came in that I've been to many Comprehensive Plan meetings, where only seven people were in the audience and maybe they had a population of 2,000 or more. Now I will tell you my premier town is Leipsic, Delaware. They had their Comprehensive Plan on a Saturday at the Fire House and they have a population of maybe 103 and 102 were there and the only reason that the other lady wasn't there, she was in the hospital. So, it was a great thing. I think you just have to put the word out there and let people know that it's their Town. It's your Town and how you're going to grow and what's going to happen to this Town, is in your hands now, so everyone you talk to, please don't complain if you don't have a grocery store or a drug store or you don't have a proper housing unit, because you need to be part of the solution. The Office of State Planning will do the best we can to help you with maps. We can't do Comprehensive Plans anymore. We've had the attorney tell us that just isn't kosher. We review the Plans and send them to the Governor and so therefore, we can't approve them. That's not saying that we can't give you some ideas and come down to some meetings and give you some clarification. Saying that the Comprehensive Plan is a force of law means that you have maps within your Comprehensive Plan and they're not parcel-based maps; they are a map that will tell you where the industrial and the residential, commercial and open space and public offices are going to be. And be careful with that, because mixed use is the way to go. When you start segregating people and activities, that's when you lose your community. I think we've found that out through Planning for the last 50 years or longer in the State; but those maps have to define that and what would happen is if Connie Holland came in and asked the Town of Milton, well I'd like to put an industrial business right here and what you could say is well, it can go over here, because that's where it's depicted on the Plan. Your Land Use Map, your Zoning Map will tell you the appropriate zoning, but if it's residential where I want to put my industrial, that simply doesn't work. Now, please don't think I can't be changed. When I first came into the State and this law went in in 2001, everybody got on board with the Comprehensive Plan, because quite frankly I don't think they wanted the State to take over and yea for that. I'm all for it. But, when they got into the cycle, I will say the City of Dover and Milford started changing their Comprehensive Plan every six months; doing an amendment. That simply doesn't work. So what I've seen municipalities say, every five years you have to look at it by law and every ten years you have to do the complete update. We're not such curmudgeons in the State anymore, that we don't know that things change, so if Milton finds that we have a great Economic Development opportunity in an area that's residential and we think that that's what is good for everybody, you can take that amendment through the Office of State Planning and you don't have to go through certification again. I would just let you know, you, as a Town, need to tell your citizens, or have it as the way you do business, as a matter of fact, that you will only look at amending your Comprehensive Plan every five years, but in special cases, if something came up yearly, you do a report to the Office of State Planning on your building permit and the trends and what's going on in your Town, you may have to amend it. So I don't think we're quite as restrictive, but don't let it get out of hand, because then it doesn't work for a businessman or if you buy in a residential area and you think well this is my dream home. It's where I'm going to live for the rest of my life and then all of a sudden, there's something next to you that you don't find very palatable, then that's not fair either. So we try to work through those scenarios. But it does have

the force of law if, in fact, an application comes in that's against the map in your Comprehensive Plan.

Vice Mayor Booros: When you amend the Comprehensive Plan, let's say three years into it, instead of five years, does that require the same thing; public hearings and all the stuff that goes along with the five year review?

Connie Holland: It does at your level. It's just like taking a site plan through. You're going to say it's an amendment to your Comprehensive Plan. You do bring it up to the Preliminary Land Use Service, but it does not go to the Governor for recertification. We can approve it in my office.

Mayor Jones: The other thing I wanted to address was what Virginia Weeks said about process and before I turn it over to Hal Godwin, it is my thought and I've discussed that with Mr. Godwin, that he will basically be mediator, draw the Planning and Zoning into idea sharing with the public, also take comments from the public, but be a pivotal person that will report back to the Town. If you have another view of that, please share that.

Hal Godwin: I'd be happy to speak to that, Madame Mayor. My wife and I are offering our help in getting this Comprehensive Plan reviewed in whatever way the Town decides to do. Connie already told you that the State Planning Office can't do that. I think it's obvious that you really don't want them doing it for you, because they're going to be the ones that approve it. So the Town needs to have their own energy to get the Comprehensive Plan through it's review process and to them in a fashion that will be acceptable. Some towns are large enough and have large enough planning offices, they can do this service internally. But most towns in Delaware are not that large, so most towns need someone to help with the process. Jocelyn and I are offering our services, because we have experience doing this. We've both done Comprehensive Plans and we've both been involved with Milton and we both live close to, but not in the town limits; so we're offering our help to get this done. Now, what I want to say is my experience has been that while the Comprehensive Plan has to be approved and the directions of where we're going given by the Town Council, it's usually an exercise of the Planning Department or the Planning Commission. The Planning Commission will be the engine that drives this process of review with the townspeople. There should be, in my opinion, several public hearings and we'll try to develop an agenda through those hearings and the agenda might be only three, or four, or five items that the Town has determined through the meetings, that are really important, that we really need to focus on and then we'll drill down deep on those issues and try to get very detailed and very specific about how we want to adjust the current Comprehensive Plan to meet those goals. What we'll try to do is help you amend the current plan and by the way, I would recommend everybody in Milton to get a copy of this and read it. It's kind of lengthy and in some portions it gets dry, but it's a tremendous record of history in this Town, it gives you some good demographic information about how many people live here and all the demographic information that I think is important to know about your community, so I recommend that you all get a copy of this and read it and come to the public hearings, prepared to ask questions about how you think it could be improved and to offer suggestions. Basically, that's what Jocelyn and I are offering. We're offering you the help to get this done, other than having to go out and hire a special consultant. So that's our role. We have no opinion to offer. We're not going to get in the way of anything. We're going to try and facilitate hearings that will assemble your thoughts and we'll do some charts and as we have our meetings and discuss them, I will constantly be in contact with Dorothy and Connie to make sure we're doing it right; because they can really just be sort of referees on the sideline, to make sure that we're going through the process correctly. We have a number of things that I've already gotten from them. There are a

few issues that we need to check, that are required by the State, so we're going to make sure that we read and understand all those; but the scheduling of the public hearings I think is very important, because the optimum plan would be that everybody that lives in this Town weighs in with their ideas and their suggestions. I was an elected official once and I know from that experience that the elected officials don't always have all of the best ideas. Usually, many of your great ideas come from the towns people who live there, who raise their children there and work there and are part of the environment day in and day out, so I'm hoping that we'll be able, like Connie said, to energize the Miltonians to come out and tell us what they think and help steer us through this process. So that's pretty much the side of it from Jocelyn and I. We're going to act as your helpers to get this Plan thought through completely, with the Planning and Zoning Commission and get a document together that can go to Council for approval and then go the Office of State Planning for final approval. That's our offer to you and that's what we're going to try and help you do, if that's okay with everyone involved. That's pretty much all I have to say.

Connie Holland: The one thing that I would add that I've seen work really well in several local jurisdictions, the City of Dover did it and actually, Middletown did it, Milford did it, is put a flyer out and ask Would You Like to be Planner of a Day? How would you like Milton to look? Get yourselves some maps. Hopefully, maybe we can even help you with it, but you have to have E size maps, like big maps; give people crayons and let them start and at first, you may be at odds, but before it's over, I think you'll find out where you agree and where you disagree and you'll find out a lot from that exercise. I went to the City of Dover for my portion of town. Now here Ms. Smartypants thought since she's been doing it for about 45 years, I knew what I wanted. I had it all set in my mind. That ought to be green space. This ought to be this. This ought to be that. When I left, I completely changed my mind. I had other people around me, where it was open space, probably shouldn't have been open space; they already had some condo's there, so we infilled that and had a bigger place of open space, so it's your community. It's bringing together and don't sit with the same people, with the same thoughts that you have. When we did this in Milford, we wouldn't let the developer's sit with themselves. We said no. I actually sat a developer right next to a staunch enemy of a lady that didn't want any development in Milford. Before it was over, they walked out like cheese and crackers, because her son needed a place to live, so this can be done. It's hard to do, but as many flyers or whatever that you can put out, this is your town, this is your time to speak and you're probably going to have to have a couple of meetings on that and you may have to have it in different areas of town and at different times of the day; people work and people don't work so that you can get as much input as you can.

Hal Godwin: Connie, I was going to mention that. I think it's important to have meetings at various times of the week. We need several meetings. We need a Saturday meeting, a couple of evening meetings, maybe a day time meeting, because everyone's not available to participate at the same time and I would envision half a dozen meetings or more and we just keep discussing the issues until we come to some points that we agree on or we agree to disagree on. But we're going to have to keep the ball moving in that regard, I think and ultimately it will be the Town Council's responsibility to approve or disapprove a final draft. The drafts will come from the Planning Commission, in cooperation with the townspeople. It won't come from any of us. It will be your opinions, because this is your town and your Comprehensive Plan. As long as we can make that fit into the puzzle of what the State requires, we'll be fine and that won't be difficult.

Mayor Jones: I have a question, if I may, for both Dorothy and Hal. If Council's in agreement to

send this forward for a pre-look, again just where we are, I hate to take the whole month to wait. Could we simultaneously begin to meet?

Dorothy Morris: Absolutely.

Mayor Jones: Okay, that's what I wanted to ask.

Hal Godwin: Plus it will be an advisory opinion. All the State Agencies will take a look at the Plan and they'll come back and they'll say things like we think you can approve X, Y and Z if you did this and this and this. There are no requirements, just suggestions.

Mayor Jones: I just didn't want to wait that long before we got started.

Virginia Weeks: I just wanted to ask... I remember going to Rehoboth, you were there John, when Brian Hall was in charge and the University of Delaware had a plan where they had squares and so on, so it made planning very easy and I think it's housed over at the University of Delaware in Lewes and I know that they're very amenable to coming here and I was wondering, do you know if that planning tool is still available?

Dorothy Morris: We know that it is with the University of Delaware, the southern campus of the University of Delaware, it's called a Wii Table. I think they charge for that. I think you have to be under contract with Ed Lewandowski. I'm not sure about that, but what I can offer to you, I'm pretty sure and I'll check with Hal and so Hal and Jocelyn know, but DelDOT also has a wonderful program that actually you can fly in and see how your street would look, if it was done in a certain way; so let me speak with the Department of Planning of DelDOT and see if they could be helpful to you, without charge. The other way I think you have to have a contract with the University of Delaware. No one has that Wii Table, except them. Now, you certainly can use that concept. That's something that can be put together real easy. It was done in hundred acre blocks and for your town, I'm not so sure that it would work that way. You have a nice small town, so it might be a little overkill for you. I think your regular map, we could use crayons and work that out. It's a nice tool, but there again, I think you'd have to pay for it and be under contract and I think you could work on paper maps and come up with just about the same thing. I'm all for the technology. Now, as I said, DelDOT is trying to put this tool out. We use it in Preliminary Land Use Service, we're using it on a lot of Master Plans and what it does, it also can change the density and put houses where they're going to be, change the landscape, put trees up, do a lot of those visual aids and that was another thing I did leave out. I think we are a very visual society and I think that as many pictures as you can get and I have to say that I'm going to be up at the University of Delaware tomorrow, teaching class for students in planning and they still like better models book, that Ed MacMahon came down and actually spoke to Milton about it one time... Hal had him here, so we can get those books for you and it's a great visual aid and so we'll get those documents to you too.

Virginia Weeks: Exactly, I think it's a great visual plan, to do that with DelDOT.

Hal Godwin: I'd like to add one more thing that I did and that is my employer is Sussex County Council. I'm not here representing them. I'm not going to ever be representing them here when I'm working with you on this and I think Jocelyn will tell you the same thing about her employer. We are doing this as volunteers to help Milton get this Comprehensive Plan done, because we feel Milton is part of us, so that's why we're doing this. We're not doing it to represent our employers and I've already checked with mine and she's checked with hers and told them what we're doing and why and just asked that they would cooperate with us and let us do this as individuals and not be viewed as appointed officials to any other jurisdiction. So I wanted to clarify that.

Mark Quigley: I'm part of Planning and Zoning and go back to the beginning when you were saying it was great to see a number of people. Part of Planning and Zoning and part of what we

learned on some of the continuing education up at University of Delaware, they recommended that we have some type of a snack or something and drink. Some of the towns I know, actually offered full dinners. Dinners I'm not so crazy about, but I'd like for that to be considered when the flyer goes out, because I know you were there John and most of us were there. Please put that into consideration when the flyer goes out. That's all. Thank you.

Mayor Jones: We have someone who wants to speak.

Barry Goodinson: I'm on Planning and Zoning, as well. I would really love to reiterate what Ginny said, in terms of encouraging you to consider doing the whole ball of wax, because I really believe that we're at a really pivotal moment in this town and I've read the existing Master Plan and it's, as you said, there's a lot of history there; there's not a lot of future in it and I would really love to see it looking much more prospectively than retrospectively and I think we have an opportunity as you said, we're timing-wise we're ahead of schedule, which is a remarkable thing, so we may as well take advantage of that and really do this well and engage the town in a really substantive way. I think it's telling that very few people have read it, because there's not a lot in it to read and there's not a great vision for the town that I really would love to see the next Plan to be a really great vision for the town.

Mayor Jones: Well, you and I have had conversations and I think it's very exciting and I don't think anybody here or anybody you tell, should be afraid of this process at all. It's exciting. This is the ground floor of what the citizens have been asking for. What direction are we taking? What's the focus? And so, absolutely, I think hitting the public and getting the participation out. I never even thought about the different times for the meetings and how imperative that is to make sure that you get a better cross-section, so I would like to mention that you can go to Milton's website. The Comprehensive Plan is there. It's a large document, but it is well worth copying and reading. It is an interesting piece. So an exciting time for Milton.

Connie Holland: I might put it out in the Library or a couple of places, if people don't have computers to have access to it, so that might work, or if it means paying \$10, about 10 cents a page; maybe the Town could print out a couple and maybe let them be checked out at the Library.

Mayor Jones: I'm sure they'll be here, as well as at Town Hall.

Hal Godwin: Another exercise that might help us all, is to read other Comprehensive Plans. Maybe Milford. Maybe Dover. Maybe another town this size, like Georgetown or a town that's close to us or a town that's far away, but to kind of get a flavor of what some other towns are doing, might inspire ideas. Wow, we should do that. So now would be the time to saturate yourselves with all those pieces of information. Madame Mayor, one thing I would suggest, as a next step, would be for us to meet with the Planning and Zoning Commission and try to come up with a schedule of when to begin our meetings, because we might have two or three meetings and decide we've got to drop back and redo something and go forward, so this will be a living exercise, as we go through this and it might take a year, but I think we need to do it right, so that the Town is happy with the document, that ultimately they send to Dover for approval.

Mayor Jones: Mr. Davis, has Planning and Zoning rescheduled their meeting for tomorrow?

Robin Davis: Yes, they have a scheduled meeting tomorrow night.

Mayor Jones: But unfortunately, that would not be an agenda item, otherwise it would be almost...

Robin Davis: The concern that I have about the March meeting, we have a lot of items, applications because of the missed January meeting and the missed February meeting. So we've piled on March. Something like this would probably be best, not that they want to have a

separate meeting, but to keep focus on the Comprehensive Plan only and have separate meetings for the Comprehensive Plan.

Mayor Jones: Then I would like to highly recommend that Planning and Zoning schedule an early March meeting, if that is the first step, then we're not free to schedule the public meetings, until such time, so do you find members of the Board might be amendable to that?

Hal Godwin: I'm not available on the 17th.

Mayor Jones: You're not available until the 17th.

Hal Godwin: So if your next meeting is scheduled for the 18th, that would work.

Robin Davis: And again, the issue I have with that, which is no problem, we can put it on there, it's just that Planning and Zoning Commission is going to be there long enough as it is. We have three applications that are going to be on the agenda.

Hal Godwin: You could do April. All we need to do is set up a meeting schedule, that would be our first step. Get the people out, so that doesn't have to happen right away. We're going to work on the schedule.

Mayor Jones: But that schedule is contingent and that's how the rest of the public work begins and I think people are anxious to get started.

Virginia Weeks: Maybe we could add that to the agenda tomorrow night, when we review the agenda.

Robin Davis: You wouldn't be able to, it's seven day notification.

Mayor Jones: That's a FOIA issue.

Virginia Weeks: If we don't vote on it.

Robin Davis: You would be voting on something or discussing it, it's the same thing, it would be a discussion.

Mayor Jones: Perhaps Planning and Zoning may, among themselves, come up with a consensus as you meet tomorrow night, that there would be a time you would be in agreement to meet, even after the 18th. Very briefly. An hour or so, something that would put you all together.

Mark Quigley: We've said we're willing to meet more frequently than just the regular once a month.

Mayor Jones: Okay. Alright, Mr. Mazzeo, the Chair of Planning and Zoning is still away at this time? Hal, we'll make sure that you get a list of the members of Planning and Zoning and how to reach them.

Hal Godwin: Great. Email addresses would be best, so we can communicate back and forth.

Mayor Jones: Okay, we'll do that.

Hal Godwin: And you have my email address?

Mayor Jones: I do. Would you like to come now? We've got a microphone right here for you.

Dick _____: This may not be the right point to ask the question, but the question is, under the previous Mayor we had an issue of water system, pipes and all that and I never heard an answer to that. Is it a dead issue? Or is it in the future? It seems the Town can't grow without a water plan. I don't think you have one. What's the deal?

Mayor Jones: You're right. I know that the Water Committee is meeting tomorrow evening on a separate issue, that they will bring to Council during it's March meeting, but you are right.

There are a number of dangling issues out there about our water sources. They are not going unattended to, however, but recommendations have not come to Council for Council to make a decision at this time, as of yet. But thank you for bringing that up and I'm sure that that will play a part in Planning and Zoning's addressing and I hope you'll come back to the meetings. Are there any other questions from the public at this time? None? Wow.

Virginia Weeks: This isn't to you. This is to the public. What do you want to see us do? How do

you want to see us run these meetings? Any suggestions from the floor? Do you want to all sign up for an email list, so you can be kept abreast? Alright. Hold on. I'm going to put this yellow pad back there, if you would all put your name and email, we will get a list ready so we have a... and you can distribute it through your neighbor's when you get it and I think that we should have a point person on Planning and Zoning, perhaps, that you can email your ideas to that he can bring them forward... or your concerns and I'm hopeful that Planning and Zoning will do that soon, but I'll leave this in the back of the room. Please print your name and your email address and we will get a list together to keep you informed of when meetings are going to occur. Thank you.

Mayor Jones: Good idea, thank you.

Michela Coffaro: I was wondering, in a Comprehensive Plan, do you have, or would we have, laws that we would look at creating, or regulations, because for instance, we have a lot of empty stores, as an issue. So where does that come in?

Connie Holland: At the end of your Comprehensive Plan you have Missions and what you would like to accomplish, so at the end of that, what you would say if you find out there's a housing stock problem, or vacant houses, or whatever, you put that in there and that's exactly what you report back to the State, how are you doing with that? Have you rehabbed any of your houses? Have you changed your zoning? Have you changed your building code, etc., and so on. Although you don't have regulations in it, at the end of it you do have what you'd like to accomplish and what the goals are. Yes, it's part of the Comprehensive Plan, but you don't have that regulation.

Barry Goodinson: Just a quick question to follow up on that, if the existing Plan, and to be honest with you I don't know if they're there, are there similar tasks that were spelled out in the existing plan and what's the mechanism through which we know we're accomplishing it? Does anyone from the State come back and say, you said you were going to do the following things; how are you doing? Or, I see you haven't done any of the following things. What are you going to do about it? So what's the mechanism to make sure that list doesn't just remain a list, but actually happens?

Connie Holland: By Delaware Code, you have to do an annual report to the State and they all come in at different times, because you've all been certified at different times. I haven't looked. Dorothy has. She has it in front of her, so I'll let her kind of embellish on that and when you give the annual report, what you tell us, a lot of our data, how many building permits, how many demolition permits, what's the new trends and then you get into what regulations you've changed.

Barry Goodinson: Who prepares that from the Town?

Dorothy Morris: It comes to us from Town staff. I'm not sure, in your Town who prepares it.

Mayor Jones: I have a sense that's Mr. Davis. Yes.

Dorothy Morris: Just to let you know, to answer your question, there may be others, but I'm looking at the current Plan, it looks like on Page 46, it starts the Comprehensive Plan Goals, Policies and Projects and it lists under each section, Vision Statement, Land Use, Natural Environment and things that you want, implementation goals that you have. Like I said, there may be others, just quickly it looks like Page 46.

Mayor Jones: Anyone else? Anything else? Mr. Welu?

Jim Welu: I would just like to follow up on something that Connie said and that Hal said. A lot of us don't have a whole lot of access to the internet. Our screens are very small and I would think that having a couple of copies of the current Plan in the Library, as was suggested and I think if Hal could get a couple of copies of some of some of the other jurisdictions who's

Comprehensive Plans we could review in the Library, we could just review the Comprehensive Plan then; we could take a look at them; maybe take them out for a day...

Mayor Jones: I can't dictate that to the Library staff, but I'm sure we can ask about it.

Jim Welu: I'm sure that they will be accommodating, but I think it would make a difference so that people could sit down and review these things and have a better idea of what we're looking for and what other people have done. Thank you.

Connie Holland: I just had dinner at the Green Turtle and you ought to put a couple of copies in the restaurant; people can have coffee and read them, really.

Unidentified Speakers: Irish Eyes, the coffee shop.

Connie Holland: It was Irish Eyes, I wouldn't eat at the Green Turtle. There's something about age, just be careful.

Mayor Jones: It's all green. Last chance. Mr. Davis, anything as we go forward with this? You ready?

Robin Davis: Ready as I'm going to be.

Michela Coffaro: What I would like to ask the Council and also Hal and Jocelyn is to give ideas to the different and varied committee's that we have working, that we have some direction about what you might want to have us look at; whether it be the Water Committee, whichever committee's that exist now, that we partialize the problem and have expectations that as committee's, we come up with ideas also.

Mayor Jones: I would suggest someone like the Economic Development Committee be in attendance at every meeting.

Michela Coffaro: Absolutely, there's no question about that, but also I would like to hear what concerns the Council has and what you would like us to look at. I'm asking specifically for that. Thank you.

Councilman Coté: Just a short response, is there are seven of us sitting up here and there are 30 or 40 of you out there and we want to hear the 30 or 40 opinions, as well as some of you would like to hear ours, we would like to hear the 30 or 40 opinions from everyone else, because we don't have all the answers. The answers are out here and out in the homes of the people who didn't make it tonight. So we need the input. I think the idea with the maps and the crayons, is great. It gets a lot more people involved in the process and that's what we need to have. Thank you.

Mayor Jones: Going once. Before adjournment, I just wanted to thank all of our guests this evening. It's been awhile since you've been down here to help Milton, so I thank you for taking this evening to do so and Hal and Jocelyn, I also want to thank you for your commitment to Milton and your knowledge of the history of Milton; that you are willing to carry this forward, because I, myself, as a fledgling person in this position, as well as Council, I don't how to do a Comprehensive Plan. That's what makes it so exciting about learning. But I wouldn't expect to be anyone who would pretend to lead you there and that's why we've brought in people who have done this before. I think that they will do a great job with Milton.

10. Adjournment

Mayor Jones: Do I hear a motion for adjournment?

Councilman West: I make a motion to adjourn.

Councilman Coté: I'll second that motion.

Mayor Jones: All in favor say aye. Opposed. Motion carried. Thank you for coming out.

Meeting adjourned at 7:52 p.m.