



Comprehensive Rezoning & Update 2020-2021 Task Force

MEETING SUMMARY

Virtual Meeting

Thursday, November 12, 2020, at 4 PM

I. **Welcome and Roll Call – Planning Commission Chair Elizabeth H. Morris**

The Planning Commission Chair opened the meeting at 4 pm, conducting member roll call.

The following task force members attended: Elizabeth H. Morris, Bill Sutton, F. Joseph Hickman, James E. Saunders, P. Thomas Mason, Al Nickerson, Bill Norris, Brian Greenwood, Buck Nickerson, Chikki Shajwani, Cindy Genter, Pat Langenfelder, and Sam Shoge.

The following also attended: Planning Commission Attorney Cynthia L. McCann, Esq.; DPHZ Director Bill Mackey, AICP; Carla Gerber, GIS Specialist; and Brian Jones, Planning Specialist.

Members of the public who attended by either the Teams call-in number or the County bridge call-in number were Janet Christensen Lewis. The meeting was also livestreamed, and anyone could listen to the meeting online via the County's website.

II. **Approval of Summary for the Task Force Meeting on October 15, 2020**

Pat Lagenfelder made a motion to approve the Summary of the Task Force Meeting on October 15, 2020, as distributed, William Sutton seconded the motion. The motion passed unanimously.

III. **Expressions of Value regarding Kent County**

Members of the task force shared expressions of value, and Mr. Mackey documented each of the task force members' expressions of value in a word document for future task force review.

The meeting recessed for a 15-minute BREAK.

IV. **OLD BUSINESS**

Conclusion: *A majority of the task force voted not to spend the money to distribute postcards.*

The task force discussed sending post cards to each resident to inform them of the Comprehensive Re-Zoning Process. Mr. Mackey reported the approximate cost to accommodate sending post cards to each resident would be \$7,000. Mr. Buck Nickerson said

he was against spending the money to send the post cards. Ms. Lagenfelder said she did not think the post cards would generate enough interest and was against spending the money to send the post cards. Mr. Shoge said this was a critical process for the county and expanding the reach by sending post cards to each resident was worth the investment, so he was in favor of spending the money for post cards. Ms. Morris expressed that she would rather see the money spent for future notifications. Mr. Norris suggested maybe spending the money for a billboard announcement but was against spending the money for post cards now. After further discussion, Ms. Lagenfelder made a motion to not spend the money for post cards. Mr. Norris seconded the motion, and a vote was taken via roll call. The vote was as follows:

Al Nickerson – Aye
Bill Norris - Aye
Bill Sutton – No Vote
Brian Greenwood - Aye
Buck Nickerson - Aye
Chikki Shajwani - Aye
Cindy Genther - Aye
Elizabeth H. Morris - Aye
F. Joseph Hickman - Aye
James E. Saunders - Aye
P. Thomas Mason - Abstained
Pat Langenfelder -Aye
Sam Shoge – No

The motion passed with 10 members voting in favor, 1 member with no vote, 1 member abstained and 1 member not in favor.

Mr. Mackey reviewed the re-zoning process schedule and future topics. He said there is still a possibility of hosting a hybrid in-person meeting at the community center on the following dates: Wednesday, December 9th from anytime between 1:30 and 6:30 P.M. or Wednesday, December 16th with the same time frame. He said given new COVID restrictions and circumstances, any hybrid in-person meetings may need to be tabled until further notice.

Ms. Morris tabled the discussion, and the in-person component was put on hold for now.

V. NEW BUSINESS

Conclusion: *The task force members shared their views and discussed benchmarks.*

A. Developing a Mission Statement:

Mr. Mackey and Ms. Gerber reviewed the task force expressions and found similarities such as preserving land, flexibility in the *Land Use Ordinance*, opportunities for young people, good quality of life, streamlining processes, balancing growth and development, desire to look to the future, and new attractions.

Mr. Shoge said it was important to compare the mission statement with the previous mission statement, look at the main topics and compare with previous strategic planning sessions and review feedback from the last re-zoning process. Mr. Norris said the task force was a diverse group and everyone should focus on setting aside personal agendas and do what is best for Kent County. Mr. Mackey said staff would prepare action statements and compare them with previous action statements from the last process.

B. Discussion of Benchmarks for Task Force:

Mr. Mackey gave an overview of the benchmarks from the Diagnostic Report prepared by Calfee Zoning in May 2020. Mr. Shoge said the benchmarks capture what is being discussed and are a good framework to guide the taskforce through the re-zoning process. Ms. Genther said she hoped the benchmarks were not prioritized in any way and that each is given equal weight. Ms. Gerber said the consultant pulled the benchmarks from the *Kent County Comprehensive Plan* and they should be equally weighted. Ms. Lagenfelder said the benchmarks capture what the task force should be looking for.

VI. Public Comments

Ms. Janet Christensen Lewis commented on annexation and hopes a full analysis of the *Land Use Ordinance* is completed. She said we need to be more general in what can be done in certain areas. She also expressed that the planning and zoning department has always been helpful and a pleasure to work with.

VII. Task Force Comments

Mr. Norris said it is important for task force members to know how much land is available in each district, how much is land is preserved and having statistics would be helpful as the task force proceeds. Ms. Genther said it would be helpful to have a raw inventory and how much land is in each zoning district. Mr. Mackey said the planning staff could provide the requested information.

There being no further business, the meeting was adjourned at 6:00 P.M.