

Planning & Zoning Committee Meeting

September 27, 2023

Present: Wayne Stover, Tom Ruppert, Jonathan Burnett, Robert Cote, Sue Muncey, and Nick Smith were in attendance.

1. **Call to Order:** Mr. Stover brought the meeting to order at 7:00 p.m.
2. **Pledge to the Flag:** Mr. Stover led the pledge.
3. **Approval of Minutes:**

Mr. Ruppert made a motion to approve the meeting minutes of 08/23/23 in their written form. Mr. Burnett seconded the motion. Motion carried unanimously.

4. **Determination of Quorum:** Mr. Stover stated a quorum was present.
5. **Old Business:** No old business to discuss.
6. **New Business:**

Workshop to Discuss and Make Suggestions to the Town of Clayton's Comprehensive Plan

Mr. Stover stated in the past meetings they reviewed up through Chapter 9. Tonight, we will start with Chapter 10. Mr. Ruppert asked about the letter to Councilman Carrow. Mr. Stover stated the letter was sent. Mr. Stover opened the discussion for Chapter 10. Mr. Burnett asked about individual wording. On page 59 we need to remove water service. Mr. Cote stated he had a briefing with Jen from the IPA staff, and she will be at the October 25th meeting. Mr. Burnett stated on page 60 the number of patrol officers needs to be updated. We need to include the garage on West Street and the new Town Shop on S. Bassett Street. We should have the Police Chief update any reference to Public Safety. Under Fire Protection the address is 300 East Street. Under Education we need to update the new schools. Mr. Burnett asked if the Smyrna library was approved. Mr. Stover stated yes. Mr. Burnett stated on page 66 we need to add the new addition to the Lillian Smith Senior Center. Under Chapter 11 on page 69 we need to add Veteran's Park. Mr. Cote stated the name will be Veteran's Memorial at Pridemore Park. Mr. Burnett stated on page 71 under Open Spaces we need to add Ovations. Under Chapter 12 page 73 we need to remove the water system and discuss water protection. Mr. Burnett stated he wasn't sure where this would fall, but they ran the fiber from Town Hall to the Town Shop. We should have a discussion with IPA on grants to expand the fiber when running the AMI infrastructure. On page 74 Drinking Water the new ordinances should be referenced. On page 75 Water Storage & Distribution – he recommends keeping the drinking water but reference Artesian. Mr. Stover stated the storage didn't change. Artesian now distributes it. Mr. Cote's recommendation is: if we don't own it, remove it. Mr. Burnett stated wastewater will need to be updated to include MS-4 storm water. Mr. Cote commented on the Planned Improvement Section

on page 77. Mr. Smith commented on the 58,000 direct flow number. Mr. Burnett discussed electricity on page 78. The system was upgraded to a 25k system. On page 79 Solid Waste Management – a trash truck was purchased, and yard waste cans were purchased. On page 81 Transportation we need to add EV vehicles and charging stations. On page 84 Sidewalks – an ordinance was approved. Mr. Ruppert stated on page 86 it discusses proposed sidewalks. Mr. Cote stated funding is available through MPO. The members looked at the map of proposed sidewalks. Mr. Stover stated the railroad does not want to give up their rights. Mr. Burnett moved on to Chapter 14. We need to include Railroad Square Apartments, the Smyrna Emergency Room, Larkin's new bus lot, and the new town hall when it is built. On page 89 Horn's Machine Shop needs to be updated. On page 90 we need to review and/or reference the Charter for annexation. Previously New Castle County was against annexation. Due to the sewer service, they are now changing their mind. On page 92 the annexation needs a complete re-write.

7. **Next Meeting:**

Mr. Stover stated the next meeting will be October 25, 2023, at 7:00 p.m.

8. **Adjournment:**

Mr. Stover made a motion to adjourn. Mr. Ruppert seconded the motion. Motion carried unanimously. Meeting adjourned at 8:16 p.m.

Recording Secretary,

Sue Muncey