

Planning & Zoning Meeting Minutes

29 July 2020

Members Present: Randy Richardson, Emily Greene, Tom Lindale, John Willard

Absent: Luke Thomas

Town Staff: Roseann Lamar-Town Clerk

Council Attendees: Doug Dennison-Vice Mayor Carlen Kenley-Parks & Streets, Tracy Johovic-Secretary

Presenters: William DeCoursey, UD IPA, Associate Policy Scientist Sean O'Neil, IPA, Policy Scientist

Public Attendees: Judy Sylvester, Jim Fennemore

Meeting called to order at 6:04 pm

Pledge of Allegiance

Moment of Silence

Adoption of Agenda: Motion by Emily, Second by Tom, all in favor

Adoption of Minutes: Motion by Emily, Second by Tom, all in favor

New Business: Jim Fennemore presented splitting lot at 42 S. Railroad Ave.

Resident has lived here for over 50 years and has rental properties with in the Town of Wyoming. The lot at 42 S. Railroad Ave. goes back to Mechanic Street. According to the Land Use and Development guidelines Mr. Fennemore would need ten thousand square feet to build on the lot if he were to divide the lot in half. The total square footage he has now is fifteen thousand square feet for the entire lot prior to dividing. Mr. Fennemore was advised by the Committee to apply for a Variance and go before the Board of Adjustments. Mayor Bilbrough also contacted town solicitor to clarify guidance.

Comprehensive Plan: Planning 101 presentations went through and discussed slides on understanding on how to prepare for the future for Wyoming. Total updates to the Comprehensive Plan should be done every ten years and be reviewed every five years. When doing update consider adjacent municipality's example Camden, Dover and Kent County. Change zoning districts based on what you want in the future. Keeping in mind it takes at least eighteen months for Land use Code updates to get approval. For planning Wyoming's future still want to keep the small town feel as well the character of the town. Possibility of rezoning out towards Westville from R1 to mixed. Need to discuss any problems, issues what the goal with the plan is and if annexation is an option.

Old Business: Do away with R3 Zone

Next Regular Meeting: August 26, 2020 @ 6:30 pm

Public Comments: None

Adjourn: Meeting adjourned at 8:25 pm Motioned by Emily, Second by Tom, all favor