

The Town of Laurel  
Mayor & Council Meeting Public Hearing  
February 16, 2021

A Mayor & Council Public Hearing was held virtually by utilizing ZOOM, on February 16, 2021 beginning at 7:00 p.m. The following persons were in attendance Mayor John Shwed, President of Council Chris Calio, Council Members: Randy Lee, Jonathan Kellam, Cheryl Martin, and Robin Fisher-Cornish. Also, in attendance were Director of Code Enforcement Ken West, Public Works Director James Foskey, Chief Dan Wright, Alderman Kelly Pettyjohn, Finance Manager Mary Introcaso, Recording Secretary Alexis Oliphant, and Town Manager Jamie Smith. It was noted that Councilman Jeff Hill was absent.

Mayor Shwed explained the purpose of holding a public hearing is to listen to the Zoning Ordinance Amendment Presentation by Mrs. Debbie Pfiel from KCI Technologies. Town Manager Smith stated by adopting the proposed zoning ordinances amendments the town will be in compliance with the town's Comprehensive Plan. She stated the State Planning Office proposed the town to update their Large Parcel Development Overlay District (LPD-OD) while implementing a Traditional Neighborhood Development (TND). She advised the Planning and Zoning Committee approved the zoning amendments and recommended the zoning amendments to Mayor & Council for adoption. She advised a 1<sup>st</sup> and 2<sup>nd</sup> Reading of the zoning amendments must be held.

Mrs. Debbie Pfiel from KCI Technologies gave a brief PowerPoint Presentation regarding the proposed Mixed Used Zoning. She stated the Planning & Zoning Committee were shown different examples of municipalities within Delaware who have mixed-used communities. The Planning & Zoning reviewed the mixed-used communities and listed their pro's and con's of each community. Mrs. Pfiel reviewed the following chapters in the town's Comprehensive Plan: Chapter 3 Downtown Development District and Community Design, Chapter 10 Land Use and Annexation and Chapter 11 Recommendations and Implementation. Mrs. Pfiel stated the town wants to maintain the community character as described in the Comprehensive Plan. She listed the town's future growth areas and the proposed mixed-use districts on the town's Growth and Annexation Map. Mrs. Pfiel stated in order for the town to comply with the town's Comprehensive Plan a Mixed-Used District must be adopted in 18 months or the town would be in violation. She advised the existing Large Parcel Development Overlay District (LPD-OD) must be a minimum of 15 acres, special overlay district, and development standards can be modified by the Planning & Zoning Committee. The new zoning the Traditional Neighborhood Development (TND) will allow for development that is consistent with the design principles of a traditional neighborhood. The TND must be a minimum of 10 acres, can be reduced if contiguous to an existing TND Zone, mix of residential; however, 50% must be single family detached dwellings, must provide two housing types, and Planning & Zoning may approve variations to the standards. ***Councilman Kellam entered the public hearing at 7:12 p.m.*** Mrs. Pfiel thanked the Laurel Planning & Zoning Committee and the town staff for their work on the LPD-OD Amendments and TND. She stated the project was funded by the Neighborhood Building Blocks Fund Grant 2016. Mayor Shwed inquired if Mayor & Council had any questions or comments for Mrs. Pfiel. Councilwoman Fisher-Cornish inquired if there is a specific price regarding single family housing. Mrs. Pfiel stated the

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Market Price Index controls the pricing and contractors will complete a Performa Plan to help establish pricing.

With there being no further questions or comments, Mayor and Council thanked Mrs. Pfiel for her hard work and presentation.

The public hearing adjourned at 7:25 p.m.

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Mayor

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President of Council

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Town Manager

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Recording Secretary