

Land Use Subcommittee Meeting #4

July 21, 2025 - Meeting Notes

Meeting Title: Land Use Subcommittee | Meeting #4

Date: Tuesday, July 21, 2025

Time: 1:00 p.m. to 1:30 p.m.

Attendees:

Subcommittee Members

Name	Position	Email
Michael Smith (Chair)	Governor Appointed Citizen Advocate	MichaelSmithEcon@gmail.com
Jared Kauffman	DART	Jared.Kauffman@delaware.gov
Anthony Aglio	DeIDOT Planning	Anthony.Aglio@delaware.gov
Sabrina Shultz	DNREC	Sabrina.Shultz@delaware.gov
Michael Petit de Mange	Principal Planner at Dover Kent MPO	Michael.PetitdeMange@doverkentmpo.org
Jamie Whitehouse	Sussex County Planning & Zoning	Jamie.Whitehouse@sussexcountyde.gov
Cooper Bowers	New Castle County Land Use	Cooper.Bowers@newcastlede.gov

Guests

Name	Position	Email
Christin Scott	Sussex County Planning & Zoning	Christin.Scott@sussexcountyde.gov
Matthew Rogers	New Castle County Land Use	Matthew.Rogers@newcastlede.gov
N/A	N/A	Mackin15022@yahoo.com

DeIDOT Support Staff

Name	Organization	Email
Kelly Valencik	DeIDOT	Kelly.Valencik@delaware.gov
Anthony Nobile	JMT	ANobile@jmt.com
Sophie Thompson	JMT	SThompson2@jmt.com

Meeting Purpose

The purpose of this meeting was to hold the fourth Land Use Subcommittee meeting, and to discuss the following:

1. Call to Order

- Michael Smith called the meeting to order, took attendance, and welcomed attendees to the fourth meeting of the Land Use Subcommittee.

2. Approval of Previous Minutes

- Michael Smith asked the subcommittee to approve the minutes of the previous meeting. Michael Petit de Mange motioned to approve the Land Use Subcommittee Meeting #3 minutes from June 2, 2025. Jamie Whitehouse seconded the motion to

Land Use Subcommittee Meeting #4

July 21, 2025 - Meeting Notes

approve the minutes. Cooper Bowers abstained, since he did not attend the previous meeting.

3. Public Comment

- a. Michael Smith provided the opportunity for members of the public to share any questions or comments. No questions or comments were stated by the public.

4. Topics for Discussion

- a. Focus on the following items to align to Senate Bill No. 50, including, but not limited to:
 - Accessibility and connectivity improvements to make transit a more viable option for all Delaware residents.
 - Improving pedestrian safety through modifications and improvements to land use planning, regulations, and processes in Delaware.
 - How state agencies and municipalities can better identify gaps in the system of pedestrian paths and sidewalks to create a system of sidewalks and pathways that is continuous and interconnected.
 - i. Mike Petit de Mange shared insight into how agencies and municipalities can better identify gaps. In a recent study for the town of Camden, the project team used Delaware FirstMap during the earlier parts of the project. FirstMap has an inventory which depicts many extensive sidewalk networks throughout the state. This tool is provided by the state to help identify gaps between sidewalks.
 - ii. Jamie Whitehouse shared that Sussex County planning and zoning commission and the County Council adopted a new ordinance making residential to residential development interconnectivity.
 - iii. Sabrina Shultz mentioned that DNREC is working on a Climate Action Plan, which will be officially published in November of 2025. The plan outlines land use and transportation relating to pollution and mitigation and the importance of safer travel for all modes of transportation.
 - a. DNREC reached out to 19 municipalities, counties and planning organizations to discuss land use strategies.
 - b. Public engagement part of the plan will take place in all 3 counties in September.
 - c. Micheal Smith added that coordination between state climate plans and local land use decisions not just for pedestrians and bicycling, but also making roads self-explainable. Using land use to self-explain the roads.
 - i. Kelly Valencik added that the subcommittee has the chance to share these recommendations.
 1. Michael Smith to draft up some recommendations to discuss with the subcommittee in the next meeting.

Land Use Subcommittee Meeting #4

July 21, 2025 - Meeting Notes

- iv. Mike Petit de Mange shared the Kent County ordinance that deals with sidewalks includes requirements for every major subdivision or land development to install internal sidewalks and install sidewalks along the frontage zone of all arterial and collector roads. Mike added that installing these sidewalks along the frontage zone helps define where pedestrians should be.
 - a. Jared Kauffman added that pedestrians using DART transit aren't encouraged to walk across the sea of asphalt after getting off the bus. Reducing the need for parking and making the buildings closer to where the road is.
- v. Cooper Bowers shared he attended a meeting talking about the idea parking within the apartment in New Castle County. A future webinar will be held in October with Strong Towns.

5. Closing Remarks

- a. There were no additional remarks. Michael Smith called the meeting to a close at 10:28 a.m. All agreed.