

Land Use Subcommittee Meeting #8

November 17, 2025 - Meeting Notes

Meeting Title: Land Use Subcommittee | Meeting #8

Date: Monday, November 17, 2025

Time: 1:00 p.m. to 2:00 p.m.

Attendees:

Subcommittee Members

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

DeIDOT Support Staff

Name	Organization	Email
Kelly Valencik	DeIDOT	Kelly.Valencik@delaware.gov
Matthew Langton	DeIDOT	Matthew.Langton@delaware.gov
Aaron Bell	DeIDOT	Aaron.Bell@delaware.gov
Sophie Thompson	JMT	SThompson2@jmt.com

Meeting Purpose

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

1. Call to Order

- a. Michael Smith called the meeting to order at 1:03 pm, took attendance, and welcomed attendees to the eighth meeting of the Land Use Subcommittee.

2. Approval of Previous Minutes

- a. Michael Smith asked the subcommittee to approve the minutes of the previous meeting. Jamie Whitehouse motioned to approve the draft minutes from Land Use Subcommittee Meeting #7. Mike Petit de Mange seconded the motion to approve the minutes. The minutes were approved unanimously, with no opposition or abstentions.

3. Public Comment

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

4. Review of Draft 2025 Annual Report



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- a. Michael asked the subcommittee members if they have any additional comments or revisions that they would like to be made to the draft report.
- b. Michael emphasized the section on pedestrian network and ADA accessibility, asking for feedback.
 - i. Jamie Whitehouse suggested expanding language beyond DelDOT to include municipalities and counties for better land use coordination in the 'Pedestrian Priority Area Program' section.
 - ii. Michael Smith agreed and proposed adding language about collaboration with municipalities and counties.
 - iii. Kelly Valencik recommended specifying funding sources, such as working with legislators and exploring grants.
 - iv. Michael added that the report will go to House and Senate leadership, Bond Committee, and Governor's Office, so language should reflect legislative collaboration.
- c. Jamie Whitehouse also suggested making the Complete Streets Design Guide recommendation more prescriptive, focusing on new infrastructure and renovations.
 - i. Kelly Valencik proposed encouraging municipalities to integrate principles into comprehensive plans and planning documents.
 - ii. Mike Petit de Mange emphasized codifying guidelines into subdivision and land development codes for enforceability.
 - iii. Cooper Bowers suggested using "local land use agencies" to cover both counties and municipalities.
 - iv. Michael Smith suggested modifying the recommendation to include codification into local codes and mention DelDOT providing training.
- d. The group reviewed the Self-Explaining Roads and Land Use Practices section, which was revised in the previous Land Use Subcommittee meeting.
 - i. Jamie supported the modified transit-oriented development and mixed-use development language. Mike Petit de Mange also endorsed the recommendation as written.
 - ii. No changes were suggested. The group agreed to keep the language on monitoring and referencing best practices from other states.
- e. The group reviewed the ADA Infrastructure Maintenance section, which was also revised in the previous Land Use Subcommittee meeting.
 - i. Michael highlighted issues like blocked sidewalks and poor upkeep.
 - ii. Mike Petit de Mange suggested adding language about "utility conflicts" (e.g., poles, hydrants obstructing sidewalks).
 - iii. The group agreed to add a sentence mentioning eliminating utility conflicts in pedestrian pathways.

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5. Other Agenda Items

- a. Strong Towns Speaker
 - i. Michael proposed inviting a Strong Towns speaker in early 2026, possibly jointly with the Delaware Bike Council.
 - ii. Kelly Valencik offered to check with consultants who attended the recent Strong Towns event in Wilmington for feedback and suggested tailoring the speaker's talk to pedestrian safety.
 - iii. Michael noted that Strong Towns has virtual options and many speakers focused on pedestrian/bike issues.
- b. Budget Spending Ideas:
 - i. Michael recapped previous ideas: pop-up projects, reflective materials, and sponsoring the Everyone Gets Home Summit.
 - ii. Jamie Whitehouse supported practical outreach materials for public events.
 - iii. Kelly Valencik suggested keeping the mix similar to last year (pop-ups and reflective gear).
 - iv. Michael also floated the idea of a site visit to Hoboken or inviting experts from other states for presentations.
 - v. Michael and Kelly emphasized that the budget is planned to be voted on in the upcoming January 22 meeting of the general Pedestrian Council, which will be important to attend since the vote requires quorum.

6. Closing Remarks

- a. Michael noted that this is the last meeting for calendar year 2025, mentioning that the December meeting will be skipped due to the holidays. The next meeting will be held on January 12, 2026, to avoid the Martin Luther King Jr. Day holiday on January 19.
- b. There were no additional remarks. Michael Smith asked for a motion to adjourn. Mike Petit de Mange motioned. All agreed. Michael brought the meeting to close at 1:38 p.m.