

Regular Meeting Minutes

The work session of the Pocomoke Planning Commission was held in Council Chambers on Wednesday, June 12, 2025. The meeting was called to order at 6:00 pm.

Present:

President: Nola Tullar
Chairs: Chip Choquette, Jessmin Durea, Stephen Mills,
Planning Director: Dan Brandewie
Attorney: Erica Wiltz
City Clerk: Melinda Stafford

Pledge of Allegiance, Call to Order

1. Review of Comprehensive Plan Draft Sections

Planning Director Dan Brandewie provided an overview of the draft sections of the Comprehensive Plan that have been received from the consultant:

- Section 3 - Community Facilities
- Land Use section

Key points discussed:

- The community facilities section is largely carried over from the 2014 plan and needs to be updated with current information from department heads.
- School capacity data needs to be updated with more current enrollment figures.
- The land use map and categories need further review and refinement, including:
 - Identifying institutional and government land uses separately
 - Reviewing commercial areas along Market Street
 - Examining the proposed transect zoning approach
- New state mandates on housing types will need to be incorporated, including:
 - House Bill 548 requiring manufactured/modular homes be allowed in all residential districts
 - House Bill 1466/Senate Bill 891 requiring localities to allow accessory dwelling units (ADUs)
- The commission discussed concerns about converting existing single-family homes to multi-family and ways to prevent degradation of housing stock.
- More recent census and demographic data should be incorporated where available.
- The implementation strategies section needs more detail.

But with that, the planning commission needs to continue to review the chapters. My suggestion is you have thoughts on changes, write them down and after the entire review is completed, send them on when they can see so we're not getting stuff back and forth have to be re reviewed. I would recommend this reviewing. Write your changes down and then send them to the consultant as you complete your reviews of the chapters. And then he completes one overall revision to the document instead of going back and forth on each chapter.

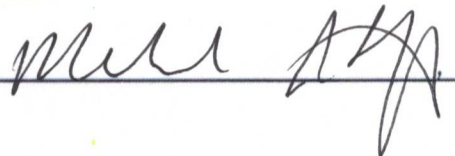
Approval of Minutes: March 19, April 16, May 29th, June 12, June 26 (to be provided).

The minutes cannot be approved because Chip. Was here and this gentleman was not. So you have to have somebody here. Here who was to do the minutes.

Public Comments

.None

Motion to adjourn by Chairman Durea, seconded by Chairman Mills
Motion Passes

Approved:  City Clerk

Agenda items may or may not be considered in sequence. This agenda is subject to change to include the addition or deletion of items, including executive/closed session.