

DRAFT FOR REVIEW

of Fenwick Island

Planning Commission

Recommendation to Town Council on the Comprehensive Plan

Resolution 22-1

May 19, 2022

Whereas each municipality in Delaware is responsible to prepare a comprehensive plan responsive to state requirements and local needs;

Whereas the Town of Fenwick Island prepared a Comprehensive Plan in 2012;

Where, the Town of Fenwick Island submitted a revised Comprehensive Plan in 2017 that was certified by the Governor of Delaware in October 2017;

Whereas, the Town of Fenwick Island Comprehensive Plan is due for a five-year review as mandated in state law in 2022;

Whereas, the Town Council appointed members to the Planning Commission in the fall of 2021 and the Commission was organized in December 2021;

Whereas, the Planning Commission has reviewed the 2017 Comprehensive Plan through a series of six meetings and work sessions held in January, February, March, and April of 2022;

Whereas, the Planning Commission reviewed the guidance for comprehensive plans, the topical chapters of the 2017 plan, the implementation actions proposed in the plan, and the actions taken to date on the implementation actions;

Whereas, the Planning Commission has been briefed by a representative of the Office of Statewide Planning with regard to actions that it can take with regard to the five-year review of the Comprehensive Plan;

Whereas, the options available to the Planning Commission are:

- (1) to accept the current Comprehensive Plan as is and recommend to the Town Council and Office of Statewide Planning that it remain in effect for an additional five years; or
- (2) to amend the 2017 plan and provide the amendments to the Town Council and the Office of Statewide Planning to be in effect for the remaining five years of the certification of the 2017 plan; or
- (3) to review the 2017 plan, development amendments consistent with the authority and needs of the Town and the requirements of the State, with public review, and submit it for re-certification for ten years;

Whereas, based on its review and comments from the public and other town officials, the Planning Commission find that:

The 2017 plan provides a useful starting point, particularly with regard to the elements required by the State. These sections, in Section Three (3.1 to 3.5), are well supported and require updating but not substantial revision.

The implementation steps in Section Four, are somewhat uneven in their design, and many of them have not yet been implemented. These require an overhaul.

There is some redundancy in the implementation actions, as they may apply to more than one topic area of the plan. Key issues for the Town, such as flooding and parking, are not necessarily covered. Greater attention to coordination with other entities is needed.

The Town will be best served by a revision to the plan that focuses on the further development and articulation of the key elements of the Town Character especially those that require support and coordination with other entities including the State of Delaware. Such attention and focus could be useful to make the case for resources to address key needs.

Such a revision would require a reorganization of the Plan document to add an additional section before Section 3.

Now, therefore, be it Resolved that the Planning Commission recommends to the Town Council that the Comprehensive Plan be revised over the period from June 2022 to June 2023, provided to the Council for review and Approval in July 2023, and then submitted for certification to the Governor for a ten-year term and that the budget process allocate funding to support this process.

I hereby certify that the above is a true and correct copy of Resolution 22-1 as adopted by the Fenwick Island Planning Commission.

Raelene Menominee, Town Clerk