Land Use Subcommittee Meeting #7

October 20, 2025 - Meeting Notes

Meeting Title: Land Use Subcommittee | Meeting #7

Date: Monday, October 20, 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
Collin Willard	University of Delaware IPA	CWillard@udel.edu
Jared Kauffman	DART	Jared.Kauffman@delaware.gov
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

DelDOT Support Staff

Name	Organization	Email
Kelly Valencik	DelDOT	Kelly.Valencik@delaware.gov
Sophie Thompson	JMT	SThompson2@jmt.com

Meeting Purpose

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

1. **Call to Order**
    a. Michael Smith called the meeting to order at 1:04 pm, took attendance, and welcomed attendees to the seventh 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 #6. Collin Willard seconded the motion to approve the minutes.

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. **Topics for Discussion**
    a. Review and Discuss the Preview of Draft 2025 Annual Report
        i. Michael asked the subcommittee members if they have any comments or revisions that they would like to be made to the draft Annual Report.

i. Jamie Whitehouse mentioned that ‘state police’ on page 16, section 3 should be capitalized.

ii. Mike Petit de Mange brought up the topic of ADA compliance and accessibility. He shared a concern about the lack of enforcement regarding ADA compliance, such as illegal parking, missing signs, pavement markings not being maintained, etc. Mike shared that he testified at the General Assembly several years ago when there was a bill to increase signage requirements, and he expressed that even though there is ADA law, the active enforcement of it is often the problem. Mike stated that he doesn’t know if this is something that we need to include in this document or not, but he wanted to mention it.

1. Mike also mentioned that they can require compliance on plans and building projects through the site design and approval process. But as time goes on, the maintenance, the upkeep, and the enforcement does not continue.
2. Kelly Valencik shared that this could be created as a recommendation to better coordinate with police for parking violation enforcement, or as a recommendation to coordinate with municipal maintenance workers.
3. Jamie Whitehouse shared that there was legislation that enabled counties to do this, to take the pressure off the police. However, this legislation did not require the counties to do this, it only allowed them to. He added that there is uncertainty regarding whose responsibility it is to enforce ADA compliance.
4. Michael Smith also chimed in, stating that while it's great to put up the signs and new paths, eventually you also need to have daily maintenance, or weekly or monthly maintenance of these projects, especially when it comes to making sure they're accessible. Michael mentioned that often in New Castle County there can be branches over sidewalks, poles in the middle of pedestrian pathways, and people parking in reserved accessible ADA spots near transit shelters or transit pickup points.

b. Updates on Subcommittee Recommendations

i. Jared Kauffman asked how the three Land Use Subcommittee recommendations from the September meeting minutes are being revised.

1. Michael mentioned that while the first two recommendations are likely staying the same, the third recommendation may need to be reworked. Michael opened the conversation for any suggestions to modify the recommendation.
2. Collin Willard provided an overview of the conversation at the previous meeting, mentioning that the group was determining whether this is the appropriate place to talk about training, or if this should be directed towards the Outreach and Education Subcommittee.

3. Michael mentioned potentially dropping the training aspect of the recommendation and keeping the transit-oriented development piece.
4. Jared replied, mentioning that it could be good to keep the training material in the recommendation, and instead shift the wording to involve collaboration with the Outreach & Education subcommittee for this recommendation. Collin and Kelly agreed, mentioning that this will help emphasize the importance of the recommendation.
5. Collin suggested separating the training-related recommendation from the legislative tracking/best practices recommendation. Kelly agreed. The group also agreed to include specific language with examples of legislative tracking, such as SB 79 in California, the parking minimum implementation in New Castle County, or daylighting in Hoboken, New Jersey.
    a. Michael asked Jared to share an overview of what daylighting is, and what Hoboken, NJ has been doing. Jared shared that he attended a recent tour of Hoboken, which has been implementing daylighting – essentially restricting the ability to park near intersections. Hoboken wanted to avoid relying on enforcement through ticketing for this effort, and instead used paint, bollards, concrete, and other things in the spaces to block cars from being able to park. This effort not only helped with pedestrian safety by reducing fatalities, but also helped provide more space for EMS, and helped with turning movements at intersections as well.
    b. Jared shared that West Side Grows is looking to encourage the implementation of daylighting in the City of Wilmington and recently met with community members including councilmembers and a state representative to discuss this.

ii. Sabrina Shultz provided an update on DNREC's recent public engagement sessions. She shared that they are currently synthesizing the public's comments, and have received a lot of support for increasing pedestrian safety and cyclist safety, as well as a lot regarding transit oriented development.

c. Discuss How to Spend FY 26 Budget

i. Michael asked Kelly whether the budget needs to be spent by June 30th of next year. Kelly shared that the budget will need to be decided before then in order to have time to gather and submit receipts and invoices prior to that date.

ii. Michael mentioned the success of the pop-up projects, and asked about the reflective and light-up safety materials. Jared shared that these are planned to be distributed to the Hope Center in New Castle County, which has poor lighting in its surrounding area and could greatly use the materials.

i. Jared suggested the possibility of using the Council's travel budget to bring in a speaker from Hoboken, NJ to speak at a Council meeting, or for the Council to travel to visit Hoboken.

iii. Michael and Kelly emphasized that the budget is planned to be voted on in the January meeting of the general Pedestrian Council, which is important to attend since the vote requires quorum.

d. Michael mentioned that the next meeting of the Land Use Subcommittee will be held on November 17 and mentioned that the December meeting will be skipped due to the holidays.

5. <u>Closing Remarks</u>

a. There were no additional remarks. Michael Smith called the meeting to close at 1:57 p.m. All agreed.