

MEMBERS OF THE PUBLIC WILL BE PERMITTED TO PARTICIPATE IN THIS MEETING by teleconference by calling 1-301-715-8592 and entering Meeting ID number: 880 2644 5193 Passcode: 091581 or by visiting Join Zoom Meeting at: <https://us06web.zoom.us/j/88026445193?pwd=SnE2M1FJb3Q4SWJkZWJkZHU3M1J3QT09>

Council Meeting  
Council Chamber, Smyrna Town Hall  
27 S. Market Street Plaza, Smyrna, Delaware

April 17, 2023 – 7:00 PM

### Agenda

1. 6:45 PM – Public hearings to consider:
  - a. Application from HD Miller, LLC to rezone a 0.11-acre parcel at 120 North Lincoln Street (1-17-01013-02-6900-00001) from R-2 Residential to DR – Downtown Residential in the Town of Smyrna to comply with the 2020 Smyrna Comprehensive Plan.
  - b. Application from Property Connect, LLC to rezone a 0.38-acre parcel at 321-323 W. Commerce Street (1-17-01017-03-4100-00001) from R-3 Residential to DR – Downtown Residential in the Town of Smyrna to comply with the 2020 Smyrna Comprehensive Plan.
  - c. A Conditional Use application from Property Connect, LLC to construct an attached townhouse dwelling onto the side of an existing dwelling unit located on a 0.38-acre parcel at 321-323 W. Commerce Street (TM 1-17-01906-01-0500-00001).
  - d. Application from Osman and Ayesha Sammader to rezone a 0.13-acre parcel at 222 N. Main Street (1-17-01013-02-3701-00001) from R-3 Residential to DR – Downtown Residential in the Town of Smyrna to comply with the 2020 Smyrna Comprehensive Plan.
  - e. A Concept Category A application from the State of Delaware to construct a 119,271 sq. ft. new Delaware Hospital for the Chronically Ill immediately adjacent to the existing hospital located on a 58.04-acre parcel at 150 Sunnyside Road (TM 1-17-01906-01-0500-00001).
2. 7:00 PM - Call to order – regular meeting
3. Pledge of Allegiance
4. Roll call
5. Additions/deletions to published agenda
6. Consent agenda:
  - a. Council minutes of 03/20/2023
  - b. Executive session minutes of 03/20/2023
  - c. Treasury report
  - d. Police Department monthly report

7. Non-agenda Items
  - a. Mayor & Council Members
  - b. Police Chief
  - c. Town Manager
8. Presentation and public comments for agenda items only (3 minutes)
9. Old business, including Discussion & Possible Action on the following items:
  - a. To approve Town of Smyrna Resolution #003-23, a resolution approving 2023 assessment list, including additions to tax bills and penalties from March, April, and May 2023, and to approve the posting of the assessment list
  - b. FY2023 Operating and Capital Budgets \*\*
10. New Business, Including Discussion & Possible Action on the following Items:
  - a. Presentation from Duck Creek Regional Library and Request for resolution of support for the creation of regional library tax district.
  - b. Re-appointment of Dave Thomas to the Redevelopment Authority (RDA)
  - c. National Foundation for Women Legislators Annual Conference \*
  - d. Yard meter charges
  - e. Trash charges for rental houses
  - f. Application from HD Miller, LLC to rezone a 0.11-acre parcel at 120 North Lincoln Street (1-17-01013-02-6900-00001) from R-2 Residential to DR – Downtown Residential in the Town of Smyrna to comply with the 2020 Smyrna Comprehensive Plan.
  - g. Application from Property Connect, LLC to rezone a 0.38-acre parcel at 321-323 W. Commerce Street (1-17-01017-03-4100-00001) from R-3 Residential to DR – Downtown Residential in the Town of Smyrna to comply with the 2020 Smyrna Comprehensive Plan.
  - h. A Conditional Use application from Property Connect, LLC to construct an attached townhouse dwelling onto the side of an existing dwelling unit located on a 0.38-acre parcel at 321-323 W. Commerce Street (TM 1-17-01906-01-0500-00001).
  - i. Application from Osman and Ayesha Sammander to rezone a 0.13-acre parcel at 222 N. Main Street (1-17-01013-02-3701-00001) from R-3 Residential to DR – Downtown Residential in the Town of Smyrna to comply with the 2020 Smyrna Comprehensive Plan.
  - j. A Concept Category A application from the State of Delaware to construct a 119,271 sq. ft. new Delaware Hospital for the Chronically Ill immediately adjacent to the existing hospital located on a 58.04-acre parcel at 150 Sunnyside Road (TM 1-17-01906-01-0500-00001).
11. Presentation and public comments for non-agenda items (3 minutes)
12. Other Council Business
13. Executive session to discuss the content of documents excluded from the definition of public record in 29 Del. C. Sec. 10004(b)(2)

14. Possible action on matters discussed in executive session
15. Executive session to hold a strategy session involving legal advice or an opinion from an attorney-at-law, with respect to pending or potential litigation. 29 Del. C. § 10004(b)(9)
16. Possible action on item discussed in executive session regarding legal advice or an opinion from an attorney-at-law, with respect to pending or potential litigation
17. Executive session to discuss personnel matters in which the names, competency, and abilities of individual employees will be discussed. 29 Del. C. § 10004(b)(9)
18. Possible action on personnel matters discussed in executive session

Posted 04/10/2023 at 4:30 PM (#1)

Posted 04/10/2023 at 4:45 PM (#2) \* - addition to the agenda

Posted 04/13/2023 at 1:00 PM (#3) \*\* - addition to the agenda

NOTE: This agenda as listed may not be considered in sequence. This agenda is subject to change to include additional items, including Executive Sessions, and/or deletion of items, including Executive Sessions that arise at time of meeting.