

**TOWN OF ELSMERE  
PLANNING COMMISSION  
MEETING MINUTES**

**January 6, 2026  
6:30 P.M.**

**CALL TO ORDER:** Chairman Anderson called the meeting to order at 6:30 PM.

**PLEDGE OF ALLEGIANCE:**

**MOMENT OF SILENT PRAYER FOR THOSE WISHING TO DO SO:**

A moment of silence was observed for Officer Tyler Snook.

**ROLL CALL:**

CHAIRMAN	ROBERT ANDERSON	PRESENT
COMMISSIONER	DEAN DYER	ABSENT
COMMISSIONER	JOHN POCKETS	ABSENT
COMMISSIONER	JA'NIKKA CARABALLO	PRESENT
COMMISSIONER	FRANK OBARA	PRESENT
COMMISSIONER	JONATHAN WATTS	PRESENT
COMMISSIONER	MEGHAN WALLACE	PRESENT

**PUBLIC COMMENT:** None

**APPROVAL OF MINUTES**

Approval of the minutes from the December 2, 2025, Planning Commission Meeting.

**ACTION:** Commissioner Wallace made a motion to approve the minutes from the December 2, 2025, Planning Commission Meeting with no corrections. Commissioner Caraballo seconded the motion.

**VOTE:** 5 in favor, 2 Absent Motion carried

Anderson – Yes, Pockets – Absent, Dyer – Absent, Caraballo – Yes, Obara – Yes  
Watts – Yes, Wallace – Yes

**OPENING STATEMENT:** None

**NEW BUSINESS:** None

**OLD BUSINESS:**

**1. 5-year Review of the Comprehensive Plan**

The Committee discussed significant revisions to the Future Land Use Map to better align with existing zoning and community preferences.

Mixed-Use Restrictions: Mayor Joann Personti proposed removing mixed-use designations for properties that do not directly front the Kirkwood Highway corridor.

Specific Additions: Despite the general restriction, the Committee agreed to include the Walnut Avenue and the Corpus Christi property (both sides of New Road) as mixed-use.

Residential Preservation: The goal is to avoid "blanket" mixed-use designations that would affect established residential areas.

Austin Gray from DeIDOT addressed several safety and infrastructure issues such as:

- A. Kirkwood Highway & Route 100: This intersection was identified as a "hotspot" for accidents. DeIDOT is considering an Intersection Control Evaluation to address safety and the possibility of an extended turn lane.
- B. Pedestrian Safety: Concerns were raised regarding faded crosswalks and the safety of students and bus riders in high-traffic areas.
- C. Parking Hazards: A safety issue was noted near a local daycare where a narrowing shoulder causes parked cars to protrude into Kirkwood Highway.
- D. Tractor-Trailer Traffic: Residents reported heavy trucks on DuPont Road pulling down low-hanging power and cable lines.

The Committee discussed the possibility of implementing historic overlay zoning to protect the Town's original homes, some of which date back to the late 1800s.

The Town intends to identify specific properties to include in the Comprehensive Plan update to establish interest in a formal historic preservation process.

Lastly, Sean O'Neill will revise the Comprehensive Plan and maps based on these discussions.

**ITEMS SUBMITTED BY CHAIRMAN AND BOARD MEMBERS:** None

**ADJOURNMENT:**

**ACTION:** Commissioner Obara made a motion to adjourn the meeting. Commissioner

Wallace seconded the motion.

**VOTE:** 5 in favor, 2 Absent

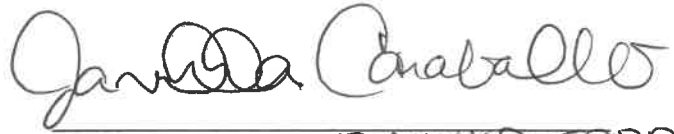
Motion carried

Anderson – Yes, Dyer – Absent, Pockets – Absent, Caraballo – Yes, Obara – Yes,  
Watts – Yes, Wallace – Yes

Votes are recorded accurately. The audio tape(s) of this meeting will be available at Town Hall for a period of two years from the date these minutes are approved. The audio tape(s) may be reviewed at Town Hall by appointment and in accordance with the Freedom of Information Act.



**ROBERT ANDERSON,  
CHAIRMAN**



**DEAN DYER, JANIKKA CARABALLO  
ACTING SECRETARY**