



TOWN OF
FRANKFORD
WHERE BEACH AND COUNTRY MEET

Greg Welch, Council President
Kyle Quillen, Council Vice President
John Wright, Council Secretary-Treasurer

Brittney Outten, Councilwoman
Ed Ferencie, Councilman

Sheldon P. Hudson, ICMA-CM, Town Manager
Kevin Smith, Chief of Police
Heather Bernat, Town Clerk

AGENDA

Regular Council Meeting
November 3, 2026
6:00 p.m.
Council Chamber
Town Hall

Call to order

Pledge of allegiance (in honor of veterans & other public servants)

Approval of agenda with or without amendments

Public hearing

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD ON NOVEMBER 3, 2026 AT 6:00 P.M. AT THE FRANKFORD TOWN HALL, 9 MAIN STREET, FRANKFORD, DELAWARE CONCERNING A DRAFT ORDINANCE TO AMEND ARTICLES II ("DEFINITIONS") AND VII ("USE REGULATIONS") OF CHAPTER 105 ("LAND DEVELOPMENT") OF THE TOWN CODE—AND, MORE SPECIFICALLY, SUBSECTIONS -7-1-F-4 AND -5 ("NEIGHBORHOOD BUSINESS DISTRICT"), -7-6 ("RETAIL MARIJUANA ESTABLISHMENTS") AND -7 ("PERMITTED USES AND STRUCTURES" [ALL DISTRICTS]), AND -8-3 ("DIMENSIONAL AND DENSITY STANDARDS IN RESIDENTIAL PLANNED COMMUNITIES" AND "PERMITTED PROJECTIONS INTO REQUIRED YARDS")

Minutes

Regular Council meeting—October 6, 2026—open session

Council member/staff reports

Council secretary-treasurer

Account balances

Police chief

Maintenance worker (T. Rozell)

Town clerk

Town manager

Old business

Ordinance to amend articles II (“Definitions”) and VII (“Use Regulations”) of Chapter 105 (“Land Development”) of the Town Code—and, more specifically, subsections -7-1-F-4 and -5 (“Neighborhood Business District”), -7-6 (“Retail Marijuana Establishments”) and -7 (“Permitted Uses and Structures” [All Districts]), and -8-3 (“Dimensional and Density Standards in Residential Planned Communities” and “Permitted Projections into Required Yards”)

New business

Application for annexation—Sussex County tax map and parcel number 433-6.00-31.01

Application for annexation—Sussex County tax map and parcel numbers 433-6.07-1.00, -2.00, -3.00, and -3.01

Town commission/Town committee/external reports

Town Planning and Zoning Commission

Town committees

Charter and Code

Fire hazard [no report]

Park [no report]

External organizations

Envision Frankford

Public comment

Adjournment

NOTE:

Council action may be taken on any of the items listed above.

*This agenda is subject to change based on developments that occur during the meeting.
Items may be added or deleted, and items may not be considered in sequence.*