



**CITY OF DOVER, DELAWARE
PLANNING COMMISSION MEETING
Monday, August 17, 2026 at 7:00 PM**

City Hall Council Chambers, 15 Loockerman Plaza, Dover, Delaware

REVISED AGENDA

THIS AGENDA HAS BEEN REVISED BY ADDING ITEM #2 – REQUEST FOR EXTENSION - for S-24-11 Warehouse Building at 601 Garrison Oak Drive (Lot 3 - Garrison Oak Business and Technology Center) under OLD BUSINESS – Requests for Extension of Planning Commission Approval (with subsequent agenda items renumbered).

Written comments are accepted via mail to City of Dover – Planning Commission, P.O. Box 475 Dover DE 19903 and via email at CompPlan@doverde.gov

IN-PERSON and VIRTUAL MEETING NOTICE

The Planning Commission Meeting for August 17, 2026 will be held as an In-Person Meeting at City Hall in City Council Chambers at 7:00 PM and as a Virtual Meeting using Webex, an audio/video conferencing system as an electronic means of communication. The public is welcome to attend in person or virtually with the participation information below to join by phone or computer.

PUBLIC PARTICIPATION INFORMATION

City of Dover Planning Commission Meeting of Monday, August 17, 2026

Join By Phone: Dial +1-650-479-3208

Access Code: 253 083 23041

Password from Phones: 3683772

Join Online: <https://bit.ly/PCMeeting08172026>

Webinar Number: 2530 832 3041

Webinar Password: DoverPC

If you are new to Webex, get the app now at <https://www.webex.com/> to be ready when the meeting starts. For problems accessing the meeting, please call the Planning Office at (302) 736-7196.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF AGENDA

APPROVAL OF MINUTES

1. Adoption of Meeting Minutes of July 20, 2026

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting date is September 21, 2026 at 7:00 P.M.

Update on City Council Actions

Department of Planning & Inspections Updates

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Requests for Extension of Planning Commission Approval

2. S-24-11 Warehouse Building at 601 Garrison Oak Drive: Extension Request – Request for One Year Extension of the Planning Commission Approval granted on August 19, 2024 for Site Development Plan for a 100,000+/- SF Warehouse Building with associated site improvements. The site is located at Lot 3 of the Garrison Oak Business & Technology Park. The property is zoned IPM-2 (Industrial Park Manufacturing Zone – Business and Technology Center) and subject to the SWPOZ (Source Water Protection Overlay Zone: Tier 2 – Primary Wellhead Protection Area). The property of 12.813 acres is located on the west side of Garrison Oak Drive on the inside of the loop. The owner of record is Garrison Oaks LLC. Property Address: 601 Garrison Oak Drive. Tax Parcel: LC-05-068.00-02-03.00-000. Council District 3. *Approved Waiver Requests: Partial Elimination in Upright Curbing and Reduction of Parking Requirement. Approved: Performance Standards Review Application. The Final Site Plan Approval was granted April 28, 2026.*

Revisions to Applications:

3. HI-24-07 Legislative Hall Building Addition at 411 Legislative Avenue: Revision for West Entrance ADA Ramp – Update and Action for a Revised Architectural Review Certificate for the addition of an ADA Ramp located at the West Entrance of Legislative Hall. The proposal includes an approximately 160 feet proposed ramp in length, while also providing access to a new accessible entrance created within the exiting west façade. A temporary ramp may also be proposed for during construction. This is associated with the Site Development Plan for the Legislative Hall Building Addition project. The main property of 2.80 acres+/- is zoned IO (Institutional and Office Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone) and the H (Historic District Zone). The subject property is located on the east side of Legislative Avenue as the block between Martin Luther King Jr. Boulevard North and Martin Luther King Jr. South. The owner of record is the State of Delaware. Property Addresses: 411 Legislative Avenue and Court Street. Tax Parcels: ED-05-077.09-05-15.00-000 and ED-05-077.09-05-14.00-000. Council District 4. *This Application HI-24-07 was considered at the Historic District Commission Meeting of October 17, 2024 and granted*

conditional approval of the Site Plan and Architectural Review Certification by the Planning Commission with Application S-24-19 Legislative Hall Building Addition on November 18, 2024. This Revision for the West Entrance ADA Ramp was considered at the Historic District Commission Meetings of June 18, 2026 and July 16, 2026.

NEW APPLICATIONS

4. US-26-01 Dover Commerce Park Comprehensive Signage Plan – Public Hearing and Review of a Unified Comprehensive Signage Plan for the Dover Commerce Park (previously known as Dover Industrial Park) consisting of a thirty-two (32) square foot, 9 feet-4-inch-tall freestanding sign to identify the campus. The campus is to consists of three multi-tenant flex warehouse buildings (Buildings A, B, C) with parking and site improvements including a shared entrance with an adjacent building at 300 Lafferty Lane. The property is zoned M (Manufacturing Zone) and is subject to the AEOZ (Airport Environs Overlay Zone): Accident Potential Zones I & II. The property consists of 19.74 acres. The property is located on the north side of Lafferty Lane, approximately one-quarter mile west of Horsepond Road. The owner of record is Dover Industrial, LLC. Property Address: 350 Lafferty Lane. Tax Parcel Number: ED-05-077.16-02-05.00-000. Council District 2. PLUS Review # 2024-08-08. *The campus is under development as Phase 2 of this project was granted conditional approval by the Planning Commission with Site Plan S-25-10 Dover Industrial Phase 2: Warehouses in July 2025. Phase 1 of this project was approved as Site Plan S-24-13 Flex Use Facilities Commercial Warehouse in September 2024 and with Final Plan is under construction.*

NEW BUSINESS

5. MI-26-10 Active Recreation Provisions Update – Presentation and Discussion of Potential Changes to Active Recreation Requirements for Residential Development
6. Annual Meeting of the Planning Commission (Nomination and Election of Officers and Appointments to Subcommittees)

PUBLIC COMMENT OPPORTUNITY – An opportunity is given for members of the public to provide comments to the Planning Commission not specifically related to Applicants with Public Hearings.

ADJOURN

Posted Agenda: August 7, 2026

Revised: August 17, 2026

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. PURSUANT TO 29 DEL. C. §10004(e)(2), THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS, WHICH ARISE AT THE TIME OF THE MEETING