CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Monday, November 16, 2026 at 7:00 PM

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

AGENDA

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 November 16, 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 November 16, 2026

Join By Phone: Dial +1-650-479-3208
Access Code: 253 718 53901
Password from Phones: 3683772

Join Online: https://bit.ly/PCMeeting11162026
Webinar Number: 2537 185 3901
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 October 19, 2026

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting date is December 21, 2026 at 7:00 PM.

Update on City Council Actions

Department of Planning & Inspections Updates

Education and Training Opportunities

2. *Local Government Impacts: Delaware SB23 & HB450* workshop session on November 18, 2026 10:00 AM to Noon at Kent County Levy Court Chambers

   2026 Delaware Planning Conference & Annual Meeting on December 9, 2026, 8:30 AM to 4:30 PM at the Rollins Center of the Bally's Dover Casino Resort

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Request for Extension of Planning Commission Approval

3. S-24-19 Legislative Hall Building Addition at 411 Legislative Avenue – Request for a One Year Extension of the Planning Commission Approval granted on November 18, 2024 for a Site Development Plan Application and associated Architectural Review Certification to permit renovation and expansion of Legislative Hall. The proposal includes a three-story 56,820 SF Building Addition on the east side of the existing Legislative Hall building creating a new main public entrance, a Plaza area with Monument Walk, and other site improvements. 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 other property of 0.43 acres+/- is zoned ROS (Recreational and Open Space Zone) and subject to H (Historic District Zone). The subject properties are 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. *The project was the subject of HI-24-07 for Historic District Commission Review and Recommendation on the Architectural Review Certification at their October 17, 2024 Meeting and the 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. S-26-16 Cold Storage Warehouse at 451 Garrison Oak Drive – Public Hearing and Site Development Plan Review for a 165,000 SF Warehouse with associated site improvements. The site is located at Lot 8 of the Garrison Oak Business & Technology Park. The property is zoned IPM-2 (Industrial Park Manufacturing Zone – Business and Technology Center) and partially subject to the SWPOZ (Source Water Protection Overlay Zone: Tier 2 Primary Wellhead Protection Area). The Property is subject to two variances under V-23-05: the first

granting a variance to the allowable building height requirements in the IPM-2 Zone and the second granting a variance to the total impervious surface percentage increasing it from 65% to 71%. This project was granted conditional approval under Site Plan S-23-20 at the Planning Commission Meeting of November 20, 2023 and achieved Final Site Plan Approval on September 22, 2025; it is now seeking re-approval. The project proposes the construction of 165,000 SF Cold Storage Warehouse in the middle of the site along with 118 parking spaces and 33 loading berths. The property is located on the inner loop of Garrison Oak Drive, south of the Garrison Energy Center. The owner of record is the City of Dover; the Property is under contract with SLS Equity Partners. Property Address: 451 Garrison Oak Dr, Dover, DE. Tax Parcel: LC-05-068.00-02-08.00-000. Council District 3. *Waivers Requested: Partial Elimination of Upright Curbing and Reduction of Parking Requirements*. *For Consideration: Performance Standards Review Application. The site was granted two variances to reduce setbacks related to building height and to increase the maximum lot coverage (Board of Adjustment Application V-23-05)*.

NEW BUSINESS

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

ADJOURN

Posted Agenda: DATE

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