CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, July 16, 2012 – 7:00 P.M.

City Hall Council Chambers
15 Loockerman Plaza, Dover, Delaware

PLEDGE OF ALLEGIANCE
ROLL CALL

APPROVAL OF AGENDA
ADOPTION OF MINUTES OF REGULAR MEETING of June 18, 2012

COMMUNICATIONS & REPORTS

1) Reminder: The next Planning Commission regular meeting is scheduled for August 20, 2012 at 7:00pm in the City Council Chambers.

2) Reminder: The next Planning Commission Quarterly Workshop is scheduled for Tuesday, August 21, 2012 at 4:00pm in the City Hall Conference Room.

3) Note: The Annual Review of C-08-01 House of Pride Conditional Use Permit directed to be reviewed at the July 2012 Planning Commission Meeting will be rescheduled for the August Planning Commission Meeting to allow completion of property inspections in order to report compliance status.

4) Report on City Council actions

5) Welcome to new Planning Commission Member: Dean E. Holden

6) Update on other Planning activities

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval: None

NEW DEVELOPMENT APPLICATIONS

1) C-12-05 Transitional Housing for Dover Interfaith Mission for Housing, Inc. at 319 West Water Street – Public Hearing and Review of a Conditional Use Plan to allow for the establishment of a philanthropic use consisting of transitional housing in an existing single family residence. The parcel is zoned C-1A (Limited Commercial Zone) and is subject to SWPOZ (Source Water Protection Zone) Tier 3 – Excellent Recharge Area. The property is exempt from the requirements of the SWPOZ Tier 3 as the site is located within the Downtown Redevelopment Target Area. The property is located on the north side of West Water Street in the block between South Queen Street and South New Street. The owner of the property is Mockfaul, LLC and the lessee is Dover Interfaith Mission for Housing, Inc. Address: 319 West Water Street. Tax Parcel: ED05-077.09-03-05.00-000. Council District 2.

2) MI-12-13 Text Amendment: Revisions to *Zoning Ordinance*, Article 3 Section 23 Agricultural Zone – Public Hearing and Review for Recommendation to City Council of a Text Amendment to the *Zoning Ordinance,* Article 3 Section 23 Agricultural Zone (A) relating to permitted uses. The proposed ordinance adds Section 23.16 to permit the sale of agricultural supplies and products, accessory to the principal agricultural use on a parcel within the A Zone. Ordinance #2012-14.

3) MI-12-14 Text Amendment: Revisions to *Zoning Ordinance,* Article 3 Section 9 General Residence and Office Zoning (RG-O) – Public Hearing and Review for Recommendation to City Council of a Text Amendment to the *Zoning Ordinance,* Article 3 Section 9 General Residence and Office Zoning (RG-O) Zoning District. The ordinance would remove the prohibition of the sale of alcohol within restaurants that are located within the RGO Zoning District by amending Article 3 Section 9.14(b)i. The use as a restaurant is subject to Conditional Use approval by the Planning Commission. Ordinance #2012-15.

4) MI-12-15 Text Amendment: Revisions to *Zoning Ordinance*, Article 4 Section 5 Supplementary Sign Regulations – Public Hearing and Review for Recommendation to City Council of a series of Text Amendments to the *Zoning Ordinance,* Article 4 Section 5 Supplementary Sign Regulations. The proposed ordinance is a comprehensive amendment to the City's Sign Regulations. Proposed amendments allow for additional signage, increase in the allowable sign area, allowances for additional signage and sign placement, increased flexibility for temporary signage, revised definitions, updates the Sign Regulations using the United States Sign Council's Model Sign Code, and a revised Sign Table outlining permitted signage based on property use, adjacent uses, and road type. The series of text amendments amend Article 4 Section 5 of the *Zoning Ordinance*. Ordinance #2012-13.

NEW BUSINESS

1) Resolution honoring John Friedman for his service as a Planning Commission member

2) Nomination and Election of Officers (Chairman and Vice-Chairman)

3) Appointment of the Architectural Review Oversight Subcommittee of Planning Commission (in accordance with *Zoning Ordinance,* Article 10 §2.28)

ADJOURN

THE AGENDA ITEMS MAY NOT BE CONSIDERED IN SEQUENCE. THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS.

Posted Agenda: 7/6/2012 11:00am