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

City Hall Council Chambers
15 Loockerman Plaza, Dover, Delaware

PLEDGE OF ALLEGIANCE
ROLL CALL

APPROVAL OF AGENDA

1. Application S-12-07 McDonald's at 915 and 1025 South DuPont Highway is removed from this agenda due to the provisions of the *Dover Code of Ordinances*, Chapter 1, Section 1-13. It will be rescheduled for a future Planning Commission Meeting.

ADOPTION OF MINUTES OF REGULAR MEETING of March 19, 2012

COMMUNICATIONS & REPORTS

1) Reminder: The next Planning Commission regular meeting is scheduled for Monday, May 21, 2012 at 7:00pm in the City Council Chambers.

2) Reminder: The next Planning Commission Quarterly Workshop is scheduled for Tuesday, May 22, 2012 ~~May 17, 2011~~ at 4:00pm in the City Hall Conference Room.

3) Report on City Council actions

4) Welcome to new Planning Commission Member: Kathleen Still

5) Update on other Planning activities

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval:
   a) S-10-10 Mitten Industrial Park at Lafferty Lane - Request for a second one year extension of the Planning Commission approval granted May 17, 2010 for a Site Development Master Plan application to develop an Industrial Park consisting of nine buildings, each 9,600 S.F. for a total of 86,400 S.F. of building area, the associated site improvements and a 4.591 acre Processing Area. The subject property consists of two parcels of land for a total of 40.0897 Acres +/- of land zoned IPM (Industrial Park Manufacturing Zone) and also subject to the AEOZ (Airport Environs Overlay Zone). The property is located on the southeast side of Lafferty Lane east of Bay Road. The owner of record is Matthew Mitten. Property Address: 141 Lafferty Lane. Tax Parcels: ED-05-077.00-01-26.00-000 and ED-05-077.00-01-27.00-000. Council District 2. A one year extension was granted on April 18, 2011 by the Planning Commission thus requiring the plan to be finalized and Phase 1 construction commenced by May 31, 2012.

   b) C-11-02 4-H After School Program at Capitol Green Community Center – Request for a one year extension of the Planning Commission approval granted April 18, 20211 for a Conditional Use Plan to permit use of an after school program (Day Care Center) for grades K-6 within the existing community center at 416 Sussex Avenue. The property is zoned RG-1 (General Residence Zone). The property is located on the south side of Sussex Avenue east of River Road. The owner of record is Capitol Green Apartments, LLC.

Property Address: 416 Sussex Avenue. Tax Parcel: ED05-077.10-02-08.00-000. Council District 4.

NEW BUSINESS

1) Resolution honoring Michael Hemmig for his service as a Planning Commission member
2) Election of Chairman

NEW DEVELOPMENT APPLICATIONS

1) S-12-06 West North Street Mini Storage at 1351 West North Street – Public Hearing and Review of a Site Development Plan to allow for the construction of two mini storage buildings for a total of 108,940 SF with boat and RV storage parking and associated site improvements. The parcel is zoned IPM (Industrial Park Manufacturing Zone). The property is located on the north side of West North Street east of Mifflin Road. The owner of the property is RES-Data, LLC and SSS-Data, LLC. Address: 1351 West North Street. Tax Parcel: ED05-076.14-01-07.00-000. Council District 1. *Waivers Requested: Partial Elimination of Curbing, Partial Elimination of Opaque Barrier. Previous plans for development of a storage facility on this parcel (S-06-03 and S-11-01) have expired or were not acted upon.*

~~2)~~ Application Removed from Consideration due to *Dover Code of Ordinances* (Clean Hands Provisions): ~~S-12-07 McDonald's at 915 and 1025 South DuPont Highway – Public Hearing and Review of a Site Development Plan and a Lot Line Adjustment Plan to allow for the demolition of the two existing buildings located on the two parcels of land and the construction of a 3,896 SF restaurant and associated site improvements. The parcels are zoned C-4 (Highway Commercial Zone). The property is located on the east side of South DuPont Highway. The owners of the property are Franchise Realty Interstate and Siobain VI, LLC. Addresses: 915 and 1025 South DuPont Highway. Tax Parcels: ED-05-077.18-02-02.00-000 and ED-05-077.18-02-03.00-000. Council District 2. *Waivers Requested: Partial Elimination of Curbing, Alternative Material for Fence Component of Opaque Barrier, and Reduction of the Arterial Street Buffer.*~~

3) S-12-03 Garrison Energy Center at Garrison Oak Technical Park – Public Hearing and Review of a Site Development Master Plan to allow for the construction of combined cycle electric generating facility (natural gas as primary fuel) in two (2) phases located on Lot 7 in the Garrison Oak Technical Park. The subject parcel is zoned IPM-2 (Industrial Park Manufacturing Zone – Technology Center) and subject to the SWPOZ (Source Water Protection Overlay Zone). The property is located on the north side of White Oak Road east of State Route 1. The owner of the property is the City of Dover. The lessee is Garrison Energy Center, LLC (Calpine Corporation). Address: 1499 White Oak Road. Tax Parcel: Part of LC-05-068.00-01-03.00-000. Council District 3. *Waivers Requested: Elimination of Curbing; Partial Elimination of Sidewalk (Internal Connections); Alternative for Opaque Barrier; and Consideration of Tree Mitigation Plan. Consideration of this application was deferred from the March 19, 2012 Planning Commission Meeting and rescheduled for this meeting.*

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.