CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, December 19, 2016 – 7:00 P.M.
City Hall Council Chambers
15 Loockerman Plaza, Dover, Delaware

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

1) Application C-16-05 Residence at 955 Forest Street will not be heard on December 19, 2016 due to lack of Public Notice. This application will be rescheduled for a future Planning Commission meeting and will be subject to Public Notice requirements.

ADOPTION OF MINUTES OF REGULAR MEETING of November 21, 2016

COMMUNICATIONS & REPORTS

1) Reminder: The next Planning Commission regular meeting is scheduled for TUESDAY, January 17, 2017 at 7:00pm in the City Council Chambers.

2) Update on City Council Actions

3) Update from Planning Office

4) Schedule of Deadlines and Meeting Dates for 2017

5) Education & Training Opportunities
    a. IPA Planning Education Series 2017
        i. Planning 101: Planning Your Community's Future to be held January 13, 2017, 9am to Noon at Paradee Center

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval: None

NEW DEVELOPMENT APPLICATIONS

1) Z-16-07 Kays Property on McKee Road – Public Hearing and Review for Recommendation to City Council on rezoning of a 4.35 acre+/- parcel located on the west side of McKee Road north of College Road, between 1216 and 1282 McKee Road. The property is zoned CPO (Commercial and Professional Office Zone) and the proposed zoning is IO (Institutional and Office Zone). The property is subject to the COZ-1 (Corridor Overlay Zone). The owner of record is George J. Kays & John J. Kays and the equitable owner is Medcore Partners c/o Michael Graham. Property is an unaddressed parcel on McKee Road. Tax Parcel: ED05-067.00-01-33.00-000. Council District 1. Ordinance #2016-28. *The First Reading of this Zoning Map Amendment was completed at the November 28, 2016 City Council Meeting. Public Hearing before the Planning Commission is scheduled for December 19, 2016 and Final Reading/Public Hearing is scheduled before City Council for January 9, 2017.*

2) MI-16-17 Text Amendment: Tractor Trailer Parking – Public Hearing and Review for Recommendation to City Council on a proposed text amendment that would prohibit the parking of tractor trailers, or any part of a tractor trailer, in all residential zones and in certain nonresidential zones (CPO, C-1, C-1A, C-2, C-2A, and SC-1). The amendment would also limit the parking of tractor trailers to designated loading zones or loading areas in certain nonresidential zones (C-3, C-4, IO, SC-2, and SC-3). Ordinance #2016-25. *This Zoning Text Amendment was introduced at the Council Committee of the Whole: Safety Advisory and Transportation Committee meeting of November 15, 2016 and the First Reading was completed at the November 28, 2016 City Council Meeting. Public Hearing before the Planning Commission is scheduled for December 19, 2016, and Final Reading/Public Hearing is scheduled before City Council for January 9, 2017.*

NEW BUSINESS

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: posted December 9, 2016