CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, June 20, 2016 – 7:00 P.M.
City Hall Council Chambers
15 Loockerman Plaza, Dover, Delaware

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

1) Site Plan Application S-16-13 Dunkin Donuts at 1116-1128 Forrest Avenue will not be heard on June 20, 2016. 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 and QUARTERLY WORKSHOP of May 16, 2016

WELCOME to Planning Commission Members
Andrea Maucher, Second District
Kenneth Roach, Fourth District
John H. Baldwin, Sr. – Fourth District (Reappointment)

COMMUNICATIONS & REPORTS

1) Reminder: The next Planning Commission regular meeting is scheduled for MONDAY, July 18, 2016 at 7:00pm in the City Council Chambers.

2) Update on City Council Actions

3) Updates from Planning Office

4) Delaware Plan4Health Event - Dover Health Planning Week: June 13-15, 2016. There are select times for Public Meetings and Open House Events held at Bayard Plaza Community Room, 206 West Loockerman Street, Dover. Check website for details and updates: www.deplan4health.org

5) Education and Training Opportunities
    a. APA Webinars: "Planning Law Review" on June 29, 2016, 4-5:30pm

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval: None

NEW DEVELOPMENT APPLICATIONS

1) MI-16-07 Clearview Meadows PND: Lots 213-265 Minor Lot Line Adjustment Plan and Consideration of Alternative Bulk Standards – Public Hearing and Review of Alternative Bulk Standards for the Clearview Meadow Planned Neighborhood Design development. This is associated with a Minor Lot Line Adjustment Plan to resize fifty-three (53) townhouse lots

within the Clearview Meadows Planned Neighborhood Design. Thirty-one (31) lots will be reduced in width from 22 feet to 20 feet; the remaining lots will be enlarged. The plan is accompanied by a request for the following Alternative Bulk Standards for the Clearview Meadows PND: to allow a minimum lot width of 20 feet for townhouses; reduction in minimum lot size to 2,000 SF for townhouses; and a lot coverage pf 75% for townhouse units. The properties subject to the Minor Lot Line Adjustment Plan are located east of JH Brown Boulevard fronting on Lady Bug Drive and Nob Hill Road. The properties are zoned RM-1 (Medium Density Residence Zone). The owner of record is Shirliz, LLC. Tax Parcels: ED-05-077.07-07-29.00 to ED-05-077.07-07-81.00. Council District 2. *The Clearview Meadows PND was reviewed by Planning Commission in 2004 as Application SB-04-04 with Final Plan approval of January 19, 2006. Ordinance #2014-18 adopted October 27, 2014 made amendments to the Zoning Ordinance regarding certain bulk standards for PND developments.*

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 June 9, 2016