CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, August 17, 2015 – 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 July 20, 2015

COMMUNICATIONS & REPORTS

1) Reminder: The Planning Commission Quarterly Workshop is scheduled for WEDNESDAY, August 19, 2015 at 12 noon in the City Hall Conference Room.

2) Reminder: The next Planning Commission regular meeting is scheduled for MONDAY, September 21, 2015 at 7:00pm in the City Council Chambers.

3) Update on City Council Actions

4) Update on Planning activities

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval:
   A. C-13-05 The Redeemed Christian Church of God Eagles' Wings Chapel at 896 South State Street – Request for one year extension of Planning Commission approval granted on August 19, 2013 to the Conditional Use Site Plan for the establishment of a church within the existing 2,030 SF building located at 896 South State Street. The property is zoned RGO (General Residence and Office Zone). The property is located on the west side of South State Street north of Wyoming Avenue. The owner of record is Basilio Bautista. Address: 896 South State Street. Tax Parcel: ED-05-077.17-03-53.00-000. Council District 2.

2) Revised Plan Information and Request for Extension of Planning Commission Approval:
   A. C-13-11 Dover Christian Church at 1738 Forrest Avenue – Information on Revisions to Conditional Use Site Plan and Request for one year extension of Planning Commission approval granted October 21, 2013 to Plan for construction of one story 9,600 SF place of worship (church building) and associated site improvements. The existing residence on the property is proposed for demolition. The property is 1.5576 acres and is zoned R-10 (One Family Residential Zone) and subject to the COZ-1 (Corridor Overlay Zone). The property is located on the south side of Forrest Avenue and west of Dover High Drive. The owner of record is Dover Christian Church, Inc. Address: 1738 Forrest Avenue.

Tax Parcel: ED-05-075.00-01-04.00-000. Council District 1. *The proposed Revisions consist of reduction of building size, reduction of number of parking spaces, reduction of impervious coverage, and revisions to building architecture and materials.*

NEW DEVELOPMENT APPLICATIONS

1) C-15-03 Cellco Partnership dba Verizon Wireless at 1255 College Park Drive – Public Hearing and Review of Conditional Use Site Development Plan to construct 158 foot telecommunications tower and facilities with associated site improvements on a 1.05 acre +/- parcel. The property is zoned M (Manufacturing Zone). The property is located off College Road, at the end of College Park Drive, abutting the southwest side of the railroad right-of-way. The owner of record is Bay Developers Inc. Property Address: 1255 College Park Drive. Tax Parcel: ED-05-067.00-02-12.06-000. Council District 3. Waiver Request: Elimination of Sidewalk. *This application is associated with V-15-08 approved by the Board of Adjustment on June 17, 2015.*

2) S-15-10 Revised Active Recreation and Open Space Plan Review of Eden Hill Farm TND Residential District – Public Hearing and Review of Revised Active Recreation and Open Space Plan design consisting of a Central Open Space area of 9.22 acres proposed on the southern portion of the Residential District, a 4,493 SF clubhouse building with amenities and office space, outdoor swimming pool, game/play areas, community garden, outdoor site furnishings and associated site improvements. The zoning is TND (Traditional Neighborhood Design Zone). The property is located south of West North Street and Wemyss Road and southeast of the intersection of West North Street and Saulsbury Road. The owner of record is Eden Hill Residential, LLC. Tax Parcels: Multiple parcels on Map ED-05-076.04. Council District 2. *This application is associated with S-15-07 Revised Residential District Implementation Plan conditionally approved by the Planning Commission at its meeting of May 18, 2015.*

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 August 7, 2015