CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, July 20, 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 May 18, 2015

COMMUNICATIONS & REPORTS

1) Reminder: The next Planning Commission regular meeting is scheduled for MONDAY, August 17, 2015 at 7:00pm in the City Council Chambers.

2) Reminder: The next Planning Commission Quarterly Workshop is tentatively scheduled for WEDNESDAY, August 19, 2015.

3) Update on City Council Actions
    a. Reappointment to Planning Commission for Three (3) Year Terms to Expire June 1, 2018:
        i. Michael J. Ambruso Sr. – Second District
        ii. Thomas Holt – Second District
        iii. Dean Holden – Third District

4) Update on Planning activities

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval: None

2) Re-evaluation of Conditional Use:
    A. C-14-04 109 East Division Street: Professional Office – Re-evaluation Annual Review including a Public Hearing for a Conditional Use Permit to establish professional offices at an existing 1,689 S.F. structure on an 11,340 S.F. +/- parcel. The application was reviewed by the Planning Commission on June 16, 2014 with approval of the professional office use conditioned upon a one-year review among other conditions. The property is zoned RG-1 (General Residence Zone) and subject to the H (Historic District Zone). Planned interior renovations will convert the use from residential to office. The property is located at the north side of East Division Street between Pennsylvania Avenue and Maple Lane. The owner of record is Leg Hall, LLC c/o Rhett Ruggerio. Property Address: 109 East Division Street. Tax Parcel: ED-05-077.05-02-55.00-000. Council District 3.

NEW DEVELOPMENT APPLICATIONS

1) Z-15-03 Lands of Barrett at 35 and 39 North New Street: Rezoning from RG-1 to RG-3 – Public Hearing and Review for Recommendation to City Council for a rezoning application for two (2) parcels consisting of 0.137 acres and 0.089 acres for a total of 0.226 acres +/- (9,844 SF +/-). The properties are currently zoned RG-1 (General Residence Zone). The proposed zoning is RG-3 (Group Housing Zone). The properties are located at the southeast corner of North New Street and Fulton Street. The owners of record are Robert & Erin Barrett and Erin L. Cooper. Property Addresses: 35 North New Street and 39 North New Street. Tax Parcels: ED-05-076.08-05-39.00-000 and ED-05-076.08-05-40.00-000. Council District 4. Ordinance #2015-12.

2) US-15-01 Winner Volkswagen and Subaru: Comprehensive Signage Plan – Public Hearing and Review of a Unified Comprehensive Signage Plan application to permit the construction and implementation of signage for the 5.505 acre parcel to include illuminated freestanding signage and illuminated wall signage on two (2) showroom buildings. The property is zoned C-4 (Highway Commercial Zone) and a portion is subject to the SWPOZ (Source Water Protection Overlay Zone). The property is located on the east side of North DuPont Highway and northwest of the entrances to Dover Mall. The owner of record is 1387 DuPont Highway, LLC c/o Michael Hynansky. Property Address: 1387 North DuPont Highway. Tax Parcel: ED-05-057.00-01-15.00-000. Council District 3. *This application is associated with V-15-05 approved by the Board of Adjustment on March 18, 2015 and S-14-05 approved by the Planning Commission on April 21, 2014.*

NEW BUSINESS

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

2) 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: posted July 10, 2015 at 12:30pm