CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, April 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 March 16, 2015

COMMUNICATIONS & REPORTS

1) Reminder: The next Planning Commission regular meeting is scheduled for MONDAY, May 18, 2015 at 7:00pm in the City Council Chambers.

2) Reminder: The next Planning Commission Quarterly Workshop is scheduled for WEDNESDAY, May 20, 2015 at 12 noon in the City Hall Conference Room.

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. S-13-06 US Gas at 461 North DuPont Highway – Request for a one year extension of the Planning Commission approval granted on April 15, 2013 for Site Development Plan to allow for the addition of a fenced paved area consisting of 6,861 SF of impervious surface located at 461 North DuPont Highway. The property is the location of an existing automobile service station with fuel sales. The property is zoned C-4 (Highway Commercial Zone). The property is located on the southeast corner of North DuPont Highway and Townsend Boulevard. The owner of record is US Gas, LLC. Address: 461 North DuPont Highway. Tax Parcel: ED-05-068.13-01-55.00-000. Council District 3. *The project is working through the Check Print Review process to achieve Final Site Plan approval.*

2) Pending Applications:
   A. Z-15-01 Lands of 801 Gold Coast, LLC at 801 North State Street: Rezoning from RG-3 to C-2A – The Planning Commission on March 16, 2015 deferred consideration of this Rezoning Application Z-15-01 until a future meeting. Application is associated with request (MI-15-01A) for a Comprehensive Plan Amendment consisting of a land use classification revision to Map 12-1: Land Development Plan. The Planning Commission recommended denial of this Comprehensive Plan Amendment at their meeting of March

16, 2015. The City Council will conduct a Public Hearing and take final action on Comprehensive Plan Amendment MI-15-01A at their meeting of April 13, 2015 after which time the status of the Rezoning Application will be known.

NEW DEVELOPMENT APPLICATIONS

1) SB-15-01 Lands of Michael E. Camisky at 5096 Hazlettville Road – Public Hearing and Review of a Minor Subdivision Plan to subdivide an existing 3.21 acre lot into four (4) lots. Lots 1, 2, and 3 consisting of 0.24 acres each fronting on Saxondale Lane and the residual area consists of 2.42 acres. The property is zoned RM-1 (Medium Density Residence Zone). The property is located on the southeast side of Hazlettville Road and between Hazlettville Road and Saxondale Lane. The owner of record is Michael E. Camisky. Property Address: 5096 Hazlettville Road. Tax Parcel: ED-05-076.00-02-04.00-000. Council District 2.

2) S-15-04 Dover Town Center at 1574 N. DuPont Highway – Public Hearing and Review of a Site Development Plan to construct the two (2) pad buildings consisting of a 5,740 S.F. restaurant and a 7,685 S.F. commercial building, to reconfigure the existing retail structure to create multiple tenant spaces (reduction in overall main building size from 118,234 S.F. to 98,098 S.F.). This results in a total of 111,503 S.F. building area on the property. Associated site improvements will also occur on this 12.74 acre site. The property is zoned C-4 (Highway Commercial Zone). The property is located on the west side of North DuPont Highway between KW Boulevard and Cedar Chase Drive. The owner of record is Onix-Dover LLC c/o Dean Pletz. Property Address: 1574 N. DuPont Highway. Tax Parcel: ED-05-057.00-01-05.01-000. Council District 4. *Waiver Request: Reduction of Arterial Street Buffer. Site Plan S-12-10 for this property was approved by the Planning Commission at its meeting in June 2012. The plan subsequently expired. Plan C-14-06 was filed in November 2014 and distributed for D.A.C. review but was withdrawn upon request of the applicant.*

3) S-15-05 North Street Mini Storage at 1351 West North Street – Public Hearing and Review of a Site Development Plan to construct a self-storage facility consisting of three (3) buildings totaling 108,940 S.F. to include an office building and two (2) storage buildings with 519 units, and associated site improvements. The property is zoned IPM (Industrial Park Manufacturing Zone). The property is located on the north side of West North Street east of Mifflin Road and west of Commerce Way. The owner of record is RES-Data, LLC and SSS-Data, LLC c/o Dean Pletz. Property Address: 1351 West North Street. Tax Parcel: ED-05-076.14-01-07.00-000. Council District 1. *Waivers Requested: Elimination of Curbing, Elimination of Opaque Barrier Requirement. Site Plan S-12-06 for this property was approved by the Planning Commission at its meeting in April 2012. An extension was granted and the plan expires on April 30, 2015. The plan is being refiled because construction will not commence before plan approval expires.*

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 April 10, 2015 at 11:15am