**CITY OF DOVER PLANNING COMMISSION**
**AGENDA**
**Monday, November 17, 2014 – 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 September 15, 2014

COMMUNICATIONS & REPORTS

1) Reminder: The Planning Commission Quarterly Workshop is scheduled for TUESDAY, November 18, 2014 at 12:00 noon in the City Hall Conference Room.

2) Reminder: The next Planning Commission regular meeting is scheduled for MONDAY, December 15, 2014 at 7:00pm in the City Council Chambers.

3) Update on City Council Actions
    a. Adoption of Ordinance #2014-18 with Amendments: MI-14-12 Text Amendment: PND Buffer and Setbacks
    b. Adoption of Ordinance #2014-20: MI-14-14 Text Amendment: Site Plan Development Approval – Review of Expansion of Impervious Cover

4) Update on Planning activities

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval:
    a) SB-14-01 Dover Mall at 1365 North DuPont Highway: Minor Subdivision Plan – Request for a six-month extension of the Planning Commission approval granted on May 19, 2014 for a Minor Subdivision Plan to create three (3) lots from an existing parcel totaling 149.3225 acres +/- of land. The lots proposed are Lot 1 of 53.1704 acres, Lot 2 of 30.7046 acres, and remaining residue land of 65.4475 acres. The property is zoned SC-3 (Regional Shopping Center 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. The owner of record is Dover Mall, LLC. Property Address: 1365 North DuPont Highway. Tax Parcel: ED-05-057.00-01-14.00. Council District 3.

NEW DEVELOPMENT APPLICATIONS

1) Z-14-03 603 West Division Street – Public Hearing and Review for Recommendation to City Council on a Rezoning Application of two parcels consisting of 16,538 SF+/- and 14,465 SF +/-. The properties are zoned M (Manufacturing Zone) and are subject to the COZ-1 (Corridor Overlay Zone). The proposed zoning is C-3 (Service Commercial Zone) and to be subject to the COZ-1 (Corridor Overlay Zone). The property is on the north side of West Division Street just west of the railroad tracks. The owner of record is West Division Holdings, LLC. Property Address: 603 West Division Street. Tax Parcels: ED-05-076.08-01-19.00-000 and ED-05-076.08-01-19.01-000. Council District 4.

2) S-14-21 Mini-Storage at 200 Weston Drive – Public Hearing and Review of Site Development Application to permit the development of three (3) mini-storage buildings totaling 16,800 SF on a site of 5.36 acres +/-. The property is zoned IPM (Industrial Park Manufacturing Zone). The property is at the terminus of Weston Drive, northwest of the intersection with West Division Street. The owner of record is All Safe Mini Storage, LLC. Property Address: 200 Weston Drive. Tax Parcel: ED-05-076.08-01-11.01-000. Council District 4. *Waivers Requested: Partial Elimination of Curbing and Reduction in Parking Requirement. A previous Site Development Plan S-11-07 was approved by the Planning Commission in May 2011; however, the Site Plan expired in May 2014 prior to the commencement of authorized construction*.

3) S-14-22 Seskinore Development – Public Hearing and Review of Revised Site Development Application to permit a total of 18 dwelling units on a 5.047 acre +/- site to be known as Seskinore Court. The project proposes construction of ten (10) duplex units and four (4) townhouse units in addition to the existing four (4) multiplex units. The property is zoned RM-1 (Medium Density Residence Zone). The development is located on the southwest side of McKee Road and north of Meadow Drive. The owner of record is Artisans' Bank. Properties addressed to Seskinore Court. Tax Parcel: ED-05-067.00-03-07.00-017. Council District 1. *A previous Site Development Plan S-04-20 was approved by the Planning Commission in June 2004. Building permits were issued and construction completed for four (4) dwelling units in two multiplex buildings. Seskinore Court is an existing street previously constructed to serve the development; the City has accepted dedication of this street. The Site Plan expired due to lack of continual construction activity*.

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 November 7, 2014 at 11:00am