CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, September 16, 2013 – 7:00 P.M.

City Hall Council Chambers
15 Loockerman Plaza, Dover, Delaware

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

1) Application C-13-09 Bee Hive Beauty Shop at 27 West Loockerman Street will not be heard on September 16, 2013 due to inadequate Public Notice. This application will be rescheduled for the October 21, 2013 Planning Commission meeting and will be subject to Public Notice requirements.

ADOPTION OF MINUTES OF REGULAR MEETING of August 19, 2013

ADOPTION OF MINUTES OF QUARTERLY WORKSHOP MEETING of August 20, 2013

COMMUNICATIONS & REPORTS

1) Reminder: The next Planning Commission regular meeting is scheduled for Monday, October 21, 2013 at 7:00pm in the City Council Chambers.

2) Update on City Council Actions

3) Update on Planning activities

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval:
   a) S-11-21 Inner City Cultural League/Dover Cultural Center at 39 S. West Street – Request for one year extension of the conditional approval granted on December 21, 2011 by the Planning Commission for a Site Plan to permit the construction of a 4,085 S.F. building and associated site improvements. The subject site is one parcel of land consisting of 0.5923 acres +/- (25,800 S.F.). The property is situated on the east side of South West Street in the block between West Division Street and Forest Street just east of the railroad corridor. The property is zoned C-2A (Limited Central Commercial Zone). The owner of record is Downtown Dover Partnership. Property Address: 39 South West Street. Tax Parcel: ED-05-076.08-06-02.00-000. Council District 4. *The Final Site Plan approval was granted on December 4, 2012 but the project has not commenced construction.*

2) Appointment of the Architectural Review Oversight Subcommittee of Planning Commission (in accordance with *Zoning Ordinance,* Article 10 §2.28)
   a) Report on Search for Subcommittee Members

NEW BUSINESS

1) S-13-17 Lands of Rabail Enterprizes, LLC at 484 North DuPont Highway: Waiver Request – Review and Consideration of a Waiver Request for the Elimination of Upright Curbing as associated with the Administrative Site Plan for the construction of 1,350 SF + /- of new impervious surface (parking lot). The property is zoned C-2A (Limited Central Commercial Zone). The site is located at the northwest corner of North DuPont Highway and Lakeview Drive. Property Owner: Rabail Enterprizes, LLC. Property Address: 484 North DuPont Highway. Tax Parcel: ED05-068.13-01-39.00-000.

NEW DEVELOPMENT APPLICATIONS

1) Z-13-03 Lands of Rhett Ruggerio at109 East Division Street: Rezoning from RG-1 with H to RGO with H – Public Hearing and Review for Recommendation to City Council on a rezoning application for an 11,340 S.F. +/- parcel. The property is zoned RG-1 (General Residence Zone) and H (Historic District Zone). The proposed zoning is RGO (Residence General Office Zone) and H (Historic District Zone). The property is located on 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. Address: 109 East Division Street. Tax Parcel: ED-05-077.05-02-55.00-000. Council District 3. Ordinance #2013-14.

2) C-13-08 The Galleries on the Green at 325-331 South State Street – Public Hearing and Review of a Conditional Use for the establishment of an art gallery and studio within the existing building located at 325-331 South State Street known as the Parke Building. The property is zoned RGO (General Residence and Office Zone) and H (Historic District Zone). The property is located on the east side of South State Street between North Street and The Green. The owner of record is Henry R. Horsey. Addresses: 325-331 South State Street. Tax Parcel: ED-05-077.09-05-26.00-000. Council District 4.

3) C-13-10 W. Denneys Road Elevated Water Tank for City of Dover – Public Hearing and Review of a Conditional Use Site Plan to allow for the construction of a 1.0 million gallon elevated water storage tower to be located on the property at 4462 West Denneys Road. The project includes a Minor Subdivision Plan to subdivide a 22,500 S.F. parcel for the tank location. The property is zoned R-15 (One Family Residence Zone). The site is located south of West Denneys Road. The owner is First United Pentecostal Church of Dover. The equitable owner is the City of Dover. Address of property: 4462 West Denneys Road. Tax Parcel: ED-05-067.00-03-06.02-000. Council District 1. *Waiver Requested: Subdivision Waiver of Requirement for Lot Frontage on a Public Street.*

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: September 6, 2013 posted 12:45pm