CITY OF DOVER PLANNING COMMISSION
REVISED AGENDA
Monday, July 15, 2013 – 7:00 P.M.

City Hall Council Chambers
15 Loockerman Plaza, Dover, Delaware

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

1) Application S-13-16 Mitten Industrial Park at Lafferty Lane: Master Plan previously noticed for this meeting will not be heard on July 15, 2013 as project design work continues. It will be scheduled for a future meeting of the Planning Commission and will be subject to the Public Notice requirements at that time.

2) Application SB-13-04 Lands of John & Dorothea Link and Bradley Holden at 186-188 Pennsylvania Avenue: Minor Subdivision Plan will not be heard on July 15, 2013 due to inadequate Public Notice. This application will be rescheduled for the August 19, 2013 meeting and will be subject to Public Notice requirements.

ADOPTION OF MINUTES OF REGULAR MEETING of June 17, 2013

COMMUNICATIONS & REPORTS

1) Reminder: The next Planning Commission regular meeting is scheduled for Monday, August 19, 2013 at 7:00pm in the City Council Chambers.

2) Report on City Council actions
   a. Re-appointment to Planning Commission for Three (3) Year Terms to Expire June 1, 2016: Kathleen Still – At-Large and John H. Baldwin, Sr. – Fourth District

3) Welcome to new Planning Commission Member: Edgar C. Cregar, Jr. – Fourth 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-12-05 Transitional Housing for Dover Interfaith Mission for Housing, Inc. at 319 West Water Street – Re-evaluation of a Conditional Use Plan approved by Planning Commission on July 16, 2012 to allow for the establishment of a philanthropic use consisting of transitional housing in an existing single family residence. The parcel is zoned C-1A (Limited Commercial Zone) and is subject to SWPOZ (Source Water Protection Zone) Tier 3 – Excellent Recharge Area. The property is exempt from the requirements of the SWPOZ Tier 3 as the site is located within the Downtown Redevelopment Target Area. The

property is located on the north side of West Water Street in the block between South Queen Street and South New Street. The owner of the property is Mockfaul, LLC and the lessee is Dover Interfaith Mission for Housing, Inc. Address: 319 West Water Street. Tax Parcel: ED05-077.09-03-05.00-000. Council District 2. *Re-evaluation of this Application will be postponed until the August 19, 2013 meeting of the Commission to allow for completion of the property inspection and report of findings.*

NEW BUSINES

1) Resolution honoring Ronald Shomo for his service on the Planning Commission

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

3) Appointment of the Architectural Review Oversight Subcommittee of Planning Commission (in accordance with *Zoning Ordinance,* Article 10 §2.28)

NEW DEVELOPMENT APPLICATIONS

1) C-13-04 Lands of G & J Holdings, LLC at 1-3 and 9 West Loockerman Street – Public Hearing and Review of a Conditional Use to establish an office use on the first floor within the existing building. The property is zoned C-2 (Central Commercial Zone) and is subject to the H (Historic District Zone). The property is located at the northwest corner of West Loockerman Street and South State Street. The owner of record is G & J Holdings, LLC. Address: 1-3 West Loockerman Street and 9 West Loockerman Street. Tax Parcel: ED-05-077.09-02-59.00-000. Council District 2.

2) SB-13-03 Lands of KW Lands at 1570 North DuPont Highway: Minor Subdivision Plan – Public Hearing and Review of a Minor Subdivision to create three (3) parcels of land and right-of-way from the existing 11.258 acre +/- parcel. The parcel will be subdivided into a 2.195 acre +/- parcel, a 2.018 acre +/- parcel, and a 6.002 acre +/- parcel. The plan also proposes the designation of a 60 ft. right-of-way along KW Boulevard for public use (1.043 acre +/- area). The property is zoned RC (Recreational and Commercial Zone), C-4 (Highway Commercial Zone) and a portion is subject to the SWPOZ (Source Water Protection Overlay Zone) Tier 3 – Excellent Recharge Area. The property is located west side of North DuPont Highway and east of Crawford Carroll Avenue and north of but not adjacent to Rustic Lane. The owner of record is KW Lands. Address: 1570 North DuPont Highway. Tax Parcel: ED-05-057.00-01-05.00-000. Council District 4. *Note: An amended D.A.C. Report has been issued for SB-13-03.*

~~3) SB-13-04 Lands of John & Dorothea Link and Bradley Holden at 186-188 Pennsylvania Avenue: Minor Subdivision Plan – Public Hearing and Review of a Minor Subdivision to allow for the creation of two (2) parcels of land. The subdivision would create a 4,831+/- SF parcel of land and a 3,868 +/- SF parcel of land. There is currently an existing duplex on the one parcel of land. The subdivision will divide the parcel placing each unit of the duplex onto a separate parcel of land. The property is zoned RG-1 (General Residence Zone). The property is located on the west side of Pennsylvania Avenue north of Delaware Avenue. The owners of record are John & Dorothea Link and Bradley Holden. Addresses: 186-188 Pennsylvania Avenue. Tax Parcels: ED-05-077.05-02-03.00-000 and ED-05-077.05-02-03.01-000. *The Board of Adjustment approved variances for this site at their meeting on June 19, 2013 (Application V-13-08).*~~

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: July 5, 2013 at 9:00am.
Revised Agenda Posted: July 12, 2013 at 9:00am