CITY OF DOVER PLANNING COMMISSION
AGENDA
Tuesday, February 19, 2013 – 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 January 22, 2013

COMMUNICATIONS & REPORTS

1) The Planning Commission Quarterly Workshop is scheduled for Wednesday, February 20, 2013 at 4:00pm in the City Hall Conference Room.

2) Institute for Public Administration (IPA) of the University of Delaware – Planning Training Series for 2013:
   a. "Land-Use Law and Regulation" on February 22, 2013, 9:00am-12 noon at Paradee Center. Register by February 15, 2013.
   b. "Land-Use and Development Administration" on March 15, 2013, 9:00am-12 noon at Paradee Center Register by March 8, 2013.

3) "Fair Housing 101" Training on February 28, 2013, 6:00pm-8:00pm at Dover Public Library. Presented by State Division of Human Relations, the City of Dover, and Delaware State Housing Authority.

4) Reminder: The next Planning Commission regular meeting is scheduled for Monday, March 18, 2013 at 7:00pm in the City Council Chambers.

5) Report on City Council actions

6) Update on Planning activities:
   a. Update on Workshop on Discussion – Role and Scope of Historic District Commission and Historic District
   b. Other Activities

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval: None

NEW BUSINESS

NEW DEVELOPMENT APPLICATIONS

1) SB-13-02 Lands of Conard at 633 Long Point Road – Public Hearing and Review of a Minor Subdivision to create three (3) parcels of land from the existing 167.561 acre ± parcel. The parcel will be subdivided into a 161.8836 acre +/- parcel, a 2.8189 acre ± parcel, and a 2.5 acre ± parcel. The property is zoned A (Agricultural Zone) and subject to the AEOZ (Airport Environs Overlay Zone) and the SWPOZ (Source Water Protection Overlay Zone). The property is located on the west side of Long Point Road south of White Oak Road. The property owner is Joan Conard. Address: 633 Long Point Road. Tax Parcel: LC-05-069.00-01-07.00-000. Council District 3. *Waiver Request: Elimination of Sidewalk along Long Point Road. This application supersedes previous application SB-11-01.*

2) C-13-01 Daycare Center at 1344 Forrest Avenue – Public Hearing and Review of a Conditional Use Site Plan to allow for the establishment of a large family daycare facility. The property is zoned C-2A (Limited Central Commercial Zone) and is subject to the COZ-1 (Corridor Overlay Zone). The property is located on the south side of Forrest Avenue west of Independence Boulevard. The owner of record is Newwind Properties, LLC. Address: 1344 Forrest Avenue. Tax Parcel: ED-05-076.10-01-51.00-000. Council District 1.

3) US-13-01 Greentree Shopping Center at 25-140 Greentree Drive – Public Hearing and Review of a Unified Comprehensive Signage Plan application to permit the construction and implementation of signage for the Shopping Center consisting of two pylon signs, monument signs at entrances, and wall signs for the tenants. The property is zoned SC-2 (Community Shopping Center Zone) and is subject to the COZ-1 (Corridor Overlay Zone). The property is located on the north side of Forrest Avenue (Route 8) between Independence Boulevard and Kenton Road. The owners of record are Greentree Village Center LP and Stevens/Anstine 1987-1 LP. Addresses: 25-83 and 87-140 Greentree Drive (excluding 50, 121 and 125 Greentree Drive). Tax Parcels: ED-05-076.06-06-67.00-000 and ED-05-076.06-06-66.00-000. Council District 1.

4) MI-12-24 Comprehensive Rezoning and Text Amendment: AEOZ (Airport Environs Overlay Zone)
   a) Proposed Amendments to the *Zoning Ordinance*: AEOZ (Airport Environs Overlay Zone) - Public Hearing and Recommendation to City Council on proposed amendments to the *Zoning Ordinance* to update the provisions of the AEOZ (Airport Environs Overlay Zone). This Ordinance amends Appendix B: Zoning, Article 3 Section 22 – Airport Environs Overlay Zone (AEOZ) including the Land Use Compatibility Table. Ordinance # 2013-01.
   b) Comprehensive Rezoning: AEOZ Zoning – Public Hearing and Recommendation to City Council on proposed rezoning of 685 properties in the eastern portion of the City by changing the boundary of the Airport Environs Overlay Zone (AEOZ) in accordance with the *2010 Air Installation Compatible Use Zone (AICUZ) Study* published by the Dover Air Force Base. The proposed changes involve revisions to the noise contours boundaries now as the Noise Zones A-D of the AEOZ zoning classifications. Ordinance #2013-02.

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: February 8, 2013 at 8:30am