CITY OF DOVER PLANNING COMMISSION
AGENDA
Tuesday, January 22, 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 December 17, 2012

COMMUNICATIONS & REPORTS

1) An Audio/Web Conference entitled "Zoning for Small-Scale Businesses" will be held on January 16, 2013 from 4:00pm-5:30pm at the Dover Public Library, Meeting Room. The session is co-sponsored by the Delaware Chapter of the American Planning Organization (APA) and the City of Dover Planning Office.

2) Information on Institute for Public Administration (IPA) of the University of Delaware – Planning Training Series for 2013

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

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

5) Report on City Council actions

6) Update on other Planning activities

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval: None

NEW BUSINESS

NEW DEVELOPMENT APPLICATION

1) SB-13-01 Lands of 1151-1155 Walker Road, LLC – Public Hearing and Review of a Minor Subdivision to create two (2) parcels of land from the existing 1.779 acre ± parcel. The parcel will be subdivided into a 1.196 acre ± parcel and a 0.6594 acre ± parcel. The property is zoned IO (Institutional and Office Zone). The property is located on the north side of Walker Road west of Saulsbury Road. The property owner is the 1151-1155 Walker Road, LLC. The equitable owner of one parcel is Dover Interfaith Mission for Housing Inc.

Addresses: 1151-1155 Walker Road. Tax Parcel: ED-05-067.18-01-79.00-000. Council District 4. *Waiver Request: Subdivision Waiver of Requirement for Lot Frontage on a Public Street*

2) S-13-01 7-Eleven at 127 South DuPont Highway – Public Hearing and Review of a Site Plan to allow for the construction of a 2,590 SF retail building with gas pumps and associated site improvements. The property is zoned C-4 (Highway Commercial Zone). The property is located at the northeast corner of South DuPont Highway/Route 13 and East Loockerman Street. The owner of record is Lin Properties, LLC. Address: 127 South DuPont Highway. Tax Parcel: ED-05-077.06-01-61.00-000. Council District 2. *Waivers Requested: Reduction in Arterial Street Buffer and Tree Mitigation. This application is also associated with a Board of Adjustment application V-13-01 regarding setbacks.*

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: January 11, 2013 at 11:00am