CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, November 19, 2012 – 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 October 15, 2012

COMMUNICATIONS & REPORTS

1) NOTE: The Planning Commission Quarterly Workshop for Tuesday, November 20, 2012 at 4:00pm in the City Hall Conference Room is CANCELLED.

2) Reminder: The next Planning Commission regular meeting is scheduled for December 17, 2012 at 7:00pm in the City Council Chambers.

3) Report on City Council actions

4) Update on other Planning activities

OPENING REMARKS CONCERNING DEVELOPMENT APPLICATIONS

OLD BUSINESS

1) Requests for Extensions of Planning Commission Approval: None

2) Review of Development Application:
   a) C-12-06 Dover First Christian School at 647 Wyoming Avenue – Public Hearing and Continuation of the Review of a Conditional Use Site Plan to allow for the construction of a 4,000 SF school building and associated site improvements. The application also includes a Conditional Use to allow for the temporary use of the existing hall within the church as the school. The property is zoned R-8 (One Family Residence Zone). The property is located on the north side of Wyoming Avenue east of New Burton Road and west of Woodford Drive. The owner of record is Seventh Day Adventist Church. Address: 647 Wyoming Avenue. Tax Parcel: ED-05-76.20-01-78.00-000. Council District 2. *Waiver Requests: Elimination of Sidewalk along New Burton Road, Elimination of Sidewalk along Konschak Avenue, Elimination of Upright Curbing, Reduction in Parking. At the meeting of September 17, 2012, the Planning Commission referred the application to the Architectural Review Oversight Subcommittee and tabled the application until the October meeting. At the meeting of October 15, 2012, after hearing the Architectural Review Oversight Subcommittee Report the Planning Commission set a Public Hearing on the application for November 19, 2012.*

NEW BUSINESS

1) Appointment to Architectural Review Oversight Subcommittee

NEW DEVELOPMENT APPLICATIONS

1) S-12-20 Rear Plaza Improvements at 22-24 West Loockerman Street – Public Hearing and Review of a Site Plan and Architectural Review Certification to allow for the construction of a plaza area off the rear of the existing building adjacent to West North Street. The property is zoned C-2 (Central Commercial Zone) and is subject to H (Historic District Zone). The property is located on the south side of West Loockerman Street west of South State Street. The property owner is the Downtown Dover Partnership. Addresses: 22-24 West Loockerman Street. Tax Parcel: ED-05-077.09-04-16.00-000. Council District 4. *Waiver Request: Tree Mitigation Plan. Application HI-12-07 is scheduled to be reviewed by the Historic District Commission on November 15, 2012.*

2) SB-12-02 Lands of First National Bank of Wyoming at 219 Beiser Boulevard – Public Hearing and Review of a Minor Subdivision to create two (2) parcels of land from the existing 3.78 acre ± parcel. The parcel will be subdivided into a 1.39 acre ± parcel and a 2.39 acre ± parcel. The property is zoned IPM (Industrial Park Manufacturing Zone). The property is located in the Enterprise Business Park and is on the west side of Beiser Boulevard. The owner of record is First National Bank of Wyoming. Address: 219-229 Beiser Boulevard. Tax Parcel: ED-05-076.15-01-03.08-000. Council District 1. *The previous Site Plan S-07-23 Office Buildings at Enterprise Business Park Lot 2 has expired.*

3) US-12-01 Dover Mall at 1365 North DuPont Highway: Comprehensive Signage Plan – Public Hearing and Review of a Unified Comprehensive Signage Plan application to permit the construction and implementation of signage for the Mall consisting of a pylon sign, wall signs for the anchor tenants, and directional signage. The property is zoned SC-3 (Regional Shopping Center Zone) and is subject to the SWPOZ (Source Water Protection Overlay Zone) Tier 3 - Excellent Recharge Area. The property is located on the east side of North DuPont Highway south of Rustic Lane. The owner of record is Dover Mall, LLC. Address: 1365 North DuPont Highway. Tax Parcels: ED-05-057.00-01-14.00-000, ED-05-057.00-01-13.01-000, ED-05-057.00-01-13.02-000, ED-05-057.00-01-13.03-000, and ED-05-057.00-01-14.03-000. Council District 3.

4) US-12-02 Redevelopment of Former Wal-Mart Site at 1574 North DuPont Highway: Comprehensive Signage Plan – Public Hearing and Review of a Unified Comprehensive Signage Plan application to permit the construction and implementation of signage for the proposed redevelopment of the former Wal-Mart building consisting of two pylon signs and wall signs for the future tenants. The property is zoned C-4 (Highway Commercial Zone). The property is located on the west side of North DuPont Highway, north of Rustic Lane. The owner of the property is Onix Dover, LLC. Address: 1574 North DuPont Highway. Tax Parcel: ED-05-057.00-01-05.01-000. Council District 4.

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: November 9, 2012 at 3:00pm