CITY OF DOVER PLANNING COMMISSION
AGENDA
Monday, May 21, 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 April 16, 2012

COMMUNICATIONS & REPORTS

1) Reminder: The Planning Commission Quarterly Workshop is scheduled for Tuesday, May 22, 2012 at 4:00pm in the City Hall Conference Room.

2) Reminder: The next Planning Commission regular meeting is scheduled for June 18, 2012 at 7:00pm in the City Council Chambers.

3) Adapting Cities to Climate Change – APA Audio/Web Conference and Panel Discussion: Climate Change Adaption in Delaware. June 6, 2012 from 4:00-6:30pm at Executive Banquet and Conference Center, Newark.

4) 2012 Planning Law Review – APA Audio/Web Conference. June 27, 2012 at 4:00-5:30pm hosted at the Kent County Administration Building, Room 220. Sponsored by the DE APA Chapter and the Kent County Planning Office.

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:
   a) C-11-04 M & L Ventures, LLC at Lafferty Lane – Request for a one year extension of the Planning Commission approval granted June 20, 2011 for a Minor Subdivision and Conditional Use Site Plan to create two parcels of 5.46 ± acres and 4.13 ± acres for the construction of a total of ten 9,950 SF manufacturing/warehousing buildings on two parcels (after subdivision) and other associated site improvements at Lafferty Lane. The property is currently 9.99 acres ± and is zoned M (Manufacturing Zone) and is subject to the AEOZ (Airport Environs Overlay Zone) APZ 1 and Noise Zones C and D. The property is located on the south side of Lafferty Lane west of Horsepond Road. The owner of record is M & L Ventures, LLC. Property Address: Lafferty Lane. Tax Parcel: ED05-077.00-01-28.04-000. The Planning Commission also granted on for revised construction timing of a public street within the project.

   b) S-11-07 Weston Drive Property: Mini-Storage Facility – Request for a one year extension of the Planning Commission approval granted May 16, 2011 for a Site Plan for the construction of three mini-storage buildings for a total of 16,800 S.F. of new buildings and other associated site improvements at 200 Weston Drive. The property is 5.36 acres ± and is zoned IPM (Industrial Park/Manufacturing Zone). The property is located at the north end of Weston

Drive. The owner of record is Stoltzfus Mast, LLC. Property Address: 200 Weston Drive. Tax Parcel: ED05-076.08-01-11.01-000. Council District 4.

c) S-11-08 Loockerman East: Lands of Hub Associates, LLC – Request for a one year extension of the Planning Commission approval granted May 16, 2011 for a Site Plan for the redevelopment of four parcels of land (to be consolidated) in order to construct a 92 room hotel, an 11,230 S.F. retail building, and other associated site improvements (with the existing 17,200 S.F. TGI Friday's building to remain). The subject property is a total of 4.29 acres ± and is zoned C-4 (Highway Commercial Zone) and C-PO (Commercial/Professional Office Development District). The property is located at the southwest corner of South DuPont Highway and Loockerman Street. The owners of record are Hub Associates, LLC and A&G Kramedas Associates. Property Addresses: 514 East Loockerman Street, 516 East Loockerman Street, 554 East Loockerman Street, and 222 South DuPont Highway. Tax Parcels: ED05-077.06-01-62.00-000. ED05-077.06-01-63.00-000, ED05-077.06-01-64.00-000, and ED05-077.06-01-87.00-000. Council District 2.

NEW BUSINESS

NEW DEVELOPMENT APPLICATIONS

1) C-12-03 Deep Water Church at 32 West Loockerman Street – Public Hearing and Review of a Conditional Use Plan to allow for the establishment of a church within the existing building. The parcel is zoned C-2 (Central Commercial Zone) and subject to H (Historic District Zone). The property is located on the south side of West Loockerman Street in the block between South Bradford Street and South Governors Avenue. The owner of the property is Rudolph Von Croy. Address: 32 West Loockerman Street. Tax Parcel: ED05-077.09-04-13.00-000. Council District 4.

2) C-12-04 Cellco Partnership Telecommunications Tower – Public Hearing and Review of a Conditional Use Site Plan to allow for the construction of a 76 foot tall telecommunications monopole and associated site improvements. The subject area is zoned R-8 (One Family Residence Zone). The property is located on the west side of State Route 1, south of Leipsic Road at the Dover Toll Plaza. The owner of the property is the State of Delaware Department of Transportation and lessee Cellco Partnership d/b/a Verizon Wireless. Addresses: 200 Plaza Drive and State Right-of-way for State Route 1. Council District 3. *This application is subject to a variance granted by the Board of Adjustment on April 18, 2012 (Application V-12-02).*

3) MI-12-06 Comprehensive Zoning Map Amendment: SWPOZ – Tier 3 – Public Hearing and Review for Recommendation to City Council of zoning map amendments pertaining to the Source Water Protection Overlay Zone – Tier 3 Excellent Recharge Area. This rezoning is for a series of properties located in the vicinity of North DuPont Highway and Leipsic Road. The proposed revisions to the Zoning Map and the delineated areas of the SWPOZ - Tier 3 Excellent Recharge Areas are the result of a study reviewed in accordance with *Zoning Ordinance,* Article 3 §29.711. Ordinance #2012-11.

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: May 11, 2012 12:00 noon