

**CITY OF DOVER PLANNING COMMISSION
AGENDA**

**Monday, September 16, 2019 – 7:00 P.M.
City Hall, City Council Chambers
15 Loockerman Plaza, Dover, Delaware**

PLEDGE OF ALLEGIANCE
ROLL CALL

APPROVAL OF AGENDA

ADOPTION OF MINUTES OF MEETING of August 19, 2019

COMMUNICATIONS & REPORTS

- 1) Reminder: The next Planning Commission regular meeting is scheduled for MONDAY, October 21, 2019 at 7:00pm in the City Council Chambers.
- 2) Update on City Council Actions
- 3) Department of Planning & Inspections Updates

OPENING REMARKS CONCERNING MEETING PROCEDURES

OLD BUSINESS

- 1) Requests for Extensions of Planning Commission Approval: None

NEW APPLICATIONS

- 1) S-19-19 Delaware Solid Waste Authority Administration Building at 601 & 801 Energy Lane – Public Hearing and Review of a Site Development Plan and Lot Consolidation Plan Application to construct a two-story 23,487 SF office building with associated site improvements. The subject properties to be combined total 7.3343 +/- acres and are located north side of Energy Lane east of Bay Road. The submission will be subject to a Performance Standards Review Application. The properties are zoned IPM (Industrial Park and Manufacturing Zone). The owner of record for both properties is Delaware Solid Waste Authority. Property Addresses: 601 and 801 Energy Lane. Tax Parcels: ED-05-077.00-03-04.00-000 and ED-05-077.00-03-05.00-000. Council District 2. *Waiver Requests: Partial Elimination of Curbing, IPM Planned Industrial Park: Alternative Design Standards - Rear Setback Requirement. The subject site is Lots 4 and 5 of the Northgate Center originally subdivided with Application SB-05-05 Stover Professional Campus with Planning Commission approvals in September and November 2005.*
- 2) S-19-20 Delaware State Police Building Update at Bay Road Commercial: 560 and 600 Bay Road – Public Hearing and Review of a Revision to Site Development Plan S-17-20. The Plan Revision replaces the two buildings previously proposed as a 70,646 SF grocery store and a 17,664 SF multi-tenant retail building on the west side of the site with the construction of a one-story 62,667 SF office building and associated site improvements. The subject properties total 12.9366 +/- acres and are located on the southwest side of Bay Road. The property is zoned C-4 (Highway Commercial Zone). The owner of record for both properties

is Bayroad CAP, LLC. Property Addresses: 560 and 600 Bay Road. Tax Parcels: ED-05-077.00-01-10.00-000 and ED-05-077.00-01-09.00-000. Council District 2. *Waiver Request to Reconfirm: Reduction of Arterial Street Buffer. For Consideration: Tree Mitigation Plan. Application S-17-20 Bay Road Commercial was previously approved by the Planning Commission in July 2017 and received Final Plan Approval on July 23, 2019.*

NEW BUSINESS

- 1) Update on Appointments of the Architectural Review Oversight Subcommittee of Planning Commission (in accordance with *Zoning Ordinance*, Article 10 §2.28)
- 2) Project for Dover's 2019 Comprehensive Plan
 - a. Update on Project Activities
 - b. Update on Pending Release of DRAFT Plan for PLUS Submission

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: September 6, 2019