



**CITY OF DOVER, DELAWARE  
PLANNING COMMISSION  
Tuesday, January 18, 2022 at 7:00 PM**

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*Virtual Meeting*

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**REVISED MEETING FORMAT**

Revised effective January 14, 2022. This meeting will be held as a Virtual Meeting only using the WebEx audio/video system. This is authorized under the provisions of 29 Del Code §10006A(e) in recognition of the State of Emergency Declaration of January 3, 2022 and as revised.

**AGENDA**

Written comments are accepted via mail to City of Dover – Planning Commission, P.O. Box 475 Dover DE 19903 and via email at [CompPlan@dover.de.us](mailto:CompPlan@dover.de.us).

**MEETING NOTICE**

The Planning Commission Meeting for January 18, 2022 will be held only as a Virtual Meeting; there will not be an In-Person Meeting Location.

The meeting will be a Virtual Meeting using WebEx audio/video conferencing system as an electronic means of communication. See participation information below to join by phone or computer.

**PUBLIC PARTICIPATION INFORMATION  
City of Dover Planning Commission Meeting of January 18, 2022**

**Dial:** 1-408-418-9388

**Event number/Access code:** 2345 269 4181

**Event password:** DoverPC

**Event Address:** <https://bit.ly/PCMeeting1182022>

If you are new to WebEx get the app now at <https://www.webex.com/> to be ready when the meeting starts. For problems accessing the meeting, please call the Planning Office at (302) 736-7196.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**ADOPTION OF AGENDA****APPROVAL OF MINUTES**

1. Adoption of Minutes of December 20, 2021.

**COMMUNICATIONS & REPORTS**

**Meeting Reminder:** The next Planning Commission regular meeting date February 22, 2022 at 7:00 PM

**Update on City Council Actions****Department of Planning & Inspections Updates****Education and Training Opportunities**

2. The Institute for Public Administration presents two opportunities for training via Zoom!

January 14, 2022 at 10:00 A.M. - Advanced Land Use Law

January 28, 2022 at 10:00 A.M. - Planning 101: Planning Your Community's Future

February 25, 2022 at 10:00 A.M. - Introduction to Land-Use Law, the Constitution, and Takings

**SPECIAL RECOGNITION**

3. Resolution honoring the service of Kelli Lord to the Planning Commission

**OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS****OLD BUSINESS**

**Request Extension of Planning Commission Approval:** None

**NEW APPLICATIONS**

4. SB-22-01 Lands of Four M Investments VII, LLC at 1601 POW/MIA Parkway: Minor Subdivision Plan - Public Hearing and Review of a Minor Subdivision Plan to subdivide a property consisting of 37.447 acres +/- into two parcels (Lot 1 and Lot 2). Lot 1 (Residual) is to be 29.297 acres +/- and encompasses the bulk of the original property area to the south containing the Manufacturing Facility known as Delmarva Corrugated. Lot 2 is to be 8.150 acres +/- and is proposed for the northern portion of the property. The subject property is located on the northeast side of the POW/MIA Parkway and west of New Burton Road. The property is adjacent to the Railroad on the east. The property is zoned IPM (Industrial Park Manufacturing Zone). The owner of record is Four M Investments VII, LLC. Property Address: 1601 POW/MIA Parkway (previous address 1436 New Burton Road). Tax Parcel Number: ED-05-085.00-01-07.00-000. Council District 2. *The Application for development of this property was Site Plan S-20-08 Manufacturing Facility at 1436 New Burton Road, which received*

*Conditional Approval from the Planning Commission in October 2020 meeting, and Final Plan Approval in February 2021.*

5. C-22-01 Kind Kids Early Learning Center at 725 Walker Road - Public Hearing and Review of a Conditional Use Site Plan to permit the conversion of a 4,729 SF Office Building into a Child Daycare Center to serve 63 children. The property consists of one parcel of land totaling 0.51 acres +/- (22,500 SF). The property for the proposed development is zoned C-1A (Limited Commercial Zone). The property is located on the north side of Walker Road west of Pat Lynn Drive. The Owner of Record is 725 Walker Road LLC. pending sale to Bluegrass Investments, LLC. Property Address: 725 Walker Road. Tax Parcel Number: ED-05-067.15-05-34.00-000. Council District 4. *Waiver Request: Partial Elimination of Upright Curbing.*

## **NEW BUSINESS**

6. Report on 2021 Application Tallies

## **ADJOURN**

### **Posted Agenda: Revised January 14, 2022**

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. PURSUANT TO 29 DEL. C. §10004(e)(2), THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS, WHICH ARISE AT THE TIME OF THE MEETING