



**CITY OF DOVER, DELAWARE  
PLANNING COMMISSION  
Monday, March 16, 2026 at 7:00 PM**

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*City Hall Council Chambers, 15 Loockerman Plaza, Dover, Delaware*

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**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).

**IN-PERSON and VIRTUAL MEETING NOTICE**

The Planning Commission Meeting for March 16, 2026 will be held at City Hall in City Council Chambers at 7:00 PM and as a Virtual Meeting using Webex, an audio/video conferencing system as an electronic means of communication. The public is welcome to attend. See participation information below

**PUBLIC PARTICIPATION INFORMATION  
City of Dover Planning Commission Meeting of March 16, 2026 at 7:00 PM**

Join By Phone: Dial +1-650-479-3208  
Access Code: 253 093 03299  
Password from Phones: 3683772

Join Online: <https://bit.ly/PCMeeting03162026>  
Webinar Number: 2530 930 3299  
Webinar Password: DoverPC

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 Meeting Minutes of February 17, 2026

**COMMUNICATIONS & REPORTS**

**Meeting Reminder:** The next Planning Commission regular meeting date is April 20, 2026.

**Update on City Council Actions**

**Department of Planning & Inspections Updates**

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

**Requests for Extension of Planning Commission Approval**

**NEW APPLICATIONS**

2. Z-26-02 Lands of ASMA Property, LLC at 317, 319, and 325 W. Division Street - Public Hearing and Review for Recommendation to City Council for a Rezoning Application for three parcels of land consisting of 0.05 +/- acres, 0.13 +/- acres, and 0.08 +/- acres, for a total 0.26 +/- acres (11,628 SF +/-). The properties are zoned IO (Institutional and Office Zone). The proposed zoning for all three properties is C-1A (Limited Commercial Zone). The properties are located on the north side of West Division Street and east of North Queen Street. The owner of record for all three parcels is ASMA Property, LLC. Property Addresses: 317, 319, and 325 W. Division Street. Tax Parcels: ED-05-076.08-05-03.00-000, ED-05-076.08-05-02.00-000, and ED-05-076.08-05-01.00-000 respectively. Council District 4. Ordinance #2026-08. *Previously, the Rezoning to IO was approved in November 2021 with Application Z-21-06 Lands of Ingram at 317, 319, and 325 W. Division Street (Ordinance #2021-21). The First Reading was completed at the City Council Meeting of February 25, 2026 (rescheduled to this date due to weather). Public Hearing before the Planning Commission is scheduled for March 16, 2026 and the Public Hearing before the City Council on April 13, 2026.*

**NEW BUSINESS****PUBLIC COMMENTS OPPORTUNITY****ADJOURN**

**Posted Agenda:** March 6, 2026

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