

**CITY OF DOVER, DELAWARE
REGULAR CITY COUNCIL MEETING
Monday, August 09, 2021 at 7:30 PM**

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

AGENDA

VIRTUAL MEETING NOTICE

This meeting will be held in City Hall Council Chambers with electronic access via WebEx. Public Participation information is as follows:

Dial: 1-408-418-9388

Link: <https://rb.gy/6p4bsw>

Event number: 179 798 7325

Event password: DOVER (if needed)

If you are new to WebEx, get the app now at www.webex.com to be ready when the meeting starts.

The meeting can also be viewed on Comcast Channel 14, Verizon Channel 20, and on the City's Streaming Player located at www.cityofdover.com under "Quick Links".

OPEN FORUM - 15 Minutes Prior to Official Meeting (7:15 p.m.)

The "Open Forum" segment is provided to extend the opportunity to the general public to share their questions, thoughts, comments, concerns, and complaints. Discussion of any item appearing on the agenda as a public hearing is prohibited during the Open Forum as an opportunity will be provided during consideration of that item. Citizen comments are limited to three (3) minutes. Council is prohibited from taking action since they are not in official session; however, they may schedule such items as regular agenda items and act upon them in the future.

INVOCATION - Elder Ellis Louden

PLEDGE OF ALLEGIANCE - Councilman Lindell

ADOPTION OF AGENDA

ADOPTION OF CONSENT AGENDA

All Consent Agenda items are considered routine and non-controversial and will be acted upon by a single roll call vote of the Council. There will be no separate discussion of these items unless a member of Council so requests, in which event the matter shall be removed from the Consent Agenda and considered a separate item.

PUBLIC HEARING

REZONING REQUEST/FINAL READING - The First Reading of the Proposed Ordinance was accomplished during the Council meeting of May 24, 2021. The ordinance is available at the entrance of the Council Chambers and on the City's website at www.cityofdover.com under "Government."

- 1. Ordinance #2021-14 - Lands of Draper Farm Properties at 1617 Forrest Avenue**
Review of a Rezoning Application for a parcel of land consisting of 5.04 acres. The property is zoned R-10 (One Family Residence Zone) subject to the COZ-1 (Corridor Overlay Zone). The proposed zoning is C-2A (Limited Central Commercial Zone) subject to the COZ-1 (Corridor Overlay Zone). The property is located on the north side of Forrest Avenue and adjacent to Cranberry Run Drive. (Property Owner: Draper Farm Properties LLC. Property Address: 1617 Forrest Avenue. Tax Parcel: ED-05-075.00-01-07.00-000. Planning Reference: Z-21-05. Council District 1.) (Postponed during the Council Meeting of July 12, 2021)

CONSENT AGENDA

ADOPTION OF MINUTES

- 2. Regular Council Meeting of July 26, 2021**

COMMITTEE REPORTS

- 3. Council Committee of the Whole Report - July 27, 2021**

Legislative, Finance, and Administration Committee

- 4. Replacement of 2003 Pierce Lance Engines 3 and 6 (Matt Harline, Interim City Manager)**

(Committee recommendation: Approval of the purchase of 2022 Pierce Enforcer Pumper)

- 5. Discussion of Regular Council Meeting Start Time (Councilman William Hare)**

(Committee recommendation: Change Regular Council Meeting start time to 6:30 p.m. beginning in September 2021)

- 6. Evaluation of New Monthly Reports by the Mayor, Council President, and Members of City Council**

(Committee recommendation: New monthly reports by the Mayor, Council President, and Members of City Council be presented at the first Council Committee of the Whole meeting each month either written or verbally and would be limited to three (3) minutes in length)

Safety Advisory and Transportation Committee

- 7. Dover Bicycle and Pedestrian Plan Update (Marilyn Smith, Executive Director, Dover/Kent County Metropolitan Planning Organization (MPO) and Leah Kacanda, Project Manager, Whitman, Reuquardt & Associates, LLP)**

(Committee recommendation: Approval of the Dover/Kent County Metropolitan Planning Organization's (MPO) recommendation with the provision that the delineator discussion be revisited)

(Committee recommendation: Declare the delineators on West Division Street, primarily in front of the Bennie Smith Funeral Home, undesirable, and potentially unsafe for that particular area and to instruct the City Manager and the Planning and Community Development Director to meet with DelDOT to discuss an alternative such as the multi-use eight foot asphalt pad)

MONTHLY REPORTS - JUNE 2021

8. City Assessor's Report

9. City Council's Community Enhancement Fund Report

10. City Manager's Report

11. City Planner's Report

12. Fire Chief's Report (May and June)

13. Police Chief's Report

APPOINTMENTS

14. Appointment of Interim Assistant City Clerk/Assistant Treasurer - Megan Ramsey (Effective August 4, 2021)

RESOLUTION

15. Resolution No. 2021-20 - Authorizing Signatures for Banking Services on Behalf of the City of Dover - Controller/Treasurer, Assistant Treasurer, and Interim Assistant Treasurer

ITEMS NOT ON THE CONSENT AGENDA

ORDINANCES

Annexation/Rezoning Request/First Reading of Proposed Ordinance

The First Reading is offered on the Proposed Ordinance. It is recommended for referral to the Utility Committee on September 14, 2021; the Planning Commission on September 20, 2021; and that a Public Hearing be set for October 11, 2021 at 7:30* p.m. The ordinance is available at the entrance of the Council Chambers, on the City's website at www.cityofdover.com under "Government," or by contacting the City Clerk's Office at 736-7008 or cityclerk@dover.de.us.

16. Ordinance #2021-16 Amending the Zoning Ordinance and Zoning Map of the City of Dover by changing the zoning designation from AR - Agricultural Residential District (Kent County zoning classification) to RC - Recreational and Commercial Zone (City of Dover zoning classification) on that property located at 633 Persimmon Tree Lane, consisting of 3.1707 +/- acres, owned by Dover Indoor Tennis, Inc. (Tax Parcel: LC-00-058.00-01-32.00-000; Planning Reference: AX-21-03; Council District 3)

INTERIM CITY MANAGER'S ANNOUNCEMENTS

COUNCIL MEMBERS' ANNOUNCEMENTS

ADJOURNMENT

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



PETITION TO AMEND ZONING DISTRICT

Public Hearing Before the Dover City Council

July 12, 2021

Recommendation from Planning Commission Meeting of June 21, 2021

With Staff and Development Advisory Committee Review

Owner: Draper Farm Properties, LLC

Address: 1617 Forrest Avenue

Location: North side of Forrest Avenue, east of Cranberry Run Drive

Tax Parcel: ED-05-075.00-01-07.00-000

Size: 5 acres (217,800 SF)

Present Use: Vacant (Previous residence demolished and with associated agricultural outbuildings and land in cultivation)

Proposed Use: Retail Store & Accessory Use (Convenience Store with Fuel Pumps)

2019 Comprehensive Plan Designation – Land Use Category: Mixed Use

Present Zoning: R-10 (One-Family Residence Zone) and COZ-1 (Corridor Overlay Zone)

Proposed Zoning: C-2A (Limited Central Commercial Zone) and COZ-1 (Corridor Overlay Zone)

Reason for Request: To amend the zoning of the 5.04+/- acre parcel at 1617 Forrest Avenue, Dover DE 19904 from R-10 to C-2A (while retaining COZ-1 Overlay).

File Number: Z-21-05

Ordinance Number: 2021-14

**Planning Commission
Recommendation:**

The Application (Z-21-05) for Rezoning of 1617 Forrest Avenue was represented the applicant's engineering firm. A Public Hearing was conducted on June 21, 2021 where thirteen (13) members of the public spoke regarding the Rezoning application and over twenty-one (21) written comment items were received (See Public Comment Sets).

The Planning Commission recommends to not approve the proposed Rezoning from R-10 with COZ-1 to C-2A with COZ-1 by a vote of 8-0 (one member was absent). Therefore, the Planning Commission recommends denial of the Rezoning Request. (Draft Meeting Minutes attached.)

APPLICATION: Z-21-05 Lands of Draper Farm Properties, LLC at 1617 Forrest Avenue: Rezoning R-10 with COZ-1 to C-2A with COZ-1

I. APPLICATION SUMMARY

This Rezoning Application is for a parcel of land consisting of 5.04 acres. The property is zoned R-10 (One Family Residence Zone) subject to the COZ-1 (Corridor Overlay Zone). The proposed zoning is C-2A (Limited Central Commercial Zone) subject to the COZ-1 (Corridor Overlay Zone). The property is located on the north side of Forrest Avenue and adjacent to Cranberry Run Drive. The owner of record is Draper Farm Properties LLC. Property Address: 1617 Forrest Avenue. Tax Parcel: ED-05-075.00-01-07.00-000. Council District 1. Ordinance #2021-14.

Existing Property:

The property consisted of 5.04 acres is located at the northeast corner of Forrest Avenue and Cranberry Run Drive. The property has frontage of over 750 feet along Forrest Avenue/Route 8 and frontage of over 300 feet on Cranberry Run Drive. The property has a farmstead location (previous dwelling now demolished) and a series of accessory structures that appeared to have served as agricultural buildings. A majority of the property has been in agricultural cultivation. Both street frontages have existing sidewalks and existing curb cuts for the former dwelling location (from Forrest Avenue) and to the field/ accessory structures (from Cranberry Run Drive).

This application only seeks rezoning of the property from R-10 to C-2A; the COZ-1 (Corridor Overlay Zone) designation will remain. The applicant is seeking rezoning to allow for future development of the property. They identified a potential use as a Convenience Store with Fuel Pump. Under the *Zoning Ordinance*, the Convenience Store would be considered a permitted use a retail store and the fuel pumps would be an accessory use requiring Conditional Use approval. The redevelopment of the site will be subject to a separate application submission.

Previous Application:

This property was subject to a Request during the review process for the adoption of the 2019 *Comprehensive Plan*. As Request for Changes to DRAFT 2019 Comprehensive Plan - Request

#1, the property owner requested a change in the Land Use Classification (on Land Development Plan Map 12-1) from the proposed Residential Medium Density Land Use Classification to Mixed Use or Commercial Land Use Classification. On December 16, 2019, the Planning Commission recommended (by a vote of 5-2) a Land Use Classification of Mixed Use. Then, the Land Use Classification Category of Mixed Use for this property was approved by City Council on January 13, 2020 as part of the review and adoption of the *2019 Comprehensive Plan* document and maps.

Surrounding Land Uses

The surrounding parcels are zoned residential. The properties immediately adjacent on the north and to the west of the property are zoned R-10 (One Family Residence Zone). This is a residential subdivision of single family detached dwellings known as Cranberry Run. Adjacent to the east are properties zoned RM-1 (Residential Medium Density Zone) as another residential subdivision of Heatherfield consisting of single family detached dwellings and duplexes along Stoney Drive. There are more residential developments along Forrest Avenue as you move east until to each the extensive commercial corridor which starts about Mifflin Road and continues east. Across Forrest Avenue/Route 8 to the south are a series of nine (9) parcels with eight (8) single family detached dwellings located under Kent County's jurisdiction. Also, to the south (and surrounding these residences) is the campus of the Dover High School. Access to the Dover High School, is via Dover High Drive with its signalized intersection with Forrest Avenue (0.36 miles west of the subject site) and at the campus entrance with HAWK Signal at the intersection of Heatherfield Way and Forrest Avenue.

II. COMPREHENSIVE PLAN COMPLIANCE REVIEW

In the *2019 Comprehensive Plan*, the Land Development Plan (Map 12-1) recommends that this property be used for Mixed Use. Regarding Mixed Use Areas and the Land Use Classification of Mixed Use, this is discussed in Chapter 12 – Land Development Plan beginning on page 12-7. The goals and for Mixed Use Areas Land Use are listed in the *2019 Comprehensive Plan* excerpts presented below:

Goals: Mixed Land Use

The overall goals for Mixed Use areas are:

1. Encourage creation of neighborhood centers.
2. Within the close-knit neighborhood fabric there are opportunities for the creation of urban centers. These centers should be established along major roadways and feature mixed use development, pedestrian-friendly public environments and opportunities for connection to future transit.
3. In order to encourage non-automobile access to the center, the activities should be clustered within a one-half mile radius (or 10-minute walk) and be located so as to draw upon residents from a number of surrounding neighborhoods.
4. Develop strategies that will encourage the creation of well-defined public street spaces and pedestrian-friendly village areas that encourage walking and bicycle use. This may

- include on-street and behind building parking, and the creation of build-to lines for new development.
5. Improve access that limits public access to open spaces areas such as pedestrian, bicycle, and transit networks to parks and natural areas.
 6. Encourage the Mixed Use of residential and commercial uses in the Downtown area.

The *Comprehensive Plan* notes that Mixed Use Areas “can be an area where a new development should foster walkability and close interactions among activities and uses in a traditional neighborhood setting.” Chapter 9 – Transportation Plan from the *Comprehensive Plan* identifies Forrest Avenue/Route 8 as a Minor Arterial Street and the need to focus efforts on improvements along the Route 8 corridor “that would improve safety, better manage access, reduce congestions, and provide improved traffic flow.” The development and implementation of strategies for addressing East/West Traffic in the City is Recommendation 7 from that Chapter.

The Rezoning Request to C-2A (Limited Central Commercial Zone) is consistent with the Land Use Classification of Mixed Use. Table 12-1: Land Use and Zoning Matrix (from the 2019 *Comprehensive Plan*) specifies that the following zones are compatible with this land use classification. See the excerpt from Table 12-1 given below. It is noted that Table 12-1 for the Mixed Use Land Use Category identifies other zoning districts that allow for a mixed of commercial and residential uses but may be more limiting in the specific types of uses permitted.

Mixed-Use	C-2 (Central Commercial) (Downtown Redevelopment Target Area Only) C-2A (Limited Central Commercial) TND (Traditional Neighborhood Design) C-1 (Neighborhood Commercial) C-1A (Limited Commercial) RGO (General Residence and Office) (Downtown Redevelopment Target Area Only) R-8 (One Family Residence) R-10 (One Family Residence) RG-1 (General Residence) RG-2 (General Residence) RG-4 (General Resident - Multi-Story Apartments) C-3 (Service Commercial) CPO (Commercial and Professional Office) IO (Institutional and Office)
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III. ZONING REVIEW

Request for C-2A (Limited Central Commercial Zone) Zoning

The types of permitted uses and conditional uses in the C-2A zone are given Article 3 §14 of the *Zoning Ordinance*. See the following code excerpt.

Article 3 Section 14. – Limited Central Commercial Zone (C-2A).

14.1 *Uses permitted.* No building or premises shall be used and no building or part of a building shall be erected, which is arranged, intended or designed to be used, in whole or in part, for any purpose, except the following:

- (a) Retail Stores
- (b) Business, professional or government offices

- (c) Personal service establishments.
- (d) Restaurants.
- (e) Service establishments.
- (f) Hotels.
- (g) Places of public assembly.
- (h) Drive-throughs.
- (i) One family residences, including attached and semi-detached dwellings, complying with the bulk standards of the RG-1 (General Residence) zone.
- (j) Apartments and multi-family dwellings

14.2 Conditional Uses. The following uses are permitted, conditional upon the approval of the planning commission in accordance with the procedures and subject to the general conditions set forth in article 10, section 1:

- (a) Parking lots and parking structures as a principal use on suitably landscaped lots.
- (b) Fuel pumps accessory to a permitted use.

14.3 Enclosed buildings. All permitted uses and all storage accessory thereto, other than off street parking, shall be carried on in buildings fully enclosed on all sides, except for outdoor eating areas associated with restaurants and outdoor sales areas approved by the city planner.

14.4 Performance standards. All uses are subject to performance standards as set forth in article 5, section 8.1.

14.5 Site development plan approval. Site development plan approval in accordance with article 10, section 2 hereof shall be required prior to the issuance of building permits for the erection or enlargement of all structures and prior to the issuance of certificates of occupancy for any change of use.

COZ-1 (Corridor Overlay Zone)

The provisions of the COZ-1 (Corridor Overlay Zone) are established to “promote superior urban corridor development and the highest quality-built environment.” There are a series architectural, parking, and landscaping guidelines that would be required by the COZ-1 zoning district, if development of the property is proposed. The purpose and requirements of the COZ-1 (Corridor Overlay Zone) are given in Article 3 §27 of the *Zoning Ordinance*. See the following code excerpt.

Article 3 Section 27. – Corridor Overlay Zone 1 (COZ-1)

27.1 Purpose. The corridor overlay zone (COZ) is established for the following reasons:

- (a) To promote superior urban corridor development and the highest quality built environment;
- (b) To foster coordination and linkage among corridor properties and with adjacent lands;
- (c) To preserve the functionality and efficiency of the roadway for traffic movement; and
- (d) To achieve a visually balanced streetscape environment which is friendly to the pedestrian and motorist alike.

27.2 Superior urban design. For the purposes of this ordinance the term "superior urban design" shall meet the following criteria:

(a) Superior urban design places a strict and primary importance on the pedestrian. The concept should lend itself to interconnectivity while presenting building structures as aspects of the street, not simply islands existing in the "sea of roads". The design should encourage fewer car-trips, as well as promote automobile trips on an interconnected local street system rather than trips that utilize the arterials. In demonstrating superior urban design, an applicant must show that the plan presented exceeds the requirements of the zoning ordinance in at least two of the following areas:

(i) Transportation amenities for bicycles, pedestrians and transit that exceed those required by the zoning ordinance;

(ii) Architectural features including, but not limited to: LEED-certified buildings; unique architecture not replicated in other locations; use of architectural elements such as entry porticos, porte-cocheres, colonnades, cornices, porch columns and balusters, band courses, coins, water tables and other trim that enhances visual quality and function of the structure; and use of the highest-quality construction materials.

(iii) Landscaping that exceeds the requirements of this section, including robust use of trees, shrubbery, and flowering plants to screen parked cars; water gardens and ponds; arboretums; tree preservation measures;

(iv) Public spaces and art including, but not limited to, sculpture, memorials, murals, public court yards and pocket parks, and fountains;

(v) Green technologies for stormwater management, as well as green energy technologies such as geothermal heating and cooling and solar energy supplies.

(b) The city planner shall develop policy guidance on how the concept of superior urban design will be evaluated.

27.3 Zone boundaries. The COZ encompasses the lands adjacent to the following roadways as outlined on the City of Dover Zoning Map as set forth in article 2, section 2 of this ordinance:

(a) Delaware Route 8 (Forrest and Division Streets) from the railroad tracks in a westerly direction to the city limit line.

(b) McKee/Saulsbury Road (County Road 156) from the intersection at Dennys Road (County Road 100) in a southerly direction to the terminal intersection with West North Street (County Road 73).

27.4 Permitted uses. Land use shall be governed by those provisions of this ordinance related to the specific zoning district designations of each property as depicted on the zoning map.

27.5 Site development plan approval. Site development plan approval in accordance with article 10, section 2 shall be required prior to the issuance of building permits for the erection or enlargement of all structures and prior to the issuance of certificates of occupancy for any change in use. When the zoning district regulations specify that a particular use requires conditional use approval in accordance with article 10, section 1, the provisions of that article shall apply. Site development plans and conditional use site plans for properties within the COZ shall reflect compliance with the development guidelines of this article, in addition to all other applicable codes and regulations.

27.6 Development guidelines.

27.61 *Setbacks:*
 a. *Front yards.*

	Residential	Nonresidential
	Min. Max.	Min. Max.
McKee/Saulsbury	60' to 80'	40' to 50' *
Route 8—Artis Drive to Mifflin Road	60' to 80'	None
Route 8—Mifflin Road to Saulsbury Road	40' to 60'	40' to 60' *
Route 8—Saulsbury Road to R.R. line	20' to 30'	20' to 30'
Subdivision streets	(Setback provisions of <u>article 4</u> shall apply)	

* When the applicant can demonstrate to the satisfaction of the planning commission through the site plan review process that the proposal involves a superior urban design, the maximum setback may be increased to no more than 90 feet from the property line on Route 8 from Mifflin Road to Saulsbury Road and on McKee and Saulsbury Roads.

27.62 *Building placement.* Buildings shall be situated on the property so as to maximize the use of the frontage along the roadway and shall have the longest side of the building arranged parallel and square to the roadway. When the applicant can demonstrate to the satisfaction of the planning commission that, due to specific constraints related to lot configuration, alternative building placements may be permitted.

27.63 *Parking.*

(a) *Location.* Parking shall not be permitted to be situated within the front yard, nor between the right-of-way line and the building, except in the following instances:

- (i) Automobile service stations;
- (ii) Properties in a shopping center (SC) zoning district, in which case, parking may be permitted between the building and the roadway, provided that such parking [shall] be limited to five rows of single parking spaces between the road and the storefront;
- (iii) When the applicant can demonstrate to the satisfaction of the planning commission through the site plan review process that the design presented involves a superior urban design, parking may be permitted between the building and the street, provided that such parking within this area shall be adequately landscaped and screened from the roadway.

(b) *Required number of spaces.* See specific district requirements in article 4.

(c) *Layout.*

(i) Parking lots shall be arranged in such a manner so that not more than 20 parking spaces in a row shall be permitted without a landscaped island. No more than six rows of 20 spaces shall be provided without provision for a landscaped median. Parking islands shall be a minimum of ten feet wide and planting medians shall be no less than eight feet wide.

(ii) There shall be a landscaped buffer area of at least 12 feet in width between the building and parking lot and drive areas. The buffer area shall include provisions for a sidewalk of at least six feet and no greater than eight feet in width. The buffer area and sidewalk shall be grade separated from the parking lot by concrete curbing of at least six inches in height.

(d) *Landscaping.* Design shall be simple and easy to maintain and shall consist of a combination of hardy canopy trees, low evergreen shrubs and turf grass, and shall be designed in accordance with landscape guidelines set forth in article 5, section 15 of this ordinance and as follows:

(i) *Interior landscaping.* A minimum of five percent of the interior area of a parking lot shall be reserved for landscape purposes. This provision shall include the landscaping of all required parking islands and medians. Shade trees shall be incorporated within the landscaped islands whenever and wherever practicable.

(ii) *Parking lot screening adjacent to public right-of-way.* Low profile screening shall be required when parking spaces would result in vehicles facing onto the roadway. Screening may consist of a low wall, evergreen hedge with a minimum height of two feet at the time of planting, planted three feet apart on center, and a maximum height of three feet at maturity, or earth berm. Should a low wall be used, such wall shall be accompanied by evergreen shrub plantings on the roadway side of the wall and spaced ten feet apart on center.

(iii) *Reserved.*

27.64 Site access.

(a) *Entrance width and radii.* Site entrances shall have a minimum width of 24 feet. Entrances involving a median divider shall be at least 35 feet in width. Entrance radii shall be a minimum of 15 feet and a maximum of 25 feet.

(b) *Number of entrances and curb cut spacing.* One curb cut shall be permitted for each street which abuts a site. For sites with street frontage in excess of 300 linear feet, one additional curb cut may be permitted. For sites with street frontage in excess of 600 linear feet, two additional curb cuts may be permitted.

Multiple curb cuts on a property shall have a minimum spacing distance in accordance with the following schedule:

Speed Limit	Maximum Spacing (Ft.)
25	105
30	125
35	150
40	185
45	230
50	275

(c) [*Shared access.*] Shared access shall be provided, whenever possible, for entrances to adjoining uses, including residential driveways.

(d) [*Cross access.*] Cross access shall be provided among abutting uses of similar use categories, whenever possible, to provide linkage between properties as an alternative to re-entering the corridor to access both existing and future neighboring properties.

(e) *Entrance locations for adjoining properties.* Commercial site entrances shall be no closer than 25 feet to an adjoining property which is zoned residential and no closer than ten feet to an adjoining property which is in a nonresidential zoning category.

27.65 [Signs.] Signs shall meet the regulations found in article 5, section 4, supplementary sign regulations.

27.66 *Building height.*

(a) Buildings shall be limited in overall height to 35 feet and shall not exceed two stories.

27.67 *Open space and landscaping.*

(a) *Lot coverage.* Each lot shall have a minimum of 25 percent of the lot area dedicated to be landscaped open space. A lesser amount of landscaped open space may be permitted when it can be demonstrated to the satisfaction of the planning commission, through the site plan review process, that, due to lot configuration and existing built conditions, the required minimum is impractical.

(b) *Frontage.* Each lot shall have a landscaped open space of at least 25 feet in width, measured from the back of curb along the entire frontage of the lot, except at points of site access. Trees shall be provided along the frontage perimeter at a minimum rate of one tree for each 50 linear feet of frontage.

(c) *Side and rear yards.* A minimum of 15 feet of landscaped open space shall be provided along all side and rear lot lines when abutting a residential use and a minimum of five feet when abutting a nonresidential use. Tree plantings shall be provided along all nonfrontage perimeters at a minimum rate of one tree for each 75 linear feet.

(d) *Stormwater detention ponds.* Detention ponds may be counted toward the minimum 25 percent open space area, provided that such ponds are designed to emulate natural features by incorporating irregular outline, gradual slopes (no greater than 1:4), and appropriate landscape plantings.

(e) *Landscaping.* Landscaped open spaces shall be designed in accordance with the provisions of this section, as well as the landscaping guidelines as set forth in article 5, section 9 of this ordinance.

(f) *Screening.* The following items shall be located so as to minimize visibility from the roadway, adjacent properties and other public areas, and shall be screened from public view:

- (1) Service bays;
- (2) Loading docks and platforms;
- (3) Rooftop utilities;
- (4) Satellite dishes;
- (5) Dumpsters;
- (6) Storage areas.

(g) *Standard for tree plantings.* Trees shall be of a high canopy variety and shall be limbed to a minimum height of 12 feet above grade at maturity.

(h) *Standards for shrubbery.* Shrubby shall be of a low evergreen variety and shall be limited to use as foundation plantings and for screening purposes.

(i) *Standards for ground cover.* Ground cover shall be limited to turf and ornamental grasses and ornamental evergreen ground cover plantings within required landscape areas.

27.68 *Lot configuration.* All lots within the corridor overlay district created after the enactment of this section shall conform to the following:

- (a) Minimum lot area [shall be] 10,000 square feet. Service stations [shall have a minimum lot area of] 20,000 square feet.
- (b) Minimum lot depth shall be 100 feet. In the C-3 (service commercial) district, the minimum lot depth shall be 150 feet.
- (c) Minimum road frontage shall be at least 100 feet. In the C-3 (service commercial) district, the minimum road frontage shall be 150 feet.

27.69 *Architectural review.* The side of any building which faces the corridor (or corridors) shall be referred to as the "corridor elevation." Buildings in the COZ-1 shall be designed to front on the corridor, and the corridor elevation shall contain architectural elements traditionally associated with the front of a building. Blank walls without functioning windows are prohibited along the corridor. Windows must be incorporated into the overall design concept of the corridor elevation. Providing one or several small windows on a large corridor elevation shall not constitute compliance with this ordinance.

A "functioning window" shall be defined as a window which lets light into the interior of the structure, and is integrated and related to the interior layout of the space. In addition to functioning windows, the corridor elevation shall have the following elements:

- (a) A primary entrance door or doors (except for loading doors).
- (b) A primary entrance feature, such as a porch, portico, awning, entrance walk, or other similar feature.

In addition, the corridor elevation shall have one of the following elements:

- (a) Landscaping integrated into the building design concept.
- (b) Architectural or urban design elements which link adjacent structures together, such as plazas, walkways, colonnades, or similar features.
- (c) Architectural relief, such as vertical and horizontal offsets in exterior wall elevations, band courses, lintels and sill courses, cornices, and the like, to create shadow lines.

The applicant shall submit 12 copies of the corridor elevation at the time of application. The city planner or his/her designee shall determine whether compliance with the provisions of this ordinance has been achieved.

27.7 *Properties located on a corner lot with two frontages within the Corridor Overlay Zone.* When a property is located on the corner of two corridors within the Corridor Overlay Zone, only one of the two corridors shall be subject to the requirements of Section 27.61 Setbacks and Section 27.63 Parking, Subsection (a) Location. The frontage of the property on which the identifiable front of the building is located shall be the frontage that is subject to the requirements of Section 27.61 And Section 27.63, Subsection (a). In designing the site, in order to qualify for the relief under this subsection, the applicant must demonstrate to the satisfaction of the planning commission that the design incorporates the principles of superior urban design as defined in Section 27.2.

IV. RECOMMENDATION OF THE PLANNING STAFF:

This Request is to rezone lands from R-10 (One Family Residence Zone) to C-2A (Limited Central Commercial Zone). The property would remain subject to the COZ-1 (Corridor Overlay Zone). The permitted uses allowed in the current zoning district of R-10 focus on residential uses as one-family detached residences and also provides the ability for consideration of conditional uses for places of worship, schools, and certain other institutional types uses. The proposed Rezoning to C-2A zone is a zoning district offering a mix of uses. For the C-2A zone, the range of permitted uses that are commercial uses include retail, office, personal service &

service establishments, restaurants, and places of public assembly. The C-2A zone also includes permitted uses that are residential in nature including one-family residences (detached dwellings and duplex units), apartments and multi-family dwellings (more than 2 dwelling units in same building). The C-2A zone also includes conditional uses (uses subject to specific review for approval) for parking lots/structures and for fuel pumps as accessory to a permitted use.

Staff recommends that the rezoning for C-2A (Limited Central Commercial Zone) while retaining the COZ-1 (Corridor Overlay Zone) be granted as requested, as the proposed zoning is consistent with the *2019 Comprehensive Plan* (as amended) for the Mixed Use Land Use Classification Category. Staff also recommends that the property remain subject to the COZ-1 (Corridor Overlay Zone) due to its frontage on Forest Street. The purposes of the COZ-1 are to promote superior urban corridor development; to foster coordination and linkage among corridor properties; to preserve functionality and efficiency of the roadway for traffic movement; and to achieve a visually balanced streetscape environment friendly to the pedestrian and motorist. (*Zoning Ordinance*, Article 3 §27). The COZ-1 includes a number of additional buffers/setbacks, landscaping enhancements, and site layout design requirements. This area is part of the gateway leading into the City of Dover and is also along a key west-east corridor in the transportation system. The area is a transition from the rural areas west of Dover as the corridor becomes residential and then a more heavily commercial area as it moves towards the central core of the City. However, given the residential character surrounding this subject property, a different zoning district allowable by the Land Use and Zoning Matrix could also be considered that would allow for smaller scale community activity in this portion of the corridor to serve the local residential area.

This Rezoning Request does not grant approval of a specific use for the property but makes its land use subject to a listing of uses permitted and potential conditional uses as allowed in the C-2A zoning district. Staff again notes that any potential development for the site would have to be in line with the zoning classifications and would similarly have to follow all development design guidelines of the *Zoning Ordinance*. Were the application for Rezoning to be recommended by the Planning Commission and subsequently approved by the City Council, the applicant would still have to submit Site Development Plans for review for any use of the site to be established.

Staff notes that the parcel proposed for Rezoning meets the 100-foot lot depth requirement of the C-2A zone. Any non-conformity of the existing buildings' uses and placement regarding the bulk standards of the C-2A and COZ-1 would be subject to the provisions of the *Zoning Ordinance*, Article 7 – Nonconforming Buildings and Uses. Any development of the property once zoned C-2A with the COZ-1 would be subject to the bulk standards and provisions and the review processes for site development.

This recommendation is being made without that benefit of hearing the comments of surrounding landowners and residents. A public hearing is required on this matter and the Planning Commission should give those comments consideration.

V. ADVISORY COMMENTS TO THE APPLICANT:

- 1) The applicant shall be aware that approval of any rezoning application does not represent Site Development Plan or Record Plan approval. Following any decision made by City Council in regard to this rezoning, then an application for a Site Plan, Subdivision Plan, and/or appropriate Building Permits must be submitted to the Planning Department prior to the establishment of a use, development activity, or any construction activity on the site. The applicant should contact the Planning Staff to determine the appropriate review process for any proposed projects.
- 2) The property is subject to the requirements of the COZ-1 (Corridor Overlay Zone) related to development.
- 3) The applicant shall be aware that approval of any rezoning application does not represent a Building Permit, Sign Permit or other construction activity permit approval. A separate application submission is required before issuance of permits by the City of Dover.
- 4) The applicant shall be aware that any future use of the existing structures may be subject to a separate permitting or licensing process through the City of Dover Licensing and Permitting Division. All businesses operating in the City of Dover are required to obtain a City of Dover Business Licenses. Certain types of uses also require a Public Occupancy Permit or Rental Dwelling Permits.

RECOMMENDATION OF THE PLANNING COMMISSION:

At the Virtual Planning Commission Meeting of June 21, 2021, the Application (Z-21-04) was represented by Jonathan Street of the application's engineering firm the Becker Morgan Group and Mr. Doug Walker as a representative of the application. During the Public Hearing, thirteen (13) members of the public spoke regarding the Rezoning application. Written Comments (21 items) on the Rezoning application were also received; see Public Comments Sets.

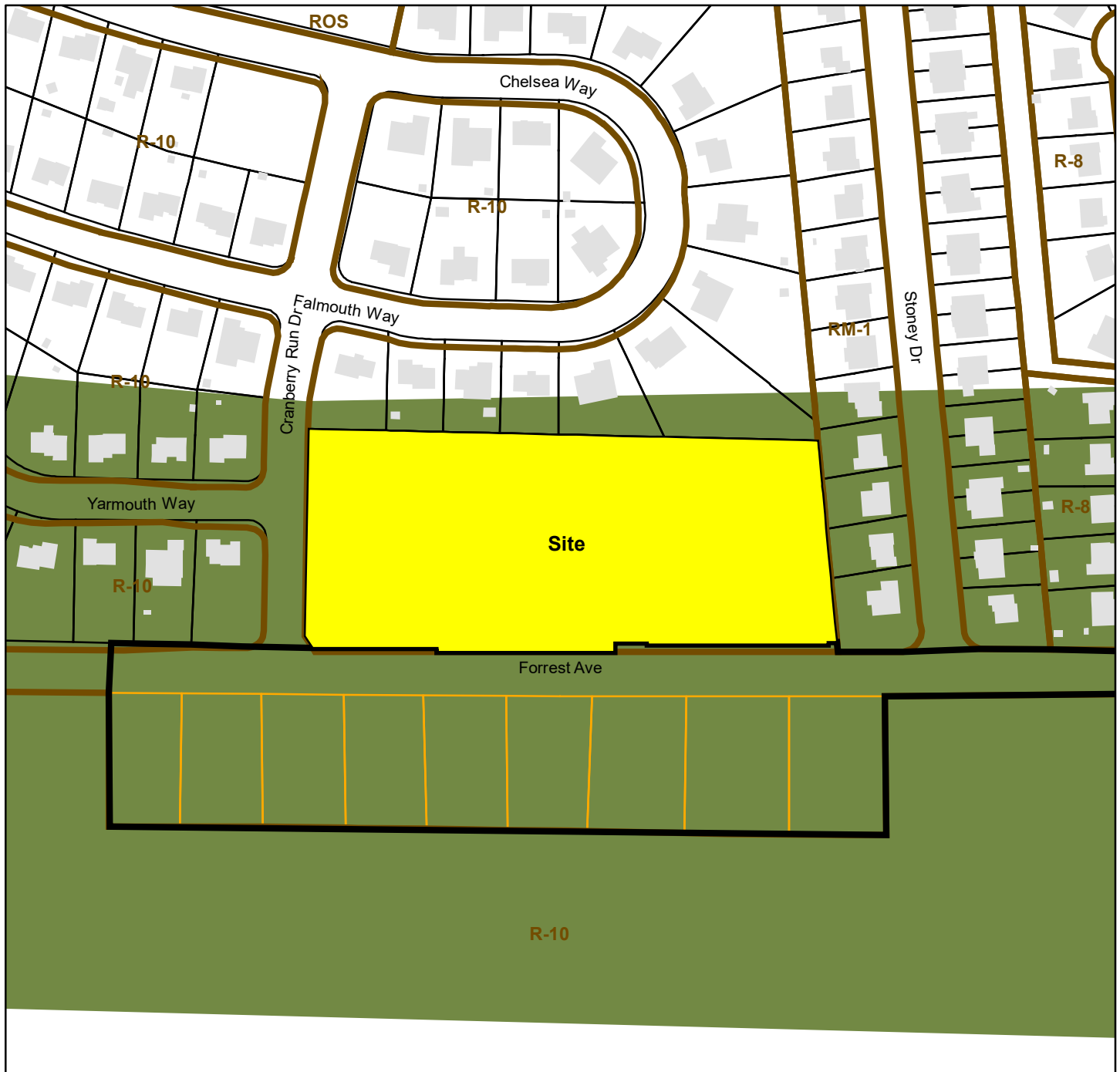
The Planning Commission's motion recommended to not approve the proposed Rezoning from R-10 with COZ-1 to C-2A with COZ-1 by a vote of 8-0 (one member was absent). Therefore, the Planning Commission recommends denial of the Rezoning Request. (Draft Meeting Minutes attached.)

See also the included excerpt of the DRAFT Meeting Minutes of the June 21, 2021 Planning Commission meeting. The comments received from the other member agencies of the Development Advisory Committee (D.A.C.) are also provided.

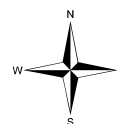
ATTACHMENTS:

- Zoning Map Exhibit
- Application Z-21-05 Submission:
 - Application Submission Letter
 - Rezoning Exhibit Plan Sheet

- Development Advisory Committee Comments from City of Dover Public Works Department, Department of Water & Wastewater, Electric Department, City Office of the Fire Marshal, DelDOT, and Kent Conservation District
- Public Comments Sets:
 - Set #1: Public Comments Received Through June 11, 2021 at 10:30am – 2 items. Set #1 was included in the Planning Commission Meeting Packet distribution and referenced into the Meeting Record by listing.
 - Set #2: Public Comments Received Through June 21, 2021 at 4:00pm – 17 items. Set #2 was emailed to Planning Commission members in preparation for evening meeting and referenced into the Meeting Record by listing.
 - Set #3: Public Comments Received on June 21, 2021 after 4:00pm and during Meeting – 3 items. Set #3 was referenced during the Planning Commission Meeting as individuals spoke.
 - Set #4: Additional Public Comments Received After Planning Commission Meeting Through July 2, 2021 – 3 items.
- Excerpt from DRAFT Planning Commission Meeting Minutes of June 21, 2021
- Proposed Ordinance #2021-14



Title: Lands of Draper Farm Properties LLC
Ordinance #: 2021-14
Addresses: 1617 Forrest Avenue
Parcel ID: ED-05-075.00-01-07.00-000
Existing Zoning: R-10 One-Family Residence Zone
 COZ-1 Corridor Overlay Zone
Proposed Zoning: C-2A Limited Central Commercial Zone
 COZ-1 Corridor Overlay Zone
Owner: Draper Farm Properties LLC
Date: 05/13/2021



Legend

- Subject Property
- 2012 Buildings
- Zoning
- Dover Parcels
- Corridor Overlay Zone

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MORGAN

GROUP

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ENGINEERINGPLANNING OUR
CLIENTS' SUCCESS

BECKER MORGAN GROUP, INC.

ARCHITECTURE & ENGINEERING

309 SOUTH GOVERNORS
AVENUE
DOVER, DE 19904
302.734.7950
FAX 302.734.7965PORT EXCHANGE
SUITE 300
312 WEST MAIN STREET
SALISBURY, MD 21801
410.546.9100
FAX 410.546.5824

ARCHITECTURE & PLANNING

SUITE 211
3205 RANDALL PARKWAY
WILMINGTON, NC 28403
910.341.7600
FAX 910.342.7506

www.beckermorgan.com

May 7, 2021

Mrs. Dawn Melson-Williams, AICP
City of Dover
Department of Planning and Inspections
15 Loockerman Plaza
Dover, DE 19901RE: **Rezoning Request**
DRAPER PROPERTIES
Dover, Delaware
2021070.00

Dear Dawn,

On behalf of our client, we are hereby submitting a rezoning request and application for the property known as the Draper Property location located along Forrest Ave. directly adjacent to the Dover High School within the City of Dover. Specifically, we are requesting that the property known as 2-05-075.00-01-07.00-000 be rezoned from its current zoning of R-10 to C2-A.

This parcel of land has been categorized in the 2019 comprehensive plan in the Mixed-Use category, which allows for a litany of zones including C-1, C-1A, C-3, IO, and CPO. We are requesting that this parcel be rezoned to C2-A. This request is in compliance with the comprehensive plan as an approved zone within the mixed-use category. We would submit that the rezoning of land would not impact the ability of emergency response vehicle's ability to reach the property or the surrounding areas. As well as the rezoning of the parcel of land is in keeping with the harmony of the Rt 8 corridor of a mixture of residential neighborhoods and commercial properties intermixed with each other.

We would request this be placed on the June Council and Planning Commission agendas for consideration. Please feel free to contact us if you should have any further questions, comments or need any additional information.

Sincerely,

BECKER MORGAN GROUP, INC.


Jonathan N. H. Street
Associate

JNS

Attachments

Cc: Douglas Walker,

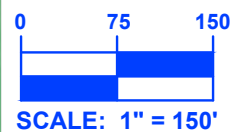
2021070.00ac-COD-ltr.docx

FILE COPY
FILED IN
DOCUWARE

21-50000005

SITE DATA

- | | | |
|----|------------------------|--|
| 1. | OWNER OF RECORD: | DRAPER FARM PROPERTIES, LLC
23 ZION ROAD
SMYRNA, DE 19977 |
| 2. | ENGINEER: | BECKER MORGAN GROUP INC.
309 SOUTH GOVERNORS AVENUE
DOVER, DE 19904
(302) 743 - 7950 |
| 3. | PROPERTY MAP NUMBER: | 2-05-07500-01-0700-00001 |
| 4. | ZONING CLASSIFICATION: | EXISTING: R-10 - ONE FAMILY RESIDENCE ZONE
PROPOSED: C-2A - LIMITED CENTRAL COMMERCIAL ZONE |
| 5. | DEED SUMMARY: | 9233 - 0253 & 7548 - 0312 |
| 6. | PRESENT USE: | VACANT RESIDENTIAL HOME |
| 7. | PROPOSED USE: | CONVENIENCE STORE WITH GAS PUMPS |
| 8. | TOTAL SITE AREA: | 5.00 ACRES ± |
| 9. | SOURCE OF WATER: | CITY OF DOVER |
| | SOURCE OF SEWER: | CITY OF DOVER |



FORREST AVENUE REZONING EXHIBIT

CITY OF DOVER
KENT COUNTY, DELAWARE

LAYER STATE: 11x17

**BECKER
MORGAN**
GROUP

ARCHITECTURE
ENGINEERING
Dover, DE

309 S. Governors Ave.
Dover, DE 19904
Ph. 302.734.7950
Fax 302.734.7965

BMG: 2021070.00
SCALE: 1" = 150'
DATE: 05/06/2021
DRAWN BY: A.C.F.

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
STAFF D.A.C. MEETING DATE: JUNE 2, 2021



Item #1.

APPLICATION: Lands of Draper Farm Properties at 1617 Forrest Avenue

FILE #: Z-21-05

REVIEWING AGENCY: City of Dover Department of Public Works

CONTACT PERSON: Sharon J. Duca, P.E.

CONTACT PHONE #: 302-736-7025

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE. THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS:

STORMWATER / STREETS / SANITATION

1. None.

GENERAL

1. Our office has no objection to the rezoning of tax parcel ED-05-075.00-01-07.00.00-000.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

STORMWATER / STREETS / SANITATION / GENERAL

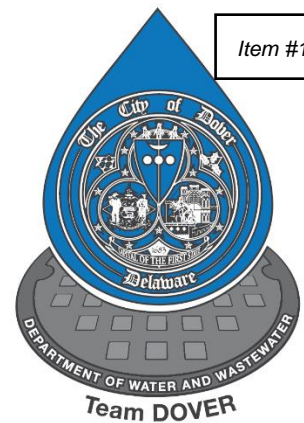
1. None.

ADVISORY COMMENTS TO THE APPLICANT:

STORMWATER / STREETS / SANITATION / GENERAL

1. None.

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.



CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: JUNE 2, 2021

APPLICATION: Lands of Draper Farm Properties at 1617 Forrest Avenue

FILE #: Z-21-05

REVIEWING AGENCY: City of Dover Department of Water & Wastewater

CONTACT PERSON: Jason A. Lyon, P.E., Director of Water & Wastewater

CONTACT PHONE #: 302-736-7025

CONTACT PHONE #: jlyon@dover.de.us

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS

WATER / WASTEWATER

1. Our office has no objection to the rezoning of tax parcels: ED-05-075.00-01-07.00-000.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

WATER / WASTEWATER / GENERAL

1. Should this site be redeveloped, which includes modifications to the use, the applicant / developer will be responsible for all costs associated with providing the appropriate meter / service / main to this site based upon the use including any necessary system upgrades or extensions. The appropriateness and adequacy of water and sewer services and meters will be assessed at that time. (Please note that each water meter registered with the City of Dover must have a separate service line.) Should the existing water and sanitary sewer services no longer be required based upon the proposed use, they must be properly abandoned at the mains in accordance with all City of Dover Water / Wastewater Handbook.
2. Any redevelopment shall adhere to the City of Dover Water / Wastewater Handbook.
3. Please note that renovations and or change of use projects must ensure that the water and wastewater service is brought up to current requirements. This may include relocating the water meter outside or changing service line sizes. Please ensure you schedule a meeting with the Department of Water & Wastewater during the planning phase for this site. Additional impact fees may apply for future development.

ADVISORY COMMENTS TO THE APPLICANT

WATER / WASTEWATER / GENERAL

1. None

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
STAFF D.A.C. MEETING DATE: JUNE 2, 2021

APPLICATION:	Lands of Draper Farm Properties at 1617 Forrest Avenue
FILE #:	Z-21-05
REVIEWING AGENCY:	City of Dover Electric Department
CONTACT PERSON:	Paul Waddell, Electric Director
CONTACT PHONE #:	302-736-7072
CONTACT EMAIL #:	pwaddell@dover.de.us

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS

ELECTRIC

Our office has no objection to the rezoning of: ED-05-075.00-01-07.00.00-000.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

ELECTRIC

1. Should this site be redeveloped, which includes modifications to the use, the applicant / developer will be responsible for all costs associated with providing the appropriate meter / service to this site based upon the use including any necessary system upgrades or extensions. The appropriateness and adequacy of electric and meters will be assessed at that time.
2. Any redevelopment shall adhere to the City of Dover's Electric Service Handbook.
<https://evogov.s3.amazonaws.com/media/27/media/13108.pdf>.

ADVISORY COMMENTS TO THE APPLICANT

ELECTRIC

1. None.

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 06/02/21

APPLICATION: Lands of Draper Farm Properties at 1617 Forrest Avenue

FILE #: Z-21-05 REVIEWING AGENCY: City of Dover, Office of the Fire MarshalCONTACT PERSON: Jason Osika, Fire MarshalPHONE #: (302) 736-4457

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY, AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESS BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS:

1. This is a rezoning request. This office has no objections.
2. Every house, building or structure used or intended for use as living quarters or as a place for conducting business, and having any wall facing or abutting any public or private street or alley, shall have displayed on that wall, in legible, easily read characters which are of contrasting color to the background, the proper street number for such house, building, or structure in accordance with the following:

One-family and two-family residential structures, height, the number shall measure a minimum of four inches in height, *location*, the number shall be placed on the house above or to the left or right of the front entrance, *color*, the number shall be contrasting to the background color, *Arabic numerals*, all numbers shall be Arabic numerals.

Multiple-family dwellings, measurements, the number shall measure a minimum of six inches when identifying individual apartments with exterior doors, and 12 inches when identifying buildings with apartment complexes where there are two or more buildings not assigned street addresses. Individual buildings with street addresses shall have numbers measuring six inches, *location*, numbers shall be placed either in the center of the building or on the street end of the building so as to be visible from either the public or private street or from the parking lot, *color*, numbers shall be contrasting to the background color, *Arabic numerals*, all numbers used shall be Arabic numerals.

Commercial, industrial and office buildings, height, the numbers shall measure a minimum of 12 inches in height, *location generally*, numbers shall be placed either in the center of the building or on the

street end of the building so as to be visible from either the public or private street or from the parking lot,

property line or driveway, should the building be located far enough from a public or private road so that the numbers are not clearly visible from the street, then the street address shall also be posted on the property at or near the property line or driveway to said building,

color; each building, numbers shall be contrasting to the background color and shall be placed on each building in the complex,

Arabic numerals, all numbers used shall be Arabic numerals,

Shopping centers. Shopping centers consisting of two or more stores shall have a tenant or suite number affixed to the front of the tenant space and on the outside of the rear door which corresponds with that tenant space. Numbers shall measure six inches in height.
(City of Dover Code of Ordinances, 98-344)

APPLICABLE CODES LISTED BELOW (NOT LIMITED TO):

2015 NFPA 1 Fire Code (NFPA; National Fire Protection Association)
 2015 NFPA 101 Life Safety Code (NFPA; National Fire Protection Association)
 2013 NFPA 72 National Fire Alarm and Signaling Code (NFPA; National Fire Protection Association)
 2013 NFPA 13 Installation of Sprinkler Systems (NFPA; National Fire Protection Association)
 2009 IBC (International Building Code)
 Latest editions of all other NFPA Codes as defined by the Delaware State Fire Prevention Regulations
 2015 Delaware State Fire Prevention Regulations
 City of Dover Code of Ordinances

***If you have any questions or need to discuss any of the above comments, please call the above contact person listed.**

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY

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APPLICATION: Draper Farm (1617 Forest Avenue)

FILE#: Z-21-05

REVIEWING AGENCY: DeIDOT

CONTACT PERSON: Joshua Schwartz

PHONE#: 302-760-2768

=====

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

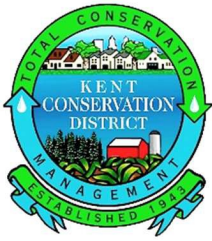
CITY & STATE CODE REQUIREMENTS:

No person, firm, corporation or the like shall construct, open, reconstruct, maintain, modify or use any crossing or entrance onto a state-maintained highway, street or road, including any drainage modifications leading into or carried by the highway drainage system, without first having complied with standards and regulations adopted by the Department and having obtained a permit issued by the Department. Please contact the Delaware Department of Transportation - Development Coordination section to begin permit process.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

1. No comments to the rezoning.
2. At such time the property develops it shall be submitted to DeIDOT. At that time schedule a pre-submittal meeting to begin the process.



KENT CONSERVATION DISTRICT

Item #1.

1679 SOUTH DUPONT HIGHWAY • DOVER, DELAWARE 19901 • (302) 608-5370 • WWW.KENTCD.ORG

**CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
June 2021**

APPLICATION: Lands of Draper Farm Properties at 1617 Forrest Avenue

FILE #: Z-21-05

REVIEWING AGENCY: Kent Conservation District

CONTACT PERSON: Kate Owens

PHONE #: 302-608-5370

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE. THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

Source: 2019 Delaware Sediment and Stormwater Regulations

CITY AND STATE CODE REQUIREMENTS:

Kent Conservation District has no objection to the proposed rezoning of the above referenced site.

ADVISORY COMMENTS TO THE APPLICANT:

Soil disturbance (e.g. clearing, grading, excavations, tree clearing, or stoning) equal to or greater than 5,000 square feet requires a Sediment and Stormwater Management Plan to be submitted and approved by the Kent Conservation District prior to the commencement of disturbance.

**Z-21-05 Lands of Draper Farm Properties, LLC at 1617
Forrest Avenue (5-Acre Parcel):
Rezoning R-10/COZ-1 to C-2A/COZ-1**

Public Comments Received Through June 11, 2021 (at 10:30am):

1. Email from Jaime and Lenni Palanca of 110 Falmouth Way in Cranberry Run Development received June 4, 2021: Objection to Rezoning
2. Email from Richard and Victoria Stoops of 1590 Forrest Avenue received June 9, 2021: Objection to Rezoning

From: jimpalanca@aol.com
To: [CompPlan](#)
Subject: EXTERNAL: Commercial Rezoning Application--Cranberry Run Drive
Date: Friday, June 04, 2021 5:27:26 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

We are long time residents of Cranberry Run Development and have lived in the development since September of 1998. We are writing this email in response to a Notice of Hearing on an application to the City of Dover for commercial rezoning of part of the development's frontage. It is our understanding that this is essentially on a proposal to convert the subject area to a cluster of commercial establishments. We would like to go on record with our objections to this rezoning initiative as it is our desire to retain the quiet residential character of our immediate surroundings. We have enjoyed this environment for over 20 years. The prospect of living in a quiet and almost rustic setting was what attracted us to the property almost 25 years ago.

With this tranquil environment , we created memories of raising our young family and it is these memories of our early days as a family that our children continue to go home to , or would want to come back and revisit. The advent of hyper development and urban sprawl drastically erases those memories as well as the character of what we have always loved as a peaceful space we call home.

For whatever our insights amount to , in the process of building a consensus toward deciding on the initiative--- we would like to weigh in on the side of the opposition. Keep the property's residential character the way it has always been.

Sincerely,

Jaime G. and Lenni Palanca
110 Falmouth Way
Dover, DE 19904

p.s.: We may reconsider if the applicant is amenable to a WAWA convenience store being built right next to their place of residence.

From: vn14@aol.com
To: [CompPlan](#)
Subject: EXTERNAL: Fwd: Application Z-21-05, Ordinance #2021-14
Date: Wednesday, June 09, 2021 10:55:55 AM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Resending this letter, didn't go though the first time. Please confirm you received with an O.K.
Thank you. Vicki Stoops

-----Original Message-----

From: Richard Stoops <vn14@aol.com>
To: Vicki Stoops <vn14@aol.com>
Sent: Tue, Jun 8, 2021 9:54 am
Subject: Application Z-21-05, Ordinance #2021-14

To Whom it May Concern

We received a Notice Hearing on Application to City of Dover Planning Commission and City Council for property at 1617 Forrest Avenue, Dover, DE and are writing to give you our reason why the property should stay zoned R-10 (one family residence zone).

We have lived on Forrest Avenue for 53 years, and know how it has changed over the years, especially with the new Dover High School. The traffic is very bad at different times of the day. I watch the youth crossing the road in different spots, not always at the hawk light. If a store is put across from the school that could be very dangerous with the youth coming back and forth. Plus with the cars turning into the store and coming out makes more problems on a already busy area. This area is a residential area with two developments next door. It will not add anything to the area. Just down the road we already have a MacDonald's, WaWa and gas station, plus shopping center!

Please consider turning this application down! Thank you for the opportunity to make our voices heard.

Sincerely,
Richard and Victoria Stoops
1590 Forrest Avenue
Dover, DE

Sent from my iPad

**Z-21-05 Lands of Draper Farm Properties, LLC at 1617 Forrest Avenue (5-Acre Parcel):
Rezoning R-10/COZ-1 to C-2A/COZ-1**

Set #2

Public Comments Received Through June 21, 2021 (at 4:00pm):

Emails received June 19, 2021:

1. Email from Richard Smith: Objection to Rezoning
2. Email from Beverly Sutton of 1618 Forrest Avenue: Opposed to Rezoning
3. Email from Jack Sutton of 1618 Forrest Avenue: Against Rezoning
4. Email from R. Nesline of Cranberry Run: Against Rezoning
5. Email from Jessica Parcher of Heatherfield neighborhood: Opposed to Rezoning
6. Email from Conner Mahoney (? of Heatherfield): Opposed to Rezoning

Emails received June 20, 2021:

7. Email from C. Faubel: Objection to Rezoning
8. Email from James W. Ritter and Jean M. Ritter: Concerns/Opposed to Rezoning
9. Email from Judi Weiner of 21 Stoney Drive: Objection to Rezoning

Emails received June 21, 2021:

10. Email from Karen Nickerson of 24 Stoney Drive: Opposed to Rezoning
11. Email Yvonne Biddle: Against Rezoning
12. Email from John Davis requesting opportunity to speak at Meeting
13. Email from Richard Heisler: Opposed to Rezoning
14. Email from Robert Hice of 124 Chelsea Way (Cranberry Run): Opposed to Rezoning
15. Email from LaTende Henry of 118 Falmouth Way (Cranberry Run): Opposed to Rezoning
16. Email from Patricia Cohen of 1602 Forrest Avenue: Concerns with Rezoning
17. Email from Jackie George of Cranberry Run: Against the Rezoning

From: dsmith1142@gmail.com
To: [CompPlan](#)
Subject: EXTERNAL: Rezoning of Tax Parcel: ED-05-075.00-01-07.00-000
Date: Saturday, June 19, 2021 11:39:59 AM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am strongly opposed to the rezoning proposal of this property from its current R-10 to C-2A. Traffic on this section of Forrest Avenue is well known to travel well in excess of posted limits. Approval of this proposal will greatly increase the danger of severe vehicle and pedestrian accidents.

Richard Smith

Sent from my iPad

From: [Bev Sutton](#)
To: [CompPlan](#)
Cc: [Bev Sutton](#); [AAJack](#)
Subject: EXTERNAL: Against File number Z-21-05 Ordinance number 2021-14
Date: Saturday, June 19, 2021 12:38:44 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a 18year resident of 1618 Forrest Ave Dover, De. 19904. I am totally against this rezoning. Traffic in front of our home is already very congested; not to mention Rt 8 is an emergency route. The children walking to and from Dover High School will be in even greater danger of traffic injuries if re-zoned a convenience store built as proposed. Many people use the Dover High school sidewalks to jog, walk dogs, walk with family etc at all times of day and night. To change the zoning and to add commercial store would only Amplify Adverse issue with traffic and safety of our mainly residential area. I am against this application for re-zoning. Beverly Sutton

From: [pipefitter623](#)
To: [CompPlan](#)
Subject: EXTERNAL: Against file number Z-21-05. Ordinance number2021-14
Date: Saturday, June 19, 2021 12:48:51 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a 18year resident of 1618 Forrest Ave Dover, De. 19904. I am totally against this rezoning. Traffic in front of our home is already very congested; not to mention Rt 8 is an emergency route. The children walking to and from Dover High School will be in even greater danger of traffic injuries if re-zoned a convenience store built as proposed. Many people use the Dover High school sidewalks to jog, walk dogs, walk with family etc at all times of day and night. To change the zoning and to add commercial store would only Amplify Adverse issue with traffic and safety of our mainly residential area. Not to even mention how many more traffic accidents will happen. I am against this application for re-zoning.

Jack Sutton

[Sent from Yahoo Mail on Android](#)

From: rnesline@verizon.net
To: [CompPlan](#)
Subject: EXTERNAL: Zoning, file # Z-21-05
Date: Saturday, June 19, 2021 2:01:13 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am adamantly opposed to the Draper Farms request to rezone 5 acres on Forrest Ave. to build a convenience store. I live in Cranberry Run within steps of that property and that is not who I want to have as a neighbor!!!!!!!!!!!!!! What an awful thing to do to some very nice neighborhoods.

Traffic problems on route 8 are bad enough. A convenience store with gas pumps will only make it things worse.

The only appropriate use for this land is single family dwellings. Anything else is just madness. Do you want a convenience store in the middle of YOUR neighborhood?

Rnesline@verizon.net

From: [Jessica Parcher](#)
To: [CompPlan](#)
Subject: EXTERNAL: Rezoning of Rt.8 property
Date: Saturday, June 19, 2021 4:31:20 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, my name is Jessica and I am a resident of the Heatherfield neighborhood. As I may not be able to attend the public hearing on June 21st, I wanted to express my concerns over the rezoning of the 5 acres of land on Forrest Ave. I feel that making this area into a commercial zone will exacerbate the already present traffic congestion, potentially decrease property values to homes adjacent to what is being built, and impair the residential character of our quite and safe neighborhoods. Additionally, this change may potentiate hazards to the children going to and from school on foot.

I sincerely hope that my concerns and the concerns of many others in the surrounding neighborhoods are taken seriously, and that this zoning change does not go through.

Thank you for your time.

From: [Conner Mahoney](#)
To: [CompPlan](#)
Subject: EXTERNAL: Concern Regarding rezoning near Stoney Dr and Rt 8
Date: Saturday, June 19, 2021 4:55:04 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

While I understand that growth is necessary for a city, the current plan to rezone the area near Heatherfield into a gas station(or any other commercial area) will only compound the problems this area already faces.

These issues namely being traffic problems, speeding problems, and problems with litter, all of which seem to not be taken care of by anyone in the first place. I realize that these responsibilities do not necessarily fall on the City of Dover; I am stating that proper maintenance and safeguarding are not being upheld in this area as-is, and a gas station will only exacerbate these problems.

As it stands now, I dissent with the current plan to rezone these 5 acres into commercial property. This opinion is based on the idea that the problems already affecting Heatherfield, as well as the area around it, will not be considerably managed after the introduction of commercial properties such as those planned.

Thank you for your consideration,

Conner Mahoney

From: cmfddf@verizon.net
To: [CompPlan](#)
Subject: EXTERNAL: Rezoning of 5 acres on Rt. 8-request of Draper Farm Properties
Date: Sunday, June 20, 2021 6:59:30 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

We strongly object to the referenced rezoning application. There are already two convenience stores with fuel pumps within 1.25 miles. There is absolutely no need for a third. Additionally, this type of commercial project would be located in an area completely surrounded by subdivisions and is inappropriate under those circumstances.

Thank you.

C. Faubel

From: [Jean Ritter](#)
To: [CompPlan](#)
Subject: EXTERNAL: Rezoning Draper Farms PropertiesLLC
Date: Sunday, June 20, 2021 7:16:15 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission Members:

I am writing this email to express my concerns about the proposed rezoning of the property owned by Draper Farms Properties, LLC located On Forrest Ave, Route 8, Dover, DE. Currently this property is zoned as R-10 and COZ-1; proposed zoning would be C-2A and COZ-1. This change in zoning is totally inappropriate for this land.

The current zoning of Single Family dwelling is the only logical and appropriate use of this land that maintains the character and integrity of these neighborhoods. The traffic congestion leading into and out of Cranberry Run is enough to disqualify this rezoning. Traffic issues into and out of Dover High School will only be exacerbated by this rezoning.

Other concerns:

- Lighting of a Convenience Store with Fuel pump 24/7 (lights from the high school already light-up the night sky)
- School truancy
- Noise levels (already can hear school activities when in session, ie. track meets, football games, marching band)
- Rodent infestation

Thank you for your consideration of this resident of Dover, DE; my wife and I have been proud to call this home for over 20 years. This area was our choice to retire to and look forward to more years in our home.

Best regards,

James w. Ritter
Jean M. Ritter

From: [Judi Weiner](#)
To: [CompPlan](#)
Subject: EXTERNAL: Petition to Amend Zoning District
Date: Sunday, June 20, 2021 8:01:24 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello. My name is Judi Weiner and I live at 21 Stony Dr. In Heatherfield community.
I've been a homeowner there since 1997.
I would like to go on record of objecting to the rezoning request made by Draper Farm Properties on the 5 acres of land on Forest Avenue.
I feel it is totally inappropriate since residents of the community want to keep this area residential and not invite more traffic in and out of our neighborhoods , due to the rezoning.
Thank you for voting against this rezoning.

Sent from my iPhone

From: [Karen J Nickerson](#)
To: [CompPlan](#)
Subject: EXTERNAL: Draper Farm Properties
Date: Monday, June 21, 2021 8:56:09 AM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Commissioners:

I am opposed to the rezoning of the Draper Farm Properties. This rezoning to C-2A is inappropriate for this area.

We are one of the last residential areas at the western most edge of the City limits.

There are several convenience stores and gas stations within a mile or so of this property.

It will draw students from the high school running across busy Route 8.

Flood lights will more than likely be on 24/7 if a gas station is approved.

Heatherfield and Cranberry Run currently have enough problems getting out of the developments for work, etc...

Please stop using up every vacant space in the City for retail. This will have a huge impact on our quality of life.

Karen Nickerson
24 Stoney Drive
Heatherfield

From: [Yvonne Biddle](#)
To: [CompPlan](#)
Subject: EXTERNAL: Tax parcel ED-05-075.00-01-07.00-000
Date: Monday, June 21, 2021 9:42:41 AM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern ,

This parcel is directly across the street from my home. There are already 3 exits from developments , 2 exits from the high school , not to mention all the single family homes along that stretch of road. The traffic nightmare it would cause having a convenience store and gas pumps in that location is not a good idea.

I am very against this zoning change. It would not be in the best interest of this area at all.

Sincerely,

Yvonne Biddle

Sent from my iPad

From: [John Davis](#)
To: [CompPlan](#)
Subject: EXTERNAL: tonight's meeting
Date: Monday, June 21, 2021 9:59:13 AM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Commission and staff,

I would like an opportunity to address the commission at tonight's meeting.

Sincerely,

John Davis

From: [Richard Heisler](#)
To: [CompPlan](#)
Subject: EXTERNAL: Rezone of parcel ED-05-075.00-01-07.00-000. 1617 Forrest Ave
Date: Monday, June 21, 2021 10:46:57 AM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I want to go on record as opposed to the zoning change to commercial of this property. We have zero need for this. With Dover High and the neighborhoods close by the change would just add traffic to an already crowded situation. Adding a traffic light would not take away any congestion. A left turn lane would probably be added and with a new sidewalk on the North side of Forrest Ave. we will loose property to accommodate their property. I don't think that is fair. Another issue is the noise. Also the light pollution from the brightly lit area. As a side note, the two hundred year old tree would be taken down. I can not think of one good benefit from this project. Thank you, Richard Heisler

Sent from my iPad

Sent from my iPad

From: rhice86591@aol.com
To: [City Clerks Office](#)
Cc: [CompPlan](#)
Subject: EXTERNAL:
Date: Monday, June 21, 2021 12:08:56 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

My name is Robert Hice and I live at 124 Chelsea way, Dover Delaware, This is in the Cranberry Run Development on Forest Ave across from Dover High School. There is an attempt to rezone a 5 acre parcel of land in front of Cranberry Run from single family home to commercial. I and many of my neighbors want to go on the record as opposing this rezoning effort for the following reasons. First, the traffic is already horrendous to say the least, not that has ever stopped any development in the past. Second, I've already had my vehicle broken into several times and allowing a business would increase undesirable characters in the area that similar businesses have. Third, it would create to much congestion in the front of our development. The addition of access roads, traffic lights etc. would just make a bad situation worse. Fourth, There are plenty of kids/ students walking along the road to and from the high school and a lot of them don't use sidewalks and walk in the street now. A number of them like to ignore traffic and just walk out in front of vehicles that seems to becoming popular these days. Fifth, residents on the opposite side of the road have several yard sales each year. When they do, both sides of the roadway are lined up with vehicles already making it a challenge to exit out development.. Six, the noise is going to be an issue with loud stereos playing, exhaust systems and more. Seven, the bright lights at night time are going to be a nuisance as well. Will I be expected to invest in new darkening blinds after just installing new blinds?

I could go on but I don't have the time at the moment and needing to get this out. I/we ask that you consider the residents for once rather than the dollar.

Sincerely,

Robert Hice, USAF Ret.
124 Chelsea Way
Dover, DE 19904
302-672-6458
rhice86591@aol.com

From: lhenny424@aol.com
To: [CompPlan](#)
Subject: EXTERNAL: Re: Opposition to rezoning Draper Farm Properties on Forrest Avenue and Route 8
Date: Monday, June 21, 2021 1:25:35 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

My name is LaTende Henry, and I have been a resident at 118 Falmouth Way, Cranberry Run, for 17 years...since December 2003. I chose this neighborhood because I was raising three children and wanted a quiet and safe neighborhood. I plan to retire and stay in this neighborhood for those same reasons. I was shocked and upset to hear recently that the owners of the farm located directly behind my house are trying to rezone the land to a Commercial Zone. I am very opposed to this change. My property backs directly up to the property in question.

I've also heard that rezoning the land would allow them to proceed with plans to put up a gas station, convenience store or some other type of business. If this is approved, it would have a significant negative impact on, not only my life, but those of my fellow neighbors. A business of this type would bring additional patrons and unwanted people that would jeopardize my safety and privacy. It would also bring disruptive smells and noises. In addition, it would add more traffic congestion to our neighborhood, which already has traffic problems when the new Dover High School was built.

I urge you to consider the quality of life issues that rezoning would present to the residents of Cranberry Run and me especially since this is literally right behind my house. In addition, I would urge you to also consider the already existing commercial zones that are less than a mile from this location. There are at least three other gas stations and a number of convenience stores and businesses not a mile from this location. The community does not need yet another gas station or convenience store and definitely not one that would infringe on our daily quality of life.

Thank you for your consideration,

LaTende Henry

From: [P.Cohen](#)
To: [CompPlan](#)
Subject: EXTERNAL: RT 8 Rezoning Application
Date: Monday, June 21, 2021 2:23:02 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission Members,

I am writing in regard to Item Z-21-05 on the 6/21/21 Agenda. I wish to express my objection to the application submitted by Draper Farm Properties LLC, to rezone the land located at 1617 Forrest Ave., Dover, DE 19904, to Central Zone Commercial.

My concerns are as follows:

The increase in traffic generated will not only bring about more congestion, but will also pose safety issues for current residents, motorists, potential customers, and pedestrians, many of whom are students who walk to Dover High School. Also, The 35 MPH speed limit is presently largely ignored, so an increase in the amount of traffic is quite a detriment. The amount of traffic, noise, and trash would negatively impact the surrounding neighborhoods. Also, how many traffic lights will need to be installed?

Secondly, a left-turn lane heading East will need to be placed at the entranceway, and the road will need to be widened to accommodate access, which could necessitate removing part of the front lawns of property owners across from the entrance. As a homeowner, I am concerned about the reduction in property value and believe that a commercial endeavor will have an adverse effect on the integrity of the surrounding residential properties.

In addition, This location is home to a tree which has been standing for at least one to two centuries. Other trees on the property were already sacrificed. It would be devastating to defile the property by destroying this tree, as well.

I hope that you will give some serious thought to the above-mentioned concerns and the ramifications of your decisions.

Sincerely,
Ms. Patricia B.J. Cohen
1602 Forrest Ave.
Dover, DE 19904

Sent from my iPad

From: [Dovfox3](#)
To: [CompPlan](#)
Subject: EXTERNAL: Rezoning of 1617 Forrest Avenue
Date: Monday, June 21, 2021 9:54:42 AM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have been a homeowner in Cranberry Run for over 20 years. I am against the rezoning of the above property at the entrance of my development. A convenience store/gas station will result in increased traffic, noise, lights and crime. We have already had problems with students attending Dover High School parking on our streets. Having a convenience store across the street from the school may also cause more traffic accidents due to students crossing Route 8.

We don't need another convenience store/gas station when there is a Wawa and other stores less than a mile away.

Jackie George
Cranberry Run
Dover, DE. 19904

Sent from my Verizon, Samsung Galaxy smartphone

**Z-21-05 Lands of Draper Farm Properties, LLC at 1617
Forrest Avenue (5-Acre Parcel):
Rezoning R-10/COZ-1 to C-2A/COZ-1**

Set #3

Public Comments Received on June 21, 2021 after 4:00pm and during
Planning Commission Meeting:

1. Email from Richard Heisler: Objection to Rezoning (Email similar to Set #2 Item #13)
2. Email from Chuck and Heather Hampton of 13 Stoney Drive: Not in favor of Rezoning (They spoke during Public Hearing.)
3. Email from Lynn Sadusky of 16 Stoney Drive: Opposed to Rezoning (She spoke during Public Hearing.)

From: [Richard Heisler](#)
To: [CompPlan](#)
Subject: EXTERNAL: 1617 Forrest Ave ED-05-075.00-01-07.00-000
Date: Monday, June 21, 2021 5:00:18 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to go on record as strongly opposed to the zoning change proposed. This change would add to the congestion we already have. I realize adding a traffic light would manage the traffic better but will not alleviate it. In addition a turn lane would be necessary resulting in another loss of property on our side. We already lost 10 feet with the new school. There will also be noise and light pollution. There is absolutely no need for this business here. There is also the issue of a 200 year old tree that will be eliminated. Richard Heisler

Sent from my iPhone

From: [Chuck Hampton](#)
To: [CompPlan](#)
Subject: EXTERNAL: Draper Farm
Date: Monday, June 21, 2021 6:56:13 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Dawn! This is Chuck and I want it to be known that I and My spouse Heather are not in favor of the development of Royal Farms rezoning.

Sincerely,

Chuck and Heather Hampton

From: [LYNN SADUSKY](#)
To: [CompPlan](#)
Subject: EXTERNAL: Rezoning of the Draper Farm Property
Date: Monday, June 21, 2021 7:01:53 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission,

Please note that I am speaking to ask that the Draper Farm remain as Zoned as a residential property. We already have far too much traffic in our neighborhood when trying to enter Rt. 8. Especially when the high school is in full session, it is nearly impossible to exit our neighborhood from Stoney Drive. We are a residential neighborhood and are surrounded by residences. A Convenience store would block traffic terribly and would create an unsurmountable amount of traffic and congestion. We, the neighbors of Heatherfield and Cranberry Run are extremely opposed to this rezoning.

Please pay attention to the folks who live in this area before considering this rezoning. We live here and we know how difficult our lives would become if this were to pass.

Thank you very much.

Sincerely,

Lynne Sadusky

**Z-21-05 Lands of Draper Farm Properties, LLC at 1617
Forrest Avenue (5-Acre Parcel):
Rezoning R-10/COZ-1 to C-2A/COZ-1**

Set #4

Additional Public Comments Received After Planning Commission
Meeting Through July 2, 2021:

1. Email from Jason Abernathey: Opposes Rezoning
2. Email from Sean Patterson of 215 Chelsea Way in Cranberry Run:
Opposes Rezoning
3. Email from Gilbert Thompson of 204 Falmouth Way: Opposed to
Rezoning

From: [Jason Abernathey](#)
To: [CompPlan](#)
Subject: EXTERNAL: Draper farms rezoning.
Date: Tuesday, June 22, 2021 11:26:08 AM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I oppose the rezoning of draper farms property. I believe the proximity of the property to the high school would cause severe congestion. Wawa is only a few blocks away and has multiple traffic signals to regulate traffic flow.

From: [Sean Patterson](#)
To: [CompPlan](#)
Subject: EXTERNAL: Citizen against rezoning Draper Farm Properties
Date: Thursday, June 24, 2021 4:44:30 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning Commission for the City of Dover:

My family lives in Cranberry Run on route 8 adjacent to the property Owned by Draper farm properties LLC. We understand that a request has been made to rezone that property which would allow a convenience store, restaurant, or other similar business to develop that land. We are VEHEMENTLY opposed to this rezoning. This stretch of root 8 is rural residential, and we would like it to remain such.

A commercial property at this address would cause traffic problems. A commercial property at that location would draw more traffic to the area, and we already live in a neighborhood that doesn't have a turnlane. We already face traffic hazards with people failing to slow down while we turn into our neighborhood. Having additional motorists trying to access a commercial property would draw even more traffic issues.

This property is also directly across from Dover high school grounds. This would draw a lot of foot traffic from the high schoolers over to our side of the neighborhood. This would mean that there would be a lot more litter around our neighborhood and the farm field surrounding that commercial property. This would cause the value of our homes and the appearance of the general area to drop in their quality.

The only benefit in reasoning this property will be to the owner of the property. Neither the city of Dover nor the residence surrounding this property will benefit from a change in the zony of this property. Quite the contrary.

I'm happy to answer any questions, clarify any comments, or provide any additional insight from my family or my neighborhood regarding the reasoning of this property. Please feel free to contact me at this email address.

Respectfully,

Sean Patterson
215 Chelsea Way
Dover, DE 19904

From: [Brenda Thompson](#)
To: [CompPlan](#)
Subject: EXTERNAL: Draper Farm Properties redone application
Date: Wednesday, June 23, 2021 6:14:21 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am Gilbert Thompson, I have been the homeowner at 204 Falmouth Way for over 16 years. I'm opposed to the rezoning of the land on Forest Avenue for commercial use. Currently there are Convenience stores strip malls grocery stores beauty salons pharmacies gas stations beauty salons pizzerias McDonald's etc. within 1 mile of the property in question. I do understand the need for growth, however, I'm not seeing how rezoning that land to commercial would promote growth when there are vacancies/rental spaces available (commercial zoned) within 1 mile from the property in question. I am Opposed to the rezoning of the Draper Farms Property located on Forest Ave in Dover De.

Thank you.

Sent from my iPhone

CITY OF DOVER PLANNING COMMISSION

June 21, 2021

Excerpt from Meeting Minutes – Draft

The Meeting of the City of Dover Planning Commission was held on Monday, June 21, 2021 at 7:00 PM as a Virtual Meeting using the phone/videoconferencing system WebEx due to Delaware's Declaration of the State of Emergency for COVID-19. The Meeting Session was conducted with Chair Mrs. Maucher presiding. Members present were Mr. Adams, Mr. Roach, Mrs. Malone, Mr. Hartman, Mrs. Lord, Mrs. Welsh, Dr. Jones and Mrs. Maucher. Mr. Baldwin was absent.

Staff members present were Mr. Dave Hugg, Mrs. Dawn Melson-Williams, Mr. Julian Swierczek, Mr. Jason Lyon and Mrs. Kristen Mullaney.

Z-21-05 Lands of Draper Farm Properties at 1617 Forrest Avenue - Public Hearing and Review for Recommendation to City Council on a Rezoning Application for a parcel of land consisting of 5.04 acres. The property is zoned R-10 (One Family Residence Zone) subject to the COZ-1 (Corridor Overlay Zone). The proposed zoning is C-2A (Limited Central Commercial Zone) subject to the COZ-1 (Corridor Overlay Zone). The property is located on the north side of Forrest Avenue and adjacent to Cranberry Run Drive. The owner of record is Draper Farm Properties LLC. Property Address: 1617 Forrest Avenue. Tax Parcel: ED-05-075.00-01-07.00-000. Council District 1. Ordinance #2021-14.

Representatives: Mr. Jonathan Street, Becker Morgan Group; Mr. Doug Walker

Mrs. Melson-Williams stated that this is a request for Rezoning. The site is the bright blue colored parcel that is located on the north side of Forrest Avenue right at the intersection with Cranberry Run Drive that goes into the residential neighborhood known as Cranberry Run. You can see from the aerial that there are a number of residences surrounding this parcel. The parcel itself previously did have a dwelling unit on it and a series of agricultural related outbuildings; and it was under active cultivation. The property owner is Draper Farm Properties, LLC. That same entity also owns other properties a little further to the west also on the north side of Forrest Avenue; however, this Rezoning application is only pertaining to this five-acre tract of land that is designated here directly adjacent to the Cranberry Run Drive. The property currently is zoned R-10 (One Family Residence Zone) and is subject to the COZ-1 (Corridor Overlay Zone). As noted, the applicant is seeking rezoning of the property to C-2A (Limited Central Commercial Zone) and also remaining subject to the COZ-1 (Corridor Overlay Zone). The City's 2019 *Comprehensive Plan* for this property in particular, has a Land-Use Category of Mixed Use. The *Comprehensive Plan* talks about the goals for Mixed Use land areas. It was actually a specific request during our Comprehensive Plan review process that happened a couple of years ago. The property owner at the time sought that land use classification of Mixed Use. With a Mixed Use Land Use Category, there are a number of zoning districts that are eligible under that Land Use Category. With a Land Use Category, it gives them a list of potential zoning districts. Those include the C-2A (Limited Central Commercial Zone), TND, C-1 (Neighborhood Commercial Zone), C-1A (Limited Commercial Zone), and then a series of residential zones including R-8 (One Family Residence Zone), the R-10 (One Family) that it is now RG-1 (General Residence

Zone), RG-2 (General Residence Zone), RG-4 (General Residence Zone for Multistory Apartments), C-3 (Service Commercial Zone), CPO (Commercial Professional Office Zone), and IO (Institutional and Office Zone). The COZ-1 (Corridor Overlay Zone) is a zoning overlay. It is not related to use but related more to development activity. It places a series of what we would deem architectural, parking and landscaping guidelines to be followed during the development of a particular property. The use of the property is subject to what the base zoning is and in this case, they are seeking the C-2A (Limited Central Commercial Zone) that allows for a variety of uses. With a Rezoning comes the ability to reference that use list. Tonight does not approve any particular use for the property. It would provide for a different zoning district to potentially be applied to the property for future development activities. The C-2A (Limited Central Commercial Zone) has a mix of retail, service establishments, restaurants, places of public assembly, and also some residential types of development in the form of one family residences. Duplex units, apartments or multi-family dwellings are also an opportunity under this zoning district. The C-2A (Limited Central Commercial Zone) also has several Conditional Uses that would be subject to a specific review and authorization process and that is where they find the use of fuel pumps as accessory to a permitted use. The owner, as noted in their application, was seeking for the C-2A (Limited Central Commercial Zone) to potentially develop the site for a retail store with fuel pumps which would be an accessory use. That is not being locked in tonight; we are just considering the Rezoning of the property.

In the DAC Report, they provided advisory comments as well as the Planning Staff recommendations. Planning Staff is recommending for approval of the Rezoning to C-2A (Limited Central Commercial Zone). They find that it is consistent with the *2019 Comprehensive Plan* in the Mixed Use Land Use Classification. However, they do note that there is significant residential character to this area and that perhaps a different zoning district may be more appropriate that could certainly be considered that would allow for some type of commercial activity but on a smaller scale that is perhaps better to serve the immediate residential area. The Rezoning as noted tonight does not grant approval for a specific use of the property but makes the future development and land use of the property subject to a specific list of uses permitted or potential conditional uses. The DAC members did provide comments for Rezoning and most of those are no objection to Rezoning with some advisory comments regarding future development activity should that occur. Planning Commission is making a recommendation on this application; that recommendation gets forwarded to City Council.

Mr. Street stated that they are asking for Rezoning of the parcel. This is a Rezoning so it has to meet the three tests. One is the *Comprehensive Plan*, two is the public services and the third test is, is it compatible with the existing zonings in the area? He would submit that it is in compliance with the *Comprehensive Plan*. There are public services available on Forrest Avenue although they are a little bit further west and they are probably on the furthest west lot with the exception of Cranberry Run to the City of Dover. As stated before, Forrest Avenue is the main corridor from the west into the City. He would submit tonight, as you travel the corridor and you look at the City itself, they are the furthest west within the City itself. If you look at the corridor as a whole running all the way out west to the Royal Farms at the light to get into Hartly, you have a smattering of residential properties, agricultural uses and commercial zoned or commercially utilized properties. They are not in large groups. They usually occur around intersections but there is that smattering of commercial uses along that entire corridor. As stated previously in the City's *Comprehensive Plan*, the City's expansion is basically to the west. If you look at the

Comprehensive Plan Map 13-1 showing Potential Annexation Areas, everything on the left hand side of the City is in a Category 2 or Category 3 priority in long term annexation targeted areas. There have been a lot of comments tonight, especially on the previous application, about traffic. He had a list of about 19 people that have emailed, called or written in opposition of this application. He would suggest that the Planning Commission understand that this is a Rezoning; this is not a Site Plan. This application actually has no future plan. This is a step one of a multiple step process. Even if they were to do anything with fuel pumps, they would have to come back before the Planning Commission for not only a Site Plan but for Conditional Use of fuel pumps. There is no plan for that; there is no equitable owner on this. Any traffic or pedestrian issues or safety issues that are brought up would have to be dealt with within the Site Plan itself. Those would definitely be dealt with either with Staff or through DelDOT. They have spent a considerable amount of time with DelDOT on entrances and improvements like this and he would submit that probably twice the amount of time that they used to in the past. He read all of the emails in the two different packets to the Commissioners and the majority if not all of the concerns are site related issues like safety, traffic, lighting, and noise. He doesn't fault them for their concerns but it is a perfect opportunity at Site Plan time to bring up these concerns. Quite frankly since they have made an effort to actually write their concerns down on paper, all it does is give the owner of the property a list of things that they need to consider when they are developing this piece of property in the future. They can work with within those parameters and take them into consideration as they develop the site but as of right now, they don't have those plans. A lot of those things would have to be met during a Site Plan process. As for the Rezoning itself, zoning has to meet three legs of a stool; compatibility with existing zonings, access to public services and compliance with the *Comprehensive Plan*. Although he understands that there is a large amount of public opposition to it, the public opposition is in relation to a Site Plan that they just don't have. He would ask that the Commission make a positive recommendation to City Council for the Rezoning to allow them to possibly get to Step 2 and Step 3 which are developing something. That is what this does; this enables the owner and the developer to come up with a plan and right now, they don't have one.

Mr. Walker stated that the one thing that he would add is that there is an incredible overlay district as well. There is a whole different set of requirements for what needs to be done there. He thinks that Mr. Street stated it well.

Mr. Hartman stated that he opposes this and he would like to disagree with Mr. Street; this isn't Step 1 of the process, this is Step 2. Step 1 occurred back when the *Comprehensive Plan* was drafted and Mrs. Melson-Williams referenced that a little bit. But in order to give the public a better view of what went on at that August 2019 meeting, he would like to cover just a few of the basics. He would also like to direct the public to go to the City website, download those meeting minutes from December 16, 2019 and see what the applicant said about this parcel of land then when they were advocating that the land designation be changed to Mixed Use. At that time, the Planning Office was advocating that the parcel remain Residential. He is reading from the minutes; the Planning Office said "they can't recommend the change in the land use. The character and the existing use of the immediate area of the subject parcel is residential." The Planning Office was not supporting any change at that time. Unfortunately when the applicant came before this Commission, they made some assurances about what was going in here and the flexibility of the Mixed Use designation. Five of the six Commission members agreed with that and voted to approve this Mixed Use land (use) category which opened the door to what we are

seeing tonight. Would the Planning Office consider C-2A (Limited Central Commercial Zone) designation a high intensity commercial? Responding to Mr. Hartman, Mrs. Melson-Williams stated that C-2A (Limited Central Commercial Zone) is definitely a mix of commercial opportunities from a use perspective. In the *Comprehensive Plan*, the C-2A (Limited Central Commercial Zone) category falls into both what they would consider Commercial Low Intensity and Commercial High Intensity from a Land Use Category perspective. It really comes down on a question of intensity to ultimately what is the built-out version of the property. With this subject site, the COZ-1 (Corridor Overlay Zone) is going to have a lot of implications on the buildout of the site because of the significant buffering and design placement requirements. She thinks that certainly the C-2A (Limited Central Commercial Zone) on the question of intensity can lean both ways. She doesn't know if Mr. Hugg has any additional comments on that from more of the economic development side of things.

Mr. Hartman stated that with the designation of C-2A (Limited Central Commercial Zone), he thinks it is pretty clear in the *Comprehensive Plan*. The separation of high intensity and low intensity is in Chapter 12. Would you consider a convenience store as low intensity? Responding to Mr. Hartman, Mrs. Melson-Williams stated that it depends on the design of the site and its general location.

Mr. Hartman further questioned if she would consider a convenience store with gas pumps a low intensity? Responding to Mr. Hartman, Mrs. Melson-Williams stated that when you have basically two uses, you certainly increase intensity. With the gas pumps, you have certainly more traffic that could be visiting that site because you are offering another retail component.

Mr. Hartman stated that he would advise the residents that are opposing this tonight to go to the *Comprehensive Plan* and look in Chapter 12 at the Commercial Low Intensity areas on Page 12-13 and the Commercial High Intensity areas also on Page 12-13 and remember that when you go to City Council. The City Council meets on July 12, 2021 so the residents opposing this should definitely be at City Council to voice their opinions there. He hopes that they take those meeting minutes from December 16, 2019 and Chapter 12 from the *Comprehensive Plan* to City Council to discuss this. Also the fact that the Planning Office itself in 2019 was saying that High Intensity Commercial should not go in there and that it should be residential.

Mr. Adams stated that he can always count on Mr. Hartman to do his homework and he commends him for that great work. His question is sort of piggy-backing on his comments. Given the opposition back then, it appears that there has been a change of heart with Planning Staff. Now, Staff does recommend that the property be rezoned to C-2A (Limited Central Commercial Zone) while retaining the COZ-1 (Corridor Overlay Zone). How do we marry those two things together? The opposition from the original Rezoning with the idea that it should be kept residential. And now, we have sort of swung the other way to recommending this Rezoning, certainly understanding that Rezoning is not a Site Plan approval. Responding to Mr. Adams, Mrs. Melson-Williams stated that in the *Comprehensive Plan*, she believes that the applicants original request was for straight up Commercial Land Use Classification and a number of those don't allow for residential or are a very limited residential. The C-2A (Limited Central Commercial Zone) is truly a mixed zone. They see a lot of activity and C-2A (Limited Central Commercial Zone) may be more of that is commercial but it allows for a mix of uses to happen on the property. Be it in the same building or in separate buildings, it allows that opportunity for

mixed use. When they go to the *Comprehensive Plan* as adopted to place the Land Use Category of Mixed Use on this parcel, then they are looking at the goals of the Mixed Use area as part of the *Comprehensive Plan*. They cited that in their Report where it is discussed. The goals for Mixed Use areas are to encourage neighborhood centers. Some of that allows for commercial services perhaps to be within walking distance of residential areas and to promote both what could be vehicle access as well as pedestrian access or multi-modal opportunities. This is a pocket of truly residential with a large school site nearby. They do recognize that but they think that there are opportunities for a mix of uses. Just a straight Commercial zone probably at the time that they were looking at the *Comprehensive Plan* was the reason for the original opposition. But for the Mixed Use, they are encouraging that life is changing how land uses are not as segregated as they once were throughout the City. They think that this is an opportunity which is why they recognize that C-2A (Limited Central Commercial Zone) is compliant with the *Comprehensive Plan*. They do note in their comments that if that is a zone that is a little bit too much, there are some other commercial zones that could be considered as more appropriate for the location. They didn't make any particular recommendation but there are certainly others that could be considered as more appropriate. She would also go to Mr. Hugg for additional comments on this transition and more from the Planning Office in their opinion of what was presented from consideration.

Mr. Hugg stated that he thinks Mrs. Melson-Williams summarized quite well the deliberations that we had. As Mr. Hartman points out, this matter did come back to the Planning Commission where it was discussed again at some length. He thinks that their collected judgement after some reconsideration and looking at the goals from Mixed Use was that it was a more appropriate land use designation and that land use designation carries a variety of opportunities for commercial and residential activities to occur. The C-2A (Limited Central Commercial Zone) category is perhaps at the edge of where one might describe commercial as low intensity or high intensity. It is certainly not in the same class as the kind of high intensity commercial uses that they have designated elsewhere in the City where that kind of activity makes more sense.

Mrs. Welsh stated that during the presentation from Mr. Street, it was mentioned a couple of times that there is really no plans as of yet as to what they want to do with the property. So, she is a little bit confused as to why the application says that the identified potential use would be a convenience store with fuel pumps. It seems like that is the primary consideration for any future plans. Is there some other use planned that could be different than that that would be more in line with a lesser commercial use or more in tune with some residential use? Responding to Mrs. Welsh, Mr. Street stated that they struggle more often than not with Rezoning or tying a Site Plan to a Rezoning. There is a line item that asks what the intended use is and that is how they get tied into Site Plans with Rezoning. Thank you to Mr. Hartman for the history; he was not involved in those meetings. You always do your homework with past issues on the project. What was requested from Staff previously, he is unaware of. His understanding of the conversations is the potential for something of that nature, but he has no knowledge of any formal plans or any formal uses for that. Clearly, they picked the most controversial use that they could possibly pick for C-2A (Limited Central Commercial Zone), but they are trying to engineer and discuss a Site Plan that they just don't have a Site Plan for.

Mr. Roach stated that this is probably his first time of ever being on the Planning Commission and not being in favor of two applications in the same meeting. He doesn't think that it has ever

happened with them. He thinks that they are really progressive in regards to site developments and land developments and approval of rezoning. But he just wants to continue his reluctance when it comes to rezoning situations because yes, it is just a Rezoning but once they do rezone it does allow permitted uses. They have run into situations where once they rezone the property, they have been more handcuffed and have less say so because if it is a permitted use, it becomes a little more difficult for them to say that they disagree. Also, it is a five-acre site. So, he is just imagining that when he is looking at uses that are permitted for the C-2A (Limited Central Commercial Zone), it is for retail, hotels, restaurants or a lot of other things that they could put there even if it's not a gas station. He is a social worker and putting something like that right across the street from a high school with kids that have a lot of walking back and forth is an issue. Again, it is on Route 8. It is a five-acre site smack dab in the middle of residential area where there are eighteen people in that area who are already opposed to the Rezoning. He thinks that they are playing with fire. This is a five-acre site with opportunity to do a lot of different things. He appreciates Mr. Street for being very upfront in saying that he doesn't have an idea. But again, the same thing that Mrs. Welsh said; it says right on the application the intended use is a retail store with accessory use for gas pumps. So if you don't know, you at least have an idea of what you direction you are going. Honestly to him, putting a gas station right across the street in this area would not be beneficial in his opinion. He appreciates everyone and all of the residents that reached out; continue to do so because at the end of the day yes, we want to build up our developments, but he believes that the people of Dover are the people who should be actually having a voice in this situation.

Mrs. Maucher opened a public hearing.

Mrs. Melson-Williams stated that she wanted to make reference to the written public comments that they received. A number of those people are on the call tonight hoping to participate but she just wants to make sure that their written comments are referenced. In the Planning Commission Packet that went out on June 11, 2021, they received two emails. The first one being from Jaime and Lenny Palanca of 110 Falmouth Way which is within the Cranberry Run subdivision objecting to the Rezoning. The second email was from Richard and Victoria Stoops for 1590 Forrest Avenue; again, objecting to the Rezoning. Those emails went out the Planning Commission packets and those were entered into the record this evening. Today, Staff gathered the comments that they received over the last few days. There is a total of seventeen of them plus another one that came in after they were distributed to the Commission. This is the Public Comment Set #2 and it is a series of emails received through 4pm today, June 21, 2021. These were collected, inventoried and emailed to the Planning Commission members. She is just going to quickly read through them. These are all opposed or noting some type of rejection to the Rezoning with the exception of one which was ensuring that they were requesting an opportunity to speak this evening. We have emails from Richard Smith; an email from Beverly Sutton at 1618 Forrest Avenue; an email from Jack Sutton also from 1618 Forrest Avenue; an email from R. Nesline of Cranberry Run; an email from Jessica Parcher in the Heatherfield neighborhood; an email from Connor Mahoney also from Heatherfield; an email from C. Faubel objecting; an email from James and Jean Ritter also opposing the Rezoning; and an email from Judy Weiner of 21 Stoney Drive. Emails received today include those from Karen Nickerson of 24 Stoney Drive; an email from Yvonne Biddle; an email from John Davis requesting the opportunity to speak this

evening, and two emails from Richard Heisler (one that was received this morning and then one that was received after 4PM). Both are similar in content but she will reference both of them for the record. There is an email from Robert Hice of 124 Chelsea Way in Cranberry Run. There is an email from LaTende Henry of 118 Falmouth Way. There is an email from Patricia Cohen of 1602 Forrest Avenue. The last is an email from Jackie George of Cranberry Run. All of those emails are entered into the record and were provided to the Planning Commission members.

Mr. Jack Sutton – 1618 Forrest Avenue Dover, DE 19904

Mr. Sutton stated that he has lived here for 18 years and this is a great side of the town to live on. They built the school back here and they really enjoy the school. He didn't approve of it at first, but he really enjoys the school. The kids and everybody does a good job. This is a great place to live; everybody knows everybody here and there is no trouble. He loves it here. You need to keep that place residential with just single-family dwellings. This is a hell of a place to raise kids or even for elderly people. We all stick together on this side of town. There is so much traffic here as it is. If you put something here, it is just going to amplify accidents or kids getting hit. We have all kinds of people that jog or walk here. There are elderly and young and they walk with their families and pets. This is a great place to live; don't mess it up by sticking something like that in here. This is a place that you want your kids to grow up. Don't screw something up that works. That's the problem with government and companies; everybody wants to make money. And sometimes it is not all about the money; it is about a good quality of life. He is begging the Commission to please leave it residential. This works and we need to keep something in Dover that works.

Ms. Karen Nickerson – 24 Stoney Drive Dover, DE 19904

Ms. Nickerson stated that she won't be redundant and say what she has already wrote but the traffic on Route 8 is horrendous. If anybody tries to get out of Heatherfield or Cranberry Run, they sit and wait. They don't need something else between our two developments that is going to produce more traffic and more waiting. These two developments are the westernmost residential areas in the City limits if she is looking at the correct map. She believes that the Commission needs to leave it residential.

Mr. Guy Smith – 8 Yarmouth Way Dover, DE 19904

Mr. Smith stated that there is a lot of traffic on Route 8 especially since they have built the school. They have basically one area to get across the street for all of the students living in the four subdivisions on the north side to get to the school. A lot of them have to walk two or three blocks in the wrong direction to cross the street safely and walk back. High school students don't do that. They are already coming out of Cranberry Run and go right across the street right at the end of the residential areas on the south side. He sees people that are walking and jogging doing it also. From what he understands, when all of the school was developed they said that they could not put a stop light at Cranberry Run or Heatherfield because of the proximity of the other two down at Mifflin Road and at the other end of the school. If you put in any type of commercial endeavor here with no light, you've got three subdivisions and a bunch of individual homeowners that only have one access to the road. We already sit and wait. Sometimes in the morning he could wait 30 minutes to get out of his subdivision. You can't continue adding more and more traffic without additional ways to alleviate that traffic. He doesn't care so much if they say they are going to change it to some other zoning that might keep it to a low density or if you

say you are going to put duplexes or something other than single family homes but it needs to stay residential. It needs to have the access to the main road which right now, is very limited as it is. He doesn't know who you are going to get more and more people on this road safely. If you put a convenience store here, he can guarantee you that those high school kids are going to go to lunch crossing that highway to get to the convenience store. You have already said that they can't put more crosswalks or things like that in there because of the proximity of others. You are going to be increasing the danger to our children and to other residents that are going to be crossing this street more than what they do now. He hopes that the Commission really takes that into consideration and keeps this in the residential arena.

Ms. Louise Bordley – 43 Stoney Drive Dover, DE 19904

Ms. Bordley stated that she has been here for 20 years and has seen a lot of changes. She knows that you have heard over and over again how bad the traffic is but what you don't know is this. She is 69 years old and she has always been a safe driver. She is now taking chances trying to get on the other side and almost having accidents. She believes that if you rezone now, then they are going to come right back to try to stop what they are going to build.

Mr. Chuck Hampton – 13 Stoney Drive Dover, DE 19904

Mr. Hampton thanked Staff and the Commission for their patience and kindness. He believes that it compromises the neighborhood. A gas station will not only put gas in your car but crime will increase in the neighborhoods and can endanger the lives of the high school kids. This can also create a negative impact for the sale of homes. When you look at that beautiful area, putting a gas station there just doesn't work and it doesn't look nice.

Mrs. Heather Hampton – 13 Stoney Drive Dover, DE 19904

Mrs. Hampton stated that her main concern is the noise level. Based on the Wawa down the street, there are constantly motorcycles with their radios on and she just thinks that is an awful thing to have.

Mr. Griffin DuBreuil – 23 Stoney Drive Dover, DE 19904

Mr. DuBreuil stated that he would be opposed to this Rezoning attempt. He has been here for 35+ years and the traffic has increased exponentially over the years. Should this be rezoned to commercial, you could have a potential for higher crime. Should a gas station get built here, it will cause crime, light pollution, gas pollution and water pollution. It would just ruin the character of this side of town; and he is so hardly opposed to this Rezoning.

Ms. Yvonne Biddle – 1598 Forrest Avenue Dover, DE 19904

Ms. Biddle stated that she lives directly across from the property. She agrees 100% with everything that has been said.

Ms. Jean Ritter – 106 Falmouth Way Dover, DE 19904 (technical difficulties speaking)

Mrs. Melson-Williams stated that Ms. Riddle wrote in the chat, "With more understanding of what C-2A (Limited Central Commercial Zone), this Rezoning opens pandora's box. Basically, it allows just about anything to be put on this property. This is not a logical change with mostly residential and a high school within close proximity. Please add this to the public record."

Mr. John Davis – 4 Stoney Drive Dover, DE 19904

Mr. Davis thanked the Planning Staff for the help that they have given him. He also wanted to thank Commissioner Hartman for the information. Mr. Street mentions that the proposed use as a convenience store and that there is no plan. The fact of the matter is that this particular zoning will in fact allow something for that and they have expressed an interest in a Conditional Use. When you pass this zoning law, that will in fact be an allowable use. He thinks that it is totally inappropriate. He has researched some of the potential retail establishments along these lines. One of the reviews that they got was that this was the place to be at 2AM in the morning because they've got everything you need. When you look at that and compare it to Wawa, which at one time because of some problems with after parties that were going on over on College Road, they had to shut down. There have also been burglars constantly patrolling Wawa lots. None of these stores are equipped to police those places. One of the things that concerns him is that as somebody who has had experience in public schools is that this particular place is going to attract kids from Dover High School. Granted the High School is going to do a stellar job to keep those kids on campus, but they are going to run across the street and someone is going to get hit. When you look at the map, that as opposed to the previous project on Forrest Avenue, which is a mile away from this particular location, it is all single-family dwellings. Every single one of those go on the west side of Stoney Drive, across the street on Forrest Avenue, and all of Cranberry Run are all single-family dwellings and he thinks that is what the propriate zoning should be. He is opposed to any kind of change.

Ms. LaTende Henry – 118 Falmouth Way Dover, DE 19904

Ms. Henry stated in the chat that she is here for the Route 8 Rezoning and she will not be speaking since she sent an email earlier.

Ms. Lynn Sadusky – 16 Stoney Drive Dover, DE 19904

Ms. Sadusky stated that she is a new resident to Heatherfield but not to Dover. She has lived here since 1969. She wants to second what everyone said tonight especially Mr. Hartman and Mr. Roach. She wants to thank them very much for speaking up for the residents in the Dover community that live surrounding this site. She thinks that they have at least 150 families in East Heatherfield. She is sure that there is an excess of 80 families in Cranberry Run, at least 50 in Heatherfield West,0 and then the neighbors across Route 8 who would be severely impacted. She is opposed to this Rezoning. The property is surrounded by residential areas and this property should stay residential. She thinks that one of the biggest concerns in addition to the traffic problem that we are already facing when trying to leave the neighborhood is the students at Dover High School and the unsafe situation that it would put them in. She just wants to say that when the High School first opened up, she was working at Dover High School. If she left the house at 7AM, there was no way that she could get into the high school traveling just 5 miles because of the traffic on Route 8 when school is in full swing. She would have to go around through Sharon Hill Road and Deer Track Lane and come in from the west side just to get into Dover High School on time. It has been a problem and it remains a problem. She thinks that one of her neighbors said that she has to schedule doctor's appointment around other times of the day instead of start and end times for school because it is very difficult to get out of the

neighborhood. She just wants to urge everyone to please pay attention to the neighbors who will be immediately impacted by such a change. This is our home; this is where we live and people want to feel safe and comfortable in their homes. Such a development of commercial use for that property would make us feel less safe and less comfortable. She also wants to ask everyone listening, especially the Commissioners and developers. Would you like to live in Cranberry Run or Heatherfield or across the street on Route 8 or if you had a child attending Dover High School, would you want this property to be Rezoned?

Mr. Adewunmi Kuforiji- Capital School District 198 Commerce Way Dover, DE 19904

Mr. Kuforiji stated that as the Commission makes their decisions, he wants to encourage them to make sure that they think about the investment that the community made with Dover High School being set at that location. It is a great learning environment and he thinks that it is a great flagship for the community. He hopes that it brings people into our community. They have tried to build a learning environment that is safe for our students.

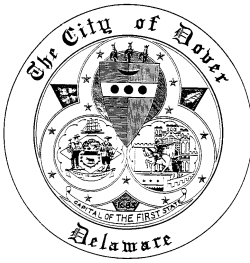
Mrs. Maucher closed the public hearing.

Mr. Hartman questioned that in the event that Commissioners thought that this land use designation of Mixed Use was possibly a mistake, what would be the protocol for us to initiate a return to the previous land use designation? This would be to prevent other applicants from going down this same path. This is a residential area. What would be the protocol to change the *Comprehensive Plan* to return this to the designation as a residential area? Responding to Mr. Hartman, Mrs. Melson-Williams stated that amendments to the *Comprehensive Plan* and how that process works is outlined in the *Comprehensive Plan* itself in Chapter 15. The *Comprehensive Plan* on Page 15-10 notes that any amendments to the *Comprehensive Plan* are approved by City Council by recommendation of the Planning Commission and they have a review process with the Office of State Planning Coordination. Specific requests to amend the *Comprehensive Plan* may be initiated by Planning Staff, City Council or applications from the general public. It doesn't specifically list the Planning Commission there, but she thinks that it would take at least a motion to that affect to have Staff perhaps initiate that. They do *Comprehensive Plan* amendments once a year and that filing timeframe is in December of each year and then they are considered in the January through March timeframe of the following year.

Mr. Hartman stated in the event that this is not approved, if the residents don't want to face this in the future, you should contact your City Councilman or look at the *Comprehensive Plan* and initiate a change to the land use designation for this area so that it returns to residential. Take that Mixed Use category away from here and you won't be faced with these commercial uses again. To Planning Staff, would you be willing to initiate a change to the *Comprehensive Plan* to revert back to residential from Mixed Use? Responding to Mr. Hartman, Mrs. Melson-Williams stated that she thinks that they would be looking at the *Comprehensive Plan* and if there was significant change in a neighborhood area, they could bring forward something. She doesn't know if Mr. Hugg has any other thoughts. Typically, Staff has not necessarily done requests such as this that she is aware of. She knows that they just did a series of amendments that were identified because of zoning concerns related to their Comprehensive Rezoning Project.

Mr. Hugg stated that he thinks that first the matter before you tonight needs to be resolved because you have an active application in front of you. They would certainly give full consideration should the Planning Commission determine that is the direction that they would like to see them move. Again, as Mrs. Melson-Williams indicated, the timing for such action is specified in the *Comprehensive Plan*. But he thinks in fairness to the applicants and in fairness to the process, you need to resolve this matter at both the Commission's level and at City Council's level before we consider moving forward with some other change. He thinks that they owe that much to all of the parties involved, whatever the ultimate recommendation tonight is.

Mr. Hartman moved to recommend to not approve (denial) to City Council for application Z-21-05 Lands of Draper Farm Properties at 1617 Forrest Avenue and that is taking into consideration public safety, the health and welfare, comfort and convenience of the general public and the residents of the immediate residential area and particularly the comments that they have read and heard this evening. Leave this at its current R-10 (One Family Residence Zone), seconded by Mrs. Welsh and the motion was carried 8-0 by roll call vote with Mr. Baldwin absent. Mr. Hartman voting yes to not approve; for reasons previously stated. Mrs. Lord voting yes to not approve. Mrs. Welsh voting yes in favor of not approving; for reasons stated in the motion. Dr. Jones voting yes; for reasons stated by Mr. Hartman and certainly for the concerns and comments made by the residents in that area. Mr. Adams voting yes; he is quite torn here but certainly tips towards the residents and their passion to please with respect to this property. Mr. Roach voting yes; for reasons previously stated and due to all of the residents sharing their concerns. He echoes those concerns and again he definitely is all in favor of rezoning when it makes sense in regards to the area. But when you have this many people opposed to it, he has to definitely vote in favor of the motion to not allow the rezoning for this property. Mrs. Malone voting yes; for reasons stated, Mr. Hartman's reasons, and also the residents and property owner's reasons. Mrs. Maucher voting yes; in looking at the goals of the mixed land use, she thinks that there is opportunity for some commercial that blends mixed land use toward pedestrian use and bicycle use which some of these larger commercial zones would not allow.



MEMORANDUM

Department of Planning & Inspections
 P.O. Box 475
 Dover, DE 19903
 Phone: (302) 736-7196 Fax (302) 736-4217

DATE: July 12, 2021
 TO: City Council
 FROM: Planning Office
 SUBJECT: Rezoning Application Z-21-05 Lands of Draper Farm Properties, LLC.
 Petition of Opposition objecting to the Rezoning of 1617 Forrest Avenue.

A Petition of Opposition was received prior the City Council Hearing on July 12, 2021 regarding Rezoning Application Z-21-05 Lands of Draper Farm Properties, LLC.: Rezoning R-10 and subject to the COZ-1 to C-2A and still subject to COZ-1. The Petition of Opposition from area property owners on Forrest Avenue and residents of the Cranberry Run and Heatherfield Subdivisions contained a petition with twenty-six (26) signatures from owners of properties in the area objecting to the proposed rezoning of 1617 Forrest Avenue, Dover.

Title 22 §305 of *Delaware Code* outlines the criteria for determining the viability of a petition opposing a rezoning request and how a legislative body of a municipality is to proceed in processing the petition. *Delaware Code* requires that when 20% of eligible lots participate in a petition, the legislative body for the municipality must achieve a three-fourths favorable decision to proceed with the rezoning of the property. See *Del. Code* excerpt below.

Delaware Code: [TITLE 22](#) Municipalities, CHAPTER 3. Municipal Zoning Regulations, Subchapter I. General Provisions

§ 305 Changes in regulations; procedure.

The regulations, restrictions and boundaries may from time to time be amended, supplemented, changed, modified or repealed. In case, however, of a protest against such changes signed by the owners of 20 percent or more, either of the area of the lots included in such proposed change or of those immediately adjacent thereto extending 100 feet therefrom or of those directly opposite thereto extending 100 feet back from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of three fourths of all the members of the legislative body of the municipality; provided, however, that in any municipality of this State with a population in excess of 50,000 persons, the foregoing provisions regarding a protest shall not be applicable to any such change which is proposed in connection with the construction of federally assisted multi-family housing for the elderly and handicapped, in all instances of which such change shall become effective by the favorable vote of a simple majority of all the members of the legislative body of the municipality. The provisions of § 304 of this title, relative to public hearings and official notice, shall apply equally to all changes or amendments.

[39 Del. Laws, c. 22, § 6](#); Code 1935, § 6232; 22 Del. C. 1953, § 305; [67 Del. Laws, c. 183, § 1](#);

Planning Staff evaluated the Petition along with available property records to determine the adjacency of the signatories' lots/properties to 1617 Forrest Avenue as it relates to the requirements of 22 *Del. Code* §305. The Petition is evaluated based upon the presence (or lack thereof) of signatures from the twenty-four (24) eligible surrounding properties. The attached Petition Exhibit Map and Zoning Petition Summary Analysis Spreadsheet show information from the analysis.

- The Petition Exhibit Map shows the subject at 1617 Forrest Avenue in yellow. The Eligible Properties shown in blue are those lots within 100 feet (Red Line) of the subject property and the street frontage of the subject property. The properties marked with a star are the properties that were included in the Petition.
- The Petition Summary Analysis Spreadsheet lists the property owners of the twenty-four (24) Eligible Properties and indicates those that signed the Petition (marked with an 'x' in the Petitioner column). The Subject Property of the Rezoning is also marked as "Subject."

Planning Staff notes the following from our analysis:

- The 26 signers of the Petition provided fourteen (14) eligible property addresses adjacent to the subject property and immediately across the street from the subject property on both Cranberry Run Drive and Forrest Avenue. The signers are all property owners. This gives a tally of 14 out of 24 Eligible Property Owners equating to 58.33%.
- Of the 26 signers, 6 gave addresses that were outside of the 100 ft. radius for eligible petitioners.

In Summary, the results of the Petition Analysis are as follows:

- 14 out of 24 Eligible Property Owners signed the Petition.
- The total number of eligible and verifiable petitioners is 14.
- 14/24 eligible and verifiable petitioners equate to 58.33%.

The Petition is valid as per 22 *Del. Code* §305. Any action to approve the Rezoning of 1617 Forrest Avenue (Ordinance #2021-14) requires a three-fourths majority of City Council.

Attachments:

- Petition of Opposition Objecting to Rezoning (received July 12, 2021)
- Petition Exhibit Map
- Petition Summary Analysis Spreadsheet

RECEIVED

JUL 12 2021

OFFICE OF THE CITY CLERK

Memorandum

To: David Hugg Director Planning Department City of Dover

From: Property Owners adjacent to 1617 Forrest Avenue

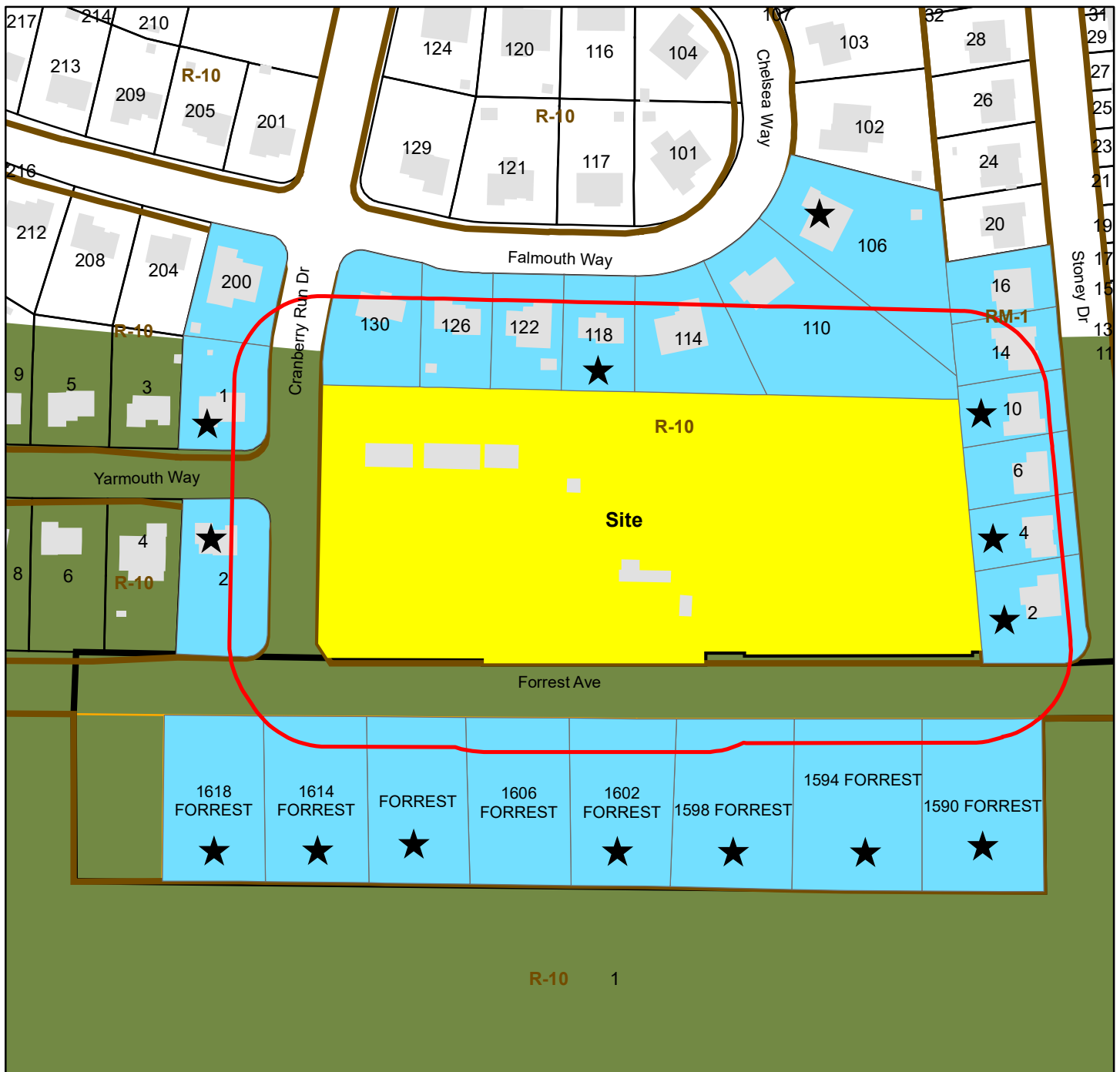
Date: 7-12-2021

Re: Petition Protesting Rezoning of 1617 Forrest Avenue

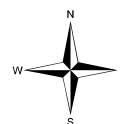
Attached are names, addresses, and signatures of property owners adjacent to the 5 acre parcel of land at 1617 Forrest Avenue. These property owners are protesting the rezoning of this parcel and based on the relief stipulated under Title 22, Chapter 3, subchapter 305, request that no rezoning be approved unless three fourths of the Council of the City of Dover vote to approve such a rezoning.

cc: Honorable Roy Sudler Jr. President Dover City Council

Attachments: 2



Title: Lands of Draper Farm Properties, LLC.
 Ordinance #: 2021-14
 Addresses: 1617 Forrest Avenue
 Parcel ID: ED-05-075.00-01-07.00-000
 Existing Zoning: R-10 One Family Residence Zone and COZ-1 Corridor Overlay Zone
 Proposed Zoning: C-2A Limited Central Commercial Zone and COZ-1 Corridor Overlay Zone
 Owner: Draper Farm Properties LLC
 Date: 7/12/2021



Legend

- ★ Petitioner
- 100 ft. Buffer
- 2012 Buildings
- Subject Property
- Zoning
- Dover Parcels
- Eligible Petitioners
- Corridor Overlay

0 100 200 400 Feet

Rezoning Petition Summary Analysis
 Lands of Draper Farm Properties, LLC
 1617 Forrest Avenue

Eligible Petitioners, Del. Code Title 22 c.3 §305

Petitioner	Owner	Property Address	Owner Address 1	Owner Address 2	Oener City	State	Zip Code
x	RITTER,JAMES W & JEAN M	106 FALMOUTH WAY	106 FALMOUTH WAY		DOVER	DE	19904
	PALANCA,JAIME G & LEONILA L	110 FALMOUTH WAY	110 FALMOUTH WAY		DOVER	DE	19904
	GARDELS,SANDRA	114 FALMOUTH WAY	114 FALMOUTH WAY		DOVER	DE	19904
x	HENRY,LATENDE N	118 FALMOUTH WAY	118 FALMOUTH WAY		DOVER	DE	19904
	EWTON,MICHAEL T &	122 FALMOUTH WAY	EWTON,HUE DIEU	122 FALMOUTH WAY	DOVER	DE	19904
	BREWER,RICHARD A	126 FALMOUTH WAY	126 FALMOUTH WAY		DOVER	DE	19904
	JENKINS,MAURICE JR & NICOLE D	130 FALMOUTH WAY	130 FALMOUTH WAY		DOVER	DE	19904
	MITCHELL,DORIS A	200 FALMOUTH WAY	200 FALMOUTH WAY		DOVER	DE	19904
x	STOOPS, RICHARD E.	1590 FORREST AVE	1590 FOREST AVE		DOVER	DE	19904
x	MUNDORF, CHARLES B.	1594 FORREST AVE	1594 FORREST AVENUE		DOVER	DE	19904
x	HEISLER, RICHARD W.	1598 FORREST AVE	1598 FORREST AVE		DOVER	DE	19904
x	COHEN, PATRICIA B.	1602 FORREST AVE	1602 FORREST AVENUE		DOVER	DE	19904
	ROGERS, DENNIS W.	1606 FORREST AVE	1609 FORREST AVE		DOVER	DE	19904
x	SMITH, RICHARD M.	1614 FORREST AVE	1614 FORREST AVE		DOVER	DE	19904
Subject	DRAPER FARM PROPERTIES LLC	1617 FORREST AVE	23 ZION RD		SMYRNA	DE	19977
x	SUTTON, JACK W.	1618 FORREST AVE	1618 FORREST AVE		DOVER	DE	19904
x	BAKER, EDWIN B. III	ED02-076.00-01-08.03	1526 FORREST AVE		DOVER	DE	19904
x	MARTINEZ,AUDREY	2 STONEY DR	2 STONEY DR		DOVER	DE	19904
x	DAVIS,JOHN G JR	4 STONEY DR	4 STONEY DR		DOVER	DE	19904
	P AND D PROPERTY GROUP LLC	6 STONEY DR	563 CINDY LN		SMYRNA	DE	19977
x	BRUMMELL,LOUIS T JR	10 STONEY DR	10 STONEY DR		DOVER	DE	19904
	HARPER,JENNIFER R	14 STONEY DR	14 STONEY DR		DOVER	DE	19904
	SADUSKY,LYNNE S &	16 STONEY DR	SAPIENZA,DOLORES F	16 STONEY DR	DOVER	DE	19904
x	POPE,JOHN &	1 YARMOUTH WAY	POPE, LILY K	1 YARMOUTH WAY	DOVER	DE	19904
x	HIGGINS,HENRY C & WENDY P	2 YARMOUTH WAY	2 YARMOUTH WAY		DOVER	DE	19904

SUMMARY

Lots Eligible to Petition	24
Eligible Petitioners (num.)	14
Eligible Petitioners (percent)	58%

**Z-21-05 Lands of Draper Farm Properties, LLC at 1617
Forrest Avenue (5-Acre Parcel):
Rezoning R-10/COZ-1 to C-2A/COZ-1**

Public Comments Received Through June 11, 2021 (at 10:30am):

1. Email from Jaime and Lenni Palanca of 110 Falmouth Way in Cranberry Run Development received June 4, 2021: Objection to Rezoning
2. Email from Richard and Victoria Stoops of 1590 Forrest Avenue received June 9, 2021: Objection to Rezoning

From: jimpalanca@aol.com
To: [CompPlan](#)
Subject: EXTERNAL: Commercial Rezoning Application--Cranberry Run Drive
Date: Friday, June 04, 2021 5:27:26 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

We are long time residents of Cranberry Run Development and have lived in the development since September of 1998. We are writing this email in response to a Notice of Hearing on an application to the City of Dover for commercial rezoning of part of the development's frontage. It is our understanding that this is essentially on a proposal to convert the subject area to a cluster of commercial establishments. We would like to go on record with our objections to this rezoning initiative as it is our desire to retain the quiet residential character of our immediate surroundings. We have enjoyed this environment for over 20 years. The prospect of living in a quiet and almost rustic setting was what attracted us to the property almost 25 years ago.

With this tranquil environment , we created memories of raising our young family and it is these memories of our early days as a family that our children continue to go home to , or would want to come back and revisit. The advent of hyper development and urban sprawl drastically erases those memories as well as the character of what we have always loved as a peaceful space we call home.

For whatever our insights amount to , in the process of building a consensus toward deciding on the initiative--- we would like to weigh in on the side of the opposition. Keep the property's residential character the way it has always been.

Sincerely,

Jaime G. and Lenni Palanca
110 Falmouth Way
Dover, DE 19904

p.s.: We may reconsider if the applicant is amenable to a WAWA convenience store being built right next to their place of residence.

From: vn14@aol.com
To: [CompPlan](#)
Subject: EXTERNAL: Fwd: Application Z-21-05, Ordinance #2021-14
Date: Wednesday, June 09, 2021 10:55:55 AM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Resending this letter, didn't go though the first time. Please confirm you received with an O.K.
Thank you. Vicki Stoops

-----Original Message-----

From: Richard Stoops <vn14@aol.com>
To: Vicki Stoops <vn14@aol.com>
Sent: Tue, Jun 8, 2021 9:54 am
Subject: Application Z-21-05, Ordinance #2021-14

To Whom it May Concern

We received a Notice Hearing on Application to City of Dover Planning Commission and City Council for property at 1617 Forrest Avenue, Dover, DE and are writing to give you our reason why the property should stay zoned R-10 (one family residence zone).

We have lived on Forrest Avenue for 53 years, and know how it has changed over the years, especially with the new Dover High School. The traffic is very bad at different times of the day. I watch the youth crossing the road in different spots, not always at the hawk light. If a store is put across from the school that could be very dangerous with the youth coming back and forth. Plus with the cars turning into the store and coming out makes more problems on a already busy area. This area is a residential area with two developments next door. It will not add anything to the area. Just down the road we already have a MacDonald's, WaWa and gas station, plus shopping center!

Please consider turning this application down! Thank you for the opportunity to make our voices heard.

Sincerely,
Richard and Victoria Stoops
1590 Forrest Avenue
Dover, DE

Sent from my iPad

**Z-21-05 Lands of Draper Farm Properties, LLC at 1617 Forrest Avenue (5-Acre Parcel):
Rezoning R-10/COZ-1 to C-2A/COZ-1**

Set #2

Public Comments Received Through June 21, 2021 (at 4:00pm):

Emails received June 19, 2021:

1. Email from Richard Smith: Objection to Rezoning
2. Email from Beverly Sutton of 1618 Forrest Avenue: Opposed to Rezoning
3. Email from Jack Sutton of 1618 Forrest Avenue: Against Rezoning
4. Email from R. Nesline of Cranberry Run: Against Rezoning
5. Email from Jessica Parcher of Heatherfield neighborhood: Opposed to Rezoning
6. Email from Conner Mahoney (? of Heatherfield): Opposed to Rezoning

Emails received June 20, 2021:

7. Email from C. Faubel: Objection to Rezoning
8. Email from James W. Ritter and Jean M. Ritter: Concerns/Opposed to Rezoning
9. Email from Judi Weiner of 21 Stoney Drive: Objection to Rezoning

Emails received June 21, 2021:

10. Email from Karen Nickerson of 24 Stoney Drive: Opposed to Rezoning
11. Email Yvonne Biddle: Against Rezoning
12. Email from John Davis requesting opportunity to speak at Meeting
13. Email from Richard Heisler: Opposed to Rezoning
14. Email from Robert Hice of 124 Chelsea Way (Cranberry Run): Opposed to Rezoning
15. Email from LaTende Henry of 118 Falmouth Way (Cranberry Run): Opposed to Rezoning
16. Email from Patricia Cohen of 1602 Forrest Avenue: Concerns with Rezoning
17. Email from Jackie George of Cranberry Run: Against the Rezoning

From: dsmith1142@gmail.com
To: [CompPlan](#)
Subject: EXTERNAL: Rezoning of Tax Parcel: ED-05-075.00-01-07.00-000
Date: Saturday, June 19, 2021 11:39:59 AM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am strongly opposed to the rezoning proposal of this property from its current R-10 to C-2A. Traffic on this section of Forrest Avenue is well known to travel well in excess of posted limits. Approval of this proposal will greatly increase the danger of severe vehicle and pedestrian accidents.

Richard Smith

Sent from my iPad

From: [Bev Sutton](#)
To: [CompPlan](#)
Cc: [Bev Sutton](#); [AAJack](#)
Subject: EXTERNAL: Against File number Z-21-05 Ordinance number 2021-14
Date: Saturday, June 19, 2021 12:38:44 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a 18year resident of 1618 Forrest Ave Dover, De. 19904. I am totally against this rezoning. Traffic in front of our home is already very congested; not to mention Rt 8 is an emergency route. The children walking to and from Dover High School will be in even greater danger of traffic injuries if re-zoned a convenience store built as proposed. Many people use the Dover High school sidewalks to jog, walk dogs, walk with family etc at all times of day and night. To change the zoning and to add commercial store would only Amplify Adverse issue with traffic and safety of our mainly residential area. I am against this application for re-zoning. Beverly Sutton

From: [pipefitter623](#)
To: [CompPlan](#)
Subject: EXTERNAL: Against file number Z-21-05. Ordinance number2021-14
Date: Saturday, June 19, 2021 12:48:51 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a 18year resident of 1618 Forrest Ave Dover, De. 19904. I am totally against this rezoning. Traffic in front of our home is already very congested; not to mention Rt 8 is an emergency route. The children walking to and from Dover High School will be in even greater danger of traffic injuries if re-zoned a convenience store built as proposed. Many people use the Dover High school sidewalks to jog, walk dogs, walk with family etc at all times of day and night. To change the zoning and to add commercial store would only Amplify Adverse issue with traffic and safety of our mainly residential area. Not to even mention how many more traffic accidents will happen. I am against this application for re-zoning.

Jack Sutton

[Sent from Yahoo Mail on Android](#)

From: rnesline@verizon.net
To: [CompPlan](#)
Subject: EXTERNAL: Zoning, file # Z-21-05
Date: Saturday, June 19, 2021 2:01:13 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am adamantly opposed to the Draper Farms request to rezone 5 acres on Forrest Ave. to build a convenience store. I live in Cranberry Run within steps of that property and that is not who I want to have as a neighbor!!!!!!!!!!!!!! What an awful thing to do to some very nice neighborhoods.

Traffic problems on route 8 are bad enough. A convenience store with gas pumps will only make it things worse.

The only appropriate use for this land is single family dwellings. Anything else is just madness. Do you want a convenience store in the middle of YOUR neighborhood?

Rnesline@verizon.net

From: [Jessica Parcher](#)
To: [CompPlan](#)
Subject: EXTERNAL: Rezoning of Rt.8 property
Date: Saturday, June 19, 2021 4:31:20 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, my name is Jessica and I am a resident of the Heatherfield neighborhood. As I may not be able to attend the public hearing on June 21st, I wanted to express my concerns over the rezoning of the 5 acres of land on Forrest Ave. I feel that making this area into a commercial zone will exacerbate the already present traffic congestion, potentially decrease property values to homes adjacent to what is being built, and impair the residential character of our quite and safe neighborhoods. Additionally, this change may potentiate hazards to the children going to and from school on foot.

I sincerely hope that my concerns and the concerns of many others in the surrounding neighborhoods are taken seriously, and that this zoning change does not go through.

Thank you for your time.

From: [Conner Mahoney](#)
To: [CompPlan](#)
Subject: EXTERNAL: Concern Regarding rezoning near Stoney Dr and Rt 8
Date: Saturday, June 19, 2021 4:55:04 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

While I understand that growth is necessary for a city, the current plan to rezone the area near Heatherfield into a gas station(or any other commercial area) will only compound the problems this area already faces.

These issues namely being traffic problems, speeding problems, and problems with litter, all of which seem to not be taken care of by anyone in the first place. I realize that these responsibilities do not necessarily fall on the City of Dover; I am stating that proper maintenance and safeguarding are not being upheld in this area as-is, and a gas station will only exacerbate these problems.

As it stands now, I dissent with the current plan to rezone these 5 acres into commercial property. This opinion is based on the idea that the problems already affecting Heatherfield, as well as the area around it, will not be considerably managed after the introduction of commercial properties such as those planned.

Thank you for your consideration,

Conner Mahoney

From: cmfddf@verizon.net
To: [CompPlan](#)
Subject: EXTERNAL: Rezoning of 5 acres on Rt. 8-request of Draper Farm Properties
Date: Sunday, June 20, 2021 6:59:30 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

We strongly object to the referenced rezoning application. There are already two convenience stores with fuel pumps within 1.25 miles. There is absolutely no need for a third. Additionally, this type of commercial project would be located in an area completely surrounded by subdivisions and is inappropriate under those circumstances.

Thank you.

C. Faubel

From: [Jean Ritter](#)
To: [CompPlan](#)
Subject: EXTERNAL: Rezoning Draper Farms PropertiesLLC
Date: Sunday, June 20, 2021 7:16:15 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission Members:

I am writing this email to express my concerns about the proposed rezoning of the property owned by Draper Farms Properties, LLC located On Forrest Ave, Route 8, Dover, DE. Currently this property is zoned as R-10 and COZ-1; proposed zoning would be C-2A and COZ-1. This change in zoning is totally inappropriate for this land.

The current zoning of Single Family dwelling is the only logical and appropriate use of this land that maintains the character and integrity of these neighborhoods. The traffic congestion leading into and out of Cranberry Run is enough to disqualify this rezoning. Traffic issues into and out of Dover High School will only be exacerbated by this rezoning.

Other concerns:

- Lighting of a Convenience Store with Fuel pump 24/7 (lights from the high school already light-up the night sky)
- School truancy
- Noise levels (already can hear school activities when in session, ie. track meets, football games, marching band)
- Rodent infestation

Thank you for your consideration of this resident of Dover, DE; my wife and I have been proud to call this home for over 20 years. This area was our choice to retire to and look forward to more years in our home.

Best regards,

James w. Ritter
Jean M. Ritter

From: [Judi Weiner](#)
To: [CompPlan](#)
Subject: EXTERNAL: Petition to Amend Zoning District
Date: Sunday, June 20, 2021 8:01:24 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello. My name is Judi Weiner and I live at 21 Stony Dr. In Heatherfield community.
I've been a homeowner there since 1997.
I would like to go on record of objecting to the rezoning request made by Draper Farm Properties on the 5 acres of land on Forest Avenue.
I feel it is totally inappropriate since residents of the community want to keep this area residential and not invite more traffic in and out of our neighborhoods , due to the rezoning.
Thank you for voting against this rezoning.

Sent from my iPhone

From: [Karen J Nickerson](#)
To: [CompPlan](#)
Subject: EXTERNAL: Draper Farm Properties
Date: Monday, June 21, 2021 8:56:09 AM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Commissioners:

I am opposed to the rezoning of the Draper Farm Properties. This rezoning to C-2A is inappropriate for this area.

We are one of the last residential areas at the western most edge of the City limits.

There are several convenience stores and gas stations within a mile or so of this property.

It will draw students from the high school running across busy Route 8.

Flood lights will more than likely be on 24/7 if a gas station is approved.

Heatherfield and Cranberry Run currently have enough problems getting out of the developments for work, etc...

Please stop using up every vacant space in the City for retail. This will have a huge impact on our quality of life.

Karen Nickerson
24 Stoney Drive
Heatherfield

From: [Yvonne Biddle](#)
To: [CompPlan](#)
Subject: EXTERNAL: Tax parcel ED-05-075.00-01-07.00-000
Date: Monday, June 21, 2021 9:42:41 AM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern ,

This parcel is directly across the street from my home. There are already 3 exits from developments , 2 exits from the high school , not to mention all the single family homes along that stretch of road. The traffic nightmare it would cause having a convenience store and gas pumps in that location is not a good idea.

I am very against this zoning change. It would not be in the best interest of this area at all.

Sincerely,

Yvonne Biddle

Sent from my iPad

From: [John Davis](#)
To: [CompPlan](#)
Subject: EXTERNAL: tonight's meeting
Date: Monday, June 21, 2021 9:59:13 AM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Commission and staff,

I would like an opportunity to address the commission at tonight's meeting.

Sincerely,

John Davis

From: [Richard Heisler](#)
To: [CompPlan](#)
Subject: EXTERNAL: Rezone of parcel ED-05-075.00-01-07.00-000. 1617 Forrest Ave
Date: Monday, June 21, 2021 10:46:57 AM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I want to go on record as opposed to the zoning change to commercial of this property. We have zero need for this. With Dover High and the neighborhoods close by the change would just add traffic to an already crowded situation. Adding a traffic light would not take away any congestion. A left turn lane would probably be added and with a new sidewalk on the North side of Forrest Ave. we will loose property to accommodate their property. I don't think that is fair. Another issue is the noise. Also the light pollution from the brightly lit area. As a side note, the two hundred year old tree would be taken down. I can not think of one good benefit from this project. Thank you, Richard Heisler

Sent from my iPad

Sent from my iPad

From: rhice86591@aol.com
To: [City Clerks Office](#)
Cc: [CompPlan](#)
Subject: EXTERNAL:
Date: Monday, June 21, 2021 12:08:56 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

My name is Robert Hice and I live at 124 Chelsea way, Dover Delaware, This is in the Cranberry Run Development on Forest Ave across from Dover High School. There is an attempt to rezone a 5 acre parcel of land in front of Cranberry Run from single family home to commercial. I and many of my neighbors want to go on the record as opposing this rezoning effort for the following reasons. First, the traffic is already horrendous to say the least, not that has ever stopped any development in the past. Second, I've already had my vehicle broken into several times and allowing a business would increase undesirable characters in the area that similar businesses have. Third, it would create to much congestion in the front of our development. The addition of access roads, traffic lights etc. would just make a bad situation worse. Fourth, There are plenty of kids/ students walking along the road to and from the high school and a lot of them don't use sidewalks and walk in the street now. A number of them like to ignore traffic and just walk out in front of vehicles that seems to becoming popular these days. Fifth, residents on the opposite side of the road have several yard sales each year. When they do, both sides of the roadway are lined up with vehicles already making it a challenge to exit out development.. Six, the noise is going to be an issue with loud stereos playing, exhaust systems and more. Seven, the bright lights at night time are going to be a nuisance as well. Will I be expected to invest in new darkening blinds after just installing new blinds?

I could go on but I don't have the time at the moment and needing to get this out. I/we ask that you consider the residents for once rather than the dollar.

Sincerely,

Robert Hice, USAF Ret.
124 Chelsea Way
Dover, DE 19904
302-672-6458
rhice86591@aol.com

From: lhenny424@aol.com
To: [CompPlan](#)
Subject: EXTERNAL: Re: Opposition to rezoning Draper Farm Properties on Forrest Avenue and Route 8
Date: Monday, June 21, 2021 1:25:35 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

My name is LaTende Henry, and I have been a resident at 118 Falmouth Way, Cranberry Run, for 17 years...since December 2003. I chose this neighborhood because I was raising three children and wanted a quiet and safe neighborhood. I plan to retire and stay in this neighborhood for those same reasons. I was shocked and upset to hear recently that the owners of the farm located directly behind my house are trying to rezone the land to a Commercial Zone. I am very opposed to this change. My property backs directly up to the property in question.

I've also heard that rezoning the land would allow them to proceed with plans to put up a gas station, convenience store or some other type of business. If this is approved, it would have a significant negative impact on, not only my life, but those of my fellow neighbors. A business of this type would bring additional patrons and unwanted people that would jeopardize my safety and privacy. It would also bring disruptive smells and noises. In addition, it would add more traffic congestion to our neighborhood, which already has traffic problems when the new Dover High School was built.

I urge you to consider the quality of life issues that rezoning would present to the residents of Cranberry Run and me especially since this is literally right behind my house. In addition, I would urge you to also consider the already existing commercial zones that are less than a mile from this location. There are at least three other gas stations and a number of convenience stores and businesses not a mile from this location. The community does not need yet another gas station or convenience store and definitely not one that would infringe on our daily quality of life.

Thank you for your consideration,

LaTende Henry

From: [P.Cohen](#)
To: [CompPlan](#)
Subject: EXTERNAL: RT 8 Rezoning Application
Date: Monday, June 21, 2021 2:23:02 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission Members,

I am writing in regard to Item Z-21-05 on the 6/21/21 Agenda. I wish to express my objection to the application submitted by Draper Farm Properties LLC, to rezone the land located at 1617 Forrest Ave., Dover, DE 19904, to Central Zone Commercial.

My concerns are as follows:

The increase in traffic generated will not only bring about more congestion, but will also pose safety issues for current residents, motorists, potential customers, and pedestrians, many of whom are students who walk to Dover High School. Also, The 35 MPH speed limit is presently largely ignored, so an increase in the amount of traffic is quite a detriment. The amount of traffic, noise, and trash would negatively impact the surrounding neighborhoods. Also, how many traffic lights will need to be installed?

Secondly, a left-turn lane heading East will need to be placed at the entranceway, and the road will need to be widened to accommodate access, which could necessitate removing part of the front lawns of property owners across from the entrance. As a homeowner, I am concerned about the reduction in property value and believe that a commercial endeavor will have an adverse effect on the integrity of the surrounding residential properties.

In addition, This location is home to a tree which has been standing for at least one to two centuries. Other trees on the property were already sacrificed. It would be devastating to defile the property by destroying this tree, as well.

I hope that you will give some serious thought to the above-mentioned concerns and the ramifications of your decisions.

Sincerely,
Ms. Patricia B.J. Cohen
1602 Forrest Ave.
Dover, DE 19904

Sent from my iPad

From: [Dovfox3](#)
To: [CompPlan](#)
Subject: EXTERNAL: Rezoning of 1617 Forrest Avenue
Date: Monday, June 21, 2021 9:54:42 AM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have been a homeowner in Cranberry Run for over 20 years. I am against the rezoning of the above property at the entrance of my development. A convenience store/gas station will result in increased traffic, noise, lights and crime. We have already had problems with students attending Dover High School parking on our streets. Having a convenience store across the street from the school may also cause more traffic accidents due to students crossing Route 8.

We don't need another convenience store/gas station when there is a Wawa and other stores less than a mile away.

Jackie George
Cranberry Run
Dover, DE. 19904

Sent from my Verizon, Samsung Galaxy smartphone

**Z-21-05 Lands of Draper Farm Properties, LLC at 1617
Forrest Avenue (5-Acre Parcel):
Rezoning R-10/COZ-1 to C-2A/COZ-1**

Set #3

Public Comments Received on June 21, 2021 after 4:00pm and during
Planning Commission Meeting:

1. Email from Richard Heisler: Objection to Rezoning (Email similar to Set #2 Item #13)
2. Email from Chuck and Heather Hampton of 13 Stoney Drive: Not in favor of Rezoning (They spoke during Public Hearing.)
3. Email from Lynn Sadusky of 16 Stoney Drive: Opposed to Rezoning (She spoke during Public Hearing.)

From: [Richard Heisler](#)
To: [CompPlan](#)
Subject: EXTERNAL: 1617 Forrest Ave ED-05-075.00-01-07.00-000
Date: Monday, June 21, 2021 5:00:18 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to go on record as strongly opposed to the zoning change proposed. This change would add to the congestion we already have. I realize adding a traffic light would manage the traffic better but will not alleviate it. In addition a turn lane would be necessary resulting in another loss of property on our side. We already lost 10 feet with the new school. There will also be noise and light pollution. There is absolutely no need for this business here. There is also the issue of a 200 year old tree that will be eliminated. Richard Heisler

Sent from my iPhone

From: [Chuck Hampton](#)
To: [CompPlan](#)
Subject: EXTERNAL: Draper Farm
Date: Monday, June 21, 2021 6:56:13 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Dawn! This is Chuck and I want it to be known that I and My spouse Heather are not in favor of the development of Royal Farms rezoning.

Sincerely,

Chuck and Heather Hampton

From: [LYNN SADUSKY](#)
To: [CompPlan](#)
Subject: EXTERNAL: Rezoning of the Draper Farm Property
Date: Monday, June 21, 2021 7:01:53 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission,

Please note that I am speaking to ask that the Draper Farm remain as Zoned as a residential property. We already have far too much traffic in our neighborhood when trying to enter Rt. 8. Especially when the high school is in full session, it is nearly impossible to exit our neighborhood from Stoney Drive. We are a residential neighborhood and are surrounded by residences. A Convenience store would block traffic terribly and would create an unsurmountable amount of traffic and congestion. We, the neighbors of Heatherfield and Cranberry Run are extremely opposed to this rezoning.

Please pay attention to the folks who live in this area before considering this rezoning. We live here and we know how difficult our lives would become if this were to pass.

Thank you very much.

Sincerely,

Lynne Sadusky

**Z-21-05 Lands of Draper Farm Properties, LLC at 1617
Forrest Avenue (5-Acre Parcel):
Rezoning R-10/COZ-1 to C-2A/COZ-1**

Set #4

Additional Public Comments Received After Planning Commission
Meeting Through July 2, 2021:

1. Email from Jason Abernathey: Opposes Rezoning
2. Email from Sean Patterson of 215 Chelsea Way in Cranberry Run:
Opposes Rezoning
3. Email from Gilbert Thompson of 204 Falmouth Way: Opposed to
Rezoning

From: [Jason Abernathey](#)
To: [CompPlan](#)
Subject: EXTERNAL: Draper farms rezoning.
Date: Tuesday, June 22, 2021 11:26:08 AM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I oppose the rezoning of draper farms property. I believe the proximity of the property to the high school would cause severe congestion. Wawa is only a few blocks away and has multiple traffic signals to regulate traffic flow.

From: [Sean Patterson](#)
To: [CompPlan](#)
Subject: EXTERNAL: Citizen against rezoning Draper Farm Properties
Date: Thursday, June 24, 2021 4:44:30 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning Commission for the City of Dover:

My family lives in Cranberry Run on route 8 adjacent to the property Owned by Draper farm properties LLC. We understand that a request has been made to rezone that property which would allow a convenience store, restaurant, or other similar business to develop that land. We are VEHEMENTLY opposed to this rezoning. This stretch of root 8 is rural residential, and we would like it to remain such.

A commercial property at this address would cause traffic problems. A commercial property at that location would draw more traffic to the area, and we already live in a neighborhood that doesn't have a turnlane. We already face traffic hazards with people failing to slow down while we turn into our neighborhood. Having additional motorists trying to access a commercial property would draw even more traffic issues.

This property is also directly across from Dover high school grounds. This would draw a lot of foot traffic from the high schoolers over to our side of the neighborhood. This would mean that there would be a lot more litter around our neighborhood and the farm field surrounding that commercial property. This would cause the value of our homes and the appearance of the general area to drop in their quality.

The only benefit in reasoning this property will be to the owner of the property. Neither the city of Dover nor the residence surrounding this property will benefit from a change in the zony of this property. Quite the contrary.

I'm happy to answer any questions, clarify any comments, or provide any additional insight from my family or my neighborhood regarding the reasoning of this property. Please feel free to contact me at this email address.

Respectfully,

Sean Patterson
215 Chelsea Way
Dover, DE 19904

From: [Brenda Thompson](#)
To: [CompPlan](#)
Subject: EXTERNAL: Draper Farm Properties redone application
Date: Wednesday, June 23, 2021 6:14:21 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am Gilbert Thompson, I have been the homeowner at 204 Falmouth Way for over 16 years. I'm opposed to the rezoning of the land on Forest Avenue for commercial use. Currently there are Convenience stores strip malls grocery stores beauty salons pharmacies gas stations beauty salons pizzerias McDonald's etc. within 1 mile of the property in question. I do understand the need for growth, however, I'm not seeing how rezoning that land to commercial would promote growth when there are vacancies/rental spaces available (commercial zoned) within 1 mile from the property in question. I am Opposed to the rezoning of the Draper Farms Property located on Forest Ave in Dover De.

Thank you.

Sent from my iPhone

**Z-21-05 Lands of Draper Farm Properties, LLC at 1617
Forrest Avenue (5-Acre Parcel):
Rezoning R-10/COZ-1 to C-2A/COZ-1**

Set #5

Additional Public Comments Received After Planning Commission
Meeting Through July 30, 2021:

1. Email from Sandra Gardels of 114 Falmouth Way: Opposed to Rezoning

From: [Sandy Gardels](#)
To: [CompPlan](#)
Subject: EXTERNAL: Rezoning on Forrest Ave
Date: Thursday, July 22, 2021 5:29:59 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City of Dover. Planning Commission.

Rezoning Forrest Ave for a "convenience store with fuel pumps" would be a night mare for the residents living in Cranberry Run and those residents who live across the street from Cranberry Run, also Dove High school would be involved. The traffic now on Forrest Ave is getting to be problem with way to much traffic. Putting in a convenience store with fuel pumps would only add to the problem. Is Draper farm crazy to think such a thought?

The use of this land for this purpose is totally inappropriate. The current zoning of Single Family dwellings is the appropriate and logical land use that maintains the residents character of this area and the integrity of our neighborhood.

Thanks you
Sandra Gardels
114 Falmouth Way
Dover De 19904
302-233-4409

CITY OF DOVER PROPOSED ORDINANCE #2021-14**AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER BY CHANGING THE ZONING DESIGNATION OF PROPERTY LOCATED AT 1617 FORREST AVENUE**

WHEREAS, the City of Dover has enacted a zoning ordinance regulating the use of property within the limits of the City of Dover; and

WHEREAS, it is deemed in the best interest of zoning and planning to change the permitted use of property described below from R-10 (One Family Residence Zone) and subject to the COZ-1 (Corridor Overlay Zone) to C-2A (Limited Central Commercial zone) and subject to the COZ-1 (Corridor Overlay Zone).

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

1. That from and after the passage and approval of this ordinance the Zoning Map and Zoning Ordinance of the City of Dover have been amended by changing the zoning designation from R-10 (One Family Residence Zone) and subject to the COZ-1 (Corridor Overlay Zone) to C-2A (Limited Central Commercial Zone) and subject to the COZ-1 (Corridor Overlay Zone) on that property located at 1617 Forrest Avenue (on the north side of Forrest Avenue and adjacent to Cranberry Run Drive), consisting of 5.04^{+/-} acres, owned by Draper Farm Properties, LLC.
(Tax Parcel: ED-05-075.00-01-07.00-000; Planning Reference: Z-21-05; First Council District)

ADOPTED: *

S:\ORDINANCES\2021\DRAFT\ORDINANCE #2021-14 - REZONING - 1617 FORREST AVENUE\ORDINANCE #2021-14 - REZONING - 1617 FORREST AVENUE - FINAL READING.wpd

Actions History

- 08/09/2021 - Scheduled for Public Hearing/Final Reading - City Council
- 07/12/2021 - Public Hearing/Final Reading Postponed until August 9, 2021 - City Council
- 06/21/2021 - Public Hearing - Planning Commission
- 05/24/2021 - First Reading - City Council

REGULAR CITY COUNCIL MEETING

The Regular City Council Meeting was held on July 26, 2021 at 7:30 p.m. with Council President Sudler presiding. Council members present were Mr. Anderson (via WebEx), Mr. Boggerty, Mr. Neil, Mr. Hare, Mrs. Arndt, Mr. Rocha, Mr. Taylor, and Mr. Lindell (via WebEx).

Staff members present were Deputy Police Chief Spicer, Ms. Peddicord (via WebEx), Mr. Harline, Mr. Hugg (via WebEx), Mr. Rodriguez, and Mrs. McDowell. Mayor Christiansen was also present.

OPEN FORUM

The Open Forum was held at 7:15 p.m., prior to commencement of the Official Council Meeting. Council President Sudler declared the Open Forum in session and reminded those present that Council was not in official session and could not take formal action.

Mr. Amar Walker, 155 East Sheldrake Circle, expressed his concerns regarding residential handicap parking.

INVOCATION

The invocation was given by Elder Ellis Loudon.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Christiansen.

ADOPTION OF AGENDA

Mr. Neil moved for adoption of the agenda, seconded by Mr. Boggerty and unanimously carried.

ADOPTION OF CONSENT AGENDA

All Consent Agenda items are considered routine and non-controversial and will be acted upon by a single roll call vote of the Council. There will be no separate discussion of these items unless a member of Council so requests, in which event the matter shall be removed from the Consent Agenda and considered a separate item.

Mr. Neil moved for adoption of the consent agenda, seconded by Mrs. Arndt and carried by a unanimous roll call vote.

PRESENTATION - RECOGNITION OF SERVICE - BISHOP THOMAS HOLSEY - CITY CHAPLAIN (JUNE 2013 - JUNE 2021)

On behalf of members of Council, Mayor Christiansen presented Bishop Holsey with a Dover Cup in recognition of his many years of service as the City Chaplain.

PRESENTATION - ANNUAL ST. FRANCIS EMERGENCY MEDICAL SERVICES (EMS) UPDATE

Chief of Emergency Medical Services Scott Bundek provided the Annual St. Francis EMS update.

Responding to Mr. Boggerty, Chief Bundek stated a person has to be 18 years old for the National Registry Exam to become an EMS. Mr. Boggerty requested that Chief Bundek speak with the Superintendent of Capital School District regarding workforce development.

Responding to Mr. Anderson, Chief Bundek stated that there were no plans for St. Francis not to be a part of the contract in the future. He noted that their contract would end on March 30, 2023.

Responding to Mr. Harline, Chief Bundek advised that the contract was a three-year contract, with the option for two one-year extensions.

PROCLAMATIONS - PURPLE HEART CITY

The City Clerk read the following Proclamation into the record:

WHEREAS, the City of Dover and our community have a great admiration and the utmost gratitude for all of the men and women who have selflessly served their country and this community in the Armed Forces. The City of Dover has always supported its military veteran population; and,

WHEREAS, veterans have paid the high price for freedom by leaving their families and communities and placing themselves in harm's way for the good of all, and the contributions and sacrifices of the men and women who serve in the Armed Forces are vital to maintaining the freedoms and way of life enjoyed by our citizens; and,

WHEREAS, the Purple Heart is the oldest military decoration in present use and was initially created as the badge of Military Merit by General George Washington in 1782; and,

WHEREAS, the Purple Heart was the first American Service award or decoration made available to the common soldier and is specifically awarded to members of the United States Armed Forces who have been wounded or paid the ultimate sacrifice in combat with a declared enemy of the United States of America; and,

WHEREAS, the mission of the Military Order of the Purple Heart is to foster an environment of goodwill among the combat wounded veteran members and their families, promote patriotism, support legislative initiatives, and most importantly, make sure we never forget; and,

WHEREAS, the City of Dover appreciates the sacrifices our Purple Heart recipients made in defending our freedoms and believe it is important that we acknowledge them for their courage and show them the honor and support they have earned.

NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE, do hereby proclaim the City of Dover a **PURPLE HEART CITY** in honor of August 7, 2021 National Purple Heart Day. Honoring the service and sacrifices of our nation's men and women in uniform, wounded or killed by the enemy while serving to protect our freedoms, and encourage the citizens of the City of Dover, to show their appreciation for the sacrifices the Purple Heart recipients have made in defending our freedoms.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Commissioner Richard M. Magner, Military Order of the Purple Heart.

ADOPTION OF MINUTES - COUNCIL WORKSHOP OF MAY 1, 2021

The Minutes of the Council Workshop of May 1, 2021 were unanimously approved by motion of Mr. Neil, seconded by Mrs. Arndt and bore the written approval of Mayor Christiansen.

ADOPTION OF MINUTES - REGULAR COUNCIL MEETING OF JULY 12, 2021

The Minutes of the Regular Council Meeting of July 12, 2021 were unanimously approved by motion of Mr. Neil, seconded by Mrs. Arndt and bore the written approval of Mayor Christiansen.

COUNCIL COMMITTEE OF THE WHOLE REPORT - JULY 13, 2021

The Council Committee of the Whole Meeting was held on July 15, 2021 at 6:00 p.m., with Council President Sudler presiding. Members of Council present were Mr. Anderson, Mr. Boggerty, Mr. Neil, Mr. Hare, Mrs. Arndt, Mr. Rocha, Mr. Taylor, and Mr. Lindell. Mayor Christiansen was also present. Civilian members present for their Committee meetings were Mr. Contant (arrived at 6:03 p.m.) and Mr. Shevock (Legislative, Finance, and Administration).

LEGISLATIVE, FINANCE, AND ADMINISTRATION COMMITTEE

The Legislative, Finance, and Administration Committee met with Chairman Anderson presiding.

Adoption of Agenda

Mr. Neil moved for adoption of the agenda, seconded by Mr. Rocha and unanimously carried.

Dover Interfaith Mission for Housing American Rescue Plan Act (ARPA) Presentation (Jeanine Kleimo, Chair, Dover Interfaith Mission for Housing)

Ms. Jeanine Kleimo, Chair, Dover Interfaith Mission for Housing (DIMH), reviewed their request for American Rescue Plan Act (ARPA) funds.

Responding to Mr. Neil, Ms. Kleimo stated that she believed he was correct in his observation that there were three groups of homeless:

- People caught up in economic chaos that resulted in the loss of their home
- People caught up in drugs/alcohol and crime
- People suffering from mental problems

Responding to Mr. Boggerty, Ms. Kleimo stated that the property that DIMH was hoping to purchase on Queen Street and Division Street encompassed the Delaware Auto Sales building, parking lot, and one adjacent house on the same side of the service alley.

Mr. Contant asked that when DIMH contacted City Staff that they provide information on whether or not the price listed in the presentation was the negotiated price or the list price and if they had any declarations about the condition of the buildings.

Mr. Hare moved to recommend referral of this item to staff for qualifications of the supplemental American Rescue Plan Act (ARPA) appropriation. The motion was seconded by Mr. Rocha and unanimously carried.

By consent agenda, Mr. Neil moved for approval of the Committees' recommendation, seconded by Mrs. Arndt and carried by a unanimous roll call vote.

Property Tax Disability Exemption (Councilman Andre Boggerty and Councilman Gerald Rocha, Sr.)

Mr. Rocha reviewed the research provided to him by Mrs. Cheryl Bundek, former Tax Assessor, regarding the current property tax disability exemption process for both the City of Dover and Kent County.

Mrs. Patricia Marney, Customer Service Director, reviewed the financial impact of making changes to the current City of Dover exemption process. She stated that staff would like to get a legal opinion and put more time and effort into creating a quality document to present to Council before making any changes.

Staff recommended conducting a more thorough review of the City Code including residency requirements, ownership requirements, income requirements, and the appeals and administration processes. Staff recommended conducting a review of area local government guidelines as well. Once that was complete, City Staff would bring back recommendations for a modification to the Property Tax Disability Exemption in September.

Responding to Mr. Hare, Mrs. Marney stated that the Kent County income restrictions for the tax disability exemption were \$18,000 for a single individual and \$24,750 for a married couple.

Responding to Mr. Sudler, Mrs. Marney stated that the request for a legal opinion was included in the staff recommendation and that the Customer Service Department had reached out to the City Attorney.

Mr. Neil moved to recommend referral back to staff for review and recommendation . The motion was seconded by Mr. Boggerty and unanimously carried.

By consent agenda, Mr. Neil moved for approval of the Committees' recommendation, seconded by Mrs. Arndt and carried by a unanimous roll call vote.

Approval to Conduct Winter Police Academy and Guidelines for Future Academies (Thomas Johnson, Police Chief)

Police Chief Thomas Johnson reviewed a presentation on the Dover Municipal Police Academy 2022 Comparison/Considerations (Attachment #1).

Responding to Mr. Rocha, Chief Johnson stated that if he hired four officers and put them in the State Police Academy in October they would receive a patrolman rate which was a recruit salary and he would have to start paying them as employees in October. He explained that if he deferred and ran an academy in-house starting in January, the payroll dollars that would otherwise go to those employees between October of 2021 and January of 2022 would not be expended; they would remain in the payroll account.

Responding to Mr. Rocha, Chief Johnson stated that the salary and all other associated benefits that make up the standard package offered to recruits equated to the \$89,726.36 referred to on page 7 of the slideshow presentation. He explained that \$89,726.36 would be the payroll account fiscal savings of hiring in January as opposed to October.

Responding to Mr. Lindell, Chief Johnson stated that he invited other Chief's to pay to send recruits for training with him, which did generate some revenue. He explained that other agencies were required to pay for their own equipment. Chief Johnson noted that there was a \$1,000 fee for the training services being offered, which fell between the standard fee for New Castle County's training (\$750) and State Police training (\$1,450).

Responding to Mr. Lindell, Chief Johnson stated that he was not asking for any funds that were not already budgeted to the Police Department.

Responding to Mr. Boggerty, Chief Johnson stated that the cadet program had historically been an excellent recruitment tool.

Responding to Mr. Boggerty, Chief Johnson stated that, with the Police Department's screening process, they extend invitations to both certified and non-certified candidates for open positions. He noted that every candidate had to go through a background investigation and interview process.

Responding to Mr. Contant, Chief Johnson stated that if the Academy did not start until January the officers would complete their training within a month of when they would have finished had they attended the Delaware State Police Training in October.

Mr. Contant asked what the cost was to conduct the academy and how much money came from the Police Department budget and how much came from funding such as grants. Responding Chief Johnson stated that overtime occurs occasionally, depending on the size of the class and number of instructors necessary. He explained that if he only had one or two positions to fill, he did not see the value of running an academy session. Chief Johnson noted that once he had four or five positions to fill he felt it would be valuable for the Police Department to deliver its own core training. He stated that he was continuing to speak with the State legislature about the concept of State mandated training and the lack of State mandated funding to go along with it. Chief Johnson explained that he was continuing to have discussions with Delaware Technical and Community College to see how many of their resources could be harnessed for mutual interests.

Responding to Mr. Taylor, Chief Johnson stated that a lot of money went into session one of the academy due to the need to build the foundational piece of the training, but that session two was going much better. He explained that they currently had \$15,000 worth of overtime but that would be covered by the Criminal Justice Council (CJC) Grant the Police Department was approved for. Chief Johnson noted that they did not believe they were going to exceed any dollars that were not already covered from other funding sources.

Responding to Mr. Taylor, Chief Johnson stated that other municipalities had offered personnel to come in and assist with the training.

Responding to Mr. Taylor, Chief Johnson stated that when the equipment eventually wore out there would be some minor issues to be addressed, but they would be nominal compared to the cost of the first session. He noted that federal forfeiture funds were able to be used for the Police academies.

Mr. Sudler moved to recommend approval of the proposed Winter Police Academy and to grant the Police Chief authorization to conduct a police academy at his discretion after consulting with Council on when he plans to do so. The motion was seconded by Mr. Hare and unanimously carried.

By consent agenda, Mr. Neil moved for approval of the Committees' recommendation, seconded by Mrs. Arndt and carried by a unanimous roll call vote.

Mr. Neil moved for adjournment of the Legislative, Finance, and Administration Committee meeting, seconded by Mr. Hare and unanimously carried.

Meeting adjourned at 7:11 p.m.

Mr. Hare moved for adjournment of the Council Committee of the Whole meeting. The motion was seconded by Mr. Neil and unanimously carried.

Meeting adjourned at 7:11 p.m.

By consent agenda, Mr. Neil moved for acceptance of the Council Committee of the Whole Report, seconded by Mr. Anderson and carried by a unanimous roll call vote.

QUARTERLY REVENUE REPORT AS OF JUNE 30, 2021

Members were provided the Quarterly Revenue Reports as of June 30, 2021.

By consent agenda, Mr. Neil moved for acceptance of the Quarterly Revenue Report as of June 30, 2021, seconded by Mrs. Arndt and carried by a unanimous roll call vote.

REAPPOINTMENTS RECOMMENDED BY MAYOR CHRISTIANSEN

By consent agenda, Mr. Neil moved for approval of the following appointments. The motion was seconded by Mrs. Arndt and carried by a unanimous roll call vote.

Board of Adjustment - James Keller - Three-Year Term to Expire July 2024

Dover Housing Authority - Todd M. Stonesifer - Six-Year Term to Expire August 15, 2027

APPOINTMENT OF INTERIM CITY CLERK - JANELLA M. TAUCHUS (EFFECTIVE AUGUST 4, 2021)

Mr. Hare moved, in accordance with Section 4 - Temporary Upgrading of the Employee Handbook, that Ms. Janella M. Tauchus be appointed as the Interim City Clerk at the minimum starting salary of the position, effective August 4, 2021. The motion was seconded by Mr. Rocha and carried by a unanimous roll call vote.

RESOLUTION NO. 2021-19 - TRACI A. MCDOWELL

By motion of Mr. Neil, seconded by Mr. Hare, Resolution No. 2021-19 was unanimously adopted, as follows:

WHEREAS, on August 3, 1987, Traci A. McDowell began her career with the City of Dover's Finance Department serving as the Administrative Assistant until April 1998 when she joined the City Clerk's Office. Mrs. McDowell was appointed as the Assistant City Clerk and Assistant Treasurer on May 11, 1998. On May 17, 2006, Mrs. McDowell was appointed as the City Clerk and Assistant Treasurer. Mrs. McDowell will conclude her 34 years of exemplary service on August 3, 2021; and

WHEREAS, Mrs. McDowell has served in each of her positions with a high level of integrity and has been a model of professionalism who has met every new challenge head on. She has dedicated her career to assisting elected officials to make certain that their constituents receive the help they need and with her wealth of knowledge she has been an asset to every part of the City. Mrs. McDowell has been a transformative leader and continuously provided solid guidance to Council members and City Staff and has created a positive learning environment within the City Clerk's Office; and

WHEREAS, Mrs. McDowell has processed hundreds of ordinances and resolutions and has attended countless Council, Committee, Commission and Board meetings while providing accurate minutes. She has been instrumental in bringing the City Clerk's Office and Council into the 21st century by implementing electronic packets, the in-house broadcasting of meetings, and making information easily accessible to the public through the City's website while ensuring transparency. Also, during the COVID-19 pandemic, Mrs. McDowell developed processes that allowed citizens to participate in meetings virtually that would protect their health and wellbeing while guaranteeing they had the ability to be heard.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council recognize that Traci A. McDowell will be sorely missed and express their sincere appreciation to her and her family for the dedicated years of service and personal sacrifices made on behalf of the City of Dover, and wish her and her family success in all future endeavors.

BE IT FURTHER RESOLVED that the Mayor and Council direct the City Clerk to make this resolution a part of the permanent records of the City of Dover as a lasting symbol of appreciation and gratitude to Traci A. McDowell.

ADOPTED: JULY 26, 2021

On behalf of the Mayor and Council, Mayor Christiansen presented Mrs. McDowell with Resolution No. 2021-20, a Dover Cup, and City Plaque in recognition of her many years of service as the City Clerk.

Mr. Taylor stated that it had been an honor to serve with Mrs. McDowell.

Mr. Rocha echoed Mr. Taylor's sentiment and thanked Mrs. McDowell for her sharing her knowledge with him as a new Councilman.

Mr. Lindell thanked Mrs. McDowell for all of her help with constituent concerns and guiding him through the processes during his first few years as an elected official. He stated that her wisdom and accumulated experiences were going to be sorely missed.

Mr. Anderson stated that he remembered Mrs. McDowell from back when he started as a civilian member on the Parks, Recreation, and Community Enhancement Committee 20 years previous and she was very helpful then, even though it would have been easy to ignore a civilian member. He stated that Mrs. McDowell was always available for anyone if they had questions or needed help.

Mr. Anderson thanked Mrs. McDowell for putting her heart and soul into upgrading the City Clerk's Office into something wonderful and modern and setting a standard.

Mr. Boggerty stated that, even in this short time, it had been an honor. Since the first time he met Mrs. McDowell, she treated him with dignity and respect, but more importantly, she educated him on processes and she was going to be sorely missed.

Mr. Hare stated that he had known Mrs. McDowell for many, many years and it would be hard without her but he was sure that her successor would work hard to fill her shoes.

Mr. Sudler congratulated Mrs. McDowell on successfully completing the role of Director of the City Clerk's Office and wished her much success in her future endeavors.

Mayor Christiansen thanked Mrs. McDowell for all the years that she was instrumental in keeping him from violating FOIA and all the other guidance that she provided over their years serving together.

Mrs. McDowell stated that working for the City had been the adventure of a lifetime. She noted that there were so many people she would like to thank individually for their support, encouragement, wisdom and compassion, but the list was too long. Mrs. McDowell stated that it had been an honor to work with the many mayors and council members over the years and that she was grateful for the opportunity to learn from such a varied group of people and to be a part of many challenges and successes. She also thanked her husband, Craig, and her two sons, Tyler and Spencer, for being so supportive of her career throughout the years.

INTERIM CITY MANAGER'S ANNOUNCEMENTS

Mr. Harline stated that people could sign up for the City's electronic newsletter by going to www.cityofdover.com. He advised that they have budgeted money to send a member of the City to the Chamber of Commerce Leadership Central Delaware Program and because they missed the original deadline he nominated himself.

COUNCIL MEMBERS' ANNOUNCEMENTS

Mr. Anderson encouraged everyone to spread the word regarding no-cost medical, basic dental, and eye exams from August 1st - 9th. He noted that information is on the City's website and on www.doverirt.com. Mr. Anderson advised that the event would be at North Dover, South Dover, and Towne Point Elementary from 8:00 a.m. to 4:00 p.m. He encouraged people to look for their Neighborhood Watch in the Kirkwood area through Governors Avenue.

Mr. Boggerty invited Dr. Vilicia Cade, Capital School District Superintendent, to speak. Dr. Cade advised that she would be relocating to Dover and was in the process of meeting with the public. She noted that she has a 180-day entry plan that focuses on listening, learning, sharing, planning and then leading and she looks forward to a partnership with City Council.

Mr. Sudler wished Mr. Taylor and Mr. Anderson a happy birthday on July 29th.

Mr. Taylor moved for adjournment, seconded by Mr. Neil and unanimously carried.

Meeting adjourned at 8:37 p.m.

TRACI A. McDOWELL
CITY CLERK

All ordinances, resolutions, motions, and orders adopted by City Council during their Regular Meeting of July 26, 2021 are hereby approved.

ROBIN R. CHRISTIANSEN
MAYOR

/TAM

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COUNCIL COMMITTEE OF THE WHOLE

The Council Committee of the Whole Meeting was held on July 27, 2021 at 6:00 p.m., with Council President Sudler presiding. Members of Council present were Mr. Boggerty, Mr. Neil, Mr. Hare, Mrs. Arndt, Mr. Rocha, and Mr. Taylor. Mr. Anderson and Mr. Lindell were absent. Civilian members present for their Committee meetings were Mr. Contant (via WebEx) and Mr. Shevock (*Legislative, Finance, and Administration*).

COUNCIL COMMITTEE OF THE WHOLE

Adoption of Agenda

Mr. Rocha moved for adoption of the agenda, seconded by Mr. Neil and unanimously carried.

LEGISLATIVE, FINANCE, AND ADMINISTRATION COMMITTEE

The Legislative, Finance, and Administration Committee met with Mrs. Arndt presiding in the absence of Mr. Anderson.

Adoption of Agenda

Mr. Neil moved for adoption of the agenda, seconded by Mr. Shevock and unanimously carried.

Replacement of 2003 Pierce Lance Engines 3 and 6 (David Carey, Fire Chief)

Mr. David Carey, Fire Chief, reviewed the background and analysis regarding the evaluation of bids for the replacement of 2003 Pierce Lance Engines 3 and 6.

Staff recommended approval of the purchase of 2022 Pierce Enforcer Pumper.

Responding to Mr. Shevock, Chief Carey stated that as far as he was aware there had been no correspondence back from the other two companies they had sought to bid.

Responding to Mr. Neil, Chief Carey stated that two vehicles would be retired. He noted that normally they would sell the fire trucks to pay for new equipment but one of the trucks may have a blown engine so they were not sure if they would sell it as is or if they would fix it up to sell.

Responding to Mr. Neil, Chief Carey stated that they had not lost any capability for the City despite going from two trucks to one due to the fact that the rescue engine had an extra pump that could carry water that the previous engine did not.

Responding to Mr. Contant, Chief Carey stated that they had not applied for any grant money for the fire apparatus but they could look into it.

Responding to Mr. Taylor, Chief Carey stated that he would work with the City of Dover Grant Writer and the Fire Department Grant Writer to get financial assistance in this process.

Mr. Hare moved to recommend approval of staff's recommendation, seconded by Mr. Neil and unanimously carried.

Discussion of Regular Council Meeting Start Time (Councilman William Hare)

Mr. William Hare, Councilman Second District, reviewed the benefits of changing the start time of Regular Council Meetings from 7:30 p.m. to 6:30 p.m. He explained that the annual meeting would remain at 7:30 p.m. per the City of Dover Charter. Mr. Hare noted that Mr. David Anderson, Councilman Fourth District, had said that he was fine with changing to a 6:30 p.m. start time and would like his support included on the record.

The recommendation was to change the Regular Council Meeting start time to 6:30 p.m. beginning in September 2021.

Mrs. Arndt noted that Mr. Matthew Lindell, Councilman First District, had contacted her and expressed that he was not opposed to the 6:30 p.m. start time.

Mr. Neil moved to recommend approval of changing the Regular Council Meeting start time to 6:30 p.m. beginning in September 2021. The motion was seconded by Mr. Taylor and unanimously carried.

Evaluation of New Monthly Reports by the Mayor, Council President, and Members of City Council

Mr. Roy Sudler, Council President, explained that the monthly reports he had requested of the Mayor, Council President and Members of City Council were not mandatory and he asked that the Council members decide whether it was something they wanted to do moving forward.

Responding to Committee Members questions, Mr. Sudler advised the following:

- The reports would be presented at the first Council Committee of the Whole meetings of each month rather than at Council Meetings
- The reports could be presented either in written format or verbally
- The reports would be no longer than 3 minutes long
- If the representative has nothing to report, a report would not be required

Mr. Sudler moved to recommend that the new monthly reports by the Mayor, Council President, and Members of City Council be presented at the first Council Committee of the Whole meeting each month either written or verbally and would be limited to three (3) minutes in length. The motion was seconded by Mr. Hare and unanimously carried.

Mr. Hare moved for adjournment of the Legislative, Finance, and Administration Committee meeting, seconded by Mr. Neil and unanimously carried.

Meeting adjourned at 6:26 p.m.

SAFETY ADVISORY AND TRANSPORTATION COMMITTEE

The Safety Advisory and Transportation Committee met with Chairman Taylor presiding.

Adoption of Agenda

Mr. Sudler moved for adoption of the agenda, seconded by Mr. Boggerty and unanimously carried.

Dover Bicycle and Pedestrian Plan Update (Marilyn Smith, Executive Director, Dover/Kent County Metropolitan Planning Organization (MPO) and Leah Kacanda, Project Manager, Whitman, Requardt & Associates, LLP)

Ms. Marilyn Smith, Executive Director, Dover/Kent County Metropolitan Planning Organization (MPO) introduced Ms. Leah Kacanda, Project Manager, Whitman, Requardt & Associates, LLP.

Ms. Kacanda reviewed the background on the Dover Bicycle and Pedestrian Plan and the recommendations for the project.

Dover/Kent County Metropolitan Planning Organization (MPO) recommended adoption of the Dover Bicycle and Pedestrian plan as presented (plan was adopted by MPO Council on May 5, 2021).

Mr. Neil and Mr. Sudler stated that they would like to reroute a bicycle route that was currently in front of Bennie Smith Funeral Home. Mr. Sudler requested that when the MPO and Delaware Department of Transportation (DelDOT) looked into rerouting the bicycle route that an eight foot multi-use pad be used as the alternative.

Responding to Mr. Sudler, Mr. Taylor stated that there was no way to include changes to the delineator or to rerouting the bicycle path at the current time.

Ms. Kacanda stated that there was nothing binding in the plan presented and that there was a lot of flexibility when it came to designing the facility.

Mr. Matt Harline, Interim City Manager, stated that the Committee could add a note to the study and accept it with a note from staff or it would go back to the MPO for revision. He noted that accepting the plan did not mean they could not continue to pursue some changes to the Senator Bikeway as it currently was.

Responding to Mrs. Arndt, Mrs. Lisa Chase, Grant Writer, stated that the deadline to submit the Bicycle Friendly application had been extended to September 1, 2021.

Mr. Neil moved to recommend approval of the Dover/Kent County Metropolitan Planning Organization's (MPO) recommendation with the provision that the delineator discussion be revisited. The motion was seconded by Mr. Boggerty and unanimously carried.

Mr. Sudler moved to recommend that City Council declare the delineators on West Division Street, primarily in front of the Bennie Smith Funeral Home, undesirable, and potentially unsafe for that particular area and to instruct the City Manager and the Planning and Community Development Director to meet with DelDOT to discuss an alternative such as the multi-use eight foot asphalt pad.

Mr. Rocha requested that the motion be amended to include emergency vehicles.

Mr. Sudler moved to recommend that City Council declare the delineators on West Division Street, primarily in front of the Bennie Smith Funeral Home, undesirable, and potentially unsafe for that particular area and to instruct the City Manager and the Planning and Community Development Director to meet with DelDOT to discuss an alternative such as the multi-use eight foot asphalt pad. The motion was seconded by Mr. Rocha and unanimously carried.

Mr. Hare moved for adjournment of the Safety Advisory and Transportation Committee meeting, seconded by Mr. Neil and unanimously carried.

Meeting adjourned at 6:57 p.m.

Mr. Hare moved for adjournment of the Council Committee of the Whole meeting. The motion was seconded by Mr. Boggerty and unanimously carried.

Meeting adjourned at 6:57 p.m.

Roy Sudler Jr.
Council President

RS/JT/mr

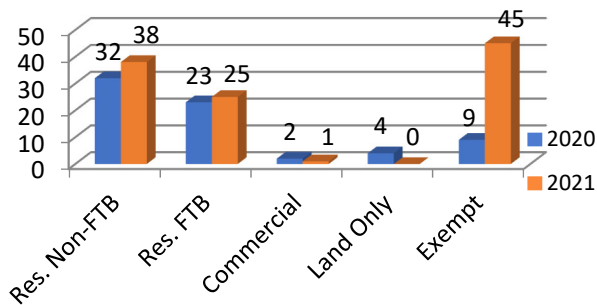
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Monthly Report June 2021

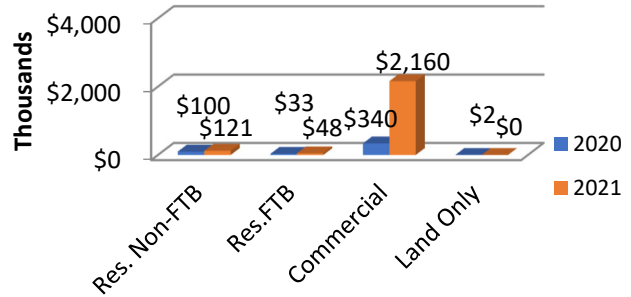


Office of City Assessor

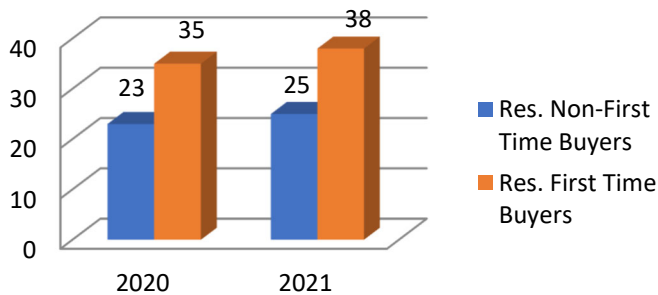
Number of Deeds Stamped for the Month of June 2020/2021



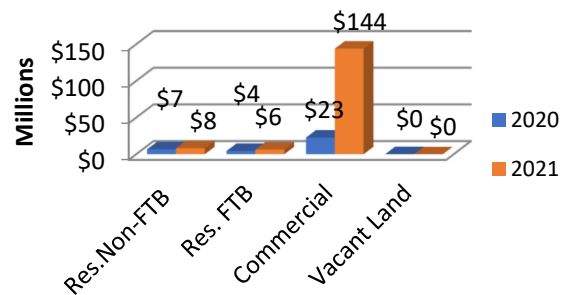
Transfer Tax Dollar Amount for the Month of June 2020/2021



First Time Buyer for the Month of June 2020/2021



June 2020/2021 Realty Property Sales in Dollars Received Prior to Recording



Major Updates

	April - 21	May - 21	June - 21
Assessment Change	\$228,300	- \$6,282,100	- \$4,712,800

Residential Sales Ratio Report

Sales in Study	Total Assessed Value	Total Sale Price	Ratio	PRD
55	\$9,664,000	\$12,762,700	0.76	1.03

Ratio – Assessed Value divided by Sale Price. **PRD – Mean** – A PRD above 1.03 tends to indicate assessment regressivity – high valued properties are under appraised relative to low valued properties. A PRD below .98 tends to indicate assessment progressivity – high valued properties are relatively over appraised.

Points of Interest

Scanning & Filing

- All new deeds are being scanned and attached to the CAMA software for easy retrieval.
- All appeal documents and correspondence are being scanned and attached to the CAMA software for easy retrieval.
- All old property record cards are being scanned and indexed into DocuWare.

Assessor's Office

- Preparing for the Fiscal Year 2021/2022 tax billing.

CITY OF DOVER
SALES RATIO REPORT

PARID	NBHD	LUC	ADDRESS	UNITS	STYLE	YRBL1	STORIES	SFLA	GRADE	CDU	TOTAL	APPR	SALE DT	PRI	Item #8.	R
ED05-057.17-01-06.00	18	R10	106 MILLCREEK DR	1	8	1990	2	1761	C+	AV	166,800		04-JUN-21	213,800		.8
ED05-057.17-01-21.00	18	R10	61 GRISTMILL DR	1	8	1991	2	1679	C+	AV	163,400		28-JUN-21	230,000		.71
ED05-057.17-01-22.00	18	R10	59 GRISTMILL DR	1	8	1991	2	1971	C+	AV	172,600		21-JUN-21	220,000		.78
ED05-057.17-02-34.00	18	R10	224 GRINDING WHEEL DR	1	8	1995	2	1911	C+	AV	171,600		04-JUN-21	220,000		.78
ED05-067.12-03-27.00	8	R10	957 SILVER LAKE DR	1	13	1987	2	1200	B	GD	156,800		21-JUN-21	195,000		.80
ED05-067.16-01-26.00	10	R10	622 N WEST ST	1	5	1963	2	1464	C+	AV	176,700		04-JUN-21	260,000		.68
ED05-067.16-01-33.00	10	R10	707 N WEST ST	1	5	1963	2	1575	C+	FR	143,600		02-JUN-21	265,000		.54
ED05-067.17-01-05.00	3	R10	53 N TURNBERRY DR	1	13	1979	2	2225	B-	AV	208,000		30-JUN-21	210,000		.99
ED05-067.17-01-25.00	3	R10	25 S TURNBERRY DR	1	13	1978	2	1831	B-	AV	195,800		25-JUN-21	256,000		.76
ED05-067.17-01-26.00	3	R10	27 S TURNBERRY DR	1	13	1978	2	2007	B-	AV	198,300		30-JUN-21	210,000		.94
ED05-067.17-01-56.00	3	R10	50 CARNOUSTIE RD	1	5	1976	2	2658	B-	AV	257,700		25-JUN-21	330,000		.78
ED05-067.17-02-19.00	3	R10	55 SHINNECOCK RD	1	5	1995	2	2262	B+	AV	230,500		15-JUN-21	330,000		.70
ED05-067.19-03-38.00	17	R10	2 PATRIOT DR	1	5	1987	2	2353	B-	AV	224,200		16-JUN-21	294,900		.76
ED05-067.20-01-07.00	10	R10	506 PEAR ST	1	2	1930	1	920	C	FR	92,300		30-JUN-21	159,900		.58
ED05-068.09-01-47.00	8	R10	124 OVERLOOK PL	1	6	1997	2	2376	B+	AV	248,100		16-JUN-21	367,000		.68
ED05-068.14-02-46.00	13	R10	388 NIMITZ RD	1	14	1965	1	1130	C	GD	158,200		03-JUN-21	249,000		.64
ED05-068.14-04-10.00	7	R10	147 SPRUANCE RD	1	13	1985	2	990	C-	PR	71,000		08-JUN-21	112,000		.63
ED05-068.14-06-59.00	7	R10	7 FAIR WIND PL	1	13	1992	2	1328	C	AV	127,700		22-JUN-21	145,000		.88

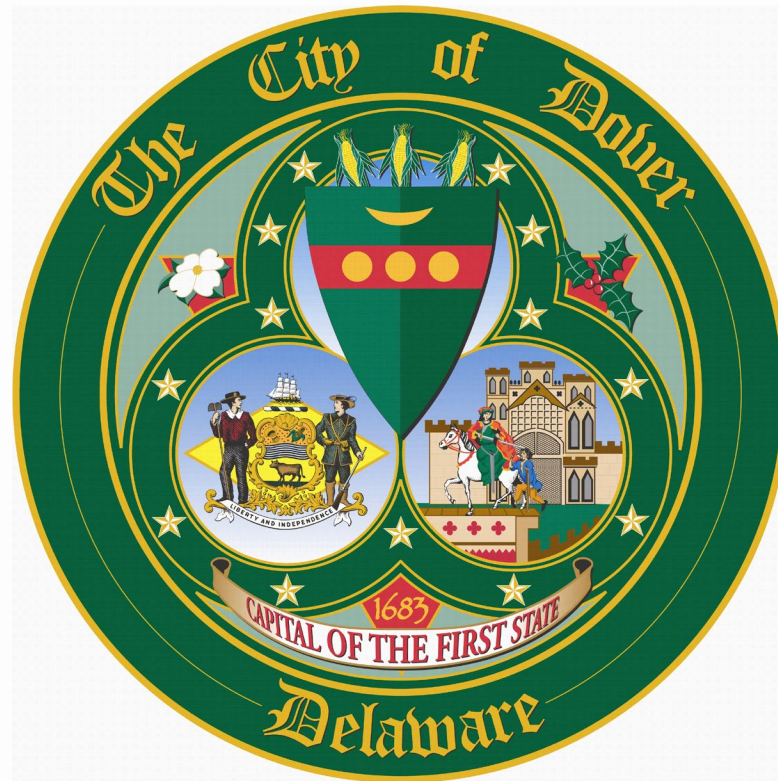
CITY OF DOVER
SALES RATIO REPORT

PARID	NBHD	LUC	ADDRESS	UNITS	STYLE	YRBLT	STORIES	SFLA	GRADE	CDU	TOTAL APPR	SALE DT	PRIC	Item #8.	R
055															
ED05-068.15-03-56.00	6	R10	1431 HOPKINS AVE	1	14	1995	1	1232	C	AV	173,600	15-JUN-21	278,500		.62
ED05-068.15-04-06.00	6	R10	204 TEA PARTY TRL	1	13	2009	2	2016	B-	AV	193,200	25-JUN-21	252,000		.77
ED05-068.18-04-54.00	7	R10	1104 E DIVISION ST	1	14	1953	1	1464	C	AV	170,700	02-JUN-21	190,000		.90
ED05-068.18-05-45.00	7	R10	48 GREENHILL AVE	1	14	1950	1	1381	C	GD	168,900	25-JUN-21	195,000		.87
ED05-068.19-05-85.00	14	R10	218 THORNTON ST	1	13	2006	2	2190	C+	GD	187,000	11-JUN-21	240,000		.78
ED05-068.19-06-08.00	6	R10	444 NOB HILL RD	1	1	2017	2	1920	B-	AV	233,600	11-JUN-21	276,600		.84
ED05-068.20-01-44.00	14	R10	207 THORNTON ST	1	13	2007	2	2390	C+	GD	197,700	03-JUN-21	252,500		.78
ED05-075.08-01-39.00	3	R10	233 FALMOUTH WAY	1	5	1999	2	2040	B-	AV	226,500	10-JUN-21	310,000		.73
ED05-076.03-01-08.00	14	R10	16 LESTER CT	1	3	2006	1.5	1801	C+	AV	197,500	29-JUN-21	275,000		.72
ED05-076.03-02-09.00	14	R10	263 E SHELDRAKE CIR	1	8	2007	2	1855	C+	AV	169,200	24-JUN-21	231,000		.73
ED05-076.03-04-46.00	11	R10	316 GILLIBROOK LN	1	14	2007	1	1924	B+	AV	241,700	10-JUN-21	320,000		.76
ED05-076.05-02-57.00	14	R10	165 STONEY DR	1	3	1987	1	1671	C	VG	199,000	18-JUN-21	232,000		.86
ED05-076.05-03-70.00	14	R10	110 STONEY DR	1	8	1989	2	1665	C+	GD	165,300	15-JUN-21	220,000		.75
ED05-076.05-04-01.002	102	R50	36 COURTSIDE DR	1	20	1978	1	1008	C-	AV	46,900	11-JUN-21	63,500		.74
ED05-076.05-04-01.031	102	R50	9 PAR HAVEN DR	1	20	1978	1	732	C-	AV	45,400	10-JUN-21	30,000		1.51
ED05-076.06-06-23.00	2	R10	136 HAMPTON DR	1	13	1984	2	1200	C-	AV	114,800	11-JUN-21	170,000		.68
ED05-076.06-07-37.00	17	R10	8 RUTHERFORD CT	1	8	1992	2	1564	C	AV	162,100	16-JUN-21	205,000		.79
ED05-076.07-02-07.00	17	R10	3 PEWTER CT	1	5	1988	2	2078	B-	AV	226,300	30-JUN-21	310,000		.73
ED05-076.08-06-37.00	9	R20	420 W DIVISION ST	2	5	1920	2	1356	C-	FR	90,200	17-JUN-21	130,000		.69
ED05-076.10-01-12.00	16	R10	11 S INDEPENDENCE BLVD	1	5	1988	2	1916	C	GD	197,200	08-JUN-21	232,000		.85
ED05-076.10-02-32.00	16	R10	1514 FAWN ST	1	5	1989	2	2044	C+	GD	220,100	16-JUN-21	294,600		.75
ED05-076.10-03-49.00	16	R10	1425 WOODMILL DR	1	8	1991	2	1453	C	AV	141,100	01-JUN-21	189,900		.74
ED05-076.13-02-45.00	14	R10	147 THAMES DR	1	13	1996	2	1986	C+	AV	152,800	01-JUN-21	180,000		.85
ED05-076.13-04-11.00	14	R10	238 NORTHDOWN DR	1	13	1999	2	1848	C+	AV	145,300	11-JUN-21	196,000		.74
ED05-076.13-04-21.00	14	R10	260 NORTHDOWN DR	1	13	2001	2	1848	C+	AV	148,400	29-JUN-21	220,000		.67
ED05-076.20-01-70.00	5	R10	906 WESTVIEW TER	1	5	1961	2	1548	C+	AV	192,300	15-JUN-21	257,600		.75
ED05-076.20-04-24.00	5	R10	950 WESTVIEW TER	1	16	1990	1	1932	C+	AV	188,300	30-JUN-21	285,000		.66
ED05-077.13-02-45.00	4	R10	51 SACKARACKIN AVE	1	5	1941	2	1738	C	FR	164,400	18-JUN-21	279,000		.59
ED05-077.17-02-15.00	5	R10	924 SUNSET TER	1	16	1959	1	1846	C+	AV	176,400	18-JUN-21	222,000		.79
ED05-077.17-02-19.00	5	R10	954 SUNSET TER	1	5	1954	2	1536	C+	AV	207,400	28-JUN-21	260,000		.80
ED05-077.17-03-31.00	4	R10	1075 S BRADFORD ST	1	5	1945	2	2386	C	AV	211,500	30-JUN-21	225,000		.94
ED05-085.06-01-46.00	11	R10	211 CANAL ST	1	5	2005	2	2276	B	AV	257,100	30-JUN-21	300,000		.86

CITY OF DOVER
SALES RATIO REPORT

PARID	NBHD	LUC	ADDRESS	UNITS	STYLE	YRBL	STORIES	SFLA	GRADE	CDU	TOTAL	APPR	SALE DT	PRI	Item #8.	R
ED05-085.08-01-06.00	12	R10	720 HOLLY DR	1	16	1963	1	1704	C+	GD	189,900		25-JUN-21	279,900		8
ED05-085.08-01-59.00	12	R10	524 WESTWOOD DR	1	5	1964	2	1934	B-	AV	207,000		15-JUN-21	285,000		.73
ED05-085.08-02-56.00	12	R10	488 FIDDLERS GRN	1	14	1964	1	1660	C	AV	174,600		30-JUN-21	275,000		.63
ED05-085.12-01-27.00	12	R10	245 KESSELRING AVE	1	5	1964	2	1802	C+	AV	164,200		25-JUN-21	241,000		.68
LC05-068.00-01-34.00	6	R10	2389 WHITE OAK RD	1	2	1960	1	1200	C-	FR	153,100		17-JUN-21	92,000		1.66

CITY COUNCIL COMMUNITY ENHANCEMENT FUND REPORT



JUNE 2021

CITY COUNCIL COMMUNITY ENHANCEMENT FUND
JULY 1, 2020 - AUGUST 8, 2021
100-10-12-99-000-53037

Current Balance		-	\$13,650.00				
BUDGETED AMOUNT		COMMUNITY ENHANCEMENT FUND - \$2,500 FOR EACH COUNCIL MEMBER PER DISTRICT AND \$5,000 FOR THE AT-LARGE COUNCIL MEMBER. THE PURPOSE OF THE FUND IS TO ALLOW MEMBERS TO CONTRIBUTE FUNDS TO A SMALL PROJECT OR COMMUNITY NEEDS IN EACH DISTRICT.					\$25,000.00
TOTAL							\$25,000.00
DATE	COUNCIL SPONSOR	VENDOR	DESCRIPTION	P.O. #/ INVOICE #	TOTAL CHARGES	YEAR TO DATE	BALANCE
07/01/20	Anderson	P.R.I.D.E	Councilman Anderson authorized the designation of \$250.00 of his community enhancement funds to the House Of Pride for installation of a handicap ramp	Email from David Anderson dated 06/30/2020 and letter from Marion Lott, P.R.I.D.E, dated 06/30/2020	250.00	250.00	24,750.00
07/01/20	Anderson	Inner City Cultural League	Councilman Anderson authorized the designation of \$1000.00 of his community enhancement funds to the Inner City Cultural League for their performance arts program	Email from David Anderson dated 06/30/2020 and letter from Katrina Stroud, ICCL, dated 06/30/2020	1,000.00	1,250.00	23,750.00
08/12/20	Anderson	Team Rubicon	Councilman Anderson authorized the designation of \$350.00 of his community enhancement funds to Team Rubicon for Emergency Management Meal	Email from David Anderson dated 08/12/2020	350.00	1,600.00	23,400.00

08/21/20	Anderson	Demco Inc.	Councilman Anderson authorized the designation of \$150.00 of his community enhancement funds to Demco Inc. for back to school supplies	Email from David Anderson dated 08/19/2020 and letter from Desiree Wilson, Demco, dated 08/17/2020	150.00	1,750.00	23,200.00
08/21/20	Cole	Team Rubicon	Councilman Cole authorized the designation of \$500.00 of his community enhancement funds to Team Rubicon for Emergency Management Meal	Email from Scott Cole dated 08/21/2020	500.00	2,250.00	22,750.00
09/16/20	Neil	Central Delaware Habitat for Humanity	Councilman Neil authorized the designation of \$100.00 of his community enhancement funds to CDHFH	Email from Fred Neil dated 09/07/2020 and letter from Dylan Grimes CDHFH dated 09/16/2020	100.00	2,350.00	22,650.00
12/18/20	Slavin	Code Purple Kent County	Councilman Slavin authorized the designation of \$1000.00 of his community enhancement funds to Code Purple Kent County for new freezers	Email from Tim Slavin dated 12/18/2020 and letter from Ennio Emmanuel CPKC dated 12/17/2020	1,000.00	3,350.00	21,650.00
12/18/20	Anderson	Code Purple Kent County	Councilman Anderson authorized the designation of \$500.00 of his community enhancement funds to Code Purple Kent County for food truck distribution routes	Email from David Anderson dated 12/18/2020 and letter from Ennio Emmanuel CPKC dated 12/17/2020	500.00	3,850.00	21,150.00

03/15/21	Rocha	Tracy Palmer Ministries, Inc.	Councilman Rocha authorized the designation of \$500.00 of his community enhancement funds to Tracy Palmer Ministries, Inc. to fund community events and the food pantry	Email from Gerald Rocha, Sr. dated 03/12/2021 and letter from Tracy Palmer dated 03/09/2021	500.00	4,350.00	20,650.00
03/24/21	Sudler	Tracy Palmer Ministries, Inc.	Councilman Sudler authorized the designation of \$1000.00 of his community enhancement funds to Tracy Palmer Ministries, Inc. to fund community events (community health and well-being initiatives)	Email from Roy Sudler, Jr. dated 03/23/2021 and letter from Tracy Palmer dated 03/09/2021	1,000.00	5,350.00	19,650.00
05/17/21	Rocha	Sankofa	Councilman Rocha authorized the designation of \$1000.00 of his community enhancement funds to Inner City Cultural League to fund community events and outreach	Email from Gerald Rocha, Sr. dated 05/17/2021 and a letter submitted by Katrhina Stroud dated April 22, 2021	1,000.00	6,350.00	18,650.00
05/26/21	Boggerty	Tracy Palmer Ministries, Inc.	Councilman Boggerty authorized the designation of \$500.00 of his community enhancement funds to Tracy Palmer Ministries, Inc. to fund community events and the food pantry	Email from Andre Boggerty dated 05/23/2021 and letter from Tracy Palmer dated 04/14/2021	500.00	6,850.00	18,150.00
05/26/21	Boggerty	Dover Interfaith Mission for Housing	Councilman Boggerty authorized the designation of \$1000.00 for refrigerator repairs and utility costs to Dover Interfaith Mission for Housing	Email from Andre Boggerty dated 05/26/2021 and letter from Jeanine Kleimo dated 05/25/2021	1,000.00	7,850.00	17,150.00

05/26/21	Boggerty	Hope Foundation	Councilman Boggerty authorized the designation of \$1000.00 for Community events and youth programs for the HOPE Foundation	Email from Andre Boggerty dated 05/26/2021 and letter from Gregg Bunkley dated 05/24/2021	1,000.00	8,850.00	16,150.00
05/26/21	Boggerty	Vines Community Project	Councilman Boggerty authorized the designation for \$1500.00 for education and prevention resources and activity costs for the Vines Community Project	Email from Andre Boggerty dated 05/26/2021 and letter from Rev. Carol E. Harris	1,500.00	10,350.00	14,650.00
06/09/21	Rocha	Central Delaware Habitat for Humanity	Councilman Rocha authorized the designation of \$1000.00 to the Central Delaware Habitat for Humanity for the Fourth Annual Hearts 4 Homes fundraiser to build six new Habitat Homes in Downtown Dover	Email from Gerald Rocha, Sr. dated 06/09/2021 and letter from Dylan Grims dated 05/12/2021	1,000.00	11,350.00	13,650.00
						11,350.00	13,650.00

CITY COUNCIL - FY 20/21

Budgeted Amount	District	Council Sponsor	YTD Expenditures	Balance
5,000.00	At-Large	Slavin/Boggerty	5,000.00	0.00
2,500.00	1st District	Lindell	0.00	2,500.00
2,500.00	1st District	Rocha	2,500.00	0.00
2,500.00	2nd District	Hare	0.00	2,500.00
2,500.00	2nd District	Taylor	0.00	2,500.00
2,500.00	3rd District	Cole/Arndt	500.00	2,000.00
2,500.00	3rd District	Neil	100.00	2,400.00
2,500.00	4th District	Anderson	2,250.00	250.00
2,500.00	4th District	Sudler	1,000.00	1,500.00
TOTAL			11,350.00	13,650.00

CITY MANAGER'S MONTHLY REPORT



June 2021

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City of Dover

Customer Services Department

Major Program Updates	Jun 2021	Jun 2020	Difference	FY 2021	FY 2020
				Year-to-Date	Year-to-Date
Number of Customers Served	22,137	22,975	(838)	\$ 263,469	272,451
Final Bills	474	392	82	\$ 5,566	5,987
Estimated Bills	199	206	(7)	\$ 4,335	2,265
Penalties Posted	5,299	\$ -	5,299	\$ 64,651	\$ 65,684
Extensions of Credit - Amount Extended	89,850	\$ 114,865	(25,015)	\$ 1,727,263	\$ 1,371,078
Balance Transfers	19,985	\$ 4,367	15,618	\$ 210,007	\$ 217,557
Utility Collections	28,098	\$ 21,588	6,509	\$ 227,676	\$ 341,732
Miscellaneous Bill Payments	453,211	\$ 42,505	410,706	\$ 4,575,109	\$ 1,749,988
Taxes Levied	117,085	\$ 78,570	38,514	\$ 14,402,752	\$ 14,274,286
Tax Billing Adjustments	(4,456)	\$ 44,350	(48,806)	\$ 90,988	\$ 139,747
Total Taxes Collected	60,700	\$ 40,395	20,305	\$ 14,441,811	\$ 14,331,507
Taxes Outstanding	51,929	\$ 82,526	(30,597)	\$ 51,929	\$ 82,526
Write Off Request	-	\$ -	-	\$ 118,674	\$ 577,279
Write Off - ICS contract adjustments	-	\$ -	\$ -	\$ 2,905	804

JAN - JUNE 2021 TOTALS	City of Dover Daily Totals Comparison	JAN - JUNE 2020 TOTALS	DIFFERENCE
\$ 1,275,667.84	Planning & Inspection - Payment Postings	\$ 862,904.84	\$ 412,763.00
\$ 53,509,320.47	Customer Service - Payment Postings	\$ 51,349,053.25	\$ 2,160,267.22
\$ 54,784,988.31	***Total ALL Payments	\$ 52,211,958.09	\$ 2,573,030.22

Jan. – June 2021 continues to show an increase in Customer use of automated payment options as compared to the same time period in 2020. Automated payment options include credit / debit card payments made through our online portal and phone pay system as well as lockbox, and auto draft options. Overall revenue collections have increased. Planning and Inspection revenue collections have increased by 48% as compared to the same period in 2020. Revenue collections for utilities and real estate taxes continue to improve.

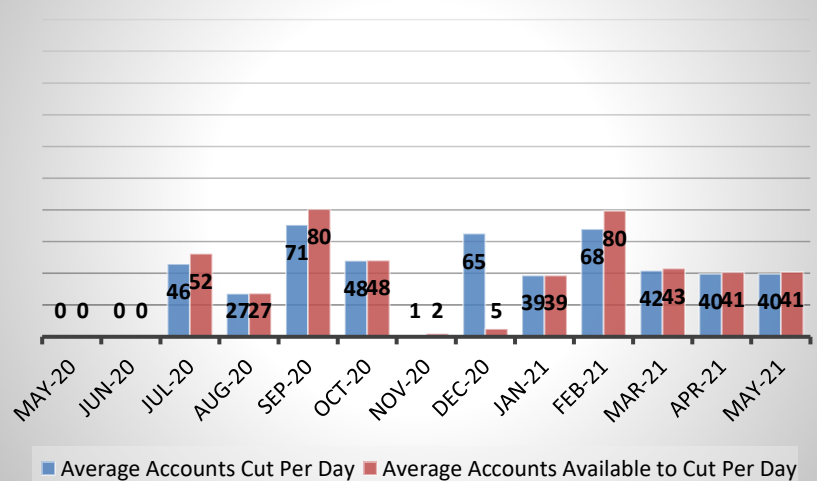
-Note-

Due to COVID-19 utility account disconnections were limited per the State of Emergency Orders, Staffing and Weather limitations from March 2020 – February 2021.

**Total All Delinquent Accounts as of
June 30, 2021 = 2115, \$442,731.22**
(DAFB Properties payment not received)

**Total Collected through disconnections for
June 2021 = 424, \$114,238.41**

Average Disconnects



ELECTRIC DEPARTMENT

Item #10.

Electric Divisions

System Peak		Total System Load		Month	outages	customers	Number of New Services	
Sep 19	150.74	Sep 19	67,274	May 19	3	148	May 19	18
Oct 19	150.16	Oct 19	57,886	Jun 19	11	418	Jun 19	23
Nov 19	98.35	Nov 19	55,732	Jul 19	15	4,066	Jul 19	8
Dec 19	104.57	Dec 19	60,552	Aug 19	9	335	Aug 19	16
Jan 20	103.57	Jan 20	60,649	Sep 19	5	225	Sep 19	15
Feb 20	98.58	Feb 20	54,412	Oct 19	7	386	Oct 19	15
Mar 20	92.30	Mar 20	54,764	Nov 19	7	61	Nov 19	14
Apr 20	82.01	Apr 20	49,236	Dec 19	2	1,325	Dec 19	4
May 20	114.40	May 20	52,403	Jan 20	4	78	Jan 20	15
Jun 20	143.64	Jun 20	66,905	Feb 20	4	2,120	Feb 20	16
Jul 20	155.89	Jul 20	82,800	Mar 20	3	1,518	Mar 20	24
Aug 20	153.38	Aug 20	76,230	Apr 20	3	76	Apr 20	6
Sep 20	142.05	Sep 20	61,833	May 20	3	181	May 20	2
Oct 20	102.70	Oct 20	55,494	Jun 20	11	2,828	Jun 20	19
Nov 20	95.03	Nov 20	52,898	Jul 20	19	536	Jul 20	10
Dec 20	103.07	Dec 20	60,904	Aug 20	16	13,167	Aug 20	17
Jan 21	103.85	Jan 21	62,356	Sep 20	5	3551	Sep 20	16
Feb 21	103.54	Feb 21	58,116	Oct 20	5	738	Oct 20	8
Mar 21	96.05	Mar 21	56,803	Nov 20	7	3,230	Nov 20	12
Apr 21	106.06	Apr 21	52,494	Dec 20	0	0	Dec 20	15
May 21	135.17	May 21	56,801	Jan 21	1	2	Jan 21	9
Jun 21	156.90	Jun 21	69,150	Feb 21	3	1518	Feb 21	7
				Mar 21	4	568	Mar 21	20
				Apr 21	4	1,287	Apr 21	14
				May 21	9	733	May 21	6
				Jun 21	10	736	Jun 21	40

Electric Monthly Outage Report

The annual outage goal will be less than 295 minutes per customer, which is a Delaware Standard. This will be measured by calculating the System Average Interruption Duration Index.

FY 21 YTD	FY 20	FY 19
347.76	45.25	28.61

Outages		Average Response Time <i>Goal is less than 30 minutes</i>	
Month	Year-to-date	Month	Year-to-date
10	82	26.7 Minutes	28.79 Minutes

PROGRAM UPDATES	JUNE 21	JUNE 20	FY21 YTD
Tree Trimming	255	216	2,836
Number of Oil Releases	0	0	1
Lost Time Accidents – All Electric Utility Divisions	0	0	1
New Services	40	19	

Fleet & Facilities Management Monthly Report

JUNE 2021

Fleet Maintenance

PM Work Orders Completed: **44**
 Other Work Orders: **86**
 Total Work Orders: **130**
 PM Hours: **107.5**

Number of Tire Repairs: **25**
 Repair Hours: **271**
 Fabrication Hours: **2**

Number of Road Repairs: **5**
 Road Repair Hours: **4.5**
 Misc. Hours: **-54.5**

of Scheduled PM's: **25**

of PM's Completed: **44**

Major Program Updates

MEASURE	JUNE 2021	JUNE 2020	DIFFERENCE
Fleet Maintenance - Completed PM appointments vs scheduled PM's <i>(Quantity and Percentage)</i>	44 out of 25 176.00 %	39 out of 25 156.00 %	20.00 %
<u>Facilities Maintenance</u>			
Facilities - Routine work orders completed within 5 days <i>(Quantity and Percentage)</i>	53 out of 72 73.61 %	18 out of 27 66.67 %	6.94 %
Facilities - Emergency work orders completed within 2 days <i>(Quantity and Percentage)</i>	5 out of 5 100.00 %	7 out of 9 77.78 %	22.22 %

Facilities:

Total Work Orders Written in June: **77**

Total Work Orders Completed in June: **98**
 (includes previous month's W/O that were incomplete)



Grant Writer's Report for City Council Meeting Respectfully submitted by Lisa Chase, MA, MBA, Grant Writer

The following work was completed in June 2021

- Established Board of Directors for 501c3, finalized good working drafts of mission statement, articles of incorporation and bylaws. Planning board met on June 24, 2021.
- Wrote letters of support for Bicycle Friendly Community application for Senators Paradee and Sokola, and Representative Lynn to sign. Also drafted letter for Officer Anthony Smith, PAL for his signature.
- Worked on Bicycle Friendly Community Application, which involved extensive interviews with key stakeholders.
- Completed and submitted a grant for downtown Wi-Fi to T-Mobile Hometown Grant process. Was able to get letters of support from Senator Paradee, Representative Lynn and U.S. Senator for Delaware – Senator Coons.
- Began researching and writing background information on City of Dover departments, by reviewing monthly and annual reports.
- Performed research for funding opportunities for City of Dover projects.
- Wrote and mailed letters of inquiry to Delaware private funders for guidance on application process. Invited to apply for the accessible playground once we get our 501c3 status obtained.
- Followed up with requests to Senate Appropriations Committee

(Update – information received July 2, 2021. Three of the projects – the Dover Park Building, the Garrison Oak Substation and the Water Quality project were approved by Senator Carper's office. They made the first cut, and now must make it through the appropriations process. The Garrison Oak Substation and the Dover Park Building were also approved by Senator Coons. Because the Dover Park Building received substantial state funding through the approved 2022 Bond Bill, we asked our senate congressional delegation to remove that from the federal appropriations process. This represents \$6,000,000 in potential funding).

Training/Webinars/Grant Information

- Attended webinar on funding for city park.

Total Grant Funding Secured since July 2020: \$68,574

Submitted Grants to-date*:

*For a full list of all grant submissions since July 2020, please contact Lisa Chase for more information.

Name	Type of Request	Department	Program Area	Status	Ask Amount	Match
T-Mobile Hometown Grant Competition	Grant	Information and Technology	Downtown Wifi	Submitted	\$49, 280	NA
AARP Community Challenge Grant	Grant	City Clerk's Office	Meeting System	DENIED	\$9,051.00	In-Kind - Staff

FireHouse Subs Foundation	Grant	Fire Marshal's Office	Protective Turnout Gear – four complete sets	Submitted May 2021	\$13,000	No Should hear back in July.
M & T Bank Foundation	Grant	Parks and Recreation	Parks Projects	1/11/2021	\$75,000	
USDA Rural Development Grant	Grant	Downtown Dover Partnership	Revolving Loan Fund	March 2021	\$30,000	\$2,500
Senate Appropriations FY22						
1# Water	Congressional. – Directed Spending	Water/Wastewater	Water Quality and Expansion	5/27/2021	\$1,000,000	\$1,000,000
#2 Planning	Congressional.– Directed Spending	Planning	Garrison Oak Kent Aeropark	5/27/2021	\$4,750,000	-0-
#3 Utilities	Congressional. – Directed Spending	Utilities	Garrison Oak Substation	5/27/2021	\$5 mil	\$2,000,000
# 4 Parks and Recreation	Congressional. – Directed Spending	Parks and Recreation	Dover Park Building	5/27	\$475,000	\$475,000
#5 Dover Police Department	Congressional. – Directed Spending	Dover Police Department	Expansion of Outdoor Camera Network – 40 cameras	5/27	\$600,000	\$156,000
# 6 Dover Post Office Reuse	Congressional. – Directed Spending	Planning Department	Reuse Plan for Dover Post Office	5/27	\$262,500	\$87,500
Total requests for Senate Congressionally-Directed Spending					\$12,087,500	

Grant applications in Process

Name	Type of Request	Department	Program Area	Status	Ask Amount	Notes
CSX Community Grant	Grant	Planning	Fire Marshal's Office	In Process	\$7,600	Turnout Gear
Economic Development Administration	Grant	Planning	Dover Post Office Reuse Plan	In Process	\$240,000	Match would be \$60,000. Department of Planning needs to secure the match.
Leary Firefighter Foundation	Grant	Planning	Fire Marshal's Office	In Process	\$7,600	Turnout Gear

Other Application in Process

Name	Type of Request	Department	Program Area	Status	Ask Amount	Notes
Bicycle Friendly community application	Renewal for Bronze Status	Planning and Parks and Recreation	Bicycle Friendliness	In Process	NA	Deadline has been extended to the end of August for ALL applicants

June 2021

During the month of June, items that required the Director's attention included, assisting the surviving spouse with a pension application, attending Active Shooter Training, job shadowing and attending a workers compensation annual stewardship meeting. Labor agreements were reached with DOE and FOP. Focus will now turn to educating management on the changes and implementing the changes. The IBEW labor negotiations continue with hopes of reaching an agreement in the very near future. With the departure of the prior City Manager, the Director has begun participating in the employee Diversity and Inclusion meetings. A group of employees represented the City at the African American Festival on Saturday, June 26. With labor contract negotiations coming to a conclusion, focus can be directed towards other matters. For example, Diversity and Inclusion initiatives, continued work on the Personnel Policy and planning employee functions.

In the month of June Human Resources Coordinator processed five new hires/promotions for the City of Dover and assisted with the contract negotiations for DOE and FOP. HR also attended two days of training webinars related to HR for Tyler/Munis with an anticipated live date of October 2021. Staff created documents for potential new city policies and began organization on a blood drive set up for the City of Dover. HR also rolled out Couch to 5K Run-Walk to support childhood cancer month. The event will take place at the Dover Police Department and proceeds from this event will be split between the Ronald McDonald House of Delaware and the Police Athletic League of Dover.

Sexual Harassment Prevention Training was held in the month of June for newly hired employees. An email was sent to department heads informing them of the online training sessions for managers and in person training for non-managers.

Category	June 2020	June 2021
Caucasian*	296	309
Minorities*	78	83
Hired	5	5
Terminated/Resigned/Retired/Other	2	5
Transferred/Promoted	3	7
Jobs Posted	3	6
Workers Comp. Injuries	1	1
Workers Comp. Hours	11	298

*368 Full-time Employees: Part-time Employees: 24 (3 Pitts Center, 1 Recreation, 17 Library, 2 Police Department, 1 Central Services)

-Numbers do not reflect, temporary, seasonal, relief fire dispatchers, committee or council members.

Recruitment Information (June)

Position	Total Apps	In Dover	Out of Dover	Unknown	American Indian/Alaskan Native	Asian	Black/African American	Native Hawaiian/Other Pacific Islander	Two or More Races	White	Unknown	Hispanic/Latino	Not Hispanic/Latino	Unknown	Male	Female	Unknown
Evidence Technician	98	29	69	0	0	1	20	0	7	54	16	9	72	17	35	63	0
Library Assistant	19	9	10	0	0	1	2	0	0	9	7	0	13	6	1	18	0
Motor Equipment Operator II	2	1	1	0	0	0	1	0	0	1	0	0	2	0	2	0	0
Field Service Rep	1	1	0	0	0	0	0	0	0	1	0	0	1	0	0	1	0
Laborer II	3	2	1	0	0	0	0	0	0	2	1	0	2	1	3	0	0
Motor Equipment Operator III	2	1	1	0	0	0	1	0	0	1	0	0	2	0	2	0	0

HUMAN RESOURCES (Continued)

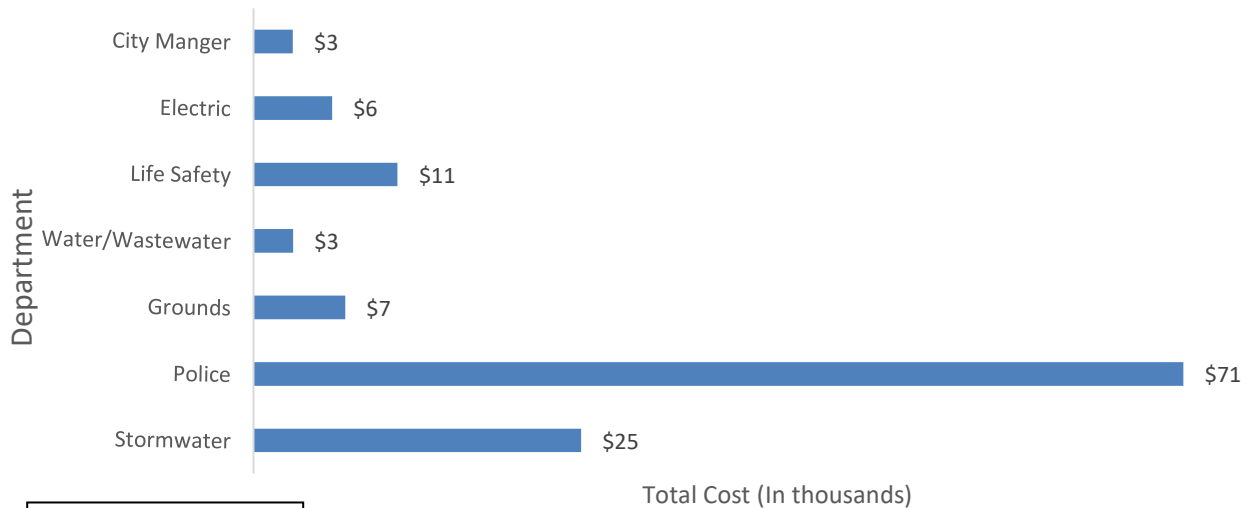
Item #10.

Open or Currently Recruiting*

Open or Currently Recruiting by Dept.	June 2020	June 2021
Electric	5	2
Public Works	7	2
Police	9	7
Water Wastewater	5	3
All Other Departments	14.5	10.5
Totals	40.5	24.5

*Not used for Budgeting Purposes

Workers Compensation Cost Calendar Year 2021



Total: \$126,000

Information Technology Department
June 2021
Larry Josefowski, Director

We are continuing our narrative approach for another month.

Incident tracking: New incident tracking system went active on July 1st. This will be a simpler, internal process that we hope will allow us to capture more of the work that is done, especially “casual” requests. We hope this will allow us to build a better knowledge base and provide a way for IT staff and others to better troubleshoot issues. The current system is

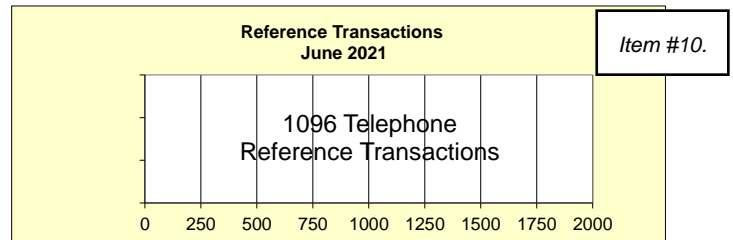
Network Security (External): IT conducted a tabletop exercise sponsored by Conner Strong in early June. Key takeaways were the need to include more people in the exercise, develop an up to date response plan, defining areas of responsibilities, and to contact our insurance team early in the process, as they will likely handle communication with any agent that would harm our data. We’ve acquired a draft template, but we also continue to implement, upgrade, or put policies in effect to increase our cybersecurity posture.

For the June reporting period, we had over 5,000 “low level” attempts at finding security vulnerabilities in to our network and 74 more serious attempts, which included 3 blocked virus and 21 malicious or known attacks detected on traffic into our network.

Network Security (Internal) Several steps were taken to increase the security of the network, such as new policies that limited key vectors of attack. We also are communicating any of these changes in advance. Many of these changes were in anticipation of changing requirements of our cybersecurity insurance, as they require proactive steps be taken to continue the policy. While many have been “behind the scenes”, the requirement to use Multifactor Authentication for all City Email users will not. This will require those receiving city mail to have an additional security application on a cell phone or tablet.

We continue to engage the Cybersecurity and Infrastructure Security Agency from the Department of Homeland Security. Initial planning is for a series of assessments and reviews, with a more focused tabletop exercise being scheduled for January that we hope to include some of the other infrastructure teams in the city.

Hardware Vulnerability: Assessments of the network infrastructure have been completed. Much of the existing hardware infrastructure (the routers and switches that connect our computers) is either at the end of its supported life, or it will go end of life this year. Budgeted capital resources could not be spent in the fiscal year due to computer chip shortages, but we did get approval to carry this project into the next fiscal year, and key equipment replacements were identified, and have been ordered. We also replaced the oldest piece of equipment in the city, a 21-year-old router. It would have been an extremely vulnerable piece of equipment to attack, but we were able to replace it for less than \$300.



The Library closed on March 14, 2020 due to the COVID 19 outbreak

Circulation	June '21	FYTD '21	June '20	FYTD '20
Dover Residents	9,986	69,609	2,288	156,571
E-Books	3,440	43,414	3,822	41,892
Kent Residents Total -	6,237	37,888	1,348	82,909
~Harrington	13		4	
~Milford	36		3	
~Smyrna	367		112	
~Unincorporated Kent Co.	5,821		1,229	
Non-County Residents	1,150	6,838	244	17,303

New Registrations

Dover Residents	217	1,254	60	2,514
Kent Residents Total -	59	145	61	668
~Harrington	0		0	
~Milford	0		0	
~Smyrna	2		0	
~Unincorporated Kent Co.	57		61	
Non-County Residents	3	4	0	32

Registered Library Users as of 06/30/21

City of Dover Residents	19,341
Kent County Residents	6,215
Sussex County Residents	280
New Castle Co. Residents	365
Out of State	21
TOTAL	26,222

Registered Library Users as of 06/30/20

City of Dover Residents	22,314
Kent Co. Residents	7,148
Sussex Co. Residents	337
New Castle Co. Residents	424
Other	30
TOTAL	30,253

Other

Visitors	8,550	21,055	0	191,916
*Visitors - Curbside Pick-up	0	27,314	835	835
Meeting Room Usage	363	1,758	0	4,080
Photocopier Usage	270	829	0	7,890
Computer Printing Usage	1,627	4,125	0	31,107
Computer Users	967	2,611	0	38,003
Wireless Computer Users	375	3,014	148	13,785
Inter/Intralibrary - Loaned	35		28	
Inter/Intralibrary - Borrowed	90		10	
Holds Sent	4,418		2,556	
Holds Received	3,101		2,697	
TOTAL	7,644	102,516	5,291	76,706
Tech Services/Items Added	2,030		2,164	
Tech Services/Items Deleted	1,185		289	
Passport Services/Customers	198	873	0	1,615
Passport Services/Revenue	\$7,886	\$37,808	\$0	\$63,166

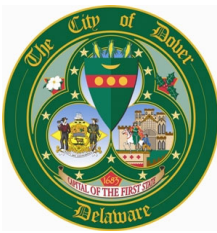
Monthly Highlights

- ▶ 111 viewed 13 programs for adults.
- ▶ 63 viewed 9 program for teens.
- ▶ 650 viewed 45 programs for children.
- ▶ 0 volunteers completed 0 hours of service.

* Estimated Figure

Job Center Statistics		
	June 2021	June 2020
Number of Walk-in Hours Open	0	0
Number of Walk-in Participants	0	0
Number of Volunteer Hours	0	0

0 attended 0 programs/classes coordinated through the Job Center



Parks & Recreation and Grounds

June 2021 Monthly Report

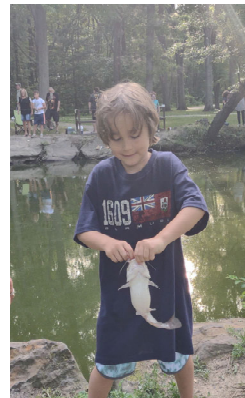
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Parks & Recreation Highlights

- ♦ **Five Park Projects** continue to move forward. The Planning Commission accepted public comments on the Dover Park building and spray pad on June 21. The project continues to move forward accordingly.
- ♦ **Parks & Playground Improvement, ORPT Grant 19 - 187, Kayak Launch** project continues to move forward. Staff began installing rope & posts, matting and small decking area.
- ♦ **June means Summer Camp!!** We were pleased with the enrollments numbers for the **Camp Small Wonder, Super Summer Playground** and **Soccer Camp**. Look for more camps being added to the schedule throughout the year.
- ♦ **Performing Arts Series on The Green** has returned. Thursday nights are a great time to get the family and friends together for an evening under the beautiful shade trees for family friendly music and more. **Shows start at 7 pm!**
- ♦ **Jack Conrad Youth Fishing Derby** hosted **69** children at the **26th annual** event held at **Silver Lake**. Partnering with the **Dover Elks Lodge 1903**, volunteers made sure all the children had a great time. A special thanks to Smith's Bait for their generous donation and DNREC's Take a Kid Fishing program which provided fishing booklets, rulers and other fun goodies to encourage kids to fish.
- ♦ **Tuesday in the Park** and **Monday Movie Nights** are back! Partnering with the Library, we have been able to bring these two popular programs back this summer. Be sure to check the schedule and join in the fun!
- ♦ **Summer Youth Basketball** took off with **117 kids** from **6 - 12 years old** enrolled! Stop by on Saturday mornings for some of the best basketball around!

Recreation Revenue Breakdown



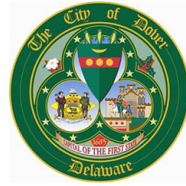
Fields, Parks, and Pavilions	June 21	FYTD 21	June 20	FYTD 20
Bookings & Rentals	74	143	10	4,401

JW Pitts Recreation Center Participants	June 21	FYTD 21	June 20	FYTD 20
General Recreation	54	403	12	1,208
Camps	476	476	0	
Open Gym	139	1,300	4	2,791
League	334	4,435	0	31,898
Sports	0	0	0	937

June (outdoor) League Programming Participant Count

Activity	Participants	Spectators	Location
Adult Field Hockey	520	81	Wesley
HS Field Hockey	432	264	Wesley
KCCL	1,719	1,532	Schutte
Tuesday Track Meets	72	81	DHS
Soccer Camp	132	165	

Grounds Division Monthly Report June 2021



Arborist Crew	Completed
Trees Trimmed	170
Trees Removed	15
Root Prune	0
Stumps Removed	0
Trees Planted	

Arborist Crew:

- Removed 4 trees from Cherry St. ditch.
- Trimmed Hazel St.

Beautification Crew:

- Planted all flower beds
- Put up hanging baskets on Lookerman St.
- Tulip give away.

Mowing Crew

- Mowing is on schedule.

Litter Removal:

- Litter is being picked up on City properties as per the weekly schedule.
- Litter person has been diligent in the reporting of destruction in City parks.
- Total Trash Cans Collected 374.

Miscellaneous:

- Irrigation turned on and repaired.
- Planted 4 shrubs at Walker Rd pump station.
- Gardener attended flower show.
- Completed 2-yard repairs for inspections.
- Tilled beach at Silver Lake.
- Installed dock and walkway for kayak launch area.

June 2021 Procurement & Inventory Report

Measure	FY 2021	FY 2020	DIFFERENCE
<i>Issue Effectiveness – How often the warehouse has what the departments need when it's needed. [issues / (issues + back orders)] * 100</i>	FY 2021 (To date) [1907/ (1907+291)] *100 86.76%	FY 2020 (Total) [2,292/ (2,292+156)] *100 93.63 %	-6.87%
Turn Over Rate – Indicates that the material stocked is the material being used. (2020-2021 Goal 1 per year) WITHOUT TRANSFORMERS	0.91 Turnovers per year	0.76 Turnovers per year	0.15 Turnovers per year

<u>FUEL USE</u>	<u>FY 2021 TO DATE</u>	<u>FY 2020 TO DATE</u>	<u>STOCK WITH OVER 60 MONTH SUPPLY (5 YEARS)</u>	
Unleaded:	133,411 gallons	128,202 gallons	Electric:	\$ 370,271.83 241 Line Items
Diesel:	77,201 gallons	70,311 gallons	Water:	\$ 13,654.15 31 Line Items
Dollars Spent:	\$346,938.49	\$321,925.95	General:	\$ 23,360.31 90 Line Items
			Total:	\$ 407,286.29 362 Line Items

Purchase Orders for Stock by Fund

	<u>FY 2021 TO DATE</u>	<u>FY 2020 TO DATE</u>
Electric:	\$1,793,658.39	\$903,704.49
Water:	\$70,132.01	\$129,698.50
Wastewater:	\$5,329.99	\$484.57
General:	\$112,379.52	\$101,993.04
Total:	\$1,981,499.91	\$1,135,880.60

Issues from Stock by Fund

	<u>FY 2021 TO DATE</u>	<u>FY 2020 TO DATE</u>
Electric:	\$1,249,727.04	\$928,573.39
Water:	\$99,789.66	\$112,196.35
Wastewater:	\$2,761.53	\$1,269.55
General:	\$117,750.98	\$101,584.00
*Total:	\$1,470,047.54	\$1,166,176.21

Warehouse Stock

	<u>FY2021</u>	<u>FY2020</u>
Total Dollar Value:	\$1,760,030.77	\$1,829,987.20
Total Line Items:	1,080	1,147

Money Spent for Postage/Postal Services

<u>FY 2021 TO DATE</u>	<u>FY2020 TO DATE</u>
\$149,263.44	\$141,720.26

* Total of Issues from Stock by Fund includes Issues from Sale from Stock (SS) and Electric Returns (ER).

COMMODITY	BID NUMBER	TERM	REQUESTING DEPARTMENT	STATUS as of July 1, 2021
FY2021 Street and Alley Program	21-0034PW	One Time	Public Works	Forwarded to Public Works on 5/03/2021
North Bradford Street Tree Removal	21-0035PW	One Time	Public Works	Forwarded to Public Works on 5/13/2021
US 13 East Pump Station #7 Force Main Repairs	21-0036WW	One Time	Water/WasteWater	Forwarded to Water/Wastewater on 5/25/2021
Inflow and Infiltration Improvement	21-0037WW	One Time	Water/WasteWater	Forwarded to Water/Wastewater on 5/25/2021
Water Meter Term Contract	21-0038WW	One Time	Water/WasteWater	Forwarded to Water/Wastewater on 5/19/2021
FY2021B Street and Alley Program	21-0039PW	One Time	Public Works	Forwarded to Public Works on 5/24/2021
Triple Combination Pumper for Dover Fire Department	21-0040FD	One Time	Fire Department	Bid opening scheduled for July 8, 2021 @ 2:00 PM
US 13 East Pump Station (Station #7) Wet Well Relining	21-0041WW	One Time	Water/WasteWater	Bid opening scheduled for July 7, 2021 @ 2:00 PM
Utility Locating Contract	21-0043COD	Three Years	Electric- W/WW	RFP opening scheduled for July 15, 2021 @ 2:00 PM
Engineering Consultant Services for Electric Department	21-0044FN	Five Years	Finance	RFP opening scheduled for July 14, 2021 @ 2:00 PM

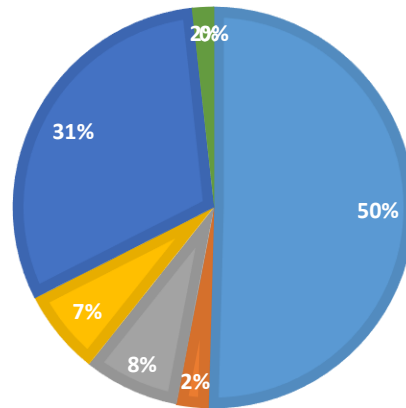


DEPARTMENT OF PUBLIC WORKS JUNE 2021 MONTHLY REPORT

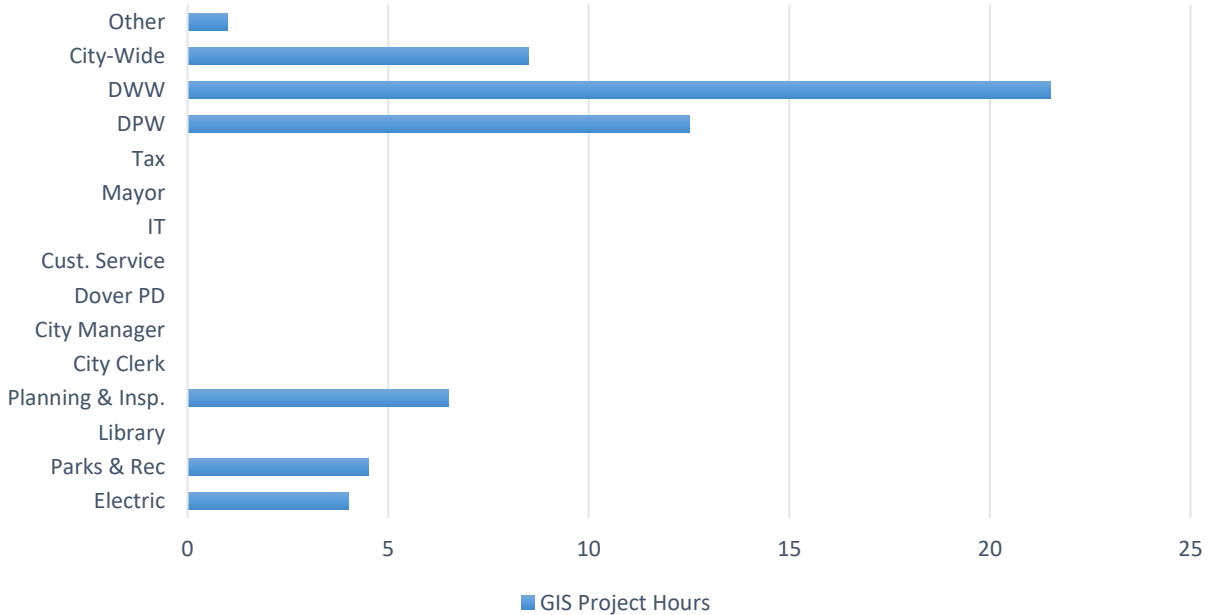
GIS

GIS PROJECT HOURS

■ Create ■ Data Requests ■ Printing ■ Technical Support ■ Updates ■ Configure ■ Training

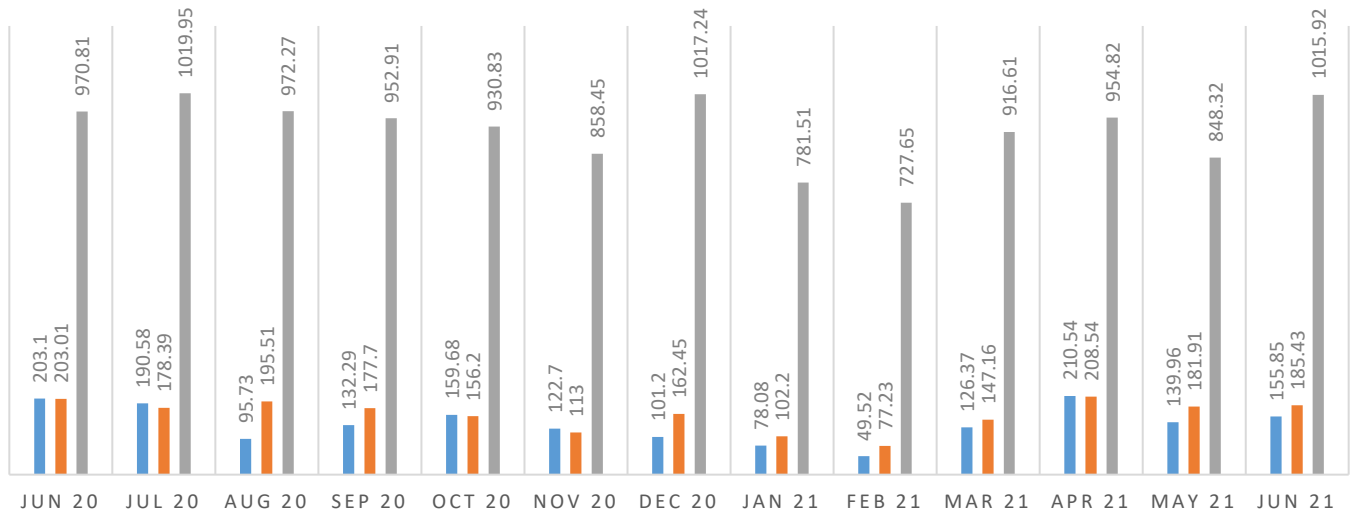
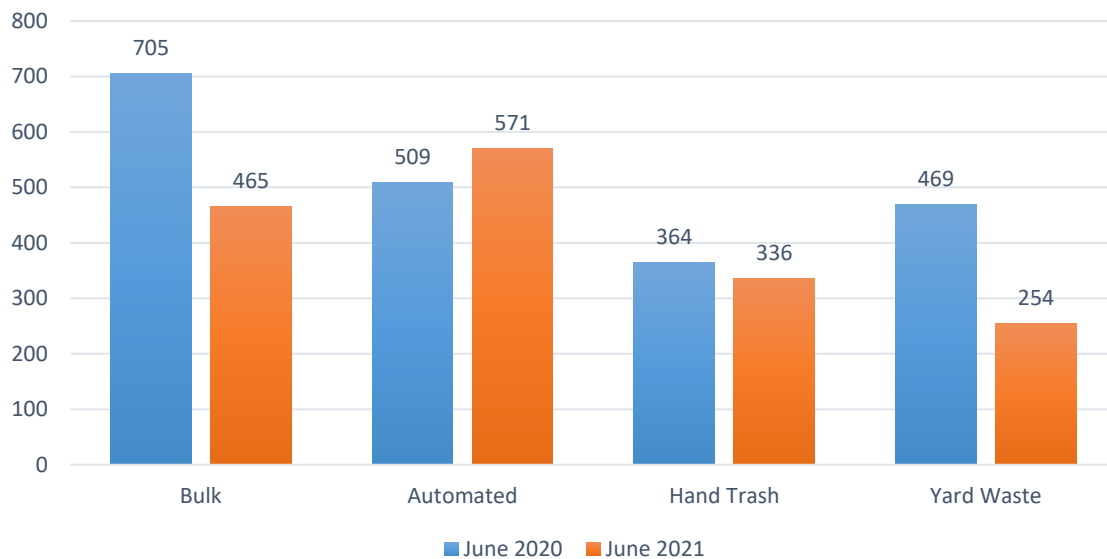


GIS PROJECT HOURS



SANITATION**MONTHLY REFUSE (TONS)**

Bulk Rear Automated

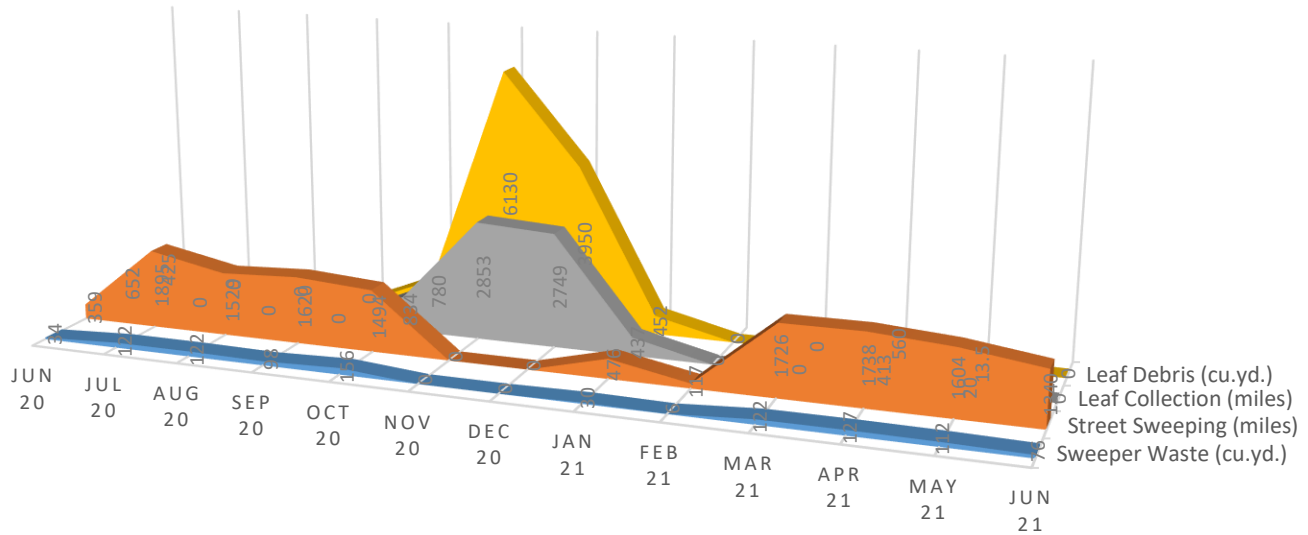
**SANITATION HOURS**

SANITATION	JUNE 21	FYTD 21	JUNE 20	FYTD 20
Trips to DSWA Sandtown Landfill	227	2,552	259	2,430
Total Tonnage to DSWA	1,357	14,543	1,377	13,106
90-gallon Containers Delivered	70	693	75	572
300-gallon Containers Delivered	0	15	4	13
Total Man Hours Containers Delivered	33	354	36	372

CURBSIDE RECYCLING	TOTAL CANS COLLECTED	TOTAL ACCOUNTS	WEIGHT (LBS)	AVE. WEIGHT (LBS)
June 2021	22,842	9,756	309,920	13.57

STREETS / STORMWATER**MONTHLY STREET SWEEPING & LEAF COLLECTION**

■ Sweeper Waste (cu.yd.)
 ■ Street Sweeping (miles)
 ■ Leaf Collection (miles)
 ■ Leaf Debris (cu.yd.)



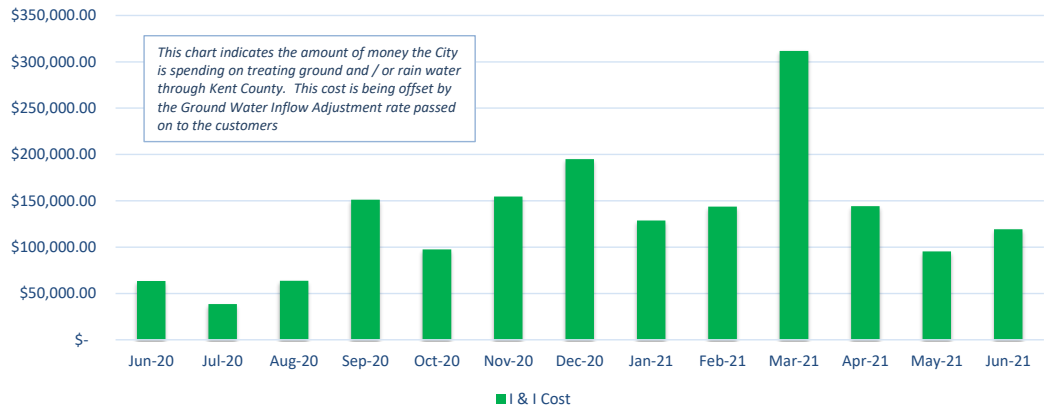
STREETS / STORMWATER	JUNE 21	FYTD 21	JUNE 20	FYTD 20
Signs Installed	6	48	5	76
Signs Repaired	10	110	18	120
Curbs Painted Yellow (ft)	0	15,722	0	474
New Posts Installed	3	105	12	63
Storm Catch Basins Repaired	9	57	4	24
Storm Catch Basin Repairs (hrs)	36	219.25	16	91
Storm Catch Basins Cleaned (l.f.)	2	41	9	1,269
Storm Catch Basin Cleaning (hrs)	2.5	39.75	4	20
Hot Mix Patching (tons)	5.13	22.603	0	91
Hot Mix Patching (hrs)	9	59	0	100
Cold Mix Patching (hrs)	6	117.75	1	62
Concrete Work (hrs)	93	368	0	247
Concrete Patching (cu.yd.)	19.012	54.782	0	36
Ditch Work (hrs)	0	36	0	1
Street and Alley Maintenance (hrs)	1	39.5	7	19
Street Sweeping (miles)	1,340	13,539	359	9,813
Street Sweeping (cu.yd.)	76	971	34	782
Leaf Collection (miles)	0	7,306	425	7,799
Leaves Collected (cu.yd.)	0	11,885.5	652	11,913



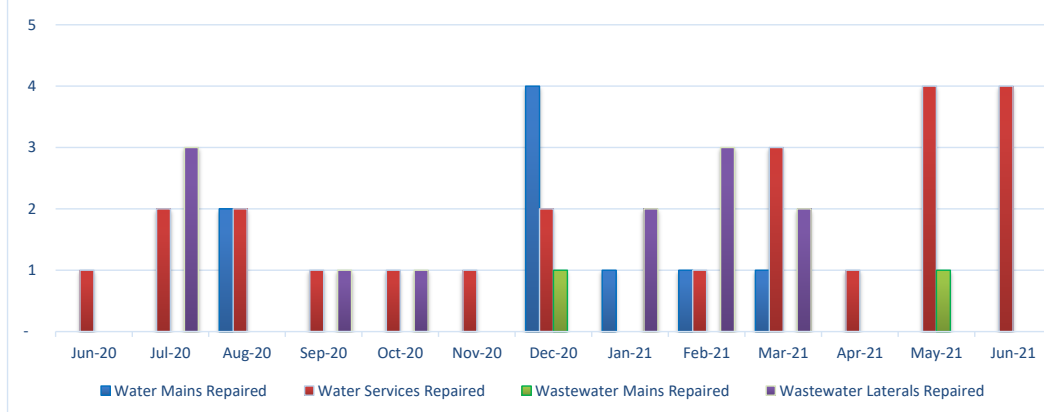
CITY OF DOVER
DEPARTMENT OF WATER & WASTEWATER
MONTHLY REPORT

Jun-21

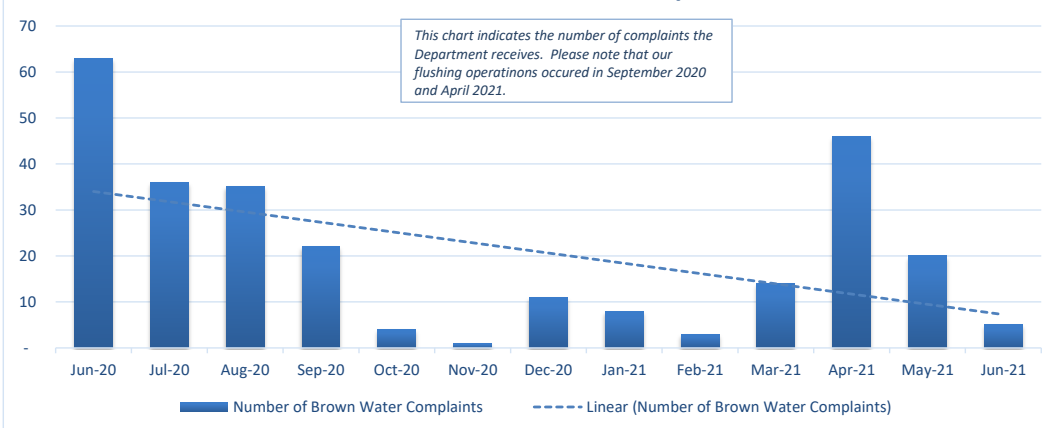
Inflow & Infiltration Costs

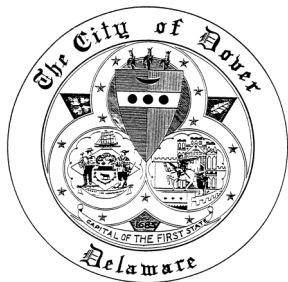


Water & Wastewater Repairs



Number of Brown Water Complaints





City Planner's Monthly Report

Department of Planning & Inspections

JUNE 2021

Planning & Inspections Highlights **Some Items to Call to Your Attention**

Construction activity during June resulted in 151 Permits being issued with a construction value of about \$3,296,500 bringing the total value of new construction year to date to \$131,966,900.

One new residential Building Permit was issued in June; there is continued uncertainty in the residential market (59 total Permits YTD). Certificates of Occupancy were issued for two (2) one family dwellings and for commercial renovations for Grotto Pizza Dough Factory and Bob's Discount Furniture.

Building Permits were issued for a new multi-tenant commercial building on S. Dupont Highway and for the Tommy Express Car Wash at the former Kirby & Holloway restaurant location. Interior renovations and tenant fit-outs were issued for projects for Canteen Vending (Starlifter Avenue), DSU, and at Eden Hill Medical Center. One WCF Building Permit was issued for installation of Small Wireless Communications Facility on S. Bradford Street.

Code Enforcement saw 349 new cases opened in June; 33% of these were grass and weed violations. A total of 842 Code Inspections were undertaken. The City continues to abate violations at six Dangerous Buildings and to close cases resulting from last August's tornado. 137 buildings were registered as vacant in June.

The meetings of the Boards and Commissions supported by the Planning Office are conducted in a Virtual Meeting format using the WebEx telephone/video conferencing platform. Planning Staff conducted the Planning Commission Meeting of June 21, 2021 in the Virtual Meeting format. Seven applications were considered.

The maps and lists of proposed rezonings resulting from the Comprehensive Rezoning Project Review and the text and map changes from the Comprehensive Plan Amendments were considered at a public hearing on June 7th and approved by the City Council on June 14th.

The Department continues to assess and respond to continuing updates from the National League of Cities, the US Treasury, the Economic Development Administration, and others regarding the rollout of the American Rescue Program Plan. The City continues to protest the allocation process which underfunds Dover and other CDBG cities.

PROGRESS IN PICTURES



1061 North DuPont Highway



Grotto's Dough Factory

PROGRESS IN PICTURES



Habitat for Humanity — 534 Fulton Street



118 Susan Place

Planning & Inspections Revenue			
Revenue Stream	FY2021 Budget	FY2021 Actual (YTD) June	% of Budget
Business License	\$1,470,000	\$ 1,379,303	94%
Manufactured Home License	\$17,000	\$ 15,575	92%
Building Permits	\$450,000	\$ 582,917	130%
Cert. of Occupancy	\$10,000	\$ 6,115	61%
Public Occupancy	\$25,000	\$ 23,095	92%
Lodging House	\$14,000	\$ 12,780	91%
Plumbing/Heating/Air	\$100,000	\$ 103,308	103%
Rental Inspection Fee	\$437,000	\$ 403,755	92%
Miscellaneous	\$20,000	\$ 19,607	98%
Fire Protection Fees	\$70,000	\$ 67,993	97%
Code Enforcement Fines	\$35,000	\$ 28,275	81%
Vacant Building Reg.	\$150,000	\$ 68,875	46%
Total P&I Revenue	\$2,798,000	\$ 2,711,598	97%
30-Jun-21			

Department Operations—Planning Office

The City of Dover Buildings (including City Hall) continued to be open to the public in June with limitations on occupancy, social distancing, and mask requirements as part of the City's Continuity of Government response to the COVID-19 pandemic and the compliance with the Governor's Declaration of a State of Emergency for Delaware. Staff continues plan and permit responsibilities including accepting Plan submissions by appointment and electronically, CO inspections, conducting Meetings virtually, and managing on-going communication efforts. Other meetings, trainings, and workshops continue in a Virtual format.

PLANNING OFFICE—Permit Reviews

The Planning Office is part of the review process for certain types of construction activity permits (Building Permits, Sign Permits, etc.) and Certificate of Occupancy permits. For June 2021, Planning Staff was involved with the review of 82 Building Permits and 4 Certificates of Occupancy permit that were issued. This activity results in a 2021 calendar year-to-date total of 401 Permits and Certificates of Occupancy thru June 2021 as compared to 2020 calendar year-to-date total of 360 Permits and COs and 2019 calendar year-to-date total of 456 Permits and COs. Staff also reviews new applications for Business Licenses and Rental Dwelling Permits.

COMPREHENSIVE PLAN IMPLEMENTATION

2019 Comprehensive Plan

The next steps with the *2019 Comprehensive Plan* focus on the Implementation Plan (Chapter 15) items for the projects, studies, code amendments, and other activities. A copy of the Final Plan is available on the Comprehensive Plan website: <https://www.cityofdover.com/2019-comprehensive-plan>. Chapter 15 - Implementation focuses on plan implementation tasks.

COMPREHENSIVE PLAN IMPLEMENTATION (continued)

Comprehensive Rezoning Project 2021 & Comprehensive Plan Amendments 2021 Set 2

The Comprehensive Rezoning Project is an implementation item of the *2019 Comprehensive Plan* that must be completed by June 2021. After data analysis of the Zoning Map and Map 12-1: Land Development Plan, Staff identified the potential zoning and land use classifications/category conflicts and created the Preliminary List of Rezoning; a Public Outreach effort was conducted in February - March 2021. The Maps and Lists of the Proposed Zoning Map Amendments (Rezoning) were finalized as of April 26, 2021 and the formal review process began with First Reading at City Council of Proposed Ordinance #2021-09. Following a Public Hearing on May 17, 2021, The Planning Commission recommended approval of the Rezoning with the exception of two properties. The Public Hearing at City Council was conducted on June 7, 2021 and then the City Council took Final Action on June 14, 2021 to approve the Rezoning of 162 properties (and held 3 properties at their existing zoning). Planning Staff will now work on updating the various data sources presenting City zoning information. See the Comprehensive Rezoning 2021 Project page on the City's Website: <https://www.cityofdover.com/ComprehensiveRezoning2021Project>

As a companion piece, the Comprehensive Plan Amendments 2021 Set #2 proposed revisions to address Plan text changes and revisions to Land Use Categories designated on Map 12-1: Land Development Plan. These revisions (Amendments Set #2) discovered during the parcel-by-parcel analysis associated with the Comprehensive Rezoning Project also began the formal review process in April with the First Reading of the Proposed Ordinances #2021-10 and #2021-11. After Public Hearings on May 17, 2021, the Planning Commission recommended approval of both Amendments. The Public Hearing at City Council was conducted on June 7, 2021 and then City Council took Final Action on June 14, 2021 to approve the Amendments to the Table 12-1: Land Use and Zoning Matrix and the Map 12-1: Land Development Plan of the *2019 Comprehensive Plan*.

CONSTRUCTION ACTIVITY

- In June 2021, a Residential Building Permit for a new dwelling unit was issued for one (1) one-family dwelling on College Road.
- Certificates of Occupancy were issued to a manufactured home placement in **Persimmon Park Place** and to one (1) single-family dwelling in the **Downtown Development District**.
- Building Permits were issued for a new multi-tenant **Commercial Building** at 515 S. DuPont Highway (S-19-07) and for **Tommy Express Car Wash** at 656 N. DuPont Highway (previous Kirby & Holloway Restaurant location). In addition, Building Permits were issued for several interior renovation projects and tenant fit-out projects including **Canteen Vending** at 60 Starlifter Avenue, at **Delaware State University**, at **the Eden Hill Medical Center**, and other project locations.
- Final Certificates of Occupancy were issued for the **Grotto Pizza Dough Production Facility** on Rosemary Road (C-19-08) and for the tenant fit-out for **Bob's Discount Furniture** in the North Dover Shopping Center.
- One WCF Building Permit (location on S. Bradford Street) was issued for the installation of **Small Wireless Communications Facilities** (WCFs) by the ZAYO Group under the provisions for Wireless Communications Facility that were adopted in November 2020 (Ordinance #2020-13).

	JUNE 2021 (FY21)	TOTAL FOR FY21
New Home Permits Issued	1	59
Value of Commercial Projects	\$3,296,543.00	\$131,966,919.00
Downtown Incentives (Fees Waived)	\$4,145.85	\$27,163.85

BOARD AND COMMISSION ACTIVITY

The June Meetings of the Boards and Commissions supported by the Planning Office again were conducted successfully in a Virtual Meeting format using the WebEx telephone/video conferencing platform. Planning Staff conducted the Planning Commission Meeting of June 21, 2021 in the Virtual Meeting format. The Board of Adjustment and the Historic District Commission did not meet in June due to lack of agenda items. Planning Staff is utilizing the Municode Meetings software system for preparation of Agendas and Packets for these Boards and Commissions.

Board of Adjustment

The Board of Adjustment did not meet on June 16, 2021. The next Board of Adjustment meeting is scheduled for July 21, 2021.

Historic District Commission

The Historic District Commission did not meet on June 17, 2021. The next Historic District Commission meeting is scheduled for July 15, 2021.

Planning Commission

The Planning Commission met virtually on June 21, 2021. The next regular Planning Commission meeting is scheduled for July 19, 2021. The Applications listed below were considered.

- S-19-11 Lion of Judah Ministry Church at 951 White Oak Road - The Planning Commission approved the Request for One-year Extension of Plan Approval granted by the Planning Commission in July 2019 for a Site Development Plan Application with waivers to permit construction of one-story 5,000 SF place of public assembly (church) building and associated site improvements. The subject property is 1.14 +/- acres. The property is zoned IO (Institutional and Office Zone). The property is located on the north side of White Oak Road and east of Halsey Road.
- S-19-13 NCALL Office Building at 223 & 225 West Division Street – The Planning Commission approved the Request for One-year Extension of Plan Approval with waivers granted by the Planning Commission in July 2019 for a Site Development Plan and Lot Consolidation Plan Application to construct a three-story 7,671 SF office building together with associated site improvements. The subject properties to be combined total 5,120 feet and are located north side of West Division Street east of North New Street. The property is zoned C-1A (Limited Commercial Zone).
- S-19-15 White Oak Road Property: Apartments and Townhouses on 3 parcels on White Oak Road - The Planning Commission approved the Request for One-year Extension of Plan Approval granted by the Planning Commission in August 2019 for a Site Development Plan Application with waivers to permit construction of a three-story apartment building to contain twenty-four (24) dwelling units as well as eight (8) townhouse units, comprising thirty-two (32) total dwelling units and associated site improvements known as the White Oak Road Property. The subject area of three parcels consists of 11.17 acres +/- and located north side of White Oak Road west of State Route 1. The properties are zoned C-2A (Limited Central Commercial Zone).

Planning Commission (Continued)

- Z-21-04 Lands of Peter F. and Bonnie S. Reidy at 4 Mifflin Road - The Planning Commission passed the Application to City Council of a Rezoning Application for a parcel of land consisting of 1.248 acres. The Planning Commission's vote on the motion to recommend approval of Rezoning Z-21-04 resulted in a tie 4-4 of the members present; motion failed. The property is zoned CPO (Commercial Professional Office Zone) subject to the COZ-1 (Corridor Overlay Zone). The proposed zoning is C-2A (Limited Central Commercial Zone) subject to the COZ-1 (Corridor Overlay Zone). The property is located on the south-west corner of Forrest Avenue and Mifflin Road. The owners of record are Peter F. & Bonnie S. Reidy. Property Address: 4 Mifflin Road. Tax Parcel: ED-05-076.09-01-11.00-000. Council District 1. Ordinance #2021-13.
- Z-21-05 Lands of Draper Farm Properties at 1617 Forrest Avenue –In making its Recommendation to City Council on Z-21-05, the Planning Commission moved to recommend denial of the Rezoning Application for a parcel of land consisting of 5.04 acres. The property is zoned R-10 (One Family Residence Zone) subject to the COZ-1 (Corridor Overlay Zone). The proposed zoning is C-2A (Limited Central Commercial Zone) subject to the COZ-1 (Corridor Overlay Zone). The property is located on the north side of Forrest Avenue and adjacent to Cranberry Run Drive. The owner of record is Draper Farm Properties LLC. Property Address: 1617 Forrest Avenue. Tax Parcel: ED-05-075.00-01-07.00-000. Council District 1. Ordinance #2021-14.
- S-21-06 Dover Park Recreation Projects: Community Building, Spray Pad & Accessible Playground Improvements – The Planning Commission granted conditional approval of a Site Development Plan to permit construction of a one-story 2,619 SF Office and Community Building, Spray Pad, Accessible Playground and other related site improvements. Two subject properties are part of the overall seven properties which comprise Dover Park. The properties are zoned ROS (Recreational and Open Space Zone). Dover Park is located on the southeast side of White Oak Road and west of Acorn Lane with access from White Oak Road. The owner of record for all parcels is the City of Dover. Property Address (All parcels): 1210 White Oak Road. Tax Parcels (Project Parcels): ED-05-068.15-01-02.00-000, ED-05-068.15-01-01.00-000. (Other Parcels part of overall Dover Park Site): ED-05-068.15-01-05.00-000, ED-05-068.19-01-28.00-000, ED-05-068.19-01-29.00-000, ED-05-068.19-01-30.00-000, and ED-05-068.19-01-31.00-000. Council District 3.
- MI-21-07 Text Amendment: Permitted Uses within the SC-3 Zone - The Planning Commission recommended approval to City Council of Text Amendments to the *Zoning Ordinance*, Article 3 – District Regulations, Section 17 – Shopping Center Development Zone. The proposed Ordinance outlines additional permitted land uses within the existing zoning designation of SC-3 (Shopping Center Development Zone: Regional Shopping Center). The proposed amendment to the Ordinance is to retain current permitted uses, but additionally include within the SC-3 Zone: “warehousing, transshipment and distribution, and logistics support.” The proposed changes reflect changing customer concepts of shopping, the decline of the traditionally large format retailer, the influence of online retail operations, and the evolution of wholesale and the logistics distribution sector. Ordinance #2021-12.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

CDBG FY20 Projects

- **CARES Act Funding**

The City of Dover was awarded \$475,211 in Federal Funds to assist in reducing the spread of COVID-19. The City has partnered with the Department of Health and Social Services to administer the grant that will be used for motel vouchers and rent subsidies that will service homeless persons or those at risk of becoming homeless. Ninety-six (96%) of these funds have been spent year-to-date.

- **Homeownership Assistance Program**

CDBG funds will be used to provide homeownership assistance to first-time homebuyers who purchase affordable housing in the City of Dover. Eleven (11) families have purchased affordable housing in the City of Dover with one family scheduled for closing in late July.

- **Dover Interfaith Mission for Housing (DIMH)**

CDBG funds will be used to provide operations cost for the shelter. This project is completed. DIMH is also in the process of purchasing a building for its new shelter location that will be renovated with CDBG funds.

- **Central Delaware Housing Collaborative**

CDBG funds will be used to provide operations cost for a women's shelter. This project is underway.

- **Milford Housing Homeowner Rehabilitation/Emergency Home Repair Programs**

CDBG funds will be used to rehabilitate existing owner-occupied housing in the City that is in violation of the City's Housing Code and complete emergency home repairs to eliminate housing conditions that threaten the health and safety of low-income homeowners. Emergency home repairs have been completed for seven (7) families and two (2) homes rehabbed.

- **NCALL Research Inc.**

CDBG funds will be used to demolish two existing homes in the *Restoring Central Dover* area in order to construct two affordable housing units on the vacant lots. One property is located at 49 S. Kirkwood Street and has been demolished. Construction of the new home is underway.

Code Enforcement Activity— June 2021

Case Type	# cases current month	# cases YTD (July 2020 to June 2021)	% staff initiated current month	% staff initiated YTD
No valid Rental Permit	13	162	100%	92%
No valid Building Permit	3	46	66%	67%
Tall grass and weeds	113	666	94%	85%
Unregistered vehicle	3	40	33%	75%
Abandoned vehicle	1	50	100%	82%
Annual Housing Inspection	48	242	86%	91%
Property Maintenance Exterior	58	564	72%	79%
Electric Termination	4	67	75%	91%
Dover Code of Ordinances	86	957	74%	91%
Zoning	2	32	50%	65%
Total Cases Opened	349	3678		
Total # of Inspections For Month	842			

Dangerous Buildings, Vacant Buildings & Demolitions

- ♦ **23 & 25 S Governors Avenue** – These two dwellings have been condemned by the City; owner has applied for Demolition Permits.
- ♦ **209 N New Street**—This dwelling has been condemned by the City; boarded by City Staff.
- ♦ **688 Buckson Drive**— This dwelling has been condemned by the City. The dwelling was boarded by the City to keep people out.
- ♦ **846 Westview Terrace** – This dwelling has been condemned by the City due to storm damage. Progress is being made to lift the condemnation.
- ♦ **1173 Long Point Road**— This dwelling has been condemned by the City due to storm damage. Progress is being made to lift the condemnation.
- ♦ **Vacant Buildings currently registered - 137**

Building Inspections & Licensing Summary

Item #11.

	Current	July 2020— June 2021	June 2020	July 2019— June 2020
PERMITTING AND LICENSING				
Permits Issued	June (2021) FY 21	FYTD 21	June (2020) FY20	FYTD 20
Administrative Permit	6	44	5	31
Building Addition/Renovation Permits	31	375	28	337
Building Permits	19	385	19	139
Demolition Permits	4	21	3	43
Fence Permits	27	176	25	146
Fire Prevention Permits	10	71	7	77
Mechanical Permits	29	312	32	274
Plumbing Permits	22	238	12	206
Sign Permits	15	101	7	124
Swimming Pool Permits	1	7	5	15
Subtotal		1730		1392
Business Licenses	21	1861	25	2055
Merchant Licenses	6	361	2	398
Contractor Licenses	29	1295	23	1264
Subtotal		3517		3717
Lodging House Licenses	0	67	13	48
Public Occupancy	11	456	35	453
Rental Dwelling	29	3161	118	3158
Subtotal		3684		3659
Manufactured Homes	5	340	1	330
BUILDING INSPECTIONS				
Inspections	June (2021) FY 21	FYTD 21	June (2020) FY20	FYTD 20
Building (Inspections/CBI/Site Meetings)	208	2602	216	2684
Plumbing/Mechanical	381	2570	136	3056
Certificate of Occupancy	4	83	9	112

Fire Marshal's Office—At a Glance

The Fire Marshal's Office investigated three (3) incidents during the month of June.

Staff is working on annual fire and life safety inspections at apartments and clubhouses as well as educational occupancies.

Staff is assisting the GIS coordinator with plotting all above ground tanks in the City of Dover.



	Month	Year to Date	Previous Year to Date
Annual Fire & Life Safety Inspections	12	270	226
Deficiencies From the Above Inspections	65	1,137	821
Fire Code Violations/Deficiencies/Complaints	30	464	303
C/O & Fire Equipment Acceptance Tests	6	89	84
Meetings & Walk Through	21	177	177
Fire Plan Review & DAC	19	125	116

	Month	Year to Date	Previous Year to Date
Accidental	3 totaling \$1,002	24 totaling \$511,604	24 totaling \$5,478,000
Undetermined	1 totaling \$1,200	9 totaling \$562,401	13 totaling \$466,751
Incendiary	N/A	4 totaling \$20,501	5 totaling \$2,750
Arrest Made with DPD	0	1	1
Investigation Time	6	124 hours	124 hours
Injuries	0	6	2
Deaths	0	0	0

Please feel free to contact our office at any time with any questions or concerns. Thank you!

MONTHLY REPORT



MAY 2021

Incident Run Log

Dover Fire Department

Date Range: From 05/01/2021 to 05/31/2021
 Company: All Companies
 Equipment Type(s): All Equipment Types
 Sorted by: Not selected

Item #12.

Date	FDID	Incident#	Alarm	###	Address	Suite	Type	Lgth
05/01/2021	30046	2021-000376	00:41	80	NIXON LN		Power line down	0.3
05/01/2021	30046	2021-000377	07:29		BAY RD/EXIT 93		Motor vehicle accident with injuries	0.3
05/01/2021	30046	2021-000378	11:09	207	ANN AVE		Unintentional transmission of alarm, other	0.3
05/01/2021	30046	2021-000379	13:18	1350	N DUPONT HWY		Outside rubbish fire, other	0.2
05/01/2021	30046	2021-000380	16:42	1760	N DUPONT HWY		Assist police or other governmental agency	1.1
05/02/2021	30046	2021-000381	09:47	986	WHATCOAT DR		Cooking fire, confined to container	0.1
05/02/2021	30046	2021-000382	14:03	761	S LITTLE CREEK RD		Brush or brush-and-grass mixture fire	0.3
05/02/2021	30046	2021-000383	15:06	1200	N DUPONT HWY		Good intent call, other	0.2
05/02/2021	30046	2021-000384	16:23		PICKERING BEACH RD		Assist invalid	1.9
05/02/2021	30046	2021-000385	17:05	1704	E LEBANON RD		Good intent call, other	0.8
05/02/2021	30046	2021-000386	21:12	9803	BAYSIDE DR		Dispatched & canceled en route	0.1
05/02/2021	30046	2021-000387	23:32	1365	N DUPONT HWY		Smoke detector activation, no fire - unintentional	0.6
05/02/2021	30046	2021-000388	23:37	45	S STATE STREET		System malfunction, other	0.2
05/03/2021	30046	2021-000389	10:43	418	N GOVERNORS AVE		Police matter	1.5
05/03/2021	30046	2021-000390	14:32	206	N AMERICAN AVE		Smoke detector activation, no fire - unintentional	0.1
05/03/2021	30046	2021-000391	14:37		N GOVERNORS BLVD		Natural vegetation fire, other	0.6
05/03/2021	30046	2021-000392	19:36	11	FAIRWAY LAKES DR	E	Malicious, mischievous false call, other	0.3
05/04/2021	30046	2021-000393	14:58	402	COWGILL ST		Extrication, rescue, other	0.6
05/05/2021	30046	2021-000394	09:22		HAZLETTVILLE RD		Passenger vehicle fire	0.4
05/05/2021	30046	2021-000395	16:06	105	N DUPONT HWY		Extrication of victim(s) from vehicle	0.3
05/05/2021	30046	2021-000396	17:42	655	BAY RD		Good intent call, other	0.3
05/05/2021	30046	2021-000397	20:16	255	WEBBS LN	C	Smoke scare, odor of smoke	0.5
05/06/2021	30046	2021-000398	01:46	231	THORNTON ST		System malfunction, other	0.2
05/06/2021	30046	2021-000399	12:52	1125	FORREST AVE	101	Alarm system activation, no fire - unintentional	0.3
05/06/2021	30046	2021-000400	21:01	163	E SHELLDRAKE CIRCLE		Smoke detector activation, no fire - unintentional	0.3
05/07/2021	30046	2021-000401	06:24	550	S NEW ST		Alarm system sounded due to malfunction	0.4
05/08/2021	30046	2021-000402	03:32	362	KESELRLING AVE		Gas leak (natural gas or LPG)	0.5
05/08/2021	30046	2021-000403	05:27	1570	N DUPONT HWY		Smoke detector activation, no fire - unintentional	0.2
05/08/2021	30046	2021-000404	14:12	999	LONG POINT RD		Smoke scare, odor of smoke	0.3
05/08/2021	30046	2021-000405	15:42	1441	N DUPONT HWY		Smoke detector activation, no fire - unintentional	0.6
05/09/2021	30046	2021-000406	11:38	4193	WEST DENNEYS ROAD		Smoke detector activation, no fire - unintentional	0.5
05/09/2021	30046	2021-000407	14:08	950	WHATCOAT DR		Smoke detector activation, no fire - unintentional	0.3
05/10/2021	30046	2021-000408	05:34	1	DOVER HIGH DRIVE		Unintentional transmission of alarm, other	0.5
05/10/2021	30046	2021-000409	07:38	425	N DUPONT HWY		System malfunction, other	0.6
05/10/2021	30046	2021-000410	13:28	1074	S STATE ST		Alarm system activation, no fire - unintentional	0.3
05/10/2021	30046	2021-000411	23:43	154	SPRUANCE RD		Dispatched & canceled en route	0.3
05/11/2021	30046	2021-000412	09:23	57	SCOTTS CORNER ROAD		Cover assignment, standby, moveup	2.9
05/11/2021	30046	2021-000413	13:37	655	N DUPONT HWY		System malfunction, other	0.1
05/11/2021	30046	2021-000414	18:17	1358	FORREST AVE		Gasoline or other flammable liquid spill	0.4
05/11/2021	30046	2021-000415	19:45	135	HAMAN DR		Cooking fire, confined to container	0.5
05/12/2021	30046	2021-000416	21:42		SLAUGHTER ST		Good intent call, other	0.2
05/13/2021	30046	2021-000417	02:08		RT 1 EXIT 98		Motor vehicle accident with injuries	0.5
05/13/2021	30046	2021-000418	12:18	1030	S GOVERNORS AVE		Smoke detector activation, no fire - unintentional	0.3
05/13/2021	30046	2021-000419	13:48	1574	N DUPONT HWY		Smoke scare, odor of smoke	0.6
05/13/2021	30046	2021-000420	14:22	100	ENTERPRISE PL		Smoke detector activation, no fire - unintentional	0.2
05/14/2021	30046	2021-000421	07:19	54	FAIRWAY LAKES DR	J	Assist invalid	0.3
05/14/2021	30046	2021-000422	11:18	1570	N DUPONT HWY		Alarm system activation, no fire - unintentional	0.1
05/14/2021	30046	2021-000423	15:38	138	SPRUANCE RD		Good intent call, other	0.2
05/14/2021	30046	2021-000424	21:00	109	HOLMES ST		Cooking fire, confined to container	0.5
05/15/2021	30046	2021-000425	10:19		UPLAND AVE		Good intent call, other	0.3
05/15/2021	30046	2021-000426	11:26	51	WEBBS LN	A	Forest, woods or wildland fire	0.4
05/15/2021	30046	2021-000427	14:07	1131	N DUPONT HWY		Dumpster or other outside trash receptacle fire	0.0
05/15/2021	30046	2021-000428	19:02	2985	FAST LANDING RD		Dispatched & canceled en route	0.7
05/16/2021	30046	2021-000429	01:41	31	MUIRFIELD CT		Dispatched & canceled en route	0.0
05/16/2021	30046	2021-000430	02:24		SR 1		Dispatched & canceled en route	0.3
05/16/2021	30046	2021-000431	02:34		KENTON RD		Good intent call, other	0.2
05/16/2021	30046	2021-000432	10:36	520	SUNSET ROAD		Dispatched & canceled en route	0.0
05/16/2021	30046	2021-000433	11:45	51	WEBBS LN	E	Smoke scare, odor of smoke	0.4
05/16/2021	30046	2021-000434	12:43	655	BAY RD		Good intent call, other	4

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Date	FDID	Incident#	Alarm	###	Address	Suite	Type	Lgth
05/16/2021	30046	2021-000435	17:23	44	FOREST CREEK DR		Smoke detector activation, no fire - unintentional	0.4
05/16/2021	30046	2021-000436	19:11	132	NOB HILL RD		CO detector activation due to malfunction	0.4
05/16/2021	30046	2021-000437	22:40	820	CARVEL DR	G	Smoke detector activation, no fire - unintentional	0.5
05/16/2021	30046	2021-000438	23:07	1131	N dUPONT HWY		Authorized controlled burning	0.3
05/17/2021	30046	2021-000439	09:11	631	RIDGELY ST		Smoke detector activation, no fire - unintentional	0.6
05/17/2021	30046	2021-000440	10:56	1054	S GOVERNORS AVE		Alarm system activation, no fire - unintentional	0.2
05/17/2021	30046	2021-000441	12:04	101	SHREWSBURY CT		Smoke detector activation, no fire - unintentional	0.5
05/17/2021	30046	2021-000442	12:21	745	BACON AVE		Assist police or other governmental agency	0.6
05/17/2021	30046	2021-000443	21:11	212	KESSELRING AVE		Outside rubbish fire, other	0.9
05/18/2021	30046	2021-000444	02:04	1525	MCKEE RD		False alarm or false call, other	0.5
05/18/2021	30046	2021-000445	06:30	1788	N DUPONT HWY		Cooking fire, confined to container	0.9
05/18/2021	30046	2021-000446	09:50	904	WHATCOAT DR		Malicious, mischievous false call, other	0.2
05/18/2021	30046	2021-000447	10:02	271	N DUPONT HWY		Service Call, other	0.4
05/18/2021	30046	2021-000448	10:32	101	BABB DR		Smoke detector activation, no fire - unintentional	0.5
05/18/2021	30046	2021-000449	12:47	87	PAR HAVEN DR	I	Malicious, mischievous false call, other	0.7
05/18/2021	30046	2021-000450	22:05	30	SHINNECOCK RD		CO detector activation due to malfunction	0.3
05/18/2021	30046	2021-000451	23:01	320	E BROAD STAIRS PL		Water evacuation	0.3
05/19/2021	30046	2021-000452	12:15	1387	N DUPONT HWY		Extrication of victim(s) from vehicle	0.7
05/19/2021	30046	2021-000453	15:33	1018	WHITE OAK RD		Special type of incident, other	0.1
05/19/2021	30046	2021-000454	19:09	100	HIAWATHA LANE		Smoke scare, odor of smoke	0.5
05/20/2021	30046	2021-000455	01:13	38	CARPENTER ST		Fire in mobile home used as fixed residence	1.9
05/20/2021	30046	2021-000456	02:42	404	TRIBBITT ST		Cooking fire, confined to container	0.6
05/20/2021	30046	2021-000457	06:54	51	WEBBS LN	K	Smoke detector activation due to malfunction	0.4
05/20/2021	30046	2021-000458	08:31	38	CARPENTER ST		Fire in mobile home used as fixed residence	1.8
05/20/2021	30046	2021-000459	12:51	1001	N DUPONT HWY	13	Good intent call, other	0.2
05/20/2021	30046	2021-000460	13:02	87	PAR HAVEN DR	I	Smoke detector activation due to malfunction	0.4
05/20/2021	30046	2021-000461	19:34	12	KINGS HWY		Cooking fire, confined to container	0.4
05/21/2021	30046	2021-000462	12:13		WHITE OAK RD		Natural vegetation fire, other	0.4
05/21/2021	30046	2021-000463	12:25	224	THORNTON ST		Smoke detector activation, no fire - unintentional	0.4
05/22/2021	30046	2021-000464	11:20	1700	N DUPONT HWY BLDG F		Smoke detector activation, no fire - unintentional	0.4
05/22/2021	30046	2021-000465	13:02	904	WHATCOAT DR		Smoke detector activation, no fire - unintentional	0.3
05/22/2021	30046	2021-000466	15:00	51	WEBBS LN	C	Hazardous condition, other	0.6
05/22/2021	30046	2021-000467	15:36	32	MAPLE DALE RD		Smoke detector activation due to malfunction	0.5
05/22/2021	30046	2021-000468	15:50		CAROL ST		Outside rubbish fire, other	0.5
05/22/2021	30046	2021-000469	16:24	32	MAPLE DALE RD		Smoke detector activation due to malfunction	0.3
05/22/2021	30046	2021-000470	20:28	14	S BRADFORD ST		System malfunction, other	0.3
05/22/2021	30046	2021-000471	22:55	195	NAULT RD		Outside rubbish, trash or waste fire	0.4
05/23/2021	30046	2021-000472	11:53	203	CHENAULT CT		Building fire	1.9
05/24/2021	30046	2021-000473	01:09	866	N DUPONT HWY		Detector activation, no fire - unintentional	0.5
05/24/2021	30046	2021-000474	01:52	127	SWEETGUM DR		Motor vehicle accident with injuries	0.1
05/24/2021	30046	2021-000475	07:28	120	CECIL ST		Alarm system sounded due to malfunction	0.1
05/24/2021	30046	2021-000476	11:46	3	LOOCKERMAN PLZ		Brush or brush-and-grass mixture fire	0.1
05/24/2021	30046	2021-000477	15:56	291	COLLEGE RD		Building fire	0.8
05/25/2021	30046	2021-000478	07:22	28	N QUEEN ST		Smoke detector activation, no fire - unintentional	0.2
05/25/2021	30046	2021-000479	14:44	51	WEBBS LN	L	Motor vehicle accident with no injuries.	0.3
05/25/2021	30046	2021-000480	18:54	971	FOREST ST		Fire, other	0.3
05/25/2021	30046	2021-000481	20:04	866	N DUPONT HWY		Smoke detector activation due to malfunction	0.3
05/26/2021	30046	2021-000482	07:03	300	HIAWATHA LANE		Smoke detector activation, no fire - unintentional	0.4
05/26/2021	30046	2021-000483	09:48	1200	N DUPONT HWY		Smoke detector activation, no fire - unintentional	0.2
05/26/2021	30046	2021-000484	11:56	200	ISABELLE ISLE		Smoke or odor removal	0.4
05/27/2021	30046	2021-000485	10:27	950	WHATCOAT DR		Malicious, mischievous false call, other	0.3
05/27/2021	30046	2021-000486	13:13	1060	ARTIS DR		Authorized controlled burning	0.7
05/27/2021	30046	2021-000487	15:54	327	N BRADFORD ST		Fire, other	0.5
05/28/2021	30046	2021-000488	16:42	1572	N DUPONT HWY		Lock-in (if lock out , use 511)	0.2
05/29/2021	30046	2021-000489	13:14	1200	N DUPONT HWY		Alarm system sounded due to malfunction	0.4
05/29/2021	30046	2021-000490	18:08	47	OLD FORGE DR		Smoke detector activation, no fire - unintentional	0.4
05/29/2021	30046	2021-000491	21:43	1001	WALKER RD		Motor vehicle accident with injuries	0.3
05/29/2021	30046	2021-000492	22:06	204	N CAROLINE PL		No incident found on arrival at dispatch address	0.2
05/29/2021	30046	2021-000493	23:03	231	BEECHWOOD AVE		CO detector activation due to malfunction	0.3
05/30/2021	30046	2021-000494	15:55		N LITTLE CREEK RD		Good intent call, other	0.2
05/30/2021	30046	2021-000495	16:07	506	ANN MOORE ST		Overheated motor	0.3
05/30/2021	30046	2021-000496	22:49	46	S QUEEN ST		Carbon monoxide incident	0.2
05/31/2021	30046	2021-000497	11:47	3000	LEMAY LA	C	Smoke detector activation, no fire - unintentional	0.6

Date	FDID	Incident#	Alarm	###	Address	Suite	Type	Lgth
05/31/2021	30046	2021-000498	15:04	399	TRIBBITT ST		Smoke detector activation, no fire - unintentional	Item #12. 4
05/31/2021	30046	2021-000499	16:13	154	SPRUANCE RD		Passenger vehicle fire	3
05/31/2021	30046	2021-000500	18:37	200	BANNING ST	170	Grass fire	0.2
05/31/2021	30046	2021-000501	18:56	31	S BRADFORD ST		False alarm or false call, other	0.1
Total Number of Incidents: 126								
Total Length of Incidents: 56.5 Hours								

Robbins Hose Company # 1, Inc.
Profit & Loss
May 2021

	May 21
Ordinary Income/Expense	
Expense	
Personnel & Office Expenses	
201 · Contract Employee	2,928.08
202 · Contract Services-Account...	85.00
203 · Office Supplies	18.87
204 · Training & Travel Expenses	4,450.00
Total Personnel & Office Expenses	7,481.95
Repairs & Maintenance	
101 · Equipment Repairs	5,984.52
102 · Fuel	1,285.44
104 · Other Equipment Repairs	133.00
106 · Program Expenses	2,474.62
107 · Small Tools	456.36
Total Repairs & Maintenance	10,333.94
Uniforms	
302 · Firefighting Gear	5,663.20
Total Uniforms	5,663.20
Utilities	
402 · Electric	2,684.96
403 · Natural Gas	618.23
404 · Telephone	370.58
405 · Water/Sewer	90.27
Total Utilities	3,764.04
Total Expense	27,243.13
Net Ordinary Income	-27,243.13
Other Income/Expense	
Other Expense	
80000 · Ask My Accountant	2.00
Total Other Expense	2.00
Net Other Income	-2.00
Net Income	-27,245.13

MONTHLY REPORT



JUNE 2021

Incident Run Log

Dover Fire Department

Date Range: From 06/01/2021 to 06/30/2021

Company: All Companies

Equipment Type(s): All Equipment Types

Sorted by: Not selected

Item #12.

Date	FDID	Incident#	Alarm	###	Address	Suite	Type	Lgth
06/01/2021	30046	2021-000502	13:37	655	N DUPONT HWY		Alarm system sounded due to malfunction	0.4
06/01/2021	30046	2021-000503	22:01	333	CHARRING CROSS DR		Gas leak (natural gas or LPG)	0.9
06/01/2021	30046	2021-000504	22:20	114	THAMES DR		Smoke detector activation, no fire - unintentional	0.3
06/02/2021	30046	2021-000505	08:51	155	S BRADFORD ST		Gas leak (natural gas or LPG)	0.6
06/02/2021	30046	2021-000506	09:00	834	S GOVERNORS AVE		False alarm or false call, other	0.4
06/02/2021	30046	2021-000507	09:37	1	DOVER HIGH DRIVE		False alarm or false call, other	0.3
06/03/2021	30046	2021-000508	07:26	1706	N DUPONT HWY		Smoke detector activation due to malfunction	0.5
06/04/2021	30046	2021-000509	10:56	411	MOORE PL		Smoke detector activation due to malfunction	0.7
06/04/2021	30046	2021-000510	11:49	226	S STATE ST		Smoke detector activation due to malfunction	0.8
06/04/2021	30046	2021-000511	11:53	110	HAMAN DR		Municipal alarm system, malicious false alarm	0.2
06/04/2021	30046	2021-000512	14:25	909	N DUPONT HWY		Alarm system sounded due to malfunction	0.3
06/04/2021	30046	2021-000513	17:25	1211	N DUPONT HWY	A	Good intent call, other	0.3
06/05/2021	30046	2021-000514	01:49	1300	S FARMVIEW DR	D	Smoke detector activation, no fire - unintentional	0.6
06/05/2021	30046	2021-000515	14:12	110	PERSIMMON CIR EAST		Dispatched & canceled en route	0.1
06/05/2021	30046	2021-000516	14:32	352	NORTHDOWN DR		Dispatched & canceled en route	0.0
06/05/2021	30046	2021-000517	15:21	400	N DUPONT HWY	I	Alarm system activation, no fire - unintentional	0.3
06/05/2021	30046	2021-000518	22:49	140	S STATE ST		Heat detector activation due to malfunction	0.6
06/06/2021	30046	2021-000519	05:45	255	WEBBS LN	B	Cooking fire, confined to container	0.7
06/06/2021	30046	2021-000520	16:25	318	TOPAZ CIR		Smoke detector activation due to malfunction	0.4
06/06/2021	30046	2021-000521	19:46	9	PAR HAVEN DR	C	Animal rescue	0.7
06/06/2021	30046	2021-000522	20:31	644	S QUEEN ST	105	Sprinkler activation due to malfunction	0.6
06/07/2021	30046	2021-000523	18:06	82	ROUNDTREE DR EAST		Road freight or transport vehicle fire	0.3
06/07/2021	30046	2021-000524	22:22	4091	HAZLETTVILLE RD		Good intent call, other	0.5
06/07/2021	30046	2021-000525	23:50	1254	S FARMVIEW DR		False alarm or false call, other	0.5
06/08/2021	30046	2021-000526	09:39	27	LOST TREE CT		CO detector activation due to malfunction	0.3
06/08/2021	30046	2021-000527	13:07	1225	WALKER RD		Dispatched & canceled en route	0.3
06/08/2021	30046	2021-000528	14:32	534	PENNSYLVANIA AVE EXTENDED		Unintentional transmission of alarm, other	0.6
06/09/2021	30046	2021-000529	01:19	1788	N DUPONT HWY		False alarm or false call, other	0.4
06/09/2021	30046	2021-000530	11:05	225	N KIRKWOOD ST		Gas leak (natural gas or LPG)	0.4
06/09/2021	30046	2021-000531	17:48	364	BLUECOAT ST		Smoke detector activation due to malfunction	0.3
06/09/2021	30046	2021-000532	19:43	401	E WIND DR		No incident found on arrival at dispatch address	0.3
06/10/2021	30046	2021-000533	10:39	938	S BRADFORD ST		Passenger vehicle fire	0.5
06/10/2021	30046	2021-000534	11:12	631	RIDGELY ST		False alarm or false call, other	0.2
06/10/2021	30046	2021-000535	15:13	828	TOWNSEND BLVD		Good intent call, other	0.7
06/10/2021	30046	2021-000536	16:59	843	SUNSET TERR		Power line down	1.4
06/11/2021	30046	2021-000537	10:33	47	OLD FORGE DR		Smoke detector activation, no fire - unintentional	0.3
06/11/2021	30046	2021-000538	17:58	413	COURT ST	A	Smoke detector activation, no fire - unintentional	0.2
06/12/2021	30046	2021-000539	00:58	55	LOOCKERMAN PLAZA		Motor vehicle accident with injuries	0.5
06/12/2021	30046	2021-000540	22:37	24	MARSH CREEK LN		CO detector activation due to malfunction	0.3
06/13/2021	30046	2021-000541	18:12	1200	N DUPONT HWY		Smoke detector activation due to malfunction	0.1
06/14/2021	30046	2021-000542	05:23	146	SPRUANCE RD		Excessive heat, scorch burns with no ignition	1.2
06/14/2021	30046	2021-000543	10:56	1411	S HANCOCK AVE		Smoke detector activation, no fire - unintentional	0.2
06/14/2021	30046	2021-000544	22:25	1700	N DUPONT HWY BLDG D	201	Smoke detector activation due to malfunction	0.5
06/15/2021	30046	2021-000545	19:41	12	KINGS HWY		Smoke detector activation due to malfunction	0.3
06/15/2021	30046	2021-000546	20:10	901	SHREWSBURY CT	A3	Smoke detector activation due to malfunction	0.3
06/15/2021	30046	2021-000547	23:54	84	REPRESENTATIVE LN		CO detector activation due to malfunction	0.6
06/16/2021	30046	2021-000548	12:50	108	REVOLUTIONARY BLVD		Extrication of victim(s) from machinery	0.5
06/16/2021	30046	2021-000549	15:16	1196	S LITTLE CREEK RD		Unintentional transmission of alarm, other	0.3
06/16/2021	30046	2021-000550	22:54	910	WHATCOAT DR		Trash or rubbish fire, contained	0.7
06/17/2021	30046	2021-000551	00:22	812	PAUL ST		Good intent call, other	0.3
06/17/2021	30046	2021-000552	16:42	340	Nob Hill Rd		Alarm system activation, no fire - unintentional	0.4
06/17/2021	30046	2021-000553	17:20	46	S BRADFORD ST		Smoke detector activation, no fire - unintentional	0.2
06/17/2021	30046	2021-000554	18:52	375	SIMON CIRCLE		No incident found on arrival at dispatch address	0.2
06/19/2021	30046	2021-000555	04:33	500	PERSIMMON TREE LA	6	Smoke detector activation, no fire - unintentional	0.5
06/19/2021	30046	2021-000556	12:56	367	BLUECOAT ST		Smoke detector activation, no fire - unintentional	0.2
06/19/2021	30046	2021-000557	14:52	910	WHATCOAT DR		Malicious, mischievous false call, other	0.3
06/19/2021	30046	2021-000558	19:02	50	GREENWAY SQUARE	M22	Smoke detector activation, no fire - unintentional	0.5
06/19/2021	30046	2021-000559	19:02	950	WHATCOAT DR		Malicious, mischievous false call, other	0.5
06/19/2021	30046	2021-000560	19:36	992	WHATCOAT DR		Malicious, mischievous false call, other	0.9

Date	FDID	Incident#	Alarm	###	Address	Suite	Type	Lgth
06/20/2021	30046	2021-000561	14:16		COLLEGE RD		Passenger vehicle fire	0.3
06/20/2021	30046	2021-000562	20:08	50	GREENWAY SQUARE	M	Smoke detector activation, no fire - unintentional	0.3
06/21/2021	30046	2021-000563	17:24		9876 BAYSIDE DR		Dispatched & canceled en route	0.5
06/21/2021	30046	2021-000564	22:15	70	NUGENT LOOP		Dispatched & canceled en route	0.4
06/22/2021	30046	2021-000565	00:27		1570 N DUPONT HWY		Unintentional transmission of alarm, other	0.1
06/22/2021	30046	2021-000566	10:05	883	HORSEPOND ROAD		Cooking fire, confined to container	0.4
06/22/2021	30046	2021-000567	21:19		1131 BAY RD LOT 1		Arcing, shorted electrical equipment	0.5
06/22/2021	30046	2021-000568	22:16	79	QUAILS NEST DR		Smoke detector activation, no fire - unintentional	0.4
06/23/2021	30046	2021-000569	00:34	1	DOVER HIGH DRIVE		Smoke detector activation, no fire - unintentional	0.6
06/23/2021	30046	2021-000570	08:22	100	ELECTRIC AVE		Unauthorized burning	0.3
06/23/2021	30046	2021-000571	18:04	100	ISABELLE ISLE		Unintentional transmission of alarm, other	0.7
06/23/2021	30046	2021-000572	20:31	66	LOGANBERRY TERRANCE		Assist invalid	1.6
06/24/2021	30046	2021-000573	11:35	915	S DUPONT HWY		Alarm system activation, no fire - unintentional	0.7
06/24/2021	30046	2021-000574	14:24	101	BABB DR		Smoke detector activation, no fire - unintentional	0.6
06/24/2021	30046	2021-000575	18:41	312	LOFTLAND DR		Good intent call, other	0.2
06/24/2021	30046	2021-000576	19:43	56	KENTLAND AVE		Smoke detector activation, no fire - unintentional	0.3
06/25/2021	30046	2021-000577	08:16		POW MIA PARKWAY		Extrication of victim(s) from vehicle	0.3
06/25/2021	30046	2021-000578	11:06	109	S BRADFORD ST		Building fire	1.2
06/25/2021	30046	2021-000579	15:40		S STATE ST & W NORTH ST ST		Good intent call, other	0.2
06/25/2021	30046	2021-000580	19:06		CRAWFORD AVE		Good intent call, other	0.1
06/26/2021	30046	2021-000581	10:34	290	N RED HAVEN LN		Dispatched & canceled en route	0.2
06/26/2021	30046	2021-000582	15:31	400	N DUPONT HWY	E	Smoke detector activation, no fire - unintentional	0.7
06/27/2021	30046	2021-000583	05:36		1225 WALKER RD		Smoke detector activation, no fire - unintentional	0.4
06/27/2021	30046	2021-000584	18:56		1700 N DUPONT HWY BLDG I		Carbon monoxide detector activation, no CO	0.4
06/28/2021	30046	2021-000585	07:33	348	UNITED WAY		Alarm system sounded due to malfunction	0.5
06/28/2021	30046	2021-000586	10:56		1200 N DUPONT HWY		Smoke detector activation due to malfunction	0.1
06/28/2021	30046	2021-000587	12:10	501	S STATE ST		Alarm system activation, no fire - unintentional	0.4
06/28/2021	30046	2021-000588	13:14		FORREST AVE		Dispatched & canceled en route	0.2
06/28/2021	30046	2021-000589	18:51	39	Huntington cir		Smoke detector activation due to malfunction	0.4
06/28/2021	30046	2021-000590	23:46	115	KARL DR		Assist invalid	2.7
06/29/2021	30046	2021-000591	02:56		2929 HARTLY RD		Assist invalid	0.6
06/29/2021	30046	2021-000592	14:08		SR 1		Extrication of victim(s) from vehicle	0.8
06/30/2021	30046	2021-000593	09:20		1155 WALKER RD		Cooking fire, confined to container	0.3
06/30/2021	30046	2021-000594	12:18	211	DELAWARE AVE		Alarm system activation, no fire - unintentional	0.1
06/30/2021	30046	2021-000595	14:16	23	S TURNBERRY DR		Smoke detector activation due to malfunction	0.7

Total Number of Incidents: 94

Total Length of Incidents: 45.1 Hours

Robbins Hose Company # 1, Inc.
Profit & Loss
June 2021

	Jun 21
Ordinary Income/Expense	
Expense	
Personnel & Office Expenses	
201 · Contract Employee	1,464.04
202 · Contract Services-Account...	85.00
203 · Office Supplies	24.27
204 · Training & Travel Expenses	7,758.94
Total Personnel & Office Expenses	9,332.25
Repairs & Maintenance	
101 · Equipment Repairs	33,992.46
102 · Fuel	1,584.71
103 · Medical Supplies	80.99
104 · Other Equipment Repairs	203.55
106 · Program Expenses	212.54
107 · Small Tools	51.85
Total Repairs & Maintenance	36,126.10
Uniforms	
301 · Safety & Security Material	282.25
302 · Firefighting Gear	176.00
Total Uniforms	458.25
Utilities	
402 · Electric	2,874.03
403 · Natural Gas	972.30
404 · Telephone	584.92
405 · Water/Sewer	850.06
Total Utilities	5,281.31
Total Expense	51,197.91
Net Ordinary Income	-51,197.91
Net Income	-51,197.91

CITY OF DOVER POLICE DEPARTMENT

Item #13.



MONTHLY REPORT JUNE 2021

Page 172

DEPARTMENT OF POLICE

Thomas A. Johnson, Jr.
Chief of Police



400 South Queen Street
Dover, Delaware 19904
302-736-7111

August 9, 2021

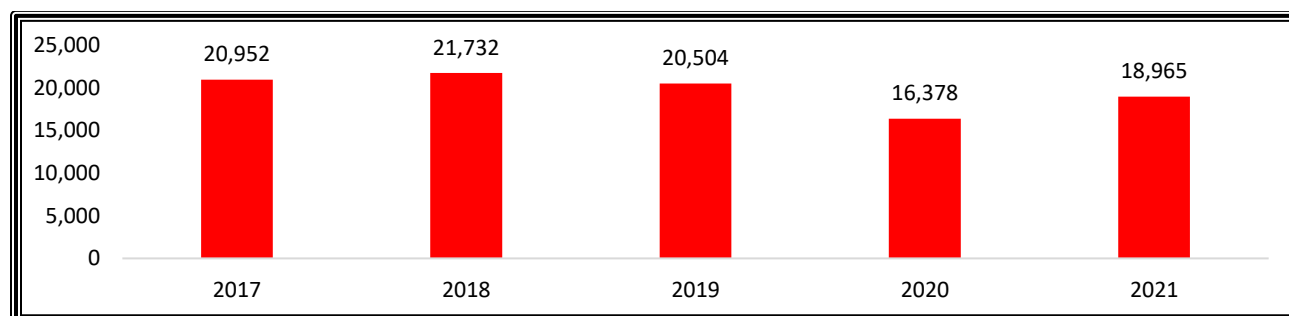
Honorable Robin Christiansen, Mayor
Members of Dover City Council
City Hall
Dover, DE 19901

Mayor Christiansen and Council Members:

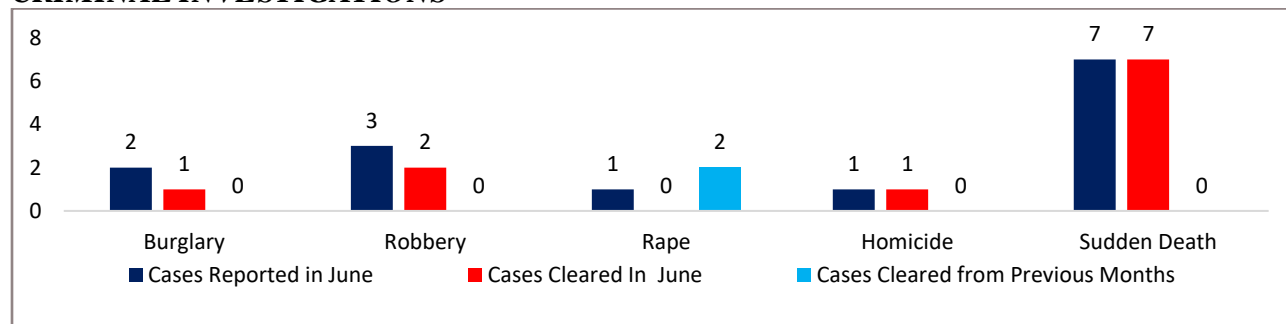
The following is the monthly report for Dover Police Department activities for the month of June:

COMPLAINTS

Total complaints received through June 30, 2021 numbered 18,965 this is an increase of 2,587 complaints over the same period last year.

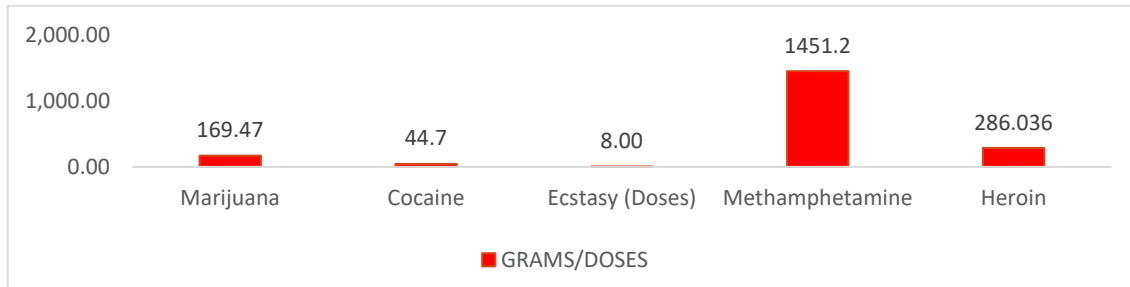


CRIMINAL INVESTIGATIONS

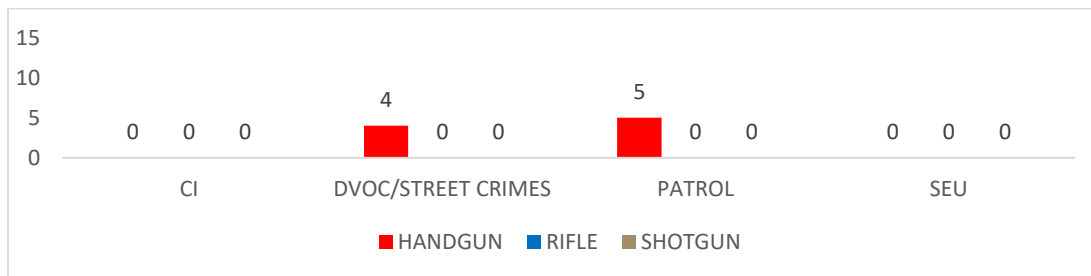


DRUGS, VICE, & ORGANIZED CRIME (DVOC) AND STREET CRIMES SECTION SEIZURES

Along with the drug seizures listed below, the units also recovered 75.1 grams/doses of miscellaneous other drugs and \$4,798.00 during the month of June. *Due to the increase in the amount of methamphetamines seized, we will now report on that as well (prescriptions will included in the miscellaneous other drug totals).



FIREARM SEIZURES/INSIDE CITY LIMITS



COMMUNITY POLICING & CADETS

COMMUNITY POLICING	CONTACTS
ABANDONED VEHICLES	0
ALCOHOL VIOLATIONS/DUI'S	2
ASSIST OTHER	76
WARRANTS ON FILE	0
CRIMINAL ARRESTS	3
PARKING DCO'S	1
LOUD MUSIC	0
MISCELLANEOUS DCO'S	0
PARKING COMPLAINTS	0
PEDDLER	0
COMMUNITY OUTREACH	173
CRIME PREVENTION CHECK	8
TRAFFIC ARRESTS	6
BIKE PATROL	0
PROPERTY CHECKS	74
WARNINGS	1
TOTAL CONTACTS	344

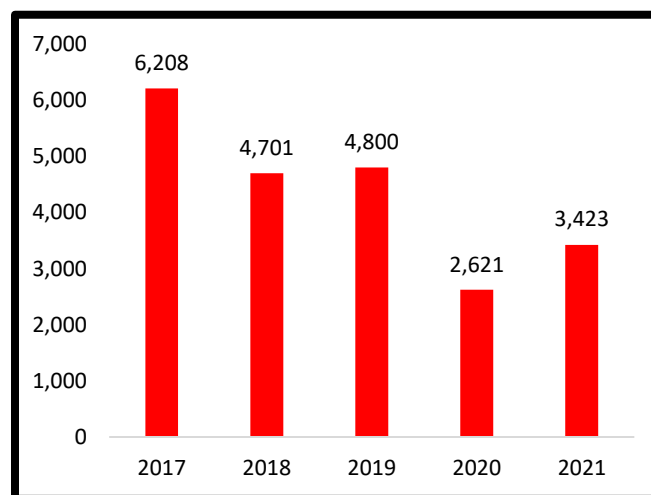
CADETS	CONTACTS
PARKING	0
SMOKING	0
OPEN CONTAINER	0
LOUD NOISE	0
OTHER DCO's	0
PROPERTY CHECKS	0
BUSINESS CONTACTS	53
LIBRARY CHECKS	0
COMPLAINTS ASSIGNED	0
SPECIAL EVENTS	0
TOTAL CONTACTS	53

STREET CRIMES

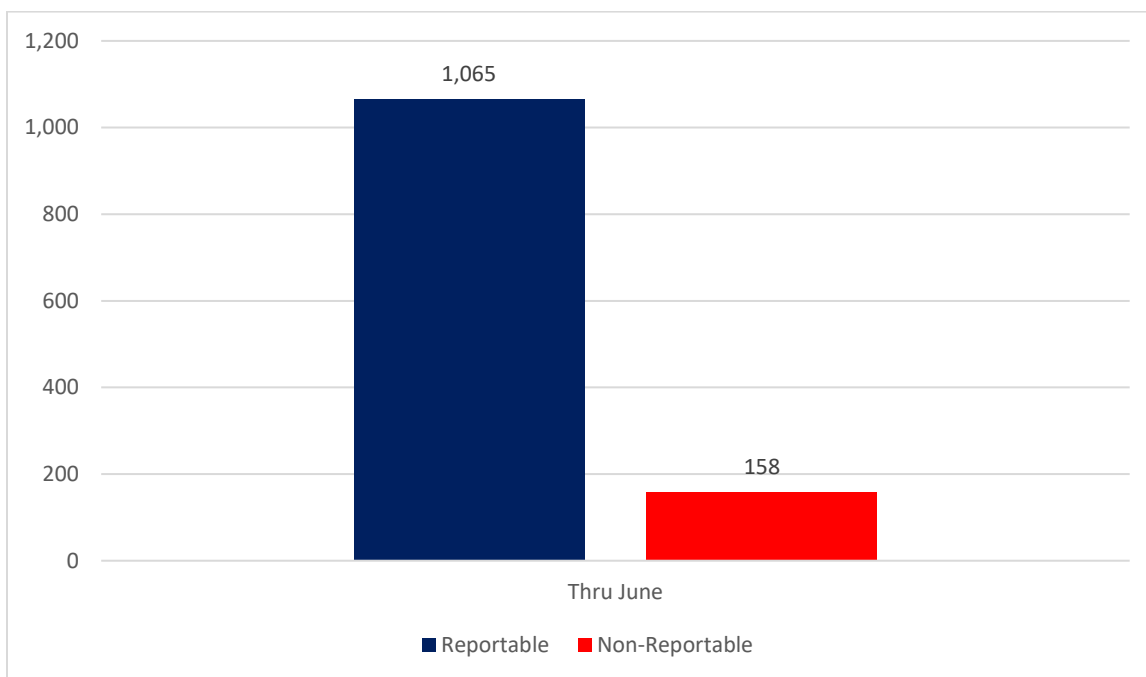
STREET CRIMES ENFORCEMENT	CONTACTS
ABANDONED VEHICLES	0
ALCOHOL VIOLATIONS/DUI'S	0
ASSIST OTHER	3
WARRANTS ON FILE	1
CITY PARK VIOLATIONS	0
CRIMINAL ARRESTS	87
DRUG RELATED ARRESTS	41
LOUD MUSIC	0
MISCELLANEOUS VIOLATIONS	0
PARKING VIOLATIONS	0
PEDDLER	0
MEETINGS	1
CURFEW CHECKS	120
CRIME PREVENTION CHECKS	0
TRAFFIC ARRESTS	49
WARNINGS	0
FUGITIVES	6
DCO'S	0
PROSTITUTION	0
TOTAL CONTACTS	308

TRAFFIC ARRESTS

The department issued 3,423 traffic citations through this reporting period; this is an increase of 802 citations over the number issued during the same period last year.

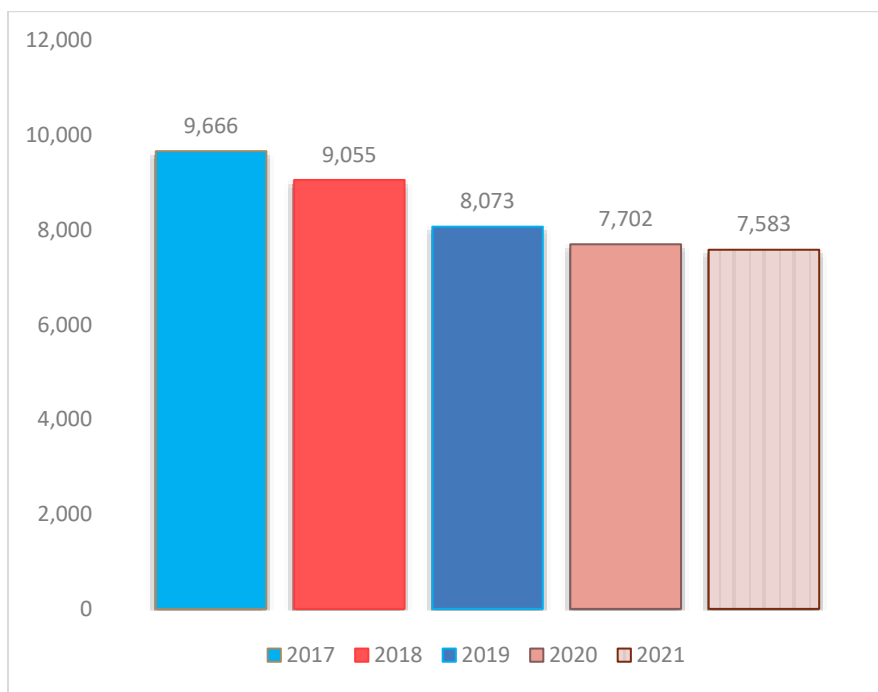


TRAFFIC CRASHES



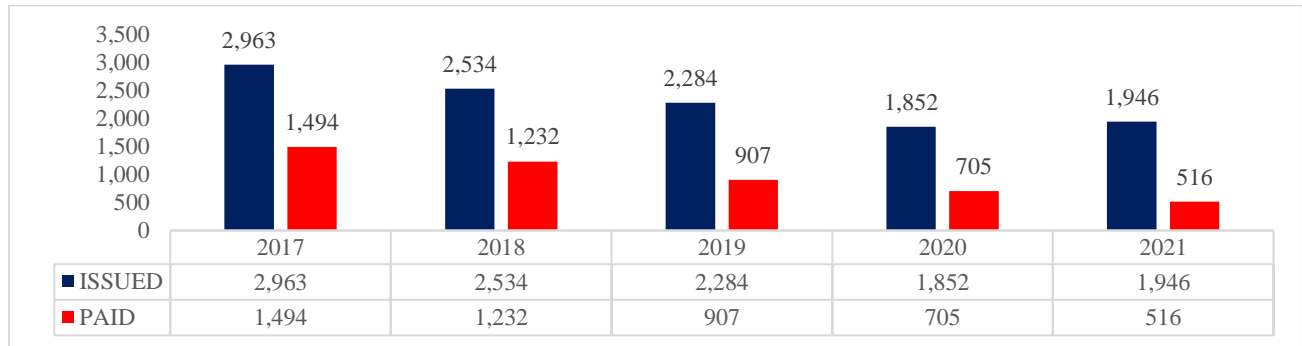
911 Center

During the month of June, the Dover Police Department handled 7,583 calls, a decrease of 119 calls received during the same period last year.



CITY ORDINANCE SUMMONS

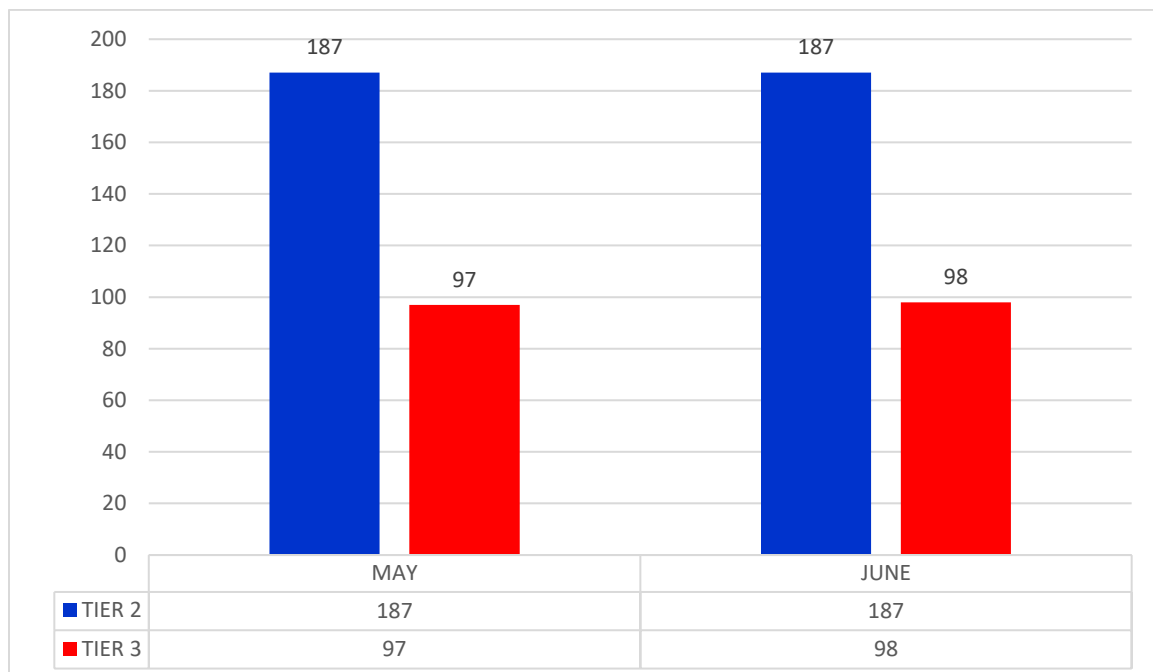
Through June 30, 2021, we issued 1,946 city ordinance summons, an increase of 94 summonses for the same period last year.



SEX OFFENDER STATISTICS/JUNE

	VERIFICATIONS	NOTIFICATIONS	MONTHLY REVERIFICATIONS	NON COMPLIANT WARRANTS
TIER 1	0	0	0	1
TIER 2	8	752	28	2
TIER 3	9	1,250	30	0

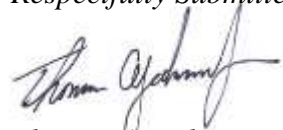
ACTIVE SEX OFFENDERS THAT RESIDE IN THE CITY OF DOVER (please note, Tier 1 offenders are not contacted by Dover Police Sex Offender Agents).



(Please note, Tier 1 offenders are not contacted by Dover Police Sex Offender Agents)

Please visit our website at www.doverpolice.org for up to date information on crimes and activities in the City of Dover.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Thomas A. Johnson, Jr.", written in a cursive style.

*Thomas A. Johnson, Jr.
Chief of Police*

City of Dover

MAYOR AND COUNCIL



PROPOSED COUNCIL RESOLUTION NO. 2021-20

A RESOLUTION AUTHORIZING SIGNATURES FOR BANKING SERVICES ON BEHALF OF THE CITY OF DOVER, DELAWARE

WHEREAS, the City of Dover's investment policy includes the investment of funds up to \$100,000 per banking institution, investments in the State of Delaware Investment Pool, and the purchase and sale of investment grade corporate bonds, and U.S. Treasury and agency securities; and

WHEREAS, the banking institutions, brokerage firms, trust companies, and other various financial institutions require an Authorizing Resolution for the opening of accounts, and for purchasing, selling, transferring, assigning, and handling securities.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Dover, that the Controller/Treasurer, Assistant Treasurer, and Interim Assistant Treasurer are hereby authorized to open accounts with banking institutions and purchase, sell, transfer, assign, and handle securities and that they are authorized to sign all related forms;

BE IT FURTHER RESOLVED that the transactions in these accounts be carried out with any one signature; and

That the following are the office holders authorized for these purposes, until further notice:

Lori Peddicord	-	Controller/Treasurer
Janella Sapp	-	Assistant Treasurer
Megan Ramsey	-	Interim Assistant Treasurer

ADOPTED: *

S:\RESOLUTIONS-PROCLAMATIONS-TRIBUTES\2021\Draft\Resolution No. 2021-20 - Authorizing Signatures for Banking Services DRAFT.wpd

ROBIN R. CHRISTIANSEN
MAYOR

ROY SUDLER, JR.
COUNCIL PRESIDENT

Actions History

08/09/2021 - Scheduled for Introduction - City Council

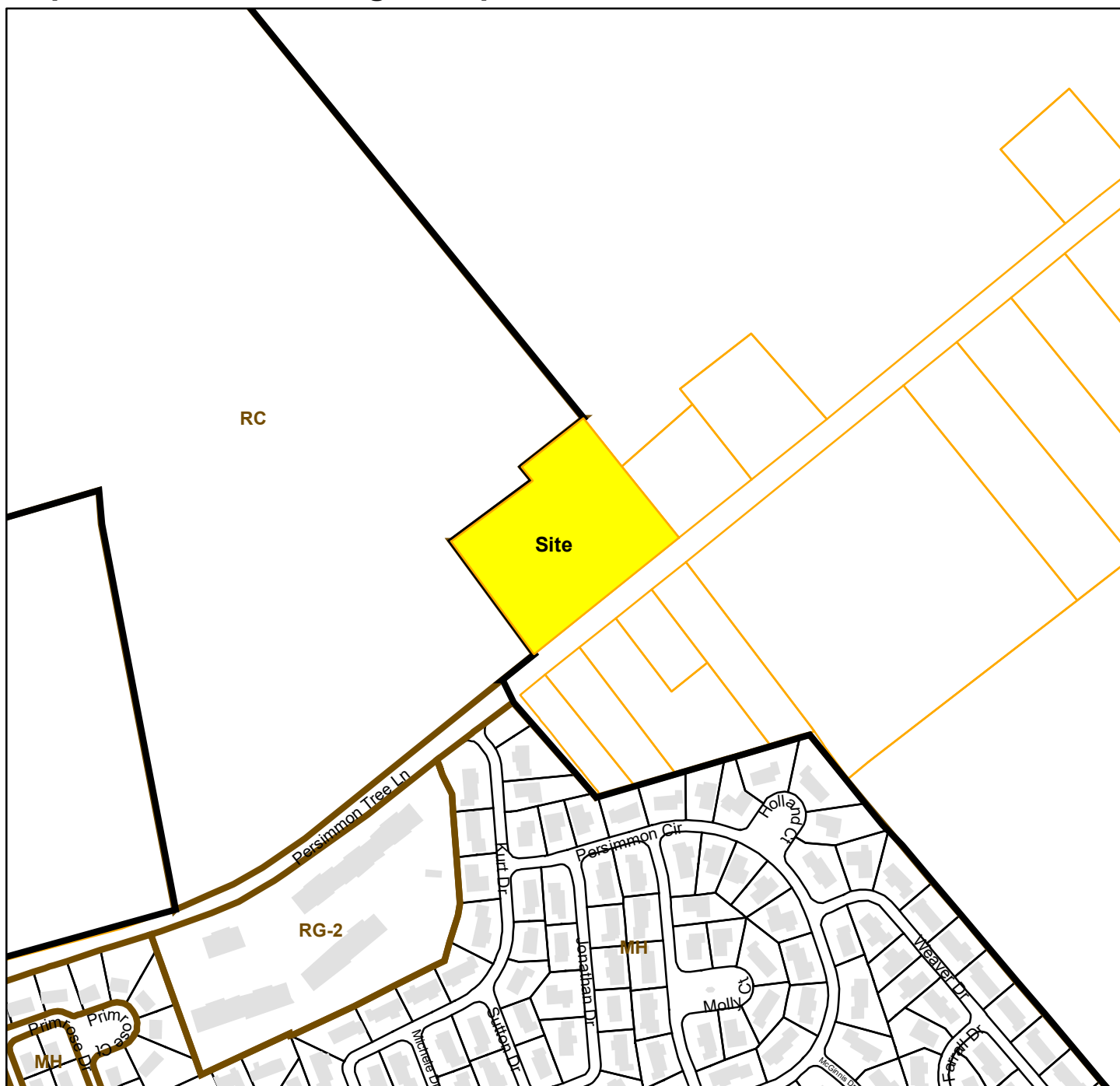


PETITION TO ANNEX AND REZONE PROPERTY

First Reading Before the Dover City Council

August 9, 2021

File Number:	AX-21-03
Ordinance Number:	2021-16
Applicants:	Dover Indoor Tennis, Inc. c/o Daniel D. Brengle
Owner of Record:	Dover Indoor Tennis, Inc.
Property Address:	633 Persimmon Tree Lane, Dover DE
Tax Parcel ID #:	ED-00-058.00-01-32.00-000
Lot Size:	3.1707 acres (138,115.69 SF)
Present Zoning:	AR (Agricultural Residential Zone)
Proposed Zoning:	RC (Recreation and Commercial Zone)
2019 Comprehensive Plan Designation:	Category 2: Priority Annexation Areas
2019 Comprehensive Plan Land Use Category:	Residential Low Density* *Seeking a Minor Variation to revise Land Use Designation to Commercial - Entertainment)
Present Use:	Tennis Club
Proposed Use:	Tennis Club

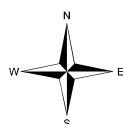


Title: Lands of Dover Indoor Tennis Inc.
 Ordinance #: 2021-16
 Addresses: 633 Persimmon Tree Lane
 Parcel ID: ED-00-058.00-01-32.00-000
 Existing Zoning: AR Agricultural Residential Zone
 Proposed Zoning: RC Recreational and Commercial Zone
 Owner: Dover Indoor Tennis Inc.
 Date: 07/30/2021

Legend

- Subject Property
- Dover Boundary
- Zoning
- Dover Parcels
- Kent County Parcels

0 195 390 780 Feet



CITY OF DOVER PROPOSED ORDINANCE #2021-16

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER BY CHANGING THE ZONING DESIGNATION OF PROPERTY LOCATED AT 633 PERSIMMON TREE LANE

WHEREAS, the City of Dover has enacted a zoning ordinance regulating the use of property within the limits of the City of Dover; and

WHEREAS, it is deemed in the best interest of zoning and planning to change the permitted use of property described below from AR - Agricultural Residential District (Kent County zoning classification) to RC - Recreational and Commercial Zone (City of Dover zoning classification).

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

1. That from and after the passage and approval of this ordinance the Zoning Map and Zoning Ordinance of the City of Dover have been amended by changing the zoning designation from AR - Agricultural Residential District (Kent County zoning classification) to RC - Recreational and Commercial Zone (City of Dover zoning classification) on that property located at 633 Persimmon Tree Lane, consisting of 3.1707 +/- acres, owned by Dover Indoor Tennis, Inc.
(TAX PARCEL: LC-00-058.00-01-32.00-000; PLANNING REFERENCE: AX-21-03; COUNCIL DISTRICT: 3)

ADOPTED: *

S:\ORDINANCES\2021\ORDINANCE #2021-16 - ANNEXATION-REZONING - 633 PERSIMMON TREE LANE\ORDINANCE 2021-16 - ANNEXATION - 633 PERSIMMON TREE LANE.wpd

Actions History

08/09/2021 - Scheduled for First Reading - City Council