



**CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Tuesday, January 21, 2025 at 7:00 PM**

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

AGENDA

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

IN-PERSON and VIRTUAL MEETING NOTICE

The Planning Commission Meeting for January 21, 2025 will be held at City Hall in City Council Chambers at 7:00 PM and as a Virtual Meeting using Webex, an audio/video conferencing system as an electronic means of communication. The public is welcome to attend. See participation information below to join by phone or computer.

PUBLIC PARTICIPATION INFORMATION

City of Dover Planning Commission Meeting of Tuesday, January 21, 2025

Join By Phone: Dial +1-650-479-3208

Access Code: 253 951 56316

Password from Phones: 3683772

Join Online: <https://bit.ly/PCMeeting1212025>

Webinar Number: 2539 515 6316

Webinar Password: DoverPC

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF AGENDA

APPROVAL OF MINUTES

1. Adoption of Minutes of December 16, 2024

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting is Tuesday, February 18, 2025. Please note the meeting date due to the Holiday on Monday.

Update on City Council Actions

2. Adoption of Ordinances for Recreational Marijuana Land Uses and Zoning: Ordinance #2024-29 and Ordinance #2024-30

Department of Planning & Inspections Updates

Projects & Studies

3. Dover/Kent County MPO Workshop on Safety Action Plan (SS4A - Safe Streets and Roads for All) to be held on January 13, 2025 from 4:00 PM to 7:00 PM at the Modern Maturity Center. For Information see: doverkentmpo.delaware.gov

Education & Training Opportunities

4. Planning 101: Planning Your Community's Future Workshop held on Zoom! on January 15, 2025 at 10:00 AM to Noon. Sponsored by the University of Delaware, Institute for Public Administration.
5. Introduction to Land Use Law, the Constitution, and Takings Workshop held on February 7, 2025 at 9:00 AM to Noon at Kent County Levy Court Administration Building. Sponsored by the University of Delaware, Institute for Public Administration.

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Requests for Extension of Planning Commission Approval

NEW APPLICATIONS

6. S-25-01 Dover Mobility Center Garage at 133 S. Governors Avenue – Public Hearing and Review of a Site Development Plan Application, Parcel Consolidation Plan, and associated Architectural Review Certification for construction of a four/five story, multi-purpose parking garage structure to be known as the Dover Mobility Center Garage. The structure is to consist of 431 parking spaces, welcome space, a management office, and retail and storage spaces. The subject site involves a series of parcels in the block between S. Governors Avenue and S. Bradford Street north of Minor Street Alley. The properties are zoned C-2 (Central Commercial Zone) and subject to the H (Historic District Zone). The owners of record are the Downtown Dover Partnership, City of Dover, Capital City Transformation Alliance, and CEI Properties LLC. Property Addresses: 133 S. Governors Avenue, 139 S. Governors Avenue, 145 S. Governors Avenue, 136 S. Bradford Street, 148 S. Bradford Street, 150 S. Bradford Street, and 132 S. Bradford Street, Dover. Tax Parcels: ED-05-077.09-02-10.00-000, ED-05-077.09-02-09.00-000, ED-05-077.09-02-08.00-000, ED-05-077.09-02-24.00-000, ED-05-077.09-02-25.00-00, ED-05-077.09-02-27.00-000, and ED-05-077.09-02-23.00-000. Council District 4. *For Consideration: Tree Mitigation Plan and Parking Strategy Statement. This project was*

the subject of HI-24-09 for Historic District Commission Review and Recommendation on the Architectural Review Certification on December 19, 2024. The project is also associated with MI-24-10 Request for Alley Abandonment: Part of Alley Between S. Governors Avenue and S. Bradford Street.

NEW BUSINESS

ADJOURN

Posted Agenda: January 10, 2025

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