



**CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Monday, July 15, 2024 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 July 15, 2024, will be as an In-Person Meeting at City Hall in City Council Chambers. The public is welcome to attend in person. The Meeting will also be provided as a Virtual Meeting using Webex, an audio video conferencing system as an electronic means of communication. See participation information below to join by phone or computer.

**PUBLIC PARTICIPATION INFORMATION
City of Dover Planning Commission Meeting of July 15, 2024**

Join by Phone: 1-650-479-3208

Access code: 253 426 33567 (Password: 3683772)

Join Online: <https://bit.ly/PCMeeting7152024>

Webinar Number: 2534 263 3567

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 June 17, 2024

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting date is August 19, 2024 at 7 PM.

Update on City Council Actions

Department of Planning & Inspections Updates

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

NEW APPLICATIONS

2. S-24-10 Stoltzfus LLC Warehouse at 1285 College Park Drive – Public Hearing and Review of a Site Development Plan for a 5,120 SF Warehouse adjacent to an existing 10,000 SF Warehouse and other site improvements. The property is 1.507+/- acres and zoned M (Manufacturing Zone). The property is located north of College Road in the College Business Park on the north side of College Park Drive adjacent to the railroad tracks. The owner of record is Stoltzfus, LLC. The property address is 1285 College Park Drive. Tax Parcel: ED-05-067.00-02-12.02-000. *Waiver Requests: Reduction of the Parking Requirement, Elimination of Upright Curbing, Opaque Barrier – Elimination of Fence Component, and Partial Elimination of Sidewalk. For Consideration: Performance Standards Review Application.*

NEW BUSINESS

3. Annual Meeting of the Planning Commission (Nomination and Election of Officers and Appointments to Subcommittees)

ADJOURN

Posted Agenda: July 3, 2024

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