



**CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Monday, June 15, 2026 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 June 15, 2026 will be held as In-Person Meeting in City Hall in City Council Chambers at 7:00 PM and as a Virtual Meeting using Webex, an audio and video conferencing system as an electronic means of communication. The public is welcome to attend in person or virtually with the participation information below.

**PUBLIC PARTICIPATION INFORMATION
City of Dover Planning Commission Meeting of June 15, 2026**

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

Access Code: 253 344 90772

Password from Phones: 3683772

Join Online: <https://bit.ly/PCMeeting06152026>

Webinar Number: 2533 449 0772

Webinar Password: DoverPC

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF AGENDA

APPROVAL OF MINUTES

1. Adoption of Meeting Minutes of May 18, 2026

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting date is July 20, 2026 at 7:00 PM.

Update on City Council Actions

Department of Planning & Inspections Updates

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Request Extension of Planning Commission Approval

NEW APPLICATIONS

2. S-26-11 Delaware State University Football Stadium Plaza at 1200 N Dupont Hwy – Public Hearing and Review of a Site Development Plan for a new 53,370 SF +/- Building with Stadium Plaza Complex and the associated site improvements. The project site will redevelop the south side (home stands) area at the football stadium located on the Delaware State University main campus. The property is zoned IO (Institutional and Office Zone) and also subject to the SWPOZ (Source Water Protection Overlay Zone): Tier 3 Excellent Recharge Area. Property Address: 1200 N. Dupont Highway. Tax Parcel: ED-05-057.00-01-21.00-000. Council District 4.
3. SB-26-02 Bay Village Residential Planned Neighborhood Design: Subdivision Plan - Public Hearing and Review of Preliminary Subdivision Plan for Bay Village Residential Planned Neighborhood Design Application. The property is 79.14 acres of land east of State Route 1 on the south side of White Oak Road and located south of the Garrison Oak Business and Technology Center. The property is currently zoned RM-2 (Medium Density Residence Zone) and subject to the Source Water Protection Overlay Zone (SWPOZ): Tier 2 Primary Wellhead Protection Area. The Preliminary Subdivision application is for 250 townhouse lots and a lot for a future apartment complex development area with associated infrastructure and improvements. The property owner is Bay Village of Dover LLC. Address: South side of White Oak Road. Tax Parcel: LC05-068.00-01-06.00-000. Council District 3. PLUS Review #2024-02-03. *Waiver Request: Elimination of Rear Alley for Lots 1-20. Associated Applications: MI-26-03 Bay Village Residential Concept Sketch Plan was presented to City Council in February 2026 with referral to the Planning Commission. C-26-02 Conditional Use/Master Plan for PND was conditionally approved by the Planning Commission on April 20, 2026; this included approval of the Active Recreation Plan and Alternative Design Standards for PND for Lot Width and Lot Area.*
4. MI-26-06 Text Amendments: Clean Hydrogen Production Facilities – Public Hearing and Review for Recommendation to City Council of Text Amendments to *Zoning Ordinance* pertaining to clean hydrogen production facilities by amending the *Dover Code of Ordinances*, Appendix B - Zoning by adding a definition for “clean hydrogen” in Article 12 and by amending Article 3, Sections 19, 20, 20A and 20B to allow clean hydrogen production facilities to operate as permitted uses in certain zones and adding supplementary regulations by which these facilities must abide. The zoning districts for clean hydrogen production facilities

include the M (Manufacturing Zone), IPM (Industrial Park Manufacturing Zone), IPM2 (Industrial Park Manufacturing Zone – Business and Technology Center), and IPM3 (Industrial Park Manufacturing Zone – Industrial Aviation and Aeronautics Center). Ordinance #2026-10.

NEW BUSINESS

PUBLIC COMMENTS OPPORTUNITY - An opportunity is given for members of the public to provide comments to the Planning Commission not specifically related to Applications with Public Hearings.

ADJOURN

Posted Agenda: June 5, 2026

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