



**CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Monday, March 18, 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 March 18, 2024 will be held 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 March 18, 2024**

Join by Phone Dial: 1-650-479-3208

Access code: 253 040 72545 (Password: 3683772)

Join Online: <https://bit.ly/PCMeeting3062024>

Webinar Number: 2530 407 2545

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 February 20, 2024

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting date is Monday, April 15, 2024 at 7:00pm.

Update on City Council Actions

Department of Planning & Inspections Updates

Projects and Studies

2. Dover Downtown Development District Public Workshop – March 19, 2024, 4:00PM to 6:00PM (with Presentations at 4:30PM and 5:30PM) at Dover Public Library, 35 Loockerman Plaza

Education and Training Opportunities

3. The following course is offered by the University of Delaware Institute for Public Administration. Contact the Planning Office for registration.
 - Freedom of Information Act (FOIA) and Ethics for Local Officials - March 20, 2024, 9:00AM to Noon at Kent County Levy Court Building, 555 S Bay Rd, Dover.

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Request Extension of Planning Commission Approval

4. S-22-03 Restaurant at 801 North State Street – Review of Request for a One-Year Extension of the Planning Commission conditional approval granted on March 21, 2022 of a Site Development Plan Application for the construction of a 7,681 SF Restaurant with outdoor patio dining and associated site improvements. The property is zoned C-2A (Limited Central Commercial Zone). The property consists of 1.943 acres (84,637.08 SF) and is located on the east side of North State Street, southwest of Lepore Drive. The property is bordered by Silver Lake to the south. The owner of record is Lopez Kent County, LLC. Property Address: 801 South State Street. Tax Parcel Number: ED-05-068.09-01-13.00-000. Council District 3.
5. S-22-04 Raymond Street and Railroad Avenue Street Improvements – Review of Request for a One-Year Extension of Planning Commission conditional approval granted on March 21, 2022 of a Site Development Plan Application for the proposed construction of street improvements in the Rights-of-Way of Raymond Street and Railroad Avenue. Improvements consist of paved roadways, curbing, sidewalks, and utility infrastructure (water, sewer, and stormwater drainage). Raymond Street is proposed to be extended west as a 24 ft. paved width roadway to intersect with Railroad Avenue. Railroad Avenue is proposed to be constructed as a 24 ft. paved width roadway extending to the north ending in a cul-de-sac. Portions of the surrounding property totaling 0.61 acres and owned by Patel College Properties LLC and Patel Excess College Road LLC are being dedicated to the City of Dover for the expansion of Right-of-Way. The area is located north of College Road and east of the Lands of the Delaware Railroad. Public Right-of-Way to be dedicated to City of Dover. Property Address: Rights-of-

way in the vicinity of Tax Parcels: ED-05-067.00-02-53.00-000 and ED-05-067.00-02-56.00-000. Council District 4.

NEW APPLICATIONS

6. S-24-03 Delmarva Land Holdings, LLC Warehouse Buildings (Cassidy Commons) at 101-1001 Cassidy Drive – Public Hearing and Review of a Site Development Plan Application to permit construction of six (6) 9,950 square foot manufacturing/warehouse buildings (in addition to the four (4) already constructed) to be divided into smaller tenant spaces with other site improvements. The property of 10 acres ± is zoned M (Manufacturing Zone) and is subject to the AEOZ (Airport Environs Overlay Zone): APZ I and Noise Zones A and B. The property is located on the south side of Lafferty Lane west of Horsepond Road along a private drive known as Cassidy Drive. Property owned by Delmarva Land Holdings, LLC. Property Address: 101-1001 Cassidy Drive. Tax Parcel: ED-05-077.00-01-28.04-000. Council District 2. *Waiver Requests: Elimination of Upright Curbing, Elimination of Bicycle Parking, Partial Elimination of Sidewalks, and Consideration of Performance Standards Review Application. This site was most recently subject to Application C-21-01 which was approved by the Planning Commission on January 19, 2021, but Final Plan Approval was not achieved, and the Plan has expired. The initial four buildings were constructed under C-11-04 M & L Ventures at Lafferty Lane.*

NEW BUSINESS

ADJOURN

Posted Agenda: March 8, 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