



**CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Monday, April 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 April 21, 2025 will be held in City Council Chambers at 7:00PM 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 Monday, April 21, 2025**

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

Access Code: 253 567 23666

Password from Phones: 3683772

Join Online: <https://bit.ly/PCMeeting04212025>

Webinar Number: 2535 672 3666

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 March 17, 2025

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting is scheduled for Monday, May 19, 2025 at 7:00 PM.

Update on City Council Actions

Department of Planning & Inspections Updates

Education and Training Opportunities

2. City of Dover Earth Week Events - April 21-25, 2025
3. Creating a Flood Ready Community Workshop held on May 6, 2025 at 9:00AM to 12:30PM. Sponsored by the University of Delaware: Institute for Public Administration, DNREC Delaware Coastal Training Program, and Delaware Sea Grant.
4. Delaware Affordable Housing Webinar Series - Homelessness and Affordable Housing: A Conversation with Matthew Heckles to be held as a Webinar on May 7, 2025 at 10:00AM to 11:30AM. Presented by the University of Delaware: Center for Community Research & Service and the Institute for Public Administration.

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Request Extension of Planning Commission Approval - None

NEW APPLICATIONS

5. AX-25-01 Lands of Robert Pellegrino at 582 Acorn Lane - Public Hearing and Review for Recommendation to City Council on an Annexation Request and Rezoning Request for a parcel of land totaling 2.3096 acres+/- located at 582 Acorn Lane. The property is currently zoned RS-1 (Residential Single Family Zone) in Kent County. The proposed Zoning is R-8 (One Family Residence Zone). The property is located at the southeast corner of Acorn Lane and Old White Oak Road. The annexation category according to Dover's 2019 Comprehensive Plan is Category 1: High Priority Annexation Areas and the land use designation is Residential Low Density. The property owner is Robert Pellegrino. Property Address: 582 Acorn Lane. Tax Parcel: ED-00-068.15-01-11.00-000. Proposed Council District 3. Ordinance #2025-08. *The First Reading of this Annexation Request was completed on March 10, 2025. Public Hearing before the Planning Commission is scheduled for April 21, 2025 and a Public Hearing/Final Action with City Council on May 12, 2025.*

NEW BUSINESS

6. Summary of Applications 2024 and 2025

ADJOURN

Posted Agenda: April 11, 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