



**CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Tuesday, January 17, 2023 at 7:00 PM**

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

REVISED AGENDA

**The Agenda for the January 17, 2023 Meeting has been revised in order to accommodate a Request for Extension of Planning Commission Approval for Conditional Use Site Plan Application C-21-01 Cassidy Commons at 101-1001 Cassidy Drive. This has been added as an item of Old Business.*

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 & VIRTUAL MEETING NOTICE

The Planning Commission Meeting for January 17, 2023 will be held as an In-Person Meeting at City Hall. The public is welcome to attend in person. The meeting will also be provided as a Virtual Meeting using WebEx audio/visual 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 January 17, 2023**

Dial: 1-650-479-3208

Event number/Access code: 2538 683 5912

Event password: DoverPC

Event Address:

<https://bit.ly/PCMeeting1172023>

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 the Minutes of December 19, 2022

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting date is Tuesday, February 21, 2023 at 7:00 PM due to the Monday holiday.

Update on City Council Actions

Department of Planning & Inspections Updates

2. Summary of Applications for 2022

Education and Training Opportunities

3. University of Delaware - Institute for Public Administration presents two opportunities for training via Zoom!
 - January 18, 2023 at 10:00 A.M. - Planning 101: Planning Your Community Future
 - February 8, 2023 at 10:00 A.M. - Introduction to Land-Use Law, the Constitution, and Takings

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Request Extension of Planning Commission Approval

4. C-21-01 Cassidy Commons at 101-1001 Cassidy Drive – Request for one year extension of Planning Commission Approval granted January 19, 2021 of a Conditional Use Site Plan for the construction of six (6) additional manufacturing/warehousing buildings (in addition to the four (4) already constructed) for a total of ten (10) 9,950 SF manufacturing/warehousing buildings on one parcel of land and other associated site improvements at 101-1001 Cassidy Drive. The property is 10 acres ± and 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. The owner of record was Cassidy Commons, LLC at time of original application; the current owner of record is Delmarva Land Holdings, LLC. Property Address: 101-1001 Cassidy Drive. Tax Parcel: ED05-077.00-01-28.04-000. Council District 2. *This Application received Conditional Approval from the Planning Commission at their January 2021 Meeting and has not achieved Final Plan Approval.*

NEW APPLICATIONS

5. S-23-01 East Carolina Supply Warehouse on Ridgely Street – Public Hearing and Review of a Site Development Plan and Minor Subdivision Plan for a property currently addressed as 631 Ridgely Street. The Plan proposes to subdivide the current parcel of 28.65 +/- acres into two new parcels. The proposed Parcel A is southernmost portion of the site and is to be 4.928 +/- acres (214,643 SF). The Residual Parcel is the northern portion of the site containing an existing warehouse building and would be 23.726 +/- acres (1,033,516 SF). The Plan is to permit construction on Parcel A of a 42,400 SF +/- warehouse and associated

site improvements. The current property is zoned IPM (Industrial Park Manufacturing Zone). The property is located north of the terminus of Ridgely Street and at Clara Street to the west of the railroad. The owner of record is Clara Ridgley Project, LLC. Property Address: 631 Ridgely Street. Tax Parcel: ED-05-076.08-01-01.00-000. Council District 4. *Waiver Requests: Partial Elimination of Curbing, Reduction of Parking Requirement, and a Subdivision Waiver to Create Lot without Frontage on a Public Street. For Consideration: Performance Standards Review.*

NEW BUSINESS

ADJOURN

Posted Agenda: January 6, 2023

Revised Agenda Posted: January 13, 2023

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