



**CITY OF DOVER, DELAWARE
PLANNING COMMISSION - SESSION 2
Monday, November 18, 2024 at 7:00 PM**

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

AGENDA – SESSION 2

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 - Session 2 for November 18, 2024 will be held at City Hall in City Council Chambers at 7:00 P.M. The public is welcome to attend. The Meeting Session 2 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 - SESSION 2 of November 18, 2024 at 7:00 P.M.

Join by Phone: Dial +1-650-479-3208
Access Code: 253 152 08547
Password from Phones: 36837722

Join Online: <https://bit.ly/PCMeeting211182024>
Webinar Number: 2531 520 8547
Webinar Password: DoverPC2

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

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting date is December 16, 2024 at 7:00 P.M.

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS**OLD BUSINESS****NEW APPLICATIONS**

1. MI-24-09 Text Amendments: Recreational Marijuana Land Uses and Related Zoning Regulations - Public Hearing and Review for Recommendation to City Council of a series of Text Amendments to the *Zoning Ordinance* for establish provisions for recreational marijuana land uses and related zoning regulations.
 - A. Ordinance #2024-29: Text Amendments to the Zoning Ordinance pertaining to recreational marijuana land use and zoning for cultivation, manufacturing, and testing facilities and compassion centers by amending Dover Code of Ordinances, Appendix B – Zoning: Article 3 - District Regulations Section 19 - Manufacturing Zone (M), Section 20 - Industrial Park Manufacturing Zone (IPM), and Section 23 - Agricultural Zone (A); Article 5 - Supplementary Regulations adding new Section 24 - Marijuana Related Businesses; and Article 12 - Definitions. These amendments add definitions for marijuana related businesses, allow these business types to operate as permitted uses within certain zones, and add supplementary regulations by which these businesses must abide.
 - B. Ordinance #2024-30: Text Amendments to the Zoning Ordinance pertaining to recreational marijuana land use and zoning for retail marijuana stores and provisions for compassion center conversions by amending Dover Code of Ordinances, Appendix B – Zoning: Article 3 - District Regulations Section 16 - Highway Commercial Zone (C-4); Article 5 - Supplementary Regulations adding new Section 24 - Marijuana Related Businesses; and Article 12 – Definitions. These amendments add the definition of retail marijuana stores and allow recreational marijuana stores to operate as permitted uses in the C-4 zone, and add supplementary regulations by which these businesses must abide.

NEW BUSINESS**ADJOURN SESSION 2**

Posted Agenda: November 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