



CITY OF NEWARK
DELAWARE

Planning Commission Meeting

Date/Time: Tuesday, November 4th, 2025 at 7:00 p.m.

Location: Microsoft Teams

Council Chambers, Newark Municipal Building, 220 South Main Street

Per the hybrid meeting provisions as provided in 29 Del. C. §10006A, the Planning Commission will be meeting in person with remote access via Microsoft Teams.

The meeting will be available for viewing via Microsoft Teams at the following link:

<https://newarkde.gov/publicmeetings>

New to Microsoft Teams? Click on the link above and click on the meeting link, then “Continue in this Browser” to enter the meeting. Link for hybrid access will be on the agenda posted at <https://newarkde.gov/meetings> seven days prior to the meeting.

Public comments may be submitted on the items on the agenda via email to planning-dept@newark.de.us by 6:00 p.m. on November 4, 2025. All public comments received will be read into the record at the meeting. Attendees may also sign up to speak in person at the meeting on the relevant agenda item.

There may be a vote on every agenda item set forth herein.

AGENDA

1.	Chair’s remarks <i>(Information) (3 minutes)</i>
*2.	Review and consideration of amendments to Chapter 32, Zoning, to align requirements for daycare and nursing home care facilities with State requirements and to add daycare facilities as an allowable use in the BB and BC zoning districts <i>(Action) (20 minutes)</i>
*3.	Review and consideration of amendments to Chapter 32, Zoning, to allow bus shelters in residential districts <i>(Action) (10 minutes)</i>
*4.	Review and consideration of amendments to Chapter 32, Zoning, to allow retail food stores, restaurants with alcohol, commercial indoor recreation, and theaters with alcohol as by right uses in the BB and BC zoning districts <i>(Action) (20 minutes)</i>

*5.	<u>Review and consideration of amendments to Chapter 32, Zoning, to remove obsolete uses and add consolidated uses in the BB and BC zoning districts</u> (Action) (10 minutes)
*6	<u>Review and consideration of amendments to Chapter 32, Zoning to move low-impact uses requiring special use permits to by-right uses in the BB, BC, MI and MOR zoning districts</u> (Action) (20 minutes)
7.	Informational Items. (These items are for informational purposes only) (Information) (15 minutes) a. Director's Report i. Comprehensive Development Plan VI Update b. Deputy Director's Report
8.	New Business. (Introduction of new items for discussion by City Staff or Planning Commissioners. New items requiring public notice will be added to a future agenda.) (Information) (5 minutes)
*9.	General public comment. (Regarding items not on the agenda but related to the work of the Planning Commission) (Information) (5 minutes) *ITEMS OPEN FOR PUBLIC COMMENT The above agenda is intended to be followed, but is subject to changes, deletions, additions, and modifications, as permitted under the Freedom of Information Act of the State of Delaware. The agenda is posted (7) seven days in advance of the scheduled meeting in compliance with 29 Del. C. Section 10004 (e)(2). Copies may be obtained at the Planning and Development Department, 220 South Main Street, or online at www.newarkde.gov.

Advertised October 24th 2025

Posted October 28th 2025