

**CITY OF NEWARK
DELAWARE**

**PLANNING COMMISSION
WORKSHOP**

February 12, 2008

7:00 p.m.

Present at the 7:00 p.m. meeting were:

Chairman: James Bowman

Commissioners Present: Ralph Begleiter
Angela Dressel
Mary Lou McDowell
Rob Osborne

Councilmen Present: David Athey

Commissioners Absent: Joe Russell
Kass Sheedy

Staff Present: Roy H. Lopata, Planning Director

1. Mr. Lopata opened the workshop by reviewing the proposed workshop format and the procedures for reviewing the draft Plan IV. Mr. Lopata noted that while the Commission workshops were going to be held, Plan IV would be reviewed through the State PLUS process.
2. Mr. Lopata and the Commissioners then reviewed key Plan IV revisions of Chapters I and II from the 2003 Plan and other previous planning efforts.
 - There was considerable discussion about Plan IV's language concerning the State's plan to relocate the Newark Passenger Rail Station (page 19). Mr. Lopata noted that this language would be revised, based on the discussion, to better describe the problems with the new site. The DelDOT information that had been presented to City Council in 2005 would also be forwarded to the Planning Commission as part of its Plan IV review process.
 - The Commission then suggested revising the Traffic Operations/Systems Management section (page 19) to include references to DelDOT's study and upgrade of the computerized signal system in Newark.

- Mr. Lopata and the Commissioners then reviewed the Downtown Newark Partnership Board's updated downtown Newark vision that had been developed through an internal Board review. The Commission suggested some revisions to the "vision" language that will be added to Plan IV (page 23).
- The Commission then reviewed other minor changes in Chapters I and II.

3. Public Comment

- During the time of the meeting reserved for public comment, Mrs. Jean White made several suggestions and noted, in particular, that the Commission and the community should scrutinize the "Land Use" maps because of how important it was to understand the implications of these recommendations.
 - Ezra Temko made several comments and then asked about the background of the Land Development Goals on page 69.
 - Councilman Athey made several comments and noted the importance of implementation regarding reaching the land use goals on page 69.
4. The Commission then agreed that the next Comprehensive Plan IV Public Workshop would be held on **March 4, 2008 at 7:00 p.m. in the City Manager's Conference Room.**

The meeting adjourned at 9:05 p.m.

Respectfully Submitted,

Elizabeth Dowell
Secretary, Planning Commission