

**CITY OF NEWARK
DELAWARE
PLANNING COMMISSION
WORKSHOP**

March 4, 2008

7:30 p.m.

Present at the 7:30 p.m. meeting were:

Chairman: James Bowman

Commissioners: Ralph Begleiter
Angela Dressel
Rob Osborne
Joseph Russell
Kass Sheedy

Councilmen Present: David Athey

Commissioners Absent: Mary Lou McDowell

Staff Present: Roy H. Lopata, Planning Director
Maureen Feeney Roser, Assistant Planning Director

1. Summary minutes of the February 12, 2008 Planning Commission Workshop were accepted as received.
2. Mr. Lopata then began the review and discussion of key Plan IV revisions in Chapters III and IV.
 - There was considerable discussion on the population growth of Newark. Mr. Lopata reported that Table Eight (Page 40) was a new addition to Plan IV which shows the relative size of the University and the City population.
 - Next, the Planning Commission discussed Table 10: Land Development and Zoning Acreage Patterns. The Commission would like to include University acreage.
 - The Commission then discussed Environmental Quality (Page 44) and suggested language concerning monitoring upstream development. Mr. Lopata indicated he would expand the White Clay Creek Management Committee language.

- The Commission then discussed development near the City's railroads. The Commission suggested adding language to note that the City is mindful of the impact of development changes along the railroad.
- The Home Buyers Programs were discussed with the Commission asking that information be added that indicated the number of homes being impacted.
- The Commission then turned to the Newark Economy, with the Commission asking that the number of employees working in the area be added.
- Next, the proposed Land Development Goals (Page 69) were discussed. Several suggestions were made by the Commission including adding "sustainability" language.
- Considerable discussion was held on the Chrysler Opportunity Site with the Commission asking for language that would refine the City's vision for the property and role in the development for the site. Mr. Lopata asked the Commissioners to give him some possible suggestions.

4. Public Comment

- Mr. Inden noted that language concerning the legal status of the Comprehensive Plan should be added.
 - Councilman Athey noted that an "executive summary" or listing of the Plan's action items should be included.
 - Mrs. White made suggestions on air quality, conservation of water and electricity (Pg. 69).
 - Megan Lehman suggested including the University's graduate student population to Table Eight.
5. The next Planning Commission Comprehensive Plan IV Workshop will be held on March 25, 2008 in the City Manager's Conference Room from 7:00 – 9:00 p.m.

The Planning Commissioners wished Mr. Lopata well as he begins his position as Interim City Manager.

The meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Elizabeth Dowell
Secretary, Planning Commission