

**CITY OF NEWARK
DELAWARE
PLANNING COMMISSION
WORKSHOP**

March 25, 2008

7:00 p.m.

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

Chairman: James Bowman

Commissioners: Ralph Begleiter
Angela Dressel
Mary Lou McDowell
Joseph Russell
Kass Sheedy

Commissioners Absent: Rob Osborne

Staff Present: Roy H. Lopata, Planning Director

1. Summary minutes of the March 4, 2008 Planning Commission Workshop were accepted as received.
2. Mr. Lopata began the review and discussion of Comprehensive Plan IV's Planning Sections and Planning Areas noting information added to each location's text and gave explanations of map changes.
 - In Planning Section A, there was discussion on color designation for the University land. Mr. Fortner, Planner for the Planning Department, will check into such a change. Mr. Begleiter proposed changing the word "encroachment" to "expansion." under Special Conditions Affecting Development (bullet #6). The Commissioners agreed that this change should be made.
 - Under Planning Section D, the Elkton Road Improvement project was discussed. Ms. Dressel suggested changing the word "should" to "planned" under Special Conditions Affecting Development (bullet #2). Ms. Sheedy suggested adding information discussing future expansion of the University on S. College Avenue.
 - During the discussion of Section H, Mr. Begleiter suggested using the following language for dot #2 under Rationale for Recommended Use(s),

“The relocated passenger rail station would be inaccessible from almost all of Greater Newark.”

3. Discussion continued on the other Planning Areas with several minor changes suggested.
4. Public Comment
 - During public comment, Mrs. Jean White made several suggestions on adding text concerning the City water treatment plant, C (P) for Apple Road, changing the language of “churches” to “places of worship,” and listing additional structures within the City as existing uses.
 - Mr. Lopata explained to the student group how services are provided to properties surrounding the City that have not been annexed into the City.
5. Mr. Lopata stated that he would make the discussed revisions to the Comprehensive Plan IV; put the revised Plan on the web and have additional copies printed. The Plan would be tentatively scheduled for formal Planning Commission review in May or June. Comments from the Office of State Planning will be required to be received, however, as part of completing the final draft.

The meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Elizabeth Dowell
Secretary, Planning Commission