

CITY OF NEWARK
DELAWARE

PLANNING COMMISSION
MEETING MINUTES

MEETING CONDUCTED REMOTELY
VIA GO-TO-MEETING

JULY 6th, 2021

7:00 P.M.

Present at the 7:00 P.M. Meeting:

Commissioners Present:

Chairman: Willard Hurd, AIA
Alan Silverman (Vice Chair)
Tom Wampler (Secretary)
Karl Kadar
Allison Stine

Commissioners Attending Virtually:

Stacy McNatt
Jennifer Wallace

Commissioners Absent:

None

Staff Present:

Paul Bilodeau, City Solicitor
Mary Ellen Gray, Planning and Development Director
Thomas Fruehstorfer, Planner
Mike Fortner, Planner
Katie Dinsmore, Administrative Professional

Chair Will Hurd called the Planning Commission meeting to order at 7:00 P.M.

1. Chair's remarks

Commissioner Kadar: We're on.

Chair Hurd: Ok. Welcome everybody, good evening. Welcome to the August 3rd, 2021, City of Newark Planning Commission Meeting. Brought to you live by the magic of technology. This is Will Hurd, the chair of the Planning Commission our goal is as always to support the participation of everyone in this meeting. We are livestreaming tonight, with two Commissioners patched in. We hope we are able to provide the meeting as a hybrid of in person and remote soon. A quick review of how the meeting will work tonight; at the beginning of each agenda item, I will call on the related staff member or applicant to present first. Once the presentation is complete, I will call on each Commissioner in rotating alphabetical order for questions of the presenters. If a commissioner has additional questions, they would like to ask afterwards, just signal me and I will call on you. For items open to public comment, we will then read into the record comments received prior to the meeting followed by open public comment. For the public, if you would like to comment on an agenda item, you can sign up on the list...do we have a list? A sign-up sheet? Ok, well the only reason for the list is the spelling so anyway we'll have something you can write on or give us the spelling of your last name so we can get that correct in the minutes. We will follow public comment with further questions and discussions from commissioners, then the motions and voting by roll call. If there are any issues during the meeting, we may adjust these guidelines as necessary. Alright, so item 1 is Chair's Remarks, and I don't have much to say other than good to see everybody. (inaudible) that said, I do hope that we can do a hybrid meeting not because I don't want to see people, but so more people can participate usually. Alright, moving to item 2 I just have to bang the gavel, there we go.

2. The minutes of the July 6th, 2021, Planning Commission meeting

Chair Hurd: Alright, I had sent to Katelyn my comments on the minutes, Alan had sent some comments, do we have any other comments or corrections to the minutes? Alright, seeing none, the minutes stand with corrections. And that moves us to Item 3, Comprehensive Plan Amendment Map Corrections.

3. UN zoned property Comprehensive Plan Amendment corrections including rezoning Rodney Park from UN to PL

Planner Fortner: Ok, thank you Chairman and Commissioners, excuse me. This is I hope this is kind of a housecleaning portion here, this is during the review of the Comprehensive Development Plan, we found a number of I think mistakes. Just basically incorrect data entry points in our GIS mapping. Where we coded the future land use wrong than the zoning and there's a list up there and there's the locations of each of the properties, that there's a number for each of the locations. And what we want to do is have it conform; the Comprehensive Development Plan is supposed to conform with the land use table of compatible zoning in 10.3. So, for example, item number 1, Academy Street. It's zoned, it's 2832 Academy Street. It's zoned BB we had the incorrect designation for the residential high density, I think that is technically the...skid row?

Chair Hurd: Yeah.

82 Planner Fortner: Skid row apartments has a BB zoning we give it a residential high density to be
83 conformed with our zoning code or table 10.3 should be a mixed urban. Other examples include
84 a couple of properties that were zoned, sorry I have this laser pointer here...there it is. These two
85 properties 21 and is that 27 Windslow, they're zoned RS we had an incorrect designation of
86 university properties, and those are now Residential Low Density, that's what they should be in
87 the Comprehensive Development Plan. So, it was just a data entry error where we've mistakenly
88 identified these properties. Now there's a couple of exceptions. There is on Main Street that
89 would be 51 East Main Street, 42 East Main Street. That was a university property, but that was
90 recently acquired by the city of Newark in part of the expansion of our parking lot. So, with these
91 corrections we're just sort of looping that in there and giving that the correct designation, taking
92 it out of university which it was and making that mixed urban. Another example is 103 Hillside
93 which was the University dormitory, I believe it was Rodney or Dickinson? So, it was university
94 designation when it was owned by the university, and so the city has acquired it, we're turning
95 this into parks open space and we're giving this, we're actually changing the zoning to PL with
96 this as well. There are a couple little things I just wanted to, there was a slight error in 81 West
97 Delaware Avenue, and that was, it was on the corner there it's a little commercial property, I had
98 it as BL but it's really a BN zoning it has no, it's still a commercial designation so it doesn't
99 affect anything but it's just a technicality that it is BN not BL. And there's another thing I
100 wanted to bring your attention to is two properties we had mistakenly as university but are
101 actually privately owned 47 West Delaware Avenue is a single, it's a university, it's a church; a
102 student group church but it's privately owned. We would have that zoned RN and we would
103 have that go back since it's a small parcel residential low density because it is too small to be an
104 apartment complex given its current size, so we think residential low density is appropriate there.
105 And then the second one is 5860 West Delaware Avenue. We thought that was university, but
106 it's actually privately owned by the Saint Thomas Church, it's a graveyard. Now it's zoned RN
107 too, it's about two tenths of an acre. For some reason I give it residential high density; it's up to
108 you, we put residential high density; everything around it is residential low density. It's a
109 graveyard, it will never get redeveloped; we put it down as residential high density, but if you
110 prefer to put it down as residential low density you can. But really it has no impact on future
111 development because it's a graveyard and we'll never. So, it's whatever color you want to make
112 it. So those are the only things I wanted to bring your attention to on that. And with that I'll
113 answer any questions?

114 Chair Hurd: Alright thank you. We will begin with Commissioner Kadar.

115 Commissioner Kadar: Nope, seems clear enough to me, no questions.

116 Chair Hurd: Thank you, Commissioner McNatt? Can you hear us?

117 Commissioner Silverman: Is she on?

118 Planner Fruehstorfer: She was on.

119 Planner Fortner: Is she on this? (inaudible)

120 Commissioner McNatt: I do have a question concerning the RM on 47 West Delaware Avenue.
121 In that case it was incorrectly designated as university but now it's corrected to low density. RM
122 is high density, no wait it can be low or high never mind.

123 Planner Fortner: Yes, that's correct, if you look under table 10 you can put it RM can be either
124 low density or high density and since it's such a small parcel, we're recommended under as
125 residential low density.

126 Chair Hurd: Was that your only question, Stacy?

127 Commissioner McNatt: I have no other questions thank you.

128 Chair Hurd: Ok, thank you, Commissioner Silverman?

129 Commissioner Silverman: No questions.

130 Chair Hurd: Ok, Commissioner Stine?

131 Commissioner Stine: I just have one question when a property, let's say 47 West Delaware was
132 university and now it's privately owned; was it ever owned by the university or was it just
133 incorrectly designated?

134 Planner Fortner: It was incorrectly designated for the purposes of this plan.

135 Commissioner Stine: Ok, so none of these are changing this isn't changing the zoning on any
136 particular owner, right that they would be affected by?

137 Planner Fortner: That's correct with the exception of the one the city acquired, which we would
138 want to change that to PL.

139 Commissioner Stine: Which is the park right. What happens when a property that's zoned
140 university changes hands?

141 Planner Fortner: When a property is owned by the university and changes hands?

142 Commissioner Stine: Yes, it changes hands and becomes private property.

143 Planner Fortner: Ok. Well, that happened recently on the Hillside off of Hillside Road, the two
144 properties there and it has for many properties in the city, we have an underlying zoning for
145 university property. So, it's designated what it would become if it ever converted back. For
146 many of the properties in the city. And so, it would revert back to that.

147 Commissioner Stine: Ok. So how can you find out the information on what the underlying
148 zoning is on a particular parcel?

149 Planner Fortner: Well, we do have a database we went through a kind of reorganization of that
150 recently. It's on our zoning maps sometimes in the city.

151 Commissioner Stine: Ok, I'll follow up with you offline. Alright.

152 Solicitor Bilodeau: This is the solicitor; I'll just give you a little bit more background
153 Commissioner. They did this back in the late 70s, where they listed all the properties of the
154 university and they listed what the reversionary zone would be if it was ever sold. I can certainly
155 provide you with a copy of that document from the 70s. (inaudible) the properties, there were
156 some mistakes for that as well because some of those properties listed as university owned were
157 really not university owned and that did cause some problems recently, but I can certainly get
158 that list for you.

159 Commissioner Stine: Alright, thank you.

160 Chair Hurd: Ok. Thank you. Commissioner Wallace?

161 Commissioner Wampler: Me?

162 Chair Hurd: Wallace

163 Planner Fruehstorfer: She might be having some issues with her computer.

164 Chair Hurd: I wonder if there's a delay in the livestream.

165 Planner Fruehstorfer: (inaudible) just going to ask Jen if she's there or if she has any questions.

166 Chair Hurd: Thank you Tom.

167 Miss. Dinsmore: Commissioner McNatt has let us know there is a bit of a delay when we're
168 talking.

169 Chair Hurd: Ok, so there is a delay. I'll talk faster.

170 Planner Fruehstorfer: She is not responding.

171 Chair Hurd: Ok. We're going to move to Commissioner Wampler and see if Commissioner
172 Wallace rejoins us. Commissioner Wampler?

173 Commissioner Wampler: Yeah, I have not questions your explanation was very clear, thank you
174 for being so concise.

175 Chair Hurd: Alright, a couple things. First, I would be ok with 5660 West Delaware Avenue
176 going to low density to suit the neighborhood because that is kind of how we've done that. I
177 appreciate the other markups. And I was wondering whether that underlying zoning was a piece
178 of information that could be put into the GIS maps that the city has on the website for zoning and
179 such? I know we pull a lot of our data from the county, but I think there's some information we
180 put in on our own so, (inaudible) a note at the bottom or something. Because one it would help
181 keep it from being in several places, you know just like this when we get into one spot. Ok, still
182 no response from Commissioner Wallace?

183 Planner Fruehstorfer: She says "I am not able to hear"

184 Chair Hurd: Ok. I guess I'm concerned if we enable that laptop (inaudible) we might get some
185 echo. We can try that.

186 Planner Fruehstorfer: I put the mic on on my laptop I don't know if she can hear the general
187 (inaudible)

188 Chair Hurd: Oh, you're connected to the meeting Tom?

189 Planner Fruehstorfer: Yeah.

190 Chair Hurd: Then why don't we try that? Tom why don't we have your mic on?

191 Planner Fruehstorfer: (inaudible)

192 Chair Hurd: Ok.

193 Planner Fruehstorfer: She may not be on livestream, maybe she's trying to do it from GoTo I
194 don't know.

195 Chair Hurd: Ok. Let's see if we can figure that out. Does she have any comments did she send a
196 text on any comments.

197 Planner Fruehstorfer: I asked her if she had any questions or comments and she said, "I'm not
198 able to hear".

199 Chair Hurd: Ok, alright while we're waiting, is there anyone that wishes to make a public
200 comment on this item? Looking at the public. Director Gray, did we receive any comments
201 ahead of time?

202 Director Gray: We did not.

203 Chair Hurd: Ok, thank you. Then I am closing public comment and bringing it back for any
204 further comments? We're going to move forward (inaudible) Commissioner Wallace. We may
205 have to leave her out.

206 Planner Fruehstorfer: (inaudible)

207 Chair Hurd: Ok.

208 Director Gray: I just got a text from Commissioner Wallace, she said she's going try to open it
209 up, open the livestream link on her phone, her laptop speakers are not working.

210 Chair Hurd: Ah, ok. Can you ask her I know she's in the middle of doing that, if she has any
211 comments on this item? Just for?

212 Planner Fruehstorfer: (inaudible)

213 Planner Fortner: (inaudible) she can't hear it from her phone?

214 Planner Fruehstorfer: She can't talk on livestream, she wants to talk (inaudible)

215 Chair Hurd: Right.

216 Planner Fortner: (inaudible) turn the volume off on livestream (inaudible)

217 Chair Hurd: I'm just going to give it a minute so.

218 Director Gray: I just heard back from Commissioner Wallace, and she says she does not have
219 any comments on Agenda item number 3.

220 Chair Hurd: Alright, I'm going to move to the motion and vote and hopefully she will catch up
221 with us. Alright, Secretary Wampler may we have the motion please?

222 Commissioner Wampler: Yes, you may. **I move that the Planning Commission recommend to**
223 **City Council to change the future land use designation in the Comprehensive Development**
224 **Plan V of all the properties listed in table A and shown in the Planning and Development**
225 **Departmental Report dated July 27, 2021.**

226 Chair Hurd: Alright, do I have a second?

227 Commissioner Silverman: Second.

228 Chair Hurd: Ok. Any discussion on the motion? I'm specifically looking for, we do need to
229 verbally change BL to BN on item 7 and we also can propose on item 5, changing that to low
230 density. Wanted to point that out there.

231 Commissioner Wampler: Were you looking to make a motion or just?

232 Chair Hurd: No. I'll make that then. **I propose an amendment to the motion changing on item 7**
233 **the BL zoning to BN which matches the existing zoning and to change on item 5, to be**
234 **residential low density.** Do I have a second?

235 Commissioner Silverman: Second.

236 Chair Hurd: Alright, any discussion on that motion? Ok. Moving to the vote. Commissioner
237 McNatt?

238 Commissioner McNatt: Aye.

239 Chair Hurd: Thank you. Alright, Commissioner Silverman?

240 Commissioner Silverman: Aye.

241 Chair Hurd: Commissioner Stine?

242 Commissioner Stine: Aye.

243 Chair Hurd: Commissioner Wallace? Do we have Commissioner Wallace yet?

244 Commissioner Wallace: Aye, can you hear me?

245 Chair Hurd: Yes, thank you very much.

246 Commissioner Wallace: Hi.

247 Chair Hurd: Commissioner Wampler?

248 Commissioner Wampler: Aye.

249 Chair Hurd: Commissioner Kadar?

250 Commissioner Kadar: Aye.

251 Chair Hurd: And I am aye as well-

252 Commissioner Wallace: Can you hear me?

253 Chair Hurd: Yes, we can. And I know there's a delay as well. That's the amendment.

254 Commissioner Wallace: Aye?

255 Chair Hurd: Yes, thank you Jen. And now to motion...any further discussion on the motion?

256 Moving to the vote; Commissioner Silverman?

257 Commissioner Silverman: Aye.

258 Chair Hurd: Commissioner Stine?

259 Commissioner Stine: Aye.

260 Chair Hurd: Commissioner Wallace?

261 Planner Fruehstorfer: Jen just commented that she cannot have livestream open on the phone and

262 be on the phone at the same time...

263 Commissioner Wallace: Aye.

264 Chair Hurd: Thank you. Commissioner Wampler?

265 Commissioner Wampler: Aye.

266 Chair Hurd: Commissioner Kadar?

267 Commissioner Kadar: Aye.

268 Chair Hurd: And Commissioner McNatt?

269 Commissioner McNatt: Aye.

270 Chair Hurd: Thank you. Alright, motion carries, 7 to 0. Thank you, Mike, for the diligent work

271 on this. I know that it can't be easy, always chasing those little things down. Alright, that takes

272 us to item 4, Comprehensive Development Plan V's Steering Committee 5-year review status

273 report.

274 **4. Status Report: The Comprehensive Development Plan V's Steering Committee's 5-**

275 **Year Review**

276 Planner Fortner: Alright, thank you. Thank you, Mr. Chairman, and the Planning

277 Commissioners. The Steering Committee this kind of a progress report since we had a light

278 agenda day, I wanted to get this in front of your and get your feedback. The Steering Committee

279 started meeting in December 2020...

280 Chair Hurd: Could you get a little closer to the mic? It's a little hard to hear you.

281 Planner Fortner: Right. The Steering Committee started meeting in December 2020, and they've
282 been meeting monthly. The report that you have is just some sample pages; it is intended to give
283 you a flavor of some of the ideas and what the Committee's proposing. It does not represent all
284 of the changes or edits; it just tries to capture many of the major revisions proposed so far. The
285 sample, these are drafts, so they haven't been through a big editing or revisions mill yet. So
286 anyway, they don't reflect kind of the final passages. So, we're not looking to have like a
287 wordsmithing at this point, or editing, these are just sort of getting the ideas on paper for now.
288 And the intent is to facilitate some questions and feedback on these sample pages, it's not
289 intended for wordsmithing for clarity, and I will bring (inaudible) from the Planning
290 Commissioners back to the Steering Committee. Just to give you a little idea of the schedule,
291 we're meeting again on August 26th, and we'll be live in the Council Chamber. We're going to
292 try to get through 4, 7, 8, and 9 revised chapters. And then on September 30th, we'll have gone
293 through all of the chapters, so I'm hoped to give kind of a revised draft of all their comments and
294 changes so far that they've done on their second reviews. And then in October, we'll apply for
295 the Office of State Planning's PLUS Review, that's Preliminary Land Use Services, that's when
296 state agencies review our plan and our changes. And that'll probably take place in November,
297 and we'll have also in October, we'll do some more community outreach, similar to the coffee
298 breaks. We haven't devised how we're going to do that outreach yet, but we're going to more
299 outreach on the broad plan and the major changes we'll be proposing. And in December the
300 Steering Committee will meet once again kind of to look at what PLUS said, and any kind of
301 revisions based on the PLUS review and then hopefully have this to Planning Commission in
302 January or February so early next year for public hearings. So, any questions so far? Or anything
303 not clear regarding the content?

304 Chair Hurd: I just wanted to point out I think that our next meeting is actually this Thursday?

305 Planner Fortner: No, I'm sorry I actually set it up for the 26th. I might have been confused on
306 that. For some reason I wrote the 26th.

307 Chair Hurd: Oh, ok.

308 Planner Fortner: I (inaudible) post for Thursday.

309 Commissioner Kadar: So, there's no?

310 Planner Fortner: There's no meeting this Thursday.

311 Commissioner Kadar: It's the 26th.

312 Planner Fortner: The 26th, yeah.

313 Chair Hurd: Yeah, I think that makes sense. We're looking at the general trends of the direction
314 that we started and the new information that we're looking at.

315 Commissioner Silverman: Mr. Chairman, if I may.

316 Chair Hurd: Yes, Commissioner Silverman?

Commissioner Silverman: Before you get into the focus areas, just some observations to things I hope will be reflected. I do understand that this gives us the flavor and is in draft form, the adopted Comprehensive Plan did identify kind of a list of to do items the focus areas were one of those; to flesh them out. The Planning Commission has had extensive discussion with respect to the focus areas based on some of the kind of activities that have been brought before the Commission zoning and land use. And we did some refining and defining that I don't see reflected in the drawings that are up here. To give you an example when we were looking at one of the developments along New London Road, we took a look to the Southeasterly boundary of the focus area along New London Road. And there was quite a bit of discussion on moving that boundary from the south side of Main Street back to the Northeasterly side of Main Street behind the property lines because of some of the unique housing and construction that was along there. That kind of refinement. In the what's still called Center Village area, we had some discussion as to making sure that the names would be easily recognized; South Chapel Street most people know where South Chapel Street is, New London Road, Cleveland Avenue; our Center Village since it was an idea that was carried from the past, we talked about calling it Center Street so people could easily identify and just...I hope those changes reflected in the minutes of the Planning Commission will be brought forward and included in the focus area effort. I know you're going to be getting to the economic issues in the coming weeks. And I want to be sure that we take advantage of some of the kinds of things that have been pointed out by the Covid problem in our community. We're essentially a one employer town, and that's not the employment components and talking about opportunities to bring employment into our community really hasn't been talked about in the earlier Comprehensive Plans, yet I read in the papers that Kent and Sussex County in particular have been attracting some major employers and major project investment in their community. And perhaps this could be discussed during that economic development phase. City Council is interested in revisiting Main Street so the Main Street redevelopment review should also be noted in the economic development section. The use of actual numbers in determining density is still reflected in the document and there had been discussion that the Planning Commission pointed out by some of the problems by trying to match the densities that are called for in the COMP plan with the densities that are provided for in the zoning districts so maybe that needs to be revisited where we refer to high and low density residential and not put unit limits on high and low density. So, I'd like to see that revisited also. And finally, in this day and age of electronic interface with respect to the demographics, the employment tables, would it be possible to put a link in the online document that would take the reader directly to the most current census information, community survey information kind of thing. So, if they wanted to see the latest estimated population 2 years from now or to the Delaware Population Consortium site, that would be at least to me an electronic document and they're my general comments.

Planner Fortner: Thank you, those are the kind of comments that (inaudible) thank you those were good comments. Some of them have been discussed in meetings.

Commissioner Silverman: Good.

357 Planner Fortner: This (inaudible) final version so some of what you discussed are being
358 incorporated into a future draft.

359 Commissioner Silverman: Thank you.

360 Chair Hurd: Alright, did you have anything else you wanted to point out to us?

361 Planner Fortner: I was just going to take you through some of the major things. So first of all
362 was Section A focus areas that was something that the Planning Commissioners worked on; we
363 developed a draft and never moved forward, Council seemed to be interested in doing this as part
364 of this review so we're including this review and again in blue here to the center of new text was
365 in that original draft, we're obviously going to have some revisions of this, name changes,
366 boundary changes are also a part of that. The next thing is focus area B, which we're trying to
367 work we go through the focus areas and try to map out how it's changed and so for example the
368 Country Club, at the time that we did it, it seemed like it was imminent that there was going to be
369 a development there at some point. Now given more recent events, it doesn't look like it's
370 going to be developed in the next 5 to 10 years. So, we're sort of, how do we note that, making
371 a note that this is maybe not as urgent as maybe it once was, but still keeping it in there as
372 something that we need to look for in the next addition to the plan. Same with the west campus
373 and how that's played out; we had no idea what was going to happen when we adopted the plan
374 and now, we have (inaudible) pictured how that turned out. Another thing is in the boundaries
375 area, we're expanding in Planning Area 6, on the current, on your left-hand side is what it is
376 currently, it's mostly the west side city of Newark. What we're proposing, because we are
377 getting some interest, we've had a couple of annexations in Bridle Brook adding to the first two
378 layers of houses in there for this as sort of a scenario for what might happen in the next 5 to 10
379 years we've discussed "why don't we just put the whole neighborhood in there?" We don't think
380 that's going to happen in the near term and also with the change in the way our charter is, we
381 can maybe provide services maybe those people will not need to annex in now but anyway we
382 did want to put that in there because we are seeing people annex in that are on the city border
383 and we want to make sure that we can capture them.

384 Commissioner Silverman: Mr. Chairman, with respect to annexation, in the adopted
385 Comprehensive Plan, there was a lot of discussion with respect with what's now the former Stine
386 Hascol site which is a significant piece of real estate that's been sold. If my recollection is
387 correct, it may have gone through at least one other owner two other owners, so in my mind that
388 property's back in play.

389 Planner Fortner: That property is back in play, we corrected that. You suggested that when we
390 adopted this plan.

391 Commissioner Silverman: Right.

392 Planner Fortner: We did put that in our planning area, so that entire site is in the planning area.

393 Commissioner Silverman: Ok, good, good thank you.

Planner Fortner: I'll go ahead and go to the next one, planning area 7 expanded so as you know we created a Planning Area 1 that was greatly reduced to the item on your left-hand side, that's the planning area of course that's all been annexed so there isn't anything left to annex in that portion. So, we're going back to the original thing that we developed for the proposed all of that area we think should be eligible for annexation or good candidates for possible annexation in the future. And so, we're proposing to make that a planning area for the updated Comprehensive Development Plan. And then there are some other highlights; I'm using a page that Katelyn added on page 7 we used the new census data from the American Community Survey we updated all the tables, we created a new population change by age group table, table 2.4, and so we updated that to show how the demographics are shifting at least in terms of age how the different generations are working their way through Newark. And we updated the analysis on that as well it showed some (inaudible) things. We updated the growth estimates; the Delaware Population Consortium has been more bullish on Newark roads. They used to be, we were kind of flatlining it used to be in the previous plans almost kind of flatlining and decreased a little bit. Now they're showing us really growing based on our growth projections. So, and then I think they were too bullish and now they're too bearish but whatever.

Commissioner Silverman: Other way around.

Planner Fortner: Other way around gosh darn it. So, I don't know if we're going to grow the way they think we're going to grow but they have a strong (inaudible). Pages 14 and 15 we updated the housing inventory. It shows a continued trend towards multifamily housing more and more a great percentage of our housing stock is multi-family. On pages 19 and 20 we updated the housing workgroup study, so all the housing workgroup studies we did the studies, the economic analysis; what we did in the last few years with the workgroup, we gave a little write up to each of those. And also, the Parking working group, we wrote a thing on that all their recommendations, we put that in. We also put in the state's little summary of the state's analysis to (inaudible) to fair housing a little write up it they're analysis recognizes the impact of student housing on our local affordable housing, and they recognize how that makes it hard for example Section 8 tenants to find a place to live. And also, it also does an analysis of zoning, it recognizes that communities use zoning as an impediment to fair housing sometimes and it's actually fairly good to Newark. They recognize that we have a lot of diverse zoning that we allow multifamily housing in a lot of areas compared to other communities in the state. On page 28, we write about the Newark Transit Improvement Partnership that was started as a result of the comprehensive development plan and also the Transportation Improvement District which you heard about last month. And so, it's an update on that. Another thing on the page about Chapter 10, and this is the kind of stuff on page 1.4 and I'm sorry I don't have a copy with the page but just before the land use stuff table 10.1 and 10.2 we're updating those, adding little corrections you know this is the kind of stuff, this is the reason we're doing an update, to kind of correct little things like this, you know when that Fraternity house and the issues we had with that and there were little things written in our table section that maybe weren't clarified enough so we kind of put some more clarity in those things so now it's very clear what say a UN zoned property is for University and we just wanted to solidify that further. And that's my presentation on sort of the review so far.

435 Chair Hurd: Ok, let's go around the horn. We've heard from Commissioner Silverman anything
436 further.

437 Commissioner Silverman: No, I have nothing further thank you.

438 Chair Hurd: Commissioner Stine?

439 Commissioner Stine: Thank you for this taste of what's coming. I really enjoyed reading it.
440 Honestly only one thing really stuck out to me I thought "don't ask this question because you're
441 really going to look like an idiot" but I'm going to ask it anyway because Commissioner
442 Silverman says it's ok. Under the table where you are clarifying the different types of zoning, is
443 it 10 dash 1? Land use. Under University, it refers to off campus University owned single family
444 homes having residential uses. What's off campus? Is it outside this green area?

445 Planner Fortner: Yeah, that area's that's marked or designated as university. We don't, so the
446 University sometimes buys houses.

447 Commissioner Stine: Right, they own a few on my street.

448 Planner Fortner: And they use it to bring faculty in.

449 Commissioner Stine: Right, right they own 3 or 4 on my street. That's why I'm curious as to
450 what's the difference between on campus versus off campus?

451 Planner Fortner: Well, that's a good distinction, but generally when they buy a house, say in
452 Nottingham Green and it's definitely detached from the rest of the main campus, they buy that
453 house, and they use it to put the faculty in there. We generally do not give that a designation of
454 university, we're not going to go through and mark all of those (inaudible) and future land use
455 designations because at some point they'll decide that they want to sell that house and it'll go
456 back as a single-family house. So that single family use is residential. It's not for them to put a
457 classroom in there, it's for them to put faculty in, so we think it's residential. So, we don't
458 always go in because we'll always be updating because they buy and sell a lot.

459 Commissioner Stine: Is there a physical boundary for what is referred to as "on campus"? I mean
460 we always refer to on or off campus but is there a physical boundary on that?

461 Planner Fortner: I don't know if there's an official hard line where this is the campus and that's
462 not, the University owns land, and they don't own land in some places.

463 Commissioner Stine: So, can I ask a very specific question?

464 Planner Fortner: Yeah.

465 Commissioner Stine: The English Language Institute, here at West Main Street, goes between
466 West Main and Dallah. And if my recollection serves me correctly, they own houses abutting
467 that property. Right?

468 Planner Fortner: Yep

469 Chair Hurd: Yes

470 Commissioner Stine: They own 2, 3, or maybe like 4 in this area here.

471 Commissioner Silverman: Something like 12 acres total.

472 Commissioner Stine: Ok right, so only a portion of that is considered University and the rest is
473 residential?

474 Commissioner Silverman: Remember it goes by the use. If there's a house sitting on it, then it's
475 residential.

476 Commissioner Stine: Ok.

477 Planner Fortner: So, the main, that main block, that large parcel, that's used as their offices and
478 that has a university cleared use.

479 Commissioner Stine: Right.

480 Planner Fortner: Some of the other parcels on there don't have a university cleared use, it's just a
481 residential unit and a university employee lives there that is paying rent and the University's the
482 landlord.

483 Commissioner Stine: Could they ever do anything else with it then?

484 Planner Fortner: Ultimately, they could buy and do what they want, they're kind of immune from
485 our zoning.

486 Commissioner Stine: Well, yeah except for it says specifically here that this would not be
487 university zoning, right?

488 Planner Fortner: Well, we're not doing it University, but if they decided that they wanted to take
489 the property they own and build a dormitory on there they would be able to do that and there
490 wouldn't be much we would be able to do.

491 Chair Hurd: I just wanted to add in, this is the land use table, so the use is residential the actual
492 zoning may be University because it's owned by the university.

493 Commissioner Stine: Ok, so that's why I'm trying to connect these two things right, one of them
494 is a definition one is a zoning map. So, I guess I'm trying to connect this parcel here it looks like
495 it's part University, right?

496 Chair Hurd: Right. I don't know Mike if it would make sense to maybe just remove the word
497 "off campus" and just say University owned single family residences residential uses aren't for
498 university use.

499 Planner Fortner: Ok.

500 Chair Hurd: Because I know on my street, they own the house next to the, actually I think they
501 own two houses next to the chapel and they've already torn both of them down and they're
502 already open lots at this point. One may become (inaudible) but it's clearly, it's like right next to
503 campus and they've got a plan.

504 Planner Fortner: (inaudible) further down from the church? Some of those are private, aren't
505 they?

506 Chair Hurd: I think one might have been private but there was one that they owned I think at one
507 point they owned the sorority on the corner.

508 Planner Fortner: Because the church is doing some sort of redevelopment there. So that, it's very
509 tedious and the answers are just I can't be anything but ambiguous sometimes I mean they buy a
510 property, or a house and we can't track every single one of these and we're not going to. Just
511 because they bought a single-family house doesn't mean that we're going to just change it to
512 future University use forever.

513 Commissioner Stine: Right. So, if they were to tear these houses down would this blue area
514 expand? It would revert to university zoning.

515 Chair Hurd: So, it may be University zoned, so if it's a residential use so if they tore it down and
516 put in a plan to attach it to the English Language Institute then it would be a university use. But
517 we're not going to flag residents as a university future land use in the map.

518 Commissioner Stine: Right. If they sold this parcel, would it be?

519 Planner Fortner: Residential. We do have a future, for the big parcel there, that does have a
520 future an underlying zoning of RS.

521 Commissioner Stine: Ok so this can't be another Dickinson Dorm, right?

522 Planner Fortner: No, no not by right. It would revert to single family. So, someone could divide
523 that up into single family, a private developer and then Council would have to rezone it.

524 Commissioner Stine: That was the only thing that really jumped off the page to me was this on
525 campus versus off campus I'm not sure if there's no defined boundary then maybe we not
526 reference anything as being off or on?

527 Planner Fortner: Ok.

528 Chair Hurd: Yeah, it gets (inaudible)

529 Commissioner Silverman: Remote from Central Campus.

530 Commissioner Stine: Yeah.

531 Chair Hurd: Ok.

532 Commissioner Stine: Great, that's it for me, thanks I really enjoyed reading it. It was a lot of
533 work.

534 Chair Hurd: Commissioner Wallace?

535 Planner Fruehstorfer: I believe she is she's definitely not on Zoom anymore or not on GoTo.

536 Director Gray: Commissioner Wallace communicated to me via text that the mic on her laptop
537 isn't working so she's says it's impossible to switch between livestream and the phone on her
538 phone.

539 Chair Hurd: Ok. So, she'll be absent for the meeting?

540 Director Gray: Correct.

541 Chair Hurd: Ok. We'll miss her. Ok, Commissioner Wampler?

542 Commissioner Wampler: I have just a couple of, of course I thought this was very interesting. I
543 just had a couple of points that I'd like a little more information on if you have it. On the
544 document we got, on page 19 there's a chart of population change by age group.

545 Planner Fortner: Yeah.

546 Commissioner Wampler: And if you look at the population change in this column from 1990 to
547 2019, ages 5-9 and 10- 14 actually went down by 8% then 17% (inaudible) do we have a
548 suggestion as to why? The children from 0-4 went up 26% but the children 5-9 went down 8%
549 and children 10-14 went down 17%.

550 Planner Fortner: Well sometimes when cohorts age, so when you, sometimes when you look at
551 this you can interpret it as we had like in 1990 for example that you go from the 1900 0-4 there
552 are 988 there. So, you go ten years later, those kids are going to be 10-14 years old. So, when
553 you go to 2000, a lot of those might be reflected in that number. So, there's this aging as you go
554 from 10 years to 10 years. Other than why there's differentiations I don't know. Maybe there's
555 little boom lets, but go-ahead Alan did you have?

556 Commissioner Silverman: Yes. Nationally, if you flip the aging around and take it back in years,
557 I think you'll find that corresponds to the last economic downturn, where people just didn't have
558 kids. If you take that back to 2008 that seems to be a national trend. It's a drop-off.

559 Commissioner Wampler: That just stuck out the 15-19-year-olds went up 31% but the 10-14s
560 went down 17% that just seems like such a big disparity.

561 Chair Hurd: But I think that Alan's got a good point. Anecdotaly, I know a number of people
562 once they're kids are old enough for school, they move to Pennsylvania. So, you (inaudible) the
563 school systems. So that also could be kids that are no longer living here because their parents had
564 moved.

565 Commissioner Wampler: To be honest, that was my concern because I know at one time my kids
566 who are now pushing 50 were in the Christiana School District going to Newark High, it was one
567 of the best schools in the state. And now the Christina District is not, and I was wondering
568 whether that really reflected the fact that once kids got to school age, whether people were
569 moving out of town because they didn't want their kids going to Christiana.

570 Commissioner Silverman: That's some of it.

571 Commissioner Wampler: And if that is the case, then I think that is awful. And I don't know if
572 the city has any sort of responsibility there, certainly the Christiana School District, we can't
573 meddle in what they do, but if we find from our research that families of young children are
574 leaving the city because the schools are so bad, I think that attention needs to be brought to that.
575 Second question that I had was about affordable housing, let me get this...

576 Commissioner Silverman: Your page references?

577 Commissioner Wampler: Yeah, a couple of the recommendations was to revise things like the
578 Hoflier Assistant Program, and this refers to the CDBG which I assume is the Community
579 Development Block Grant?

580 Planner Fortner: Yes.

581 Commissioner Wampler: We've been talking about the scarcity and the need for affordable
582 housing in Newark for decades, and the overall (inaudible) that people get is that all of the stuff
583 that's being built is housing for students because that's where the money is and that's what
584 you're going to get. You're not going to get people who are going to develop a property at a
585 lesser profit just out of the goodness of their hearts. So other than looking for community funds
586 to subsidize, some of these programs. Is there any other route that the city can take to correct
587 what I think is a real problem of affordable housing particularly for young families other than I
588 don't know if the city's going to start putting money into it again, we had a program for a while I
589 don't know how effective it was? But it seems like it's a problem that needs more than one
590 approach. So, are we looking at other ways of ensuring that other perspective owners and
591 renters, that their needs are being met?

592 Planner Fortner: Absolutely. So, and with some of the work that we've done over the past five
593 years we're developing some very good and interesting ideas coming from this. So, it's a meaty
594 topic but there's one aspect of it. When you see student housing, that there's a certain supply
595 and demand. And when it comes to affordable housing one way to address it is to build supply.
596 And the more supply there is the more it meets the demand, and the more it meets a demand for
597 other families not just college students. So anytime like for example, an 80-unit apartment gets
598 built, that's 80 units of people that want to live there, and it hopefully frees up other units from
599 outside because those people are going to live somewhere, so now they have a place, so now
600 there's other units available and many of those units could be available to people who aren't
601 students. It opens up the housing just through natural supply and demand. Other ideas that are
602 in the working group, the Rental Housing Work Group, is an idea such as accessory dwelling
603 units is a proposal that we'll be considering in the next few years if not next year. And there's a
604 lot to say about that, but it's a method of making housing affordable to different types of people
605 including seniors, maybe young professionals, and college students. But it broadens kind of the
606 market with accessory dwelling units. Other things there's creating a fund for what do you call it,
607 an inclusionary zoning type of fund. So, a developer builds housing, and they have to either
608 build some affordable housing incorporated into that design or they pay into a fund that we can
609 use to develop housing or support things like the food program or these homebuyer incentive
610 programs that we've promoted in the past.

611 Commissioner Silverman: And we've also built that idea of market rehousing into the focus
612 areas as we work through and redo that zoning to increase inventories in those areas, in the core
613 of Newark.

614 Planner Fortner: The first working group or the study we did we estimated we needed 50 new
615 units, the University was growing at a certain rate, we needed 50 new units a year, we wanted
616 units above that for other families it proved more than that due to supply and demand working
617 with that.

618 Commissioner Wampler: And just one thing I wanted to point out quick which I think is a
619 clerical mistake. On page 15 of our document there's a chart that says Newark Income
620 Comparisons the values for the mean family income show Newark at 115 and Delaware 109 and
621 the United States 108 but in the text above that, it says Newark's median income is 115 so I think
622 the words mean and median have been...

623 Planner Fortner: I got you, ok. Thank you.

624 Commissioner Wampler: Thank you.

625 Chair Hurd: Ok, Commissioner Kadar?

626 Commissioner Kadar: Two questions one on table 2-6, just a comment I know that the category,
627 the role labeled "percent Hispanic origin" was added fairly recently because there was no data
628 available for 1950 through 1980, but it just seems to stick out. Can we just get rid of the empty
629 space, and make the column, the first column White, Black, Hispanic Origin and just say "no
630 data for 1950, 60, 70, 80" and just fill in the numbers afterwards. It just highlights the Hispanic
631 community for I think any good reason.

632 Planner Fortner: I'll get back to you and we can work out-

633 Commissioner Kadar: No, I understand how it happened, I understand how it happened. Ok and
634 the final comment is on table 6-2 I have a little trouble understanding that satisfaction rating. I
635 know you explained it up overhead, you said it reflects the percentage of respondents indicating
636 excellent or good for the questions excluding those who selected don't know or didn't answer.
637 I've tried various ways to add those figures up to make them work and they just don't.

638 Planner Fortner: Ok, so table 6.2, that's from the Newark resident survey and we asked people
639 these questions for example, the first one, ease of car travel. And so, 13% said that they thought
640 it was excellent, 38 said it was good, 28 said it was fair, and 21% said it was poor and then you
641 have the 1% that doesn't know. So, the satisfaction under that one would be 52%. And so, I did
642 my math.

643 Commissioner Kadar: Explain that, because I add the excellent and the good, that's 51%, if I
644 take out the don't know it's 50, but if I add the don't know it's 52 so 52 works.

645 Planner Fortner: You don't add, it's basically you take out and you get a new, you take the 99%
646 that answered the question.

647 Commissioner Kadar: So, we're talking about the raw data then, you take the total number of
648 respondents, you throw out the people who said no and don't know and then you recalculate the
649 percentages.

650 Planner Fortner: That's right.

651 Commissioner Kadar; And then add them together, ok. That's a little confusing. Other than that,
652 one minor spelling thing and I know you'll be looking through them anyway for spelling, but just
653 under table 6.1, the American Community survey, ACS are estimates and that should be "it" I-T
654 that's it. No further comments thank you.

655 Chair Hurd: Thank you. Commissioner McNatt?

656 Commissioner McNatt: No other comments at this time.

657 Planner Fortner: Thank you

658 Chair Hurd: Thank you. I just had a couple I know I did bring up the low and high residential
659 densities in our meeting. I would say that I'm in support of letting the zoning be in charge of
660 density and letting the maps (inaudible) residential. And a thought I had, and I'm not sure where
661 this fits in, of whether the POOH program could somehow once we get through the zoning
662 changes could be adapted to support the creation of a use on people's property, some way to help
663 finance some of that shifting because then people could conceivably live there, rent the house, or
664 rent the ADU and it would be a way to start some economic stimulus.

665 Commissioner Silverman: Accessory dwelling unit.

666 Chair Hurd: Yes, accessory dwelling unit. Alright, do we have any public comment? Did we
667 receive any comments ahead of time Director Gray?

668 Director Gray: No.

669 Chair Hurd: Ok, closing public comment. And because this is a discussion, we don't really need
670 to come back and have a second round. So, thank you, Planner Fortner, I know this has been a
671 lot of work, we greatly appreciate it. (inaudible) Alright, that takes us to item 5, informational
672 items for which we have just for tonight the Planning Director's report.

673 **5. Informational Items**

674 **a. Planning Director's Report (5 minutes)**

675 Director Gray: Good Evening everyone. So, this will be a short report. I'll start off with projects
676 that have went and are going to Council. July 12th at the Council meeting, there was a second
677 reading for the Casho Mill project which was approved. There weren't any Council meetings
678 July 19th, 26th, or August 2nd. The next Council meeting will be next Monday, August 9th where
679 268 East Main Street land use project is scheduled for a second reading. And the second reading
680 for the parking waiver language is also on the agenda. And also on the agenda is the first reading
681 for the ordinance and budget amendment for the creation of a Deputy Director of Planning
682 position. So, and the second reading for that will be August 23rd. And then August 16th will be
683 the first set of meetings regarding the budget so obviously this will be the overview budget

684 discussions. Our next Planning Commission meeting will be September 7th, and that will also be
685 in person hopefully. We will have a hybrid option up and running by then fingers crossed. And
686 we're still looking at the agenda; it doesn't appear that we have any land use projects ready to go
687 but we'll know more by the end of next week regarding that. Some other meetings and
688 happenings, we continue to work with the TID team on preparing for Community Day and
689 Community Day is the third Sunday of September and that is the September 19th so we're getting
690 ready for that and we're looking forward to doing some major public outreach regarding the TID
691 process on that. Mike talked about the Steering Committee meetings for the Comprehensive
692 Plan Review. We are kind of knee deep in budget review, since we're doing an overall budget
693 presentation here in a few weeks. Another project I've been working on is drafting the request
694 for proposal for the Charette and revisions to the RA and BB zoning that is, I'm working with
695 some folks on that. And that has been drafted and I'm awaiting comments on that and I'm
696 expecting to get that out by next week. So that's (inaudible) and that will be out I think we'll
697 have to check if that will be a two or three week bid process. We also completed the job
698 descriptions and related work to advertise for the two planner positions we got approval by
699 Council, I believe I mentioned this at the last meeting, we got budget approval for to create two
700 temporary two-year positions for two planners. The one planner will be focused on plan review
701 and working under Tom Fruehstorfer, and the second planner we're calling a community
702 planner, and that person will be working under Mike Fortner focusing on community
703 development block grant program. And Unicity and also interfacing with the Newark Partnership
704 on Main Street, activities, and other economic development activities. So, we are excited about
705 that. Those job descriptions will be advertised at the end of this week. So, we're shaking
706 bushes, on that and hoping we get some good applicants. We have received an application
707 actually today, for a special use permit for a fraternity at 34 Continental Avenue, that will be
708 going right to Council because that is a less than 1 acre property, just an FYI. We just sent out
709 today a response and this project is getting close to coming to Planning Commission, what's
710 called the Mill at White Clay Creek. It's 500-700 Creek View Road. So that project should be
711 coming here in the next couple of months, most likely not next month but probably the month
712 after that. We are also looking to send out the second round of SAC comments on 25 North
713 Chapel project that will be going out in the next couple of days. Projects that are awaiting
714 revised comments on, or revised plans on are the 10 and 16 Benny Street project. We haven't
715 heard from the Chick fil A folks that proposal on Ogletown road and the project called
716 University Commons. Still waiting to hear back from those folks on that. Some projects out in
717 the field going on the Thorn Flats also known as Lehigh Flats, previously known as Studio
718 Green, those (inaudible) are still finishing up the rehab project on that. Newark Charter they are
719 still working and the structural steel erection's in progress and they are moving along. Newark
720 Senior living, I think we've all seen that project, moving along, zipping along so that is moving
721 forward. The 321 Hillside project they are getting close but not quite finished. But they are
722 hoping to move students in as soon as they can. Let's see we're working with them on that. The
723 Grove project is moving along, that was the one previously known as College Square. Fulton
724 Bank is nearing completion; the Green Mansion project, we are having a pre-construction
725 meeting this week with the applicant the CIP is close to approval. So, they will be starting site

726 work on that project here very shortly. So that wraps up my (inaudible) of our projects. I'd be
727 happy to answer any questions.

728 Chair Hurd: Thank you, any questions?

729 Commissioner Stine: (inaudible)

730 Director Gray: The Rodney Park? Yes, that is moving along. I do have that progress in my notes
731 let me see what we have here, yes, site work is progressing including site lighting, sidewalks,
732 retaining wall and finishing dock construction completed, seat walls and additional sitework in
733 progress and the recreational equipment construction and installation are in progress. So, it is
734 moving along, I know there will be an unveiling of the name here at some point once we get
735 some people together. It's exciting.

736 Chair Hurd: Thank you. Alright, that moves us to item 6 new business.

737 **6. New Business**

738 Chair Hurd: Does anyone have anything? Alright that takes us to item 7, General Public
739 Comment.

740 **7. General Public Comment**

741 Chair Hurd: Sorry hold on, we need to get you a microphone so our recording device so that we
742 can hear.

743 Mrs. Robinson: Hi.

744 Chair Hurd: Hello.

745 Mrs. Robinson: My name is Mrs. Robinson and I have a question in reference to the entrance
746 signs to the neighborhoods of the Woods at Louviers. And who has to maintenance them? Who
747 owns them? And who has to be billed for taking care of them? It's the one (inaudible) is really
748 huge, along Papermill Road and they're pretty old. And along Papermill Road, the other side,
749 but they're a lot smaller (inaudible) a lot more traffic. I just wanted to know about (inaudible)

750 Chair Hurd: Alright. Director Gray?

751 Director Gray: Sure, I can take that question. Mrs. Robinson, is that your name? Yes. Mrs.
752 Robinson you are not the only person to inquire regarding that. There has been some inquiries
753 regarding the signage to the Woods of Louviers the last couple of weeks. So that is not totally in
754 the purview of the Planning Department, but I've been included in discussions on that. So Public
755 Works and others are looking into that on who owns it and the maintenance of it, and I believe
756 that there have been some answers to that, but I don't know what those answers are. But I'd be
757 happy to take your information and hook you up with the people who are looking into it to get
758 you those answers as to who owns it, who maintains it, and who the responsibility falls to.

759 Mrs. Robinson: So which department is actually in charge of it and would be able to answer any
760 questions.

761 Director Gray: I believe it's Public Works and I say "I believe" because it's between Public
 762 Works and the Parks and Recreation department. And I'm not sure whether the city owns those
 763 areas or not and that was the last email that I was. Oh, Solicitor Bilodeau wants the mic.

764 Solicitor Bilodeau: Hi this is Paul Bilodeau, I'm the Solicitor and so Commissioner Kadar lives
 765 in this development as well so he might be able to help out, you're talking about the big brick
 766 wall at the Hunt at Louviers?

767 Mrs. Robinson: No, this one is huge and it's green. With the gold letters on it. This is not brick.

768 Commissioner Kadar: I have some experience in that area. I live in the Hunt at Louviers which is
 769 right off of Possum Park Road. Near Paper Mill. We don't have a homeowner's association,

770 Mrs. Robinson: Right.

771 Commissioner Kadar: But what we do have is what we have a landscape project. The landscape
 772 project's responsibility is to maintain the front of the development, the flowerbeds, we also have
 773 some pillars, and fencing, and signage. That's all the responsibility of the landscape project, we
 774 solicit funds each year, on a volunteer basis and fortunately about 85% of the residents
 775 contribute. Now we went through this, this question about who owns the signs, who maintains
 776 them and all that stuff, several years ago. And the property actually belongs to the city, the
 777 roadways, the flowerbeds, all the property is the city the question was who owns the structures?
 778 The pillars, the fences, the signs, all that other stuff. And I don't think we ever got a clear answer
 779 on that, but what we did do is we went to the city, and we had the city provide a rider to us so
 780 that we maintain them, and in the event that anything happened to the structures, we could
 781 collect on insurance short of a deductible so the homeowners group, which is not a formal
 782 homeowners association, in our neighborhood maintains all of that, I'm the treasurer I keep the
 783 funds. We solicit and we pay for grass cutting, tree trimming, fence restoration, pillar
 784 maintenance work, all of that stuff so while the city owns the property, they don't own the
 785 structures or the signage. That was my understanding and my experience with the Hunt at
 786 Louviers. And I don't know if yours is any different, you'll have to research; does the property
 787 belong to the city, does it belong to someone else? In which case do they own the signs, do they
 788 maintain them? My guess is that they won't. They probably own the land, but they don't own
 789 the structures. And I'll stop there.

790 Mrs. Robinson: So, my other question is, can the sign be taken down?

791 Planner Fruehstorfer: I think I can answer.

792 Mrs. Robinson: The only reason I'm asking is because there was two. For the entrance off of
 793 Papermill Road, there was two. One was removed by the homeowner.

794 Planner Fruehstorfer: This is Tom Fruehstorfer, it is my understanding, if you're talking about
 795 the greenish blue signs with the gold lettering and it has a picture of Ceasar Rodney at the top of
 796 it? It's kind of a round guy with a horse? My understanding is that those signs are DelDot
 797 standard required by DelDot. If it's a Ceasar Rodney sign.

798 Chair Hurd: You're talking about a ground sign, right?

799 Mrs. Robinson: Can I show you, I (inaudible)
800 Director Gray: Yes
801 Chair Hurd: Yes
802 Commissioner Silverman: That's a product of the state legislature it's in the state right of way.
803 Commissioner Kadar: That's a ground sign.
804 Mrs. Robinson: So, this one is right on the corner of Papermill and Odessa way? This one is
805 gone. This one was (inaudible). That sign is gone, I don't know if you want to see it or not.
806 Chair Hurd: I think the city, my general experience is that probably the developer installed it,
807 someone was supposed to be in charge of taking care of it, which may or may not have happened
808 and now it's sort of in a limbo?
809 Mrs. Robinson: (inaudible)
810 Chair Hurd: Usually if you have a homeowner's association that's their job but Mrs.
811 Robinson: There's no homeowner's association.
812 Chair Hurd: Exactly, so that's the limbo part.
813 Commissioner Kadar: It's time for a landscape project.
814 Commissioner Stine: No but I think what Mrs. Robinson's saying somebody's taking the sign
815 down.
816 Mrs. Robinson: No. No there were two. One's been removed by that homeowner. So now
817 there's one and it needs attention.
818 Commissioner Stine: Ok, got it. Ok.
819 Chair Hurd: No, this is probably a good place to start to talk to the city just to get clarity.
820 Mrs. Robinson: And here's the thing, I called the office, no one knows. I got transferred four
821 times on the Parks. And then zoning or zone something? I was transferred four times from the
822 Parks Department or the zone department? And someone finally said they'd take my name and
823 get back to me. (inaudible) The other sign is not like this one, it's a little higher it's on a mound
824 of mulch. And I mean a lot of mulch and the area around it is really really huge. So (inaudible)
825 Solicitor Bilodeau: This is the solicitor again. My guess is, we can research who owns the
826 property that the sign is on. But I'm assuming what happened was the developer put the sign up
827 there when he put up the development. And then at that point, part of the dedication of the roads
828 and that came back to city so the city most likely owns the land that that sign is on. But once
829 again, so if the city owns the land, then the city can certainly consider allowing
830 Commissioner Kadar: Careful Paul.
831 Chair Hurd: Careful.

832 Commissioner Kadar: Careful Paul. You may own the maintenance on our pillars. You don't.

833 Mrs. Robinson: (inaudible) you were talking?

834 Solicitor Bilodeau: Were you talking to me?

835 Mrs. Robinson: Yes.

836 Solicitor Bilodeau: We just need to research who owns the property. And figure out about the
837 signs.

838 Mrs. Robinson: So, a surveyor was out there to see I spoke with them, pulled over and got out.
839 He said that his boss sent him to do the see if it was 20 feet from the sidewalk off of the road off
840 of Papermill Road or 4 feet I forget exactly what but just to see exactly where the sign was put
841 when it was put on city area of the property. So, he told me that it was. Now I'm just trying to
842 figure out where you go through to get something done with that.

843 Chair Hurd: So, what I'm hearing is that Public Works and Parks and Recreation are currently in
844 discussions about this. I think we may want to loop Paul in on this research as well as Mary
845 Ellen is also part of this.

846 Director Gray: To clarify, something Woods at Louviers, it might be Commissioner Kadar's
847 project, I'm not sure which Louviers it was, but it's a similar situation. Very similar situation,
848 yes. If it's not indeed the Woods at Louviers, it is same situation.

849 Chair Hurd: So, it seems like you have some information, and they have some information so it
850 seems like we should figure out a way to get everyone together or at least get further clarification
851 on that.

852 Mrs. Robinson: Who do I need to stay in touch with?

853 Director Gray: Mrs. Robinson, I'll give you my business card and here again I'm not the person
854 has this purview, but I will get the people involved that need to get involved and get back with
855 you. You can give me your contact information and we'll go from there.

856 Chair Hurd: Ok. Great. Anything else? Alright that brings us to the end of our agenda and seeing
857 no other business before the Commission I declare us adjourned.

858 **Chair Hurd adjourned the meeting at 8:30 PM**