



**CITY OF NEWARK
DELAWARE**

Planning Commission Meeting

Date/Time: May 2nd, 2023, at 7:00 p.m.

Location: Hybrid Meeting in Council Chambers and on Microsoft Teams

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://tinyurl.com/PlanningCommissionMay2023>

New to Microsoft Teams? Click on the link above and click on “Continue in this Browser” to enter 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 May 2, 2023. All public comments received will be read into the record at the meeting. Attendees may also alert the Administrative Professional that they wish to speak at the appropriate time by using the raise hand function in Microsoft Teams or by submitting their name, district and/or address, and agenda item on which they would like to comment via the Microsoft Teams chat function during the meeting.

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

AGENDA

**Amended April 24th, 2023
MEETING CANCELLED 04/27/2023**

1. Chair’s remarks (Information) *(3 minutes)*
- *2. [The minutes of the April 4th, 2023 Planning Commission Meeting](#) (Action) *(2 minutes)*
- *3. Discussion and recommendation for amendments to Chapter 32, Zoning, to establish a definition for marijuana establishments and include as a special use in the BN, BB, and BC zoning districts. *(60 minutes)*
- *4. Review and recommendation for amendments to definitions Section 32-4(a) (107.2) and (114.2) in Chapter 32, Zoning, to exclude *marijuana establishments* from *retail store* and *specialty retail stores* (Action) *(30 minutes)*
- *5. Informational Items. (These items are for informational purposes only) (Information)

(5 minutes)

- a. Planning Director's Report
- b. [Zoning Changes Have Small Impact on Housing Supply](#)
- c. [Code Reforms to Ease the Housing Crisis](#)
- d. [Residents Protest Proposal for 130 Tiny Homes near Robscott Manor Article](#)
- e. [Gainesville Commissioners Continue Undoing Single-Family Zoning Laws Article](#)

- *6. 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)
- *7. 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 April 21st, 2023

Amended April 24th, 2023

Posted April 25th, 2023

MEETING CANCELLED 04/27/2023

City Secretary

Notary Public (Seal)