



**CITY OF NEWARK
DELAWARE**

Planning Commission Meeting

Date/Time: June 6th, 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/PlanningCommissionJune2023>

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 June 6, 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

1. Chair’s remarks (Information) *(3 minutes)*
- *2. [The minutes of the April 4th, 2023 Planning Commission Meeting](#) (Action) *(2 minutes)*
- *3. [Review and consideration of the minor subdivision at 65 North Chapel Street](#) (Action) *(30 minutes)*
- *4. [Review and consideration of an amending the definition of “Personal service establishment” under Section 32-4 \(a\)\(91\) by adding “state-licensed massage therapist” to the list of uses and deleting “Massage parlors and related uses are excluded” from the definition.](#) (Action) *(30 minutes)*
- *5. [Review and consideration of an amendment to add “veterinary hospital”, as defined in Section 32-4 \(a\)\(139\), to the BB zoning district \(Central business district\) as a use permitted with a Special Use Permit.](#) (Action) *(30 minutes)*

- *6. 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](#)
 - f. [Eliminating Parking Minimums Article](#)
 - g. [Why Gas Stations don't have EV Chargers](#)
- *7. 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)*
- *8. 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 May 26th, 2023
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