



**CITY OF NEWARK
DELAWARE**

Planning Commission Meeting

Date/Time: Tuesday, August 15, 2023, at 7:00 p.m.

Location: Microsoft Teams

Council Chambers, Newark Municipal Building, 220 South Main Street

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/August-Planning-Commission>

New to Microsoft Teams? Click on the link above and click on “Continue in this Browser” to enter the meeting. Link for hybrid access will be on the agenda posted at

<https://newarkde.gov/meetings> seven days prior to 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 August 15, 2023. All public comments received will be read into the record at the meeting. Attendees may also sign up to speak in person at the meeting on the relevant agenda item.

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 July 5, 2023 Planning Commission Meeting](#) (Action) *(2 minutes)*
- *3. [Review and consideration of the minor subdivision and three special use permits for \(1\) the permanent grading or regrading of lands in the special flood hazard area \(SFHA\), \(2\) the use of an automobile service station, and \(3\) the use of a retail food store greater than 5,000 square feet for the property located at 1105 Elkton Road](#) (Action) *(30 minutes)*
- *4. [Review and consideration of an amendment to Chapter 32, Zoning, to change the setback and side yard regulations within the BB \(Central business district\) zoning district](#) (Action) *(15 minutes)*
- *5. [Presentation and discussion on inclusionary zoning](#) (Action) *(60 minutes)*

6. Informational Items. (These items are for informational purposes only) (Information) *(5 minutes)*
 - a. Planning Director's Report
 - b. Deputy Director's Report
 - c. [In "Warfare Against Renters", Homeowners fight Affordable Housing Push Article](#)
 - d. [Hawaii Government Takes Drastic Action to Solve Housing Crisis Article](#)
 - e. [How Parking Ruined Everything Article](#)
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 August 4th, 2023
Posted August 8th, 2023**

City Secretary

Notary Public (Seal)