



**CITY OF NEWARK
DELAWARE**

Planning Commission Meeting

Date/Time: Tuesday, February 6th, 2024 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:

<http://tinyurl.com/Feb-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 February 6, 2024. 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 January 2nd, 2024 Planning Commission Meeting](#) (Action) (2 minutes)
- ~~*3. Review and consideration of Briarcreek North subdivision construction progress and staff recommendation regarding the subdivision review process (Action) (20 minutes)~~ Postponed to the March 5, 2024 Planning Commission meeting by request of the applicant
- *4. [Review and consideration of The Grove subdivision construction progress and staff recommendation regarding the subdivision review process](#) (Action) (20 minutes)
- *5. [Review and consideration of adding urgent care and hospitals to the BB \(Central Business\) Zoning district as a by right use](#) (Action) (20 minutes)

- *6. [Review and consideration of an amendment to Chapter 27, Subdivisions, to codify the requirement for developers to pay the costs to extend and/or connect to City utilities and to clarify the types of land disturbance activities that require a detailed Erosion and Sediment Control Plan and a Standard Plan Permit](#) (Action) (20 minutes)
- *7. [Update and discussion of Inclusionary Zoning](#) (Action) (20 minutes)
8. Informational Items. (These items are for informational purposes only) (Information) (5 minutes)
- a. Director's Report
 - b. Deputy Director's Report
 - c. [The Best Evidence Yet for the "Housing Musical Chairs" Theory Article](#)
 - d. [Reclaiming the Missing Middle Ground: How Planners got NIMBY's to Yes APA Article](#)
 - e. [Developing Affordable Housing Through Collaborative City-University Partnerships – National League of Cities](#)
 - f. Universities and Affordable Housing: Seven Case Studies – Penn Institute for Urban Research:
 - [Affordable Housing Report Duke](#)
 - [Affordable Housing Report Harvard](#)
 - [Affordable Housing Report Marquette](#)
 - [Affordable Housing Report University of Pennsylvania](#)
 - [Affordable Housing Report Pitt](#)
 - [Affordable Housing Report USC](#)
 - [Affordable Housing Report UVA](#)
9. 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)
- *10. 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 – January 26, 2024
Posted – January 30, 2024