



**CITY OF NEWARK  
DELAWARE**

**Planning Commission Meeting**

**Date/Time:** Tuesday, June 4, 2019, 7:00 p.m.

**Location:** Council Chamber, Newark Municipal Building, 220 South Main Street

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**AGENDA**

***Revised***

1. Chair's remarks. (Information)
2. The minutes of the May 7, 2019 Planning Commission meeting. (Action)
3. Review and consideration of an [annexation and rezoning for the property at 1089 Elkton Road \(Project #19-02-01\) to connect the parcel to the existing Newark Charter School campus and have both properties in the same jurisdiction.](#) (Action)
4. Review and consideration of a minor subdivision at 18 North Street (Project #18-06-03) to demolish the existing 1-story apartment building at the site and construct four 3-story townhouse-style apartments similar to the existing units at the rear of the property. (Action) **[Withdrawn on May 28, 2019 until a future Planning Commission meeting.]**
5. Review and consideration of a [minor subdivision with site plan approval at 511 Valley Road \(Project #18-09-01\) to demolish the existing single-family structure at the site, divide the existing parcel into two parcels, and construct a semi-detached structure consisting of two-single-family homes that will replicate the architecture in the Briarcreek subdivision.](#) (Action) **[Postponed until the July 2, 2019 Planning Commission meeting.]**
6. Review and consideration of an [ordinance proposing amendments to Chapter 32 Zoning for the regulation of sidewalk cafes, patios, decks, balconies, and parklets in the downtown district.](#) (Action)
7. New business. (Introduction of new items for discussion. New items requiring public notice will be added to a future agenda.) (Information)
8. Informational items. (These items are for informational purposes only. There will be no separate discussion of these items unless a member of the Planning Commission so requests.) (Information)
  - a. [Planning and Development Department Current Projects](#)
  - b. [Planning and Development Department Land Use Project Tracking Matrix](#)
  - c. [Planning Commission 2019 Work Plan Quarterly Report](#)
  - d. [Money Walks – A Tale of Two Counties \(Caesar Rodney Institute\)](#)
  - e. [How Federal Tax Reform Has Impacted Real Estate \(governing.com\)](#) **[added May 28, 2019]**
9. General public comment. (Information)

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](http://www.newarkde.gov).

**Advertised – May 21, 2019**  
**Revised – May 28, 2019**  
**Posted – May 28, 2019**  
**Revised and Reposted – June 3, 2019**

Attest:

Sworn by:

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Notary Public (seal)