



**CITY OF NEWARK  
DELAWARE**

**Planning Commission Meeting**

**Date/Time:** Tuesday, July 5, 2022 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/JulyPlanningCommission>

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](mailto:planning-dept@newark.de.us) by 6:00 p.m. on July 5, 2022. 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.**

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**AGENDA**

1. Chair’s remarks (Information) *(3 minutes)*
2. [The minutes of the June 7, 2022, Planning Commission Meeting](#) (Action) *(2 minutes)*
- \*3. [Review and consideration of the parking waiver, rezoning, major subdivision with site plan approval and special use permit for the property located at 25 North Chapel Street](#) (Action) *(40 minutes)*
- \*4. Review and consideration of the [Downtown Newark Parking Plan recommendations to reduce residential and commercial parking requirements in the BB zoning district, unbundling the cost of parking spaces from residential rental leases, and updating the parking fee-in-lieu payment language](#) (Action) *(35 minutes)*
- \*5. Review and consideration of interim building [height limit for the BB and RA zoning districts](#) *(20 minutes)*

- 6. Informational Items. (These items are for informational purposes only) (Information)
  - a. Planning Director’s Report (5 minutes)
  - b. [States Need to Confront Parking Mandates Article](#) (5 minutes)
- \*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](http://www.newarkde.gov).

**Advertised – June 24, 2022**

**Posted – June 28, 2022**

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**City Secretary**

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**Notary Public (Seal)**