

**MINUTES**  
**CITY PLANNING COMMISSION**  
**September 19, 2022**

Present: Desmond Baker (Acting Chair), A. J. Hill, J. Brett Taylor, Joseph Chickadel, Tanya Washington (Commission Members); Gwinneth Kaminsky, Jeff Starkey, John Kurth, Phil Birk, and Dorien Snyder (Land Use and Planning).

This meeting of the Planning Commission was fully virtual with no anchor location. The meeting was convened at 6:07 p.m. Acting Chair Desmond Baker called the meeting to order. He then requested a motion for approval of the minutes of the June 20, 2023 Planning Commission meeting. On a motion by Mr. Hill, seconded by Ms. Washington, the minutes were unanimously approved.

As a note to the record, Resolution 6-23 was withdrawn from the agenda at the request of the applicant. Resolution 6-23: Planning Commission recommendation regarding an application requesting Zoning Board of Adjustment approval to operate a wholesale storage (warehousing), processing and distribution facility at 1, 25 and 51 S. Heald and 0 Lobdell Streets, within the W-4 (Waterfront Residential/Commercial) zoning district.

**REGULAR MEETING**

**Resolution 4-23; MS-23-04:** Major Subdivision application from VanDemark and Lynch, Inc., on behalf of the Wilmington Housing Authority and Kingswood Community Center, Inc., which proposes to subdivide five parcels of land into seven parcels (tax parcels 26-030.00.011; 26-030.00.019; 26-030.00-021; 26-030.00-079; and 26-030.00-080) and to dedicate six new right-of-way segments to be added to the Official City Map in order to accommodate Reach Riverside Redevelopment Phase III and the new Kingswood Community Center.

John Kurth presented Resolution 4-23, using slides for illustration. Resolution 4-23 recommends approval of the major subdivision application and street dedications of segments of East 25<sup>th</sup> Street, East 26<sup>th</sup> Street, Rosemont Avenue and Edgemoor Avenue to support the Phase III Riverside Redevelopment Plan.

Mr. Baker asked for a motion on Resolution 4-23. Mr. Hill made the motion to approve Resolution 4-23, Mr. Chickadel seconded the motion. With all members being in favor, the motion was approved.

**Resolution 5-23:** Planning Commission review of the Riverside Redevelopment Project (Phase III), 2400 North Claymont Street, which is located within an R-5A (Low Density Apartment House) zoning district and requires the approval of proposed garden apartment developments in accordance with Section 48-136(c)(4) of the Zoning Code.

Phillip Birk presented Resolution 5-23, using slides for illustration. Resolution 5-23 recommends approval of the proposed garden apartment development proposed under Phase III Riverside Redevelopment Plan.

Mr. Baker asked for a motion on Resolution 5-23. Ms. Washington made the motion to approve Resolution 5-23, Mr. Taylor seconded the motion. With all members being in favor, the motion was approved.

**ADJOURNMENT** 🏹

There being no further items of business on the agenda, Mr. Baker called for a motion to adjourn. Mr. Hill moved to adjourn; Mr. Chickadel seconded the motion. All members being in favor, the meeting was adjourned at 6:34 p.m.