

MINUTES

CITY PLANNING COMMISSION

June 19, 2018

Present: Polly Weir (Chair), Desmond Baker (Vice-Chair), Lloyd Budd, Patrick Carter, Joseph Chickadel, Anthony J. Hill and Tanya Washington (Commission Members); and Herb Inden, Gwineth Kaminsky, Tim Lucas and Gemma Tierney (Planning).

Polly Weir convened the meeting at 6:05 pm.

REGULAR MEETING

Approval of the minutes of the April 17, 2018 City Planning Commission Meeting

Ms. Weir asked the Commission to make a motion on the minutes of the May 22, 2018 CPC meeting. AJ Hill moved to approve the minutes, and Tanya Washington seconded the motion. All present members voted to approve the minutes. Note: Patrick Carter was not present for the vote on the minutes.

New Business

Resolution 16-18; MS-18-02: Major Subdivision application from Howard L. Robertson, Inc., on behalf of the 520 Venture Corporation/South Walnut Plaza Condominium Association, which proposes to subdivide one existing parcel into two parcels. The property is located at 520-524 South Walnut Street.

Tim Lucas from the Department of Planning and Development presented the Department report for Resolution 16-18. His presentation was accompanied by a series of slides. Mr. Lucas said that the applicant's proposal was subject to review by the City Planning Commission because it is a major subdivision, and that it qualifies as a major subdivision because the site is larger than 2.5 acres. Mr. Lucas said that most of the subject parcel is located along the east side of South Walnut Street, but that it also has a small amount of frontage along Garasches Lane due to a panhandle area that extends south from the main part of the parcel. He noted that the parcel is 7.19 acres and is in an M-1 (Light Manufacturing) zoning district.

Mr. Lucas said that the subdivision plan was circulated to City Departments for comment, and that the following comments were provided:

1. Change the zoning area requirements for minimum building setback from "NA" to add the following requirements:
 - 1a. "20 feet from South Walnut Street" as the site is directly across from a residential W-4 district"
 - 1b. "40 feet from Garasches Lane", as Garashes Lane is less than 80 feet in width.

City Planning Commission Meeting Minutes

June 19, 2018

Page 2

2. Add building setback lines to the drawing according to the previously mentioned requirements listed in note 1.a. and 1.b. above.
3. Add 5' contour elevation lines to the plan.
4. The existing and proposed lot areas are listed in square feet; add acre equivalents.
5. Add a note to the plan listing the FEMA floodplain zone designation(s) and FIRM map panel number(s), and add the floodplain boundary line to the drawing.
6. Add a note to the plan stating that the property contains State of Delaware designated wetlands.
7. Add a note to the plan stating that the property is a Delaware Department of Natural Resources and Environmental Control SIRB Site.
8. Correct the ownership information as shown on the drawing for 501 Garasches Lane from "ATTILA LEASING CO" to "501 PARTNERS, LLC".

Mr. Lucas concluded by stating that the Department of Planning and Development recommends approval of Resolution 16-18, and that all the comments he just presented must be incorporated into the final plan submission prior to recordation.

Ms. Weir asked the Commissioners whether they had any questions or comments. Desmond Baker asked Mr. Lucas to describe the location of the planned '76ers youth sports complex on Garasches Lane relative to the subject parcel, and the changes in the road network around the complex. Mr. Lucas said that the project site is east of the subject parcel's southern panhandle portion, and that its parking lot and outdoor field will extend south across Garasches Lane. Mr. Baker asked if the panhandle will become part of the sports complex. Mr. Lucas replied that it will not, but that it may be required to create a new circulation route around the sports complex. Mr. Baker then asked whether the building on the subject parcel can meet the setback requirements that had been cited in the first comment as needing to be added to the subdivision plan. Mr. Lucas replied that the setback requirements would apply to future development on the parcel and that they were mentioned in the comment simply because they are required information on a subdivision plan.

Lloyd Budd asked if there will be restrictions on how the panhandle portion of the parcel can be used following its subdivision from the main parcel. Mr. Lucas said that he spoke to the Zoning Manager about subdividing the panhandle to be a separate parcel and that, although the panhandle would not be developable, the Zoning Manager had no objections to it becoming a parcel. Mr. Lucas added that there is currently a Department of Public Works drainage ditch on the panhandle, and therefore any changes to the site would have to be approved by Public Works.

Mr. Baker asked to clarify that the area across Walnut Street from the subject parcel is zoned for residential use. Mr. Lucas said that it is zoned W-4, which permits residential and commercial. Gwinn Kaminsky noted that W-4 is a mixed use category.

Ms. Weir asked the one member of the public in attendance at the meeting if he had any questions or comments. He came up to the podium and introduced himself as Carmine Caspar,

City Planning Commission Meeting Minutes

June 19, 2018

Page 3

the engineer for Howard L. Robertson, Inc. Mr. Caspar said that the subdivision is being pursued so that the panhandle can become part of the planned road network around the complex.

Ms. Weir asked if there were any additional questions or comments. As there were none, she called for a motion on the resolution. Mr. Hill moved to approve the resolution, and Mr. Carter seconded the motion. All members voted in favor of Resolution 16-18.

Adjournment

Ms. Weir called for a motion to adjourn the meeting. Mr. Budd moved to adjourn, and Mr. Hill seconded the motion. All members being in favor, the meeting was adjourned at 6:15 pm.