

**MINUTES  
BUSINESS MEETING  
NEW CASTLE COUNTY PLANNING BOARD  
DEPARTMENT OF LAND USE – GILLIAM MULTIPURPOSE ROOM  
67 READS WAY, NEW CASTLE, DELAWARE  
January 17, 2023  
9:00 A.M.**

The Business Meeting of the Planning Board of New Castle County was held on Tuesday, January 17, 2023.

The meeting was called to order by Karen Peterson, at 9:00 a.m.

The following Board members were present:

Karen Peterson  
Joseph Daigle  
Kiana Drake  
Leah Gray  
William McGlinchey  
Robert Snowden  
Ruth Visvardis

The following Board members were absent:

Leone Cahill-Krout  
Jonathan Cochran

Planning Board, Department of Law

Mary Jacobson

The following Department of Land Use employees were present at the meeting:

Antoni Sekowski  
Janet Vinc  
Conor Gibbons

## **MINUTES**

On a motion made by Mr. Snowden and seconded by Ms. Visvardis, the Board voted to approve the business meeting minutes of December 20, 2022. The motion was adopted by a vote of 7-0-0-2 (Yes: Daigle, Drake, Gray, McGlinchey, Snowden, Visvardis, Peterson; No: none; Abstain: none; Absent: Cahill-Krout, Cochran).

## **DEFERRALS**

**App. 2020-0004-T.** Text amendment to amend Chapter 40, Article 3 (“Use Regulations”) and Article 33 (“Definitions”) regarding Industrial Uses. Ord. 20-008 is a text amendment to amend Article 3 and Article 33 of the Unified Development Code regarding Industrial Uses.

## NEW BUSINESS

[2021-0780-SZ](#), (22-133), Southwesterly corner of Hyetts Corner Road and Dupont Parkway. Exploratory Major Land Development Plan and rezoning for **2229 Dupont Parkway** proposes to create two title subdivision lots and to construct 76,609 square feet of mini warehousing/storage buildings with an 890 square foot office, and to construct 28,000 square feet of flex warehousing. **Ord. 22-133 will rezone 10.60+ Acres, from S (Suburban) to CR (Commercial Regional)**. S Zoning. CD 12. St. Georges Hundred (Tax Parcels 13-008.00-045)

The Department has considered *the Standards for Zoning Map Amendment* in Section 40.31.410, A through E, of the Unified Development Code, the proposed plan, and comments received from agencies. Based on this analysis the Department is of the opinion that the standards are met by this proposal.

The Department of Land Use recommends **CONDITIONAL APPROVAL** of Ordinance 22-133 with the following conditions:

1. The building elevations shall be generally consistent with the renderings submitted into evidence; and
2. The landscaping shall be generally consistent with the renderings submitted into evidence.

At its business meeting held on January 17, 2023 the Planning Board considered the recommendation offered by the Department of Land Use. On a motion made by Ms. Drake and seconded by Mr. Daigle, the Board voted to recommend **CONDITIONAL APPROVAL** of Ordinance 22-133 subject to the conditions made by the Department of Land Use. The motion was adopted by a vote of 7-0-0-2 (Yes: Daigle, Drake, Gray, McGlinchey, Snowden, Visvardis, Peterson; No: none; Abstain: none; Absent: Cahill-Krout, Cochran).

In discussion preceding the vote, the following comments were offered:

Mr. Snowden asked if the landscaping at the corners of the sign is for afforestation. Mr. Gibbons responded that the proposed landscaping will count towards the afforestation requirement.

No other questions or comments were made by the Board.

## OTHER BUSINESS

### **Discussion regarding possible time change of public meetings.**

The Planning Board discussed the possibility of changing the time of meeting for their regularly scheduled Public Hearing from 7:00 PM to 6:00 PM. The New Castle County Historic Review Board's regularly scheduled business meeting is normally scheduled at 5:00 PM in the New Castle Room but has since been relocated to the Gilliam multi-purpose room due to construction in the Government Center. The Board concluded that they would start this change when the New Castle Room in the Government Center re-opens for public meetings as it will resolve the possible conflict with the Historic Review Board 5:00 PM business meeting.

## REPORT OF COMMITTEES

None.

## **REPORT OF GENERAL MANAGER**

Antoni Sekowski, Assistant General Manager noted that that the Department of Land Use plans to hold information sessions regarding specific topics in the Comprehensive Plan. On January 18, 2023 there will be an information session relating to environmental justice at the Route 9 library. On January 31, there will be a similar information session related to redevelopment/economic development to be held in the Gilliam multi-purpose room. The Department is also planning to have an information session regarding affordable housing somewhere around late February or early March, a more solidified date/time will be advertised as it gets closer to this time frame. The presentations of these information sessions will be available via Zoom, however in-person attendance is required in order to participate.

## **REPORT OF CHAIRPERSON**

Chairwoman Peterson stated that she and Mrs. Visvardis will be attending the upcoming Youth Planning Board (YPB) meeting, facilitating a discussion about the duties and responsibilities of the Planning Board, and walking the YPB through a previous application heard by the Planning Board.

## **OTHER BOARD MEMBER COMMENTS**

None.

## **COMMENTS FROM THE PUBLIC**

Mr. McGlinchey asked if the Planning Board will have conditional approval of all plans proposing specific elevations or landscaping going forward and why this may be needed. Mr. Sekowski responded that having the conditional approval helps make these specific items easier to enforce as they become record plan notes and thereby will require strict conformity as opposed to general conformity.

## **ADJOURNMENT**

Mr. Snowden made a motion to adjourn; Mr. Daigle seconded the motion. The meeting adjourned at 9:44 a.m.