

**MINUTES
BUSINESS MEETING
NEW CASTLE COUNTY PLANNING BOARD
DEPARTMENT OF LAND USE - NEW CASTLE ROOM
87 READS WAY, NEW CASTLE, DELAWARE
June 16, 2020
9:00 A.M.**

The Business Meeting of the Planning Board of New Castle County was held on Tuesday, June 16, 2020 by ZOOM Video Conference.

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

The following Board members were present:

Leone Cahill
Jonathan Cochran
Joseph Daigle
Karen Peterson
Robert Snowden
Ruth Visvardis
Kiana Williams

The following Board members were absent:

Leah Gray
William McGlinchey

Planning Board Attorney, Office of Law

Randolph Vesprey

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

Antoni Sekowski	Rich Hall
Matthew Rogers	Marisa Lau
Betsy Hatch	

The following members of the public were in attendance:

None.

MINUTES

May 19, 2020

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.**

BUSINESS

App. 2019-0676-S/Z. East side of Summit Bridge Road, 2500 feet north of Boyds Corner Road. Site Plan, Rezoning, and PLUS Review for A. Eliason House proposes to rezone 1.62 acres from NC-21 (Neighborhood Conservation) to NC-21 (Neighborhood Conservation) and H (Historic Overlay) to support the adaptive reuse of the existing historic structure. **Ord. 20-014 will rezone 1.62 acres from NC-21 (Neighborhood Conservation) to NC-21 (Neighborhood Conservation) and H (Historic Overlay).** NC21 Zoning. CD 12. St. George's Hundred. (T.P. 13-007.00-078)

The Department has considered the Standards for Zoning Map Amendment in Section 40.31.410 of the UDC, the Criteria for Designation in Section 40.15.110 of the UDC, the proposed plan, and the comments received by the Historic Review Board and members of the public. 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 Application 2019-0676-S/Z / Ordinance 20-014 with the following conditions:

1. A completed landscape plan be submitted to the Historic Review Board for consideration prior to the approval of the Parking Plan.
2. Archaeological monitoring is completed during the pool’s demolition and areas of disturbance by an archaeologist meeting the minimum professional standards as set forth by the Secretary of the Interior.

At its business meeting held June 16, 2020 the Planning Board considered the recommendation offered by the Department of Land Use. On a motion by Ms. Visvardis and seconded by Mr. Daigle, the Board voted to recommend **CONDITIONAL APPROVAL** of Ordinance 20-014 with the conditions as stated by the Department. The motion was adopted by a vote of **7-0-0-2** (Yes: Cahill-Krout, Cochran, Daigle, Snowden, Williams, Visvardis, Peterson; No: none; Abstain: none; Absent: Gray, McGlinchey).

REPORT OF COMMITTEES

None.

REPORT OF GENERAL MANAGER

Rich Hall, General Manager of the Department, provided an overview of recent legislative activity on historic preservation in the County that will be scheduled for Planning Board hearings in coming months. There are several historic preservation ordinances in the works. A draft ordinance having to do with subdivision plans and historic properties is on the agenda for the next hearing. A comprehensive historic preservation ordinance proposing changes to three sections of the County Code - property maintenance, building, and the UDC - was introduced at Council last week. Historic preservation issues were the focus of an online Department forum last week, which had a guest speaker on the topic. About 80 people participated. The Department is working to make audio recordings of meetings, such as the online forum,

available on the County website. File size is a problem, which the County IT office is working to address. In the meantime, board members should contact the Department to listen to audio recordings.

After reminding the Board that the Heavy Industrial zoning ordinance was put on pause in order to gather more public input, he announced a Zoom meeting on the ordinance that will take place on June 24th. The meeting is an opportunity for the Department to hear from the public on what uses should be considered special uses, limited uses, or have other use standards applied in the HI district.

The countywide Comprehensive Plan update is scheduled to be launched next week. This is an update of the 2012 plan, as required by the State every 10 years. Due to COVID-19, ideas for public engagement in the planning process have been retooled, but robust engagement is expected through online meeting platforms, social media, and the like. Although engagement will be done in a different way, the Department is excited to get public input on a wide range of issues regarding the future of New Castle County as part of the Plan update.

The County, along with its consultants and partners including WILMAPCO and DeIDOT, recently began the Churchman's Crossing transportation study. This is a job-rich area with several large employers that was identified for the study as a step toward designating it as the first Transportation Improvement District (TID) enabled through legislation passed in the spring of 2019. There are several opportunities in the study area related to transportation-specific goals, such as better utilizing the rail station at Delaware Park, as well as for creating community connections and more vibrant, livable places. The Department will share public meeting dates with the Board when these are scheduled.

REPORT OF CHAIRPERSON

Karen Peterson, Board Chairperson, asked if there were plans for the Board to resume in-person meetings. Mr. Hall replied that recent discussions with the Executive Office had centered on increasing staffing levels, not on allowing visitors to enter the building again. He is not aware of any plans for Council meetings to resume in-person. The Planning Board will be notified if the Department does hear of any policy changes regarding board meetings.

OTHER BOARD MEMBER COMMENTS

None.

COMMENTS FROM THE PUBLIC

None.

OTHER BUSINESS

None.

ADJOURNMENT

The Board voted to adjourn the meeting at 9:24 a.m.

