

**MINUTES
BUSINESS MEETING
NEW CASTLE COUNTY PLANNING BOARD
DEPARTMENT OF LAND USE - NEW CASTLE ROOM
87 READS WAY, NEW CASTLE, DELAWARE
October 15, 2019
9:00 A.M.**

The Business Meeting of the Planning Board of New Castle County was held on Tuesday, October 15, 2019 in the New Castle Room of the Government Center Building, 87 Reads Way, Corporate Commons in New Castle, DE.

The meeting was called to order by Chairperson Karen Peterson at 9:01 a.m.

The following Board members were present:

Leone Cahill
Jonathan Cochran
Joseph Daigle
William McGlinchey
Karen Peterson
Ruth Visvardis
Kiana Williams

The following Board members were absent:

Robert Snowden

Planning Board Attorney, Office of Law

Randolph Vesprey

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

Richard Hall	Betsy Caufield
George Haggerty	Matthew Rogers

The following members of the public were in attendance:

None.

MINUTES

September 17, 2019

DEFERRALS

None.

BUSINESS

App. 2018-0674-S/Z, North side of Pulaski Highway, 2800 feet west of Glasgow Avenue. Exploratory Major Land Development Plan, Rezoning and PLUS Review for **LaGrange** proposes to rezone 10.27 acres, parcels 11-026-10.202 and 11-026-20.002 from S (Suburban) and H (Historic Overlay) to CR (Commercial Retail) and H to extinguish parcel created for future pump station construction and cross access easement and construct a 43,980 S.F. retail and office space with associated improvements. **Ord. 19-077 will rezone 10.27 acres from S and H to CR and H and amend the 2012 Comprehensive Development Plan consistent therewith.** S and H Zoning to CR and H. CD 11. Pencader Hundred.

At its business meeting held on October 15, 2019, the Planning Board considered the recommendation offered by the Department of Land Use. On a motion by Ms. Williams, seconded by Ms. Cahill, the Board voted to recommend **CONDITIONAL APPROVAL** of Ordinance 19-077 (App. 2018-0674-S/Z) subject to the conditions made by the Department of Land Use. The motion was adopted by a vote of 6-0-1-1 (Yes: *Cahill, Daigle, McGlinchey, Peterson, Visvardis, Williams*; No: *none*; Abstain: *Cochran*; Absent: *Snowden*) with the following conditions:

1. Development must be consistent with the La Grange Center Design Guidelines as approved by the Historic Review Board at its August 6, 2019 Business Meeting. These guidelines include required building materials and finishes and building design (massing and articulations).

The Planning Board had no questions prior to the vote.

REPORT OF COMMITTEES

None.

REPORT OF GENERAL MANAGER

Richard Hall, General Manager, gave an overview of the planning process for the Southern New Castle County Master Plan. The presentation also served to contextualize an application that will be heard by the Board at the November public hearing: a draft ordinance regulating all subdivisions of five (5) lots or more to be on Public Sewer (App. 20190538). Prior to the presentation, there was a brief discussion in which the Department clarified that all the information presented today had previously been made public. In response to a question raised by Ms. Peterson regarding FOIA, Mr. Vesprey, Planning Board attorney, advised the board not to make specific comments or questions about the ordinance and limit discussion to the master plan study.

Mr. Hall's presentation focused on the regulatory change and development trends that led to the proliferation of subdivisions on septic in the last decade. The presentation included maps showing where growth has occurred in the study area, in addition to where development is coming and where sewer is approved.

Ms. Visvardis asked for the link to today's presentation to be circulated. Ms. Peterson, Ms. Cahill, and Mr. McGlinchey had questions about the sewer extension as currently planned; zoning history, groundwater resources, and existing sewer infrastructure in the study area; and the lifespan of this type of septic system. In his response, Mr. Hall stressed that the cumulative effect of septic systems on groundwater pollution is virtually impossible to trace back to individual lots, underscoring the need for the County to act now by directing growth to those areas with sewer connections.

REPORT OF CHAIRPERSON

None.

OTHER BOARD MEMBER COMMENTS

None.

COMMENTS FROM THE PUBLIC

None.

OTHER BUSINESS

None.

ADJOURNMENT

The Board voted to adjourn the meeting at 9:46 a.m.

ATTEST:

Richard E. Hall, AICP Date
General Manager
Department of Land Use

Karen Peterson Date
Chair
Planning Board