

**MINUTES
BUSINESS MEETING
NEW CASTLE COUNTY PLANNING BOARD
DEPARTMENT OF LAND USE - NEW CASTLE ROOM
87 READS WAY, NEW CASTLE, DELAWARE
March 19, 2019
9:00 A.M.**

The Business Meeting of the Planning Board of New Castle County was held on Tuesday, March 19, 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
Joseph Daigle
Darryl Parson
Karen Peterson
Linda Porras-Papili
Kiana Williams

The following Board members were absent:

William McGlinchey
Robert Snowden
Ruth Visvardis

Planning Board Attorney, Department of Law

Adam Singer

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

Antoni Sekowski
Marisa Lau
Matthew Rogers

The following members of the public were in attendance:

None.

MINUTES

February 19, 2019

DEFERRALS

App. 2018-0530-S/Z was deferred until the April 16, 2019 business meeting.

BUSINESS

App. 2018-0679-Z. East side of South DuPont Highway (SR 7) and on the northeast side of the intersection of Wrangle Hill Road and South DuPont Highway. This is a County initiated rezoning at **1386 School House Road** to change the zoning of the site to permit commercial uses on the property. **Ordinance 18-131 will rezone 51.01 acres from CR (Commercial Regional) to HI (Heavy Industrial)** and amend the 2012 Comprehensive Development Plan consistent therewith. CR Zoning. CD12. (T.P. 12-013.00-007)

The Department has considered the *Standards for Zoning Map Amendment* in Section 40.31.410 A through E of the *New Castle County Code*, the proposed plan, and comments received from agencies and the public. Based on this analysis, the Department recommends **APPROVAL** of Ordinance **18-131**.

At a business meeting held on March 19, 2019 the Planning Board considered the recommendation offered by the Department of Land Use. On a motion by Ms. Papili, seconded by Ms. Cahill, the Planning Board voted to recommend APPROVAL of Ordinance 18-131 as introduced. The motion was adopted by a vote of 6-0-0-3 (Yes: Cahill-Krout, Daigle, Parson, Peterson, Porrás-Papili, Williams; No: none; Abstain: None; Absent: McGlinchey, Snowden, Visvardis).

In discussion preceding the vote the Board members offered the following comments:

Ms. Papili asked if the Department had heard from the public after the hearing about the school located near the subject parcel. Matthew Rogers, Planner for the Department of Land Use, replied that no additional comments had been received. Ms. Peterson asked Mr. Parson if he had read the transcript of the February public hearing since he had been unable to attend. He replied that he had read the transcript and Department analysis.

OTHER BUSINESS

None.

REPORT OF COMMITTEES

None.

REPORT OF GENERAL MANAGER

Antoni Sekowski, Planning Manager of the Department of Land Use, announced two upcoming events. On March 20th at 6pm, the second public workshop for the Concord Pike corridor study will take place at Brandywine High School. It will include a presentation and open house with DeLDOT and WILMAPCO boards on display showing their analysis so far. On March 28th at the Gilliam Building, the Department will host a Community Conversation forum to discuss efforts related to open space issues, including agricultural preservation, relevant community plans, and other preservation issues. There will be a general discussion starting at 3 pm, followed by a keynote speaker at 4pm, and then a panel taking questions. Ms. Peterson asked that the event details be forwarded to the board after the meeting.

REPORT OF CHAIRPERSON

Ms. Peterson announced that the 2018 annual report was completed on March 7 and is now available on the County website. She reminded everyone that the celebration for Sandra Anderson in honor of her retirement will take place this Thursday at 3pm.

OTHER BOARD MEMBER COMMENTS

None.

COMMENTS FROM THE PUBLIC

None.

ADJOURNMENT

The Board voted to adjourn the meeting at 9:16 a.m.

ATTEST:

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

Karen Peterson Date
Chair
Planning Board