

**MINUTES  
BUSINESS MEETING  
NEW CASTLE COUNTY PLANNING BOARD  
DEPARTMENT OF LAND USE - NEW CASTLE ROOM  
87 READS WAY, NEW CASTLE, DELAWARE  
July 21, 2020  
9:00 A.M.**

The Business Meeting of the Planning Board of New Castle County was held on Tuesday, July 21, 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  
Leah Gray  
William McGlinchey  
Karen Peterson  
Robert Snowden  
Ruth Visvardis  
Kiana Williams

The following Board members were absent:

None

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**

June 16, 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. 2020-0300-T.** Text amendment to amend Chapter 40, Article 3 (“Use Regulations”) regarding outdoor sales and services. **Ord. 20-070 is a text amendment to amend Article 3 of the Unified Development Code regarding outdoor sales and services.**

The Department of Land Use has considered the Standards for Text Amendment in Section 40.31.420 of the New Castle County Code and comments received from other agencies and the public. Based on this analysis, the Department recommends **CONDITIONAL APPROVAL** of Ordinance No. 20-070 with the condition that County Council consider extending the permit duration to 120 days.

At a public meeting held on July 21, 2020, the Planning Board considered the Department of Land Use recommendation. On a motion by Ms. Gray, seconded by Ms. Visvardis, the Planning Board voted to recommend **CONDITIONAL APPROVAL** of Ordinance No. 20-070 by a **VOTE of 8-0-0-1** (YES: Cahill, Cochran, Gray, McGlinchey, Peterson, Snowden, Visvardis and Williams. NO: none; ABSTAIN: none; ABSENT: Daigle,) with the condition that County Council consider extending the permit duration to 120 days.

**App. 2020-0160-T.** Text amendment to amend Chapter 40, Article 15 (“Historic Resources”) to improve the protection of historic resources and properties designated for preservation as part of a record plan. **Ord. 20-015 is a text amendment to amend Article 15 of the Unified Development Code regarding the protection of historic resources and properties designated for preservation as part of a record plan.**

The Department of Land Use has considered the Standards for Text Amendment in Section 40.31.420 of the New Castle County Code and comments received from other agencies and the public. Based on this analysis, the Department recommends **DENIAL** of Ordinance 20-015. The Department has spoken with the sponsor and he has indicated an interest in supporting 20-071, realizing it includes the same goals as 20-015.

At its business meeting held July 21, 2020 the Planning Board considered the recommendation offered by the Department of Land Use. On a motion made by Mr. Snowden and seconded by Ms. Visvardis, the Board voted to recommend **DENIAL** of Ordinance 20-015. The motion was adopted by a **VOTE of 9-0-0-0** (Yes: Cahill, Cochran, Daigle, Gray, McGlinchey, Snowden, Visvardis, Peterson, Williams; No: None; Abstain: None; Absent: None).

**App. 2020-0247-T.** Text amendment to amend Chapter 40, Article 3 (“Use Regulations”), Section 40.03.410 (“Accessory Uses, Residential”) regarding neighborhood book exchange boxes. **Ord. 20-038 is a text amendment to amend Article 3, Section 40.03.410 of the Unified Development Code regarding neighborhood book exchange boxes.**

The Department has considered the *Standards for Text Amendment* in Section 40.31.420 of the *New Castle County Code* and comments received from the public and other agencies. Based on this analysis, the Department recommends **APPROVAL** of Ordinance 20-038.

At its business meeting held July 21, 2020 the Planning Board considered the recommendation offered by the Department of Land Use. On a motion by Mr. Snowden, and seconded by Mr. McGlinchey, the Board voted to recommend **APPROVAL** of Ordinance 20-038. The motion was adopted by a **VOTE of 9-0-0-0** (Yes: Cahill-Krout, Cochran, Daigle, Gray, McGlinchey, Snowden, Visvardis, Williams, Peterson; No: none; Abstain: none; Absent: None).

## **REPORT OF COMMITTEES**

None.

## **REPORT OF GENERAL MANAGER – NCC@2050 Comprehensive Planning initiatives**

Richard Hall, General Manager of the Department, described recent initiatives related to the Comprehensive Plan update. Following the launch, the Department is using its website, social media, and email blasts to get the word out about the Plan update and coming up with creative ways to engage people in the process. There will be many opportunities for public engagement, including an online survey available at [NCC2050.NewCastleDE.gov](http://NCC2050.NewCastleDE.gov) and the stakeholder challenge. He described the stakeholder challenge in more detail including how to complete the group response by the end of September. Approximately four topic-based workshops will occur this fall, and a synthesis of public comments received will be shared at a forum in November. Mr. Hall also mentioned the Youth Planning Board, a new program to involve youth in planning issues. Young people as a group are often under-engaged in these processes despite having the most at stake in long-term planning efforts.

Karen Peterson, Board Chair, asked if individuals could respond to the challenge and suggested that members email her if they would like to submit a response together as a Board. Regarding applications for the Youth Planning Board, she added that she had been very impressed when reviewing the applications with how engaged many young people were in their communities. She commended the County for reaching out to young people as part of this update to the Comprehensive Plan.

Bill McGlinchey, Board Member, suggested that the Department may want to find a way to engage those applicants who were not selected for the program as part of the comprehensive planning process as well.

## **REPORT OF CHAIRPERSON**

None.

## **OTHER BOARD MEMBER COMMENTS**

None.

## **COMMENTS FROM THE PUBLIC**

None.

## **OTHER BUSINESS**

None.

