

"A Historic Past"



"A Bright Future"

CITY OF DELAWARE CITY
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**CITY OF DELAWARE CITY
REGULAR MEETING OF THE
PLANNING COMMISSION
August 4, 2014**

CALL TO ORDER

Commissioner Dilliplane called to order the regular meeting of the Planning Commission at 7:00 PM. The following Commissioners were present: Batanese, Dilliplane, Snow and Renoll. Also present were City Manager Cathcart and City Solicitor Walton.

ACTION ON PREVIOUS MINUTES

Commissioner Snow made a motion to accept the minutes of the November 4, 2013 Planning Commission meeting as written. Commissioner Renoll seconded the motion. A vote was taken, all ayes, motion carried.

CHAIRPERSON SELECTION

Commissioner Snow nominated Commissioner Dilliplane for the position of Chairperson. Commissioner Renoll seconded the motion. A vote was taken, all ayes, motion carried.

87-89 WASHINGTON STREET – STEPHEN & ROBIN TAIT – SUBDIVIDE PARCEL INTO TWO PARCELS

City Manager Cathcart said Mr. Tait contacted Town Hall to ask to have this tabled until the September meeting.

FORT DUPONT UPDATES TO THE COMPREHENSIVE PLAN

City Solicitor Walton introduced himself to the PC, as this was the first meeting he had attended even though he has been City Solicitor for more than three years. He said he was there to explain the responsibilities of the Planning Commission, as they relate to

the City's Comprehensive Plan, which are covered under Title 22, Chapter 702 of the Delaware Code. He said their main responsibility, from a statutory perspective, is to make recommendations to the City Council for changes to the City's Comprehensive Plan. The City's Comprehensive Plan has the force of law, which means that no development is allowed unless it is consistent with the City's Comprehensive Development Plan. Any changes to the Comprehensive Development Plan would first go to the Planning Commission for recommendation to the City Council. The Council would then adopt a Comprehensive Plan by ordinance. The current Comprehensive Plan was adopted in 2009.

Under the State Law a municipality shall review the adopted Comprehensive Plan every five years to see if the provisions are still relevant. It must be redone every 10 years. City Manager Cathcart said at the five year mark, the Mayor and Council passed a resolution, asking to postpone the review until the plans for Fort DuPont were more certain.

City Solicitor Walton said he would the Planning Commission through the whole process. The State owns the land at Fort DuPont. The proposal is for the City to annex Fort DuPont into Delaware City. He explained the plans for Fort DuPont including a marina, restoration of historic buildings, new construction, etc. The City Solicitor had a map showing the land area in question. He explained there are also two parcels owned by the Army Corps of Engineers which he recommended annexing in the future also. He said the object is to take a corridor of land along the canal to the river and annex it to the City. The Planning Commission would need to decide how the annexed land should be zoned. There will be a series of ordinances that will go along with the amended Comprehensive Plan.

The Fort DuPont Redevelopment Authority will have its own planning commission called the Advisory Council. The impetus behind the Fort DuPont project is to preserve historical structures and to have commercial and residential uses so the project can be ultimately self-sustaining. He explained that in land-use law, all land use is local, which means Delaware City Code would govern the Fort DuPont complex once it is annexed.

City Solicitor Walton explained the process to be followed to annex Fort DuPont. The City must complete a great deal of work before the annexation will go before the citizens of Delaware City for a referendum vote.

The Fort DuPont site would be a mixed-use and would need to be designated as such. Discussion followed regarding the plans for the site. City Solicitor Walton explained that this zoning is what was done at Fort Monroe when it was redeveloped. Four members of the Redevelopment Authority will be appointed by the City of Delaware City. This annexation would cause massive growth for the town, but not growth in use.

The City Solicitor reiterated that the Planning Commission's job it to make recommendations to the City Council. The Council is the final land use authority under

the code. He recommended that they all read Chapter 22, Section 702 of the Delaware Code.

Discussion followed regarding the land owned by the Army Corps of Engineers. Those two areas would only be listed in the new Comprehensive Plan as possible areas to be annexed in the future. City Manager Cathcart said the hospital would not be closed. Additional discussion followed regarding the public hearing. City Solicitor Walton recommended September 29, 2014 as the date for the public hearing.

City Manager Cathcart said it was important to note that the entire Fort DuPont Site has been designated a National Historic District. There are also restrictions for building standards. The goal is to have the first meeting of the Redevelopment Authority by the beginning of September. They can start to search for an executive director. They would like to go out with an RFP by the end of winter, with the goal of seeing the ground breaking by the summer of 2015. Discussion followed regarding flood plains, the existing buildings that house drug, alcohol and sex offenders in state facilities, and the Preliminary Land Use Service.

ADJOURNMENT

Commissioner Dilliplane made a motion to adjourn the meeting. Commissioner Snow seconded the motion. A vote was taken, all ayes, meeting was adjourned at 7:40PM.

Respectfully Submitted,

Dawn K. Gwynn

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City Secretary