

**MINUTES
BUSINESS MEETING
NEW CASTLE COUNTY PLANNING BOARD
DEPARTMENT OF LAND USE - NEW CASTLE ROOM
87 READS WAY, NEW CASTLE, DELAWARE
July 16, 2019
9:00 A.M.**

The Business Meeting of the Planning Board of New Castle County was held on Tuesday, July 16, 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:

Joseph Daigle
William McGlinchey
Karen Peterson
Linda Porras-Papili
Robert Snowden
Ruth Visvardis
Kiana Williams

The following Board members were absent:

Leone Cahill

Planning Board Attorney, Office of Law

Randolph Vesprey

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:

Shawn Tucker

MINUTES

June 18, 2019

DEFERRALS

None.

BUSINESS

App. 2018-0399-S/Z: South side of Pulaski Highway, approximately 1100 feet east of Salem Church Road. Exploratory Major Land Development Plan, Rezoning and PLUS Review for **LIDL** proposes to rezone 4.69 acres, parcels 10-048-00.001, 10-048-00.002, 10-048-00.003 and 10-048-00.004 from NC21 to CR to construct a 29,136 S.F. grocery store and a 7,200 S.F. retail building and associated site improvements. Ord. 19-047 will rezone 4.69 acres from NC21 to CR and to amend the 2012 Comprehensive Development Plan consistent therewith. NC21 Zoning. CD 12. New Castle Hundred

At a business meeting held on July 18, 2019, the Planning Board considered the Department of Land Use recommendation. On a motion by Ms. Papili, seconded by Mr. McGlinchey, the Planning Board voted to grant **CONDITIONAL APPROVAL** of Application 2018-0399-S/Z with the conditions as stated by the Department. The motion passed by a VOTE of 5-1-0-1 (Yes: Daigle, McGlinchey, Papili, Peterson, Williams; NO: Visvardis; ABSTAIN: Snowden; ABSENT: Cahill).

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

Ms. Papili asked the Department to expand on the concerns raised at the public hearing. Matt Rogers, Planner, and Antoni Sekowski, Planning Manager, replied that the drainage code requirements will be addressed in later stages of the plan review process. The plan is currently in Exploratory stage. Final construction plans will need to be approved by the Engineering Division of the Department. The applicant is not allowed to increase the amount of runoff coming from the site, and will actually have to reduce the amount of runoff because some existing impervious surfaces were not approved. The applicant has been in contact with the property owners concerned about flooding at 1634 Pulaski Highway, and indicated that they will address any existing issue per the drainage code while construction plans are being developed. Ms. Papili noted that she prefers for developers to meet with community members and factors in community engagement when she votes on applications.

Replying to Ms. Visvardis's question, Mr. Sekowski confirmed the parking lot design has not been revised since the hearing.

Ms. Peterson added some context about the flooding concerns in the area. Prior to its rezoning in the 1980s, Waterford Mobile Home Park had been a borrow pit and therefore had generated significant runoff. It was also mentioned at the hearing that the nursery's irrigation system may contribute to the runoff problem in the right of way. However, all information received by the Planning Board has indicated that the proposed development will actually decrease the amount of runoff coming from the site.

REPORT OF COMMITTEES

None.

REPORT OF GENERAL MANAGER

None.

REPORT OF CHAIRPERSON

None.

OTHER BOARD MEMBER COMMENTS

Mr. McGlinchey reiterated that he had asked counsel at the *Planning 101* board training for clarification on whether the “Comprehensive Development Plan” as used in Section 40.31.410 refers specifically to the map or set of maps that have the force of law. Randolph Vesprey, Planning Board Attorney, replied that an extern in the Office of Law was looking into this.

The board requested that the Department inform them when the online course was available, as some members could not attend the in-person training at last month’s business meeting. For new board members, the course content would be especially helpful. Marisa Lau, Planner, will forward the presentation materials to the board.

COMMENTS FROM THE PUBLIC

None.

OTHER BUSINESS

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