

Planning and Zoning Minutes
March 11, 2014

Committee Members Present: Phyllis Brooks Collins, Kyle Dixon, Pat Van Wieren, Dave Van Kavelaar

Guests: Mayor Dale Rife, Pam Haddick, Linda Raab, Mike Marasco

The meeting was called to order at 1930. The minutes of the February 11, 2014 meeting were emailed within two days after February's meeting and comments, additions and deletions were requested. Hard copies of the February meeting minutes were also furnished this evening to the present board members and Ms. Haddick. A motion to accept the minutes as prepared was approved.

New Business: Linda Raab, AICP, from the University of Delaware's School of Public Policy, addressed the P&Z board on issues involving the correction of proposed and existing zoning maps and the annexation of a tract of land on the north side of Westville Road.

It was pointed out that changes on maps must be undertaken pertaining to Delmarva Pole, the Wyoming Mill area, and 128 West Camden Wyoming Avenue. Specifically, the eastern most portion of the Delmarva Pole site is shown as "Commercial" on the Future Land Use and Existing Zoning maps. The plot's zoning should be amended on the Future Land Use Map as I-1 (light industrial) with subsequent changes initiated on the Existing Zoning Map. The property at 128 West Camden Wyoming Avenue should reflect a zone designation of Mixed Use/Town Center on the Future and Existing Land Use Maps. Thirdly, the Wyoming Mill area, shown to be zoned as "Waterfront" on the Future Land Use Map and as "Commercial" on the Existing Zoning Map, should be zoned as "Commercial" on the Future Land Use Map to reflect its current usage. It was stated that no amendments to the Future Land Use is required due to the construction of homes at Wynsome Knoll occurring in a "Residential" zone which permits R-1 and R-2 homes. Ms. Raab emphasized the fact that the Future Land Use Map was the most significant of the Comp Plan's zoning maps.

As to the annexation of the Westville Road parcel, we were informed that the documentation is in place to grant the request for annexation and that a designation of R-1 or R-2 must be assigned. However, the requested usage of the parcel is Mixed Use which permits activities inconsistent with those permitted R-1/R-2 activities. The property cannot be annexed until the Potential Land Use Map (#9) is amended to reflect the parcel to be zoned for Mixed Use. A definition of "Mixed Use" must be developed to reflect the inclusion of commercial and residential activities for any parcel to be annexed. Ms. Raab stated we can formulate our own requirements for what activities are to be permitted for the situation currently under consideration. She also recommended to maintain the status quo of the current commercial zoning and to undertake mixed residential/commercial zoning requests one parcel at a time. Ms. Raab also spoke of the maze of agencies involved in reviewing and commenting on the proposed changes of Wyoming's zoning maps. She also

mentioned, because of the U of D's commitment to provide planning services to local governments, that she would be involved in the presentation of a seminar on Land Use Administration at the Dover Library on April 9.

Having no further business to conduct, the meeting was adjourned at 2145.

Respectfully submitted,