



**Meeting Minutes**  
**LAND USE COMMITTEE MEETING**  
**Tuesday May 1, 2018 3:00 P.M.**

City County Building, 800 N. French Street, 8<sup>th</sup> Floor Conference Room

**1. Call to Order**

The meeting was called to order by Ms. Kilpatrick at 3:00 pm Council Members present were

Ms. Hartley-Nagle	Mr. Woods	Mr. Cartier
Mr. Bell	Mr. Powers	Mr. Smiley
Mr. Sheldon		

Council members who did not attend were Mr. Tackett, Mr. Street, Mr. Weiner, Ms. Diller, and Mr. Hollins

**2. Review / Adoption of Minutes**

Motion to accept the minutes of the Land Use Meeting from April 17, 2018 was made by Mr. Smiley, seconded and unanimously approved by Council.

**3. Review/Discussion of Resolution(s)**

**Resolution No. 18 :**

**Introduced by: Ms. Diller**

**TO RENAME THE PORTION OF “OGLETOWN ROAD” TO “BALA ROAD” FROM THE INTERSECTION OF “OGLETOWN ROAD” AND “BALA ROAD” NORTHEAST, CROSSING THE “OGLETOWN BYPASS” AND ENDING AT THE INTERSECTION OF “RED MILL ROAD”**

- Resolution read in by Ms. Kilpatrick, Legislative Aide Sue Moore stated that the reason for the name change was for clarification- The name change was initiated by the Paramedics.
- No questions or comments from Council or the public.
- No vote was taken.

**4. Review of Ordinance(s)**

**Ordinance No. 16 -137**

**Introduced by: Mr. Smiley**

**REVISE ZONING MAP; NEW CASTLE HUNDRED; NORTH SIDE CHRISTIANA ROAD, 1500 FEET WEST OF CHURCHMANS ROAD; 0.89 ACRES FROM ON (OFFICE NEIGHBORHOOD) TO CN (COMMERICAL NEIGHBORHOOD).**

- Ordinance was described by Mr. Smiley and representative for the applicant Shawn Tucker gave a presentation and distributed it in hardcopy contained herein as Exhibit A.
- Questions and comments from Councilman Cartier and members of the public, Brad Wagner
- No questions or comments from the public
- No vote was taken

**Ordinance No. 17-108**

**Introduced by: Mr. Cartier**

**TO AMEND NEW CASTLE COUNTY CODE CHAPTER 40 (ALSO KNOWN AS THE UNIFIED DEVELOPMENT CODE OR “UDC”), ARTICLE 3 (“USE REGULATIONS”), AND ARTICLE 33 (“DEFINITIONS”).**

- Substitute 1 to Ordinance 17-108 was distributed to council, herein contained as exhibit B, and described by Mr. Cartier and further elaborated on by Antoni Sekowski from Land Use.
- Questions and comments from Councilmembers Hartley-Nagle, Powers, Cartier, and Smiley.
- Questions and comments from members of the public, Brett Saddler of the Claymont Renaissance development Corporation and Brad Wagner of Hangman Brewing Company.
- No vote was taken

**Ordinance No. 17-116**

**Introduced by: Mr. Weiner**

**REVISE PREVIOUSLY APPROVED PRELIMINARY MAJOR LAND DEVELOPMENT PLAN WITH REZONING FOR COLUMBIA PLACE AT GARDEN OF EDEN ROAD; BRANDYWINE HUNDRED; SOUTH SIDE OF GARDEN OF EDEN ROAD, WEST OF CONCORD PIKE AND EAST OF TAUNTON DRIVE; TAX PARCEL NUMBER 06-051.00-014 (100 GARDEN OF EDEN ROAD).**

- Ordinance read in by Ms. Kilpatrick, presentation by Jerome Heisler of the Reybold Group. Hard copies of the plan and the presentation were distributed and contained herein as Exhibits C and D
- Questions and comments from Councilmembers Kilpatrick, Powers, and Cartier.
- No questions or comments from the public
- No vote was taken

- 5. Council Discussion:** Brief presentation by Jim Smith from Land Use. He stated that the Enhanced Code Enforcement penalties for repeat offenders will be included in the Consolidated Enforcement Chapter that is currently being developed. In the interim, there are some proposed UDC amendments, that will be forthcoming, that expand the ticketing program for issues such as signage, home occupation, and sale of vehicles. With the passage of recent legislation those ticket fees can be placed on the Tax bills.
- 6. Other**
  - Mr. Cartier-requested that Land Use provide an amended Substituted to Ordinance 17-108 (CAPE Ordinance) containing the language suggested by Mr. powers as long as it does not trigger going through the entire recommendation process again.
  - Brian Boyle from the Executives Office updated Council on the status of the settlement agreement with Gary and Gail Warren. It was extended to Sept 30, 2018.
- 7. Public Comment: None**
- 8. Motion to adjourn by:** Councilman Smiley seconded and approved by all of Council. Adjournment at 3:52pm

**Respectfully submitted by Valerie George, Legislative Aide to Councilman Tackett, Co-Chairman, Land Use Committee. The meeting also was recorded. The recording is incorporated herein by reference and is available by contacting the legislative aide to the Land Use Committee.**