

**MINUTES - BUSINESS MEETING
NEW CASTLE COUNTY PLANNING BOARD
87 READS WAY, NEW CASTLE, DELAWARE
January 16, 2018**

The Business Meeting of the Planning Board of New Castle County was held on Tuesday, November 21, 2017 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 Acting Chair William McGlinchey at 9:00 a.m.

The following Board members were present:

Sandra Anderson
Leone Cahill
Joseph Montgomery

Linda Porras-Papili
Robert Snowden
Ruth Visvardis

The following Board members were absent:

William McGlinchey
(2 vacant positions)

Planning Board Attorney, Department of Law

Adam Singer

The following Department of Land Use employees were present at the meeting:

Richard Hall
George Haggerty
Antoni Sekowski

Matthew Rogers
Kate Clark
Janet Vinc

The following members of the public were in attendance:

Larry Tarabicos

MINUTES

On motion by Mr. Montgomery, seconded by Ms. Visvardis. Snowden, the minutes of the December 19, 2017 meeting were approved as written by a vote of 6-0-2 (YES: Anderson, Cahill, Montgomery, Snowden, Visvardis; NO: none; Abstain: Papili ABSENT: McGlinchey, VACANT POSITION: two).

DEFERRALS

None

BUSINESS -

App. 2017-0252-S/Z: North side Boyd's Corner Rd. (SR 896), 1,250 feet East of Summit Bridge Rd. Exploratory Major Land Development Plan, Rezoning and PLUS Review for **451 Boyd's Corner Road (Sentinel Self-Storage)** proposes to rezone the parcel from S and NC21 to I to construct a 107,100 s.f. mini-warehouse building and 2,000 s.f. accessory office building. **Ord. 17-107 will rezone 26.40 acres from S (Suburban) and NC 21 (Neighborhood Conservation) to I (Industrial) and amend the Comprehensive Plan consistent therewith.** CD 12.

The Department considered the *Standards for Zoning Map Amendment* in Section 40.31.410. A through E, the proposed plan, and the comments received from agencies and the public. Based on this analysis the Department is of the opinion that the standards are met by this proposal.

The Department of Land Use recommends **CONDITIONAL APPROVAL** of Ord. 17-107 subject to the following:

1. The applicant shall provide landscaping consistent with the landscape exhibit provided to the Planning Board and provide increased bufferyard screening by locating required open space and parking lot landscaping within the required bufferyards.
2. The applicant shall design the rear façade of the mini-warehouse structures facing Boyds Corner Road such that they are constructed of a masonry material that is a solid neutral color.

The Planning Board considered the analysis and reasoning offered by the Department of Land Use in its recommendation. On a motion by Mr. Montgomery and seconded by Ms. Visvardis, the Board voted to recommend **CONDITIONAL APPROVAL** of Ordinance 17-10 subject to the conditions set by the Department of Land Use. The motion was **defeated** by a vote of 4-2-1 (Yes: Anderson, Cahill, Montgomery, Visvardis; No: Porras-Papili, Snowden; Absent: McGlinchey).

In a discussion preceding the vote, the following comments were offered:

Ms. Anderson asked why the condition for solid masonry construction was recommended. Janet Vinc, Planner for the Department of Land Use stated that the intent is to make the structure more visually appealing. Mr. Snowden voiced concerns that the site was not appropriate for the use and stated that other sites would be more appropriate. In discussion preceding the vote, the following comments were offered:

Ms. Visvardis had the Department explain where the plan proposed different housing types and how their placement related to the Boyd's Corner Farm development. Ms. Papili voiced concerns over additional townhouses in the area. Mr. Snowden inquired as to the proposed density. George Haggerty, Assistant General Manager for the Department of Land Use stated that the development would have 2.8 dwelling units per acre.

OTHER BUSINESS

None.

REPORT OF COMMITTEES

None.

REPORT OF GENERAL MANAGER

Mr. Hall discussed updating the Comprehensive Plan as well as small area plans, to be incorporated into the Comprehensive Plan.

REPORT OF CHAIRPERSON

None.

OTHER BOARD MEMBER COMMENTS

Members discussed potential changes to the By-Laws pertaining to quorum requirements.

COMMENTS FROM THE PUBLIC

None.

ADJOURNMENT

The Board voted to adjourn the meeting at 9:39 a.m.

ATTEST:

Richard E. Hall, AICP
General Manager
Department of Land Use

Sandra Anderson
Acting Chair
Planning Board