

**CITY OF DELAWARE CITY  
PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, JANUARY 5, 2004**

Acting Chairperson Ed Davis called the meeting of the Planning Commission to order at 7:30 p.m. Present were Commission members Chris DiVirgilio, John Martin, Al Citro and Carol Stewart. City Manager Paul Morrill was present. Commission members Ken Cebenka and Stan Green were absent.

City Manager Morrill addressed the following:

- the 2004 schedule for Planning Commission meetings
- a notebook of useful and pertinent Planning Commission information for Commission members, including the Charter, the Zoning Code, a section on the Comprehensive Plan
- the entire Delaware City Code is on the City website: delawarecity.info
- request for letters of support for the Scenic Rt. 9 designation. This is a state designation that there is consensus of citizens along the route who care about the road and would like to see the maintenance and care of it in the future. Delaware City government believes there are opportunities there to link with New Castle and Odessa and other historic towns to encourage people to come and visit the area. It is in our interest to promote it; therefore, letters are encouraged. Discussion followed.

**Action Upon Minutes of Previous Meeting(s).**

Commission member Stewart made a motion to approve the minutes of the November 3, 2003 Planning Commission meeting. Commission member Martin seconded the motion. All ayes, no nays. Motion carried.

**Development Plan for Polk Henry/Bank Property**

City Manager Morrill gave an overview:

- In late 1999, the fire company bought the Pichette property and almost all the land in that block, excluding the Bank Building lot. They were ready to tear it down. It was learned, in fact, the building was on the National Register of

Historic Places. The fire company was willing to look at alternative sites, resulting in an arrangement to buy the site they are currently building on.

- The Bank Building was donated to the City by Wilmington Trust
- In 2000, the lot was subdivided. The City advertised for development proposals earlier this year, with a goal to see the Polk Henry House restored. During the first stage, qualifications were requested, including financial responsibility. The only response came from Kevin Whittaker. Discussion followed.
- The uses proposed are less intensive-commercial than previously planned. Between the Bank and Polk Henry House, two, semi-attached townhouse lots would be created. Diagrams of the development were displayed and discussed.
- Discussion followed about the vision of the Comprehensive Plan for that block. Zoning issues will need to be discussed further.
- This is a major area of the City and what to do there is critical.
- Discussion of Kevin Whittaker's proposed day spa/bed and breakfast continued; other acceptable commercial uses for Polk Henry House were also discussed.
- Fort Delaware Society will maintain their headquarters in the bank building temporarily. Discussion followed.

City Manager Morrill encouraged feedback from Planning Commission members. Discussion followed.

Mayor and Council will meet in January on the 26<sup>th</sup>, due to the Martin Luther King holiday on January 19<sup>th</sup>. Feedback from Council is expected at that time.

Commission member Martin made a motion to adjourn the meeting. Commission member Stewart seconded the motion. All ayes, no nays. Motion carried. Meeting adjourned.

Respectfully submitted,

Julia Morrill  
Secretary