

"A Historic Past"



"A Bright Future"

CITY OF DELAWARE CITY
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**CITY OF DELAWARE CITY
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 5, 2007**

CALL TO ORDER

Commissioner Carol Schofield called to order the regular meeting of the Planning Commission at 7:03 p.m. Those present included Commission members Carol Schofield, Bob Malinowski, Carol Stewart, Madonna Malinowski and Joe Neel. Kathy Clifton attended the meeting, as City Manager Morrill was out of town.

ACTION UPON THE PREVIOUS MINUTES

Commissioner Stewart made a motion to approve the minutes of the January 8, 2007, meeting as written. Commissioner R. Malinowski seconded the motion. A vote was taken, all ayes, no nays, motion carried.

207 CLINTON STREET – JOHN BUCHHEIT/DALE SLOTTER – REZONING FROM R-1 TO C-1

Kathy Clifton passed out a memo that had been prepared by City Manager Morrill, as he knew he would not be able to attend the Planning Commission meeting. John Buchheit made a presentation, stating that he had purchased 207 Clinton Street and would like to have it rezoned from R-1 to Commercial in order to open a small shop. Commissioner Schofield asked if anyone in the audience had any comments regarding the proposed rezoning. Cindy Phipps of 209 Clinton Street said that she did not see a problem with the proposal. Jean Bonner of 203 Clinton Street said that she would like to see the area remain residential rather than making it commercial.

A discussion occurred regarding what type of business Mr. Buchheit would like to open and whether or not parking would be a problem. They also discussed property in town that is already zoned C-1 and the newly adopted C-1L zone, indicating that either of those zones would be suitable for the type of business Mr. Buchheit would like to establish.

The discussion continued regarding the issue of spot zoning of a single property. Commissioner Stewart said that this rezoning would be contrary to the Comprehensive Plan, which has been presented to the State but has not been approved yet. She also stated that in order to approve a use variance, the owner must show a hardship and it must be for the good of the community.

When asked, Kathy Clifton explained what the next steps in the rezoning process would be.

A discussion followed regarding the pros and cons of re-zoning the entire block as C-1L, to avoid the spot zoning issue. Commissioner Schofield read the C-1L description from the Code Book. When asked if he would amend his request to rezone the whole block from R-1 to C-1L, Mr. Buchheit withdrew his request.

ADJOURNMENT

Commissioner M. Malinowski made a motion to adjourn the meeting at 8:11 pm. Commissioner Stewart seconded the motion. A vote was taken, all ayes, no nays, motion carried.

Respectfully submitted,

Dawn K. Gwynn
City Secretary