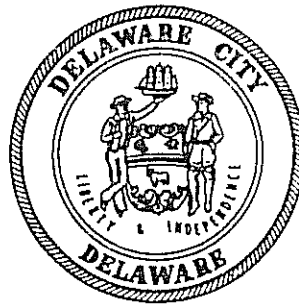


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CITY OF DELAWARE CITY
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**CITY OF DELAWARE CITY
PLANNING COMMISSION
REGULAR MEETING
MAY 7, 2007**

CALL TO ORDER

Commissioner Carol Schofield called to order the regular meeting of the Planning Commission at 7:00 p.m. Those present included Commission members Carol Schofield, Carol Stewart, Madonna Malinowski and Joe Neel. City Manager Morrill also attended.

ACTION UPON THE PREVIOUS MINUTES

Commissioner Stewart made a motion to approve the minutes of the April 2, 2007 meeting, as written. Commissioner M. Malinowski seconded the motion. A vote was taken, all ayes, motion carried.

REVIEW ORDINANCE 07-0409-02 RELATING TO THE REZONING OF CERTAIN PROPERTIES TO C-1L

City Manager Morrill informed the Commissioners that this was the zoning that the Planning Commission created about five months ago. At that time, the zone was created, however, no properties were rezoned. The reason for creating this zone was to expand the area of Delaware City that could be used for commercial purposes, while retaining the residential character. Ordinance 07-0409-02 would rezone the properties on both sides of Washington Street, facing the street, from Front Street to Second Street. The zoning would change from R-1 to C-1L. Discussion followed, with questions from some residents of property being impacted by the rezoning. Some of the topics discussed were: signage, types of businesses that would be permitted in the C-1L zone, impact on taxes, future

property sales, parking, etc. Discussion continued. Commissioner M. Malinowski made a motion to recommend approval of *Ordinance 07-0409-02, AN ORDINANCE TO REZONE CERTAIN PARCELS TO C-1L (LOW IMPACT COMMERCIAL) AND TO AMEND THE OFFICIAL MAP ACCORDINGLY.* Commissioner Stewart seconded the motion. A vote was taken, all ayes, motion carried. City Manager Morrill announced that the official Public Hearing for this ordinance would be held at 7:00 pm on May 21, 2007.

800 FIFTH STREET – WHITTAKER BROTHERS – REZONING, SUBDIVISION, LAND DEVELOPMENT PLAN

City Manager Morrill reported that the applicant asked to have this removed from the agenda as the plans would not be completed in time. Commissioner M. Malinowski made a motion to table this item. Commissioner Stewart seconded the motion. A vote was taken, all ayes, motion carried.

SUCH OTHER ITEMS AS MAY PROPERLY COME BEFORE THE COMMISSION FOR DISCUSSION

Sterling's - City Manager Morrill reported the progress that has been made and the steps that are yet to be taken. Discussion followed.

ADJOURNMENT

Commissioner Stewart made a motion to adjourn the meeting at approximately 7:57 pm. Commissioner M. Malinowski seconded the motion. A vote was taken, all ayes, no nays, motion carried. Commissioner Schofield adjourned the meeting.

Respectfully submitted,

Dawn K. Gwynn

City Secretary