

New Castle City Planning Commission Meeting
September 24, 2012, 6:30 p.m.
City of New Castle's Town Hall

Members Present: David Bird, Chair
Joe DiAngelo
Jonathan Justice
Josephine Moore
Vera Worthy

Members Absent: Dorsey Fiske
Susan Marinelli
William Simpson, Co-Chair
Florence Smith

Also Present: Marian Hull, City Planner

The meeting was called to order by Mr. Bird at 6:40 p.m. Roll call was taken and a quorum declared.

Approval of Minutes – A motion was made and seconded to approve the July 2012 minutes as distributed. The motion was approved.

Budget – Mr. Bird reported the FY2013 budget contains \$13,000 for professional development and training; \$7,500 for general expenses; \$5,000 for comprehensive plan update and studies (neighborhood). To date we have expended \$2,265.84. Mr. Simpson was exploring revenue generated by people/groups that come before the Planning Commission.

Status of Proposed Zoning Changes – Ms. Hull reported there was no action by City Council at its July meeting. The key outstanding issue is whether there should be some permission for drive-through windows for pharmacies, credit unions and banks. Some property owners are questioning other language. There is some concern about transitional uses as well. Ms. Hull noted our existing zoning is not compatible with our land use in the comprehensive plan, but the State is aware and has no issue with it. Mr. Bird will write a letter to City Council asking if there is anything else the Planning Commission can do to assist with their deliberations.

Report on Planning Studies – Mr. Bird reported on the Parking Sub-Committee meeting held prior to this meeting. (*Lengthy discussion followed about parking and off-street parking and rulings for the historic district.*)

Concerning the neighborhood planning study, Ms. Hull will put together an outline to present at the November meeting. Neighborhoods need to be identified using tools like census tracts and population changes.

Commissioners' Comments – Mr. DiAngelo asked about the status of the dock study. According to Mr. Bird there is a line item on the State bond issue for geological studies at the waterfront that includes feasibility of the existing structure. There are no construction plans in place. Any further developments must be approved by the City. Mr. Bird will get more information and report back.

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Next Meeting & Adjournment – The next meeting is scheduled for 10/22/12 at 6:30 p.m.
There being no further business the meeting adjourned at 7:20 p.m.

Respectfully submitted,

Debbie Turner
Stenographer