

**The New Castle City's Planning Commission Meeting took place on October 27, 2008 at 6:30 p.m. in the City of New Castle's Town Hall.**

Members Present: Dr. Jack Norsworthy, Chair  
David Bird  
Joe DiAngelo  
Dorsey Fiske  
Bill Simpson  
Christine Masiello

Member Absent: George Freebery

Staff Present: Marian Hull, URS, City Planner  
Ryan Mawhinney, URS, Planner

City Personnel: Mayor John F. Klingmeyer  
Cathie Thomas, City Administrator  
Jeff Bergstrom, Building Inspector

City Council: Jan Churchill, Councilperson

Dr. Norsworthy called the meeting to order at 6:30 p.m. Roll call was taken.

Approval of Minutes – A wording change and two text changes to provide clarity were noted on page 1 of the 9/30/08 minutes. **A motion was made, seconded and approved unanimously to approve the minutes of the 9/30/08 meeting with the revisions noted.**

Consideration of Site Improvement Construction Plans for Deemers Landing II, 0 West 9<sup>th</sup> Street, Parcel No. 21-014.00-500 – Mr. Parley Hess of McBride and Ziegler presented to Commission members. Ms. Hull informed Commission members that URS has reviewed the amended site plan and had several discussions with the applicant and they have determined that the applicant has addressed all of the points raised in URS' review. A document supporting Ms. Hull's statement will be prepared and distributed to Commission members. *(No document is available this evening because discussions between the applicant and URS have been ongoing up to the morning of this Planning Commission Meeting.)*

Mr. Bird asked for an update on the parking space issue. Mr. Hess stated that they have enough parking spaces onsite to support the building (152 spaces to serve 76 units). The issue on the size of those spaces will be addressed at an upcoming Board of Adjustment hearing. Mr. Bird followed with a question about the railroad property that is nearby. There will be fencing and landscaping between the railroad and the proposed building. Mr. Hess will provide the Planning Commission with the applicant's landscaping plan.

**Mr. Simpson made a motion to recommend to the City Council approval of the plan pending the Board of Adjustment's ruling on the parking spaces. Mr. DiAngelo seconded the motion. A roll call vote was called.**

**Ms. Masiello – voted in favor of the motion because everything we asked for has been done.**

**Mr. Bird – voted in favor based on observations by our Planning Consultant.**

**Ms. Fiske – voted in favor because all concerns have been addressed.**

**Mr. DiAngelo – voted in favor because the plan meets the zoning code requirements.**

**Mr. Simpson – voted in favor because it is in conformance with our current plan and will likely be in conformance with the updated plan for that area of the City.**

**Dr. Norsworthy – voted in favor citing the same rationale.**

**The motion was approved by unanimous vote.**

Minor Subdivision for Property Located at 2-10 and 16-18 Buttonwood Avenue, Parcel Nos. 21-001.00-012, 013, 014, 015 and 21-002.00-020 (previously tabled at the applicant's request) – Mr. Francis DeAscanis, Jr., CPR Construction, Inc., presented to the Commission. They are proposing subdividing five (5) existing parcels and create nine (9) parcels in an R2 zoning district which allows semi-detached dwellings. Ms. Hull informed that all of URS' concerns have been addressed and that she will provide documentation to Commission members to support that those concerns have been resolved. Mr. DeAscanis addressed questions/concerns from Commission members.

**Mr. DiAngelo made a motion to recommend approval of the minor subdivision for the property located at 2-10 and 16-18 Buttonwood Avenue to City Council. Mr. Bird seconded the motion. A roll call vote was called.**

**Ms. Masiello – voted in favor; everything is in order and it is good for the community.**

**Mr. Simpson – voted in favor; they are turning an odd property into a more beneficial part of the neighborhood.**

**Mr. Bird – voted in favor; he is satisfied with answers to his questions.**

**Ms. Fiske – voted in favor; all issues have been addressed.**

**Mr. DiAngelo – voted in favor; zoning allows road development.**

**Dr. Norsworthy – voted in favor; all problems have been addressed.**

**The motion was approved by unanimous vote to recommend to Council to approve the subject plan as presented.**

Budget Review – There were no updates to report.

Comprehensive Plan Update – Ms. Hull distributed to Commission members a Summary of Proposed Changes (to the 2003 Comprehensive Plan) that were recommended by the Planning Commission, and an update of proposed action items for the updated Comprehensive Plan. Information for recommendations came from the recent community workshop and the committee workshop this group had last month. She reviewed updates to action items and addressed questions/concerns of Commission members. *(Discussion followed.)*

Mr. Mawhinney used several diagrams concerning transportation, Greenways, parking improvements, recreation paths, open space, annexation, and suggested land use and re-development areas to illustrate concerns expressed by the public at the recent workshop as well as ideas from WILMAPCO. *(Discussion followed.)*

Ms. Fiske raised the issue of what is expected specifically of applicants for zoning requests. Dr. Norsworthy agreed with Ms. Fiske and informed that the Planning

Commission has spent a lot of time and effort developing an application checklist that includes deadlines. He wants to pursue getting this document in place for use. Mr. Bergstrom and Mr. John Lloyd also worked on the checklist.

General Discussion

None.

Adjournment – **It was moved and seconded that the meeting be adjourned.**

The meeting was adjourned at 8:10 p.m.

Next Meeting -- Our next meeting is scheduled for 11/24/08.

Respectfully submitted,

Debbie Turner

Stenographer