

**The New Castle City's Planning Commission Meeting took place on November 24, 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

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

City Council: Jan Churchill, Councilperson

Mr. Bird called the meeting to order at 6:40 p.m. Roll call was taken.  
(*Dr. Norsworthy will be arriving late.*)

**Approval of Minutes – A motion was made, seconded and carried unanimously to approve the minutes of the 10/27/08 meeting.**

**Minor Subdivision/Land Development Plan for Goodwill Fire Company site, 401 South Street, Tax Parcel Nos. 21001530093, 2101530104 & 2101530105)**

Mr. Bergstrom informed that the basic subdivision normally would not have to go through the Planning Commission. Mr. Simpson added that the property in question on Williams Street was purchased a few years ago by the fire company and at the time of purchase the intent was to deed it over to the Trust. Garages on the property have been demolished. The proposed development plan is a 2,000 square foot addition. The Historic Area Commission has approved the subdivision. The property has three front streets (South, Fourth and Williams). A 25-foot rear yard setback will be needed. The parcel is less than 5,000 square feet and the interior lot line can be extended, but it is City property. Ms. Hull said that URS' comments were minimal and added the fire company is to be commended for their attention to detail on the application. She did note that the Plan should be identified as a Preliminary or Final Plan, what the intended use will be for the proposed addition and whether the existing parking lot will be adequate after the addition is completed. Mr. Simpson said that the addition is intended to raise the dormitory above the water line, allowing better health conditions. Offices will also be part of the addition. The addition does not change the use of the building and will not increase the occupancy load. Ms. Hull said their final concern was a required variance for the rear yard setback and special exception for expansion of the use in the Historic Residence District. Mr. Bergstrom added that HAC did approve setbacks along Fourth, South and Williams Streets.

**Mr. DiAngelo made a motion to recommend approval of the Minor Subdivision Plan and Land Development Plan for the Goodwill Fire Company No. 1 contingent on the approval of the Board of Adjustment setback. Mr. Simpson seconded the motion. A roll call vote with rationale was called.**

**Ms. Masiello – voted in favor stating it is an appropriate use of the property.**

**Mr. Simpson – voted in favor saying it is appropriate and good for the community.**

**Mr. DiAngelo – voted in favor because the use of this property as intended will benefit the Goodwill Fire Company.**

**Ms. Fiske – voted in favor stating that the Goodwill Fire Company is an asset to this town.**

**Mr. Bird – voted in favor based upon the input of URS and the fact that the HAC has approved their portion of the Plan and that it seems to be a good use of the land.**

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

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

Ms. Hull provided updates on reviews of several items from past meetings. Back-up documentation was also provided to all Commission members. Details about meetings held with principal parties of some of the projects were given.

Mr. DiAngelo inquired about the status of the Deemer's Landing II parking issue.

Mr. Bergstrom informed that the Board of Adjustment denied their request based on the size of the parking space. However, they included large aisles (24 feet) and by delineating to a smaller size aisle (20 feet) they could add additional spaces and resolve the issue. Mr. Bergstrom further suggested that the City needs to address parking space sizes. Mr. DiAngelo commented that URS should be kept abreast of progress with this issue. Mayor Klingmeyer added that the City has not been officially notified that the matter has been resolved.

Budget Review – There were no updates to report.

Comprehensive Plan Update – Ms. Hull reported that the Plan is drafted. She still needs to review a few things before providing the draft to Commission members. The draft will be sent to Commission members in the coming week in preparation for our next meeting. Ms. Hull added that after this Commission reviews the draft Plan that a presentation will be given to City Council and that WILMAPCO is interested in a presentation also. Depending on comments/ideas that the Planning Commission and City Council has will determine when we present to WILMAPCO. (*Discussion followed about the next Planning Commission Meeting.*) Comments from Commission members on the Comprehensive Plan draft will be discussed at our next meeting.

General Discussion

Mr. Bird provided an application from WILMAPCO to sponsor a Walkable Community Workshop. Dr. Norsworthy will submit the application.

Mr. Bird informed Commission members of a study done (June 2007) by a group named TRIP, a non-profit organization based in Washington D.C. They listed the 25 most congested routes in Delaware in their 18-page report. The third most congested route is Route 273 from Sixth Street in New Castle to Route 13. Of interest is that highway funding is needed for this route, but this area is not listed in the top 25 projects needing funding. The report can be found on [www.tripnet.org/delawaretrafficcongestion](http://www.tripnet.org/delawaretrafficcongestion). Discussion followed about ways to get

this information out to the public. One avenue is through WILMAPCO which is the regional transportation planning council for New Castle County and Cecil Counties. It was suggested that our legislature be involved and that a member of the TRIP group be invited to attend our WILMAPCO meeting.

Dr. Norsworthy resigned his position as Chairman of the Planning Commission. He will remain a member of the Commission.

**Mr. DiAngelo made a motion that David Bird be appointed as the Chairman of the Planning Commission effective January 1, 2009. Ms. Fiske seconded the motion. The motion was carried by unanimous vote.**

**Mr. DiAngelo made a motion that Bill Simpson be appointed as Co-Chairman of the Planning Commission effective January 1, 2009. Mr. Bird seconded the motion which was carried by unanimous vote.**

Everyone thanked Dr. Norsworthy for his service as Chairman.

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

The meeting was adjourned at 7:30 p.m.

Next Meeting -- Our next meeting is scheduled for 1/5/09 at 7 p.m. *(This is in lieu of the 12/22/08 Planning Commission Meeting.)*

Respectfully submitted,

Debbie Turner  
Stenographer