

**The New Castle City's Planning Commission Meeting took place on March 24, 2008 at 6:30 p.m. in the City of New Castle's Town Hall.**

Members Present: Dr. Jack Norsworthy, Chair  
Joe DiAngelo  
Elliott Tatum  
Dorsey Fiske  
Christine Masiello

Members Absent: Jim Steele, Co-Chair  
David Bird  
Bill Simpson  
George Freebery

Staff Present: Marian Hull, URS, City Planner

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

Dr. Norsworthy called the meeting to order at 6:40 p.m. Ms. Dorsey Fiske and Ms. Christine Masiello were introduced as new members of the Planning Commission. Roll call was taken.

**Approval of Minutes – It was moved and seconded that the minutes of the 2/25/08 meeting be approved. The motion was adopted.**

Minor Sub-Division & Site Plan Review – 150 Lukens Drive – Mark Ziegler of McBride and Ziegler, Inc. used a diagram to explain to the Commission what the plan entails. It will create an additional lot to expand the current Pencader High School. This plan went before the Board of Adjustment earlier this month and was approved by unanimous vote. URS (Doug Lloyd, City Planner) looked at the plan in September 2006 and issued a review letter. There was a land development plan in place at that time and Mr. Bergstrom confirmed that this is the same plan. The concept is the same except for the sub-division that went through the PLUS process in September 2006. Mr. Ziegler addressed questions from the audience.

**A motion was made and seconded to recommend that City Council accept the proposed sub-division of this parcel.** A roll call vote was taken. The motion was passed by unanimous vote.

Budget Review – No changes to report.

Comprehensive Plan Update – Marian Hull introduced Ryan Mawhinney who will assist her with preparation of the comprehensive plan. Discussion included scope of scheduling, PLUS review comments and identifying target priorities. The document will be stronger with more priorities and timelines attached. City Council has requested to be updated on a routine basis. (*Documentation distributed to Commission members by Ms. Hull was reviewed.*) There is a review process under State planning laws that will take time and will take us into the summer. Once the State's comments are received Ms. Hull will review same with

this body. The Planning Commission needs to identify the areas in the PLUS review that they are concerned with and want URS to address. This includes local priorities such as parking, drainage issues and traffic. Funding must be addressed as well. (*Discussion followed about the plan.*) URS will develop ideas for the plan and present to the Planning Commission next month for additional discussion. Ms. Thomas informed that there is a group of local citizens who have organized to address concerns with tourism, economic development and continued vitality of the downtown district. (*Lengthy discussion followed about the pros and cons of tourism and its effects on the local population.*) She noted there is a new initiative that the State is undertaking that goes hand in hand with the Main Street Program without the cost. It is run through the Delaware Economic Development Office and is known as Commercial District Affiliate. She will advise this group that now is the time they need to submit their input for the comprehensive plan.

General Discussion

No general discussion was presented.

Adjournment – **It was moved and seconded to adjourn the meeting.** The meeting was adjourned at 7:40 p.m.

Next Meeting -- Our next meeting is scheduled for April 28, 2008.

Respectfully submitted,

Debbie Turner  
Stenographer