

New Castle City Planning Commission Meeting took place on June 25, 2012 at 6:30 p.m. in the City of New Castle's Town Hall.

Members Present: David Bird, Chair
Joe DiAngelo
Jonathan Justice
Susan Marinelli
Josephine Moore
Florence Smith

Members Absent: Dorsey Fiske
William Simpson, Co-Chair
Vera Worthy

Also Present: Marian Hull, URS, City Planner

The meeting was called to order by Mr. Bird at 6:39 p.m. Roll call was taken and a quorum declared.

Approval of Minutes – A motion was made and seconded to approve the April minutes. The motion was approved.

Report on Planning Studies – Mr. Bird provided a summary of the parking study sub-committee meeting held immediately prior to this meeting. Mr. DiAngelo said a resident suggested providing painted parking on some of the City streets to help limit the space people take up when they park. (*Discussion on painted parking and bike racks followed.*)

Discussion about the concept of a neighborhood study was raised. Ms. Moore inquired whether local civic associations are aware of when Planning Commission meetings are held. She was informed these meetings are posted on the City website, posted at City Hall, and published in the local newspaper.

Status of Proposed Zoning Changes – Ms. Hull reported. A special City Council Meeting and public hearing (first and second reading) was held recently to address the version of the proposed zoning ordinance the Planning Commission sent to Council for approval. The public hearing was well attended and attendees expressed their thoughts on the significant changes made to the proposed zoning ordinance over the last two (2) years. Because of the number of concerns and mixed opinions raised about those changes the third reading will not be on Council's June agenda. (*Lengthy discussion followed that included a path forward for this body.*) Current zoning is not in compliance with the Comprehensive Plan. Mr. DiAngelo suggested changing the Comprehensive Plan if proposed zoning changes do not get addressed.

A resident asked if an overlay district where uses would become permitted by right subject to a special review could be considered. Ms. Hull explained the idea could work in some areas of the City but not all sections. (*More discussion.*)

Ms. Marinelli agrees with Council's decision not to vote on the proposed zoning changes at this time. She is concerned with "pushing" for a decision in this economic climate in light of events associated with the Riverbend development.

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Budget Status – No report.

Other Business – In April Mr. DiAngelo talked about changing redevelopment ordinance 483 (minor subdivision for 200-202 West 9th Street). After further thought he believes the verbiage should be left unchanged for now, but more scrutiny should be used by the Planning Commission with future decisions involving the number of homes in a small area. Ms. Hull advised certain criteria needs to be met and whether a property meets the criteria is determined by City Council accompanied by any recommendation to Council from the Planning Commission. *(Discussion followed.)*

Commissioners' Comments – None.

Next Meeting & Adjournment – The next meeting is scheduled for 7/23/12 at 6:30 p.m. There being no further business, a motion was made to adjourn the meeting. The motion was seconded and approved. The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Debbie Turner
Stenographer

(Stenographer not present at meeting; minutes transcribed from recording.)