

New Castle City Planning Commission Meeting took place on February 27, 2012 at 6:30 p.m. in the City of New Castle's Town Hall.

Members Present: William Simpson, Co-Chair
Joe DiAngelo
Dorsey Fiske
Florence Smith
Jonathan Justice
Dr. Jack Norsworthy*
Vera Worthy**

Members Absent: David Bird, Chair
Susan Marinelli

Also Present: Marian Hull, URS, City Planner*
Jeff Bergstrom, City Building Official

*joined meeting at 6:37 p.m.

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The meeting was called to order by Mr. Simpson at 6:35 p.m. Roll call was taken and a quorum was declared.

Approval of Minutes – After noting minor corrections, a motion was made, seconded and approved to accept the minutes of the February meeting.

Update on Planning Studies – Ms. Hull reported on the Rezoning District Meeting on 2/26/12 with City officials. A key issue for City Council has been outdoor non-conforming uses and what future uses we want to see in the area, and concerns about the economy and its impact on property owners.

The City Solicitor will be putting together amendments to the ordinance as it exists today addressing a transition period. Current zoning would be phased out over a period of ten years. The draft will come before this body for review at the March meeting. Council would have a hearing on the ordinance in April and consider adoption.

Minor Subdivision for 200-202 West 9th Street (21-014-00.224) into 6 lots and to construct 6 townhouse units – Ms. Hull informed this matter is being presented for informational purposes only this evening and will be addressed further in March.

Mr. Sean Tucker, counsel for the applicant, presented the proposal. (*Drawings were provided to commissioners.*) He referenced Ordinance 483 that inserted into the City zoning code a redevelopment ordinance modeled after the last comprehensive plan. A provision in the plan suggests the City encourage redevelopment. The plan was adopted in 2011 and this project is the first being proposed at Young and West 9th Street.

The plan is for six (6) three-story townhouses. Up to two (2) additional units would be available based on historical use. Mr. Mark Hitchcock, architect, provided some of the architectural details for the project that are subject to change. The main façade will be a red brick, black paneled shutters, one-car garage on first floor, living area on second floor with bedrooms on the third floor. Windows on the second floor will be slightly larger than those

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on the third floor. Sidewalks will be required. The site slopes approximately two (2) feet from Young Street down to School Street. Each of the two (2) units will be stepped down to help break up the roof line. The roof is asphalt shingles. The gabled end will be siding and the School Street side will also be siding. Different keystone heads are being considered.

There was discussion about using stucco rather than siding. The builder's preference is vinyl siding. Parking includes the one-car garage plus two spaces. Placement of the garage door next to the front door was not pleasing to Ms. Fiske. Mr. Tucker informed a garage does add value to the home and with these units the location could not be avoided. He said that restrictions on what homeowners would be permitted to do with those garages can be considered. Architectural design of peaks on the structure and colors will be part of the process. They are open to all options.

Budget Status – Mr. Simpson reviewed charges to date against the Planning Commission budget and invoicing for services provided.

Commissioners' Comments – Dr. Norsworthy announced his resignation at the end of tonight's meeting citing personal reasons.

Comments from the Public – None.

Next Meeting – A motion was made to adjourn the meeting. The motion was seconded and approved. The next scheduled meeting is 3/26/12 at 6:30 p.m.

Respectfully submitted,

Debbie Turner
Stenographer