

New Castle City Planning Commission Meeting  
Minutes

March 26, 2018 -- 6:30 p.m.  
City of New Castle Town Hall

Members Present: David Baldini, Chair  
Jonathan Justice, Vice Chair  
Peter Toner  
Brenda Antonio  
Marco Boyce  
William Walters

Members Absent: Vera Worthy  
Gail Seitz  
Russ Smith

Mr. Baldini called the meeting to order at 6:30 p.m. Roll call followed. A quorum was declared.

**Minutes – A motion to approve the Minutes of the 2/26/18 Planning Commission Meeting was made, seconded and approved.**

2019 Comprehensive Plan – Mr. Baldini stated the Bull Hill Boat Club could not be reached, and Mr. Justice agreed to contact them as well as the Bethany United African Methodist Episcopal Church. Mr. Baldini asked that any additions be sent directly to Lauren Good. The event calendars are now past-due and will be delivered as soon as possible.

SWOT Analysis - The Members had no additions to the SWOT Analysis that was sent to them in February. Mr. Baldini will send it to Lauren Good.

Resiliency of Impact of Rising River Level – Mr. Baldini will send a copy of the Report to the Members.

WILMAPCO - Mr. Baldini reported that Debbie Pfeil indicated there is nothing new on the WILMAPCO activity, and she wants to give them all the transportation activities in that sector to work on. Mr. Baldini noted that Lauren Good has been gathering information and will get a timeline from Debbie Pfeil.

University of Delaware Students – Mr. Baldini reported that undergraduate student meetings are going well. Ms. Antonio asked about Neighborhood Meetings and Mr. Baldini advised they would be held soon. Mr. Justice noted that the students would research and offer their advice on best practices and getting the entire community represented in the outreach program. Mr. Justice advised that Debbie Pfeil's charge to the students was to recommend a strategy for the City to maximize its opportunity to get a representative sample of residents of the City contributing ideas and responding in order to ensure all areas of the population are represented. Mr. Justice anticipates the students will make recommendations on what kinds of information and which populations should be included in specific types of meetings and/or surveys. Mr. Baldini noted that it is important to get all neighborhoods to participate.

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Commissioners' Comments -

New Gas Main – Mr. Boyce advised that Delmarva Power will be doing a 12” gas main down the Industrial Path and up Rt. 273. He has urged the County to contact the City to ensure there are no interruptions, and to determine what concessions may need to be made because the Pathway will be shut down in the fall of 2018. Mr. Jeff Bergstrom advised that the County has been in contact with the City and that there has been dialogue over the past year. He expressed concern about the bridge the Old Path has and wants to make sure the drainage is not affected.

Zoning – There was discussion of the Zoning Map and efforts to evenly zone the tax parcels. Mr. Bergstrom noted that a multi-zone map is available to view on the website. Members of the Commission were invited to review the Maps in person. The new maps should be available in 18 months. It was noted that the Federal Historic District and the Local Historic District have different boundaries and although properties in the Local Historic District have zoning restrictions, the Federal Government does not impose any restrictions on properties that are situated in the Federal Historic District. It was noted that the Planning Commission is responsible for recommending any changes to the City Zoning Map. Mr. Baldini said that the Commission needs to make a list of issues and realign the Districts to add areas that are not currently shown as part of the City. Mr. Bergstrom will assist the Commission in identifying issues that need to be resolved in order to finalize the map. When asked, Mr. Bergstrom advised there was nothing new to report on the Triangle Area.

**There being no further business, a motion was made and seconded to adjourn the meeting at 7:19 p.m.**

Kathy Weirich  
Stenographer