

New Castle City Planning Commission Public Hearing
Minutes
1 Municipal Boulevard, New Castle, DE
July 22, 2024 – 6:45 p.m.

Members Present: Margo Reign, Acting Chair
Kristin Zumar
Tamara Stoner
Timothy Gibbs
Brie Rivera
Cynthia Batty
Stephen Franklin
David Majewski

Absent: Vera Worthy

Also Present: Christopher J. Rogers, City Planner

Ms. Reign called the Public Hearing to order at 6:45 p.m. Ms. Reign turned the meeting over to Mr. Rogers.

Ordinance 548 – An Ordinance to Amend the City of New Castle Municipal Code, Chapter 230 (Zoning Code), Schedule of District Regulations, Regarding Minimum Lot Frontage and Wetlands.

Mr. Rogers explained that the proposed revision to the Zoning Code was requested by City Council to address a situation whereby a subdivision is requested to create a parcel that is dominated by wetlands and does not have road frontage on a public roadway. Mr. Rogers worked with the City Solicitor to draft Ordinance 548, which generally does two things: (1) it requires new lots to have minimal road frontage on public streets, except in the General Commercial District, where road frontage can be on a private street; and (2) it requires no more than 80% of a lot area to consist of wetlands, whether they be tidal or non-tidal.

In response to a question from Ms. Zumar, it was noted that the Code does not currently require a maximum percentage of wetlands on a lot or a minimal road frontage on public streets. Mr. Rogers provided additional clarification of language in the proposed Ordinance.

Mr. Rogers explained that the roll of the Planning Commission is to make a recommendation to City Council regarding Ordinance 548.

During further discussion, Mr. Rogers explained that City Council proposed Ordinance 548 due to a concern that parcels could be created that are not maintained properly and are difficult to access by emergency vehicles.

Public Comment

There were no comments from the public.

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There being no further business to discuss, Ms. Reign called for a motion to adjourn the Public Hearing.

A motion to adjourn the Public Hearing was made by Mr. Gibbs and seconded by Ms. Batty. The motion was unanimously carried and the Hearing adjourned at 7:00 p.m.

Respectfully submitted,

Kathleen R. Weirich
City Stenographer