



PUBLIC NOTICE

PLANNING COMMISSION
Special Meeting
Commissioners Room
Monday, October 24, 2011; 9:00 a.m.

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes - Regular Meeting held on June 10, 2011
Regular Meeting held on July 8, 2011
Regular Meeting held on August 12, 2011
4. Correspondence
5. New Business
 - A. Consider a request made by D.C. Kuhns for an extension to the approved partitioning at 807 King Charles Avenue. The property is owned by E. Douglas Kuhns, Trustee of E. Douglas Kuhns Revocable Living Trust and Eileen P. Kuhns, Trustee of Eileen P. Kuhns Revocable Living Trust. The partitioning was approved on March 11, 2011.
6. Old Business
 - A. Continuation of Public Hearing of amended Partitioning Application No. 0710-02 requesting the partitioning of a property located at 2 St. Lawrence Street designated as Lot Nos. 22, 23, 24, 25, 26, 27 & 28, Block 33, as shown on a plot of lots of Rehoboth Heights, said plot being of record in the Office of Recorder of Deeds, in and for Sussex County, in Deed Book No. 264 at Page No. 410 and also any lands extending 150 feet east of the numbered lots, into two (2) lots with Lot Nos. 22 & 23 becoming one (1) lot of 5,000 square feet, and Lot Nos. 24, 25, 26, 27 & 28 and land extending 150 feet east of the numbered lots becoming one (1) lot of 27,500 square feet. The property is owned by 2 St. Lawrence Street L.L.C. The Partitioning has been requested by Chase T. Brockstedt, Esq. of the law firm Bifferato Gentilotti L.L.C. on behalf of the owner of the property.
7. Other Business
 - A. Determination of the next Regular Meeting date. Because of the Veterans' Day holiday, the November 11, 2011 Regular Meeting must be rescheduled.
 - B. Update, discussion and possible recommendations regarding buffer zone, land-use restrictions and building setbacks along the shore of Rehoboth's lakes [CDP p. 32, 42-44].
 - C. Identification, discussion and possible formulation of plans to address items and/or issues that have been deferred to date. Such items previously mentioned include:
 1. Need to update the major subdivision section of the City Code with particular emphasis on ensuring the City is properly protected.

2. Mixed-use development and possible overlay districts.
 3. Development of application form and instructions for site plan review.
 4. Merge by usage/partitioning.
 5. Concept of proportional changes in side lot setbacks for legal non-conforming lots of less than 50 foot frontage or for lots with more than 50 foot frontage.
 6. Explore means to increase efficiency and reduce costs to both the City and the applicant relative to partitioning, and minor or major subdivision review, etc.
- D. Building Inspector's Report
 - E. City Solicitor's Report
 - F. Report, discussion and possible action concerning those activities or assignments taken at Regular or Workshop Meetings of the Mayor and Commissioners that directly relate to the Planning Commission.
 - G. Report of any new subdivision applications that may have been timely submitted.
8. Adjournment

AGENDA ITEMS MAY BE CONSIDERED OUT OF SEQUENCE

*For additional information or special accommodations, please call (302) 227-6181 (TDD Accessible) 24-hours prior to the meeting.

**Next scheduled meeting – To Be Determined – Because of the Veterans' Day holiday, the November Regular Meeting must be rescheduled.

amw: 10/17/11; posted 10/17/11

pc (via Fax) Cape Gazette, Coast Press, State News