



PUBLIC NOTICE

PLANNING COMMISSION
Regular Meeting
Commissioners Room
Friday, December 9, 2011; 6:30 p.m.

AGENDA

1. Call to Order
2. Roll Call
3. Welcome newly appointed and re-appointed members of the Planning Commission
4. Approval of Minutes - Special Meeting held on October 24, 2011
5. Correspondence
6. New Business
7. Old Business
8. Other Business
 - A. Election of Planning Commission Officers for 2011/12 term:
 1. Report by the Nominating Committee – John Gauger.
 2. Other nominations
 3. Election of:
 - a. Chair
 - b. Vice Chair
 - c. Secretary
 - B. Update of status of and preparation for the appeal to the Board of Commissioners of the Planning Commission's decision regarding amended Partitioning Application No. 0710-02 requesting the partitioning of a property located at 2 St. Lawrence Street.
 - C. Report by Littleton and Gossett of their November 18, 2011 meeting with the Board of Commissioners to discuss the five (5) Comprehensive Development Plan (CDP) recommendations that had been previously identified by the Board for action – namely:
 1. Prepare a City-wide stormwater management plan.
 2. Investigate a City policy requiring that all municipal facilities, City funded projects and City infrastructure projects be constructed, renovated, operated and de-constructed using Green Building and Low Impact Development practices.
 3. Examine establishing a mixed-use zone allowing a blend of residential and non-residential uses as a means of encouraging the development and re-development of selected commercial areas along major commercial streets.
 4. Begin Silver Lake recovery: [Establish] regulatory buffer zones.
 5. Review of all development regulations.
 - D. Identify, prioritize, discuss and formulate action plans to address items and/or issues that have been deferred to date. Several 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. Revitalization of selected commercial areas including the development of visionary plan and the possible use of mixed-use development, overlay zoning districts and incentives.
 3. Develop application form and instructions for site plan review.
 4. Review and update of application form(s) and instruction for partitioning/minor subdivisions.
 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. Lots merged by use/partitioning.
 7. 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.
 8. Review the application fees and costs involved with partitioning, minor and major subdivisions and site plan review, including exploring how other municipalities address these costs.
 9. Other recommendations from the City's 2010 CDP.
 10. [Other items to be identified...]
- E. Update of status of proposed Destination Station at the Park & Ride lot.
 - F. 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].
 - G. Building Inspector's Report
 - H. City Solicitor's Report
 - I. 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.
 - J. Report of any new subdivision applications that may have been timely submitted.
 - K. Determine the number of Commission members who expect to be able to attend the currently scheduled February 10, 2012 Regular Meeting.
9. 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 – (Regular) January 13, 2012; 6:30 p.m.

amw: 12/02/11; posted 12/02/11

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