

New Castle City Planning Commission Public Hearing  
Minutes  
1 Municipal Boulevard, New Castle, DE  
September 25, 2023 – 6:30 p.m.

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

Absent: Keaira Faña-Ruiz  
Vera Worthy

Also Present: Christopher Rogers, City Planner  
Shawn Tucker, Esquire

Ms. Reign called the Public Hearing to order at 6:30 p.m.

**Public Hearing on Ordinance 540 – an Ordinance to amend §230-61 to require the submission of a concept plan in conjunction with certain petitions to amend the Zoning Code.**

Mr. Rogers gave a brief overview of Ordinance 540, stating that Ordinance 540 was introduced to City Council by Councilperson Day for a first reading in August 2023. The intent of the Ordinance is to amend the Zoning Ordinance to require the submittal of a concept plan along with a Petition for Rezoning.

After the Ordinance was introduced to City Council Councilperson day suggested some changes to the Ordinance and both versions are presented to the Planning Commission for review.

Version 1 is the original version. Mr. Rogers summarized the changes in Version 2:

- In Version 1 it states that “For amendments initiated by petition, the Council **may** require the petition to be accompanied by a concept plan”. (*emphasis added*)
- In Version 2 it states that “Amendments initiated by petition **must** be accompanied by a concept plan”. (*emphasis added*)

Mr. Rogers stated that the first version is not prescriptive and the second version is very prescriptive. Mr. Rogers added that he spoke with the City Solicitor, who stated that it was appropriate for both versions to be presented to the Planning Commission.

Mr. Rogers explained that the role of the Planning Commission at the Public Hearing is to take public comment. Thereafter, the Planning Commission will discuss the Ordinance during the regular meeting and consider a possible motion to make a recommendation on proposed Ordinance 540.

**Public Comment**

Phil Gross – 1301 13<sup>th</sup> Street

Mr. Gross expressed his appreciation for the explanation of the two versions being presented to the Planning Commission. He opined that any submissions of any projects that will have any effect on the City should have the concept plan included and there should be no “may” in the Ordinance. He urged the Commissioners to vote for Version 2 that does not give any leeway.

There being no further public comment and no further business to discuss, Ms. Reign called for a motion to adjourn.

A motion to adjourn the Public Hearing was made by Ms. Batty and seconded by Ms. Rivera. The motion was unanimously carried and the Hearing ended at 6:36 p.m.

Respectfully submitted,

Kathleen R. Weirich  
City Stenographer