

**AGENDA**  
**PLANNING COMMISSION OF THE CITY OF NEW CASTLE, PA**

**CITY COUNCIL CHAMBERS**  
**230 N. JEFFERSON STREET**  
**NEW CASTLE, PA 16101-2220**

**WEDNESDAY, MARCH 1, 2023- 7:00 P.M.**

**I. OPENING EXERCISES**

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Annual Meeting - Election of Officers

**II. APPEALS**

**A. On the Table:**

2022-10      The Council of the City of New Castle is petitioning for text and zoning map amendments to the City of New Castle Zoning Ordinance of 2009 by amending ARTICLE 1322 - Definitions and ARTICLE 1329 - District Regulations 1329.04 DISTRICT REGULATIONS TABLE 1329.04(A), of PART 13 - PLANNING AND ZONING CODE of the Codified Ordinances of the City of New Castle, PA.

**B. To Be Removed From Table - NONE**

**C. New Appeals:**

2023-05      Conditional Use Request of Yaser Alwehkyan for automotive sales and service and repair at 413 W. Washington Street, located in the C-1 General Business District of the Sixth Ward.

2023-06      Request of MSP Properties of Pennsylvania, LP for Dollar General for preliminary/final subdivision 7 lot consolidation plan. Parcel I.D. No's 07-91-382, 382A, 383, 387, 389, 390, and 391 will be consolidated to form one lot, located generally in the area of 109 North Liberty Street between West Wabash Avenue and West Cherry Street in the Seventh Ward of the City of New Castle.

2023-07      Land Development Plan of MSP Properties of Pennsylvania, LP for Dollar General located generally in the area of 109 North Liberty Street between West Wabash Avenue and West Cherry Street. The property is located in the C-1 General Business District of the Seventh Ward of the City of New Castle.

**III. ADJOURNMENT**