

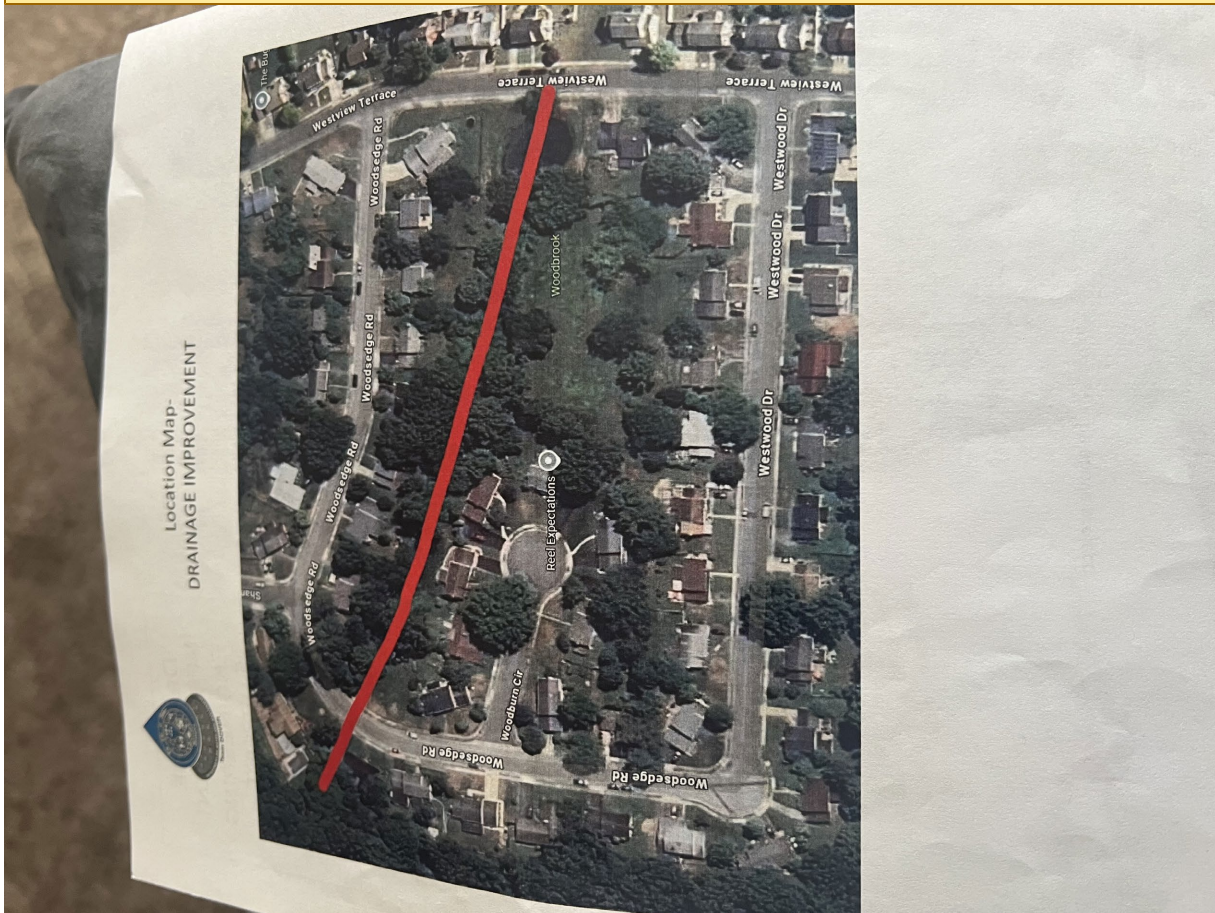
Application SB-25-02 Lands of Wyoming, LLC and Functional Properties, LLC  
(Ekaman Subdivision)

Public Comments: Set 1 – Received through September 15, 2025, 12 noon

1. Email from Steve LeBoon of 1025 Westview Terrace received 9/5/2025 at 3:34pm with Attachment 1: City's Notice of Drainage Improvement Engineering Support – Woodbrook Development and Attachment 2: Notice of Application SB-25-02
2. Email from Joan Sciple of 1139 Westview Terrace received 9/6/2025 at 10:44am
3. Letter of Support from Michael Glick, property owner of 850 New Burton Road received 9/15/2025 at 7:13am

**From:** [LeBoon](#)  
**To:** [City Clerks Office](#); [Melson-Williams, Dawn](#); [Duca, Sharon](#); [Hugg, Dave](#); [Anderson, David](#); [Neil, Fred](#); [Christiansen, Robin](#); [Sudler, Roy](#); [Donyale Hall](#); [Lewis, Brian E.](#); [rayna.katz@mail.house.gov](mailto:rayna.katz@mail.house.gov); [LeBoon LeBoon](#); [A cassbaby](#); [Carrah LeBoon](#); [Joan Sciple](#); [DEOOSMIMA@mail.house.gov](mailto:DEOOSMIMA@mail.house.gov)  
**Subject:** EXTERNAL: Postponement regarding September 15, 2025  
**Date:** Friday, September 5, 2025 3:49:44 PM  
**Attachments:** [scan0004.pdf](#)  
[scan0003.pdf](#)

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



**September 5, 2025**

**To:**  
The Honorable Chair  
Dover Planning Commission

**Re: Request for Postponement of Public Participation – September 15, 2025 Meeting**

Dear Chair,

I respectfully request that the Planning Commission postpone the scheduled public participation session currently set for **Monday, September 15, 2025, at 6:00 PM.**

The basis of this request is the pending final rendering and report from **Davis, Bowen & Fridell, Inc.**, the architects, engineers, and surveyors who conducted extensive inspections of the infrastructure project from **August 11, 2025 through late August 2025**. Their findings are critical to the record and must be available for proper review and consideration by the community.

This proposed project has already been **denied by the Planning Commission last year**, yet it has reemerged repeatedly—this being the seventh attempt. My neighbors and I view it as not only a matter of public harassment but also a serious threat to our community's safety and well-being. The proposed development site sits on or near a floodplain, which is in direct violation of the Governor of Delaware's order prohibiting new construction in such areas.

Postponement is in the best interest of both the Commission and the public. It will allow sufficient time for myself and my fellow residents to:

- Review and synthesize the forthcoming civil engineering reports,
- Incorporate professional findings into our opposition, and
- Seek legal counsel if necessary to ensure our community is properly represented.

Enclosed with this request are:

1. Notification from the engineers,
2. Correspondence from the City of Dover civil engineer,
3. A certified letter regarding the notice of adhering application, and
4. A photograph documenting the longstanding drainage problems that have persisted in this area for over 45 years.

On behalf of myself and my neighbors, I respectfully urge the Planning Commission to postpone the September 15, 2025 public participation session until all relevant reports and findings can be reviewed and incorporated.

Also, I formally request, we neighbors formally request at least 60 days extension from the time we receive the publications and final report from the engineers regarding the inspection of the infrastructure drainage project. Thank you so much and thank you for your kindness.

And just to let you know, I'm incorporating and cc The honorable Sarah McBride, United States State Congress lady.

Thank you for your consideration.

Respectfully,

**Steve LeBoon**  
[1025 Westview Terrace](#)  
[Dover, DE 19904](#)

----- Forwarded message -----

From: **LeBoon** <[cleboon89@gmail.com](mailto:cleboon89@gmail.com)>  
Date: Fri, Sep 5, 2025 at 3:33 PM  
Subject:  
To: Steve Leboon <[slspiders@gmail.com](mailto:slspiders@gmail.com)>



**DRAINAGE  
IMPROVEMENT  
ENGINEERING  
SUPPORT—  
WOODBROOK  
DEVELOPMENT**

**AUGUST 11, 2025**

Dear Valued City of Dover Residents,

As part of the City of Dover's ongoing commitment to improving public infrastructure, we will begin the design phase for potential drainage improvements in the **Westview Terrace area**. This project aims to address long-standing flooding concerns, especially near **Westview Terrace and Woodsedge Road**.

The design which will be carried out by **Davis Bown & Fridel, Inc.**, they will be working in the area starting **Monday, August 11, 2025**, through **Monday, August 25, 2025**. During this period, residents may notice survey crews in and around the neighborhood collecting necessary data to inform the design process.

Please note that no construction will take place during this phase. The purpose of this work is strictly for planning and design.

We appreciate your cooperation as we carry out this important work, and we encourage residents to reach out to the City of Dover's Department of Water & Wastewater with any questions or concerns.

Sincerely,

*Srilekha*

Srilekha Zallipalli  
Civil Engineer  
City of Dover  
Department of Water & Wastewater  
Phone: 302-760-4945

The following is the emergency contact for use on the above project:

Ring W. Lardner, PE.  
President/ Senior Civil Engineer- (302)-632-9779  
Sharon K. Cruz, PE.  
Senior Civil Engineer- (302)-270-3903

**NOTICE OF HEARING ON APPLICATION  
TO CITY OF DOVER PLANNING COMMISSION**

**PLEASE TAKE NOTICE:**

That the undersigned has filed an application for a Conceptual Subdivision Plan with the City of Dover Planning Commission. (Application SB-25-02)

**DESCRIPTION**

SB-25-02 Lands of Wyoming, LLC and Functional Properties, LLC (Ekaman Subdivision):  
Conceptual Subdivision Plan - Review of a Conceptual Subdivision Plan to create five (5) lots and one residual lot from 2 existing parcels totaling 4.5754 acres to be known as Ekaman Subdivision. The proposed subdivision is to consist of five residential lots with the residual for stormwater management area. The proposal includes the extension and addition of a cul-de-sac to the existing street right-of-way of Jefferson Terrace. The larger parcel is zoned R-10 (One Family Residence Zone), and the additional parcel is zoned R-8 (One Family Residence Zone) with both being located south of but not adjacent to Wyoming Avenue and west of Monroe Terrace. Property Address: unaddressed on Jefferson Terrace extension (part of which is referenced as 3.8904 acres of Wyoming Avenue Rear). Property Owners: Wyoming, LLC and Functional Properties, LLC. Tax Parcels: ED-05-077.17-06-02.01-000 & ED-05-077.17-06-13.00-000. Council District 2. *Waiver to be Requested: Percentage of Lots on a cul-de-sac.*

A public hearing has been scheduled for the Monday, September 15, 2025 Meeting of the City of Dover Planning Commission at 6:00 P.M. This meeting will be held in person in the City Council Chambers of City Hall before the Planning Commission as well as in a virtual format using the participation information below. When this application is called you may appear either in person, virtually, or by agent or attorney, and present any comments.

**Public Participation Information**

**To Attend City of Dover Planning Commission Meeting of September 15, 2025 at 6:00 P.M.**

Join by Phone: Dial +1-650-479-3208

Access Code: 253 196 09870

Password from Phones: 3683772

Join Online: <https://bit.ly/PCMeeting09152025>

Webinar Number: 2531 960 9870

Webinar Password: DoverPC

Written comments are also accepted via mail City of Dover – Planning Commission P.O. Box 475 Dover DE 19903 and via email at [CompPlan@dover.de.us](mailto:CompPlan@dover.de.us).

The papers are on file in the Office of the City Planner, City Hall, 15 Loockerman Plaza, Dover DE and are available for inspection. The Planning Commission Meeting Agenda and Meeting Packet will be posted on [www.cityofdover.com](http://www.cityofdover.com) under the City Meeting Calendar. This Notice is sent to you by the applicant, by order of the Planning Commission. Agenda items are subject to change. Confirmation of an agenda item can be done after 1 P.M., on the day of the hearing by calling the Planning Department at (302) 736-7196 or checking the website at [www.cityofdover.com](http://www.cityofdover.com).

Respectfully,

Emmanuel Ehize

(Applicant)

Name (Print) Emmanuel Ehize

Address 3 Boggs Run Dover, DE 19904  
JJ

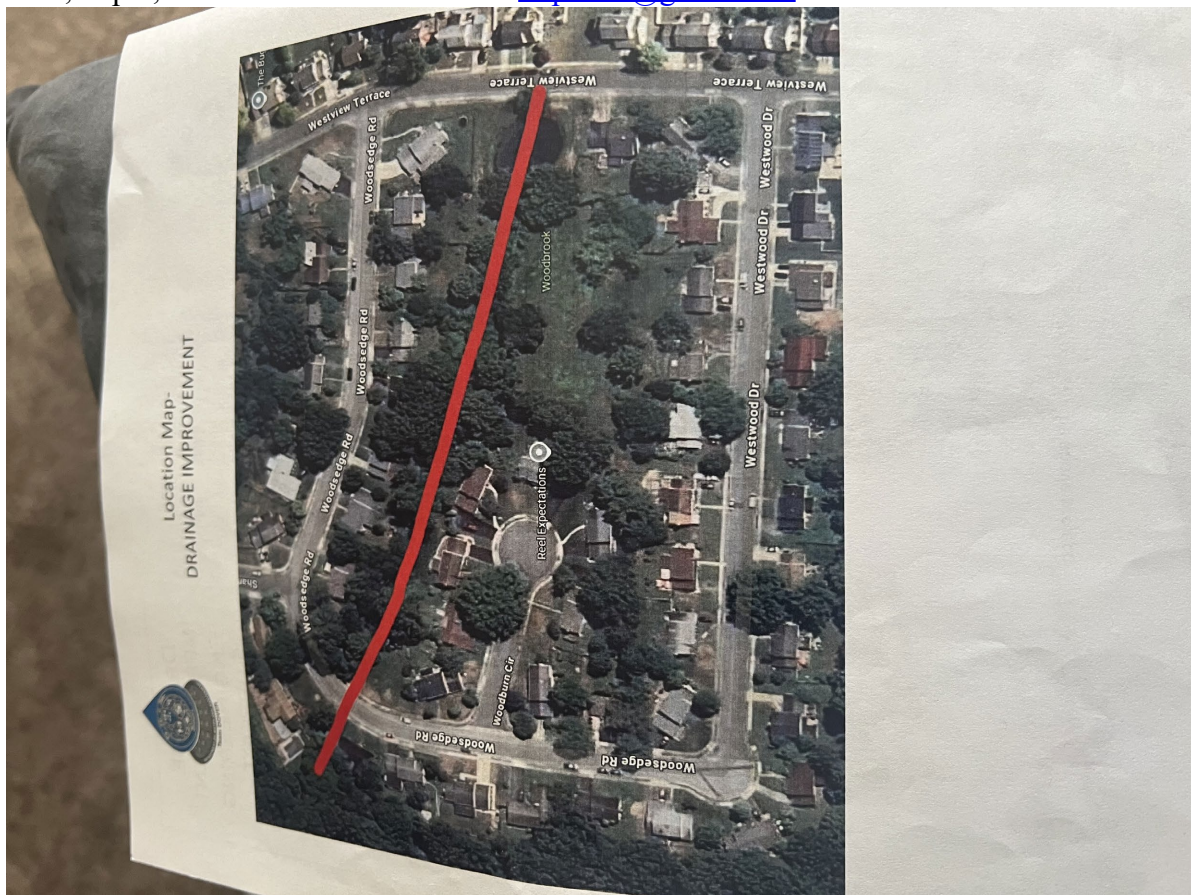
**From:** [Joan Sciple](#)  
**To:** [LeBoon](#)  
**Cc:** [City Clerks Office](#); [Melson-Williams, Dawn](#); [Duca, Sharon](#); [Hugg, Dave](#); [Anderson, David](#); [Neil, Fred](#); [Christiansen, Robin](#); [Sudler, Roy](#); [Donyale Hall](#); [Lewis, Brian E.](#); [rayna.katz@mail.house.gov](mailto:rayna.katz@mail.house.gov); [A cassbaby](#); [Carrah LeBoon](#); [DEOOSMIMA@mail.house.gov](mailto:DEOOSMIMA@mail.house.gov)  
**Subject:** EXTERNAL: Re: Postponement regarding September 15, 2025  
**Date:** Saturday, September 6, 2025 10:44:50 AM

**WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Steve for once again notifying the city on our behalf. I concur with your request . We have been trying for five years to get help to protect our homes from the devastation to the drainage problems caused by the 2020 tornado. No changes to the surrounding properties should be initiated until this is resolved.

Joan Sciple  
1139 Westview Terrace

On Fri, Sep 5, 2025 at 3:48 PM LeBoon <[slspiders@gmail.com](mailto:slspiders@gmail.com)> wrote:



**September 5, 2025**

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Dover Planning Commission

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Thank you for your consideration.

Respectfully,

**Steve LeBoon**

[1025 Westview Terrace](#)

[Dover, DE 19904](#)

----- Forwarded message -----

From: **LeBoon** <[cleboon89@gmail.com](mailto:cleboon89@gmail.com)>

Date: Fri, Sep 5, 2025 at 3:33 PM

Subject:

To: Steve Leboon <[slspiders@gmail.com](mailto:slspiders@gmail.com)>

**From:** [Michael Glick](#)  
**To:** [CompPlan](#)  
**Subject:** EXTERNAL: Letter of Support - SB-25-02  
**Date:** Monday, September 15, 2025 7:13:28 AM  
**Attachments:** [Scan\\_20250915\\_070736.pdf](#)

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Some people who received this message don't often get email from mglick@lhconstruction.com. [Learn why this is important](#)

**WARNING:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

Please find attached letter of support for the SB-25-02 subdivision scheduled for today's P&Z Meeting.

Thank you for the consideration.

\*\*\*

**G. Michael Glick**  
President

**Lighthouse Construction, Inc.**  
**Lighthouse Realty Management**  
**MacLeish Group**  
302.677.1965 x105  
[www.LHConstruction.com](http://www.LHConstruction.com)

**G. Michael Glick**

Property Owner – 850 New Burton Road  
Dover, DE 19904

September 15, 2025

City of Dover Planning Commission  
15 Loockerman Plaza  
Dover, DE 19901

**Re: Support for Conceptual Subdivision Plan – Ekaman Subdivision (SB-25-02C)**

Dear Members of the Planning Commission,

As the property owner of 850 New Burton Road, I am writing in support of the application titled *Lands of Wyoming, LLC and Functional Properties, LLC (Ekaman Subdivision)* scheduled for review at your September 15, 2025 Planning Commission meeting.

This project represents exactly the type of thoughtful *infill subdivision* that benefits the City of Dover in multiple ways. Infill development makes efficient use of existing infrastructure, reduces sprawl, and encourages growth where services exist. By strengthening and filling in established neighborhoods, it ensures orderly growth and creates vibrant residential communities that are well-connected to schools, jobs, and services.

Equally important, Dover continues to face a pressing shortage of attainable and workforce housing. Local businesses—particularly major employers such as Bayhealth Hospital and its growing medical campus—depend on having affordable, nearby housing options for employees. Without adequate housing supply, it becomes increasingly difficult for Dover to attract and retain the workforce that drives our local economy. Projects such as the Ekaman Subdivision directly help address this need by adding new homes in an accessible, in-town location.

The proposed subdivision balances new residential lots with appropriate stormwater management and open space areas, while meeting the City's infill standards. The waiver request related to the cul-de-sac is a practical solution given the unique parcel shape and should not detract from the overall planning objectives.

I respectfully encourage the Planning Commission and the City of Dover to support this application. It represents smart growth, adds much-needed housing to the community, and helps ensure that Dover remains a place where both families and businesses can thrive.

Thank you for your consideration.

Sincerely,



**Michael Glick**

Property Owner – 850 New Burton Road