

# **Delaware County Planning Commission Meeting Agenda**

## **Thursday, October 18, 2018**

Below is the agenda of Act 247 Review applications considered by the Delaware County Planning Commission at its public meeting held in the Government Center Building, Court House Complex, Media, PA.

### **ZONING MATTERS**

#### **Family/Caregiver Suites**

ZA-41-7357-18

Swarthmore Borough

Amend the Borough zoning ordinance to include the use of family/caregiver suites

#### **Communications Antennas**

ZA-26-7369-18

Middletown Township

Amend the Township zoning ordinance regarding communications antennas and other use regulations

#### **129 North Middletown Road Rezoning**

ZA-26-7370-18

Middletown Township

Northeast corner of Middletown Road and Van Leer Avenue, opposite of the Granite Run Mall Redevelopment  
Rezone one lot totaling 6 acres, from R-1 to R-2

#### **Personal Care Facility**

ZA-26-7371-18

Middletown Township

Amend the Township zoning ordinance regarding personal care facilities

#### **Mall Conversion Overlay District (MCOB)**

ZA-26-7372-18

Middletown Township

Amend the Township zoning ordinance regarding the Mall Conversion Overlay District (MCOB)

#### **Medical Marijuana**

ZA-10-7373-18

Collingdale Borough

Amend the Borough zoning ordinance to include regulations governing medical marijuana

#### **Medical Marijuana**

ZA-43-7374-18

Tinicum Township

Amend the Township zoning ordinance regarding regulations governing the use of medical marijuana

#### **Fence Heights**

ZA-02-7375-18

Aston Township

Amend the Township zoning ordinance regarding fence height regulations

## **ZONING MATTERS** (continued)

### **Impervious Surface**

ZA-02-7376-18

Aston Township

Amend the Township zoning ordinance regarding regulations governing impervious surface ratio

### **Wireless Communications Facilities**

ZA-02-7377-18

Aston Township

Amend the Township zoning ordinance regarding regulations governing the use of Wireless Communications Facilities

## **FINAL LAND DEVELOPMENTS**

### **Pilgrim Gardens LP**

47-7353-18

Upper Darby Township

Intersection of Pontiac and Dermond Roads

Redevelop 1.9876 acres with 10,502 sq. ft. of office and retail space

### **Dunkin Donuts**

5-7354-18

Brookhaven Borough

Southwest of intersection between Edgemont and Wellington Avenues

Develop 0.56 acre with 3,400 sq. ft. coffee shop

### **31 Smithbridge Road**

7-7356-18

Chester Heights Borough

West side of Ridge Road, approximately 1,200' north of Quarry Lane

Develop 1.17 acres with a 3,000 sq. ft. print shop (See FINAL SUBDIVISIONS)

### **Clarion Hotel and Park & Jet**

43-7359-18

Tinicum Township

South side of Route 291, approximately 2,000' west of Wanamaker Avenue

Further develop airport parking on Lot 1 (See FINAL SUBDIVISIONS)

### **Dunkin Donuts at 2110 Chichester Ave**

46-7361-18

Upper Chichester Township

Northwest corner of Chichester and Beeson Avenues

Develop a coffee shop (See FINAL SUBDIVISIONS)

### **986 & 996 Railroad Avenue**

20-7321-18

Haverford Township

Sothorn corner of County Line Road and Railroad Avenue

Develop 1.9314 acres with a 6,813 sq. ft. medical office building

## **FINAL LAND DEVELOPMENTS** (continued)

### **Porsche of the Main Line**

30-7368-18

Newtown Township

North side of West Chester Pike, approximately 1,000' west of the intersection with Boot Road  
Develop an 84,200 sq. ft. car dealership (See FINAL SUBDIVISIONS)

### **Ardrossan Farm - Lot Reconfiguration, Phase 3**

34-4143-97-99-00-05-14-15-16-17-18

Radnor Township

Southeast of the intersection between Newtown and Darby/Paoli Roads  
Develop ten single-family detached dwellings (See FINAL SUBDIVISIONS)

### **Marple Newtown HS Athletic Field Renovation**

30-7364-18

Newtown Township

Terminus of Eastburn Avenue

Develop 14.280 acres with renovated playing fields

## **FINAL SUBDIVISIONS**

### **Belvue Associates LLC**

46-7358-18

Upper Chichester Township

Northeast corner of Belvue Terrace and Market Street (Route 452)

Incorporate four lots totaling 0.415 acre into one lot

### **Clarion Hotel and Park & Jet**

43-7359-18

Tinicum Township

South side of Route 291, approximately 2,000' west of Wanamaker Avenue

Adjust lot line between two parcels by conveying 9.1171 acres from Lot 2 to Lot 1 (See FINAL LAND DEVELOPMENTS)

### **334 W. 4th Street**

25-7360-18

Media Borough

South side of West Fourth Street, approximately 100' west of North Lemon Street

Subdivide 0.241 acre into two lots

### **Dunkin Donuts at 2110 Chichester Ave**

46-7361-18

Upper Chichester Township

Northwest corner of Chichester and Beeson Avenues

Incorporate three lots totaling 0.590 acre into one lot (See FINAL LAND DEVELOPMENTS)

### **D'Onofrio**

24-7362-18

Marple Township

North side of Cedar Grove Road, approximately 600' east of Old Cedar Grove Road

Subdivide 2.9162 acres into two lots

## **FINAL SUBDIVISIONS** (continued)

### **Porsche of the Main Line**

30-7368-18

Newtown Township

North side of West Chester Pike, approximately 1,000' west of the intersection with Boot Road

Incorporate five lots totaling 4.110 acres into one lot (See FINAL LAND DEVELOPMENTS)

### **Ardrossan Farm - Lot Reconfiguration, Phase 3**

34-4143-97-99-00-05-14-15-16-17-18

Radnor Township

Southeast of the intersection between Newtown and Darby/Paoli Roads

Adjust lot lines of ten lots totaling 17.1 acres (See FINAL LAND DEVELOPMENTS)

### **Simpson Rehab Inc.**

26-7365-18

Middletown Township

Southwest of the intersection between Old Middletown and Church Roads

Subdivide 1.55 acres into two lots

### **W. Ninth Street and Townsend Street**

8-7366-18

Chester Township

Northeast corner of Townsend and W. Ninth Streets

Adjust lot lines of two lots totaling 0.85 acre

### **Design Build, LLC**

24-7367-18

Marple Township

Approximately 500' west of the intersection between Media Line and Gradyville Roads

Subdivide 1.1156 acres into two lots

## **PRELIMINARY LAND DEVELOPMENTS**

### **Elms at Lenni**

26-7355-18

Middletown Township

West of the intersection of Elm and Chestnut Avenues

Develop six single-family detached dwellings (See PRELIMINARY SUBDIVISIONS)

### **Wawa Food Market**

34-7363-18

Radnor Township

Southeast corner of Lancaster and South Aberdeen Avenues

Develop a Wawa store with associated gas pumps (See PRELIMINARY SUBDIVISIONS)

## **PRELIMINARY SUBDIVISIONS**

### **Elms at Lenni**

26-7355-18

Middletown Township

West of the intersection of Elm and Chestnut Avenues

Subdivide 1.56 acres into six lots (See PRELIMINARY LAND DEVELOPMENTS)

### **Wawa Food Market**

34-7363-18

Radnor Township

Southeast corner of Lancaster and South Aberdeen Avenues

Incorporate two lots totaling 1.71 acres into one lot See PRELIMINARY LAND DEVELOPMENTS)

## **NEXT PUBLIC MEETING**

**Thursday, November 15, 2018** beginning **4:00 p.m.** in the Government Center Building, (Room 100), Court House Complex, Media, PA. A tentative agenda will be available prior to the meeting.