

# **Delaware County Planning Commission Meeting Agenda**

## **Thursday, November 19, 2020**

Below is the agenda of Act 247 Review applications considered by the Delaware County Planning Commission at its public meeting **held remotely due to the Novel Coronavirus (COVID-19) pandemic in our region.**

### **ZONING MATTERS**

#### **SALDO/Zoning Recodification Revisions**

ZA-47-7560-20

Upper Darby Township

Amend the zoning and subdivision land development ordinances regarding recodification revisions

#### **Recreation Impact Fees**

ZA-03-7573-20

Bethel Township

Amend the text of the Township subdivision ordinance to address recreation impact fees

#### **Eagle & Radnor Roads - PI to R-2**

ZA-34-7571-20

Radnor Township

Rezone 19.530 acres from PI to R-2

### **FINAL LAND DEVELOPMENTS**

#### **Proposed Wawa Food Market and Retail**

47-755-77-09-18-20

Upper Darby Township

Southwest corner of Baltimore Avenue and Oak Avenue

Construct 5,051 sq. ft. convenience store (See FINAL SUBDIVISIONS)

#### **Lanzetta - Chester Pike & McKinley Avenue**

31-7565-20

Norwood Borough

Northeast corner of Chester Pike and McKinley Avenue

Develop a tradesman shop and associated parking (See FINAL SUBDIVISIONS)

#### **Williamson Dorm**

26-3952-96-97-01-05-15-16-20

Middletown Township

West side of Route 352, approximately 2,500' south of Baltimore Pike

Further develop a 220.754 acre campus with a dormitory

#### **6501 Market Street**

27-7568-20

Millbourne Borough

Northwest corner of Market Street and Sellers Avenue

Redevelop 0.619 acre with 19,676 sq. ft. of retail space

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

### **Agronomed Biologics**

45-7547-20

Upland Borough

South of the terminus of W. Elkton Avenue

Develop 11.48 acres with 74,650 sq. ft. medical marijuana growing/processing facility

### **WCG LNG Expansion Phase 3**

24-7570-20

Marple Township

Southwest corner of Sproul and Cedar Grove Roads

Develop 0.536 acre with a 2,233 sq. ft. utility building (See FINAL SUBDIVISIONS)

### **Neumann - Tennis Courts**

02-3866-95-96-97-00-01-02-05-07-08-09-11-15-17-20

Aston Township

North side of Convent Road, central portion of campus property

Further develop campus with covered tennis courts

### **Eagle & Radnor Roads**

34-7571-20

Radnor Township

Southeast corner of Eagle Road and Radnor Street Road

Develop 20 single-family detached dwellings and a cul-de-sac street

### **Hachik Distributors - 100 Commerce Drive**

04-8040-96-20

Chester Township

East side of Commerce Drive, approximately 500 north of McDonald Blvd

Further develop 4.3236 acres with a 13,448 sq. ft. warehouse addition

## **FINAL SUBDIVISIONS**

### **Capozzoli - 1137-1141 Muhlenberg Avenue**

36-7559-20

Ridley Township

West side of Muhlenberg Avenue, approximately 800' south of Amherst Avenue

Adjust lot lines of lots totaling 0.6 acre

### **Miller - 164 Governor Markham Drive**

12-7561-20

Concord Township

West side of Governor Markham Drive, approximately 1,600' south of Twin Creeks Drive

Subdivide 2.552 acres into two lots

### **34 W 8th Street**

25-7558-20

Media Borough

South side of the intersection of Plum and 8th Streets

Adjust lot lines of two lots totaling 0.68 acre

## **FINAL SUBDIVISIONS** (continued)

### **Peel - 62 Greenhill Road**

48-7562-20

Upper Providence Township

West side of Greenhill Road, approximately 150' south of Valley View Road

Incorporate two lots totaling 0.178 acre into one lot

### **Stefanide - 155 Governor Markham Drive**

12-7563-20

Concord Township

East side of Governor Markham Drive, approximately 1,600' south of Twin Creeks Drive

Subdivide 2.982 acres into three lots

### **Zayarchencko - 238-240 Maple Avenue**

40-7564-20

Springfield Township

Southwest side of Maple Avenue, approximately 700' west of Church Road

Subdivide 0.260 acres into 2 lots

### **Lanzetta - Chester Pike & McKinley Avenue**

31-7565-20

Norwood Borough

Northeast corner of Chester Pike and McKinley Avenue

Incorporate two lots totaling 0.3242 acre into one lot (See FINAL LAND DEVELOPMENTS)

### **Belvue Terrace**

46-7566-20

Upper Chichester Township

Terminus of Bellvue Terrace

Incorporate two lots totaling .2755 acre into one lot

### **A&Y, LLC - 816 W 2nd Street**

06-7567-20

City of Chester

North side of W Second Street, approximately 200' west of Pusey Street

Incorporate three lots totaling 0.188 acre into one lot

### **101 A Lincoln Avenue**

47-7569-20

Yeadon Borough

North side of Lincoln Avenue, approximately 300' west of S Wycombe Avenue

Adjust lot lines of two lots totaling 0.504 acre

### **WCG LNG Expansion Phase 3**

24-7570-20

Marple Township

Southwest corner of Sproul and Cedar Grove Roads

Subdivide 7.186 acres into two lots (See FINAL LAND DEVELOPMENTS)

## **FINAL SUBDIVISIONS** (continued)

### **Eagle & Radnor Roads**

34-7571-20

Radnor Township

Southeast corner of Eagle Road and Radnor Street Road

Subdivide 19.530 acres into 20 lots

### **Proposed Wawa Food Market and Retail**

47-755-77-09-18-20

Upper Darby Township

Southwest corner of Baltimore Avenue and Oak Avenue

Adjust lot lines of two lots totaling 6.98 acres (See FINAL LAND DEVELOPMENTS)

## **PRELIMINARY LAND DEVELOPMENTS**

### **Hamilton Trust - Eagle Road**

34-5152-01-20

Radnor Township

North side of Eagle Road, approximately 300' east of Stafford Avenue

Develop nine single-family detached dwellings and a cul-de-sac street (See PRELIMINARY SUBDIVISIONS)

### **200 South Ithan**

34-1622-84-87-89-95-98-99-00-20

Radnor Township

North side of Ithan Avenue, approximately 1,500' east of Conestoga Road

Construct 9 single-family detached dwellings (See PRELIMINARY SUBDIVISIONS)

### **Hamilton Estate - 208/228 Strafford Ave**

34-7572-20

Radnor Township

Northwest corner of Eagle Road and Strafford Avenue

Develop 41 townhouses and a residential street (See PRELIMINARY SUBDIVISIONS)

## **PRELIMINARY SUBDIVISIONS**

### **Hamilton Trust - Eagle Road**

34-5152-01-20

Radnor Township

North side of Eagle Road, approximately 300' east of Stafford Avenue

Subdivide 3.750 acres into nine lots (See PRELIMINARY LAND DEVELOPMENTS)

### **200 South Ithan**

34-1622-84-87-89-95-98-99-00-20

Radnor Township

North side of Ithan Avenue, approximately 1,500' east of Conestoga Road

Subdivide 6.946 acres into 9 lots (See PRELIMINARY LAND DEVELOPMENTS)

## **PRELIMINARY SUBDIVISIONS** (continued)

### **Hamilton Estate - 208/228 Strafford Ave**

34-7572-20

Radnor Township

Northwest corner of Eagle Road and Strafford Avenue

Consolidate 3 parcels and resubdivide 7.523 acres into 41 townhouses and a residential street (See PRELIMINARY LAND DEVELOPMENTS)

## **NEXT PUBLIC MEETING**

**Thursday, December 17, 2020** 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.