



DELAWARE COUNTY PLANNING COMMISSION
Meeting Agenda with Application Detail

Thursday, August 17, 2023

ZONING MATTERS

- 1. Recreation Facilities and Open Space (ZA-26-7879-23)
Middletown Township
*Amend the text of the Township zoning ordinance to address recreation facilities and open space
2. Transitional Uses in C-1 (ZA-12-7882-23)
Concord Township
*Amend the text of the Township zoning ordinance to address auto related transitional uses within the C-1 District

COMPREHENSIVE PLANS

- 1. City of Chester Comprehensive Plan Update (CP-06-7886-23)
City of Chester
*Replace the comprehensive plan of Chester City with an updated plan

FINAL LAND DEVELOPMENTS

- 1. Upland Center Dunkin Donuts (45-7877-23)
Upland Borough
*Further develop 9.8 acres with a 1,125 sq. ft. coffee shop with drive thru
Location Northwest corner of Upland Avenue and W 24th Street

Tax Map # 47-04-535 Zoning District(s)
Tax Folio #

Table with 5 columns: Application Type, Acreage, Water, Sewer, Floodplains/Wetlands/HOP Required. Includes checkboxes for Residential, Nonresidential, Public, Private.

Summary of Proposed Units

Summary of Proposed Units table with columns: Existing Units, Existing Square Footage, Proposed Units, Proposed Square Footage. Includes Restaurant/Deli entry and Totals row.

Applicant Spring Hill Realty c/o Nate Seaman, 528 Main Street, Suite 200, Harleysville, PA, 19438 (215) 513-7368

Engineer Renew Design Group, 117 E. Broad Street, Suite 4, Souderton, PA, 18964 (484) 443-4433



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FINAL LAND DEVELOPMENTS

2. 150-168 Lancaster Avenue 34-7878-23

Radnor Township

*Develop a 3-story mixed use building See FS 1

Location Southwest corner of Lancaster and Louella Avenues

Tax Map # 36-13-444

Zoning District(s) WBOD

Tax Folio # 36-03-01669-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u> <input type="checkbox"/>
Residential <input type="checkbox"/>	Residential 0.000	Public <input type="checkbox"/>	Public <input type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 0.410	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

<u>* Residential *</u>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Multifamily			1
* Totals *			1

<u>* Nonresidential *</u>	<u>-----Existing-----</u>				<u>-----Proposed-----</u>					
	<u>-----Units-----</u>		<u>-Square Footage-</u>		<u>-----</u>		<u>-----</u>			
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Adn's</u>	<u>Sq. Ft.</u>
Retail										8,000
* Totals *										8,000

Applicant 150-168 E. Lancaster Partners, LLC, 950 W. Valley Road, Suite 2500, Wayne, PA, 19087
 (484) 585-4423

Engineer SITE Engineering Concepts, LLC, P.O. Box 1992, Southeastern, PA, 19399
 (610) 240-0450



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FINAL LAND DEVELOPMENTS

3. **Overbrook Golf Club** 34-2992-91-96-99-03-04-09-14-23

Radnor Township

*Further develop 131.11 acres with a building addition and new patio

Location Southwest corner of Sproul Road and Godfrey Road

Tax Map # 36-37-086:000

Zoning District(s) Ag. Conservation Dis

Tax Folio # 36-04-02221-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input type="checkbox"/>	Residential 0.000	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 131.110	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

	<u>-----Existing-----</u>				<u>-----Proposed-----</u>					
	<u>-----Units-----</u>		<u>-Square Footage-</u>		<u>-----Units-----</u>		<u>-Square Footage-</u>			
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Adn's</u>	<u>Sq. Ft.</u>
Recreational	1	131.110					1			14,000
* Totals *	1	131.11					1			14,000

Applicant Vincent Bartorillo, P.O. Box 140, Bryn Mawr, PA, 19010
 (610) 721-8477

Engineer Wilkinson Apex Engineering Group, 1000 Conshohocken Road, Conshohocken, PA, 19428
 (610) 234-2410

4. **Franklin Mint - Self Storage** 26-4092-96-00-01-02-10-13-17-22-23

Middletown Township

*Develop 2.388 acres with a 97,468 sq. ft. self-storage facility See FS 2

Location Southeast side of Baltimore Pike, approximately 2,100' east of Valley Road

Tax Map # 27-27-005

Zoning District(s) SU-1 Mixed Use

Tax Folio # 17-00-00091-50

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input type="checkbox"/>	Residential 0.000	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 4.414	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

	<u>-----Existing-----</u>				<u>-----Proposed-----</u>					
	<u>-----Units-----</u>		<u>-Square Footage-</u>		<u>-----Units-----</u>		<u>-Square Footage-</u>			
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Adn's</u>	<u>Sq. Ft.</u>
Warehouse/Storage							2			97,468
* Totals *							2			97,468

Applicant Printers Way Properties, LLC, 940 W. Sproul Road, Suite 301, Springfield, PA, 19064
 (610) 604-9800

Engineer Kelly Engineers & Surveyors, 30 LaCrue Avenue, Suite 201, Glen Mills, PA, 19342
 (610) 358-9363



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FINAL LAND DEVELOPMENTS

5. **Texas Eastern Transmission Line** 43-7881-23

Tinicum Township

*Develop 0.1 acre with a 36 sq. ft. valve shed

Location East side of Wannamaker Avenue, approximatley 500' north of I-95

Tax Map # 45-06-001

Zoning District(s)

Tax Folio # 45-00-02151-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input type="checkbox"/>	Residential 0.000	Public <input type="checkbox"/>	Public <input type="checkbox"/>	Floodplains <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 0.100	Private <input type="checkbox"/>	Private <input type="checkbox"/>	Wetlands <input type="checkbox"/>
				HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Nonresidential *

	<u>-----Existing-----</u>				<u>-----Proposed-----</u>					
	<u>-----Units-----</u>		<u>-Square Footage-</u>							
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Adn's</u>	<u>Sq. Ft.</u>
Public Utility										36
* Totals *										36

Applicant Texas Eastern Transmission LP c/o David Stefanski, 2701 Commerce Drive, Middletown, PA, 17057
 (570) 862-1109

Engineer Mott McDonald, 401 Thomas Road, Suite 2, West Monroe, LA,
 (318) 329-0095

6. **Broomall Avenue and Cynwyd Avenue** 24-7884-23

Marple Township

*Develop three single-family detached dwellings See FS 5

Location Western corner of Cynwyd and Broomall Avenues

Tax Map # 25-12-088

Zoning District(s) R-3

Tax Folio # 22-04-00215-01

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.590	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Floodplains <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	Wetlands <input type="checkbox"/>
				HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Residential *

	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Detached			3
* Totals *			3

Applicant Ebuild Construction, LLC, 2375 West Chester Pike, Broomall, PA, 19008

Engineer Catania Engineering Associates, Inc., 520 West MacDade Boulevard, Milmont Park, PA, 19033-3311
 (610) 532-2884



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FINAL LAND DEVELOPMENTS

7. **Chichester High School Improvements** 46-4420-60-68-98-09-23

Upper Chichester Township

* Further develop 44.835 acres with 6,450 sq. ft. of improvements to Chichester High School

Location East side of Chichester Avenue, approximately 525' north of Thorton Road

Tax Map # 9-21-076:000

Zoning District(s) R-2

Tax Folio # 09-00-00856-02

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u> <input checked="" type="checkbox"/>
Residential <input type="checkbox"/>	Residential 0.000	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input checked="" type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 44.835	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

	-----Existing-----				-----Proposed-----					
			-----Units-----	-Square Footage-						
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Addn's</u>	<u>Sq. Ft.</u>
Educational	1	44.835	4		144,930		1		1	6,450
* Totals *	1	44.835	4		144,930		1		1	6,450

Applicant Chichester School District, 401 Cherry Tree Lane, Aston, PA, 19014
 (610) 485-6881

Engineer G. D. Houtman and Son, 139 East Baltimore Pike, Media, PA, 19063
 (610) 565-6363

8. **Public Works Garage** 06-7885-23

City of Chester

* Develop 1 acre with a 5,625 sq. ft. public works garage

Location South of the intersection between E 2nd and Dock Streets

Tax Map # --:000

Zoning District(s) MIC

Tax Folio #

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u> <input type="checkbox"/>
Residential <input type="checkbox"/>	Residential 0.000	Public <input type="checkbox"/>	Public <input type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 1.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

	-----Existing-----				-----Proposed-----					
			-----Units-----	-Square Footage-						
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Addn's</u>	<u>Sq. Ft.</u>
Government										5,625
* Totals *										5,625

Applicant City of Chester, , , PA,

Engineer



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FINAL SUBDIVISIONS

1. 150-168 Lancaster Avenue 34-7878-23

Radnor Township

* Incorporate two lots totaling 0.41 acre into one lot See FL 2

Location Southwest corner of Lancaster and Louella Avenues

Tax Map # 36-13-444

Zoning District(s) WBOD

Tax Folio # 36-03-01669-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u> <input type="checkbox"/>
Residential <input type="checkbox"/>	Residential 0.000	Public <input type="checkbox"/>	Public <input type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 0.410	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

<u>* Residential *</u>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Multifamily			1
* Totals *			1

<u>* Nonresidential *</u>	<u>-----Existing-----</u>				<u>-----Proposed-----</u>					
	<u>-----Units-----</u>		<u>-Square Footage-</u>		<u>-----</u>		<u>-----</u>			
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Adn's</u>	<u>Sq. Ft.</u>
Retail										8,000
* Totals *										8,000

Applicant 150-168 E. Lancaster Partners, LLC, 950 W. Valley Road, Suite 2500, Wayne, PA, 19087
 (484) 585-4423

Engineer SITE Engineering Concepts, LLC, P.O. Box 1992, Southeastern, PA, 19399
 (610) 240-0450



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FINAL SUBDIVISIONS

2. **Franklin Mint - Self Storage** 26-4092-96-00-01-02-10-13-17-22-23

Middletown Township

*Resubdivide 4.414 acres into two development parcels See FL 4

Location Southeast side of Baltimore Pike, approximately 2,100' east of Valley Road

Tax Map # 27-27-005

Zoning District(s) SU-1 Mixed Use

Tax Folio # 17-00-00091-50

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input type="checkbox"/>	Residential 0.000	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input checked="" type="checkbox"/>	Nonresidential 4.414	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Nonresidential *

	<u>-----Existing-----</u>				<u>-----Proposed-----</u>			
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>	<u>Addn's</u>	<u>Sq. Ft.</u>
Warehouse/Storage					2			97,468
* Totals *					2			97,468

Applicant Printers Way Properties, LLC, 940 W. Sproul Road, Suite 301, Springfield, PA, 19064
 (610) 604-9800

Engineer Kelly Engineers & Surveyors, 30 LaCruce Avenue, Suite 201, Glen Mills, PA, 19342
 (610) 358-9363

3. **104 Allgates Road** 20-7880-23

Haverford Township

*Adjust lot lines of two lots totaling 1.36 acres

Location Southeast side of Allgates Drive, approximately 600' west of Coopertown Road

Tax Map # 22-13-136

Zoning District(s) R-1

Tax Folio # 22-04-00001-65

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 1.360	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Wetlands <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	HOP Required <input type="checkbox"/>

Summary of Proposed Units

* Residential *

	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Detached			
* Totals *			

Applicant Edmund M. Grant, 104 Allgates Road, Haverford, PA, 19041
 (215) 280-7650

Engineer SITE Engineering Concepts, LLC, P.O. Box 1992, Southeastern, PA, 19339
 (610) 240-0450



DELAWARE COUNTY PLANNING COMMISSION
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FINAL SUBDIVISIONS

4. **O'Donnell Lot Line Change** 46-7883-23

Upper Chichester Township

*Adjust lot lines of two lots totaling 0.8038 acre

Location North side of Ruth Avenue, approximately 100' east of Wolverson Avenue

Tax Map # 9-15-158

Zoning District(s) R-2

Tax Folio # 09-00-03041-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.804	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Floodplains <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	Wetlands <input type="checkbox"/>
				HOP Required <input type="checkbox"/>

Summary of Proposed Units

<u>* Residential *</u>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Detached			
* Totals *			

Applicant David O'Donnell III, 354 Ruth Avenue, Aston, PA, 19014

Engineer H. Gilroy Damon Associates, Inc., P O Box 1158, 1343 Chester Pike, Sharon Hill, PA, 19079
 (610) 583-4100

5. **Broomall Avenue and Cynwyd Avenue** 24-7884-23

Marple Township

*Subdivide 0.59 acre into three lots See FL 6

Location Western corner of Cynwyd and Broomall Avenues

Tax Map # 25-12-088

Zoning District(s) R-3

Tax Folio # 22-04-00215-01

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.590	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	Floodplains <input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	Wetlands <input type="checkbox"/>
				HOP Required <input type="checkbox"/>

Summary of Proposed Units

<u>* Residential *</u>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Detached			3
* Totals *			3

Applicant Ebuild Construction, LLC, 2375 West Chester Pike, Broomall, PA, 19008

Engineer Catania Engineering Associates, Inc., 520 West MacDade Boulevard, Milmont Park, PA, 19033-3311
 (610) 532-2884



DELAWARE COUNTY PLANNING COMMISSION
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PRELIMINARY SUBDIVISIONS

1. **Orchard Knoll** **12-5926-05-12-23**

Concord Township

*Subdivide 45.258 acres into 27 lots with dedicated open space

Location East side of Brinton Lake Road, approximately 1,800' south of Mill Road

Tax Map # 13-11-009:000 **Zoning District(s)** R-2

Tax Folio # 13-00-00566-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 45.258	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	Wetlands <input checked="" type="checkbox"/>
				HOP Required <input type="checkbox"/>

Summary of Proposed Units

<i>* Residential *</i>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Detached			27
<i>* Totals *</i>			27

Applicant Orchard Knoll Development, LLC, 19 Smithbridge Road, Chester Heights, PA, 19017
 (610) 459-5010

Engineer Wilkinson Apex Engineering Group, 374 Circle of Progress Drive, Pottstown, PA, 19464
 (610) 234-2930

2. **26 Wentworth Lane** **34-7756-22-23**

Radnor Township

*Subdivide 0.3438 acre into two lots

Location West side of Wentworth Lane, approximately 200' south of Conestoga Road

Tax Map # 36-32-339 **Zoning District(s)** R-5

Tax Folio # 36-07-05123-01

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential <input checked="" type="checkbox"/>	Residential 0.344	Public <input checked="" type="checkbox"/>	Public <input checked="" type="checkbox"/>	<input type="checkbox"/>
Nonresidential <input type="checkbox"/>	Nonresidential 0.000	Private <input type="checkbox"/>	Private <input type="checkbox"/>	Wetlands <input type="checkbox"/>
				HOP Required <input type="checkbox"/>

Summary of Proposed Units

<i>* Residential *</i>	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Semi-Detached			
<i>* Totals *</i>			

Applicant Ingrain Construction, 624 S. Prince Street, Lancaster, PA, 17603
 (717) 799-4439

Engineer Schock Group LLC, 1958 Butler Pike, Suite 200, Conshohocken, PA, 19428
 (610) 590-7373