

# Delaware County Planning Commission Meeting Agenda

## Thursday, March 18, 2021

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

#### Open Space Requirement

ZA-34-7642-21

Radnor Township

Amend the text of the Township zoning ordinance to increase open space requirement for subdivisions

#### Group Home and Sober Living Home

ZA-47-7645-21

Upper Darby Township

Amend the text of the Township zoning ordinance to further address group homes and sober living homes

#### Edgmont Zoning and SALDO Updates

ZM-SO-17-7644-21

Edgmont Township

Amend the text of the Township zoning ordinance with administrative updates including but not limited to definitions, various uses, parking (See SUBDIVISION ORDINANCES)

### SUBDIVISION ORDINANCES

#### Edgmont Zoning and SALDO Updates

ZM-SO-17-7644-21

Edgmont Township

Amend the text of the Township subdivision and land development ordinance regarding parking lot design and administrative changes (See ZONING MATTERS)

### FINAL LAND DEVELOPMENTS

#### Dunkin

46-7643-21

Upper Chichester Township

North side of the Conchester Highway, approximately 1,500' west of Route 452

Develop 0.434 acre with a 969 sq. ft. donut shop

#### Lawrence Park Shopping Center

24-627-55-93-00-01-19-21

Marple Township

East side of Sproul Road between Lawrence and Reed Roads

Redevelop portion of the site with a 2,660 sq. ft. bank and parking lot/pedestrian improvements

#### Luongo

26-7646-21

Middletown Township

North side of Parkmount Road, approximately 1,000' east of Lundgren Road

Develop a parking lot (See FINAL SUBDIVISIONS)

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

### **RVN Enterprises LLC**

36-7283-17-19-21

Ridley Township

Northwest corner of MacDade Boulevard and Kedron Avenue

Develop 1.145 acres with a 4,900 sq. ft. car wash

### **812-814 Glenbrook Avenue**

34-7145-16-20-21

Radnor Township

Northwest corner of Bryn Mawr Avenue and County Line Road

Redevelop portion of a 0.642 acre with a 5,564 sq. ft. 3-unit apartment building

### **Agronomed Biologics**

45-7547-20-21

Upland Borough

South of the terminus of W. Elkton Avenue

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

### **Adams Street**

36-5663-04-21

Ridley Township

Southern corner of Smiley and Adams Streets

Develop two single-family detached dwellings and two semi-detached dwellings (See FINAL SUBDIVISIONS)

### **JMT Builders**

35-7647-21

Ridley Park Borough

South side of West Ridley Avenue, approximately 250 west of Free Street

Develop two single-family detached dwellings (See FINAL SUBDIVISIONS)

## **FINAL SUBDIVISIONS**

### **400 Smithbridge Road**

12-7326-18-21

Concord Township

South side of Smithbridge Road, approximately 300' east of Concord Road

Subdivide 3.091 acres into two lots

### **Luongo**

26-7646-21

Middletown Township

North side of Parkmount Road, approximately 1,000' east of Lundgren Road

Incorporate two lots totaling 0.49 acre into 1 lot (See FINAL LAND DEVELOPMENTS)

## **FINAL SUBDIVISIONS** (continued)

### **Adams Street**

36-5663-04-21

Ridley Township

Southern corner of Smiley and Adams Streets

Resubdivide a parcel creating 7 lots. Two existing dwellings will be retained on two of the lots, one lot will remain undeveloped, and four lots are to be developed with single-family dwellings (See FINAL LAND DEVELOPMENTS)

### **Mutschler**

12-7647-21

Concord Township

Subdivide 8.43 acres into 2 lots

### **JMT Builders**

35-7647-21

Ridley Park Borough

South side of West Ridley Avenue, approximately 250 west of Free Street

Subdivide 0.32 acre into two lots (See FINAL LAND DEVELOPMENTS)

## **NEXT PUBLIC MEETING**

**Thursday, April 15, 2021** 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.