

# **Delaware County Planning Commission Meeting Agenda**

## **Thursday, August 19, 2021**

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**

#### **Marijuana Definitions/Uses in B-1**

ZA-04-7552-20-21

Chadds Ford Township

Minor adjustments to an amendment to the text of the Township zoning ordinance to allow medical marijuana dispensaries within the B-1 district as a Special Exception

#### **Historic Resources Map Overlay District**

ZA-20-6723-09-11-13-21

Haverford Township

Amend the text of the Township zoning ordinance by revising the Historic Resources Survey

#### **Accessory Structures - Chickens**

ZA-26-7678-21

Media Borough

Establish a Borough zoning ordinance regarding accessory structures for keeping chickens

#### **Seasonal Outdoor Dining**

ZA-02-7679-21

Aston Township

Amend the text of the Township ordinance to regulate seasonal outdoor dining

### **FINAL LAND DEVELOPMENTS**

#### **Proposed Wawa Food and Gas**

43-7496-19-21

Tinicum Township

Northwest corner of Routes 420 and 291

Redevelop site with a Wawa food market and gas station

#### **Vernon Street**

26-7654-21

Media Borough

Northeast corner of Vernon and Taylor Streets

Demolish existing structure and build four single-family dwellings (See FINAL SUBDIVISIONS)

#### **Drexel Hill Middle School**

47-4498-98-06-21

Upper Darby Township

North side of State Road between Penn Avenue and Kenwood Road

Upgrades to existing athletic fields

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

### **Buckman Village Garages**

06-7677-21

City of Chester

North side of 12th Street between Meadow Lane and Keystone Road

Further develop 1.5 acres with more storage garages

### **Health Mats - Ivy & Front St**

06-6635-08-21

City of Chester

Northwest corner of Front and Ivy Streets

Further develop .24 acre with a 6,075 sq. ft. storage building (See FINAL SUBDIVISIONS)

### **Beverly Hills Middle School**

47-4582-98-21

Upper Darby Township

Southwest corner of Garrett Road and Sherbrook Boulevard

Further develop a school campus with playing field upgrades

### **Penn Avenue and 10th Street**

23-7675-21

Marcus Hook Borough

Penn Avenue southwest of 10th Street

Develop 31.443 acres with a 400,000 sq. ft. warehouse/distribution center (See FINAL SUBDIVISIONS)

### **Aldan Ave and Conchester Road**

12-5397-02-21

Concord Township

Northeast corner of Aldan Avenue and Conchester Road

Develop 4 acres with a 7,200 sq. ft. office and shop

### **1210 Roosevelt Drive**

47-7681-21

Upper Darby Township

West of Roosevelt Drive, approximately 300' north of Dermond Avenue

Develop two semi-detached dwelling units (See FINAL SUBDIVISIONS)

## **FINAL SUBDIVISIONS**

### **Vernon Street**

26-7654-21

Media Borough

Northeast corner of Vernon and Taylor Streets

Subdivide 0.68 acre into four residential lots (See FINAL LAND DEVELOPMENTS)

### **Patterson Street**

06-7676-21

City of Chester

North side of Patterson Avenue between Concord Avenue and Barclay Street

Consolidate 8 residential lots and 1 commercial lot into one parcel

## **FINAL LAND SUBDIVISIONS** (continued)

### **Sproul Office LP Subdivision**

24-5354-02-08-21

Marple Township

West side of Sproul Road, approximately 833' south of Lawrence Road

Subdivide existing lot into 2 to provide each building with an individual lot

### **1210 Roosevelt Drive**

47-7681-21

Upper Darby Township

West of Roosevelt Drive, approximately 300' north of Dermond Avenue

Subdivide 0.1722 acre into two lots (See FINAL LAND DEVELOPMENTS)

### **Mead Shaffer Lot Adjustment**

03-7682-21

Bethel Township

South of Bethel Road, approximately 500' southwest of Stillwood Lane

Adjust lot lines of two lots totaling 23.6 acres

### **220 Newell Street**

28-7683-21

Morton Borough

North of Newell Street, approximately 100' west of Harding Avenue

Incorporate two lots totaling 0.213 acre into one lot

### **St Eugene Church**

47-7526-20-21

Upper Darby Township

Northwest corner of Oak Avenue and Bunting Lane

Subdivide 12.47 acres into three lots

### **Health Mats - Ivy & Front St**

06-6635-08-21

City of Chester

Northwest corner of Front and Ivy Streets

Incorporate two lots totaling 0.24 acre into one lot (See FINAL LAND DEVELOPMENTS)

### **Penn Avenue and 10th Street**

23-7675-21

Marcus Hook Borough

Penn Avenue southwest of 10th Street

Consolidate 20 parcels into 1 lot and re-subdivide creating two new lots (See FINAL LAND DEVELOPMENTS)

## **PRELIMINARY LAND DEVELOPMENTS**

### **Stoney Knoll**

30-3650-80-94-00-04-09-12-15-21

Newtown Township

Southeast side of Wayland Road, approximately 3,000' southwest of Route 252

Construct 27 single-family detached dwellings (See PRELIMINARY SUBDIVISIONS)

## **PRELIMINARY LAND DEVELOPMENTS** (continued)

### **RGM Development Corporation**

08-7684-21

Chester Township

North of the intersection between Powell and Elson Roads

Develop 77 dwelling units (See PRELIMINARY SUBDIVISIONS)

## **PRELIMINARY SUBDIVISIONS**

### **Stoney Knoll**

30-3650-80-94-00-04-09-12-15-21

Newtown Township

Southeast side of Wayland Road, approximately 3,000' southwest of Route 252

Subdivide 47.787 acres into 27 residential lots (See PRELIMINARY LAND DEVELOPMENTS)

### **RGM Development Corporation**

08-7684-21

Chester Township

North of the intersection between Powell and Elson Roads

Subdivide 5.8 acres into 56 lots and two open space parcels (See PRELIMINARY LAND DEVELOPMENTS)

## **NEXT PUBLIC MEETING**

**Thursday, September 16, 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.