

Delaware County Planning Commission Meeting Agenda

Thursday, April 17, 2025

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

Smoke Shops Ordinance

ZA-06-8173-25

City of Chester

Amend the text of the City zoning ordinance to further address smoke shops

Short Term Rentals

ZA-18-8174-25

Folcroft Borough

Amend the text of the Borough zoning ordinance to address short term rentals

Forestry Ordinance

42-8175-25

Thornbury Township

Amend the text of the Township zoning ordinance with forestry provisions

FINAL LAND DEVELOPMENTS

111 Elwyn Road

26-7901-23-25

Middletown Township

South of the intersection between E. Old Baltimore Pike and School Lane

Redevelop a portion of 259 acres with a 78,336 sq. ft. school

518 Askin Road

34-8169-25

Radnor Township

West side of Askin Road, approximately 600' south of Brookside Avenue

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

Connelly Center Expansion

34-1522-77-00-01-02-06-13-15-20-23-25

Radnor Township

Centrally located within the campus

Further develop a 225-acre campus with a building addition

Silvercare Senior Housing

06-8172-25

City of Chester

South of the intersection between W. 10th and Ward Streets

Modify site parking to accommodate a new use

FINAL LAND DEVELOPMENTS (continued)

The Crossbar

20-8176-25

Haverford Township

East side of Darby Road, approximately 50' south of Campbell Avenue

Further develop 0.09 acre with a 945 sq. ft building addition (See FINAL SUBDIVISIONS)

FINAL SUBDIVISIONS

From Seider to Rose Valley Borough

37-8166-25

Rose Valley Borough

At the intersection of Rose Valley and S. Ridley Creek Roads

Subdivide 1.107 acres into two lots

William C Hale III

37-8167-25

Rose Valley Borough

At the terminus of Hilltop Road

Adjust lot lines of two lots totaling 1.586 acres and 1.029 acres

39 Kirk Road

12-7112-15-25

Concord Township

East side of Kirk Road, north of Garnet Mine Road

Subdivide 3.2 acres into two lots

Golden Gate Christian

10-8168-25

Collingdale Borough

East of the intersection between Walnut Street and Clifton Avenue

Subdivide 0.4032 acre into two lots

518 Askin Road

34-8169-25

Radnor Township

West side of Askin Road, approximately 600' south of Brookside Avenue

Subdivide 1.48 acres into two lots (See FINAL LAND DEVELOPMENTS)

Naamans Ridge

46-7425-19-25

Lower Chichester Township

Southeast of Naamans Creek Road and I-95

Subdivide 111.27 acres into 2 lots

Rebecca Thompson

36-8170-25

Ridley Township

Southwest of the intersection of Fairview and Haverford Roads

Subdivide 0.13 acre into two lots

FINAL LAND SUBDIVISIONS (continued)

Morales Consolidation/1301 Honan Street

06-8171-25

City of Chester

East of the intersection of Nolan and Honan Streets

Incorporate two lots totaling 0.3 acre into one lot

The Crossbar

20-8176-25

Haverford Township

East side of Darby Road, approximately 50' south of Campbell Avenue

Incorporate two lots totaling 0.09 acre into one lot (See FINAL LAND DEVELOPMENTS)

NEXT PUBLIC MEETING

Thursday, May 15, 2025 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.