

# TOWNSHIP OF MIDDLETOWN

DELAWARE COUNTY, PENNSYLVANIA

(610) 565-2700

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27 N. PENNELL ROAD  
P.O. BOX 157, LIMA, PA 19037-0157

## **REVISED** AGENDA FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, May 10, 2022, AT 7:30 PM IN THE TOWNSHIP BUILDING

**Planning Commission Members:** Mark Bradson, Dave Decker, Alison Hassenplug, Jeff Koenig,  
William Moran, Josh Neidich, Doug Gramo

**Township Solicitor:** Don Petrosa, Esq. **Township Engineer:** Eric Janetka, Kelly & Close  
**Planning Director:** Meredith Merino

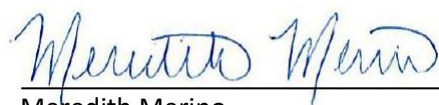
**A. CALL TO ORDER**

**B. APPROVAL OF MINUTES** March 8, 2022 Meeting Minutes

**C. NEW BUSINESS**

1. Conditional Use Application 2022-01  
Fay Development Co.  
209 Hunter St./36 S. Pennell Road  
Applicant seeks approval to convert an existing 8-suite office building into 8 apartment units.  
Property is zoned R-2 Residential.
2. Conditional Use Application 2022-02  
Sunnybrae Farm, LP  
81 S. Pennell Rd.  
Applicant is seeking to renovate and modernize the Wolff's Apple House operation, which will result in an expansion of a non-conforming use requiring Conditional Use approval.
3. Preliminary Land Development Plan Review  
Sunnybrae Farm, LP  
81 S. Pennell Rd.  
The project proposes building expansions to the Wolff's Apple House retail complex, including a 4,893 s.f. addition to the existing building to house storage, receiving and food preparation, and a new standalone 1,220 s.f. Garden Center entrance building.

Clock Date  
July 11, 2022



Meredith Merino  
Director of Planning & Development