TOWNSHIP OF MIDDLETOWN

DELAWARE COUNTY, PENNSYLVANIA

(610) 565-2700 **(610) 566-3640 FAX**

27 N. PENNELL ROAD
MEDIA, PA 19063

AGENDA FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

TUESDAY, JULY 14, 2026 AT 6:30 PM

THE MEETING WILL BE HELD AT PENN STATE BRANDYWINE, STUDENT UNION BUILDING 25 YEARSLEY MILL ROAD, MEDIA, PA 19063

TO ACCOMMODATE THE ANTICIPATED NUMBER OF ATTENDEES.

Planning Commission Members: Nathan Barcomb**,** Dave Beresford, Mark Bradson, Dave Decker, Doug Gramo, Jeff Koenig, Doug Kushnerick

Planning Commission Solicitor:	Melissa A. Rheinstadter, Esq.
Township Engineer:	Eric Janetka, Kelly Engineers
Township Traffic Engineer:	Andrew Parker, McCormick Taylor
Planning & Landscape Consultant:	Thomas Comitta, Thomas Comitta Associates
Planning Director:	Meredith Merino

A. CALL TO ORDER Review of Procedures for Meeting and Time Limits for Public Comment

B. APPROVAL OF MINUTES

January 13, 2026 Meeting Minutes

C. NEW BUSINESS

Clock Date
September 7, 2026

Preliminary/Major Subdivision & Land Development Plan Review
Rose Tree Media School District
134 Barren Road

Applicant proposes to reverse-subdivide the adjoining 15.7-acre parcel and merge into the current lands of the applicant currently totaling 65.7 acres. Both parcels are zoned I-1. Construction of a K-1 Early Learning school building (81,767 s.f. footprint) and parking is proposed on the newly merged parcel; additional improvements to the overall site include new parking areas and internal access drives, realignment of W. Rose Tree Road, and conversion of existing athletic fields to synthetic turf.

Meredith Merino
Director of Planning & Development