

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

AGENDA FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday, September 10, 2019 AT 7:30 PM IN THE TOWNSHIP BUILDING

Planning Commission Members: Greg Reitze, William Moran, Peter Schettler, Mark Bradson,
Alison Hassenplug, Dave Decker, Wayne Wilson

Township Solicitor: Donald Petrosa, Esq.
Township Engineer: Eric Janetka
Township Planner: Jaime Jilozian

A. CALL TO ORDER

B. APPROVAL OF MINUTES August Minutes

C. OLD BUSINESS None

D. NEW BUSINESS

Zoning Ordinance Amendment

The proposed ordinance provides for an amendment of Chapter 275, "Zoning" I-1 Institutional District, Section 275-71 to amend height regulations to permit a maximum height of 80 feet, Section 275-72 to amend area and bulk regulations to require a buffer area of 190 feet and maximum building coverage of thirty percent for institutional uses, and further amending Chapter 275 nonresidential regulations according to attached exhibit.

CONTINUANCE REQUESTED TO OCTOBER 8, 2019

[Proposed Ordinance - Zoning Amendment I-1 - Riddle Hospital](#)

Clock Date
11/11/2019

1. Conditional Use Application

Riddle Memorial Hospital

1068 West Baltimore Pike

Applicant is seeking conditional use approval pursuant to Section(s) 275-70B for expansion of an existing conditional use of a hospital in the I-1 Zoning District.

CONTINUANCE REQUESTED TO OCTOBER 8, 2019

2. Preliminary Land Development

Riddle Memorial Hospital

1068 West Baltimore Pike

Applicant proposes to construct a new five-story patient pavilion addition to the existing hospital and an adjacent two-level parking garage on the current campus.

CONTINUANCE REQUESTED TO OCTOBER 8, 2019

Clock Date
11/11/19

4. Preliminary/Final Land Development
Hugh C. Jr. & Page Thomson
345 Valley Road

Applicant is proposing subdivision of a 2.4 acre parcel located at 345 Valley Road to be subdivided into two lots, site zoned R1-A. The existing dwelling will remain on a new lot and a proposed single-family detached dwelling will be constructed on the remaining new lot.

Clock Date
11/11/19

5. Preliminary/Final Land Development
WV-PP Towne Center, L.P., WSFS Bank
1238 West Baltimore Pike

Applicant is proposing the development of a WSFS Bank on the 1.301 project site of the Pennell parcel tract, directly adjacent to the proposed Wawa convenience store and fronting Baltimore Pike. The proposed project is part of the approximately 173.8 acre redevelopment of the former Franklin Mint Tract and is located in SU1-A, Mixed Use Zoning District.



Jaime Jilozian
Planner