

TOWNSHIP OF MIDDLETOWN

DELAWARE COUNTY, PENNSYLVANIA

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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, November 12, 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 October Minutes

C. OLD BUSINESS

1. 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.

CONTINUED TO DECEMBER 10, 2019

2. 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.

CONTINUED TO NOVEMBER 12, 2019

3. 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. **CONTINUED TO NOVEMBER 12, 2019**

Clock Date
11/11/2019 (waived)

D. NEW BUSINESS

1. Conditional Use Application
Rose Tree Media School District
134/202 Barren Road

Applicant is seeking conditional use approval pursuant to Section(s) 275-19.C.(5) and 275-24.C.(5) for expansion of an existing conditional use (governmental) to acquire and reverse subdivide an adjacent parcel of land into the Penncrest property for use as a Life Skills Center as part of the Penncrest high School educational program.

2. Preliminary/Final Land Development
Rose Tree Media School District
134/202 Barren Road

Applicant proposes to reverse-subdivide the adjoining .922 acre R-2-zoned parcel and merge into current lands of the applicant currently totaling 64.78 acres zoned R-1. Construction of a 3,250 s.f. Life Skills Center and associated parking is proposed on the newly merged parcel; an additional 74 parking spaces east of the existing bus garage building is also proposed.

3. Comprehensive Amendments to Chapter 198, Stormwater Management Ordinance, adopted August 27, 2012.

Clock Date
January 6, 2020



Meredith Merino
Director of Planning & Development