

Delaware County Planning Commission Meeting Agenda

Thursday, April 20, 2023

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

Chadds Ford Zoning Update

ZA-04-7838-23

Chadds Ford Township

Rezone one parcel from LI to LI-1, and R-A and R-M districts to R-MA

Comprehensive text rewrite of the Township zoning ordinance

Medical Marijuana

ZA-48-7839-23

Upper Providence Township

Amend the text of the Township zoning ordinance to address Medical Marijuana as well as Kratom and Delta-8

Smoke Shops & Tobacco Stores

ZA-18-7840-23

Folcroft Borough

Amend the text of the Borough zoning ordinance to further address smoke shops and tobacco stores

Chickens and Coops

ZA-41-7841-23

Swarthmore Borough

Amend the text of the Borough zoning ordinance to address chickens and coops

Historic District

ZA-07-7842-23

Chester Heights Borough

Amend the text of the Borough zoning ordinance to include a historic district

Special Exception Expiration Change

ZA-29-7844-23

Nether Providence Township

Amend the text of the Township zoning ordinance to address the special exception expiration

Various Zoning Amendments

ZA-24-2847-23

Marple Township

Amend the text of the Township zoning ordinance with various edits

COMPREHENSIVE PLANS

Thornbury Comp Plan

CP-42-7719-23

Thornbury Township

Replace the comprehensive plan of Thornbury Township with a new plan

FINAL LAND DEVELOPMENTS

Wave Car Wash - 1537 Chester Pike

36-7837-23

Ridley Township

Southwest of Chester Pike and the Crum Creek

Develop 1.396 acres with a 4,578 sq. ft. car wash

Philadelphia Union/WSFS Sportsplex

06-4693-99-00-01-06-08-14-23

City of Chester

South of the intersection of Seaport Drive and Engle Street

Further develop a sportsplex with additional playing fields and amenities (See FINAL SUBDIVISIONS)

Proposed Warehouse/130 S. Fairview Road

36-3397-88-89-93-01-15-16-22-23

Ridley Township

East of the intersection between Walter Street and Fairview Road

Develop site with 81,000 sq. ft. warehouse (See FINAL SUBDIVISIONS)

15 Morton Woods Apartments

35-7843-23

Ridley Park Borough

East side of Morton Avenue, approximately 500' north of Chester Pike

Develop a 25-unit apartment building with associated parking (See FINAL SUBDIVISIONS)

4th and Booth Distribution Center -Stage II

06-7639-21-23

City of Chester

Northeast corner of Booth and West Fourth Streets

Redevelop portion of a site with a parking lot (See FINAL SUBDIVISIONS)

New Building for Acrymax Technologies

25-4244-97-98-23

Media Borough

East side of Brooke Street, approximately 400' south of Baltimore Avenue

Develop 0.53 acre with a 8,840 sq. ft. industrial building

Chichester School District Maintenance Garage

46-7848-26

Upper Chichester Township

Southwest corner of Bethel Road and Fisher Drive

Develop 5 acres with a 3,182 sq. ft. maintenance building

FINAL SUBDIVISIONS

Philadelphia Union/WSFS Sportsplex

06-4693-99-00-01-06-08-14-23

City of Chester

South of the intersection of Seaport Drive and Engle Street

Consolidate six lots into one totaling 42.32 acres (See FINAL LAND DEVELOPMENTS)

FINAL SUBDIVISIONS (continued)

Benchmark School - Bradley Property

48-4416-98-99-00-23

Upper Providence Township

North of the intersection between Providence and Colt Roads

Incorporate two lots totaling 24.4 acres into one lot

1919 MacDade Blvd

36-7836-23

Ridley Township

South of the intersection between Bullens and Irvington Lanes

Subdivide 3.7 acres into two lots

Proposed Warehouse/130 S. Fairview Road

36-3397-88-89-93-01-15-16-22-23

Ridley Township

East of the intersection between Walter Street and Fairview Road

Subdivide 12.02 acres into two lots (See FINAL LAND DEVELOPMENTS)

15 Morton Woods Apartments

35-7843-23

Ridley Park Borough

East side of Morton Avenue, approximately 500' north of Chester Pike

Incorporate two lots totaling 1.19 acres into one lot (See FINAL LAND DEVELOPMENTS)

4th and Booth Distribution Center -Stage II

06-7639-21-23

City of Chester

Northeast corner of Booth and West Fourth Streets

Incorporate two lots totaling 2.62 acres into one lot (See FINAL LAND DEVELOPMENTS)

2351 Booker Avenue

46-7846-23

Upper Chichester Township

East side of Booker Avenue, approximately 600' south of Washington Avenue

Subdivide 0.8035 acre into five lots

PRELIMINARY LAND DEVELOPMENTS

Endress and Hauser Northeast Regional Center

17-7845-23

Edgmont Township

West of the intersection between Landmark Drive and Providence Road

Develop a 95,700 sq. ft. warehouse building (See PRELIMINARY SUBDIVISIONS)

A & A Enterprises - Rick's Tree Service

02-7227-17-23

Aston Township

Southeast corner of Bridgewater Road and Judy Way

Develop a 6,000 sq. ft. garage (See PRELIMINARY SUBDIVISIONS)

PRELIMINARY SUBDIVISIONS

Endress and Hauser Northeast Regional Center

17-7845-23

Edgmont Township

West of the intersection between Landmark Drive and Providence Road

Incorporate four lots into one lot (See PRELIMINARY LAND DEVELOPMENTS)

A & A Enterprises - Rick's Tree Service

02-7227-17-23

Aston Township

Southeast corner of Bridgewater Road and Judy Way

Consolidate three lots into one and subsequently subdivide to create two new parcels (See PRELIMINARY SUBDIVISIONS)

NEXT PUBLIC MEETING

Thursday, May 18, 2023 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.