

Delaware County Planning Commission Meeting Agenda

Thursday, February 20, 2025

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

TND-5 Overlay District Uses

ZA-40-4760-99-00-04-07-10-12-18-22-23-25

Springfield Township

Southwest corner of State and Weymouth Roads

Amend the Township zoning ordinance to further address uses within the TND-5 District

SUBDIVISION ORDINANCES

SALDO Recordation Requirements

SO-04-8157-25

Chadds Ford Township

Amend the text of the Township subdivision and land development ordinance regarding recordation requirements

FINAL LAND DEVELOPMENTS

117 Radnor Chester Road

34-7493-19-24-25

Radnor Township

East of Radnor Chester Road, approximately 270' south of Chew Lane

Develop two detached single-family dwellings (See FINAL SUBDIVISIONS)

Wawa Food Market

34-7363-18-25

Radnor Township

Southeast corner of Lancaster and South Aberdeen Avenues

Develop a Wawa store with associated gas pumps (See FINAL SUBDIVISIONS)

140 Powhattan Avenue Pole Barn

43-8153-25

Tinicum Township

South side of Powhattan Avenue, approximately 100' west of 2nd Avenue

Develop 0.220 acre with a 1,500 sq. ft. pole barn

1039 Sproul Road

20-370-53-25

Haverford Township

East side of Sproul Road, approximately 500' south of Brittany Lane

Develop four single-family detached dwellings (See FINAL SUBDIVISIONS)

FINAL LAND DEVELOPMENTS (continued)

Rowghani - 8520 Monroe Avenue

47-8155-25

Upper Darby Township

South side of Monroe Avenue, approximately 200' west of South Harwood Avenue

Construct two duplexes (4 units) (See FINAL SUBDIVISIONS)

Patrick Cleary-136 4th Avenue

24-5471-03-25

Marple Township

West side of Fourth Ave., approx. 50' north of Morton Ave.

Develop a duplex building (2 units) (See FINAL SUBDIVISIONS)

351 North State Road

40-4760-99-00-04-07-10-12-18-22-23-25

Springfield Township

Southwest corner of State and Weymouth Roads

Develop 44.8 acres with a community hospital and ambulatory care facility

Secane Self Storage

47-5624-03-05-25

Upper Darby Township

West side of Oak Lane, approximately 300' south of Baltimore Avenue

Further develop 3.06 acres with a 124,416 sq. ft. self-storage facility

Swarthmore College Post Office

41-5324-02-03-12-15-16-17-20-22-25

Swarthmore Borough

Central within the college campus

Further develop a campus post office with a building addition

742 W. Front Street

06-8156-25

City of Chester

Southwest corner of Kerlin and West Second Streets

Develop a 61,200 sq. ft. warehouse building (See FINAL SUBDIVISIONS)

6 Station Way

04-2330-88-01-25

Chadds Ford Township

South Side of Baltimore Pike, west of Creek Road

Further develop 16.02 acres with a 1,494 sq. ft. building addition (See FINAL SUBDIVISIONS)

FINAL SUBDIVISIONS

117 Radnor Chester Road

34-7493-19-24-25

Radnor Township

East of Radnor Chester Road, approximately 270' south of Chew Lane

Subdivide 1.24 acres into two lots (See FINAL LAND DEVELOPMENTS)

FINAL SUNDIVISIONS (continued)

Wawa Food Market

34-7363-18-25

Radnor Township

Southeast corner of Lancaster and South Aberdeen Avenues

Incorporate two lots totaling 1.71 acres into one lot (See FINAL LAND DEVELOPMENTS)

1039 Sproul Road

20-370-53-25

Haverford Township

East side of Sproul Road, approximately 500' south of Brittany Lane

Subdivide 2.934 acres into four lots (See FINAL LAND DEVELOPMENTS)

10 and 20 Old Orchard Lane

04-8154-25

Chadds Ford Township

Northeast corner of Old Orchard Lane and Bullock Road

Adjust lot lines of two lots totaling 10.5 acres

Rowghani - 8520 Monroe Avenue

47-8155-25

Upper Darby Township

South side of Monroe Avenue, approximately 200' west of South Harwood Avenue

Subdivide 0.2365 acre into three lots (FINAL LAND DEVELOPMENTS)

Patrick Cleary-136 4th Avenue

24-5471-03-25

Marple Township

West side of Fourth Ave., approx. 50' north of Morton Ave.

Subdivide .53 acre into two lots (See FINAL LAND DEVELOPMENTS)

1500 Calcon Hook Road

14-8158-25

Darby Township

Northwest corner of Tribbitt Ave. and Calcon Hook Rd.

Incorporate two lots totaling 2.959 acres into 1 lot

742 W. Front Street

06-8156-25

City of Chester

Southwest corner of Kerlin and West Second Streets

Incorporate 13 lots totaling 3.03 acres into one lot (See FINAL LAND DEVELOPMENTS)

6 Station Way

04-2330-88-01-25

Chadds Ford Township

South Side of Baltimore Pike, west of Creek Road

Incorporate 13 lots of into one totaling 16.02 acres (See FINAL LAND DEVELOPMENTS)

PRELIMINARY LAND DEVELOPMENTS

201 S. Spring Mill Road

34-8152-25

Radnor Township

East side of S Spring Mill Road, approximately 150' south of Sunny Hill Road

Develop two single-family detached dwellings (See PRELIMINARY SUBDIVISIONS)

PRELIMINARY SUBDIVISIONS

201 S. Spring Mill Road

34-8152-25

Radnor Township

East side of S Spring Mill Road, approximately 150' south of Sunny Hill Road

Subdivide 1.496 acres into two lots (See PRELIMINARY LAND DEVELOPMENTS)

NEXT PUBLIC MEETING

Thursday, March 20, 2025 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.