

# **Delaware County Planning Commission Meeting Agenda**

## **Thursday, October 19, 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**

#### **Conditional Uses in Mixed-Use Overlay District**

ZA-02-7906-23

Aston Township

Amend the text of the Township zoning ordinance to address conditional uses in the mixed-use overlay District

#### **Solar Regulations**

ZA-29-7872-23

Nether Providence Township

Amend the text of the Township zoning ordinance to address ground solar installations (resubmission)

#### **Chadds Ford Zoning Update**

ZA-04-7838-23

Chadds Ford Township

Comprehensive text rewrite of the Township zoning ordinance (resubmission)

Rezone one parcel from LI to LI-1, change the R-A and R-M districts to R-MA, and multiple parcels from R-1 to MC

### **SUBDIVISION ORDINANCES**

#### **Chadds Ford SALDO Update**

SO-04-7910-23

Chadds Ford Township

Comprehensive text update of the Township Subdivision and Land Development Ordinance

### **FINAL LAND DEVELOPMENTS**

#### **Extra Space Storage**

12-7898-23

Concord Township

Southeast corner of Routes 202 and 491

Further develop 1 acre with a 39,975 sq. ft. building addition

#### **SW Bajus Ltd.-595 E. Lancaster Avenue**

34-7900-23

Radnor Township

Northwest corner of Lancaster Avenue and N Radnor-Chester Road

Further develop 6.5371 acres with an outdoor patio/bar and event space

#### **Ponds Edge Commercial**

26-4092-96-00-01-02-10-13-17-22-23

Middletown Township

Southeast side of Baltimore Pike, approximately 2,100' east of Valley Road

Develop 1.37 acres with a 11,990 sq. ft. day-care facility

## **FINAL LAND DEVELOPMENTS** continued

### **Elwyn Kitchen Building**

26-7901-23

Middletown Township

South of the intersection between E Old Baltimore Pike and School Lane  
Redevelop a portion of 259 acres with 7,130 sq. ft. kitchen

### **Tsaganos Co LLC**

02-2355-87-88-89-98-02-22-23

Aston Township

West side of Pennell Road, approximately 600' north of Concord Road  
Further develop a shopping area with 3,600 sq. ft. of retail

### **Concord Country Club - Golf Cart Bldg**

12-7902-23

Concord Township

East side of Route 202, approximately 2,500' north of State Farm Drive  
Further develop 186.3 acres with a 4,660 sq. ft. golf cart building

### **Proposed Self-Storage Development**

06-7908-23

City of Chester

West of the intersection between Morton Avenue and Ledward Street  
Develop 1.85 acres with a storage facility

### **Chester Community Center Addition**

06-7674-21-23

City of Chester

Northeast corner of Booth and Seventh Streets  
Further develop the site with a 7,750 sq. ft. building addition

### **Proposed Building Renovation**

47-7909-23

Yeadon Borough

Northwest corner of E Providence Road and Industrial Drive  
Redevelop 2.031 acres with a renovated industrial building

### **3111 Sawmill Road**

30-7795-22-23

Newtown Township

North side of Sawmill Road, approximately 400' west of Greene Country Drive  
Develop three single-family detached dwellings (See FINAL SUBDIVISIONS)

## **FINAL SUBDIVISIONS**

### **1031 Tyler Avenue**

13-7899-23

Darby Borough

Terminus of Tyler Avenue

Adjust lot lines of two lots totaling 0.3601 acre

## **FINAL SUBDIVISIONS** continued

### **3111 Sawmill Road**

30-7795-22-23

Newtown Township

North side of Sawmill Road, approximately 400' west of Greene Countrie Drive  
Subdivide 12.1865 acres into three lots (See FINAL LAND DEVELOPMENTS)

### **Elam Methodist Church**

13-7903-23

Concord Township

North side of Smithbridge Road, approximately 500' west of Sunset View Drive  
Adjust the lot lines of two lots totaling 8.3 acres

### **Guarino - 35 Waterford Way and 107 Harvey Road**

29-7904-23

Nether Providence Township

75' west of the intersection between Waterford Way and Harvey Road  
Adjust lot lines of two lots totaling 0.9889 acre

### **2415 Grand Avenue**

36-7905-23

Ridley Township

Northwest corner of Lawnton Terrace and Grand Avenue  
Incorporate two lots totaling 0.34 acre into one lot

### **Irvington - Frank Fox**

47-7078-13-23

Upper Darby Township

East side of Irvington Road, approximately 56' north of Huey Avenue  
Subdivide .39 acre into two lots

### **Walls - 2740 Meetinghouse Road**

46-7907-23

Upper Chichester Township

Terminus of Rockhurst Avenue

Adjust lot lines of two lots totaling 1.55 acres

### **410 Glenloch Road**

35-7912-23

Ridley Park Borough

West side of Glenloch Road, approximately 150' south of Hillside Road  
Subdivide 0.57 acre into two lots

## **PRELIMINARY LAND DEVELOPMENTS**

### **Logan-Videon Funeral Home**

24-7911-23

Marple Township

Northeast corner of Lawrence and Sproul Roads

Further develop site with a 4,757 sq. ft. building addition (See PRELIMINARY SUBDIVISIONS)

## **PRELIMINARY LAND DEVELOPMENTS** continued

### **Folcroft Technical School Addition**

18-7309-18-23

Folcroft Borough

Southeast corner of Henderson Boulevard and Delmar Drive

Further develop 10 acres with a 41,930 sq. ft. building addition

## **PRELIMINARY SUBDIVISIONS**

### **Logan-Videon Funeral Home**

24-7911-23

Marple Township

Northeast corner of Lawrence and Sproul Roads

Incorporate two lots totaling 2.71 acres into one lot (See PRELIMINARY LAND DEVELOPMENTS)

## **NEXT PUBLIC MEETING**

**Thursday, November 16, 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.