

Delaware County Planning Commission Meeting Agenda

Thursday, July 17, 2014

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-1 Overlay District

ZA-36-8032-14

Ridley Township

Designate the corridor along MacDade Boulevard with a TND-1 Overlay District

Amend the text of the Township zoning ordinance to enhance definitions and create regulations for the TND-1 Overlay District

Shared Driveways

ZA-25-5785-04-14

Media Borough

Amend the text of the Borough zoning ordinance and the subdivision ordinance regarding shared driveways (See SUBDIVISION ORDINANCES)

Outdoor Dining

ZA-42-6993-12-14

Thornbury Township

Amend the text of the Township zoning ordinance to permit seasonal outdoor dining

Retail Stores

ZA-46-8034-14

Upper Chichester Township

Amend the text of the Township zoning code regarding retail stores

R-S to C-5 and C-5 District Amendments

ZA-05-8030-14

Brookhaven Borough

Southwest quadrant of Edgmont Avenue and Coeburn Boulevard, extending to Dutton's Mill Road; and north side of Edgmont Avenue between Whitely Avenue and Hilltop Drive

Amend the text of the Borough zoning ordinance with various definitions and changes to use regulations in the C-5 district, Rezone 2 lots of 54.973 acres from R-S Residential Special to C-5 Commercial (Area 1), and Rezone 1 lot of 22.66 acres from C-1 Commercial to C-5 Commercial (Area 2) (See PRELIMINARY LAND DEVELOPMENTS & PRELIMINARY SUBDIVISIONS - "Shoppes at Brookhaven")

SUBDIVISION ORDINANCES

Shared Driveways

ZA-25-5785-04-14

Media Borough

Amend the text of the Borough zoning ordinance and the subdivision ordinance regarding shared driveways (See ZONING MATTERS)

SUBDIVISION ORDINANCES (continued)

TND-1 Overlay District

ZA-36-8032-14

Ridley Township

Amend the text of the Township subdivision and land development ordinance to include standards for the TND-1 Overlay District

FINAL LAND DEVELOPMENTS

Melmark

30-654-76-86-99-02-04-06-08-11-14

Newtown Township

South side of Wayland Road, north of Crum Creek

Further develop 3 lots totaling 65.3 acres with several residential building and an administrative building additions totaling 43,243 sq. ft.

Royal Farms

46-8033-14

Upper Chichester Township

Northwest corner of Meetinghouse Road and Market Street

Develop 2.457 acres with a gas station and convenience store totaling 5,379 sq. ft. (See FINAL SUBDIVISIONS)

Villanova Station Improvements

34-7062-13-14

Radnor Township

Northeast and southwest sides of SEPTA Paoli/Thorndale rail lines, at the Villanova train station

Further develop 3.1 acres with the reconfiguration of a rail station and parking lot improvements

Delaware County SPCA

48-2963-91-00-14

Upper Providence Township

Southeast corner of Sandy Bank Road and Route 1

Further develop 6.835 acres with building additions and two detached buildings for an animal shelter totaling 8,880 sq. ft.

Conicelli Toyota

40-4692-99-14

Springfield Township

North side of Baltimore Pike, approximately 325' east of Thompson Avenue

Further develop 2 lots totaling 5.618 acres with a proposed showroom with a service center and an addition to an existing car dealership totaling 19,511 sq. ft.

FINAL SUBDIVISIONS

Chichester Associates

22-1132-80-87-88-89-91-92-95-04-08-10-11-14

Lower Chichester Township

Northwest corner of Ridge Avenue and Blueball Avenue

Subdivide 21.702 acres into 3 lots

FINAL SUBDIVISIONS (continued)

Royal Farms

46-8033-14

Upper Chichester Township

Northwest corner of Meetinghouse Road and Market Street

Incorporate 3 lots totaling 2.457 acres into 1 lot (See FINAL LAND DEVELOPMENTS)

Megill Homes

17/42-8035-14

Edgmont Township

Northeast side of Middletown Road, approximately 350' northeast of Slitting Mill Road

Subdivide 4.03 acres into 2 lots

PRELIMINARY LAND DEVELOPMENTS

Shoppes at Brookhaven

5-8030-14

Brookhaven Borough

Northwest corner of Coeburn Boulevard and Edgmont Avenue

Develop 25.625 acres with a shopping center containing a grocery store, fitness center, and other commercial or retail establishments totaling 163,093 sq. ft. (See PRELIMINARY SUBDIVISIONS & ZONING MATTERS - "R-S to C-5 and C-5 District Amendments")

PRELIMINARY SUBDIVISIONS

Shoppes at Brookhaven

5-8030-14

Brookhaven Borough

Northwest corner of Coeburn Boulevard and Edgmont Avenue

Subdivide 2 lots totaling 54.973 acres into 3 lots (See PRELIMINARY LAND DEVELOPMENTS & ZONING MATTERS - "R-S to C-5 and C-5 District Amendments")

NEXT PUBLIC MEETING

Thursday, August 21, 2014 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.