

THE MAYOR AND COUNCIL OF MIDDLETOWN AGENDA

**Monday, April 1, 2019
Town Hall Council Chambers
19 W. Green St., Middletown**

7:30 p.m. Regular Meeting

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Minutes Approval**
- 4. Treasurer's Report**
- 5. Bills Payable**
- 6. Police Report**
- 7. Middletown Main Street Update**
- 8. Public Hearings**

- A. 1 Whittington Way – LED sign request for The Edge of 18 golf course.
- B. Preserve at Deep Creek (The Legacy) – Record Plan Amendment – The recorded plans included a 1,500 +/- square-foot building, patio area and associated parking improvements in the vicinity of Lots 118 and 119 on Swansea Drive in The Legacy at Deep Creek. The amended plans propose a 2,063 +/- square-foot clubhouse building, a 386 +/- square-foot equipment / storage building, a pool, a pavilion and a court area. Tax Parcel No. 23-018.00-216.
- C. 224 N. Broad Street – Conditional Use Permit request for the conversion of a duplex home into a multi-family unit (three unit) dwelling in an R-2-zoned area. Tax Parcel No. 23-005.00-083. CU-04-19.
- D. 128 Patriot Drive, Suites 11 and 12 – Conditional Use Permit request for a dog training business (House of Watson Kennels) in an M-I-zoned area. Tax Parcel No. 23-041.00-015. CU-05-19.
- E. 112 Patriot Drive, Suite C – Amendment to Conditional Use Permit CU-12-18, to add alcohol sales via a tap license to sell beer and wine at Camp Hatchet-Project Escape. Tax Parcel No. 23-041.00-007.
- F. 116 W. Main Street – Conditional Use Permit request for Volunteer Brewing Company to locate a food truck in a C-2-zoned area. CU-06-19. Tax Parcel No. 23-008.00-017.

- G. 116 W. Main Street – Minor Land Development Plan for the Volunteer Brewing Company Taphouse. The project proposes the expansion of the current Volunteer Brewing Company located at 120 W. Main Street to include the adjoining property at 116 W. Main Street. Tax Parcel No. 23-008.00-017.
- H. 108 Patriot Drive, Suites A and B – Conditional Use Permit request for a business management consulting firm and incubator for entrepreneurs (Healthcare Operations Management Enterprises, LLC) to locate in an M-I-zoned area. CU-07-19. Tax Parcel No. 23-041.00-005.
- I. 504 S. Broad Street – Record Major Land Development Plan for the demolition and construction of a new Everett Meredith Middle School. Plans call for a new, two-story middle school building totaling 125,309-square-feet, with administrative offices, classrooms, kitchen, cafeteria, gym and auditorium. The plan also proposes to reconfigure parking areas to provide additional on-site parking. The existing early childhood center, field house and athletic field are to remain. Tax Parcel No. 23-011.00-001.
- J. 200 E. Cochran Street – Record Major Land Development and Subdivision Plan for Silver Lake Elementary School. The plan is for the school site to be subdivided into two parcels. One parcel will be 11.81 +/- acres and will be the site of the elementary school. The second parcel will be 28.19 +/- acres and will be conveyed to the Town of Middletown. Tax Parcel No. 23-009.00-162.
- K. 5018 Summit Bridge Road – Record Major Land Development Plan for the proposed development of a Wawa Gas Station and Convenience Store consisting of an approximately 5,585-square-foot convenience store and a 7,898-square-foot fuel island canopy, with 16 multiple pump dispensers (MPDs). Tax Parcel No. 23-075.00-001.
- L. Motion to ratify a Memorandum of Understanding with YMCA of Delaware.
- M. Motion to ratify a construction agreement for the 2019 Road Restoration Project.
- N. Introduce an Ordinance to adopt incentives regarding the Downtown Development District within the Town of Middletown.

9. Unfinished Business

10. New Business

11. Executive Session

- A. Discussion of the content of documents, excluded from the definition of “public record” in §10002(1)(2), where such discussion may disclose the contents of such documents, pursuant to 29 Del. Code §10004(b)(6).
- B. Strategy sessions, including those involving legal advice or opinion from an attorney-at-law, with respect to collective bargaining or pending or potential

litigation, but only when an open meeting would have an adverse effect on the bargaining or litigation position of the public body, pursuant to 29 Del. Code §10004(b)(4).

- C. Preliminary discussion on site acquisitions for any publicly-funded capital improvements, or sales or leases of real property, pursuant to 29 Del. Code §10004(b)(2).
- D. Discuss personnel matters in which the names, competency and ability of individual employees or students are discussed, pursuant to 29 Del. Code §10004(b)(9).

12. Adjournment

Note: If special accommodations are needed, please contact Town Hall at (302) 378-2711 at least 24 hours in advance of meeting.