

THE MAYOR AND COUNCIL OF MIDDLETOWN AGENDA

Monday, August 6, 2018

**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. Public Assembly Request for Union Soccer Club to host a season-opening event at Silver Lake Park on Saturday, Sept. 9.
- B. Parcel 6, Middletown Market Place – Phase II – Preliminary Major Land Development Plan proposing an 11,200-square-foot general purpose retail building under the current C-3 zoning. Project comprises 3.0 +/- acres, located along the northerly side of West Main Street and the westerly side of Peterson Road.
Tax Parcel No. 23-005.00-296.
- C. Summit Bridge Road / Summit Plaza Shopping Center – Preliminary Major Land Development Plan for the Reybold Self Storage and Retail Center of Middletown, comprised of two, two-story self-storage buildings (45,940-square-feet and 42,030-square-feet) and retail center in a C-3-zoned area.
Tax Parcel Nos: 23-001.00-141 and 23-001.00-084.
- D. Lot 1A – Westown Business Park – Revised Preliminary Major Land Development Plan for a Harley-Davidson motorcycle sales and service center totaling 45,000 square-feet on 5.05 +/- acres, and associated utilities and site improvements, in a C-3-zoned area. Tax Parcel No. 23-040.00-002.
- E. Middletown Village – Record Major Subdivision and Land Development Plan for 27 single-family home lots and improvements on 22.94 +/- acres, abutted by Choctank and Bunker Hill Roads, in an R-1A zoned area.
Tax Parcel No. 23-024.00-172.

- F. Microtel Hotel – Record Major Land Development and Subdivision Plan – Northside Shopping Center – located at the intersection of U.S. 301 and Doc Levinson Drive. A three-story, 12,388-square-foot Microtel Hotel is proposed. Tax Parcel No. 23-005.00-326.
- G. 211 Middletown-Warwick Road – Conditional Use Permit request for live and steamed crab sales (Island Girl Crab Company) from a trailer in a C-3 zoned area (Village Wines & Spirits) on weekends from Memorial Day to Labor Day. CU-07-18. Tax Parcel No. 23-003.00-010.
- H. 100 S. Broad Street – Conditional Use Permit request for Blue Hen Insurance, LLC, to work in an office space located in the R-1A-zoned building. CU-08-18. Tax Parcel No. 23-009.00-026.
- I. 116 Sleepy Hollow Drive – Conditional Use Permit request to allow Technical Media Solutions to utilize the building as a warehouse for storage of audio, video, lighting and scenery for corporate events, in an MI-zoned area. Technical Media will also construct various custom scenic elements inside the warehouse. CU-09-18. Tax Parcel No. 23-021.00-127.
- J. 128 Patriot Drive, Unit 2 – Conditional Use Permit request to allow for an auto and truck accessory business in an MI-zoned area. The project proposes a fit-out of the existing 2,400-square-foot area, with the installation of a truck bed spray booth and several divider walls. CU-10-18. Tax Parcel No. 23-041.00-015.
- K. 819 Middletown-Warwick Road, Building E-2 – Conditional Use Permit request for Stumpy’s Hatchet House, an indoor hatchet-throwing venue that will serve beer, wine and pre-packaged snacks, in a C-3-zoned area. Hatchet throwing is a new trend in group recreation that allows people to throw hatchets at wood targets. CU-11-18. Tax Parcel No. 23-065.00-004.
- L. 112 Patriot Drive, Suite C – Conditional Use Permit request for Camp Hatchet-Project Escape, an indoor hatchet-throwing and escape room venue that will have a food service counter, in an MI-zoned area. The indoor amusement use will feature 10 axe-throwing lanes and five adventure (escape) rooms. CU-12-18. Tax Parcel No. 23-041.00-007.
- M. 108 Patriot Drive – Conditional Use Permit request for Game Central Station, an indoor gaming center that will offer console video gaming as well as table top gaming for private birthday parties and team-building events. CU-13-18. Tax Parcel No. 23-041.00-005.
- N. 705 Industrial Drive – Conditional Use Permit request for Athens Paper to lease the existing MI-zoned building for the storage and shipment of its paper products. CU-14-18. Tax Parcel No. 23-010.00-041.

- O. 120 W. Main Street – Conditional Use Permit request for Volunteer Brewing Company to host a food truck (mobile food unit) during each of the events on the C-2-zoned property during Volunteer Brewing Company’s open hours. CU-15-18. Tax Parcel No. 23-008.00-016.
 - P. Motion to Approve Ordinance 18-07-01 to institute a Lodging Tax for the Town of Middletown.
 - Q. Motion to Adopt a Resolution to set the water customer charge rate for all water customer accounts, pursuant to the FY’19 budget.
9. Unfinished Business
10. New Business
11. Executive Session
- A. 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).
 - B. 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).
12. Adjournment

Note: If special accommodations are needed, please contact Town Hall at 378-2711, at least 24 hours in advance of the meeting for assistance. Posted 7-30-18 kk.