

# **PLANNING & ZONING COMMISSION**

## **AGENDA**

**June 15, 2017**

### **7 p.m. Regular Meeting**

Town Hall Council Chambers

19 W. Green Street

Middletown, Delaware

#### **PUBLIC HEARINGS:**

1. 124 Sleepy Hollow Drive – Conditional Use Permit request for medical office building in an M-I-zoned area. Building is changing owners and conditional use permits remain with building owners. Building will remain as Christiana Care Health Services as the major and largest tenant. CU-08-17. Tax Parcel No. 23-021.00-131.
2. 113 Patriot Drive – Conditional Use Permit request for a 2,000-square-foot automotive window tinting facility (Greenhill 100 LLC) in an M-I-zoned area. CU-09-17. Tax Parcel No. 23-041.00-023.
3. 108 Patriot Drive – Conditional Use Permit request for a Martial Arts School (Central Movement LLC) in an M-I-zoned area. CU-10-17. Tax Parcel No. 23-041.00-005.
4. Westown Business Park – Record Minor Subdivision Plan to add a 10-foot wide utility easement on the south side of Kohl Avenue, east side of Hedgelawn Way and north side of Patriot Drive, along lot numbers 6-12, in an area zoned M-I and C-3. There are no other changes to the plan.
5. Church Branch, Lot 4 – Record Minor Subdivision Plan to divide Lot 4 Church Branch into four separate parcels. The property is located on the northerly side of Industrial Drive, contains 3.46 acres, and is zoned M-I. Tax Parcel No. 23-012.00-019.
6. Westown Business Park, Lot 5 – Preliminary Major Land Development Plan for a three-story, climate-controlled, self-storage facility, and office space totaling about 108,000-square-feet of floor space, associated utilities and site improvements on 4.62 +/- acres. Tax Parcel No. 23-065.00-009.
7. 26 W. Lake Street – Minor Land Development Plan for the addition of two apartment units at the Family Help, Inc. site. Tax Parcel No 23-005.00-091.
8. Lot Q2, Diamond State Boulevard and Tower Road – Preliminary Minor Land Development Plan for a 10,000 +/- square-foot building to house a medical clinic and professional offices, in a C-3-zoned area. Tax Parcel No. 23-008.00-108.
9. Review Ordinance 17-03-03 for the Rezoning of 410 Brick Mill Road, from R-1B to R-3. Tax Parcel Nos: 23-056.00-023 and 23-057.00-158.
10. 12 W. Main Street – Historical Zone Review of project to construct walk-in refrigerator box with screen wall covers at Sully’s Irish Pub at the Witherspoon Inn. Tax Parcel No. 23-009.00-001.
11. Northside Shopping Center, Parcel C – Minor Land Development Plan (amendment to Record Plan) to increase the building size 5,000-square-feet and add 17 parking spaces. Tax Parcel No. 23-005.00-329.

*Note: If special accommodations are needed, please contact Town Hall at 302-378-2711, at least 24 hours in advance of meeting.* Posted 6-8-17 kk