

# **PLANNING & ZONING COMMISSION**

## **AGENDA**

**February 15, 2018**  
**7 p.m. Regular Meeting**  
Town Hall Council Chambers  
19 W. Green Street  
Middletown, Delaware

### **PUBLIC HEARINGS:**

- A. Lot 1A – Westown Business Park – Preliminary Major Land Development Plan for a Harley-Davidson motorcycle sales and service center totaling 53,000 square-feet on 5.05 +/- acres, and associated utilities and site improvements. Tax Parcel No. 23-040.00-002.**
- B. Middletown Auto Park Lot A – Preliminary Subdivision and Land Development Plan for the Crooked Hammock Brewery – Lot A will be subdivided into two lots. The brewery lot will comprise 2.64 acres and will include an 8,000-square-foot restaurant, 650-square-foot screened porch and brewery. Tax Parcel No. 23-040.00-05.**
- C. 305 N. Cass Street – Conditional Use Permit request for a residential kitchen producing baked goods, canned goods and candies for craft shows and other outside events, in an R-2 zoned area. CU-01-18. Tax Parcel No. 23-005.00-074.**
- D. 110 Patriot Drive, Suite E – Conditional Use Permit request for Cooper Personal Training, a personal training facility with focus on the 55-over community, located in M-I zoning. CU-02-18. Tax Parcel No. 23-041.00-006.**
- E. Review Ordinance 18-02-01 to Rezone Tax Parcels 23-065.00-007 and 23-065.00-008 (700 and 710 Hedgelawn Way) from the existing land use designation of M-I to C-3.**
- F. Review Ordinance 18-02-03 for the Annexation of the Casapulla Farm Property containing 119.32 +/- acres contiguous to the Town of Middletown, in accordance with the Town of Middletown Comprehensive Plan. Tax Parcel No. 13-026.00-005.**
- G. Review Ordinance 18-02-02 to Amend Sections 1 and 6 of the Town of Middletown Subdivision Regulations, regarding plan review fees and development definitions.**

### **Executive Session:**

- 1. Discuss pending litigation, pursuant to 29 Del. Code §10004(b)(4)**