

# **PLANNING & ZONING COMMISSION**

## **AGENDA**

**July 19, 2018**

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

Town Hall Council Chambers

19 W. Green Street

Middletown, Delaware

#### **PUBLIC HEARINGS:**

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 211 Middletown-Warwick Road – Conditional Use Permit request for live 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.
8. 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.
9. 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.
10. 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.
11. 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.

*Note: If special accommodations are needed, please contact Town Hall at 302-378-2711, at least 24 hours in advance of meeting.* Posted 7-12-18 kk