

THE MAYOR AND COUNCIL OF MIDDLETOWN

AGENDA

Monday, May 4, 2026

7:30 p.m.

**Town Hall Council Chambers
19 W. Green St., Middletown**

- 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. Motion to approve a Public Assembly Permit for Music on the Square events outside of Sully's Irish Pub on Cochran Square.
 - B. 225 E. Hampden Road -- Concept Plan for a 9,600-square-foot retail building and 4,880-square-foot car wash in a C-3 zoned area. Tax Parcel No. 23-033.00-210.
 - C. 0 Summit Bridge Road – Conditional Use Permit request for an RV / Boat Storage facility, in a C-3 zoned area. CU-08-26. Tax Parcel Nos.: 23-028.00-243, 23-028.00-244 and 23-028.00-245.
 - D. 0 Summit Bridge Road – Preliminary Minor Land Development and Resubdivision Plan for an RV / Boat Storage facility, on 5.44 +/- acres in a C-3 zoned area. The project proposes combining the parcels into one for the purposes of developing the site for covered RV/Boat storage.
Tax Parcel Nos.: 23-028.00-243, 23-028.00-244 and 23-028.00-245.
 - E. Lot 24 Levels Business Park – Minor Land Development Plan for the construction of a 1,130-square-foot building addition. Located on 1.05 +/- acres in an M-I zoned area. Tax Parcel No. 23-041.00-026.
 - F. 217 Middletown-Warwick Road – Minor Land Development Plan for a 510-square-foot building (Seven Brew Coffee) in a C-3 zoned area. Tax Parcel No. 23-003.00-128.
 - G. 101 Sandhill Drive – Preliminary Major Land Development Plan for a 7,320 +/- square-foot Discount Tire store in a C-3 zoned area. Tax Parcel No. 23-005.00-315.

- H. Motion to approve a lease agreement with Hockessin Soccer Club for the property located at 300 Fields Way.
- I. Motion to approve a request to assign / sublet a portion of the property at the St. Anne's Golf Course in accordance with the St. Anne's Golf Course Ground Lease Agreement.
- J. Motion to approve Resolution 26-05-01 adopting the New Castle County Multi-Jurisdictional All-Hazard Mitigation Plan 2025 Update.
- K. Introduce Ordinance 26-05-01, to amend Chapter 46 in the Code of Ordinances (Manual of Construction Specifications and Details for Roads, Open Space and Utilities) for the Town of Middletown.
- L. Introduce Ordinance 26-05-02 to amend Section 2 and Section 4H of the Town of Middletown Zoning Code.

9. Unfinished Business

10. New Business (Public Comment Section)

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. Discussion of the content of documents, excluded from the definition of "public records" in §10002 of this title where discussion may disclose such documents, pursuant to §10004(b)(6) of 29 Del. Code.

12. Adjournment