

**TOWN OF MIDDLETOWN**  
**PLANNING & ZONING COMMISSION**  
**AGENDA**

**Thursday, June 18, 2026**

**7 p.m. Regular Meeting**

**Town Hall Council Chambers**

**19 W. Green St., Middletown**

- **Call to Order**
  - **Pledge of Allegiance**
  - **Public Hearings:**
1. Review Ordinance 26-06-03 for the Rezoning of 20 N. Cox Street from R-1A to R-2. Tax Parcel No. 23-006.00-239.
  2. 613 Tower Lane – Preliminary Major Land Development Plan for Lot S, Middletown Auto Park, for three (3) warehouse / flex space buildings with a combined 37,194 square feet and associated parking and improvements, in an M-I zoned area. Tax Parcel No. 23-010.00-049.
  3. 528 W. Main Street – Preliminary Major Land Development Plan for a 5,425-square-foot car wash to be developed within the existing Wawa parcel to include three (3) pay stations, vacuum stations and interparcel access, in a C-3 zoned area. Tax Parcel No. 23-008.00-001.
  4. 765 Middletown-Warwick Road – Preliminary Major Land Development Plan for Phase 3 of the Westown Town Center Parcel 3, to amend the Record Plan approved in 2018. This plan proposes 100,614-square-feet of building area within Buildings B, C, D, and F. Building E, depicted on the original plan as a credit union, has been removed. Buildings G, H, and I have been constructed. Tax Parcel No. 23-049.00-038.
  5. 436 Green Giant Road – Preliminary Major Land Development Plan for the Green Giant Elementary School, a two-story, 94,153 +/- square foot building in an R-1B zoned area. Tax Parcel No. 23-054.00-005.
  6. 835 Middletown-Warwick Road – Conditional Use Permit request for a Water Wings Swim School in a C-3 zoned area. The indoor swim facility will offer structured swim lessons, water safety education, stroke development, private lessons and parent-and-child classes for children and adults, year-round. CU-12-26. Tax Parcel No. 23-065.00-018.
  7. 306 N. Cass Street – Conditional Use Permit request for a financial planning and legal services business (The Ready Group) in an R-1A zoned area. CU-13-26. Tax Parcel No. 23-005.00-011.
  8. 100 S. Broad Street – Conditional Use Permit request for a personal injury and workers' compensation law firm (Law Office of Heather A. Long) in an R-1A zoned area. CU-14-26. Tax Parcel No. 23-009.00-026.
  9. **Adjournment**