

# The Mayor and Council of Middletown

General Administration

19 W. Green Street  
Middletown, DE 19709



## PLANNING AND ZONING MEETING

OCTOBER 17, 2019

**ATTENDEES:** David Chillas, Chair  
Morris Deputy, Town Manager  
Frank Bailey, Fire Chief  
Gene Bloemker  
Joe Pontak  
Gretchen Rachko  
Charles Roberts

**AGENDA:**

- 1. Hedgelawn Plaza – Record Re-Subdivision Plan for the addition of seven (7) parking spaces and a drive-up ATM machine along the existing paved travel way entering Hedgelawn Plaza paralleling Middletown-Warwick Road. Tax Parcel No. 23-040.00-008.**
- 2. 584 Middletown-Warwick Road – Minor Land Development Plan for Panera Bread, a one-story, 4,852 square-foot restaurant building with a drive-thru, in a C-3 zoned area. Tax Parcel No. 23-005.00-297.**

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**1. Hedgelawn Plaza – Record Re-Subdivision Plan for the addition of seven (7) parking spaces and a drive-up ATM machine along the existing paved travel way entering Hedgelawn Plaza paralleling Middletown-Warwick Road. Tax Parcel No. 23-040.00-008.**

- Rick Woodin, with Woodin and Associates, presented the plan proposing the addition of a drive-up ATM and 7 parking spaces to Hedgelawn Plaza.
- The plan meets all paving requirements.
- Parking is more than previously provided and meets Town Code.
- The ATM is proposed for TD Bank.
- TD Bank will possibly occupy an end unit in the shopping center.

Chip Roberts asked if additional lighting will be provided at the ATM. He said additional lighting was added when Bank of America installed their ATM.

Mr. Woodin said he believes the existing lighting will be adequate but he will follow up on that and advise Morris.

***Moved by Charles Roberts and seconded by Joe Pontak to recommend Mayor and Council approve Hedgelawn Plaza, Record Re-Subdivision Plan for the addition of seven (7) parking spaces and a drive-up ATM machine along the existing paved travel way entering Hedgelawn Plaza paralleling Middletown-Warwick Road. Tax Parcel No. 23-040.00-008. Motion Carried Unanimously.***

**2. 584 Middletown-Warwick Road – Minor Land Development Plan for Panera Bread, a one-story, 4,852 square-foot restaurant building with a drive-thru, in a C-3 zoned area. Tax Parcel No. 23-005.00-297.**

Tim Anderson with Anderson Civil Engineering, presented the plan for Panera Bread.

- The plan proposes the construction of a 4,852+/- square-foot, one-story restaurant with a drive-thru, located at 584 Middletown-Warwick Road. The site is the former location of KFC in the Middletown Marketplace Shopping Center.
- The existing building will be demolished.
- One access point is provided from the access easement through the property. The easement also provides access to several other businesses. The existing entrance will be adjusted to line up with the drive aisle on the site. The second entrance is across from the Auto Parts store.
- The site will have outdoor seating and patio area.
- Parking is in excess of the code requirement.
- A re-subdivision plan is included with the submission to acquire about 6 feet from the private right-of-way to be added to the Panera Bread site.
- Stormwater management for the shopping center is provided with two existing ponds for up to 65% impervious coverage. Anything over 65% will be provided onsite with an underground SWM facility.

Frank Bailey asked for the width of the access road at its narrowest point in the 50' easement. Mr. Anderson replied that it's 22 feet – a two-way travel lane. It varies because of the entrance to Rite Aid. Aisle-ways inside the site are 24 feet.

***Moved by Joe Pontak and seconded by Gene Bloemker to recommend Mayor and Council approve 584 Middletown Warwick Road, Minor Land Development Plan for Panera Bread, a one-story, 4,852 square-foot restaurant building with a drive-thru, in a C-3 zoned area. Tax Parcel No. 23-005.00-297. Motion Carried Unanimously.***

***Moved by Charles Roberts and seconded by Joe Pontak to adjourn. Motion Carried Unanimously.***

We believe these minutes accurately reflect what transpired; however, we will appreciate comments involving a different understanding of what occurred. Unless we are notified in writing to the contrary within 10 days after receipt, we will assume all in attendance concur with the accuracy of this transcription.

Respectfully Submitted.



Morris Deputy

Ry 10/22/19

Cc: Mayor and Council

Planning and Zoning Members

All Attendees

Duffield Associates