

The Mayor and Council of Middletown

General Administration

19 W. Green Street
Middletown, DE 19709



PLANNING & ZONING MEETING

MARCH 18, 2021

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

AGENDA:

1. 104 S. Broad Street – Conditional Use Permit update (CU-06-16) to allow Warriors Helping Warriors of Delaware to add an ADA-compliant bedroom and bathroom to the first floor of the non-profit veteran assistance program and residential facility, allowing for two additional residents (total of 14) in an R-1A zoned area. Tax Parcel No. 23-009.00-028.

2. The Crossings at Silver Lake – Preliminary Major Subdivision Plan (revised) for a 100-lot townhome subdivision with associated site improvements to be constructed on a 10.01+/- acre parcel located in the southeast corner of the intersection of Main Street and Library Drive. Additionally, the plan proposes lands to be dedicated to the Town of Middletown for the expansion of E. Green Street and E. Cochran Street. Tax Parcel No. 23-009.00-157.

1. 104 S. Broad Street – Conditional Use Permit update (CU-06-16) to allow Warriors Helping Warriors of Delaware to add an ADA-compliant bedroom and bathroom to the first floor of the non-profit veteran assistance program and residential facility, allowing for two additional residents (total of 14) in an R-1A zoned area. Tax Parcel No. 23-009.00-028.

TABLED

2. The Crossings at Silver Lake – Preliminary Major Subdivision Plan (revised) for a 100-lot townhome subdivision with associated site improvements to be constructed on a 10.01+/- acre parcel located in the southeast corner of the intersection of Main Street and Library Drive. Additionally, the plan proposes land to be dedicated to the Town of Middletown for the expansion of E. Green Street and E. Cochran Street. Tax Parcel No. 23-009.00-157.

Steve Woodin with Apex Engineering represented the property owner.

- The plan was previously presented in January to Planning and Zoning; the revised plan was presented to Mayor and Council March 8th.
- The number of units was reduced from 119 to 100; the revised plan does not require a Conditional Use and is by-right; appropriate open space is provided; spacing and lot size meet code.
- Comments from PLUS have been received.

- Sidewalks have been added to the open space between the units to create additional pedestrian access from Main Street to Cochran Street. The sidewalk added to the eastern boundary might be removed due to the additional sidewalk proposed between buildings.

Gretchen Rachko asked what the PLUS comments were.

Mr. Woodin said there were several comments, but the primary concern was creating access that didn't cross so many street paths. This revised plan has multiple pedestrian paths from Main to Cochran Street.

Gene Bloemker asked for clarification that the space between the buildings will be dedicated to the Town and the Town will maintain that space. He asked if sidewalk would be installed in that space. Mr. Woodin said each public open space piece between the buildings will have sidewalk access from East Main through the alleys, down to Cochran Street. The Town will maintain the open space.

Frank Bailey asked if the alleys are one-way, and what the markings on Library Drive by the circle indicate.

Mr. Woodin said the alleys are sixteen feet, one-way with a right only on Library Drive. The markings represent curb islands below the striped crosswalk; one on each side of the circle. They start about one and a half inches high and raise slightly to the center.

Joe Pontak asked if there is any additional parking other than on Green and Park Drive, and did the size of the lot change with the reduced number of units.

Mr. Woodin said the parking on Park and Green streets will be striped and additional parking is in the driveway. The lots are now a minimum 2,000 square-feet.

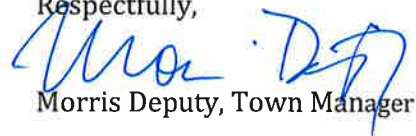
Mr. Woodin pointed out the radius on the alleys was made larger to accommodate the fire trucks. There is no overhang on the curb or driveways. The new truck movements were previously forwarded to Chief Bailey and will be forwarded to all the members.

Moved by Craig Sherman and seconded by Charles Roberts to recommend Mayor and Council approve The Crossings at Silver Lake, Preliminary Major Subdivision Plan (revised) for a 100-lot townhome subdivision with associated site improvements to be constructed on a 10.01+/- acre parcel located in the southeast corner of the intersection of Main Street and Library Drive. Additionally, the plan proposes lands to be dedicated to the Town of Middletown for the expansion of E. Green and E. Cochran Streets. Tax Parcel 23-009.00-157. Motion Carried Unanimously.

Moved by Joe Pontak and seconded by Gene Bloemker 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,


Morris Deputy, Town Manager