# CHESTER COUNTY PLANNING COMMISSION BOARD MEETING

Chester County Planning Commission — Hybrid Meeting
Chester County Airport, 1 Earhart Road, Coatesville, PA 19320 — October 14, 2026

## AGENDA

1:00 p.m. 1. CALL TO ORDER
A. Chair's Welcome — *Chair*

2. PUBLIC COMMENT — *Chair*

1:05 p.m. 3. ACTION ITEMS

A. Approval of Commission Meeting Minutes – Sept 9, 2026 — *Commission*

B. Act 247 Reviews – August 2026 Applications — *Commission*

1) 247 Monthly Summary — *Geoff Creary*

2) Subdivision and Land Development Plan Reviews (17)

| | | |
|---|---|---|
| 1. | East Goshen Township | SD-08-26-19084 |
| 2. | East Marlborough Township | LD-08-26-19069 |
| 3. | East Nantmeal Township | SD-08-26-19080 |
| 4. | East Nottingham Township | SD-08-26-19065 |
| 5. | Honey Brook Township | LD-07-26-19034 |
| 6. | London Grove Township | LD-08-26-19060 |
| 7. | Londonderry Township | SD-08-26-19079 |
| 8. | Lower Oxford Township | LD-07-26-19045 |
| 9. | Phoenixville Borough | LD-08-26-19073 |
| 10. | Tredyffrin Township | SD-07-26-19046 |
| 11. | Uwchlan Township | LD-08-26-19052 |
| 12. | West Bradford Township | SD-08-26-19076 |
| 13. | West Caln Township | SD-08-26-19087 |
| 14. | West Pikeland Township | LD-08-26-19074 |
| 15. | West Whiteland Township | LD-07-26-19030 |
| 16. | Willistown Township | LD-08-26-19078 |
| 17. | Willistown Township | SD-08-26-19070 |

3) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (17)

| | | |
|---|---|---|
| 1. | Caln Township | ZA-08-26-19082 |
| 2. | East Brandywine Township | ZA-08-26-19057 |
| 3. | East Brandywine Township | ZA-09-26-19093 |
| 4. | East Brandywine Township | ZA-09-26-19094 |
| 5. | East Brandywine Township | ZM-08-26-19053 |
| 6. | East Goshen Township | ZA-08-26-19049 |

7. East Marlborough Township MU-08-26-19086
8. East Marlborough Township ZA-08-26-19077
9. East Nantmeal Township ZO-07-26-19043
10. East Whiteland Township CA-08-26-19068
11. East Whiteland Township ZM-08-26-19067
12. Honey Brook Township ZA-08-26-19085
13. Malvern Borough MA-08-26-19075
14. Malvern Borough SO-08-26-19072
15. Malvern Borough ZM-08-26-19062
16. Malvern Borough ZO-08-26-19071
17. West Sadsbury Township ZA-08-26-19083

C. Act 537 Reviews – September 2026 Applications *Carrie Conwell*
   1) Minor Applications (1)
      1. West Brandywine Township; Nafziger/199 Springton Road, 29-4-148.10, consistent

D. Agricultural Security Area *Carrie Conwell*
   1) ASA additions (6)
      1) Franklin Township, 72-2-67.5
      2) Franklin Township, 72-2-68
      3) Westtown Township, 67-2-80.3B
      4) Westtown Township, 67-3-145.2
      5) Westtown Township, 67-4-134
      6) Westtown Township, 67-5-22.1

1:20 p.m. 4. DISCUSSION AND INFORMATION ITEMS

A. Multimodal Transportation Planning Division Update *Brian Styche*
B. Design & Technology Division Update *Geoff Creary*
C. Community Planning Division Update *Bambi Griffin Rivera*
D. Sustainability Division Update *Rachael Griffith*
E. Director's Report *Matthew Edmond*

1:45 p.m. 5. ADJOURNMENT

# Action Items

MINUTES: Regular Monthly Meeting — Hybrid – GSC Suite 270
Chester County Planning Commission — September 9, 2026

MEMBERS PRESENT IN PERSON: Frank Furman; Matt Hammond; Mike Heaberg; Andy Wright.

MEMBERS PRESENT VIA ZOOM: Stephanie Duncan; Doug Fasick; Molly Morrison.

STAFF PRESENT IN PERSON: Matthew Edmond, Director; Carrie Conwell; Geoff Creary; Paul Farkas; Mark Gallant; Kevin Myers; Rachael Griffith; Gene Huller; Nancy Shields; Jeannine Speirs; Brian Styche.

STAFF PRESENT VIA ZOOM: Steve Buck; Beth Cunliffe; Carolyn Oakley; Elle Steinman.

VISITORS PRESENT IN PERSON: Graham Laub, West Chester University student.

VISITORS PRESENT VIA ZOOM: None

CALL TO ORDER:
The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center and via Zoom audio/video on Wednesday, September 9, 2026 was called to order at 2:00 P.M. by Board member Mike Heaberg.

PUBLIC COMMENT: None

PRESENTATIONS:
Ms. Griffith presented an update on the Climate Action Plan noting that the Environmental and Energy Advisory Board (EEAB) is acting as the steering committee, receiving updates and giving feedback every other month. Key discussion included: a shift in emission goals from an 80% reduction in greenhouse gas emissions from 2005 levels by 2050 to a Net Zero emissions goal by 2050; and a comparison between the 2019 and 2024 greenhouse gas inventories that revealed shifts in where emissions come from. A draft plan will be made available for a formal public comment period, which will include a dedicated public meeting scheduled for November 19, 2026.

Mr. Myers introduced the Bike Park eTool which was created to help municipalities navigate planning hurdles in developing bike parks. Following active transportation plan collaborations with local boroughs, CCPC looked deeper into active recreation options that stray away from traditional sports fields, leading to the creation of the eTool. The eTool establishes a bike park as a dedicated facility for bicycles at a specific location and highlights the three main types - pump tracks, jump lines, and skills parks.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR AUGUST 12, 2026 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. WRIGHT, SECONDED BY MR FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DRAFT

Act 247 Reviews:

Subdivision and Land Development Reviews:

Mr. Creary noted that monthly development review activity dipped in August, which is a typical summer slowdown rather than a permanent decline. While residential development's overall application numbers for the month dipped slightly, year-to-date averages for specific residential types have grown significantly compared to last year. For non-residential development, commercial and industrial numbers remained relatively flat and stable month-over-month with institutional remaining high compared to last year.

Next, Mr. Creary and Mr. Farkas reported on the following Review of Interest: East Vincent Township CU-07-26-19012 noting that this is a unique conditional use application for a residential split-parcel development that straddles the boundary between suburban and rural resource areas.

A MOTION TO APPROVE THE THIRTEEN (13) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-06-26-18995; CU-07-26-19012; LD-07-26-19009; LD-08-26-19048.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews:

A MOTION TO APPROVE THE EIGHTEEN (18) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DRAFT

Act 537 Reviews:

A MOTION TO APPROVE THE THREE (3) MINOR ACT 537 REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Sustainability Division Update:

Ms. Griffith reported that CCPC is collaborating with the Conservation District to convert traditional lawns into meadows across six different municipal sites, including a county-owned site at the Pocopson Home. A fall training workshop is scheduled for municipal employees who will be responsible for overseeing and managing these new meadow benefits. CCPC has also been exploring options to bring agricultural production back to the Pocopson property.

Multimodal Transportation Division Update:

Mr. Styche reported that Governor Shapiro announced $38 million in total PennDOT Greenlight Go Signal Awards across 86 municipalities to upgrade existing traffic signals. Six Chester County municipalities secured a combined total of nearly $1.8 million. Most of the Chester County funded intersections sit along the Route 30 corridor.

Next, Mr. Styche announced that the PennDOT Multimodal Transportation Fund (MTF) awarded Avondale Borough roughly $645,000 to reconstruct the 400 block of Pennsylvania Avenue and the Chester County Airport Authority $429,000 for traffic signaling on Lincoln Highway and Walter Johnson Boulevard.

Lastly, Mr. Styche reported on the Chester Valley Trail Expansion (P&T Corridor). The county held its official kickoff meeting for Phase 1 (Whitford Road to Downingtown Trestle) with consultant Bowman Consulting (formerly McMahon & Associates). Formal Requests for Statements of Interest (SOI) are actively out for Phase 2 (Downingtown Trestle renovations).

Design and Technology Division Update:

Mr. Creary announced that Chris Bittle officially retired after a 37-year tenure with the Planning Commission. Mr. Bittle produced massive volumes of high-impact graphic design work for the county including designs for the upcoming Chester County 250 milestone celebration in 2027.

Next, Mr. Creary reported that the GIS team combined historical atlas data with up-to-date aerial photography and integrated Universal Property Identifiers (UPIs) for a Homeville Village historic mapping request. The map layout is being used to coordinate and to submit documentation to the Pennsylvania Historical and Museum Commission (PHMC) for formal review and potential updates to the National Register District.

Community Planning Division Update:

Ms. Speirs (representing the division in place of Ms. Griffin Rivera) summarized the VPP map and noted the following: The division is currently managing 19 individual projects - a mix of CCPC technical assistance and consultant-led tasks plus 2 multi-municipal projects under the Vision Partnership and Community Planning Assistance programs. This is up from 18 projects last month.

Next Ms. Speirs announced that an Ongoing Planning Assistance (OPA) pilot was launched in New Garden Township starting September 1. OPA involves a dedicated county planner embedding themselves directly within a municipality to act as their technical lead across various initiatives.

Ms. Speirs went on to report that the Chester County 250th (CC250) Commission is moving past the Declaration of Independence milestones and pivoting focus toward the upcoming 250th-anniversary events honoring the Revolutionary War's Philadelphia Campaign within Chester County.

Lastly, Ms. Speirs reported on the following events: The CC250 Commission sponsored A Stroll Through History event with a drone show; and the Town Tours & Village Walks (13 Tours for 13 Colonies) expanded its scope to align with the county's Heritage Interpretive Network tourism framework. August tours highlighted exclusive access to Primitive Hall in West Marlborough Township and a tour of Historic Yellow Springs.

Director's Report:

Mr. Edmond reported that CCPC's formal work program planning discussions will begin this month.

Next, Mr. Edmond reported that the Citizen Planner Award program is scheduled for October 15, 2026. Recipients have been finalized and Ms. Stauffer is leading the coordination alongside the Chester County 2020 organization. CCPC's graphics team is finalizing event branding, including posters, digital email materials, handouts, and presentation imagery.

DRAFT

Mr. Edmond went on to give an update on the offsite CCPC Board meeting October 14, 2026. Board members should arrive at the Chester County Airport (CCA) terminal area by 8:15 AM. The bus tour will be from 8:30 AM -11:30 AM, followed by lunch and a brief walking tour of the CCA 11:30am-1:00pm, ending with the official board meeting convening at 1:00 PM.

Next, Mr. Edmond announced the following fall events: Urban Centers Forum, September 23, 2026, at 5:00 PM via Zoom webinar; Transportation Forum, October 27, 2026, at 7:00 PM via Zoom webinar featuring the Bikes (and More!) Plan; and the Climate Action Plan public meeting, November 19, 2026 6:30 PM in-person and via Zoom webinar.

Lastly, Mr. Edmond reiterated the following staff retirements - Wes Bruckno retired after nearly 32 years of county service and Chris Bittle retired after 37 years of county service. The following open CCPC positions will be filled this month: Community and Housing Planner; 247 Planner; and Graphics Specialist II. Offers are underway for two open CCPC positions: Graphics Specialist I and Community Planner II. The CCPC Support Staff VI position is still open.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:35 PM WAS MADE BY MR. FURMAN, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

Matthew J. Edmond, Executive Director
Chester County Planning Commission

MJE/ncs

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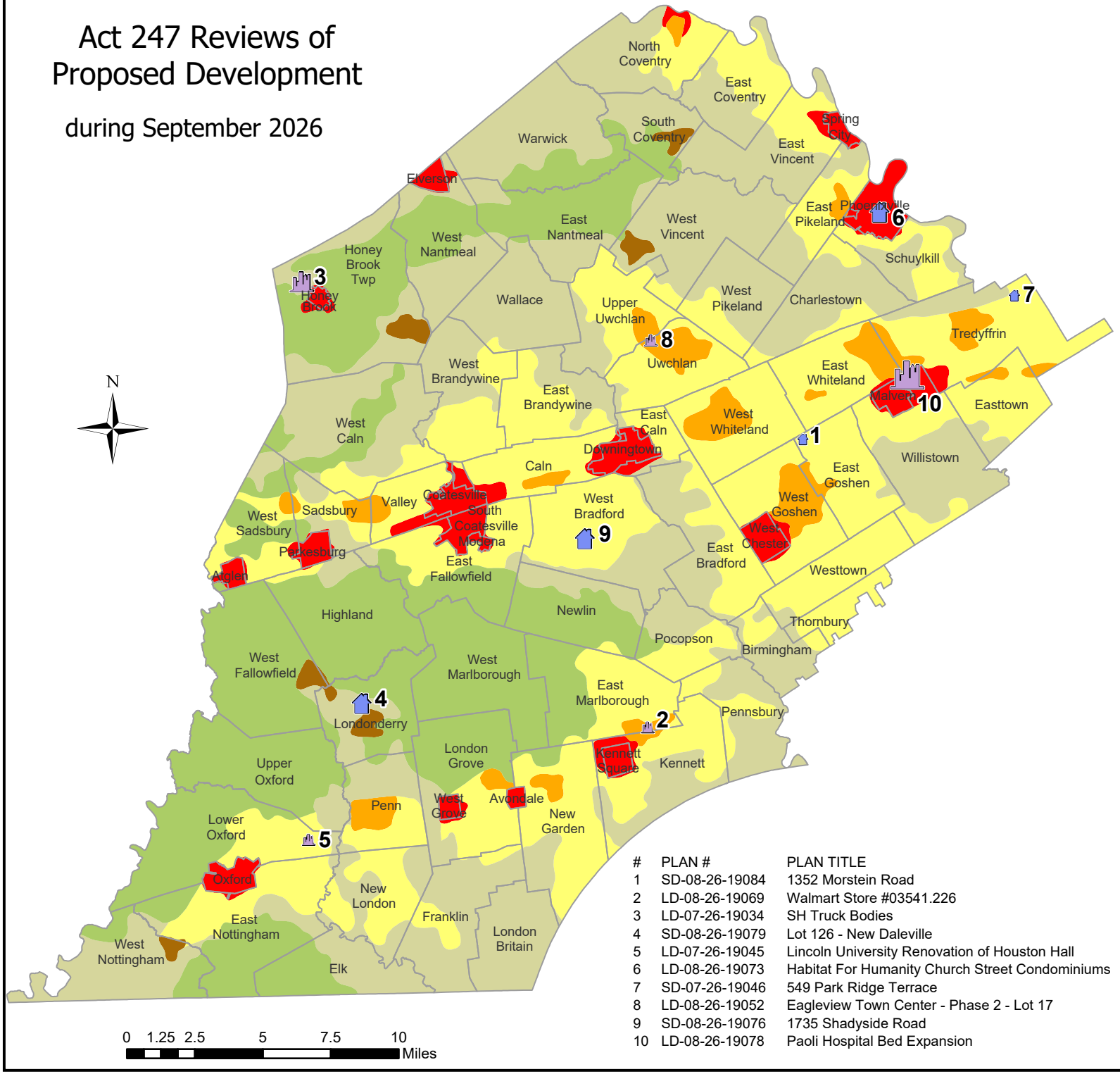
# Act 247 Reviews

# Subdivision & Land Development

# Act 247 Reviews of Proposed Development

during September 2026




| # | PLAN # | PLAN TITLE |
|---|---|---|
| 1 | SD-08-26-19084 | 1352 Morstein Road |
| 2 | LD-08-26-19069 | Walmart Store #03541.226 |
| 3 | LD-07-26-19034 | SH Truck Bodies |
| 4 | SD-08-26-19079 | Lot 126 - New Daleville |
| 5 | LD-07-26-19045 | Lincoln University Renovation of Houston Hall |
| 6 | LD-08-26-19073 | Habitat For Humanity Church Street Condominiums |
| 7 | SD-07-26-19046 | 549 Park Ridge Terrace |
| 8 | LD-08-26-19052 | Eagleview Town Center - Phase 2 - Lot 17 |
| 9 | SD-08-26-19076 | 1735 Shadyside Road |
| 10 | LD-08-26-19078 | Paoli Hospital Bed Expansion |

## Symbols

**Residential** *Lots/Units*

- 1 - 2
- 3 - 50
- 51 - 600

**Non-Residential** *Square Feet*

- 1 - 10,000
- 10,001 - 100,000
- 100,001 - 2,000,000

**Other**

- Mixed Use
- Not Consistent with Landscapes3

## Landscapes3

**Growth Areas**

- Urban Center
- Suburban Center
- Suburban
- Rural Center

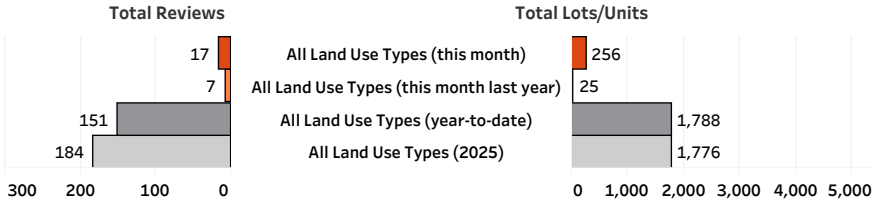
**Rural Resource Areas**

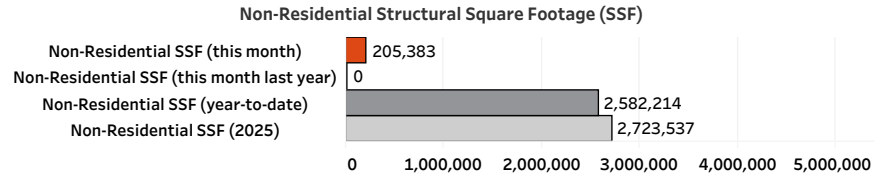
- Rural
- Agricultural

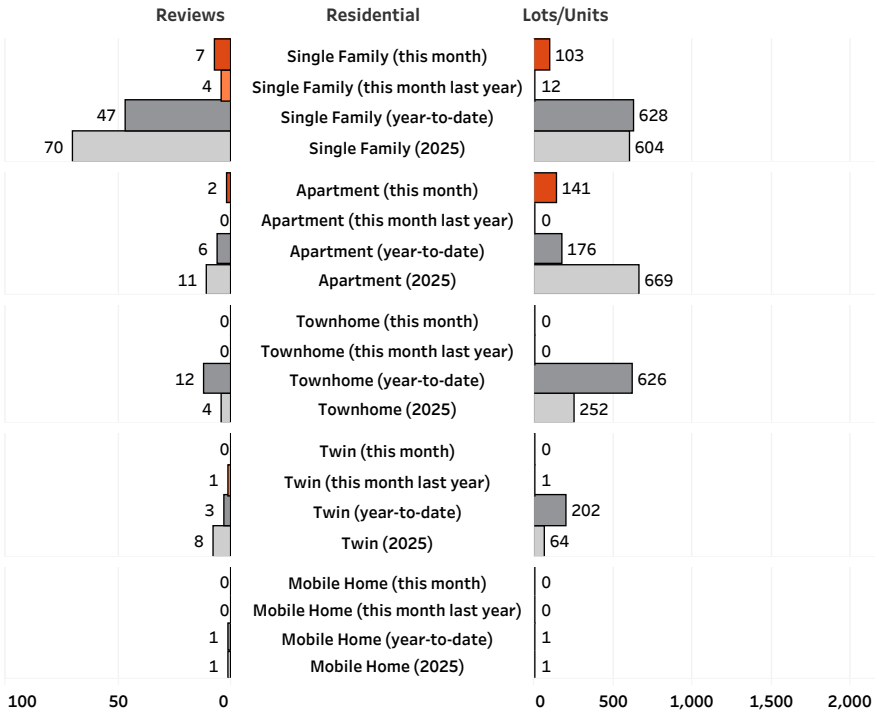
*Note: Excludes lot line revisions, lot consolidations, second reviews, sketch plans, and surface parking, UNLESS those reviews cited unique or significant community impacts.*

CHESTER COUNTY Planning COMMISSION

# September 2026

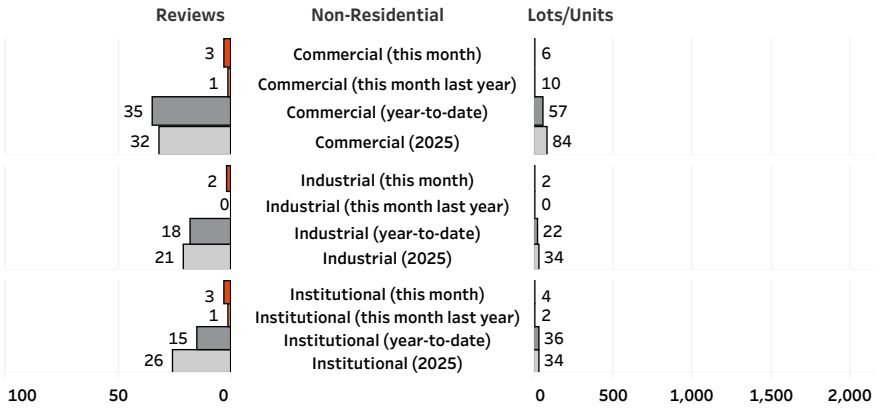








# Subdivision and Land Development Reviews
## 9/1/2026 to 9/30/2026

| Municipality | Plan # | Title | Review Date | Acreage | Land Use | Lots/Units | Non-Res. Sq. Footage | Structure Use | Non-Res. Bldgs. | Roads (L. Feet) | Landscapes3 (Yes, No, N/R) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| East Goshen Township | SD-08-26-19084 | 1352 Morstein Road | 9/10/2026 | 2.40 | Single Family Residential | 2 | | Residential Single Family Residential | | | Yes |
| East Marlborough Township | LD-08-26-19069 | Walmart Store #03541.226 | 9/29/2026 | 22.01 | Commercial | 1 | 8,000 | Commercial Addition to Existing | 1 | | Yes |
| East Nantmeal Township | SD-08-26-19080 | Parcels 24-8-22.4A & 22.4B | 9/23/2026 | 39.55 | Single Family Residential | 2 | | Residential Single Family Residential | | 0 | Yes |
| East Nottingham Township | SD-08-26-19065 | Wedgewood Road | 9/18/2026 | 66.80 | Single Family Residential | 87 | | Residential Single Family Residential | | 4,785 | Yes |
| Honey Brook Township | LD-07-26-19034 | SH Truck Bodies | 9/1/2026 | 7.69 | Industrial Commercial | 2 | 14,400 | Industrial Addition to Existing Commercial Addition to Existing | 2 | 0 | Yes |
| London Grove Township | LD-08-26-19060 | Kevin Andrew & Jeffery A. Bright | 9/10/2026 | 1.60 | Industrial | 1 | 3,600 | Industrial Unique | 1 | | Yes |
| Londonderry Township | SD-08-26-19079 | Lot 126 - New Daleville | 9/23/2026 | 0.87 | Single Family Residential | 4 | | Residential Single Family Residential | | 184 | Yes |
| Lower Oxford Township | LD-07-26-19045 | Lincoln University Renovation of Houston Hall | 9/16/2026 | 152.53 | Institutional | 1 | 3,573 | Institutional Addition to Existing | 1 | | Yes |
| Phoenixville Borough | LD-08-26-19073 | Habitat For Humanity Church Street Condominiums | 9/10/2026 | 0.80 | Apartment | 48 | | Residential Apartment | | | Yes |
| Tredyffrin Township | SD-07-26-19046 | 549 Park Ridge Terrace | 9/10/2026 | 2.30 | Single Family Residential | 2 | | Residential Single Family Residential | | | Yes |
| Uwchlan Township | LD-08-26-19052 | Eagleview Town Center - Phase 2 - Lot 17 | 9/25/2026 | 8.78 | Apartment Commercial | 94 | 2,400 | Residential Apartment Commercial Addition to Existing | 1 | | Yes |
| West Bradford Township | SD-08-26-19076 | 1735 Shadyside Road | 9/11/2026 | 12.79 | Single Family Residential | 4 | | Residential Single Family Residential | | 400 | Yes |

# Subdivision and Land Development Reviews
## 9/1/2026 to 9/30/2026

| Municipality | Plan # | Title | Review Date | Acreage | Land Use | Lots/Units | Non-Res. Sq. Footage | Structure Use | Non-Res. Bldgs. | Roads (L. Feet) | Landscapes3 (Yes, No, N/R) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| West Caln Township | SD-08-26-19087 | John A. & Lisa A. Hashem | 9/25/2026 | 9.50 | Single Family Residential | 2 | | Residential Single Family Residential | | | Yes |
| West Pikeland Township | LD-08-26-19074 | MLC Property | 9/18/2026 | 1.42 | Commercial | 1 | | Commercial Office Building | | 0 | Yes |
| West Whiteland Township | LD-07-26-19030 | Exton Market Realty LLC | 9/2/2026 | 2.92 | Commercial Commercial | 2 | 20,636 | Commercial Retail Commercial Unique | 2 | 0 | Yes |
| Willistown Township | LD-08-26-19078 | Paoli Hospital Bed Expansion | 9/17/2026 | 47.10 | Institutional Institutional | 2 | 152,774 | Institutional Addition to Existing Institutional Hospital | 2 | | Yes |
| Willistown Township | SD-08-26-19070 | Paoli Hospital Bed Expansion | 9/17/2026 | 47.10 | Institutional | 1 | | Institutional Lot Consolidation | | | Yes |
| **Grand Totals of Subdivision and Land Development Reviews** | | **17 Reviews** | | **426.16 Acres** | | **256 Lots/Units** | **205,383 Non-Res. Sq. Feet** | | **10 Non-Res. Bldgs.** | **5,369 Linear Feet Roadway** | |

There are **17** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to ***Landscapes3***.

# Unofficial Sketch Plan Evaluations
## 9/1/2026 to 9/30/2026

| Municipality | Plan # | Title | Review Date | Acreage | Land Use | Lots/Units | Non-Res. Sq. Footage | Structure Use | Non-Res. Bldgs. | Roads (L. Feet) | Landscapes3 (Yes, No, N/R) |
|---|---|---|---|---|---|---|---|---|---|---|---|

**No Unofficial Sketch Plan Evaluations were conducted during this timeframe.**

# Conditional Use Reviews
## 9/1/2026 to 9/30/2026

| Municipality | Plan # | Title | Review Date | Acreage | Land Use Lots/Units | Non-Res. Sq. Footage | Structure Use | Non-Res. Bldgs. | Roads (L. Feet) | Landscapes3 (Yes, No, N/R |
|---|---|---|---|---|---|---|---|---|---|---|

**No Conditional Use Reviews were conducted during this timeframe.**

# Subdivision & Land Development Letters

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

**PLANNING COMMISSION**
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

September 10, 2026

Derek Davis, Township Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Preliminary Subdivision - 1352 Morstein Road
# East Goshen Township – SD-08-26-19084

Dear Mr. Davis:

A Preliminary Subdivision Plan entitled "1352 Morstein Road", prepared by NePo Associates Inc., and dated July 15, 2026, was received by this office on August 26, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

| | |
|---|---|
| Location: | South side of Morstein Road, and the east side of Great Oak Circle |
| Site Acreage: | 2.40 |
| Lots/Units: | 1 existing lot; 2 proposed lots |
| Non-Res. Square Footage: | 0 |
| Proposed Land Use: | Single Family Residential |
| Municipal Land Use Plan Designation: | Low Density Residential |
| UPI#: | 53-1-13 |

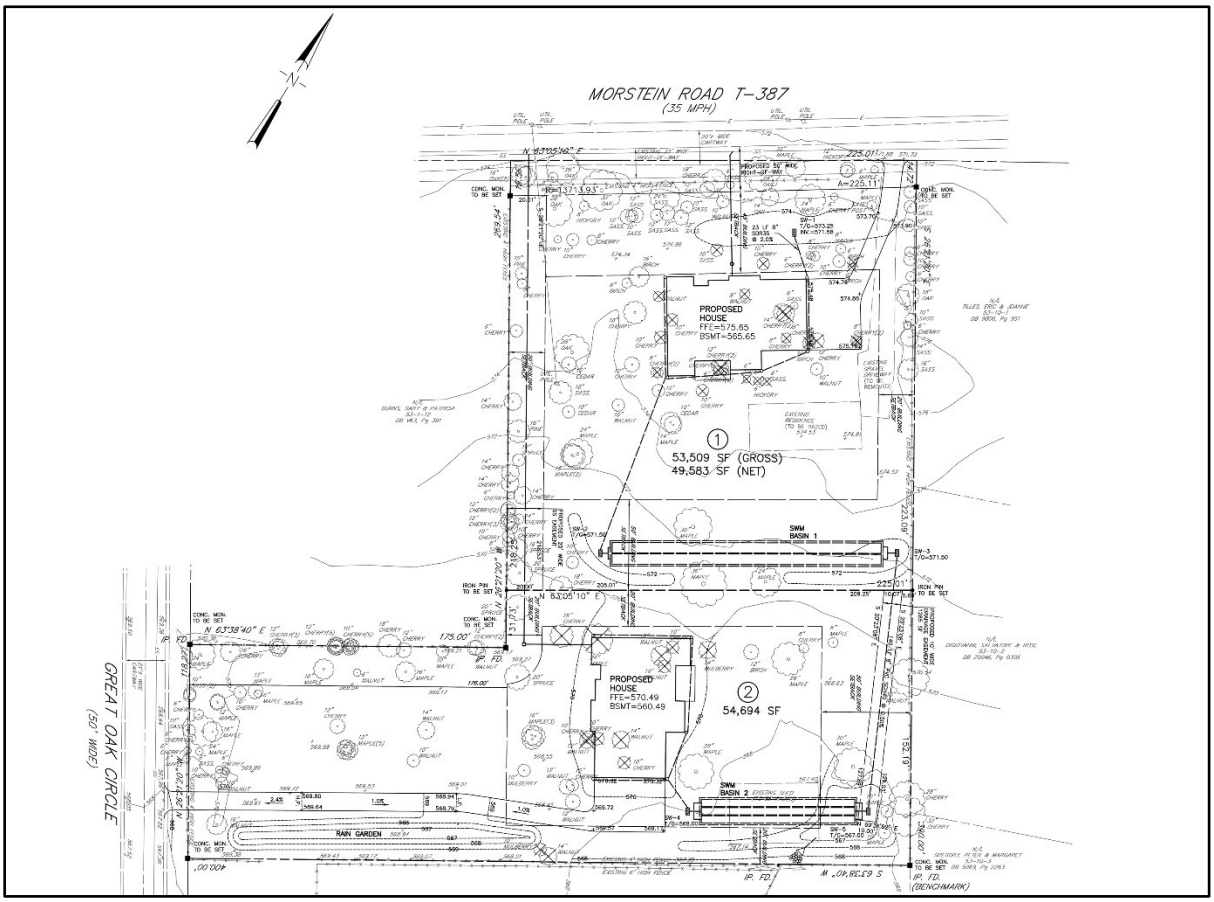
**PROPOSAL:**

The applicant proposes the creation of two single family residential lots. The existing dwelling will be removed. While vehicular access to Lot 1 will be provided from Morstein Road, vehicular access to Lot 2 will be provided from Great Oak Circle. The project site, which will be served by public water and public sewer, is located in the R-2 Low Density Suburban Residential zoning district.

**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.**

Page: 2
Re: Preliminary Subdivision - 1352 Morstein Road
# East Goshen Township – SD-08-26-19084




*Site Plan Detail, Sheet 2: Preliminary Subdivision - 1352 Morstein Road*

**COUNTY POLICY:**

***LANDSCAPES:***

1. The project site is located within the **Suburban Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. Furthermore, low to medium density mixed use development and infill development, community institutional uses such as schools and senior housing, and land available for new industrial and heavy commercial uses in appropriate locations, should be taken into consideration for planning activities in this designation. The proposed subdivision is consistent with the objectives of the **Suburban Landscape.**

WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Ridley Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: prioritizing stormwater management to reduce runoff and flooding; protecting first order streams and vegetated riparian corridors; and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. The plan and 2026 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

ADMINISTRATIVE ISSUES:

4. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

5. The Post Construction Operation & Maintenance Notes table on Sheet 6 indicates that the maintenance of the permanent stormwater management facilities, which include a rain garden on Lot 2, shall be the responsibility of the individual lot owner. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities, particularly in regard to the on-going maintenance of the rain garden plantings.

6. The site plan depicts the location of a 10 foot wide drainage easement along the eastern portion of Lot 2. The details of this easement should be incorporated into the deeds of the proposed lots.

7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

cc: TJ Ward Construction, LLC
NePo Associates, Inc.

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

**PLANNING COMMISSION**
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

September 29, 2026

Neil G. Lovekin, Township Manager
East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348

Re: Preliminary/Final Land Development - Walmart Store #03541.226
# East Marlborough Township – LD-08-26-19069

Dear Mr. Lovekin:

A Preliminary/Final Land Development Plan entitled "Walmart Store #03541.226", prepared by Bohler Engineering, and dated July 23, 2026, was received by this office on September 2, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

**PROJECT SUMMARY:**

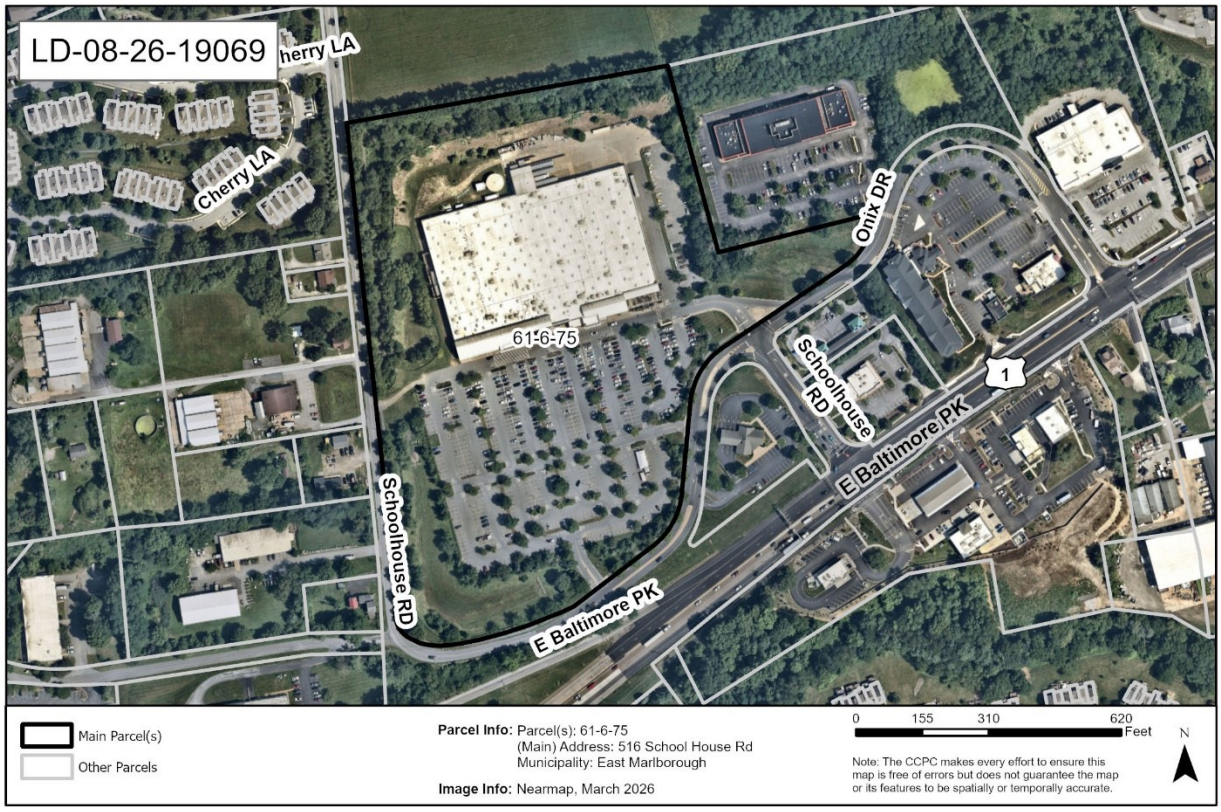
| | |
|---|---|
| Location: | North side of Schoolhouse Road, west of Onix Drive |
| Site Acreage: | 22.01 |
| Lots/Units: | 1 |
| Non-Res. Square Footage: | 8,000 |
| Proposed Land Use: | Addition to existing commercial building |
| New Parking Spaces: | 0 |
| Municipal Land Use Plan Designation: | Commercial Mixed-Use |
| UPI#: | 61-6-75 |

**PROPOSAL:**

The applicant proposes the construction of an 8,000 square foot commercial building addition. The Parking and Traffic Analysis, prepared by Traffic Planning and Design, Inc., dated July 9, 2026, indicates that this addition is proposed for the fulfillment of online orders (we acknowledge that the site plan depicts the location of a dedicated pickup area to the immediate south of the proposed addition, with sidewalks/crosswalk areas provided to these parking spaces, and we also acknowledge that additional wayfaring signage will be provided). The Site Analysis table and Zoning Information tables on Sheet SSM-1 both indicate that the number of parking spaces will be reduced from 683 to 669 spaces. The project site, which is served by public water and public sewer, is located in the MU Multiple Use zoning district.

**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this land development plan.**

Page: 2
Re: Preliminary/Final Land Development - Walmart Store #03541.226
# East Marlborough Township – LD-08-26-19069







*Site Plan Detail, Sheet SSM-1: Preliminary/Final Land Development - Walmart Store #03541.226*




*Site Plan Detail, Sheet SSM-1 (closeup): Preliminary/Final Land Development - Walmart Store #03541.226*

**COUNTY POLICY:**

***LANDSCAPES:***

1. The project site is located within the **Suburban Center Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. The proposed land development is consistent with the objectives of the **Suburban Center Landscape**.

WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Red Clay Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring vegetated riparian corridors and first order streams; reducing stormwater runoff; addressing sources of water quality impairments; addressing legacy contaminants and contaminants of emerging concern; protecting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. The Township should verify that the design of the proposed outdoor lighting plan (Sheet LGT-1) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

4. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

5. The site plan incorrectly identifies Onix Drive as "Onyx Drive." This should be corrected by the applicant.

6. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Marlborough Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

cc: Wolfson Group, Inc.
Bohler Engineering

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

**PLANNING COMMISSION**
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

September 23, 2026

Susan Rutherford, Township Secretary/Treasurer
East Nantmeal Township
3383 Conestoga Road
Glenmoore, PA 19343

Re: Preliminary/Final Subdivision - Parcels 24-8-22.4A & 22.4B
# East Nantmeal Township - SD-08-26-19080

Dear Ms. Rutherford:

A Preliminary/Final Subdivision Plan entitled "Parcels 24-8-22.4A & 22.4B", prepared by Edward B. Walsh & Assoc., Inc., and dated July 6, 2026, was received by this office on August 24, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

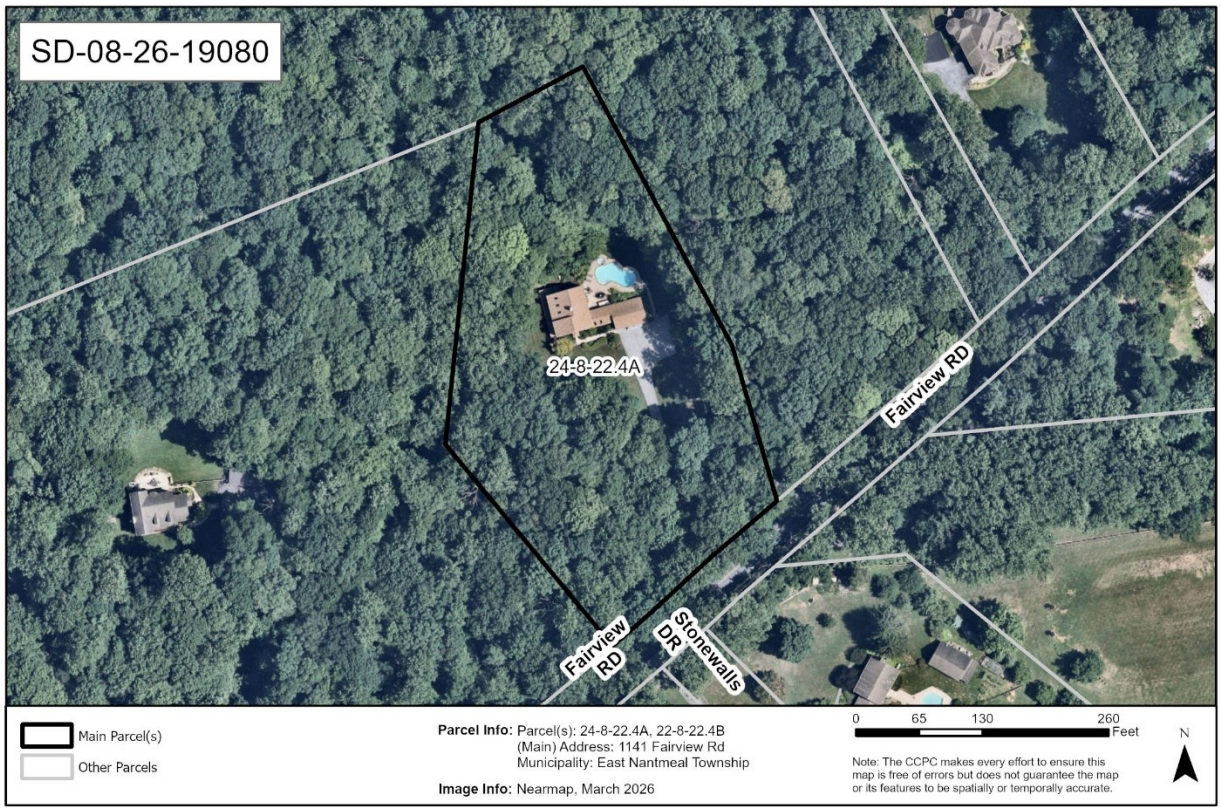
**PROJECT SUMMARY:**

| | |
|---|---|
| Location: | on the north side of Fairview Road, east of Donomore Drive |
| Site Acreage: | 39.55 acres |
| Lots/Units: | 2 lots |
| Proposed Land Use: | Single Family Residential |
| UPI#: | 24-8-22.4B, 24-8-22.4A |

**PROPOSAL:**

The applicant proposes the adjustment of the lot line separating two lots by transferring a 7.26-acre area from an approximately 36.65-acre lot (Lot 2) to the adjoining approximately 2.9-acre lot (Lot 1). The site, which is served by on-site water and sewer facilities, is in the agricultural preservation zoning district. The plan shows an existing dwelling on both lots that will remain. The plan shows no additional development on either lot. Both sites' existing driveways onto Fairview Road will remain.

**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all East Nantmeal Township issues should be resolved before action is taken on this subdivision.**




**COUNTY POLICY:**

***LANDSCAPES:***

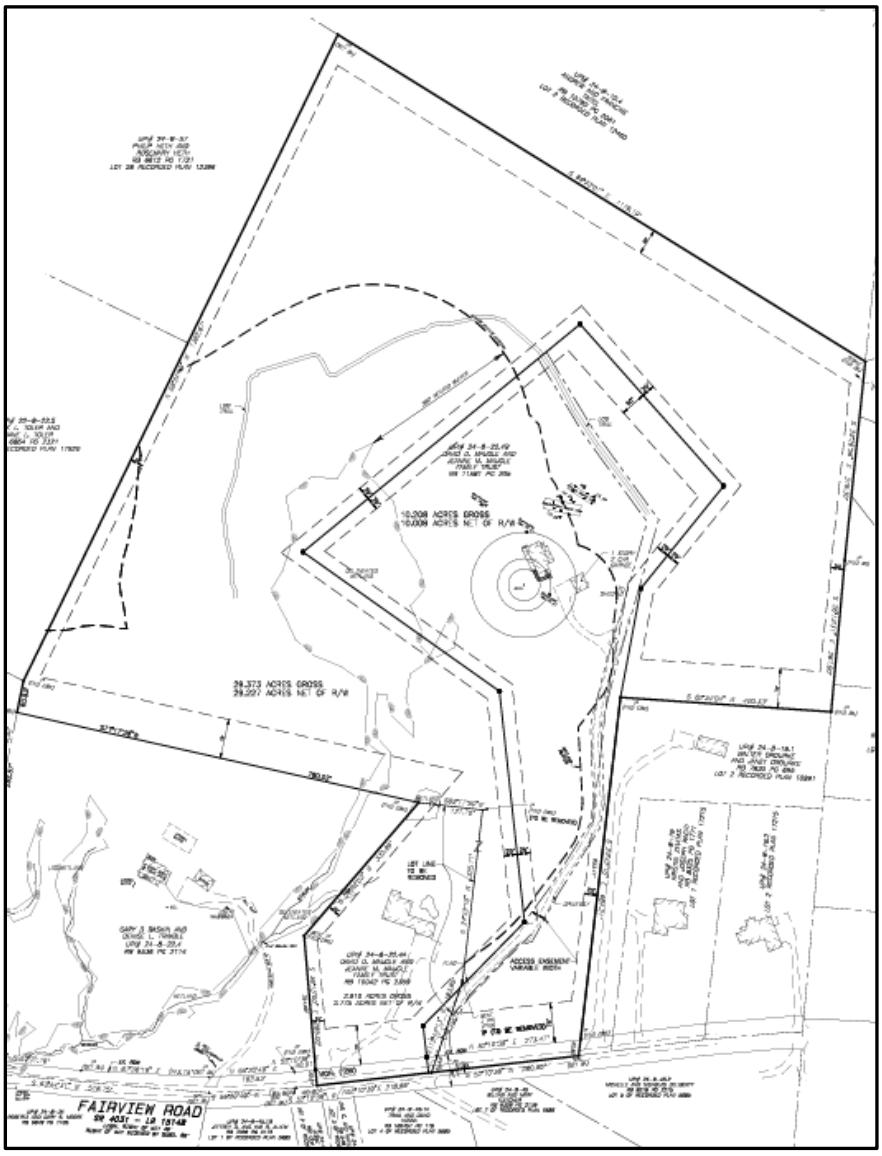
1. The project site is located within the **Rural Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**.

WATERSHEDS 2045:

*Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the **Upper Brandywine Creek** watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are:

- Protecting first order streams, riparian corridors, and existing woodlands.
- Reducing stormwater runoff; mitigating flood risks.

- Implementing source water protection measures.
- Promoting and expanding water-based recreational opportunities and access.
- *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.




**Detail of Preliminary/Final Subdivision –**
**Parcels 24-8-22.4A & 22.4B**

PRIMARY ISSUES:

2. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.

3. The plan does not indicate the proposed locations of sewage absorption areas. This plan should not be approved until both these features are shown on the plan. This information is necessary to verify that the proposed lot will have proper water supply and sewage disposal, and to demonstrate that minimum isolation distances between wells, sewage absorption areas and/or other features can be achieved.

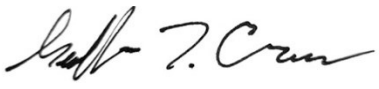
4. The plan and 2026 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwelling(s)/building(s) and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

ADMINISTRATIVE ISSUES:

5. A minimum of (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Nantmeal Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Geoff Creary
Senior Review Planner

cc: David and Jeanne Maugle Family Trust
Edward B. Walsh & Assoc. Inc.
Chester County Health Department

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

**PLANNING COMMISSION**
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

September 18, 2026

Dianna Wood, Township Secretary
East Nottingham Township
158 Election Road
Oxford, PA 19363

Re: Preliminary Subdivision - Wedgewood Road
# Oxford Borough and East Nottingham Township – SD-08-26-19065

Dear Ms. Wood:

A Preliminary Subdivision Plan entitled "Wedgewood Road", prepared by RGS Associates, and dated January 26, 2026, and last revised on July 22, 2026, was received by this office on August 27, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

**PROJECT SUMMARY:**

| | |
|---|---|
| Location: | South side of West Locust Street, and the northeast side of Wedgewood Road |
| Site Acreage: | 66.80 |
| Lots/Units: | 6 existing lots |
| Proposed Land Use: | 87 single family residential lots (9 in Oxford Borough, 78 in East Nottingham Township) |
| Municipal Land Use Plan Designation: | Oxford Borough – Town Residential;<br>East Nottingham Township - Suburban |
| UPI#: | 6-7-10, 6-8-135, 69-2-11, 69-2-11.1, 69-2-12, 69-2-12.1 |

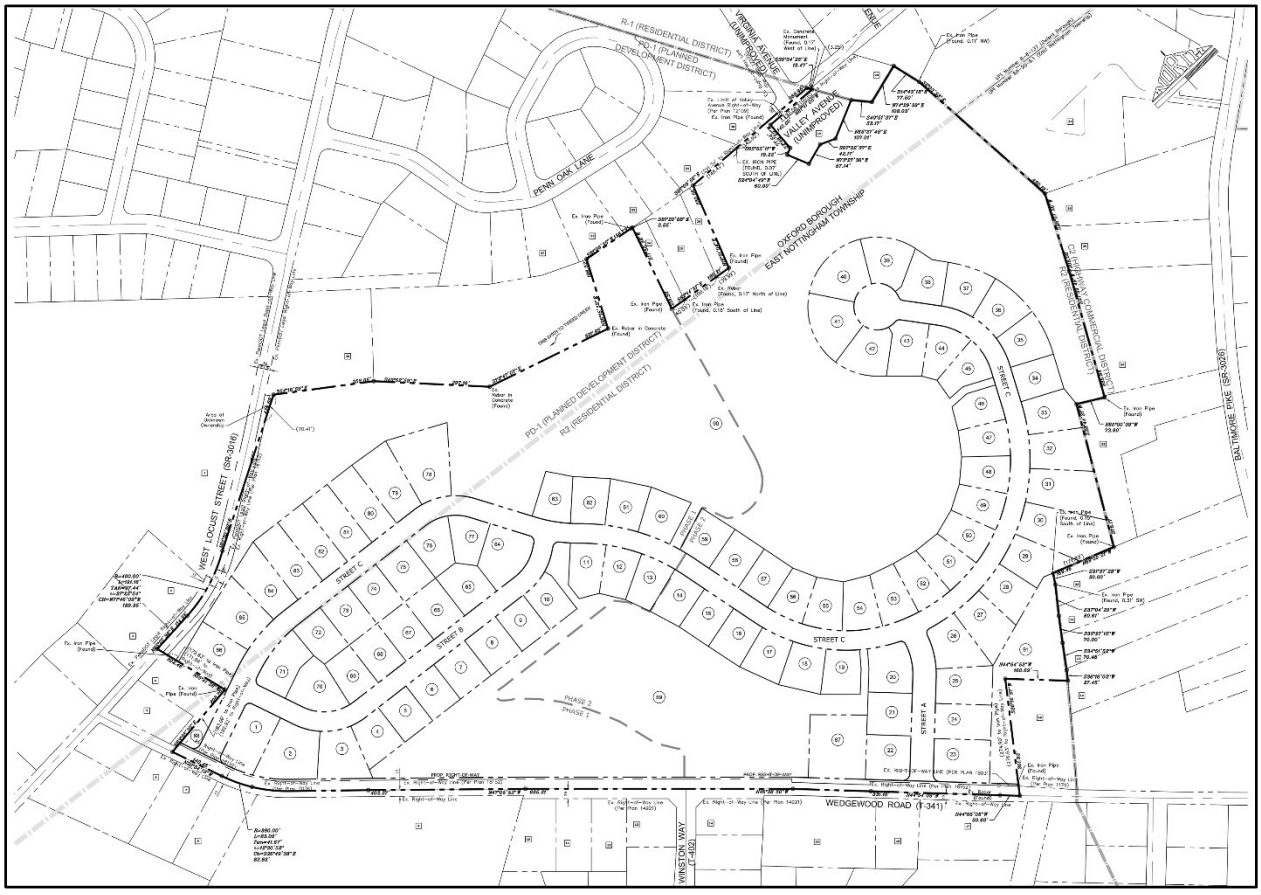
**PROPOSAL:**

The applicant proposes the overall creation of 87 single family residential lots, and approximately 4,785 linear feet of public roadway. The existing dwellings on proposed Lots 2 and 87 will remain. The project site, which will be served by public water and public sewer, is located in the PD-1 Planned Development zoning district in Oxford Borough, and the R-2 Residential district in East Nottingham Township. The portion of the site within the Township is being developed under the Retained Open Space Development Standards in Part 13 of the Township Zoning Ordinance; 21.09 acres of open space will be provided. We acknowledge that An act 247 County Referral From was received from both municipalities. Any comments specific to a specific municipality will be identified as such in that particular comment in the review letter.

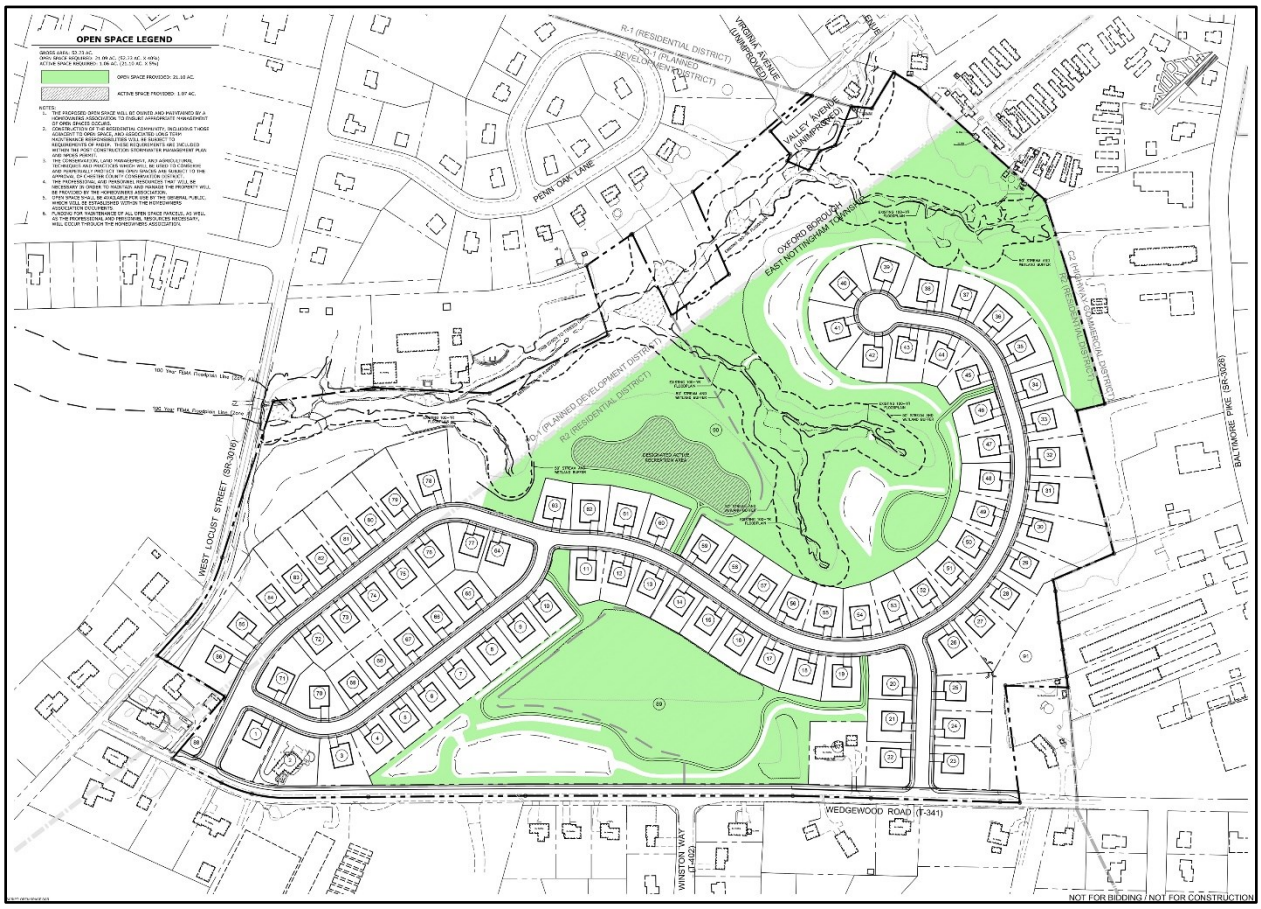
**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all municipal issues should be resolved before action is taken on this subdivision plan.**

Page: 2
Re: Preliminary Subdivision - Wedgewood Road
# Oxford Borough and East Nottingham Township – SD-08-26-19065




*Site Plan Detail, Sheet 11: Preliminary Subdivision - Wedgewood Road*




*Site Plan Detail, Sheet 19 (Open Space Plan): Preliminary Subdivision - Wedgewood Road*

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed an earlier version of this subdivision plan (dated January 23, 2026), which addressed the overall creation of 91 single family residential lots, ten located in Oxford Borough, and 81 in East Nottingham Township (CCCP# SD-02-26-18815, dated March 26, 2026). In addition to four fewer residential lots, we note that the proposed revisions to the overall site design include the following:

   - One of the three proposed entrances onto Wedgewood Road has been removed (two entrances are now provided), and the proposed lots in this area of the project site have been reconfigured.
   - The design of the proposed open space plan (as depicted on Sheet 19) has been revised to depict the location of a designated active recreation area (1.07 acres). As noted in our previous review, Section 27-1310.B.2 of the East Nottingham Township Zoning Ordinance states that "Not less than 5% (five percent) of the area designated as protected open space or one acre, whichever is greater, shall be suitable and set aside for active recreation."
   - The proposed trail corridor network for the development has been revised, including the addition of a trail corridor segment around the perimeter of the designated active recreation area.

**COUNTY POLICY:**

***LANDSCAPES:***

2. The project site is located within the **Suburban Landscape, Urban Center Landscape,** and **Natural Landscape** designations of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. As stated in our previous review, the proposed subdivision is generally consistent with the objectives of the **Suburban Landscape** and **Urban Center Landscape.**

3. The project site is also located in the Suburban and Town Residential land use categories set forth in Chapter 5: Land Use inventory and Plan of the 2012 Oxford Region Multimunicipal Comprehensive Plan. East Nottingham Township submitted the application to the Oxford Region Planning Committee (ORPC) for their review and comment for consistency with the policies of the Multimunicipal Comprehensive Plan. The ORPC will discuss the Wedgewood application for the final time at their upcoming meeting on September 23, 2026, and a review letter will be forwarded to East Nottingham Township shortly thereafter.

WATERSHEDS 2045:

4. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Octoraro Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving water quality in impaired streams and groundwater; reducing polluted runoff from agricultural and developed lands; implementing comprehensive stormwater management; protecting and restoring vegetated riparian corridors; and implementing source water protection measures. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

Design Issues:

5. The Township should ensure that the designated open space remains permanently protected from future development, subdivision, or any use inconsistent with the approved plan. Such protection should be secured through a deed restriction, a conservation easement granted to a qualified land trust, or another legally binding mechanism. All protective instruments should be reviewed and approved by the Township Solicitor to ensure long-term enforceability. Information on protecting open space is available in the Chester County Planning Commission's "Conservation Easements" eTool at: https://www.chescoplanning.org/MuniCorner/eTools/48-ConsEasements.cfm. Other tools for open space protection are available at: https://www.chescoplanning.org/OpenSpace/Tools.cfm.

6. As noted in our previous review, the project site adjoins an existing C-2 Highway Commercial designation to the east in East Nottingham Township. In its review of the proposed landscaping plan (Sheets 40-43), the applicant and Township should determine if any additional landscaping/buffering is required between the project site and the existing non-residential uses to the east.

Access and Circulation:

7. We endorse the installation of sidewalks within the development, along with sidewalks and crosswalk areas along Wedgewood Road. Sidewalks are an essential design element for new construction in the **Suburban** and **Urban Center Landscapes**. As stated in our previous review, we recommend that the applicant and the Borough investigate the feasibility of providing pedestrian connectivity to Moran Farms development to the northwest, along with the long-term feasibility of providing direct pedestrian access to the Borough. If sidewalks cannot initially be provided, then rights-of-way for future pedestrian access should be acquired. Consideration should also be provided for locating sidewalks within existing rights-of-way to build sidewalks where feasible, similar to the sidewalk provided on Lot 2.

8. As stated in our previous review, all trail corridor location and design details should be incorporated into the final plan, and we also recommend that all trails be constructed prior to the municipality issuing any building permits for this development. We note that a typical bituminous pathway detail is provided on Sheet 50.

Natural Features Protection:

9. The plan and 2025 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

10. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

11. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.

12. Sheet 18-Net Area Plan depicts the location of a riparian corridor in the East Nottingham Township portion of the site. The Township should confirm that the site complies with the riparian buffer requirements in the Municipal Code. ***Landscapes3*** supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective B, page 63).

13. Sheet 30-Grading Plan depicts the location of a segmental retaining wall with railing to the north of Lot 78, which is located in the Borough, along with a separate retaining wall with railing to the west of Lot 63, which is located in the Township. The respective municipal engineer should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.

Stormwater Management:

14. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

15. The prior plan submission reviewed by the County Planning Commission indicated that the applicant was requesting an overall total of six waivers, including three waivers from municipal stormwater management standards. According to the Requested Waivers table on Sheet 1 of the current plan submission, the applicant is now requesting nine waivers, including the following waivers from the municipal stormwater management standards:

- Oxford Borough Code Section 19-311.2(D)3: (Design of Basins, Storm Sewers, Culverts, Bridges and Other Stormwater Facilities) – "The following slope restrictions shall apply to stormwater basins: The minimum bottom slope shall be 3% for grass and 0.75% for concrete paving. One percent may be used for grass if an underdrain system is provided. A concrete low-flow channel may be required for basins where the distance from the inlet pipe to the outlet structure exceeds 100 feet, depending upon site conditions. The minimum channel width shall be four feet. The channel shall be constructed of four-inch-thick concrete (3,300 psi, 28-day strength) over four inches of PennDOT No. 2A stone."
- Oxford Borough Code Section 19-311.2(L)9: Storm sewer design shall be based upon PennDOT design methods. Inlet efficiency and bypass flow shall be determined for all inlets, and the gutter flow spread shall not exceed 1/2 the travel lane width. Where parking is permitted, the maximum gutter flow spread shall not exceed eight feet. Gutter spread calculations shall be based upon a 10-year storm event (minimum). The Borough may require that a hydraulic grade-line analysis be performed on storm sewer systems.
- East Nottingham Township Code Section 23-311.1.A(5): (Design Criteria) - "The minimum bottom slope shall be 1% for grass and 0.50% for concrete paving. Where warranted and recommended by the Municipal Engineer, a low-flow channel may be provided for basins."
- East Nottingham Township Code Section 23-311.1.C(1): (Outlet Configuration) - "For facilities with a depth of two feet or greater, a Type D-W endwall or riser box outlet structure shall be provided."
- East Nottingham Township §23-311.2(A) Design Criteria: All storm sewer pipes, culverts, manholes, inlets, endwalls and end sections shall be constructed and designed in accordance with the Pennsylvania Department of Transportation, Publication 408, PennDOT Publication 13M (Design Manual Part 2 - Highway Design), Publication 72M (Standards for Roadway Construction), and Publication 584 (Drainage Manual), as amended.

Prior to taking action on the stormwater management waivers, we recommend that the municipal engineer, or their consultants, review the stormwater management report for the proposed development to ensure that the design of the stormwater basins meet the infiltration and dewatering requirements for the stormwater control measures. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

16. While the introductory sentence provided above waiver requests #7, #8, and #9 in the Requested Waivers table on Sheet 1 states "The Following Waivers of the East Nottingham Township Stormwater Management Ordinance are Requested," waiver request #7 appears to be a waiver requested from the provisions of the Township Subdivision and Land Development Ordinance instead. This should be corrected by the applicant.

17. Since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.

ADMINISTRATIVE ISSUES:

18. There is a plan note on Sheets 20 and 36 that there is an "area of unknown ownership" shown along the east side of West Locust Street. If this issue is valid, the applicant and the adjoining property owner should use this opportunity to resolve this issue.

19. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from the developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions.

20. Sheet 21 – Overall Easement Plan depicts the location of several "safe sight stopping distance easements." The details of these easements should be incorporated into the deeds of the appropriate lots.

21. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: https://www.chesco.org/284/ErosionStormwater.

22. According to County Tax Assessment records, UPI# 6-8-135 and 69-2-12 appear to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.

23. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of the municipality. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

cc: Wedgewood Oxford, LLC
RGS Associates
Pauline D. Garcia-Allen, Borough Manager, Oxford Borough
Chester County Conservation District
Chester County Assessment Office
Chester County Water Resources Authority

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

**PLANNING COMMISSION**
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

September 1, 2026

Kristy Deischer-Eddy, Interim Manager
Honey Brook Township
500 Suplee Road
Honey Brook, 19344

Re: Preliminary/Final Land Development - SH Truck Bodies
# Honey Brook Township - LD-07-26-19034

Dear Ms. Deischer-Eddy:

A preliminary/final land development plan entitled "SH Truck Bodies", prepared by Commonwealth Engineers and dated June 20, 2026, was received by this office on August 3, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

**PROJECT SUMMARY:**

| | |
|---|---|
| Location: | Northeast intersection of Horseshoe Pike (State Route 322) and Westbrooke Drive |
| Site Acreage: | 7.69 acres |
| Lots/Units: | One lot |
| Non-Res. Square Footage: | 14,400 square feet |
| Proposed Land Use: | Addition to existing industrial facility |
| New Parking Spaces: | 34 spaces |
| UPI#: | 22-3-64 |

**PROPOSAL:**

The applicant proposes the construction of two additions totaling 14,400 square feet at two industrial buildings and 34 parking spaces. The site, which will be served by public water and sewer facilities, is located in the Honey Brook Township I-Industrial zoning district. Several other structures on the site will remain.

**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Honey Brook Township issues should be resolved before action is taken on this land development plan.**




**COUNTY POLICY:**

***LANDSCAPES:***

1. The site is located within the **Rural Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed land development is consistent with the objectives of the **Rural Landscape** because it is an addition to an existing facility.

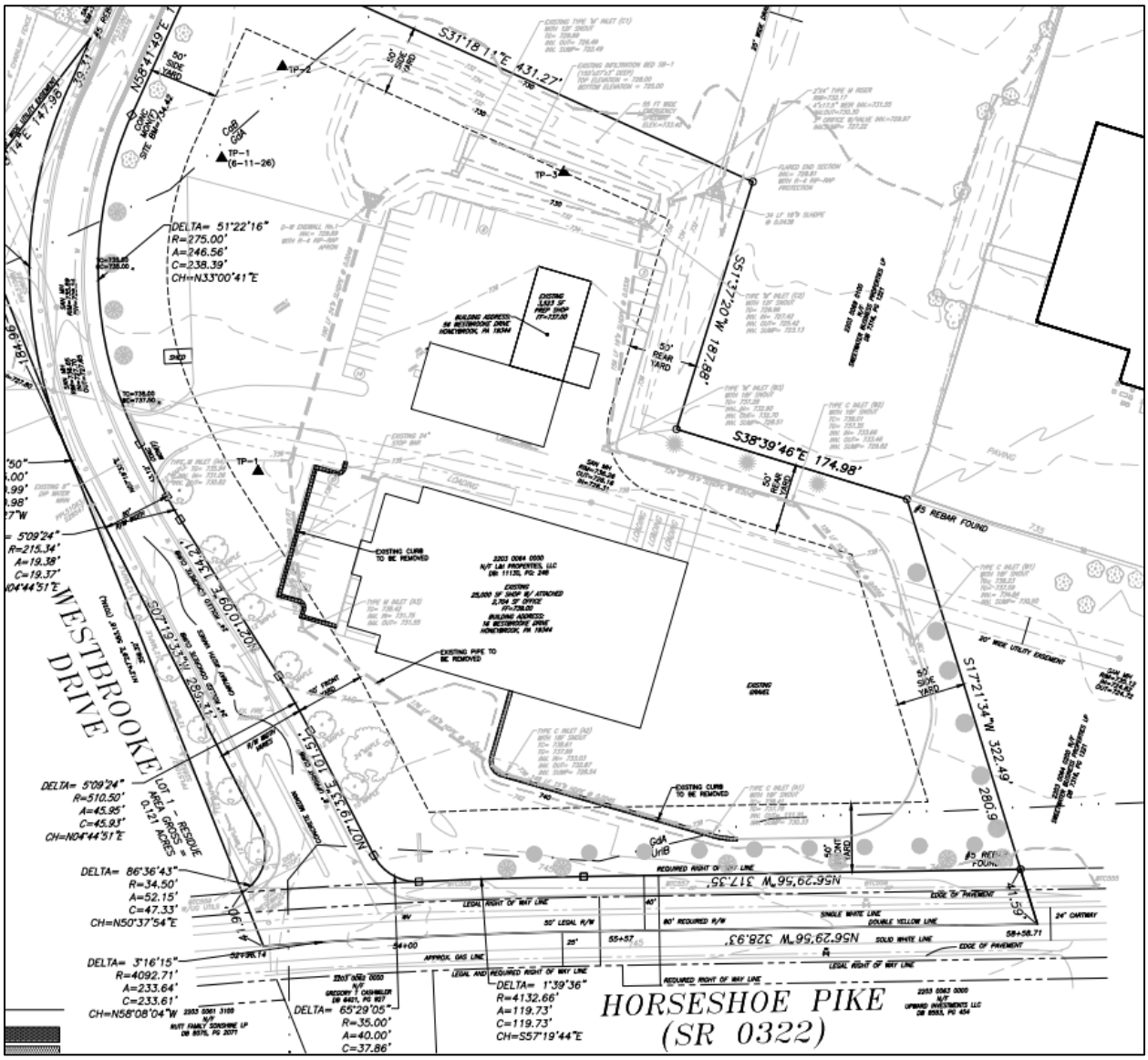
***WATERSHEDS 2045:***

2. ***Watersheds 2045***, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The ***Watersheds 2045*** plan's highest priority objectives within this watershed are:

   - protecting first order streams, riparian corridors, and existing woodlands;
   - reducing stormwater runoff; mitigating flood risks;
   - implementing source water protection measures; and promoting and
   - expanding water-based recreational opportunities and access.

   ***Watersheds 2045*** can be accessed at www.chesco.org/watersheds2045.

Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.




***Detail of SH Truck Bodies***
***Preliminary/Final Land Development Plan***

PRIMARY ISSUES:

3. The Township should consider whether additional landscaping should be provided along Horseshoe Pike, and that the proposed landscaping plan conforms to the Township's landscape and screening requirements. The applicant should maximize the use of native tree, shrub, and herbaceous species in the planting areas, and use locally-grown plants whenever possible.

4. The Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.

5. Sheet 1 of the plan indicates that the applicant has purchased the required number of transferable development rights to allow for up to 80 per cent impervious coverage on the property and to allow a maximum building height of 50 feet. Prior to granting final plan approval, the Township should verify that this submission fully complies with the transferable development rights provisions in the Township Zoning Ordinance, and whether a 50-foot building height is permitted.

6. A 20-foot utility easement is shown on the plan, and several existing and proposed areas of construction are shown on the easement area. The Township and the applicant should ensure that the proposed construction will not interfere with the use of the easement.

7. We commend the applicant for incorporating Low Impact Development practices with the use of an infiltration basin in the stormwater management design. The applicant should submit an operations and management plan for the stormwater facilities to the Township, which should be reviewed by the Township Engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the operation and maintenance plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

   The applicant and the Township should ensure that suitable access for equipment or vehicles is provided to perform the routine maintenance and repairs of the stormwater management system (a plan note on Sheet 1 offers a blanket easement to the Township for the inspection of the stormwater management system).

Water Resources Information:

*Honey Brook Township*
*West Branch Brandywine Creek, Brandywine Creek, Delaware River Basin*
*FEMA mapped Special Flood Hazard Zones: None*
*MS4 communities: Yes*
*Impairments for West Branch Brandywine Creek:*
*Impaired, Recreation, Agriculture (E. Coli); Aquatic Life, Agriculture (nutrients and siltation)*
*TMDL: Christina River Basin High-flow and Low-flow TMDLs: Nutrients, Low Dissolved Oxygen, Bacteria, Sediment (High Flow); Nutrients, Low Dissolved Oxygen (Low Flow)*
*West Branch Brandywine Creek Designated use: High-Quality Trout Stocked Fishery (HQ-TSF), Migratory Fishes (MF)*

Natural Features:

8. The protect the West Branch Brandywine Creek, a High-Quality Trout Stocked Fishery, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated.

9. The site is located within Wellhead protection Zone 3 and therefore should comply with Honey Brook Township Zoning Code § 27-803 WHP - Wellhead Protection District.

Stormwater Management**:**

10. Hazardous materials storage must comply with the township fire code Chapter 5, part 1. Additionally, to protect water quality, we recommend proper storage of hazardous materials to prevent runoff from entering infiltration basins or waterways.

ADMINISTRATIVE ISSUES:

11. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: https://www.chesco.org/284/ErosionStormwater.

12. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.

13. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and Honey Brook Township.

This report does not review the plan for compliance with all aspects of your ordinance, as this is more appropriately done by agents of Honey Brook Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission are available to you to discuss this and other matters in more detail.

Sincerely,

Wes Bruckno

Wes Bruckno, AICP
Senior Review Planner

cc: L&I Properties, LLC
Commonwealth Engineers
Anthony Antonelli, District Permits Manager, PennDOT
Mirlene SaintVal, P.E., Senior Manager of Transportation Services, PennDOT
John R. Otten, Senior Civil Engineer Supervisor, PennDOT
Harley Cooper, Director of Suburban Service Planning - Bus & Metro, SEPTA
Chester County Conservation District
Chester County Department of Emergency Services Technical Division
Chester County Water Resources Authority

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

**PLANNING COMMISSION**
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

September 10, 2026

Kenneth N Battin, EFO, MPA, Township Manager
London Grove Township
372 Rose Hill Road Suite 100
West Grove, PA 19390

Re: Final Land Development - Kevin Andrew & Jeffery A. Bright
# London Grove Township - LD-08-26-19060

Dear Mr. Battin, EFO, MPA:

A Final Land Development Plan entitled "Kevin Andrew & Jeffery A. Bright", prepared by Regester Associates, Inc., and dated February 5, 2025, and last revised on August 4, 2026, was received by this office on August 11, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land Development for your consideration.

**PROJECT SUMMARY:**

| | |
|---|---|
| Location: | on the south side of East Baltimore Pike, east of Lake Road |
| Site Acreage: | 1.60 acres |
| Lots/Units: | 1 lot |
| Non-Res. Square Footage: | 3,600 square feet |
| Proposed Land Use: | Unique |
| New Parking Spaces: | 5 parking spaces |
| Municipal Land Use Plan Designation: | Commercial (2011 Comprehensive Plan) |
| UPI#: | 59-5-100 |

**PROPOSAL:**

The applicant proposes the construction of a 3,600 square foot industrial building/building addition, and 5 parking spaces. The project site, which will be served by public water and public sewer, is located in the I- Industrial zoning district.

**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all London Grove Township issues should be resolved before action is taken on this subdivision/land development plan.**




BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# LD-02-25-18440 , dated , April 2, 2025 , which addressed the proposed construction of 3,600 square foot industrial building and eight parking spaces.

**COUNTY POLICY:**

***LANDSCAPES:***

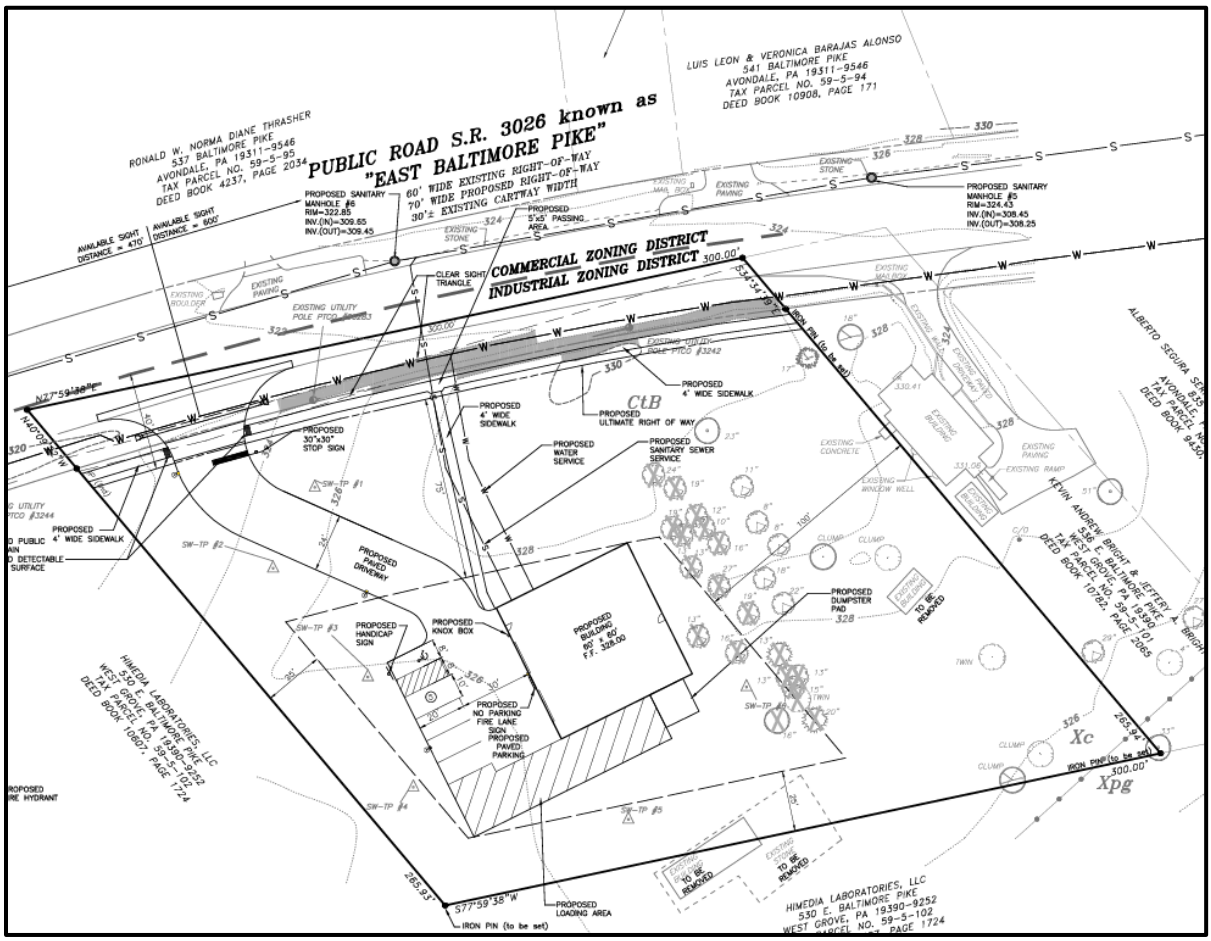
2. The project site is located within the **Suburban Center Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed land development is consistent with the objectives of the **Suburban Center Landscape**.

WATERSHEDS 2045:

*Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the **White Clay Creek** watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are:

1. protecting and restoring riparian corridors and first order streams.
2. addressing sources of water quality impairments.
3. reducing stormwater runoff and mitigating flooding.
4. promoting and expanding water-based recreational opportunities and access.

*Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.




**Detail of Final Land Development - Kevin Andrew & Jeffery A. Bright**

PRIMARY ISSUES:

3. We endorse the installation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**.

4. The plan depicts that a concrete step owned by an adjoining property is located within the project site. If the encroachment issue is valid, the applicant and the adjoining property owner should use this opportunity to resolve this issue.

5. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at https://chescoplanning.org/Publications/PDF/TM-RoadClassifications.pdf, classifies East Baltimore Pike (State Route 3026) as a minor arterial. The Handbook (page 183) recommends a 100-foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of East Baltimore Pike. We suggest that this area be identified as a dedicated right-of-way and be offered for dedication to PennDOT.

ADMINISTRATIVE ISSUES:

6. The applicant should contact the office of the Chester County Conservation District (telephone #610 455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: https://www.chesco.org/284/ErosionStormwater. 7. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: https://www.chesco.org/365/Sewage-Water. 8. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code. 9. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and London Grove Township.

7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and London Grove Township

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of London Grove. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Albert Park

Albert Park
Senior Review Planner

cc: Kevin Andrew Bright & Jeffery A. Bright
Regester Associates, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Mirlene SaintVal, P.E., Senior Manager of Transportation Services, PennDOT
John R. Otten, Senior Civil Engineer Supervisor, PennDOT
Harley Cooper, Director of Suburban Service Planning - Bus & Metro, SEPTA
Chester County Conservation District

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

**PLANNING COMMISSION**
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

September 23, 2026

Dana Simpson, Township Secretary
Londonderry Township
103 Daleville Rd
Cochranville, PA 19330

Re: Preliminary Subdivision - Lot 126 - New Daleville
# Londonderry Township - SD-08-26-19079

Dear Ms. Simpson:

A Preliminary Subdivision Plan entitled "Lot 126 - New Daleville", prepared by Medveczky Associates LTD, and dated July 5, 2026, was received by this office on August 24, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

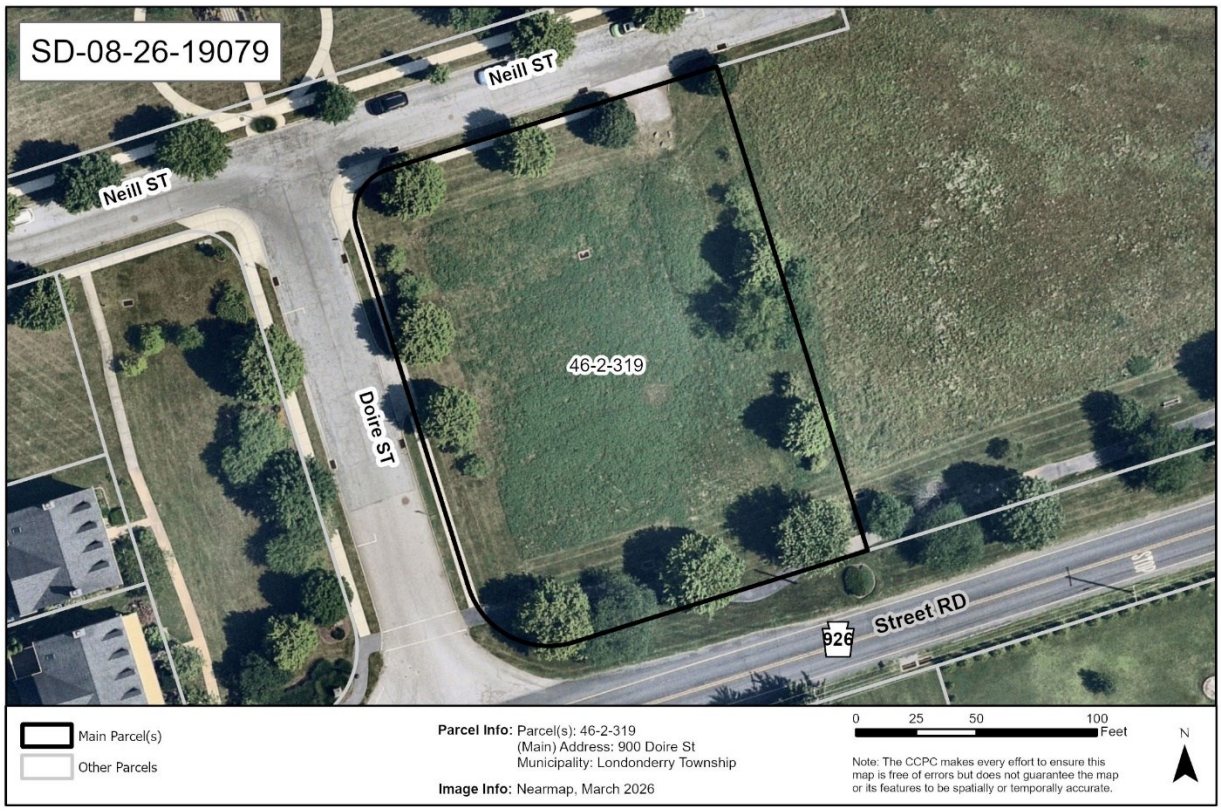
**PROJECT SUMMARY:**

| | |
|---|---|
| Location: | on the southeast side of Neill Street and Doire Street |
| Site Acreage: | 0.87 acres |
| Lots/Units: | 4 lots |
| Proposed Land Use: | single family residential |
| UPI#: | 46-2-319 |

**PROPOSAL:**

The applicant proposes the creation of 4 lots. The project site, which will be served by public water and community sewer, is located in the R-2 Traditional Neighborhood Development zoning district.

**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Londonderry Township issues should be resolved before action is taken on this subdivision.**




BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# LD-8-11-4768, dated, September 21, 2011, which addressed, the construction of a 9,000 square foot day care center and 30 parking spaces (including two spaces located on paver blocks) on a 0.78-acre site, was approved by the Londonderry Township on June 23, 2012.

**COUNTY POLICY:**

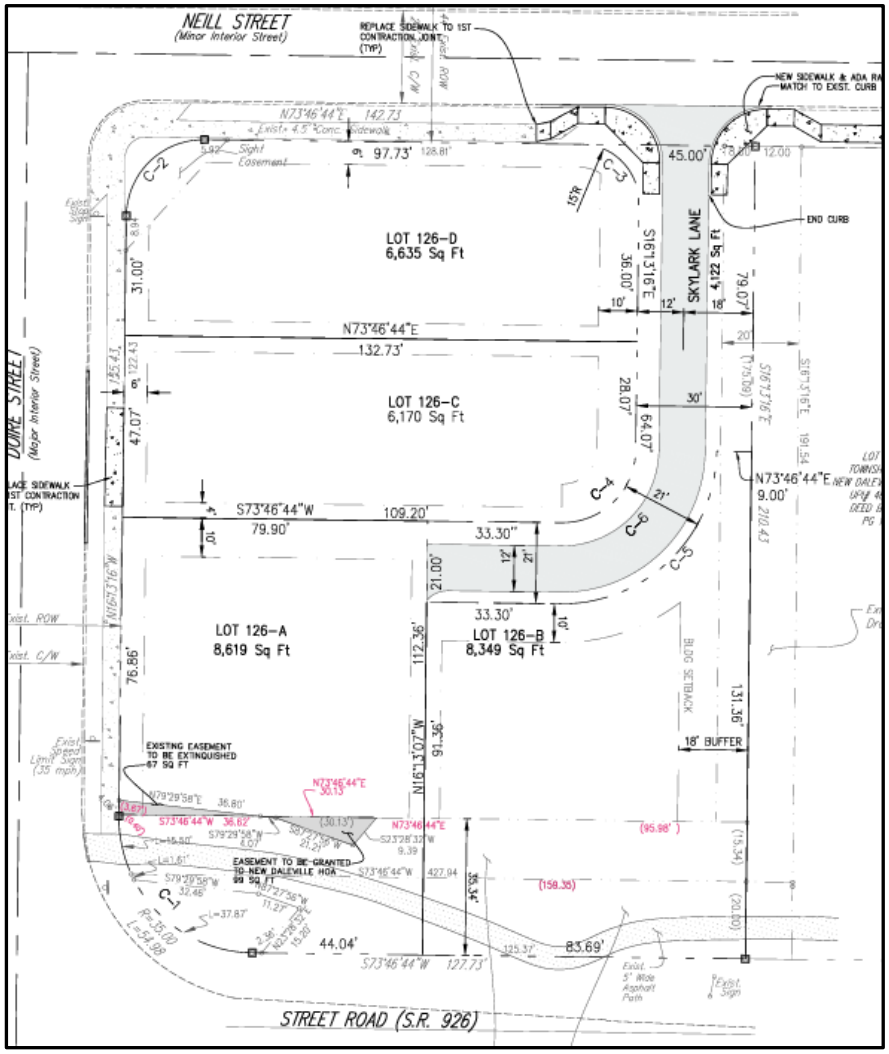
***LANDSCAPES:***

2. The project site is located within the **Rural Center Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. This landscape often evolves from a village at an historic crossroads that has expanded over time. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodates limited growth, with transportation infrastructure and amenities provided at a village scale and character. The proposed subdivision is consistent with the objectives of the **Rural Center Landscape**.

WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the **Upper Brandywine Creek** watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are:

- Protecting first order streams, riparian corridors, and existing woodlands.
- Reducing stormwater runoff; mitigating flood risks.
- Implementing source water protection measures.
- Promoting and expanding water-based recreational opportunities and access.
- *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.




**Detail of Preliminary Subdivision - Lot 126 - New Daleville**

PRIMARY ISSUES:

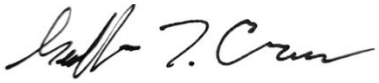
4. Historic aerials appear to show that there was previously a stream on the site, which may have been buried during initial phases of development (between 2005 and 2008). While the current plan represents a significant reduction in impervious cover from the original plan for which the stormwater system was designed, the applicant and the Township should ensure that the calculations account for any perennial or ephemeral natural flow from the original stream path through the system, in addition to stormwater anticipated to be generated by the proposed development.

ADMINISTRATIVE ISSUES:

5. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Londonderry Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Geoff Creary
Senior Review Planner

cc: David S. Kahn
Medveczky Associates, Lisa D'Andrea. P.E.

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

**PLANNING COMMISSION**
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

September 16, 2026

Deborah Kinney, Township Secretary
Lower Oxford Township
220 Township Road
Oxford, PA 19363

Re: Final Land Development - Lincoln University Renovation of Houston Hall
# Lower Oxford Township – LD-07-26-19045

Dear Ms. Kinney:

A Final Land Development Plan entitled "Lincoln University Renovation of Houston Hall", prepared by Honor Engineer Company, and dated June 28, 2026, was received by this office on August 17, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

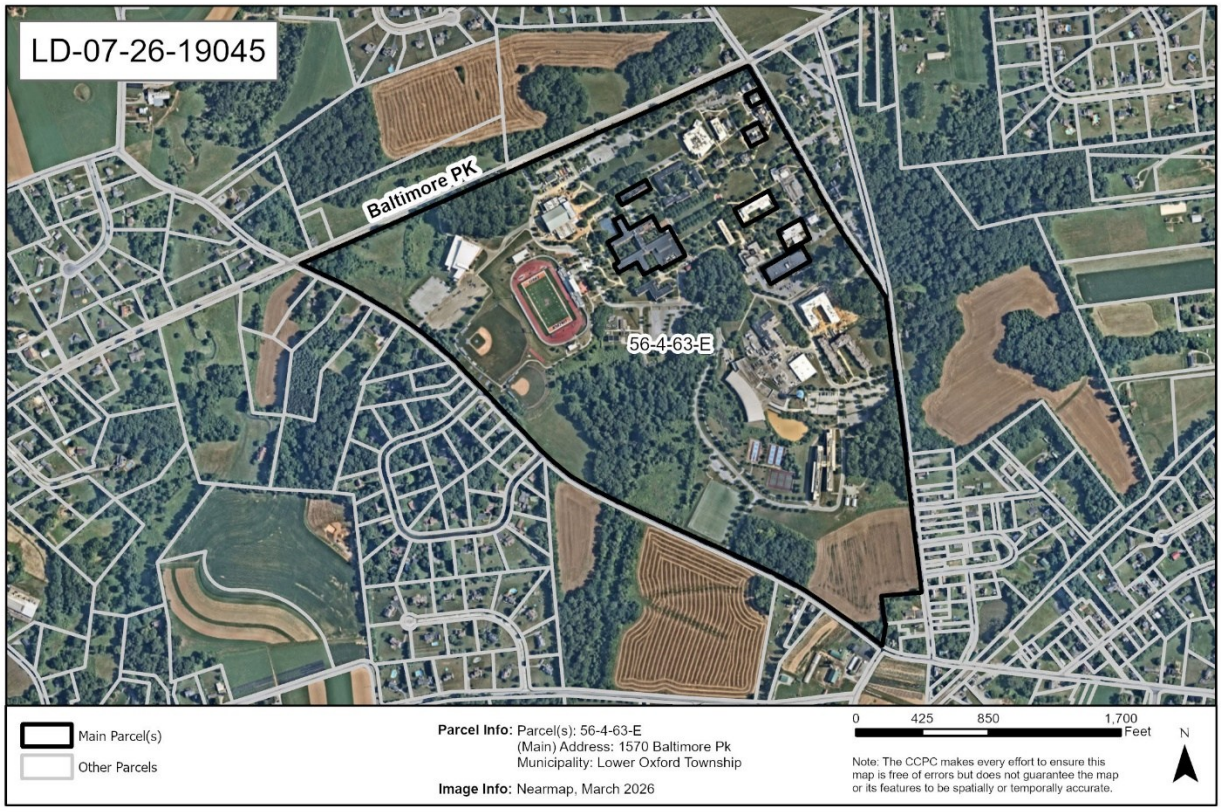
**PROJECT SUMMARY:**

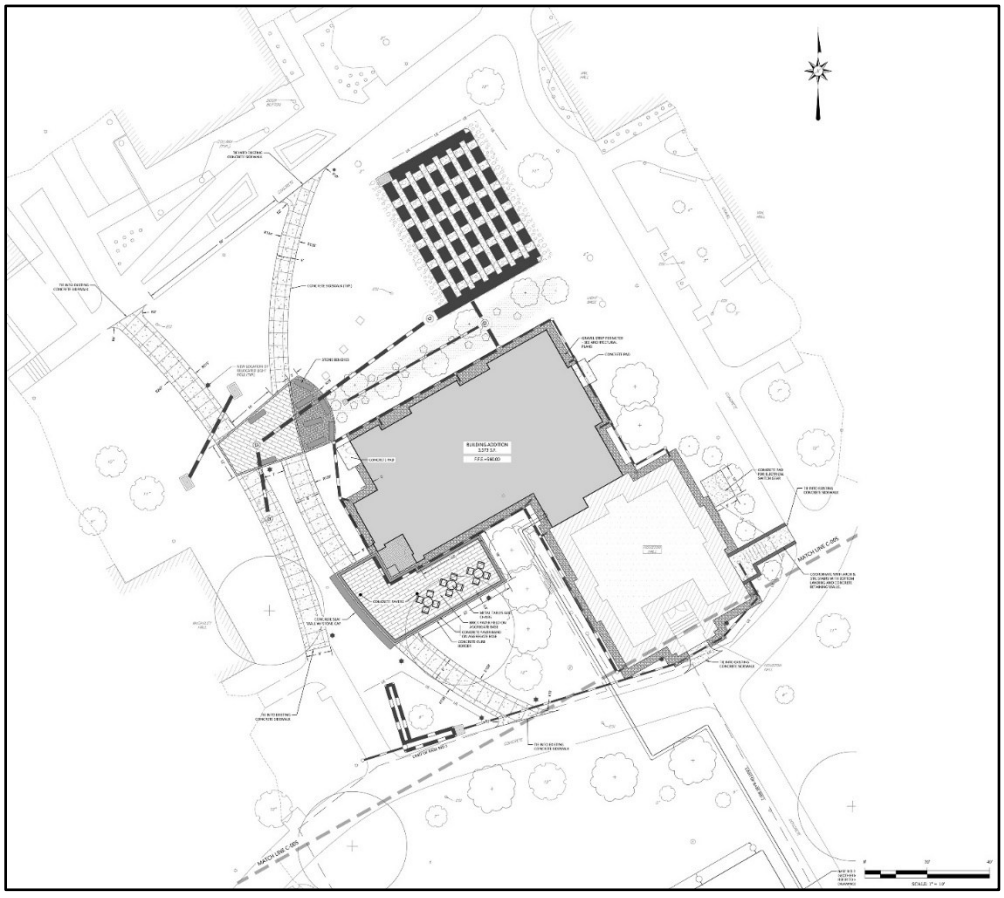
| | |
|---|---|
| Location: | Southwest corner of Baltimore Pike and Maple Drive |
| Site Acreage: | 152.53 |
| Lots/Units: | 1 |
| Non-Res. Square Footage: | 3,573 |
| Proposed Land Use: | Addition to Existing Institutional Building |
| Municipal Land Use Plan Designation: | Commerce |
| UPI#: | 56-4-63-E |

**PROPOSAL:**

The applicant proposes the construction of a 3,573 square foot building addition to Houston Hall, located on the northeast corner of the project site. The site plan also indicates that additional sidewalks will be provided around the building to connect to the existing campus pedestrian network, and an outdoor patio area will also be provided. The project site, which is served by public water and package sewer, is located in the R-3 Residential zoning district.

**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this land development plan.**



*Site Plan Detail, Sheet 6: Final Land Development - Lincoln University Renovation of Houston Hall*

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a land development proposal for this site, which addressed the construction of a four-story 99,532 square foot dormitory (CCPC# LD-08-24-18213, "Lincoln University – New Residence Hall", dated October 29, 2024). According to our records, this land development plan was approved by the Township on May 28, 2025.

**COUNTY POLICY:**

***LANDSCAPES:***

2. The project site is located within the **Suburban Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed land development is consistent with the objectives of the **Suburban Landscape**.

3. The project site is also located in the Commerce designation on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan. The Commerce area is characterized by larger scale institutional, commercial, retail, light industrial, and warehousing operations. The recommended strategies for Commerce suggest that "municipal regulations should continue to permit commercial and institutional facilities within this commercial/institutional core with regard to the need to link these facilities to adjacent residential facilities with adequate pedestrian access" (page 5-16). The plan is consistent with the recommended strategies for this designation.

WATERSHEDS 2045:

4. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Elk Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring headwater streams and vegetated riparian corridors; reducing agricultural and urban runoff; protecting groundwater resources; restoring water quality in impaired streams; and creating and enhancing water-based recreational opportunities. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

5. It is our understanding that Houston Hall, which was built in 1881, is one of 15 campus buildings that the Pennsylvania Historical and Museum Commission determined were eligible for recognition as the "Lincoln University Historic District" on the National Register of Historic Places. The applicant and Township should ensure that the design of the proposed building addition respects the design and materials of the existing building and neighboring campus buildings. "Appreciate" Objective A of ***Landscapes3***, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.

ADMINISTRATIVE ISSUES:

6. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

7. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: https://www.chesco.org/284/ErosionStormwater.

8. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Lower Oxford Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

cc: Lincoln University
Honor Engineer Company
Chester County Conservation District

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

**PLANNING COMMISSION**
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

September 10, 2026

David Boelker, Director of Planning and Code Enforcement
Phoenixville Borough
351 Bridge Street 2nd Floor
Phoenixville, PA 19460

Re: Final Land Development - Habitat for Humanity Church Street Condominiums
# Phoenixville Borough - LD-08-26-19073

Dear Mr. Boelker:

A Final Land Development Plan entitled "Habitat for Humanity Church Street Condominiums", prepared by JMR Engineering, and dated August 6, 2026, was received by this office on August 12, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land Development for your consideration.

**PROJECT SUMMARY:**

| | |
|---|---|
| Location: | on the south side of Church Street, east of Bridge Street |
| Site Acreage: | 0.80 acres |
| Lots/Units: | 48 units |
| Proposed Land Use: | Apartment |
| New Parking Spaces: | 50 parking spaces |
| Municipal Land Use Plan Designation: | Town Center |
| UPI#: | 15-9-358 |

**PROPOSAL:**

The applicant proposes the construction of 48 residential units, and 50 parking spaces. The project site, which will be served by public water and public sewer, is located in the TC Town Center zoning district.

**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Phoenixville Township issues should be resolved before action is taken on this subdivision/land development plan.**




**COUNTY POLICY:**

***LANDSCAPES:***

1. The site is located within the **Urban Center Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. This land development is generally consistent with the objectives of ***Landscapes3***.

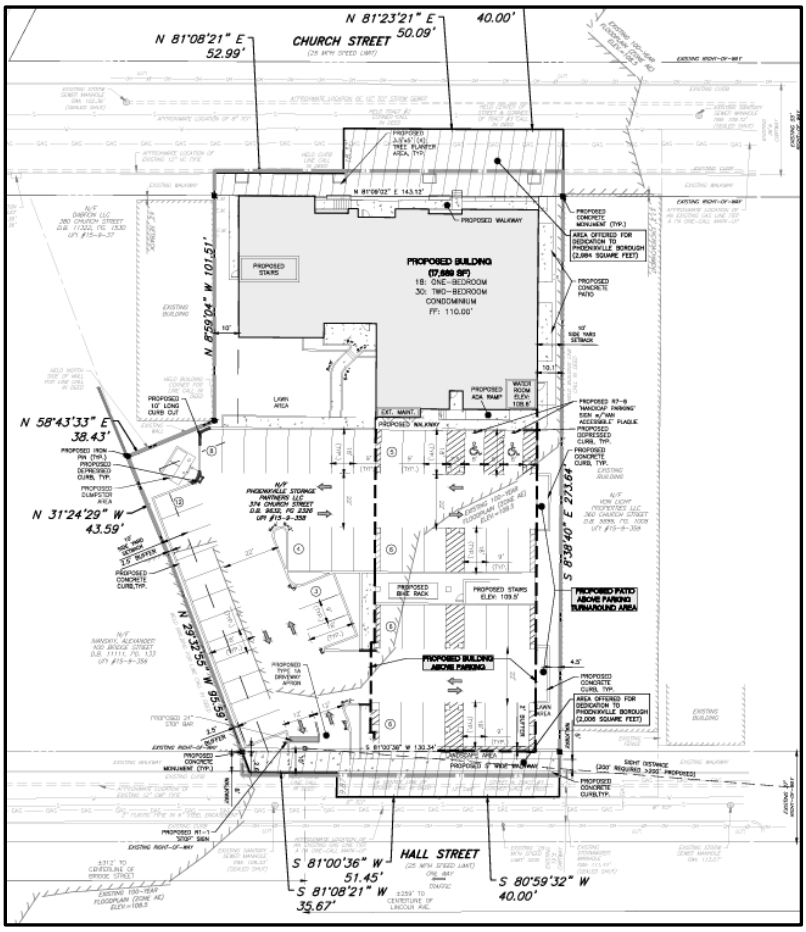
   The plan supports the ***Landscapes3*** **LIVE** Goal, to **"**Nurture diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities" by adding apartment residential opportunities. The plan also supports all the ***Landscapes3*** **LIVE** Objectives.

   In addition, the plan supports Chester County's A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at:
   https://www.chescoplanning.org/Housing/aPlusHomes.cfm.

However, we suggest that the applicant and the Borough review the considerations in PRIMARY ISSUES Comment 3 below in this letter as it relates to the ***Landscapes3*** **How We APPRECIATE** Goals and Objectives, because the proposed removal of one of the structures on the site and the loss of its unique architectural character, creates a potentially conflicting tension between the **LIVE** and the **How We APPRECIATE** Goals and Objectives. We encourage the applicant and the Borough to consider the suggestions in Comment 3 and work together to bring this proposed land development more-fully into consistency with the ***Landscapes3*** objectives of the **Urban Center Landscape.**

WATERSHEDS 2045:

*Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the **French Creek** watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: addressing causes of stream impairments; maintaining water quality in high performing and critical habitat streams; continuing land preservation efforts; and restoring and enhancing vegetated riparian buffers and floodplains.
*Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.




**Detail of Final Land Development - Habitat For Humanity Church Street Condominiums**

PRIMARY ISSUES:

2. The applicant's tract contains several structures, three of which appear to be notable examples of Phoenixville Borough's architectural heritage, particularly the structure at 368 Church Street. This structure contains elements of American Victorian architecture, including its dominant front-facing gable, prominent overhanging eaves, large porch, painted balustrades, and cut-stone front elevation. These elements represent links to the Borough's history and are difficult or impossible to recreate in a new structure.

3. This site also appears to be within Phoenixville's Downtown Historic District (HARB) as identified in Phoenixville's Heritage Action Plan (February 20, 2012) and in located in the "Town Center" neighborhood as shown on the Phoenixville Borough Comprehensive Plan's Neighborhood Map (dated October 7, 2021). Chapter 9 in the Borough's Comprehensive Plan discusses preservation and cultural resources within the Borough; therefore, we suggest that the Borough and the applicant strive to retain as much of the structure at 368 Church Street as possible, perhaps by building to the rear or attaching it to the adjacent proposed structure at 374 Church Street.

4. If all structures on the site must be removed and replaced with new construction, we encourage the applicant to use building materials, finishes and colors that will be compatible with the other houses in the area. The applicant should consider using brick, front porches, arched multi-pane windows, roof corbels, and avoid flat roofs. An enclosure for trash receptacles should be provided so the receptacles will not need to be placed on the sidewalk. The Borough's Historical Architectural Review Board should be asked to review and comment on this land development plan.

5. A portion of the parking area is within the 100-year floodplain. The Borough and the applicant should discuss how vehicles within this parking area can be relocated to safer areas in the event of flooding.

6. The Borough Fire Marshal should verify the design and location of all proposed fire-protection facilities and access to the structure.

7. We commend the applicant for proposing four tree planter areas, but the Borough and the applicant should ensure that the sidewalk will retain an adequate width. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**. PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of five feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element in Chapter 3 of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: https://chescoplanning.org/Guides/Multimodal/.

8. The applicant should ensure that they have applied for all proper permits through the Borough's Floodplain Administrator and comply with all applicable regulations for development activities planned within the FEMA Zone AE floodplain, which includes the majority of the property.

    a. Mandatory components of the floodplain permit application are included in § 8-304 of the Borough Code and include details like lowest building floor and utility elevations, drainage plans, flood-resistant materials, and structural anchoring, and appropriate practices to minimize potential flood damage.

b. Additionally, § 8-304.3D(5) requires that the applicant provide the Borough Floodplain Administrator with a "document, certified by a registered professional engineer or architect, which states that the proposed construction or development has been adequately designed to withstand the pressures, velocities, impact and uplift forces associated with the base flood. Such statement shall include a description of the type and extent of floodproofing measures which have been incorporated into the design of the structure and/or the development." While this documentation is specifically required as part of the floodplain management permitting process, it may be helpful for the Borough to review as part of their consideration for the land development application, if they have not already done so.

9. Pursuant to § 23-301.19 of the Borough Code, "All regulated activities located within a special flood hazard area designated by the Federal Emergency Management Agency (FEMA) shall comply with the Borough of Phoenixville's Municipal Code, Chapter 8, Floodplains, and shall be designed to maintain the flood-carrying capacity of the floodway such that the base flood elevations are not increased, either upstream or downstream." While this property is not located within the regulatory floodway, the applicant should take care to minimize any impact that onsite development may have on the base flood elevation both upstream and downstream of the property.

10. The proposed development represents a significant change in the number of vehicles likely to regularly be parked within the boundaries of the 1% annual chance (100-yr) floodplain. The Borough should consider supporting the applicant and/or future property residents in developing a flood evacuation plan that includes moving cars out of the portions of the parking lot which may be subject to inundation.

a. As little as 6 inches of floodwater can reach the underside of most cars and potentially cause damage, which can create financial hardships for impacted residents.

b. 12 inches of floodwater can cause many compact cars to float. Not only does this have the potential to damage the car itself, but it can also turn the vehicle into moving debris that could collide with and damage structures.

11. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the Valley Creek Watershed Act 167 Stormwater Management Plan (February 2011).

12. Included on the plant list for the landscape schedule are non-native species, like glossy abelia, skip laurel, weigela, lady's mantle, and catmint. The applicant may wish to consider substituting native species, which are likely to be better adapted to local climate conditions and provide greater benefits for native pollinators and wildlife.

13. Proper maintenance of the subsurface stormwater facilities is critical for ensuring their long-term functionality. The applicant and future property owners should strive to ensure that the future property management company is well educated and well equipped to ensure this maintenance is properly and regularly carried out.

ADMINISTRATIVE ISSUES:

9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and Phoenixville Borough.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Phoenixville Borough. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Geoff Creary
Review Planner

cc: Habitat for Humanity (Chris Wiseman)
JMR Engineering, LLC
Chester County Water Resources Authority
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Mirlene SaintVal, P.E., Senior Manager of Transportation Services, PennDOT
John R. Otten, Senior Civil Engineer Supervisor, PennDOT
Harley Cooper, Director of Suburban Service Planning - Bus & Metro, SEPTA
Chester County Conservation District
Chester County Assessment Office

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

**PLANNING COMMISSION**
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

September 10, 2026

Erin McPherson, Director of Planning and Zoning
Tredyffrin Township
1100 Duportail Road
Berywn, PA 19312

Re: Preliminary/Final Subdivision - 549 Park Ridge Terrace
# Tredyffrin Township – SD-07-26-19046

Dear Ms. McPherson:

A Preliminary/Final Subdivision Plan entitled "549 Park Ridge Terrace", prepared by Howell Engineering, and dated July 23, 2026, was received by this office on August 13, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

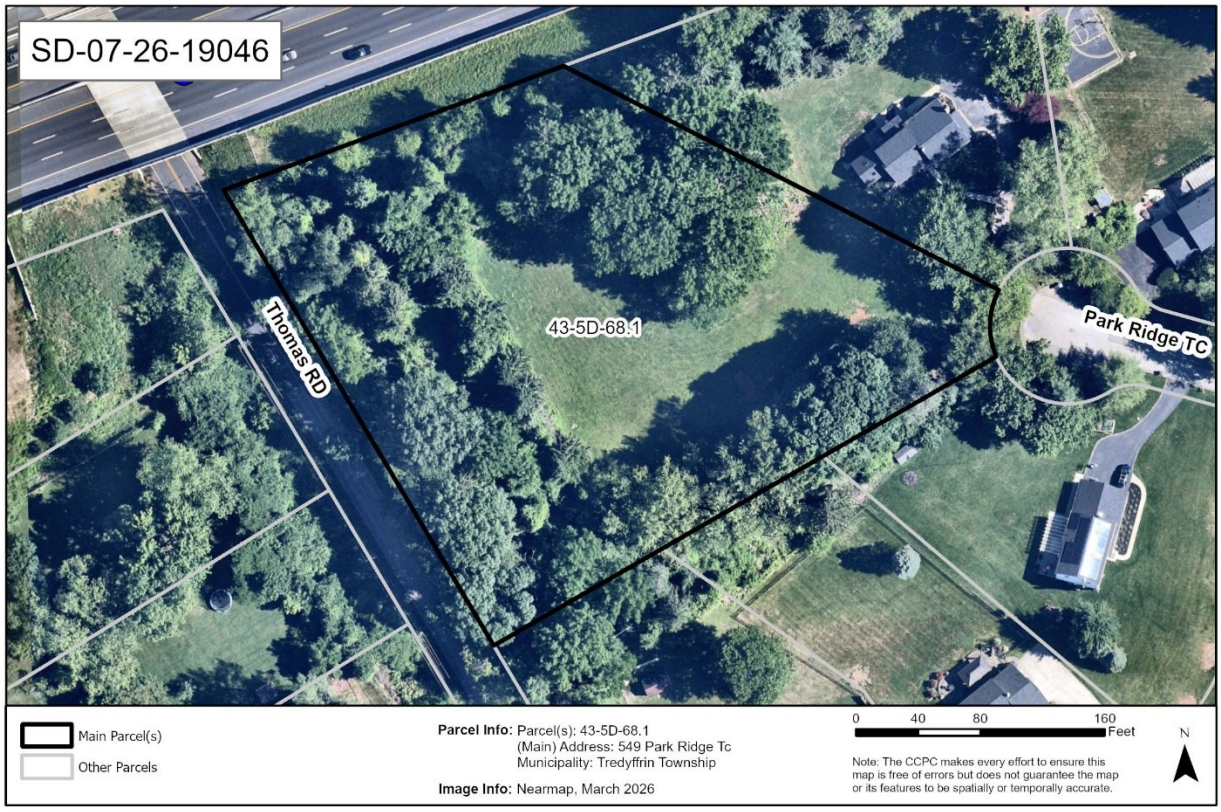
**PROJECT SUMMARY:**

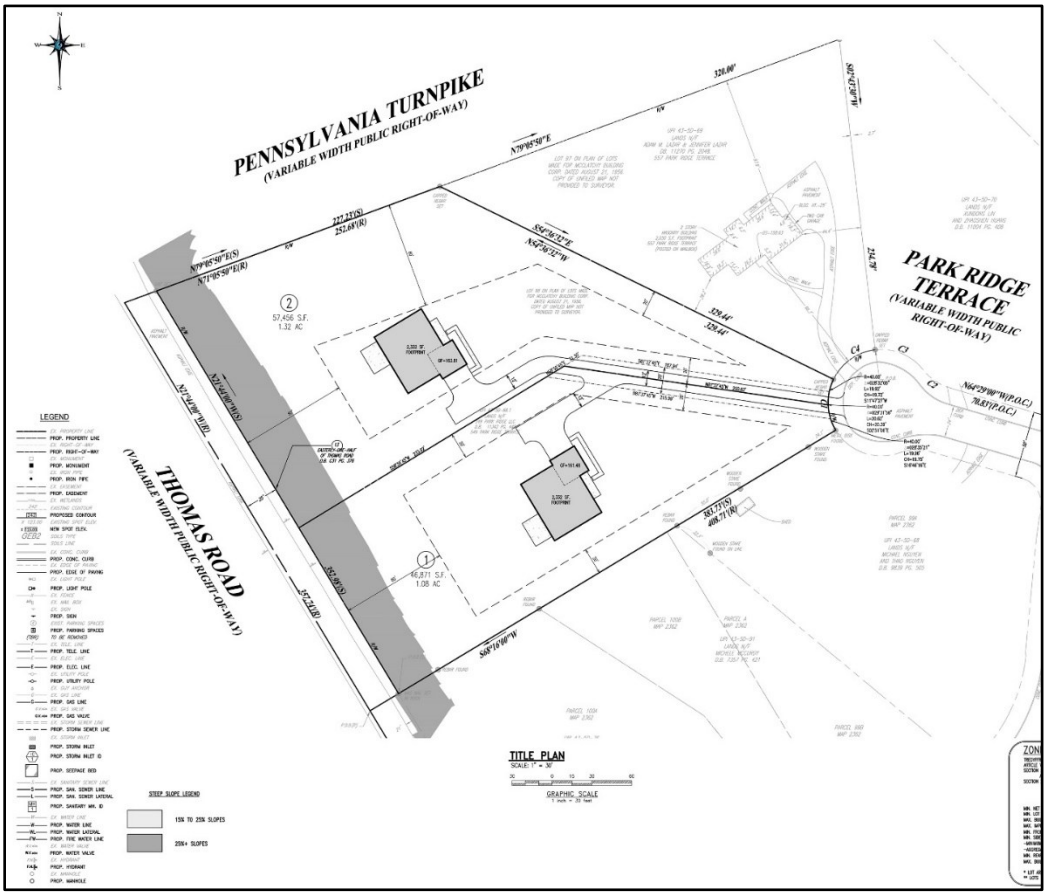
| | |
|---|---|
| Location: | West of Park Ridge Drive, at the end of Park Ridge Terrace |
| Site Acreage: | 2.30 |
| Lots/Units: | 1 existing lot; 2 proposed lots |
| Non-Res. Square Footage: | 0 |
| Proposed Land Use: | Single Family Residential |
| Municipal Land Use Plan Designation: | Residential - Low Density |
| UPI#: | 43-5D-68.1 |

**PROPOSAL:**

The applicant proposes the creation of 2 single family residential lots. The project site, which will be served by public water and public sewer, is located in the R-1 Residential zoning district.

**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.**




*Site Plan Detail, Sheet 2: Preliminary/Final Subdivision - 549 Park Ridge Terrace*

**COUNTY POLICY:**

***LANDSCAPES:***

1. The project site is located within the **Suburban Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. Furthermore, low to medium density mixed use development and infill development, community institutional uses such as schools and senior housing, and land available for new industrial and heavy commercial uses in appropriate locations, should be taken into consideration for planning activities in this designation. The proposed subdivision is consistent with the objectives of the **Suburban Landscape.**

WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Trout Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring first order streams and vegetated riparian buffers; restoring water quality to reduce impairments and support native aquatic species; and implementing comprehensive stormwater management. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. The plan and 2026 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. We acknowledge that the Landscape Plan (Sheet 15) indicates that additional plantings will be provided.

4. Vehicular access to both lots will be provided from a shared driveway entrance, the details of which should be incorporated into the deeds of both lots.

ADMINISTRATIVE ISSUES:

5. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

6. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.

7. According to the Waiver Requests table on Sheet 1, the applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance (SLDO), including a waiver from Section 181-52.C(2) of the Township SLDO to allow existing woodlands to satisfy the road planting requirements along Thomas Road and the Pennsylvania Turnpike. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

8. Stormwater Management Note 2 on Sheet 7 indicates that the property owner will be responsible for the operations and maintenance of all stormwater management facilities on their lot, including infiltration beds, level spreaders, water quality filters, and inlets and piping. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.

9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Tredyffrin Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

cc: 549 Park Ridge LLC
Howell Engineering

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

**PLANNING COMMISSION**
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

September 25, 2026

Robert Kagel, Township Manager
Uwchlan Township
715 N Ship Road
Exton, PA 19341

Re: Preliminary/Final Land Development - Eagleview Town Center - Phase 2 - Lot 17
# Uwchlan Township - LD-08-26-19052

Dear Mr. Kagel:

A Preliminary/Final Land Development Plan entitled "Eagleview Town Center - Phase 2 - Lot 17", prepared by Chester Valley Engineers, Inc., dated August 3, 2026, was received by this office on August 27, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land Development for your consideration.

**PROJECT SUMMARY:**

| | |
|---|---|
| Location: | On the South side of Pennsylvania Drive, West of Eagleview Boulevard |
| Site Acreage: | 8.78 acres |
| Lots/Units: | 94 units |
| Non-Res. Square Footage: | 2,400 square feet |
| Proposed Land Use: | Multi-Family Residential |
| New Parking Spaces: | 268 spaces |
| Municipal Land Use Plan Designation: | Commercial/Industrial |
| UPI#: | 33-1-40 |

**PROPOSAL:**

The applicant proposes the construction of 93 residential units, and 268 parking spaces. A separate 2,400 square foot addition is also proposed on an adjacent office building. The project site, which will be served by public water and public sewer, is located in the Uwchlan Township PCID zoning district.

**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Uwchlan Township issues should be resolved before action is taken on this land development plan.**




BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a conditional use proposal for this site. That review, CCPC# CU-05-26-18922, dated June 5, 2026, which addressed the construction of two apartment buildings on two lots, with 288 parking spaces and 66 spaces in reserve, a 2400 square foot addition on the adjacent office building, as part of a Conditional Use Order issued by the Township in a decision dated November 10, 2025.

**COUNTY POLICY:**

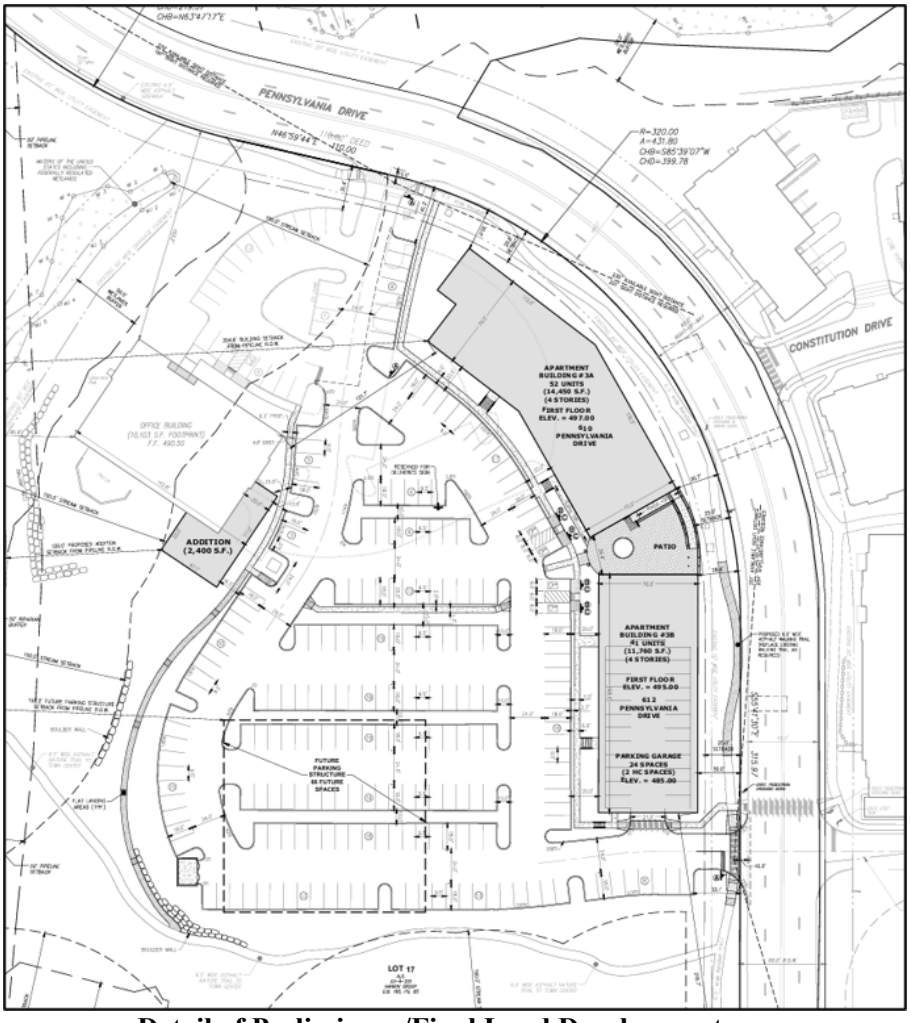
***LANDSCAPES:***

2. The project site is located within the **Suburban Center Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed land development is consistent with the objectives of the **Suburban Center Landscape**.

WATERSHEDS 2045:

3. ***Watersheds 2045***, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the **Upper Brandywine Creek** watershed. The ***Watersheds 2045*** plan's highest priority objectives within this watershed are:

- Protecting first order streams, riparian corridors, and existing woodlands.
- Reducing stormwater runoff.
- Mitigating flood risks.
- Implementing source water protection measures.
- Promoting and expanding water-based recreational opportunities and access.
- *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.




**Detail of Preliminary/Final Land Development –**
**Eagleview Town Center - Phase 2 - Lot 17**

PRIMARY ISSUES:

4. The primary pedestrian and vehicle access to the buildings appears to be from their western sides, near the parking areas. The buildings' elevations along Pennsylvania Drive should use windows, different textures and colors, variations in setbacks, etc. to avoid the impression of blank walls or uniform surfaces.

5. The westernmost parking areas may result in significant walking distances from the buildings, especially for pedestrians carrying groceries or other items. The applicant should consider providing roofed structures in parts of the parking areas to offer protection from precipitation and create shade and perhaps adding benches. Such roof areas could also offer opportunities for photo-voltaic energy systems to improve the site's long-term sustainability and reduce its reliance on energy from the grid. Additional information on long-term sustainability is available at: https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm.
   Additional information on alternative energy systems such as photovoltaic systems is available at: https://www.dvrpc.org/EnergyClimate/AEOWG/.

6. We commend the applicant for retaining the asphalt nature trail to the Town Center.

7. The plans delineate a 50-foot wetlands buffer. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977). The Pennsylvania Department of Environmental Protection regulates all activities that affect bodies of water, including wetlands, under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact both agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.

8. The plan proposes development adjacent to steep slopes. The applicant should refer to Uwchlan Township Municipal Code, Part III Land Use, Chapter 265 Zoning, Article 6 Supplementary Regulations for All Districts, Section 618 Steep Slope Standards and ensure compliance along steep slopes.

Stormwater Considerations:

9. The stormwater management plans indicate that an underground stormwater management bed will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit an operations and management plan for the stormwater facilities to the Township, which should be reviewed by the Township Engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the operation and maintenance plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

10. Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Care should be taken during construction to prevent compaction of

the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.

11. The applicant should establish a de-icing plan for the parking lot, sidewalk areas and other paved areas that minimize the amounts of de-icing chemicals and pollutants that will directly infiltrate to groundwater or run off the site. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

ADMINISTRATIVE ISSUES:

12. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: https://www.chesco.org/284/ErosionStormwater

13. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Uwchlan. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Albert Park

Albert Park
Review Planner

cc: The Hankin Group
Chester Valley Engineers, Rick Stratton, P. E.
Chester County Conservation District

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

**PLANNING COMMISSION**
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

September 11, 2026

Christian J. Adamek, Director of Planning, Zoning, and Code Enforcement
West Bradford Township
1385 Campus Drive
Downingtown, PA 19335

Re: Preliminary Subdivision - 1735 Shadyside Road
# West Bradford Township - SD-08-26-19076

Dear Ms. Adamek:

A Preliminary Subdivision Plan entitled "1735 Shadyside Road", prepared by Carta Engineering, and dated June 30, 2026, was received by this office on August 14, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

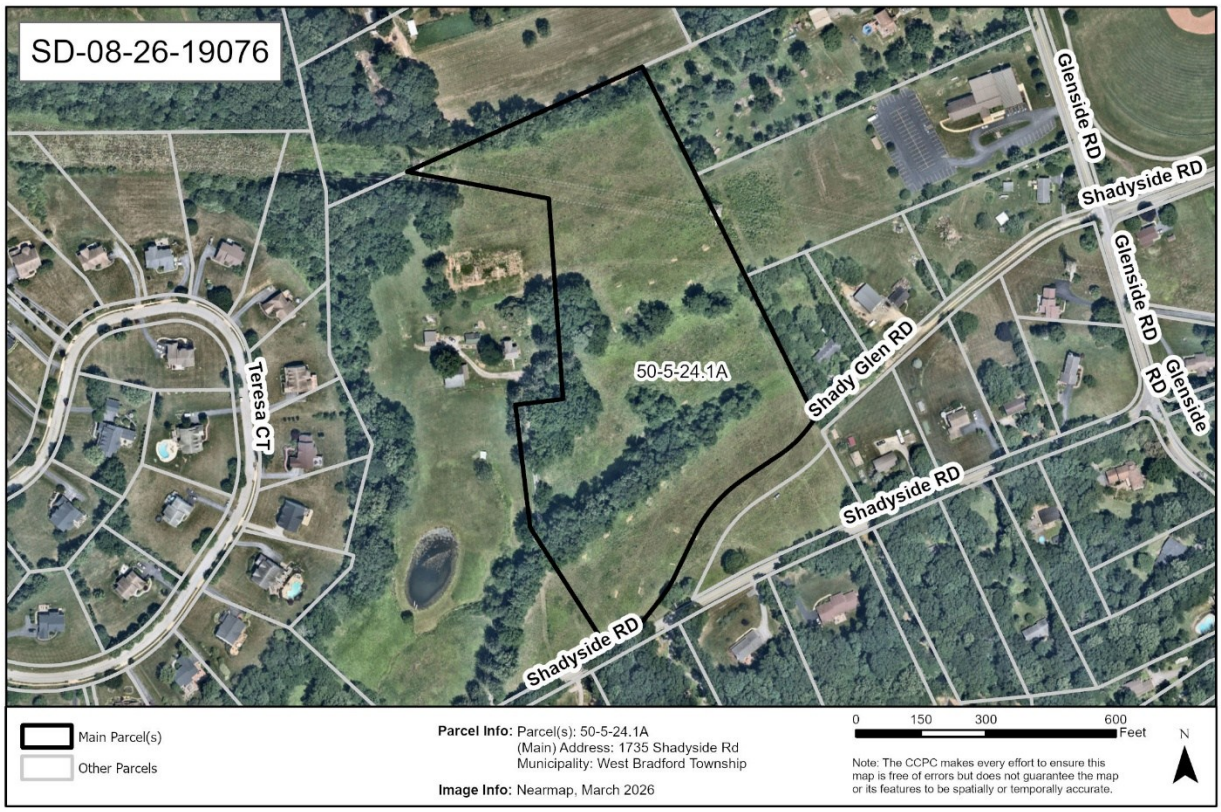
**PROJECT SUMMARY:**

| | |
|---|---|
| Location: | north side of Shadyside Road, west of Glenside Road |
| Site Acreage: | 12.79 acres |
| Lots/Units: | 4 lots/units |
| Proposed Land Use: | Single family residential |
| Municipal Land Use Plan Designation: | Low density residential |
| UPI#: | 50-5-24.1A |

**PROPOSAL:**

The applicant proposes the creation of 4 lots. The project site, which will be served by onsite water and onsite sewer, is located in the West Bradford Township R-1 zoning district.

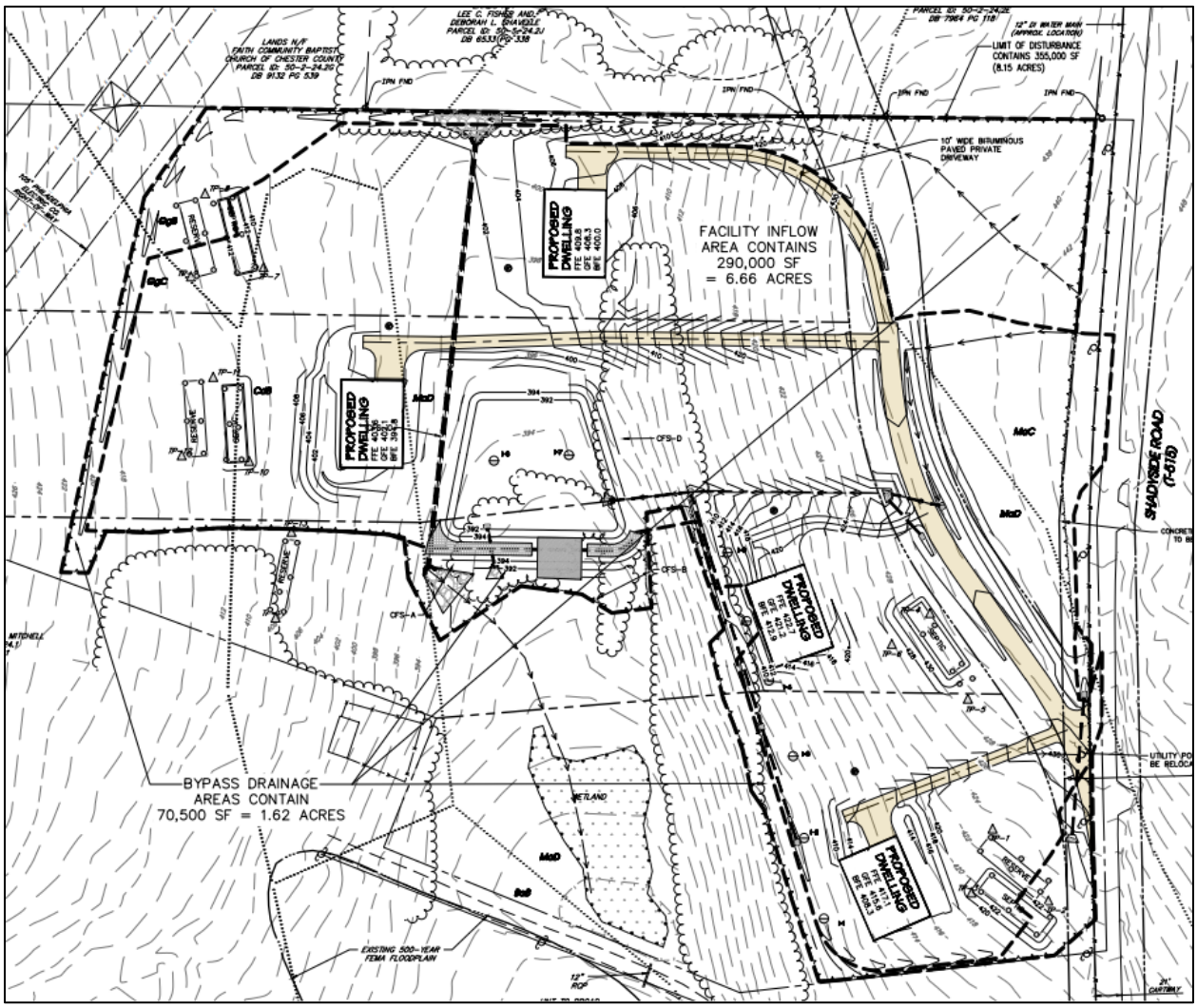
**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all West Bradford Township issues should be resolved before action is taken on this subdivision plan.**




**COUNTY POLICY:**

***LANDSCAPES:***

1. The project site is located within the **Suburban Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. Furthermore, low to medium density mixed use development and infill development, community institutional uses such as schools and senior housing, and land available for new industrial and heavy commercial uses in appropriate locations, should be taken into consideration for planning activities in this designation. The proposed subdivision is consistent with the objectives of the **Suburban Landscape.**




***Detail of 1735 Shadyside Road***
***Preliminary Subdivision Plan***

## ***WATERSHEDS 2045:***

***Watersheds 2045***, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The ***Watersheds 2045*** plan's highest priority objectives within this watershed are:

- protecting first order streams, riparian corridors, and existing woodlands;
- reducing stormwater runoff;
- mitigating flood risks;
- implementing source water protection measures; and promoting and expanding water-based recreational opportunities and access.

***Watersheds 2045*** can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

2. The plan and aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

3. The Township should confirm that the site plan complies with the riparian buffer requirements in the Municipal Code. ***Landscapes3*** supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective B, page 63).

4. The plan shows that Lot 2 will be served by a long and straight driveway. We recommend that the applicant introduce a slight horizontal curve along the driveway to relieve the straightness and create a better visual aesthetic value.

5. The driveway design illustrates a skewed, angled connection with Shadyside Road. To maximize operational safety and sight distance, the applicant should realign the proposed driveway to intersect Shadyside Road at a perpendicular angle.

6. We also recommend that the applicant combine the driveways of proposed Lots 1 and 2, which will reduce construction cost and impervious surfaces.

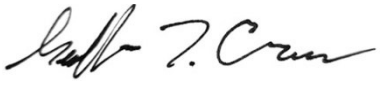
ADMINISTRATIVE ISSUES:

7. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: https://www.chesco.org/284/ErosionStormwater.

8. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and West Bradford Township.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Bradford Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Geoff Creary
Senior Review Planner

cc: RB Asley Customs, LLC
Carta Engineering
Chester County Health Department
Chester County Conservation District
Chester County Water Resources Authority

CHESTER COUNTY Planning COMMISSION

COUNTY COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION
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www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

September 25, 2026

Kim Milane-Sauro, Township Manager
West Caln Township
721 W Kings Highway
Coatesville, PA 19320

Re: Final Subdivision - John A. & Lisa A. Hashem
# West Caln Township - SD-08-26-19087

Dear Ms. Milane-Sauro:

A Final Subdivision Plan entitled "John A. & Lisa A. Hashem", prepared by InLand Design LLC, and dated August 5, 2026, was received by this office on August 27, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

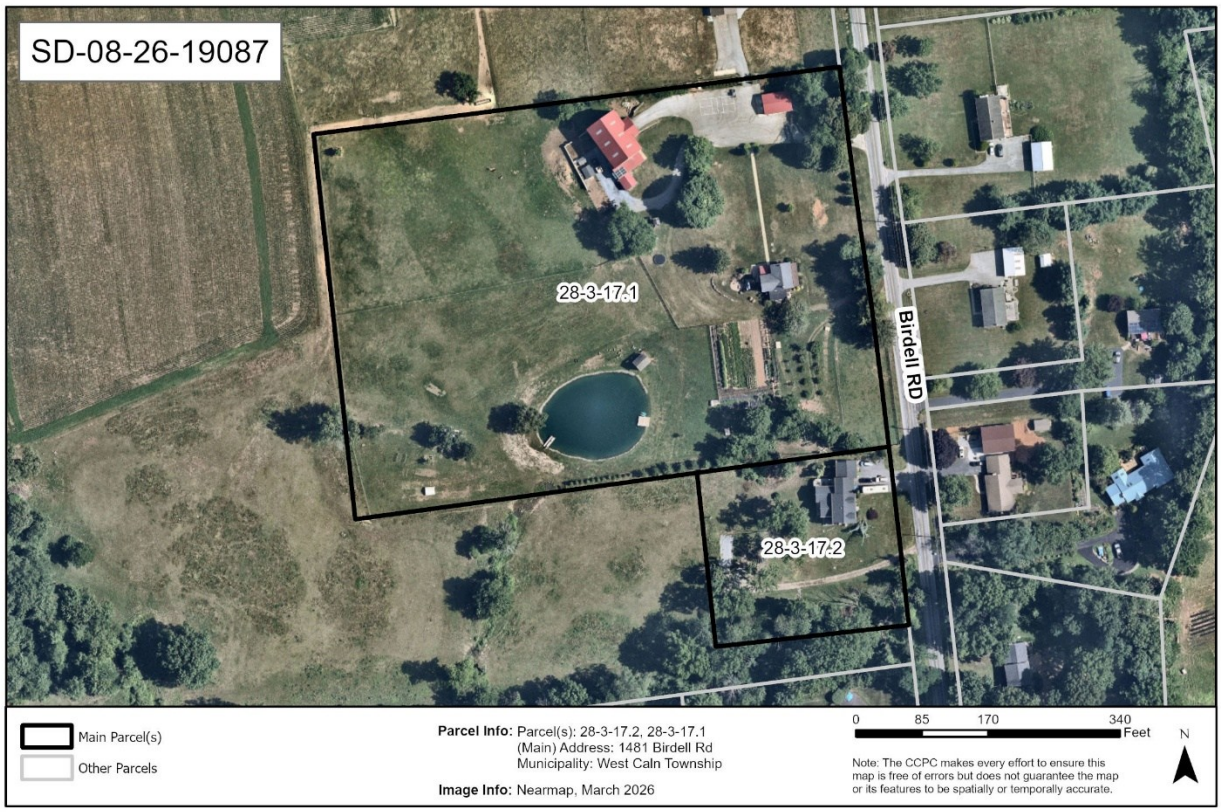
**PROJECT SUMMARY:**

| | |
|---|---|
| Location: | On the west side of Birdell Road, north of Garby Lane |
| Site Acreage: | 9.50 acres |
| Lots/Units: | 2 lots |
| Proposed Land Use: | Lot line revision between two single family residential lots |
| Municipal Land Use Plan Designation: | Rural Conservation |
| UPI#: | 28-3-17.1, 28-3-17.2 |

**PROPOSAL:**

The applicant proposes the conveyance of a 695 square feet portion of UPI# 28-3-17.1 to UPI# 28-3-17.2. As required to provide a conforming side yard setback for the existing dwelling on UPI: 28-3-17.2. The site, which is served by on-site water and sewer facilities, is located in the West Caln Township village zoning district. There are two residents to remain with a lot line change and no other construction proposed.

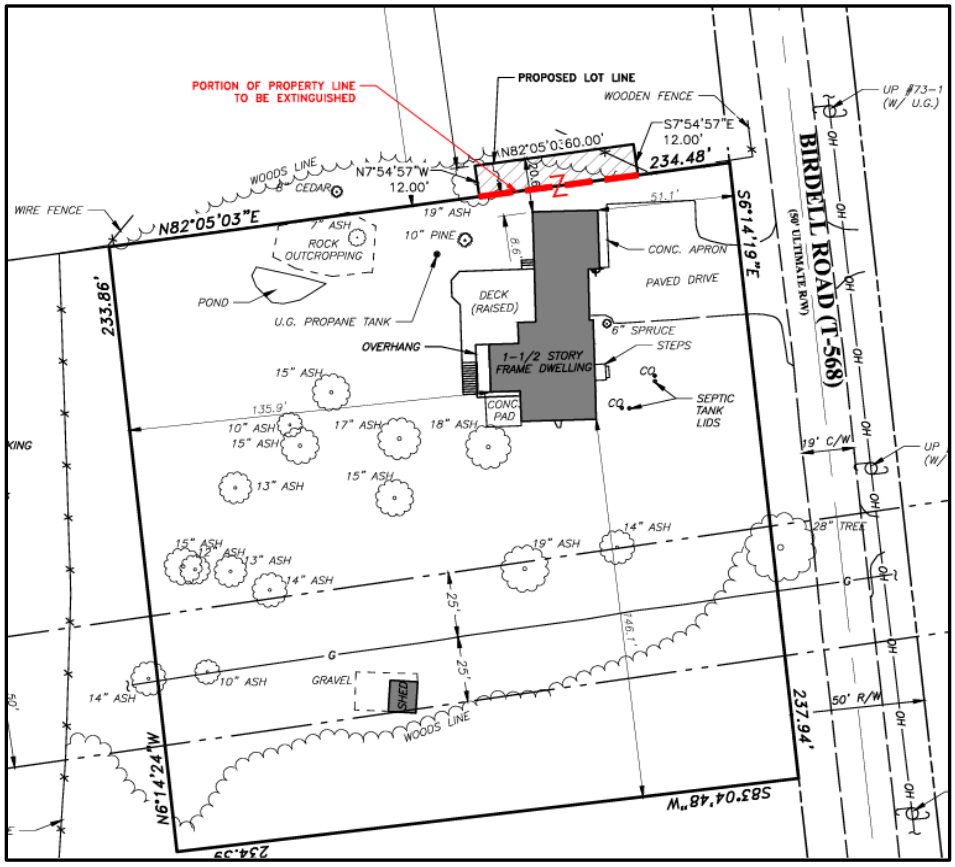
**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Caln Township issues should be resolved before action is taken on this subdivision/land development plan.**




**COUNTY POLICY:**

***LANDSCAPES:***

1. The project site is located within the **Rural Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**.




**Detail of Final Subdivision - John A. & Lisa A. Hashem**

PRIMARY ISSUES:

2. In consultation with the applicant, the Township should confirm the proposed conveyance will bring the property into conformance with all applicable area and bulk regulations for the underlying Village District zoning. Specific attention should be given to how the proposed conveyance will bring the property on UPI 28-3-17.2 into conformance with minimum side yard setback requirements.

3. As a result of the proposed conveyance, a portion of an existing wooden fence on UPI 28-3-17.1 will encroach on the adjoining UPI 28-3-17.2. The applicant should work with the owners of UPI 28-3-17.1 to address how best to mitigate this encroachment and comply with all applicable standards set forth under §350-1205 for fences, hedges and walls.

ADMINISTRATIVE ISSUES:

4. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and West Caln Township.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Caln Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Christopher Patriarca
Review Planner

cc: John A and Lisa A. Hashem
Inland Design, LLC
Chester County Health Department
Chester County Assessment Office

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

**PLANNING COMMISSION**
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

September 18, 2026

Jennifer Wachsmuth, Township Secretary
West Pikeland Township
1645 Art School Road
Chester Springs, PA 19425

Re: Preliminary/Final Land Development - MLC Property
# West Pikeland Township - LD-08-26-19074

Dear Ms. Wachsmuth:

A Preliminary/Final Land Development Plan entitled "MLC Property", prepared by All County and Associates Inc., and dated April 10, 2026, was received by this office on August 21, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land Development for your consideration.

**PROJECT SUMMARY:**

| | |
|---|---|
| Location: | on the west side of Kimberton Road, south of Horseshoe Trail Road |
| Site Acreage: | 1.42 acres |
| Lots/Units: | 1 lot |
| Proposed Land Use: | Office Building |
| New Parking Spaces: | 16 parking spaces |
| Municipal Land Use Plan Designation: | "Rural"; from Phoenixville Regional Comprehensive Plan |
| UPI#: | 34-4-8 |

**PROPOSAL:**

The applicant proposes the adaptive reuse of an existing structure into an office building, supported by the addition of 16 new parking spaces and a designated septic replacement area. The project site, which is served by on-site water and on-site sewer, is located in the V1 Village Preservation District 1 zoning district.

**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all West Pikeland Township issues should be resolved before action is taken on this land development plan.**




**COUNTY POLICY:**

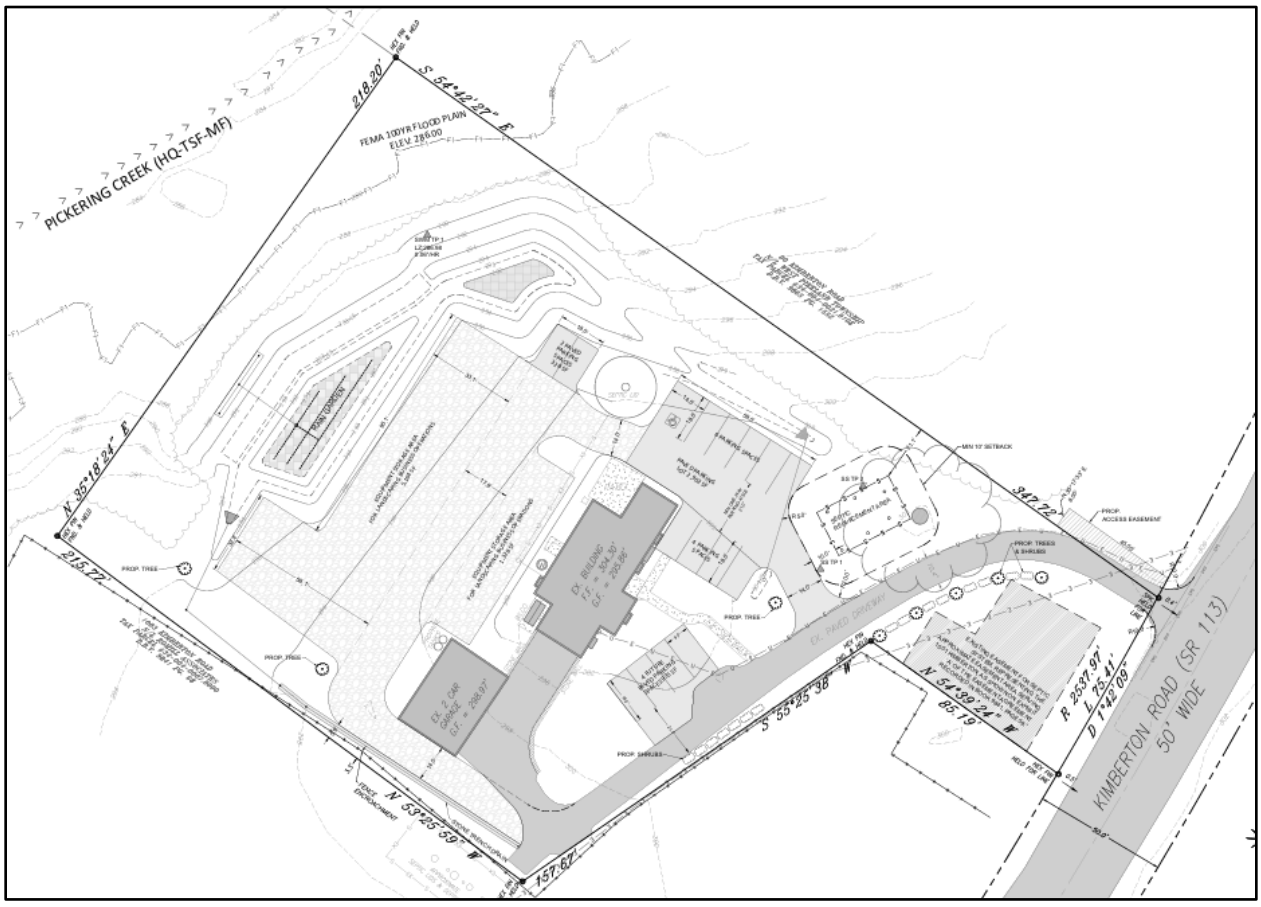
***LANDSCAPES:***

1. The project site is located within the **Rural Landscape** designation of Landscapes3, the 2018 County Comprehensive Plan, adjoining a **Suburban Landscape** designation. This landscape consists of open and wooded lands with scattered villages, farms, and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks, and paths with convenient access to parks and community facilities should be provided. Furthermore, low to medium density mixed use development and infill development, community institutional uses such as schools and senior housing, and land available for new industrial and heavy commercial uses in appropriate locations, should be taken into consideration for planning activities in this designation. The proposed land development is consistent with the objectives of the **Rural** and **Suburban Landscapes**.

WATERSHEDS 2045:

*Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the **Pickering Creek** watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are:

- Encouraging holistic planning to reduce potential conflict between development and natural resources.
- Protecting and restoring vegetated riparian buffers, first order streams, and floodplain connectivity.
- Reducing storm water runoff and mitigating flooding.
- Implementing source water protection measures.
- Encouraging holistic planning to reduce potential conflict between development and natural resources.
- ***Watersheds 2045*** can be accessed at www.chesco.org/watersheds2045.




**Detail of Preliminary/Final Land Development - MLC Property**

PRIMARY ISSUES:

2. The plan depicts that a fence owned by an adjoining property is located within the project site. If the encroachment issue is valid, the applicant and the adjoining property owner should use this opportunity to resolve this issue.

3. Proposed rain garden is located downgrade of equipment storage area comprised of loose gravel. The gravel may runoff into the rain garden clogging the stormwater control measure and requiring more frequent maintenance. We recommend either pretreatment measures (e.g., vegetated filter strip, forebay, or level spreader) or other management strategies for runoff upslope of the rain garden. The applicant should also identify the activities proposed within the equipment storage area and demonstrate that runoff from this area is appropriate for discharge to the rain garden, including appropriate controls for potential pollutants associated with equipment storage.

4. Existing site conditions indicate the presence of Hatboro soils, which are characterized as flood prone, hydric, slow percolation, and wetness, in the area of the 100-yr floodplain delineated prior to the letter of map amendment (LOMA). In addition, the proposed rain garden is sited in the area of Hatboro soils. The applicant should provide soil testing results to the Township prior to approval of final plans to ensure stormwater control measures will adequately infiltrate stormwater runoff from the proposed development plans on the site.

5. The drainage areas to the proposed stone trench indicates conveyance of stormwater runoff to a 4.5 linear foot (LF) 6” PVC pipe then turns almost a 90 angle to a 3.6 LF 6” PVC pipe. We recommend increasing the angle of transition or other measures to reduce flowrate prior to conveyance to the 3.6 LF 6” PVC pipe.

6. E&S Control Plan (Sheet 6) shows the topsoil stockpile upgradient of the rain garden/sediment basin. The applicant should consider relocating the topsoil stockpile or using an 18” or higher compost filter sock around the stockpile rather than the proposed 12” filter sock to reduce the potential for sediment entering the basin.

7. A Post-Construction Stormwater Management (PCSM) Report was not submitted to County Planning Commission. The Township should ensure the Township Engineer has reviewed the report and that runoff volume and peak flow rate requirements are met according to the stormwater ordinance.

8. To ensure that the stormwater management controls continue to function as designed, the applicant should include information on the frequency and proper inspection, operation, and maintenance of these systems in an Inspection, Operation and Maintenance Plan. Also, since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.

9. To protect the receiving stream, an unnamed tributary to Pickering Creek, a High-Quality Trout Stocked Fishery and Migratory Fishes designation, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated.

ADMINISTRATIVE ISSUES:

10. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Pikeland Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission are available to you to discuss this and other matters in more detail.

Sincerely,

Geoff Creary
Senior Review Planner

cc: Thomas A. Oates, Jr.
All County & Associates, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Mirlene SaintVal, P.E., Senior Manager of Transportation Services, PennDOT
John R. Otten, Senior Civil Engineer Supervisor, PennDOT
Chester County Water Resources Authority

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

**PLANNING COMMISSION**
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

September 2, 2026

John R. Weller, AICP, Director of Planning & Zoning
West Whiteland Township
101 Commerce Drive
Exton, PA 19341

Re: Preliminary/Final Land Development - Exton Market Realty LLC
# West Whiteland Township – LD-07-26-19030

Dear Mr. Weller:

A Preliminary/Final Land Development Plan entitled "Exton Market Realty LLC", prepared by Dynamic Engineering Consultants, PC, and dated July 16, 2025, and last revised on July 21, 2026, was received by this office on August 3, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

**PROJECT SUMMARY:**

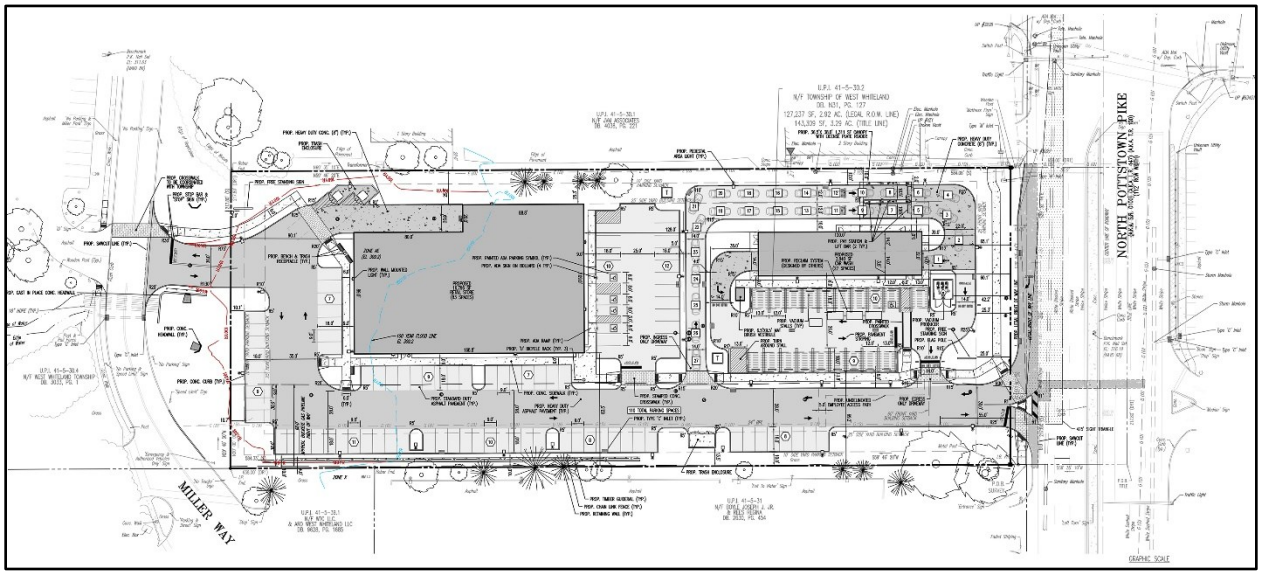
| | |
|---|---|
| Location: | West side of North Pottstown Pike (Route 100), south of Waterloo Boulevard |
| Site Acreage: | 2.92 |
| Lots/Units: | 1 lot |
| Non-Res. Square Footage: | 20,636 |
| Proposed Land Use: | Two commercial buildings (retail building, and car wash) |
| New Parking Spaces: | 110 |
| Municipal Land Use Plan Designation: | Town Center Mixed Use |
| UPI#: | 41-5-30.2 |

**PROPOSAL:**

The applicant proposes the construction of two commercial buildings totaling 20,636 square feet (a 16,796 square foot retail store, and a 3,840 square foot car wash), and 110 parking spaces. Vehicular access will be provided from both North Pottstown Pike and Miller Way. The project site, which will be served by public water and public sewer, is located in the TC Town Center Mixed Use zoning district.

**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this land development plan.**




*Site Plan Detail, Sheet 6: Preliminary/Final Land Development - Exton Market Realty LLC*

BACKGROUND:

1. The Chester County Planning Commission previously reviewed an earlier version of this land development proposal, which addressed the construction of two commercial buildings totaling 21,748 square feet (an 18,383 square foot retail store, and a 3,299 square foot restaurant with drive-through service), along with 119 parking spaces (CCPC# LD-07-25-18604, dated August 27, 2025).

**COUNTY POLICY:**

***LANDSCAPES:***

2. The project site is located within the **Suburban Center Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. While the proposed uses are appropriately located in a **Suburban Center Landscape**, careful consideration of the proposed development activity is required due to its existing environmental characteristics, and the extent of the development on this lot (as noted in comment #4 below, variances have been granted from the impervious coverage requirements, along with variances to permit new construction and fill placement within an identified floodplain area).

WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting first order streams, riparian corridors, and existing woodlands; reducing stormwater runoff; mitigating flood risks; implementing source water protection measures; and promoting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

Variances:

4. The Variances Granted table on Sheet 3 indicates that, on April 24, 2025, the Township Zoning Hearing Board granted seven variances for this project, including variances from the impervious coverage requirements, and variances to permit new construction and fill placement within an identified floodplain area. Additionally, this table indicates that three additional variances were granted on June 25, 2026, including a variance to permit a building setback of less than 25 feet from property lines that adjoin the Town Center zoning district. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board. Any conditions of approval issued by the Zoning Hearing Board should be indicated on the final plan.

Design Issues:

5. We acknowledge, and endorse, that sidewalks will be provided, which extend from Route 100 to both buildings, and to Miller Way to the west (we acknowledge the site plan indicates that the design of the proposed crosswalk on Miller Way will be coordinated with the Township). Sidewalks are an essential design element for new construction in the Suburban Center Landscape, and pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the Suburban Center Landscape.

6. Prior to taking action on this land development proposal, the Township should consider any issues pertaining to the Official Map designation of this site consistent with the provisions of Section 406 of the Pennsylvania Municipalities Planning Code. We note that the Township's 2019 Official Map indicates that sidewalks and streetscape enhancements should be provided along this section of Route 100.

7. The Parking Requirements information provided in General Note 8.D on Sheet 3 indicates that, while 94 parking spaces are required, 110 parking spaces will be provided. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.

8. The applicant should discuss how dripping water from vehicles exiting the car wash will be mitigated, especially during cold weather when icing may occur.

9. The applicant should verify that a water recycling system will be used for the car wash operation. Such a system would permit continued operation during water use restriction periods, and conserve water in normal conditions.

10. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 15) conforms to Township ordinance requirements. The illumination should be directed inwards from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

Stormwater Management:

11. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

12. Since the Township Zoning Hearing Board has granted a variance from Zoning Ordinance Sections 325-63.B and 325-63.C(1) to permit new construction and fill placement within an identified floodplain area, the applicant should file a letter of map revision (LOMR) and/or conditional letter of map revision (CLOMR) with FEMA. The Township's Floodplain Administrator should note the substantial improvements for the proposed development plans for the site for any future improvements.

13. An updated Post Construction Stormwater Management (PCSM) Report was not submitted to County Planning Commission as part of the latest plan submission. The development plans propose filling an existing stormwater basin and creating vegetated swales and MRC basin to manage stormwater generated on the site. The Township should ensure the Township Engineer has reviewed the report and that runoff volume and peak flow rate requirements are met according to the stormwater ordinance.

14. The proposed plan indicates that stormwater runoff from the property will be conveyed to DP-001 and DP-002 from the property to an existing culvert to Miller Park, owned by the Township. The applicant and Township should ensure the PCSM Long Term O&M Plan acknowledges the continued conveyance of the stormwater runoff offsite in accordance with applicable regulations and any approved stormwater management plan. The obligation to manage offsite runoff should be binding for future landowners.

15. To ensure that the stormwater management controls continue to function as designed, the applicant should include information on the frequency and proper inspection, operation, and maintenance of these systems an Inspection, Operation and Maintenance Plan. Additionally, since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.

16. Given the project's location in watersheds designated as Warm Water Fishes / Migratory Fishes, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated.

17. Given the increase of impervious for driveways, parking spaces, and sidewalk areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

Transmission Pipelines:

18. The proposed land development appears to be in proximity to a hazardous liquid transmission pipeline operated by Buckeye Partners, LP, and a liquid petroleum gas transmission pipeline operated by Enterprise Products Operating LLC. Applicants should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or https://www.pa1call.org/, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: http://www.chescoplanning.org/pic/introduction.cfm.

ADMINISTRATIVE ISSUES:

19. The site plan indicates that a portion of the proposed driveway entrance and sidewalk extension to Miller Way to the west will be located on UPI# 41-5-304, which is owned by West Whiteland Township. The details of these access arrangements should be incorporated into the deeds of these lots.

20. According to the Waivers Requested table on Sheet 3, the applicant is requesting six waivers from the provisions of the Township Subdivision and Land Development Ordinance (SLDO). We note that no waiver requests were identified on the prior plan submission reviewed by the County Planning Commission (CCPC# LD-07-25-18604).

    The applicant should verify the accuracy of the language provided in waiver request #6 (we note that this request references a variance, rather than a waiver, from the Township SLDO). Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

21. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: https://www.chesco.org/284/ErosionStormwater.

22. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.

23. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Whiteland Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

cc: Exton Market Realty, LLC
Dynamic Engineering Consultants, PC
Anthony Antonelli, District Permits Manager, PennDOT
Mirlene SaintVal, P.E., Senior Manager of Transportation Services, PennDOT
John R. Otten, Senior Civil Engineer Supervisor, PennDOT
Chester County Conservation District
Chester County Water Resources Authority

CHESTER COUNTY Planning COMMISSION

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Matthew J. Edmond, AICP
Executive Director

September 17, 2026

Shanna Lodge, Township Manager
Willistown Township
688 Sugartown Road
Malvern, PA 19355

Re: Preliminary/Final Subdivision and Land Development - Paoli Hospital Bed Expansion
# Willistown Township – SD-08-26-19070 and LD-08-26-19078

Dear Ms. Lodge:

A Preliminary/Final Land Development Plan entitled "Paoli Hospital Bed Expansion", prepared by Chester Valley Engineers, Inc., and dated August 7, 2026, was received by this office on August 18, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

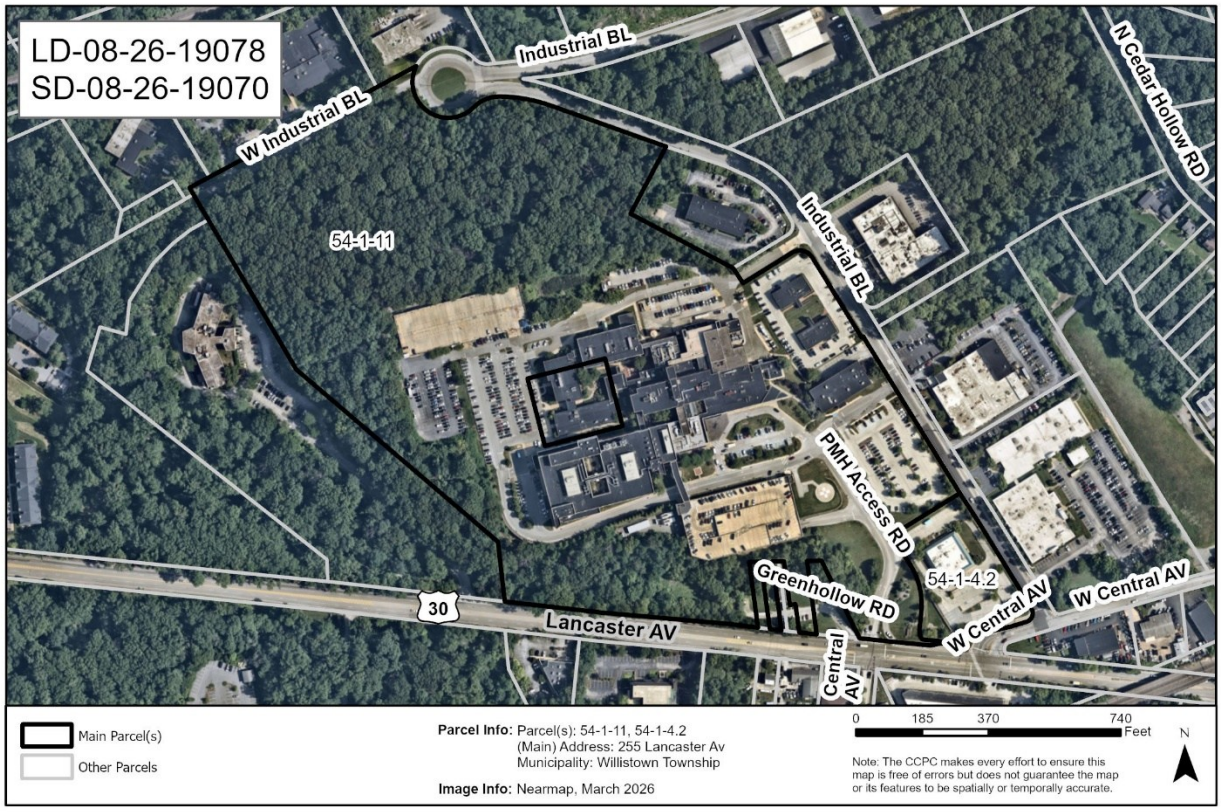
**PROJECT SUMMARY:**

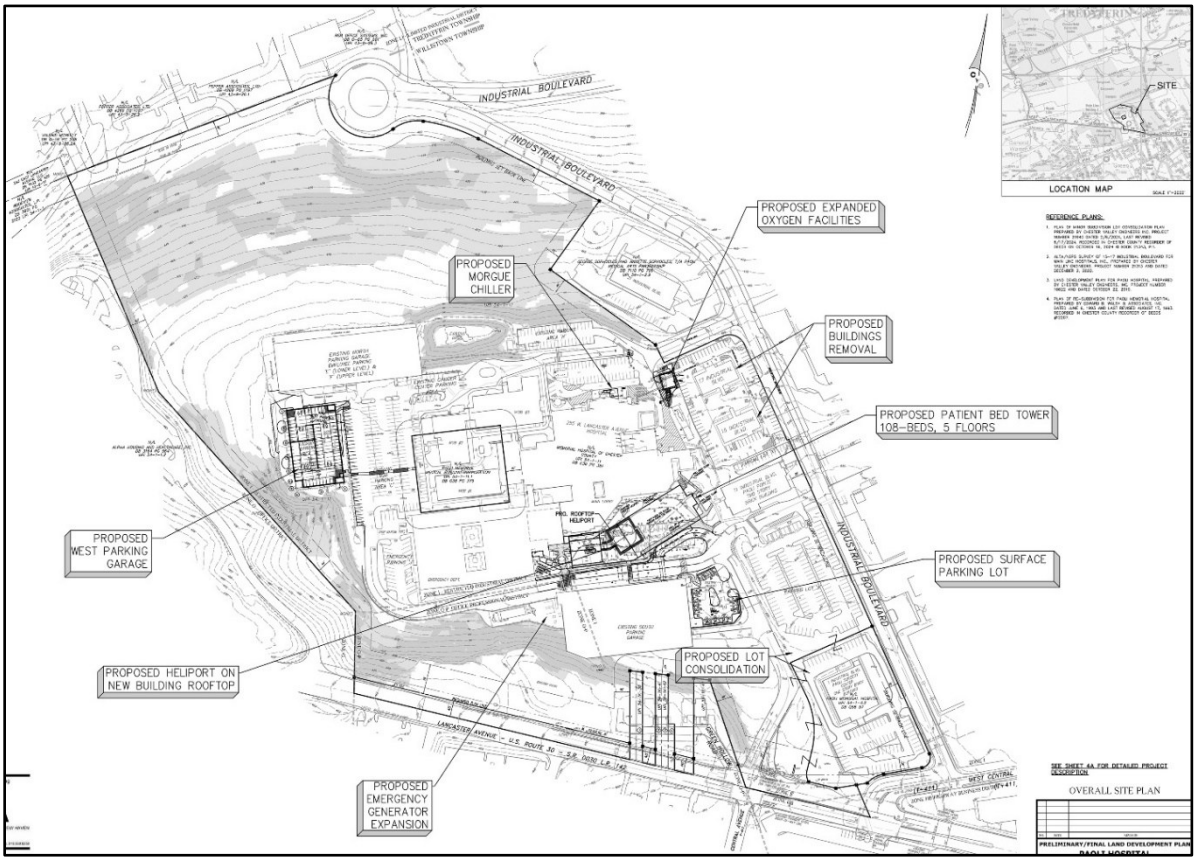
| | |
|---|---|
| Location: | North side of Lancaster Avenue, west of West Central Avenue |
| Site Acreage: | 47.10 |
| Lots/Units: | 2 existing lots; 1 proposed lot |
| Non-Res. Square Footage: | 152,774 |
| Proposed Land Use: | Expansion of existing hospital |
| New Parking Spaces: | 75 |
| Municipal Land Use Plan Designation: | Industrial |
| UPI#: | 54-1-4.2, 54-1-11 |

**PROPOSAL:**

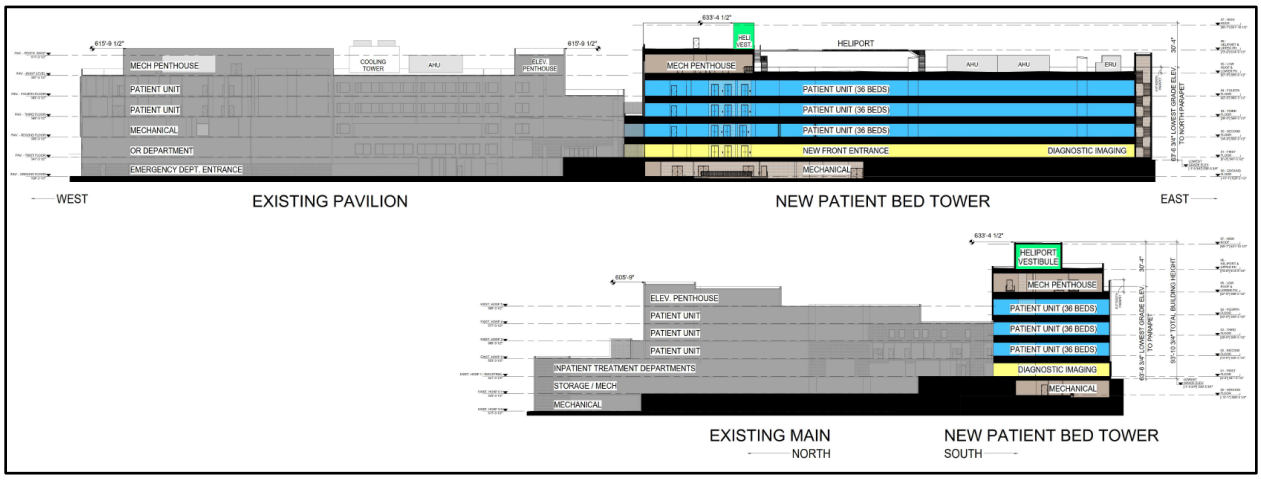
The applicant proposes the consolidation of two existing lots (UPI# 54-1-4.2, 54-1-11) into one lot, along with the construction of a 152,400 square foot patient bed tower, and various other improvements, including a 374 square foot morgue chiller. Additionally, the applicant proposes to relocate the existing helipad, which currently sits at-grade adjacent to the South Parking Garage, to the new building's roof. Two existing buildings on the site will be removed. The project site, which will be served by public water and public sewer, is located in the I Restricted Industrial, and OP Office-Professional zoning districts. While the Sheet Index on Sheet 1 indicates that the plan is comprised of 58 sheets, only 48 sheets were provided to the County Planning Commission (the Sheet Index indicates that the Erosion & Sediment Control and Post-Construction Stormwater Management Plan sheets "will be provided with [a] future submission").

**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision and land development plan.**




*Site Plan Detail, Sheet 2 (Overall Site Plan): Paoli Hospital Bed Expansion*




*Site Plan Detail, Sheet 4C (Building Height Sections): Paoli Hospital Bed Expansion*

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a subdivision proposal for the Paoli Hospital site, which addressed the consolidation of 17 existing lots into one lot (CCPC# SD-03-24-18033, dated May 1, 2024). According to our records, this subdivision plan was approved by the Township on July 15, 2024.

2. It is identified on Sheet 4A that, on May 27, 2026, the Township Zoning Hearing Board granted three special exceptions for this project, including special exception approval to permit a building height of approximately 68 feet where the maximum permitted height is 35 feet for the proposed patient tower building, and a variance from Section 139-73.C(1)(c) to permit the projection of a helistop's elevator penthouse above the allowable 15 feet, with four conditions of approval. We note that condition #3 is Zoning Hearing Board's decision is that the applicant shall ensure that all fire and safety equipment provided in conjunction with the helistop shall be approved by the Township Fire Marshal.

**COUNTY POLICY:**

***LANDSCAPES:***

3. The project site is located within the **Urban Center Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed subdivision and land development plan is consistent with the objectives of the **Urban Center Landscape**. New or expanded institutions and community services is one of the planning principles that should be taken into consideration for planning activities in Urban Centers (***Landscapes3***, page 34).

WATERSHEDS 2045:

4. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Valley Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: reducing stormwater runoff and mitigating flooding; addressing water quality impairments and emerging contaminants; restoring riparian corridors and cold water fish habitat; and implementing source water protection measures for groundwater wells. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

5. A Transportation Impact Study, prepared by Traffic Planning and Design, Inc., dated August 7, 2026, was included with the plan submission. Item #8 of the Executive Summary identifies the following recommendations for this project:

   - Provide/adjust existing vehicular wayfaring signage based on the proposed project modifications.
   - Provide the appropriate pedestrian connections from the adjacent and new parking areas to the main entrance of the proposed expansion.
   - Coordinate potential assistance with the Township's current signal upgrade and fiber optic project along Lancaster Avenue.
   - Actively manage the pick-up/drop-off loop to ensure it operates efficiently to serve visitors.

   Both the Township engineer and PennDOT should review the findings of the Transportation Impact Study. We acknowledge that the proposed pedestrian connections to the main entrance of the proposed expansion are shown on the Pavement Plan (Sheet 7).

6. The applicant and Township should verify that the proposed helipad is consistent with all applicable Federal Aviation Administration (FAA) design and construction standards for helipads, including lighting standards, and contemporary security measures.

7. The Township's emergency service providers should be requested to review the design of the proposed helipad to ensure access to these facilities during emergencies.

8. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 13) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

9. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the ***Valley Creek Watershed Act 167 Stormwater Management Plan*** (February 2011).

10. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.

11. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: https://www.chesco.org/284/ErosionStormwater.

12. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Willistown Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

cc: Paoli Memorial Hospital
William Milliken
Chester Valley Engineers, Inc.
Main Line Health, Inc.
Chester County Conservation District
Anthony Antonelli, District Permits Manager, PennDOT
Mirlene SaintVal, P.E., Senior Manager of Transportation Services, PennDOT
John R. Otten, Senior Civil Engineer Supervisor, PennDOT

# Proposed Plan and Ordinance Reviews

# ORDINANCE PROPOSALS

## 9/1/2026 to 9/30/2026

| The staff reviewed proposals for: | Total |
|---|---|
| Curative Amendments | 1 |
| Miscellaneous Ordinance (Misc.) Amendments | 1 |
| Miscellaneous Ordinance (Misc.) Updates | 1 |
| Subdivision and Land Development Ordinance (SLDO) Updates | 1 |
| Zoning Map Amendments | 3 |
| Zoning Ordinance Amendments | 8 |
| Zoning Ordinance Updates | 2 |
| TOTAL REVIEWS | 17 |

| MUNICIPALITY | FILE NO. | REVIEW DATE | TOPIC | LANDSCAPES3 CONSISTENCY |
|---|---|---|---|---|
| Caln Township | ZA-08-26-19082 | 9/17/2026 | Proposed - Zoning Ordinance Amendment<br>Amending Section 155-181, Conditional Uses, subparagraph I, relating to the expiration period for conditional use approval | Not Relevant |
| East Brandywine Township | ZA-08-26-19057 | 9/1/2026 | Proposed - Zoning Ordinance Amendment<br>No projections into required yards in age qualified communities | Not Relevant |
| East Brandywine Township | ZA-09-26-19093 | 9/29/2026 | Proposed - Zoning Ordinance Amendment<br>Amending Section 300-17, adding a definition of "Retail Store - Remote Sales" & Section 399-108, adding off-street parking space requirements for "Retail Store - Remote Sales" uses. | Not Relevant |

| MUNICIPALITY | FILE NO. | REVIEW DATE | TOPIC | LANDSCAPES3 CONSISTENCY |
|---|---|---|---|---|
| **East Brandywine Township** | **ZA-09-26-19094** | **9/29/2026** | **Proposed - Zoning Ordinance Amendment**<br>Amend Section 300-17 to revise the definition of "Home Occupation, No-Impact" and 399-93.B(6) to permit no impact home occupations in accessory buildings. | **Consistent** |
| **East Brandywine Township** | **ZM-08-26-19053** | **9/1/2026** | **Proposed - Zoning Map Amendment**<br>Zoning Map Update | **Consistent** |
| **East Goshen Township** | **ZA-08-26-19049** | **9/3/2026** | **Proposed - Zoning Ordinance Amendment**<br>Amendment: Data Centers (to be permitted by conditional use in the I1 Industrial zoning district). | **Consistent** |
| **East Marlborough Township** | **MU-08-26-19086** | **9/18/2026** | **Proposed - Misc Update**<br>The Kennett Consolidated School District proposes the potential acquisition of 210 Gale Lane (UPI# 61-5-209.6, 3.1 acres). | **Consistent** |
| **East Marlborough Township** | **ZA-08-26-19077** | **9/18/2026** | **Proposed - Zoning Ordinance Amendment**<br>Amendment: Data Centers (to be permitted by conditional use in the LI Limited Industrial district). | **Consistent** |
| **East Nantmeal Township** | **ZO-07-26-19043** | **9/9/2026** | **Proposed - Zoning Ordinance Update**<br>Complete Zoning Ordinance update, including data center regulations. | **Consistent** |
| **East Whiteland Township** | **CA-08-26-19068** | **9/4/2026** | **Proposed - Curative Amendment**<br>Curative Amendment: Data Centers (revised ordinance language; previous review - CCPC# CA-06-26-18964, dated July 7, 2026). | **Consistent** |
| **East Whiteland Township** | **ZM-08-26-19067** | **9/1/2026** | **Proposed - Zoning Map Amendment**<br>Rezone 164 Conestoga Road (UPI# 42-4-42.2) from OS Open Space to PO Professional Office. | **Consistent** |
| **Honey Brook Township** | **ZA-08-26-19085** | **9/24/2026** | **Proposed - Zoning Ordinance Amendment**<br>Amendment: data centers (to be permitted by conditional use in the BI Business Industrial district). | **Consistent** |
| **Malvern Borough** | **MA-08-26-19075** | **9/10/2026** | **Proposed - Misc Amendment**<br>Permit Requirements, and Rental Unit Standards, for Short-Term Rentals (Proposed Section 162-9 of the Borough Code). | **Not Relevant** |
| **Malvern Borough** | **SO-08-26-19072** | **9/18/2026** | **Proposed - SLDO Update**<br>SLDO Update | **Consistent** |
| **Malvern Borough** | **ZM-08-26-19062** | **9/25/2026** | **Proposed - Zoning Map Amendment**<br>Updated Borough Zoning Map, in conjunction with CCPC# ZO-08-26-19071 | **Consistent** |

| MUNICIPALITY | FILE NO. | REVIEW DATE | TOPIC | LANDSCAPES3 CONSISTENCY |
|---|---|---|---|---|
| **Malvern Borough** | **ZO-08-26-19071** | **9/25/2026** | **Proposed - Zoning Ordinance Update**<br>Zoning Ordinance Update (including standards for data centers), prepared under the Chester County Vision Partnership Program. | **Consistent** |
| **West Sadsbury Township** | **ZA-08-26-19083** | **9/18/2026** | **Proposed - Zoning Ordinance Amendment**<br>Amendment to provide an elder cottage housing opportunity (ECHO) dwelling use in all zoning districts. | **Consistent** |

**TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 13**
**TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 13**

# Ordinance Review Letters

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

**PLANNING COMMISSION**
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

September 17, 2026

Abbey Swan, Assistant Township Secretary
Caln Township
253 Municipal Drive
Caln, PA 19372

Re: Zoning Ordinance Amendment - Amending Section 155-181, Conditional Uses
# Caln Township - ZA-08-26-19082

Dear Ms. Swan:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 18, 2026. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. Caln Township proposes to:

   A. Amend chapter 155 of the Caln Township code titled, "zoning," specifically section 155-181, titled "conditional uses" to amend subparagraph. Thereof relating to the expiration period for conditional use approval.

COMMENTS:

2. Proposed Section 155-181.I(1) provides that an applicant shall be entitled to rely upon the ordinances in effect at the time of conditional use approval. However, Section 917 of the MPC provides that an applicant "shall be entitled to a decision in accordance with the provisions of the governing ordinances or plans as they stood **at the time the application was duly filed**." We recommend that the Township revise proposed Section 155-181.I(1) to be consistent with the wording of Section 917.

**RECOMMENDATION: Caln Township should consider the comment contained in this review prior to taking action on this ordinance.**

We request an official copy of the decision made by the Board of Commissioners. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Ryan Mawhinney, AICP
Senior Review Planner

CHESTER COUNTY Planning COMMISSION

COUNTY COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION
601 Westtown Road, Suite 270
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Matthew J. Edmond, AICP
Executive Director

September 1, 2026

Luke Reven, Township Manager
East Brandywine Township
12124 Horseshoe Pike
Downingtown, PA 19335

Re: Zoning Ordinance Amendment - Prohibit Certain Structures in the Required Side or Rear Yards Within Age-Qualified Residential Community
# East Brandywine Township - ZA-08-26-19057

Dear Mr. Reven:

The Chester County Planning Commission has reviewed the proposed East Brandywine Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 6, 2026. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

East Brandywine Township proposes to amend Zoning Ordinance Section 399-75. **Projections into required yards,** Subsection A., to specify that "…within an Age-Qualified Residential Community, buildings, uncovered platforms, steps, terraces, and decks shall not be permitted within any required side or rear yard."

BACKGROUND:

On August 6, 2026, the Chester County Planning Commission also received a proposed East Brandywine Zoning Ordinance amendment proposing to adopt a Zoning Map with a last revision date of June 11, 2024. Our comments on that amendment will be forwarded to the Township separately (refer to CCPC # ZA-08-26-19053).

COMMENT:

The proposed amendment is appropriate due to the Zoning Ordinance's bulk and lot requirements applicable to an Age-Qualified Residential Community (i.e., minimum yard setbacks ranging from 7.5-foot side yards to 25-foot rear yards). However, the Township should determine if Zoning Ordinance Section 399-102.6 F.(3) is consistent with the proposed amendment, because Section 399-102.6 (Age-Qualified Residential Community), Subsection F.(3) still appears to permit projections into required yards:

> "**(3)** Notwithstanding § **399-75A** of the Zoning Ordinance, for single-family detached dwellings, a one-story roofed front porch, attached porch steps and the eaves, fascia, gutter and other architectural elements of the porch roof may project up to five feet into the

minimum front yard setback; provided the front porch may not be enclosed in any manner, including by walls, glass, screens, windows and/or doors; and provided further that no balcony, platform, deck or living space may be constructed above the front porch."

**RECOMMENDATION: East Brandywine Township should consider the comment in this letter before acting on the proposed Township Zoning Ordinance amendment.**

We request an official copy of the decision made by the East Brandywine Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

Wes Bruckno

Wes Bruckno, AICP
Senior Review Planner

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
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Matthew J. Edmond, AICP
Executive Director

September 29, 2026

Luke Reven, Township Manager
East Brandywine Township
12124 Horseshoe Pike
Downingtown, PA 19335-1153

Re: Zoning Ordinance Amendment - Remote Sales Retail definition and parking requirements
# East Brandywine Township - ZA-09-26-19093

Dear Mr. Reven:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 3, 2026. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. East Brandywine Township proposes the following:

   A. Amending the code of the township of East Brandywine, chapter 300, titled land use, section 300-17, by adding a definition of "retail store – remote sales".

   B. And chapter 399, titled "zoning", section 399-108, titled "schedule of required parking" by adding off-street parking space requirements for "retail store – remote sales" uses.

***LANDSCAPES:***

2. The proposed amendment is consistent with *Landscapes3* Prosper Objective A, which promotes "a diverse industry base and flexible workplaces that can adapt to rapidly evolving market, demographic, and technological trends."

COMMENTS:

3. The proposed retail store, remote sales use provides for a retail business model that reflects changing technology and methods of consumer sales. The proposed standards appear to be appropriate.

**RECOMMENDATION: The County Planning Commission supports the adoption of the proposed zoning ordinance amendment.**

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

Ryan Mawhinney
Senior Review Planner

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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610-344-6285
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Matthew J. Edmond, AICP
Executive Director

September 29, 2026

Luke Reven, Township Manager
East Brandywine Township
12124 Horseshoe Pike
Downingtown, PA 19335-1153

Re: Zoning Ordinance Amendment - "No-Impact Home Occupation" definition & accessory building allowance.
# East Brandywine Township - ZA-09-26-19094

Dear Mr. Reven:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 3, 2026. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. East Brandywine Township proposes the following:

   A. Amending the code of the township of East Brandywine, chapter 300, titled “land use” section 300-17, to amend the definition of “home occupation, no-impact”.

   B. And chapter 399, titled “zoning”, section 399-93, titled “home occupations”, by amending subsection 399-93.b(6) to permit no impact home occupations in accessory buildings.

***LANDSCAPES:***

2. The proposed amendment is consistent with the ***Landscapes3*** Prosper goal to promote adaptable and flexible workplaces that respond to changing market and technological trends.

COMMENTS:

3. The proposed amendment permits a no-impact home occupation within an accessory building on the same lot as the principal dwelling. Section 399-93.B(6) should be clarified to specify whether the maximum permitted area, 25% of the floor area of the principal dwelling or 600 square feet, whichever is less, is intended to apply to the total area of the home occupation, including any portion located in both the dwelling and an accessory building.

**RECOMMENDATION: East Brandywine Township should consider the comment in this letter before acting on the proposed zoning ordinance amendment.**

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

Ryan Mawhinney
Senior Review Planner

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
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Matthew J. Edmond, AICP
Executive Director

September 1, 2026

Luke Reven, Township Manager
East Brandywine Township
12124 Horseshoe Pike
Downingtown, PA 19335

Re: Zoning Map Amendment
# East Brandywine Township - ZM-08-26-19053

Dear Mr. Reven:

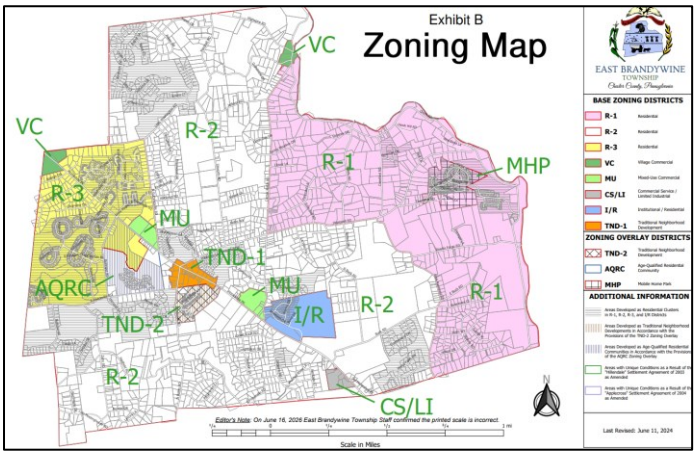
The Chester County Planning Commission has reviewed the proposed East Brandywine Township Zoning Map amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 6, 2026. We offer the following comments to assist in your review of the proposed Township Zoning Map amendment.

DESCRIPTION:

East Brandywine Township proposes to adopt a Zoning Map with a last revision date of June 11, 2024. The Township's submission indicated that "…the purpose of this Ordinance is to revise and reenact the 2024 Zoning Map to correct the measurement scale."

BACKGROUND:

On August 6, 2026, the Chester County Planning Commission also received a proposed Zoning Ordinance amendment titled: "PROJECTIONS INTO REQUIRED YARDS" TO PROHIBIT CERTAIN STRUCTURES IN THE REQUIRED SIDE OR REAR YARDS WITHIN AN AGE-QUALIFIED RESIDENTIAL COMMUNITY". Our comments on that amendment will be forwarded to the Township separately (refer to CCPC # ZA-08-26-19057).




***Proposed East Brandywine Township Zoning Map***

Page: 2
Re: Zoning Map Amendment
# East Brandywine Township - ZM-08-26-19053

COMMENT:

The proposed Zoning Map appears to be similar to the current version except for its revision date and the following notation: "Editor's Note: On June 16, 2026 East Brandywine Township Staff confirmed the printed scale is incorrect." The Township should consider whether it will re-issue the Zoning Map with a revised scale.

**RECOMMENDATION: East Brandywine Township act on the proposed zoning map amendment according to the recommendations of the Township Solicitor.**

We request an official copy of the decision made by the East Brandywine Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

Wes Bruckno

Wes Bruckno, AICP
Senior Review Planner

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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Matthew J. Edmond, AICP
Executive Director

September 3, 2026

Derek Davis, Township Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Zoning Ordinance Amendment - Data Centers
# East Goshen Township – ZA-08-26-19049

Dear Mr. Davis:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 4, 2026. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:

   A. Add definitions for the following terms to Section 240-6.B: Closed-loop Cooling System; Data Center; Data Center Accessory Use; Data Center Campus; Energy Generation System; Qualified Professional; and Sensitive Receptor.
   B. Add "Data Centers in accordance with § 240-31.C(3)(xx)" to the list of uses permitted by conditional use in the I-1 Light Industrial District.
   C. Add Section 240-31.C(3)(xx), pertaining to standards for data centers. The proposed ordinance language requires that all data center and data center accessory uses, whether buildings, structures, or equipment, shall be set back a minimum of 300 feet from any residentially zoned district and from the property boundary of all sensitive receptor uses. It also requires the data center facility and accessory structures to be fully screened in accordance with the criteria in Section 240-27C(3) of the Zoning Ordinance. Other issues addressed in this section include the following: Emergency Liaison requirements; Emergency Response Plan; Decommissioning Plan; Energy Sources, Power Lines, and Co-Location of Energy Generation Systems; Backup Power; Water Usage; and Noise and Vibration.

***LANDSCAPES:***

2. The Township's I-1 Light Industrial District, which is generally situated on the east side of Airport Road from the north side of Wilson Drive to the south side of East Wrights Lane, is located within the **Suburban Center Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable

development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed zoning amendment is consistent with the objectives of the **Suburban Center Landscape**. However, careful consideration of the potential impacts of a data center will need to be addressed if a plan for a data center development is submitted at a future date.

COMMENTS:

3. Data centers have become a necessary component in meeting the demands of artificial intelligence (AI), telecommunications, and computer systems, and they are associated with matters related to high energy use, high water consumption, noise, building mass, and environmental protection, among other concerns. Thus, it is appropriate that the Township consider the development of ordinance language that can mitigate the potential adverse consequence of such matters, and we agree that data centers should be regulated by conditional use. The conditional use process allows the Township Board of Supervisors to impose reasonable conditions on proposed Data Centers and "…attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of …the zoning ordinance." (PA Municipalities Planning Code, Section 913.2(a)). We suggest that, as appropriate, the additional information suggested below be requested of the applicant as part of the conditional use process.

4. The Chester County Planning Commission, in conjunction with the Montgomery County Planning Commission, has prepared a Data Center Ordinance Guide, which is currently available online at: https://www.chescoplanning.org/UandI/DataCenters/. This Guide, which provides information about data center's land use impacts based on current knowledge and research from numerous partners through Pennsylvania, includes model ordinance language for local municipalities. We acknowledge, and endorse, that the draft Ordinance addresses many of the issues (e.g. an emergency response plan, and decommissioning standards), that the model ordinance suggests. We offer the following comments to assist the Township in its development of the proposed ordinance language.

5. Section 240-31.C(3)(xx)[4] states that the data center facility and accessory buildings shall be fully screened in accordance with the criteria set forth in Section 240-27.C(3) of the Zoning Ordinance. We recommend that the Township include a requirement that elevations/renderings of the data center be provided from significant vantage points along roadways, and from residential areas. This information can help identify where additional landscaping and screening would be appropriate.

6. We recommend that the Township consider incorporating principal building façade requirements, as set forth on pages 7 and 8 of the Data Center Ordinance Guide, into the proposed standards for data centers. For instance, the Township could require the following: no more than 80 percent of a principal building façade may consist of one building material; no more than 80 percent of a principal building façade may consist of one color, texture, or pattern; principal facades shall require fenestration, step-back(s), cantilever(s), projection(s), or architectural elements extending horizontally across at least 60 percent of the façade.

7. We acknowledge, and endorse, that the decommissioning plan standards in Section 240-31.C(3)(xx)[5][g] include a provision that an extension of one year may be granted by the Township Board of Supervisors if the property owner can demonstrate that they are actively marketing the site for a compatible replacement use. ***Landscapes3*** supports redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth (PROSPER Objective C, page 105).

8. Section 240-31.C(3)(xx)[7][a] indicates that any energy generation system designed or used to supply power directly to a data center during normal operations shall not be considered part of the data center use but shall be subject to existing municipal or utility regulations. The Township should ensure that it has zoning regulations in place for power generation systems.

9. While Section 240-31.C(3)(xx)[8] does address emission standards for diesel generators utilized for backup power, the Township does not require that diesel generators meet Tier 4 emission standards of the U.S. Environmental Protection Agency, as set forth on page 15 of the Data Center Ordinance Guide (Item #1, Backup Power Ordinance Language). If the Township is going to allow this lower emission standard, then we recommend that the Township expressly prohibit generators from being used for required or voluntary curtailment/demand response programs with the utility or with PJM Interconnection (the regional grid operator).

10. Section 240-31.C(3)(xx)[9][b] indicates that data centers shall be designed to include a closed-loop water circulation system to cool data center processing equipment. The Township should verify whether a proposed water-cooled (evaporative) system will result in the release of visible water vapor, and how its visibility will affect nearby areas. The applicant should also discuss any compounds, corrosion inhibitors, biocides, dissolved solids, and trace metals that may be released from cooling water and any necessary remediation.

    Because closed-loop water-based cooling systems rely on water to carry away heat energy from the processers, a heat exchanger may be necessary to cool the water so it can be recirculated to cool the processors again. The heat removed by the exchangers is typically vented to the atmosphere through cooling towers that extend beyond a roof structure (although sometimes the heat could be used where it might be needed such as in office areas). Depending on relative humidity and dew point, condensed-out white water vapor can appear above the cooling stack. Municipalities and applicants should be aware that this vapor is not necessarily a pollutant but is mostly water, and that this is also a public perception issue. Additionally, although some closed-loop cooling systems recycle 100 percent of the water, some additional water may be needed periodically. Applicants should provide that information also.

    Some water-cooling systems could contain additives to reduce corrosion and improve efficiency, and some of those additives may escape with the water vapor. As part of the conditional use requirements, the Township should ask the applicant to describe what may be released from the cooling stacks and determine whether remediation may be necessary and whether Federal EPA or PA DEP regulations would apply.

11. We suggest that the reference to water quality provided in Section 240-31.C(3)(xx)[9][d][vi], pertaining to a water feasibility study, be revised to indicate that water usage will not negatively impact water quality (volume, temperature, and pollutants) of the water body from which water is drawn.

12. The required wastewater disposal analysis provided in Section 240-31.C(3)(xx)[9][g] refers to a data center's "HVAC system", which may not capture its equipment cooling system. This should be clarified by the Township. The required analysis should also capture the contents of the wastewater effluent, as it could include chemical additives and other emerging contaminants, depending on the type of cooling system used. There should also be a statement describing how any chemicals will be removed from the wastewater supply before being returned to the land or water body where the treated water is discharged.

13. The Noise requirements in Section 240-31.C(3)(xx)[10], include the noise standard tables, are very thorough, and may require the Township to employ persons with specialized knowledge and experience to effectively administer these standards.

14. If on-site energy storage systems are to be permitted, the Township may want to be aware of the special circumstances that may relate to on-site battery storage. Batteries can contain several toxic or heavy metals, and their release resulting from a fire or other accident should be controlled. Other municipalities have considered the following language regarding on-site battery storage:

> "The data center shall incorporate an engineered collection and containment system designed to prevent the release of contaminated fire-fighting water and other hazardous substances to groundwater, surface waters, wetlands, stormwater management facilities, sanitary sewer systems, or adjacent properties during fire suppression activities or other emergency events. The collection and containment system shall utilize impermeable collection and containment measures and shall be designed by a professional engineer licensed in the Commonwealth of Pennsylvania to capture, isolate, and retain contaminated fire-fighting water and associated hazardous materials until they can be properly characterized, removed, and disposed of in accordance with all applicable federal, state, and local laws and regulations. The applicant shall demonstrate, through engineering calculations and supporting documentation, that the collection and containment system has sufficient capacity to accommodate the maximum anticipated volume of contaminated fire-fighting water generated by the proposed fire protection system and emergency response strategy. The Emergency Response Plan shall include procedures for the isolation, containment, monitoring, testing, removal, transportation, and lawful disposal of contaminated fire-fighting water and other hazardous materials generated during an emergency event, including identification of the parties responsible for implementing these measures."

15. We recommend, for ease of use purposes, that page numbers be provided for the draft ordinance.

**RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.**

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

cc: Christopher Bashore, Township Manager, West Goshen Township

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

**PLANNING COMMISSION**
601 Westtown Road, Suite 270
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610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

September 18, 2026

David H. Comer, Esquire
McNees Wallace & Nurick LLC
401 Plymouth Road, Suite 620
Plymouth Meeting, PA 19462

Re: Kennett Consolidated School District - Potential Acquisition of 210 Gale Lane (UPI# 61-5-209.6)
# East Marlborough Township – MU-08-26-19086

Dear Mr. Comer:

The Chester County Planning Commission has reviewed the proposed acquisition of 210 Gale Lane (UPI# 61-5-209.6) as submitted by the Kennett Consolidated School District, as required by Section 305 of the PA Municipalities Planning Code. The referral for review was received by this office on August 24, 2026. We offer the following comments on this submission.

PROJECT SUMMARY:

| | |
|---|---|
| Location: | South side of Gale Lane, east of Walnut Road |
| Site Acreage: | 3.1 |
| Lots/Units: | 1 lot |
| Proposed Land Use: | Maintenance and Transportation Operations Facility for the Kennett Consolidated School District |
| Site Zoning: | LI Limited Industrial |
| Municipal Land Use Plan Designation: | Commercial Mixed Use |
| UPI#: | 61-5-209.6 |

DESCRIPTION:

The Kennett Consolidated School District proposes acquiring 210 Gale Lane (UPI# 61-5-209.6), a 3.1 acre property located on the south side of Gale Lane, east of Walnut Road. The site is located in East Marlborough Township's LI Limited Industrial zoning district. It is our understanding that the School District intends to use the property as its maintenance and transportation operations facility.




***LANDSCAPES***:

1. The project site is located within the **Suburban Center Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed use of this site is consistent with the objectives of the **Suburban Center Landscape**.

COMMENTS:

2. The southernmost portion of the site is located within the 100 year flood plain. If any future development activity is proposed for this lot, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

We appreciate the opportunity to comment on this proposal. This review does not imply approval of any proposed subdivision and/or land development, nor release the requirement of the applicant to submit a land development plan under other Township ordinances and the Pennsylvania Municipalities Planning Code.

Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

cc: Neil Lovekin, Township Manager, East Marlborough Township
Kimberly Rizzo Saunders, Superintendent, Kennett Consolidated School District
Mark Tracy, CFO, Kennett Consolidated School District

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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Matthew J. Edmond, AICP
Executive Director

September 18, 2026

Neil G. Lovekin, Township Manager
East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348

Re: Zoning Ordinance Amendment - Data Centers
# East Marlborough Township – ZA-08-26-19077

Dear Mr. Lovekin:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 24, 2026. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. East Marlborough Township proposes the following amendments to its Zoning Ordinance:

   A. Add definitions for the following terms to Section 450-202: Data Center; Data Center Accessory Use; Data Center Campus; Principal Building; Principal Façade; and Sensitive Receptor.
   B. Amend the Purpose and Specific Intent statements of the Township's LI Limited Industrial district set forth in Section 450-1001.
   C. Add "Data Center and Data Center Campus subject to the provisions of Section 450-1003.J" to the list of uses permitted by conditional use in the LI Limited Industrial District (proposed Section 450-1002.B(16)).
   D. Change the introductory language of Section 450-1004, the area and bulk regulations of the LI Limited Industrial District, to state the following: "Area and Bulk Regulations: General, All Uses Except Data Center and Data Center Campus."
   E. Add Section 450-1003.J, Data Centers and Data Center Campuses. The following subsections are provided: Area and Bulk Regulations; Minimum Lot Area; Minimum Setbacks; Maximum Height; Screening of Mechanical Equipment; Buffering, Landscaping, and Main Entrance Features; Building Design Requirements; Energy Usage; Power Generation Facilities; Noise and Vibration; Water; Wastewater Disposal; Alternative Independent Water and Energy Systems; Environmental and Community Impact; Emergency Management; Construction Plans; Electronic Waste; Decommissioning; Grid Reliability and Residential Priority; Right of Entry and Inspection; Administrative Escrow and Consultant Fees; Violations and Penalties; and Waiver/Exemption.

***LANDSCAPES:***

2. The Township's LI Limited Industrial zoning district is generally located within the **Suburban Center Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed zoning amendment is consistent with the objectives of the **Suburban Center Landscape**. However, careful consideration of the potential impacts of a data center will need to be addressed if a plan for a data center development is submitted at a future date.

COMMENTS:

3. Data centers have become a necessary component in meeting the demands of artificial intelligence (AI), telecommunications, and computer systems, and they are associated with matters related to high energy use, high water consumption, noise, building mass, and environmental protection, among other concerns. Thus, it is appropriate that the Township consider the development of ordinance language that can mitigate the potential adverse consequence of such matters, and we agree that data centers should be regulated by conditional use. The conditional use process allows the Township Board of Supervisors to impose reasonable conditions on proposed Data Centers and "…attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of …the zoning ordinance." (PA Municipalities Planning Code, Section 913.2(a)). We suggest that, as appropriate, the additional information suggested below be requested of the applicant as part of the conditional use process.

4. The Chester County Planning Commission, in conjunction with the Montgomery County Planning Commission, has prepared a Data Center Ordinance Guide, which is currently available online at: https://www.chescoplanning.org/UandI/DataCenters/. This Guide, which provides information about data center's land use impacts based on current knowledge and research from numerous partners through Pennsylvania, includes model ordinance language for local municipalities. We acknowledge, and endorse, that the draft Ordinance addresses many of the issues (e.g. an emergency response plan, and decommissioning standards), that the model ordinance suggests. We offer the following comments to assist the Township in its development of the proposed ordinance language.

5. Section 450-1003.J(2) indicates that the minimum lot area for a lot with a data center building footprint of 100,000 square feet or less is five acres; and the minimum lot area for a lot with a data center building footprint greater than 100,000 square feet is ten (10) acres. Additionally, Section 450-1003.J.(3) indicates that data centers and data center accessory uses shall be set back a minimum of 500 feet from a lot developed with a sensitive receptor and from a public street, along with a minimum setback of 250 feet from all other property lines. The Township should verify that these qualifying conditions can potentially be met by a parcel(s) located within the LI Limited Industrial district.

6. Section 450-1003.J.(3) indicates that data centers and data center accessory uses shall be set back a minimum of 500 feet from a lot developed with a sensitive receptor and from a public street, along with a minimum setback of 250 feet from all other property lines. Since data centers will typically have a security gatehouse, it would be reasonable to allow a gatehouse to be situated closer than the setback requirements provided in this section.

7. While the proposed building design requirements in Section 450-1003.J.(7), along with the screening requirements provided in the ordinance, appear to be appropriate, we suggest that the applicant be required to provide conceptual renderings of the data center from significant vantage points along roadways, and from residential areas. This information can help identify where additional landscaping and screening would be appropriate.

8. Section 450-1003.J(9) indicates that any energy generation system designed or used to supply power directly to a data center during normal operations shall not be considered part of the data center use but shall be subject to existing municipal or utility regulations. The Township should ensure that it has zoning regulations in place for power generation systems.

9. The Noise and Vibration requirements in Section 450-1003.J(10) are very thorough, and may require the Township to employ persons with specialized knowledge and experience to effectively administer these standards.

10. Section 450-1003.J(11)(f) requires data centers to be designed to include air-cooled or closed-loop water circulation systems to cool processing equipment. The Township should verify whether a proposed water-cooled (evaporative) system will result in the release of visible water vapor, and how its visibility will affect nearby areas. The applicant should also discuss any compounds, corrosion inhibitors, biocides, dissolved solids, and trace metals that may be released from cooling water and any necessary remediation. These issues are discussed in more detail in the following two paragraphs.

    Because closed-loop water-based cooling systems rely on water to carry away heat energy from the processers, a heat exchanger may be necessary to cool the water so it can be recirculated to cool the processors again. The heat removed by the exchangers is typically vented to the atmosphere through cooling towers that extend beyond a roof structure (although sometimes the heat could be used where it might be needed such as in office areas). Depending on relative humidity and dew point, condensed-out white water vapor can appear above the cooling stack. Municipalities and applicants should be aware that this vapor is not necessarily a pollutant but is mostly water, and that this is also a public perception issue. Additionally, although some closed-loop cooling systems recycle 100 percent of the water, some additional water may be needed periodically. The applicant should provide information regarding this additional water usage if applicable.

    Some water-cooling systems could contain additives to reduce corrosion and improve efficiency, and some of those additives may escape with the water vapor. As part of the conditional use requirements, the Township should ask the applicant to describe what may be released from the cooling stacks and determine whether remediation may be necessary and whether Federal EPA or PA DEP regulations would apply.

11. For clarity purposes, we suggest that the references to water quality provided in Section 450-1003.J(11) be revised to specifically identify volume, temperature, and pollutants as water quality issues.

12. The required "analysis of wastewater disposal needs" provided in Section 450-1003.J(12)(b) refers to a data center's "HVAC system", which may not capture its equipment cooling system. This should be clarified by the Township. The required analysis should also capture the contents of the wastewater effluent, as it could include chemical additives and other emerging contaminants, depending on the type of cooling system used. There should also be a statement describing how any chemicals will be removed from the wastewater supply before being returned to the land or water body where the treated water is discharged.

13. While the proposed decommissioning standards in Section 450-1003.J.(18) appear to be appropriate, we suggest that the Township include a provision, as set forth on page 24 of the Data Center Ordinance Guide (Item #3, Decommissioning Ordinance Language), that an extension of one year may be granted by the Township if the property owner can demonstrate that they are actively marketing the site for a compatible replacement use. ***Landscapes3*** supports redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth (PROSPER Objective C, page 105).

14. If on-site energy storage systems are to be permitted, the Township may want to be aware of the special circumstances that may relate to on-site battery storage. Batteries can contain several toxic or heavy metals, and their release resulting from a fire or other accident should be controlled. Other municipalities have considered the following language regarding on-site battery storage:

> "The data center shall incorporate an engineered collection and containment system designed to prevent the release of contaminated fire-fighting water and other hazardous substances to groundwater, surface waters, wetlands, stormwater management facilities, sanitary sewer systems, or adjacent properties during fire suppression activities or other emergency events. The collection and containment system shall utilize impermeable collection and containment measures and shall be designed by a professional engineer licensed in the Commonwealth of Pennsylvania to capture, isolate, and retain contaminated fire-fighting water and associated hazardous materials until they can be properly characterized, removed, and disposed of in accordance with all applicable federal, state, and local laws and regulations.
>
> The applicant shall demonstrate, through engineering calculations and supporting documentation, that the collection and containment system has sufficient capacity to accommodate the maximum anticipated volume of contaminated fire-fighting water generated by the proposed fire protection system and emergency response strategy. The Emergency Response Plan shall include procedures for the isolation, containment, monitoring, testing, removal, transportation, and lawful disposal of contaminated fire-fighting water and other hazardous materials generated during an emergency event, including identification of the parties responsible for implementing these measures."

**RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.**

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
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Eric M. Roe

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Matthew J. Edmond, AICP
Executive Director

September 9, 2026

Susan Rutherford, Township Secretary/Treasurer
East Nantmeal Township
3383 Conestoga Road
Glenmoore, PA 19343

Re: Zoning Ordinance Update – Proposed "ZONING ORDINANCE OF 2026"
# East Nantmeal Township - ZO-07-26-19043

Dear Ms. Rutherford:

The Chester County Planning Commission has reviewed the proposed East Nantmeal Township Zoning Ordinance update as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 27, 2026. We offer the following comments to assist in your review of the proposed East Nantmeal Township Zoning Ordinance update.

DESCRIPTION:

1. East Nantmeal Township has prepared a complete Zoning Ordinance update. Significant changes include:
   A. The Update removes the Transferable Development Rights and AP cluster-development options, adds updates land uses and related regulations, and changes bulk and lot, environmental, and procedural provisions;
   B. Article XIV-Transferable Development Rights is deleted, but Articles XIII and Article XV remain;
   C. The 2011 ordinance allowed a Cluster Development Option for designated areas, and the update removes the cluster option and replaces it with a Lot Averaging provision;
   D. The 2026 draft adds definitions for Data Center and Data Center Accessory Use and regulates data centers by special exception in the IA-2 District;
   E. The new ordinance adds definitions and regulations including Pipelines and Transmission pipelines, Surface land uses affiliated with transmission pipelines;
   F. Short Term Rental is defined and regulates bed-and-breakfast and short-term rental uses by conditional use in Class I and Class II AP lands;
   G. Golf Club Lodge is defined and regulated as an accessory use in the IA-1 District;
   H. Floodplain regulations are updated;
   I. Ambient Noise Level and Demolition by Neglect, Lot-area and related definitions are defined and associated regulations are included;
   J. Adaptive reuse of barns and accessory buildings are regulated (existing barns or accessory buildings could be adapted to contain up to one apartment);
   K. Accessory dwelling unit regulations are updated;
   L. Home occupation regulations are updated;
   M. Riparian buffer regulations are updated;
   N. Riparian buffers are generally extended (to 100 feet from the top of bank);

O. "Net Lot Area" is revised to exclude street rights-of-way, stormwater basins, lakes, ponds, and on-lot berms, floodplain area, slopes over 25%, wetlands, transmission utility rights-of-way and easements, etc.;
P. Commercial District land uses are revised;
Q. Intensive agriculture activities are regulated by conditional use only "if not in the Agricultural Security Area.", and
R. The Township submitted a copy of the East Brandywine Township French Creek Corridor Map, but it is unclear how this map relates to the Zoning Ordinance Update.

***LANDSCAPES:***

2. East Nantmeal Township is located within the **Rural** and **Agricultural Landscape** designations of ***Landscapes3***, the 2018 County Comprehensive Plan. The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs.

   The **Agricultural Landscape** consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed Zoning Ordinance update is consistent with the objectives of the **Rural** and **Agricultural Landscapes**.

COMMENTS:

3. The Chester County Planning Commission undertook an analysis of the proposed Ordinance to identify potential areas of internal inconsistency and editorial changes that were not yet completed, which are included in an appendix to this letter. The final draft should be revised to ensure that cross-references, table of contents and section numberings are correct.

4. SECTION 107. STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES is a helpful and comprehensive explanation of the Township's policies but should specifically reference the Township's Comprehensive Plan and its policies. The Purpose and Specific Intent statements of each of the individual zoning districts should also refer to the Comprehensive Plan's policies

5. The Township Solicitor should review the definition of "Agriculture, Intensive" and its related regulations to ensure that that they are consistent with Pennsylvania Act 38, the 2005 ACRE "Agriculture, Communities and Rural Environment" law. The Township can refer to the County Planning Commission's ACRE information sheet, at:
   https://www.chescoplanning.org/Agriculture/PDF/Info-ACRE.pdf

6. The definition of SPECIAL EVENT includes regulatory language. It may be more appropriate to locate regulatory language in the text of the Ordinance that contains specific SPECIAL EVENT provisions to ensure that such provisions are applied (for example, Section 303. E. contains specific special event standards for AP- Agricultural Preservation District).

7. The definition of UNIFORM CONSTRUCTION CODE (UCC) refers to the statewide building code adopted by the Pennsylvania General Assembly in 1999. The definition should also include all updates.

8. The update appears to remove the cluster residential development option and replaces it with a Lot Averaging provision. As an alternative to removing the cluster development option, the Township could review the Chester County Planning Commission's **Conservation Subdivision Design Guide** webpage for more ideas on how to successfully implement cluster subdivision designs as useful tools for protecting large areas of open space, at:
https://www.chescoplanning.org/Guides/ConservationSubdivision/Introduction.cfm

   The Township can also review the various residential design options in the Chester County Planning Commission's **Landscapes Design Guide Series**, at:
https://www.chescoplanning.org/LandUse/L3DesignGuides.cfm

9. One-time or annual auctions of livestock are permitted by conditional use within Class I AP-Agricultural Preservation District lands. This restriction may be too limiting for efficient agricultural practices because auctions can depend on the breeding schedules of various types of livestock and the conditional use process can result in inefficient timing delays.

10. In SECTION 302.A.6., barns or accessory buildings existing as of September 6, 1994, may be adapted to contain a single apartment on within Class I AP lands; the Township should clarify whether the entire structure may be converted into a dwelling.

11. In SECTION 303. DESIGN STANDARDS FOR CONDITIONAL USES ON CLASS 1 LANDS, Subsection A.1. permits the Township Board of Supervisors to waive certain standards otherwise required as part of conditional uses. This is a potentially useful and efficient way to encourage efficiency and superior designs, However, the text should distinguish between the authority granted to the Zoning Hearing Board in the Municipalities Planning Code to grant variances and to the Board of Supervisor's authority to grant waivers and modifications as part of subdivision and land development approvals. To ensure that the Ordinance does not result in confusion or conflicts, the text should probably use different language that removes certain requirements upon the showing of certain conditions. (This also applies to SECTION 304, relating to DESIGN STANDARDS FOR USES PERMITTED BY SPECIAL EXCEPTION ON CLASS 1 LANDS).

    Sections 503(8) and 512.1 of the Municipalities Planning Code contain provisions that permit a municipality to grant waivers to the provisions of a subdivision and land development ordinance. Section 910.2 of the Municipalities Planning Code grants the authority to grant variances to the provisions of a zoning ordinance to the zoning hearing board, but not to the governing body. We suggest that all references to waivers be replaced with language that automatically exempts certain requirements when certain conditions are met. This will avoid any conflict with the requirements of the Municipalities Planning Code.

12. SECTION 306 PERMITTED USES WITHIN CLASS II AP LANDS, Subsection D. Accessory Uses, paragraph 9 permits "Antennas for personal wireless service, not exceeding ten (10) feet in length, may be installed as an accessory use on existing structures located within the right-of-way of any major collector road…". This is an unusual provision, and the Township's first responders should comment on such antennas located within a right-of-way. (A minimum height above a right-of-way could be considered.) Additional regulations relating to antennas for personal wireless service are again included in Section 601.D.5., the regulations in the definition should probably be deleted to reduce the potential for confusion. Similar regulations are repeated in other parts of the Ordinance.

13. Regarding SECTION 406. HOMEOWNERS ASSOCIATIONS, we recommend that the HOA allow rooftop solar installations and other energy efficiency and environmental conservation actions. When

an HOA contains designated open space, the Township should ensure that the open space remains permanently protected from future development, subdivision, or any use inconsistent with the approved plan. Such protection should be secured through a deed restriction, a conservation easement granted to a qualified land trust, or another legally binding mechanism. All protective instruments should be reviewed and approved by the Township Solicitor to ensure long-term enforceability. Information on protecting open space is available in the Chester County Planning Commission's "Conservation Easements" eTool at: https://www.chescoplanning.org/MuniCorner/eTools/48-ConsEasements.cfm. Other tools for open space protection are available at: https://www.chescoplanning.org/OpenSpace/Tools.cfm. For more information on HOA sustainability, the Township can also review the Chester County Planning Commission's HOA website at: https://www.chescoplanning.org/Environmental/HOA/Introduction.cfm

14. SECTION 504. SUPPLEMENTAL STANDARDS FOR SPECIAL EXCEPTIONS, Subsection B. references "Drive-In Facilities". This term should be defined.

15. In SECTION 504. SUPPLEMENTAL STANDARDS FOR SPECIAL EXCEPTIONS, Subsection D. Car washes; the Township should require the use of recycled water and a plan for preventing wash water from being deposited onto the roadway during freezing temperatures.

16. In SECTION 602. DESIGN STANDARDS FOR NON-RESIDENTIAL USES, Subsection E.1 states: "Non-residential structures exceeding thirty-five (35) feet in height shall have a sprinkler system installed." The Township should probably defer to the Pennsylvania Uniform Construction Code and related fire codes for regulations such as this.

17. In SECTION 604. HOURS OF OPERATION specifies hours of operation "…only between the hours of 6 a.m. and 9 p.m. Sunday through Saturday or such other hours as may be permitted under grant of a special exception, conditional use or other provision." These limits may cause significant constraints on some activities, and the Township should be prepared to support such limits.

18. SECTION 701 USE REGULATIONS, Subsection C.9. permits Data Centers by special exception. We recommend that Data Centers should be regulated by conditional use and not by special exception because a board of supervisors is elected at-large and is responsible to the citizens and may have a broader understanding on the potential effects of a data center on the entire municipality as well as adjacent municipalities. The conditional use process allows the Supervisors to impose reasonable conditions on proposed Data Centers and "…attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of …the zoning ordinance." (Municipalities Planning Code, Section 913.2(a)). We encourage the Township Supervisors to attach such conditions and safeguards as necessary.

    The Chester County Planning Commission, in conjunction with the Montgomery County Planning Commission, prepared a **Data Center Ordinance Guide**, at: https://www.chescoplanning.org/UandI/DataCenters/. The guide provides factual information about data centers' land use impacts based on current knowledge and research from many partners throughout Pennsylvania, and model ordinance language for local regulation. The **Guide** is also a baseline framework that the Township should consult for additional suggestions as it creates data center regulations, with considerations related to include water usage, setbacks, noise, environmental protection, etc.

19. SECTION 1003. TECHNICAL PROVISIONS, Subsection B.4. refers to Historic Structures. One of the best ways to preserve an old and historic structure and continue funding its maintenance is to provide

more financial incentives for its preservation. If the Township wishes to encourage the preservation of historic structures, we suggest that the range of permitted land uses within such structures should be expanded, and perhaps residential density limits be relaxed, in exchange for their preservation and adaptive reuse.

20. Several places in the draft ordinance contain design and construction standards. Many of these regulations should be located in the Township Subdivision and Land Development Ordinance or referenced in the Pennsylvania Uniform Construction code because their placement in those regulations will allow for more design flexibility and innovation in construction techniques. The Township should review these regulations for relocation.

21. SECTION 1107 SIGNS IN THE C, IA-1 AND IA-2 DISTRICTS, Subsection E.4. regulates Electronic/Billboard/ Off Premises Signs. We agree that the Township should regulate such digital signs by special exception. The outdoor advertising industry has been installing illuminated digital billboards using changeable messages. These billboards have been the subject of several studies due to their size, brightness, perceived safety issues and perceptions of intrusiveness. Because animated billboards compete for drivers' attention, we recommend that the Township review the recommendations regarding digital billboards from the American Association of State Highway and Transportation Officials (AASHTO), at: https://transportation.org/. The Chester County Planning Commission also an eTool on sign regulations, at: https://www.chescoplanning.org/MuniCorner/eTools/81-SignRegulations.cfm

    The Township should consider regulating daytime and nighttime illuminance intensities, locations near important intersections, frequency of message changes, sequential messages, animated messages, length of numbers in messages (such as telephone numbers) as well as personalized messages that can display messages that are prompted by cellphone linkage to individual vehicles.

22. In SECTION 1202. INTERNAL ACCESS-DRIVE DESIGN STANDARDS AND CRITERIA, we recommend that the Township encourage cross-connections between adjacent commercial parking lots. Such connections can limit the need for vehicles to exit onto a roadway to re-enter an adjacent parking lot.

23. We endorse SECTION 1208 PARKING SPACE REQUIREMENTS Subsection E., where "…a reduction in the number of required parking spaces in cases where the Planning Commission has recommended such and the applicant can justify the reduction and still provide adequate facilities." Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces and stormwater runoff, and increase opportunities for landscaping.

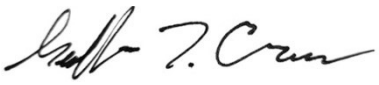
The Township should ensure that any proposed changes to the Township Zoning Map follow the provisions of Pennsylvania Municipalities Planning Code Section 609, including Sections 609.(b)(1) and (2), specifically relating to a proposed zoning map change.

24. We recommend that the final Zoning Ordinance and Map be made available online as a digital copy; the official Zoning Ordinance and Map should still be made available at the Township.

**RECOMMENDATION: East Nantmeal Township should consider the comments in this letter before acting on the proposed zoning ordinance update amendment.**

We request an official copy of the decision made by the East Nantmeal Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Geoff Creary
Senior Review Planner

**Appendix**:

This Appendix identifies areas where the draft ordinance contains possible typographical errors, incorrect cross-references and other areas that should be proof-read.

1. The draft includes an inconsistent short title: The cover identifies the document as the Zoning Ordinance of 2026, but Section 10 states that it may be cited as the East Nantmeal Township Zoning Ordinance of 2020, as amended, and restated.
2. The draft includes inconsistent section numbering; the draft uses:
   - Section 10 rather than Section 100
   - Section 20 rather than Section 200
   - Section 30 rather than Section 300
   - Section 40 rather than Section 400, etc.

   Later sections use three- and four-digit numbering. This is inconsistent with both the old numbering convention and many internal references.
3. The draft includes Table-of-contents inconsistencies. The table of contents:
   - Lists most article page numbers as "1"
   - Omits Article XIV
   - Identifies Article XVII as beginning on page 15 while most other entries show page 1
   - Does not provide usable section-level navigation comparable to the previous table of contents
4. The draft includes a Livestock-auction coverage error; in the livestock-auction standards, the draft states:
   - Maximum building coverage: 20%
   - Maximum building coverage: 40%

   The second entry probably should reference maximum impervious coverage.
5. In the Golf Club-Lodge cross-reference, the Golf Club Lodge provision states that maximum structure and impervious coverage must comply with Section 305.B.3. Section 305.B.3 concerns outdoor storage/manure and waste-pile setbacks, not coverage.
6. In the ADU authorization, the Section 305.D begins "When authorized as a Conditional Use…". However, the district describes ADUs as accessory uses pursuant to Section 305.D, not consistently as conditional uses.
7. There are Ordinance-Date inconsistencies. The draft refers to:
   - Cover: Zoning Ordinance of 2026
   - Section 10: Zoning Ordinance of 2020
   - Effective Date definition: September 6, 1994

- The repealer references the 2011 ordinance and amendments

8. The draft ordinance should clearly distinguish:
   - The original effective date used for vested classification
   - The effective date of the 2026 restatement
   - The title/year of the adoption

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

**PLANNING COMMISSION**
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Matthew J. Edmond, AICP
Executive Director

September 4, 2026

Zachary Barner, AICP, Director of Planning & Development
East Whiteland Township
209 Conestoga Road
Frazer, PA 19355

Re: Curative Amendment - Data Centers
# East Whiteland Township – CA-08-26-19068

Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Curative Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609.1(a). The referral for review was received by this office on August 7, 2026. We offer the following comments to assist in your review of the proposed curative amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:

   A. Add "Data Center subject to Section 200-43.1" to the list of uses permitted by conditional use in the I Industrial District (Section 200-41, Table of Permitted Uses, Attachment 8).
   B. Add a new Section to the Zoning Ordinance (Section 200-43.1), entitled Data Center Uses. The following subsections are provided for data center uses: Purpose and Intent; Definitions; Authorization and Applicability; Dimensional Standards; Setbacks and Site Design; Landscaping and Lighting; Noise, Vibration, and Nuisance; Water Use and Utilities; Riparian Buffers; Hardware Containment and Thermal Isolation; Emergency Services and Safety; Public Safety and Infrastructure Mitigation Fund; Emergency Contact Signage; Environmental, Community, and Economic Impact Analysis (ECEIA); Conditional Use Criteria; Operational Transparency; Decommissioning and Financial Security; Grid Reliability and Residential Priority; Right of Entry and Inspection; Administrative Escrow and Consultant Fees; Violations and Penalties; and Limited Purpose of Monitoring.

2. We acknowledge that the curative amendment submission from the Township included the following documents:

   A. Township Resolution 21-2026, adopted March 31, 2026, which declares by formal action that the Zoning Ordinance is substantively invalid in part as it relates to the regulation of data center uses and energy generation systems, and the Board of Supervisors proposes to prepare a curative amendment to overcome such invalidity; and
   B. Township Resolution 25-2026, adopted April 27, 2026, designating specific findings as to the declared invalidity of the Township Zoning Ordinance as to data center uses and energy generation systems.

BACKGROUND:

3. The County Planning Commission reviewed an earlier version of this curative amendment on July 7, 2026 (CCPC# CA-06-26-18964). We acknowledge, and endorse, that several of the comments from our previous review letter have been addressed by the Township (e.g., a definition for the term "data center campus" has been incorporated into the draft ordinance). Other revisions to the proposed ordinance language include the following:

- The phrase "situated north of Flat Road" has been removed from the first sentence in subsection A of Section 3, Authorization and Applicability. This sentence now states that "Data Centers shall be permitted only as a Conditional Use in the Industrial Zoning District on properties complying with the provisions of this Chapter."
- Subsection I of Section 3, Authorization and Applicability, which previously indicated that any conditional use approval for a data center shall expire if substantial construction has not commenced within 12 month of approval, has been revised to state that "Any Conditional Use Approval for a Data Center shall expire if a Preliminary Land Development submission has not been filed within 12 months of Conditional Use approval."
- Amended height standards in subsection B of Section 4, Dimensional Standards.
- Various amendments in Section 7, Noise, Vibration, and Nuisance, included revised post-construction sound and vibration audit standards in subsection E.2.a, and revised standards for comprehensive nuisance and environmental protection in subsection H.
- Amended standards for backup generators provided within subsection C.4.a of Section 8, Water Use and Utilities.
- Section 9, Riparian Buffers, has been revised (this issue is further discussed in comment #11).
- Various amendments in Section 21, Violations and Penalties, particularly pertaining to tiered mitigation and curtailment protocols when operational performance standards (including but not limited to thermal, noise, vibration, etc.) have been exceeded.
- The addition of Section 22, Limited Purpose of Monitoring.

***LANDSCAPES:***

4. According to our copy of the Township Zoning Map, the existing Industrial zoning designations in the Township are generally located within a **Suburban Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. Furthermore, low to medium density mixed use development and infill development, community institutional uses such as schools and senior housing, and land available for new industrial and heavy commercial uses in appropriate locations, should be taken into consideration for planning activities in this designation.

As stated in our previous review, the proposed curative amendment is consistent with the objectives of the **Suburban Landscape** designation. However, careful consideration of the potential impacts of a data center will need to be addressed if a plan for a data center development is submitted at a future date.

COMMENTS:

5. Data centers have become an essential component in meeting the demands of artificial intelligence (AI), telecommunications, and computer systems, and they are associated with matters related to high energy use, high water consumption, noise, building mass, and environmental protection, among other concerns. Thus, it is appropriate that the Township consider the development of ordinance language that can mitigate the potential adverse consequence of such matters, and we agree that data centers should be regulated by conditional use. The conditional use process allows the Township Board of Supervisors to impose reasonable conditions on proposed Data Centers and "…attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of …the zoning ordinance." (PA Municipalities Planning Code, Section 913.2(a)).

6. The definition of "hyperscale data center" is immediately followed by a separate definition for the term "edge data center." For ease of use purposes, these two definitions should be provided separately.

7. While the dimensional standards in Section 4.A provides a smaller minimum lot size for small-scale/edge data centers than larger facilities, Section 4.A.2 requires the same setback for all data centers. While the proposed setback can be justified for hyperscale data centers, it diminishes the case for the required setback when the same setback is required for a much smaller facility. This should be clarified by the Township.

8. Section 4.A.2 includes a reference to the building setback standards in Section 5.A, along with the actual setback standard itself. For clarity purposes, we suggest that the Township should just refer to Section 5.A. This would also prevent any inadvertent inconsistency between sections if the setback was ever modified.

9. The noise requirements, as stated in our previous review, are extensive, and may require the Township to employ persons with specialized knowledge and experience to effectively administer these standards.

10. The Township should recognize that, in its review of the proposed renewable energy requirements (subsection C.5 of Section 8, Water Use and Utilities), if a data center is being built out in phases, its annual electric demand will increase over time. For clarity purposes, the Township should specify at what point in time electric usage is being measured to determine the amount of renewable energy procured.

11. While the proposed riparian buffer standards in Section 9 have been revised since the prior submission, we note that Section 200-56 of the Township Zoning Ordinance already provides riparian buffer protection standards, that appear to be somewhat protective. As stated in our previous review, we recommend that, rather than having multiple riparian buffer standards in its Zoning Ordinance, the Township consider providing one set of more rigorous riparian buffer standards in Section 200-56 of its Zoning Ordinance. For instance, the Township should consider a requirement for the re-vegetation of un-forested riparian buffers, along with establishing a two-tiered riparian buffer with stricter standards applied adjacent to streams. Additional information on this topic is provided in the County Planning Commission's Riparian Buffers Planning eTool, which is available online at: https://www.chescoplanning.org/MuniCorner/eTools/44-RiparianBuffers.cfm.

However, if the Township chooses to provide specific riparian buffer standards for data centers and data center campuses, then we suggest that the Township add power generation facilities to the list of facilities associated with data centers provided in subsection A of Section 9.

12. The Chester County Planning Commission, in conjunction with the Montgomery County Planning Commission, has prepared a Data Center Ordinance Guide, which is currently available online at: https://www.chescoplanning.org/UandI/DataCenters/. This Guide, which provides information about data center's land use impacts based on current knowledge and research from numerous partners through Pennsylvania, includes model ordinance language for local municipalities. We offer the following comments, based upon the information provided in this Guide, to assist you in your development of the proposed ordinance language.

    A. As noted in our previous review, the Township should clarify what is meant by the term "exhaustive" in subsection B.3 of Section 8, Water Use and Utilities ("…the applicant must provide an exhaustive Water Feasibility Study…"). Additional information on water feasibility study requirements is set forth on pages 16 and 17 of the Data Center Ordinance Guide.

    B. While the proposed decommissioning standards appear to be appropriate, we suggest that the Township include a requirement, as set forth on page 24 of the Data Center Ordinance Guide (Item #3, Decommissioning Ordinance Language), that an extension of one year may be granted by the Township if the property owner can demonstrate that they are actively marketing the site for a compatible replacement use. ***Landscapes3*** supports redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth (PROSPER Objective C, page 105).

**RECOMMENDATION: The Township should consider the comments contained in this letter before acting on the proposed curative amendment.**

We request an official copy of the decision made by the Board of Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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Matthew J. Edmond, AICP
Executive Director

September 1, 2026

Zachary Barner, AICP, Director of Planning & Development
East Whiteland Township
209 Conestoga Road
Frazer, PA 19355

Re: Zoning Map Amendment – 164 Conestoga Road (UPI# 42-4-42.2)
# East Whiteland Township – ZM-08-26-19067

Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Zoning Map Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 7, 2026. We offer the following comments to assist in your review of the proposed zoning map amendment.

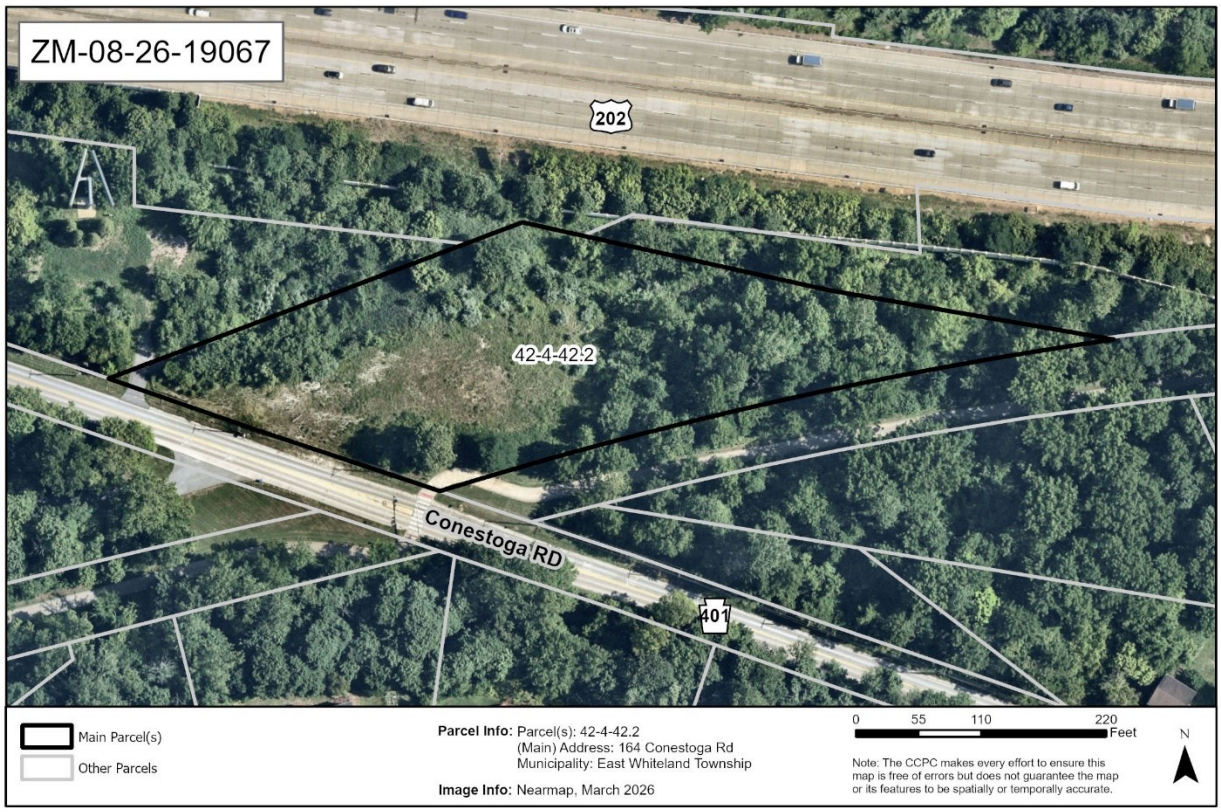
DESCRIPTION:

1. The Township has received a zoning map amendment petition to change the zoning designation of UPI# 42-4-42.2, located on the north side of Conestoga Road west of Valley Creek Road, from OS Open Space to PO Professional Office.

BACKGROUND:

2. The County Planning Commission previously reviewed a zoning map amendment that also proposed to change the zoning designation of this lot from OS Open Space to PO Professional Office (CCPC# ZM-02-23-17548, dated March 3, 2023). We have no record of the Township taking action on this prior zoning map amendment submission. According to County Assessment records, the ownership of this lot changed in 2024.

3. The County Planning Commission previously reviewed a zoning map amendment which addressed changing the zoning designation of six parcels owned by the Township to the immediate west of UPI# 42-4-42.2 from Open Space to Professional Office, along with amending the standards for off-premises signs in Section 200-85 (CCPC# ZA-12-20-16561 and ZM-12-20-16562, both dated January 8, 2021). It was our understanding that the primary intent of these amendments was to relocate the areas where off-premises signs are permitted in the Township. According to our records, both amendments were adopted by the Township on February 1, 2021 (Township Ordinances #329-2021 and #330-2021, respectively).




AREA EVALUATION:

The following land use planning policies and regulations are relevant to the site of the proposed zoning map amendment:

4. Land Use: The site is currently undeveloped. We note that a Phase 1 Environmental Site Assessment, prepared by RT Environmental Services, Inc., and dated January 5, 2023 that was included with the prior zoning map amendment submission identifies that, based on the potential for undocumented fill at this property, a recognized environmental condition (REC) exists, and also that a Phase II investigation is recommended for this site (no additional information about this issue was included with the current zoning map amendment submission).

5. Adjacent Zoning: The land to the west is zoned Professional Office. The land to the south is zoned either R-1 Low Density Residential or OS Open Space. The land to the east is zoned OS Open Space. The land on the north side of Route 202 is zoned RMH Medium High Density Residential.

6. Municipal Comprehensive Plan: Map 5: Future Land Use in the Township's 2016 Comprehensive Plan indicates that this parcel is located in an Open Space designation. Figure 12-Future Land Use Category Descriptions on page 39 describes the Open Space category as "functional recreation areas, such as public parks and trails, natural open space for conservation, preservation, or recreational use." We also note that the adjoining land to the east is also located in an Open Space designation, and the land to the south is located in a Low Density Residential designation.

***LANDSCAPES:***

7. The project site is located within the **Suburban Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. Furthermore, low to medium density mixed use development and infill development, community institutional uses such as schools and senior housing, and land available for new industrial and heavy commercial uses in appropriate locations, should be taken into consideration for planning activities in this designation.

   The permitted uses in the Township's PO Professional Office zoning district, as set forth in Attachment 6-Table of Permitted Uses for Mixed Use Districts, include the following: business or professional offices, public or private not-for profit open space and recreation uses, and transit stations or public utility facilities. We also note that non-accessory antennas are permitted by special exception, and not-for-profit museums, libraries or other educational, cultural, religious, civic or philanthropic uses are permitted by conditional use. While these uses are appropriately located in a **Suburban Landscape** designation, the future development of this site may not be consistent with the local land use policy designation of open space as described above if commercial (business or professional office) development occurs. The Township's Future Land Use map indicates that the area of the Township along the south side of Route 202, from Swedesford Road to the east to Planebrook Road to the west, is located within a mix of open space, low density residential, institutional, and medium density residential designations.

COMMENTS:

8. East Whiteland Township is currently working on a zoning ordinance update, which is being prepared under the Chester County Vision Partnership Program (VPP), funded in part through a grant from the Chester County Board of Commissioners. We suggest that the Township complete an analysis of its existing zoning ordinance and zoning map, particularly in this area of the Township, prior to taking action on this zoning map amendment submission, if they haven't already done so.

9. If the zoning map amendment is adopted, then the potential exists for commercial (business or professional office) development that would be inconsistent with the Township's Comprehensive Plan. Section 603(j) of the PA Municipalities Planning Code (PA MPC) states that zoning ordinances adopted by municipalities shall be generally consistent with its municipal Comprehensive Plan. We recommend that the Township reserve taking action on this zoning map amendment until consistency with the Township's comprehensive plan is resolved or a full review of the ordinance has been completed.

10. The project site adjoins the Chester Valley Trail corridor. Any development activity in proximity to the Chester Valley Trail corridor should be reviewed by the Chester County Department of Parks and Preservation (telephone # 610-344-5656, https://www.chesco.org/5554/Parks-Preservation) prior to the Township taking official action on a land development plan submission.

11. The Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC), prior to taking action on this amendment.

**RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning map amendment.**

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

cc: Aristidis W. Christakis, Buckley Brion McGuire & Morris LLP

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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Matthew J. Edmond, AICP
Executive Director

September 24, 2026

Nancy Freenock, Township Manager
Honey Brook Township
500 Suplee Road
Honey Brook, 19344

Re: Zoning Ordinance Amendment - Data Centers
# Honey Brook Township - ZA-08-26-19085

Dear Ms. Freenock:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 25, 2026. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. Honey Brook Township proposes the following amendments to the Township Zoning Ordinance:

   A. Add the following definitions to Section 27-202: Battery Energy Storage System (BESS); Data Center; Data Center as an Accessory Use; Data Center Accessory Uses; and Imminent Threat.

   B. Add the following to the list of uses permitted by conditional use in the BI Business Industrial District: "Data Centers, subject to standards of Section 27-1067, excluding Hyperscale Data Centers," and Battery Energy Storage Systems.

   C. Add Section 27-1067, Data Centers. The following subsections are provided: Purpose and Intent; Definitions (including a definition for the term "Sensitive Receptor"); Authorization and Applicability; Dimensional Standards; Site Design; Landscaping and Lighting; Noise, Vibration, and Nuisance; Water Use and Utilities; Hardware Containment and Thermal Isolation; Emergency Services and Safety; Emergency Compliance; Environmental and Community Impact Analysis (ECIA); Conditional Use Approval Criteria; Operational Transparency; Decommissioning and Financial Security; Grid Reliability and Residential Priority; Right of Entry and Inspection; and Administrative Escrow and Consultant Fees.

***LANDSCAPES:***

2. The Township's BI Business Industrial zoning districts are generally located within the **Rural Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed zoning amendment is consistent with the objectives of the **Rural Landscape**, recognizing the need for municipalities to provide for a wide range of land uses in appropriate areas under the Municipalities Planning Code. However, careful consideration of the potential impacts of a data center will need to be addressed if a plan for a data center development is submitted at a future date.

COMMENTS:

3. Data centers have become a necessary component in meeting the demands of artificial intelligence (AI), telecommunications, and computer systems, and they are associated with matters related to high energy use, high water consumption, noise, building mass, and environmental protection, among other concerns. Thus, it is appropriate that the Township consider the development of ordinance language that can mitigate the potential adverse consequence of such matters, and we agree that data centers should be regulated by conditional use. The conditional use process allows the Township Board of Supervisors to impose reasonable conditions on proposed Data Centers and "…attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of …the zoning ordinance." (PA Municipalities Planning Code, Section 913.2(a)). We suggest that, as appropriate, the additional information suggested below be requested of the applicant as part of the conditional use process.

4. The Chester County Planning Commission, in conjunction with the Montgomery County Planning Commission, has prepared a Data Center Ordinance Guide, which is currently available online at: https://www.chescoplanning.org/UandI/DataCenters/. This Guide, which provides information about data center's land use impacts based on current knowledge and research from numerous partners through Pennsylvania, includes model ordinance language for local municipalities. We acknowledge, and endorse, that the draft Ordinance addresses many of the issues (e.g. an emergency response plan, and decommissioning standards), that the model ordinance suggests. We offer the following comments to assist the Township in its development of the proposed ordinance language.

5. Section 27-1607.D.1 states that the minimum lot area for any data center, except as provided in Section 27-1607.D.3, is 25 acres. Additionally, Section 27-1607.D.2 provides the following setback requirements for all principal buildings, cooling equipment, backup generators and other accessory equipment: 200 feet from public road rights-of-way; 400 feet from any lot line in the BI Business Industrial District; 500 feet from the lot line of a property in any other zoning district; and a minimum of 750 feet from the lot line of any sensitive receptor. The Township should verify that these qualifying conditions can potentially be met by a parcel(s) located within the BI District.

   Additionally, since data centers will typically have a security gatehouse, it would be reasonable to allow a gatehouse to be situated than the setback requirements provided in the draft ordinance language.

6. While the proposed site design standards in Section 27-1607.E, along with the screening requirements in Section 27-1607.F.1 appear to be appropriate, we suggest that the applicant be required to provide conceptual renderings of the data center from significant vantage points along roadways, and from residential areas. This information can help identify where additional landscaping and screening would be appropriate.

7. Section 27-1067.C.8 states that "Any conditional use for a data center shall expire if substantial construction has not commenced within 12 months of approval…" The Township should clearly identify how they will determine if the applicant is meeting this provision. Consideration should be provided for revising this sentence to state the following (or similar language): "Any conditional use approval for a data center shall expire if a preliminary land development submission has not been filed within 12 months of conditional use approval." The Township may also want to allow for potential exceptions to this timeline at their discretion.

8. The Noise requirements in Section 27-1067.G are very thorough, and may require the Township to employ persons with specialized knowledge and experience to effectively administer these standards.

9. Section 27-1067.H.2.a states that all facilities must use closed-loop air-cooled chiller technology or equivalent dry-cooling systems. The Township should verify whether a proposed water-cooled (evaporative) system will result in the release of visible water vapor, and how its visibility will affect nearby areas. The applicant should also discuss any compounds, corrosion inhibitors, biocides, dissolved solids, and trace metals that may be released from cooling water and any necessary remediation. These issues are discussed in more detail in the following two paragraphs.

   Because closed-loop water-based cooling systems rely on water to carry away heat energy from the processers, a heat exchanger may be necessary to cool the water so it can be recirculated to cool the processors again. The heat removed by the exchangers is typically vented to the atmosphere through cooling towers that extend beyond a roof structure (although sometimes the heat could be used where it might be needed such as in office areas). Depending on relative humidity and dew point, condensed-out white water vapor can appear above the cooling stack. Municipalities and applicants should be aware that this vapor is not necessarily a pollutant but is mostly water, and that this is also a public perception issue. Additionally, although some closed-loop cooling systems recycle 100 percent of the water, some additional water may be needed periodically. The applicant should provide information regarding this additional water usage if applicable.

   Some water-cooling systems could contain additives to reduce corrosion and improve efficiency, and some of those additives may escape with the water vapor. As part of the conditional use requirements, the Township should ask the applicant to describe what may be released from the cooling stacks and determine whether remediation may be necessary and whether Federal EPA or PA DEP regulations would apply.

10. While we acknowledge that Section 27-1067.J.5 addresses battery storage safety, the Township may want to be aware of the special circumstances that may relate to on-site battery storage. Batteries can contain several toxic or heavy metals, and their release resulting from a fire or other accident should be controlled. Other municipalities have considered the following language regarding on-site battery storage:

"The data center shall incorporate an engineered collection and containment system designed to prevent the release of contaminated fire-fighting water and other hazardous substances to groundwater, surface waters, wetlands, stormwater management facilities, sanitary sewer systems, or adjacent properties during fire suppression activities or other emergency events. The collection and containment system shall utilize impermeable collection and containment measures and shall be designed by a professional engineer licensed in the Commonwealth of Pennsylvania to capture, isolate, and retain contaminated fire-fighting water and associated hazardous materials until they can be properly characterized, removed, and disposed of in accordance with all applicable federal, state, and local laws and regulations.

The applicant shall demonstrate, through engineering calculations and supporting documentation, that the collection and containment system has sufficient capacity to accommodate the maximum anticipated volume of contaminated fire-fighting water generated by the proposed fire protection system and emergency response strategy. The Emergency Response Plan shall include procedures for the isolation, containment, monitoring, testing, removal, transportation, and lawful disposal of contaminated fire-fighting water and other hazardous materials generated during an emergency event, including identification of the parties responsible for implementing these measures."

11. We suggest that the Township consider including a provision in their Decommissioning standards in Section 27-1067.P that, as set forth on page 24 of the Data Center Ordinance Guide (Item #3, Decommissioning Ordinance Language), an extension of one year may be granted by the Township if the property owner can demonstrate that they are actively marketing the site for a compatible replacement use. ***Landscapes3*** supports redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth (PROSPER Objective C, page 105).

12. While the subsections to Section 27-1067 are numbered A through S, there is no Section 27-1067.K provided in our copy of the draft ordinance. This should be clarified by the Township.

**<u>RECOMMENDATION</u>: Honey Brook Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.**

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

cc: Lancaster County Planning Commission
Caernarvon Township, Lancaster County

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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Matthew J. Edmond, AICP
Executive Director

September 10, 2026

Nicole Whitaker, Borough Manager
Malvern Borough
1 E. First Avenue, Suite 3
Malvern, PA 19355

Re: Miscellaneous Ordinance Amendment – Short-Term Rentals
# Malvern Borough – MA-08-26-19075

Dear Ms. Whitaker:

The Chester County Planning Commission has reviewed the proposed Borough Code amendment as submitted by Malvern Borough. The referral for review was received by this office on August 11, 2026. While we have no official comments on the proposed revisions to Chapter 162, Rental Property, of the Borough Code under the provisions of the Pennsylvania Municipalities Planning Code (PA MPC), we offer the following comments to assist in your review of the submission.

DESCRIPTION:

1. The Borough proposes the addition of Section 162-9, Short-Term Rentals, to Chapter 162 Rental Property of the Borough Code. Short-term rental permit requirements, and short-term rental unit standards, are provided.

BACKGROUND:

2. The County Planning Commission previously reviewed a zoning ordinance amendment which addressed short-term rental units, along with the standards for fences and walls in the Borough Zoning Ordinance (CCPC# ZA-09-25-18640, dated October 9, 2025). We have no record of the Borough taking action on this zoning amendment.

COMMENTS:

3. On August 11, 2026, the County Planning Commission also received a proposed zoning ordinance update from the Borough, which was prepared under the Chester County Vision Partnership Program (VPP). This zoning ordinance update will be addressed by the Commission in a separate review letter (CCPC# ZO-08-26-19071 and ZM-08-26-19062). We note that the draft ordinance indicates that short-term rentals will be permitted by-right in the Borough's TC-1 Town Center-1 and TC-2 Town Center-2 zoning districts, in accordance with the standards in Section 220-2428 of the Zoning Ordinance. We also note that a definition for the term "short-term rental," along with parking requirements, will be provided. The Borough should ensure that consistent terminology is adopted for short-term rental standards in both its Zoning Ordinance and Chapter 162 of the Borough Code.

4. We suggest that the Borough, in its review of the proposed ordinance language, ensure that land use regulations for short-term rentals (for example, the proposed requirement in Section 162-9.B.(1)(h) that "There shall no signs identifying the short-term rental") are provided in the Borough Zoning Ordinance, rather than Chapter 162 of the Borough Code, and a cross reference be added to Chapter 162.

5. Additional information on short-term rental standards, including examples of adopted municipal ordinances, is available in the County Planning Commission's Short-term Rentals planning eTool, which is available at: https://www.chescoplanning.org/MuniCorner/eTools/15-ShortTermRentals.cfm.

**RECOMMENDATION: The Borough should consider the comments contained in this review prior to taking action on this ordinance.**

We request an official copy of the decision made by Borough Council. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
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Eric M. Roe

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Matthew J. Edmond, AICP
Executive Director

September 18, 2026

Nicole Whitaker, Borough Manager
Malvern Borough
1 E. First Avenue, Suite 3
Malvern, PA 19355

Re: Subdivision and Land Development Ordinance Update
# Malvern Borough – SO-08-26-19072

Dear Ms. Whitaker:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance (SLDO) Update (Draft #8, dated August 3, 2026) as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on August 11, 2026. We offer the following comments to assist in your review of the proposed SLDO Update.

DESCRIPTION:

1. Malvern Borough proposes to adopt a complete update of its Subdivision and Land Development Ordinance (SLDO). The proposed revisions include the following:

   - Various new or amended definitions in Section 181-201.
   - The addition of Section 181-404, Environmental Impact Assessment
   - The addition of requirements for a Traffic Impact Study, in accordance with the standards in Section 181-527.
   - The addition of Attachment 2 – Appendix B: Manual of Written and Graphic Design Standards, which will replace the existing Old Towne Malvern design standards. We note that the purpose of these design standards, as set in Section 181-516.A, is to: provide a cohesive positive character for the TC-1 Town Center-1 and TC-2 Town Center-2 Districts, and throughout the Borough; establish a pedestrian-oriented town center, encouraging pedestrian circulation throughout; and to create and enhance the setting of the Borough, and the TC-1 and TC-2 Districts, through the unified use of materials, street furniture, signage, landscaping and lighting, as well as the provision of banners, benches, bike racks, bollards, fencing, pavements and the like, which add character and identity to the place.

***LANDSCAPES:***

2. The Borough located within the **Urban Center Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity.

Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed SLDO Update is consistent with the objectives of the **Urban Center Landscape.**

COMMENTS:

3. The County Planning Commission endorses the Township's efforts in updating its SLDO. The draft SLDO document is thorough, and well-organized.

4. On August 11, 2026, County Planning Commission also received a proposed zoning ordinance update from the Borough, which was prepared under the Chester County Vision Partnership Program (VPP). This zoning ordinance update will be addressed by the Commission in a separate review letter (CCPC# ZO-08-26-19071 and ZM-08-26-19062).

   The Borough should ensure that consistent terminology is adopted in both the proposed SLDO and the proposed Zoning Ordinance. We note that definitions for the following terms in Section 181-202 of the proposed SLDO differ from the corresponding terms in the proposed zoning ordinance update: grade; right-of-way (existing); and specimen vegetation.

5. Section 181-303.B(3) states "Where specifically requested by the Borough upon the recommendation of the Borough Engineer, plans included in the preliminary plan application also shall be submitted to the Borough electronically in the format specified by the Borough Engineer." We also note that similar language is provided in Section 181-304.C(3) for final plans, and in Section 181-304.E(6)(c) for approved final plan. We recommend that the Borough require digital copies of all plan submissions. Digital submission requirements, particularly at the preliminary plan stage, create increased efficiency in sharing plan information amongst municipal offices, along with (long-term) efficiency gains in sharing plan information with county and state offices.

6. Section 181-515.A states "Sidewalks shall be provided on both sides of all proposed streets and all existing streets when in character with the surrounding neighborhood…where required by the Borough upon the recommendation of the Borough Engineer." We recommend that the Borough incorporate a reference to the Borough's 2018 Multimodal Transportation Study, in order to assist Borough officials in determining where sidewalks should be provided on existing streets. We note that Figure 4.1: Borough-Wide Transportation Improvements identifies the location of sidewalk improvement areas within the Borough.

   Sidewalks are an essential design element in the **Urban Center Landscape**, and CONNECT Objective C of Landscapes3 is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas (page 119).

7. Section 181-516.A(2) indicates that the Manual of Written and Graphic Design Standards (Attachment 2, Appendix B), shall apply to all new development and redevelopment in the TC-1 and TC-2 districts, and other areas desired by the Borough. It also indicates that the specific application of any standard shall be at the discretion of Borough Council and upon the recommendation of the Borough Engineer or Zoning Officer and/or the Borough Planning Commission. We note that the design guidelines present a comprehensive set of design recommendations (e.g. Streetscapes; Sidewalks, Walkways, and Crosswalks; Building Form, Composition, and Materials; and Building Heights, including step back standards) that are applicable to new development and redevelopment in the TC-1 and TC-2 districts. The proposed design standards are consistent with the objectives of the **Urban Center Landscape**.

**RECOMMENDATION: The Commission recommends that the issues raised in this letter be addressed before action is taken on this proposed Subdivision and Land Development Ordinance Update.**

We request an official copy of the decision made by Borough Council, as required by Section 505(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

CHESTER COUNTY Planning COMMISSION

**COUNTY COMMISSIONERS**
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

**PLANNING COMMISSION**
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

September 25, 2026

Malvern Borough
Nicole S. Whitaker, Borough Manager
1 E. First Avenue, Suite 3
Malvern, PA 19355

Re: Zoning Ordinance and Map Amendments – Malvern Borough
**Act 247 and Vision Partnership Planning Grant – Combined Review**
VPP Contract # 22759
Act 247 Reviews: ZO-08-26-19071, ZM-08-26-19062

Dear Ms. Whitaker:

The referral for review was received by this office on August 11, 2026. This letter serves as both the official Act 247 review pursuant to the provisions of Sections 609(e) and 505(a) of Act 247 (Municipalities Planning Code), and the Vision Partnership Program (VPP) review required by Section 8.5 of the VPP Grant Manual (February 2024).

This review notes the project's consistency with *Landscapes3* and with the VPP Grant Contract (dated August 14, 2024, extended to February 15, 2027) and Scope of Work. Jeannine Speirs served as the VPP Grant Monitor for this project. **Consistency with *Landscapes3* and the VPP Grant Contract are required prior to grant reimbursement.**

**DESCRIPTION:**

Malvern Borough reviewed and updated the zoning ordinance and map to address the recommendations of the 2022 Malvern Borough Comprehensive Plan and Landscapes3. The work considered maintaining and enhancing Borough character and the town center, including:

- Building and parking location (e.g. "build-to" lines, and parking to the rear and sides
- Proportionately consider build-to lines as the zoning districts go from town center into neighborhoods and building heights;
- New parking lot locations, without disrupting frontages along King Street;
- Adaptive reuse of historic buildings;
- Ground floor store/shop/restaurant building use;
- Green spaces in commercial districts;
- Context-sensitive build-to lines along King Street and Olde Towne Malvern areas;
- Streetscape regulations along King Street and Olde Towne Malvern areas;
- Street & alley network, sidewalk/crosswalk network, and trails;

- Supplementary dwellings as a set of Accessory Dwelling Unit regulations;
- Woodlands, landscaping, stormwater; green infrastructure;
- Conditional Use Standards & Criteria and Special Exception Standards & Criteria;
- Definitions.

**CONSISTENCY WITH *LANDSCAPES3*:**

The proposed ordinance amendments are consistent with the policies of *Landscapes3* and its landscapes descriptions, including:

- **Urban Center Landscapes.** The county's Urban Landscapes entail historic town centers and established neighborhoods and serve as civic, economic, and population centers with a traditional town character, accommodating growth at a medium to high intensity.
  - Appreciate Objective B: Protect historic town centers for continued prominence in growth and sense of place.
  - Live Objective A: Provide opportunities for a diverse housing mix.
  - Prospect Recommendation 4: Retain and expand existing businesses.
  - Prospect Recommendation 8: Revitalize Urban Centers.

- **Natural Landscape**: As an overlay of other landscapes, the county's Natural Landscapes consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or subject to limited disturbance.
  - Protect Objective B: Support protection of natural resources.
  - Protect Recommendation 2: Provide natural resource policy and ordinance assistance.

- **Historic Landscapes**: As an overlay of other landscapes, the county's National Register properties, as well as villages and towns, are important historic resources and places for preservation and/or adaptive reuse. Paoli Battlefield is a significant historic site that is preserved and provides public interpretation about the American Revolution in Chester County. Development within or adjacent to historic resources and places would apply context-sensitive design to integrate with historic and architectural features.

  - Appreciate Objective D: Preserve the stories of cultural heritage and connect them to residents and the future.
  - Appreciate Recommendation 2: Expand historic interpretation and education.

**CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:**

The Scope of Work (dated June 12, 2024) for the Vision Partnership Grant Contract identified the following tasks to be completed by the Consultant (TCA):

Task 1. Project Initiation
Task 2. First Partial Draft of Zoning Ordinance Amendments
Task 3. Public Workshop #1
Task 4. Second Partial Draft of Zoning Ordinance and Zoning Map Amendments
Task 5. Third Partial Draft of the Zoning Ordinance and Zoning Map Amendments
Task 6. Public Workshop #2

Task 7. Complete refinements to Zoning Ordinance Amendments
Task 8. Public Workshop # 3
Task 9. Final Consolidated Amendments
Task 10. Adoption Process

Project Tasks 1 to Task 9 have been completed. Draft project materials are consistent with the VPP Grant Contract.

**COMMENTS:**

The following comments are suggested for review prior to adopting the ordinance amendments.

1. On the draft zoning map, several current residential districts in the western part of the Borough were consolidated into a single large R8 residential district – consider if this reflects the character of current neighborhoods and the effect on possible increased nonconformities within those neighborhoods.

2. Two new Green Development districts and a Town Center district are taking the place of part of the current Light Industrial Districts. These districts together have a mix of commercial, light industrial, and multi-family uses and are located next to road access for the area. Review this area to determine if the location of industrial uses in the changed Light Industrial district that needs to go through the new districts for road access is feasible. Review the reduction in size of the Light Industrial district to ensure it still supports adequate industrial uses and economic base in the Borough.

3. The current POSC district has been made into two districts – POSC A and POSC B. POSC A incudes active recreation uses and community events as a purpose. POSC B has a natural resource purpose. Paoli Memorial Grounds has a close and associated use with Paoli Battlefield however it is in a separate district. Paoli Battlefield provides heritage outreach community activities however it is in POSC B. Consider how both sites relate to one another and the uses they provide in determining their districts.

4. Data Center Regulations
   The draft ordinance proposes to permit data centers, in accordance with the standards in Section 220-2430, by special exception in the LI Limited Industrial zoning district. Section 220-2430, Data Center, addresses the following issues: Area & bulk; Screening and buffering; Traffic regulations; Lighting; Security; Fencing; Architectural design regulations; Outdoor Storage; Environmental Controls; Environmental Impact Assessment; Water and Sewer; Energy Use/Power Supply; Backup Generator Use and Testing; Emergency Response Plan; Other Development Standards; and Decommissioning.

   Definitions for the following terms are provided in Section 220-201: Data Center; Data Center Accessory Use; and Data Center Equipment (DCE). Additionally, Section 220-2501.B.(5) provides the following parking requirement for a data center: "1 space per 8,000 square feet gross floor area of building.

   a. The Borough's proposed LI Limited Industrial zoning district is located within the **Urban Center Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. While the

proposed data center standards are generally consistent with the objectives of the **Urban Center Landscape**, careful consideration of the potential impacts of a data center will need to be addressed if a plan for a data center development is submitted at a future date.

b. Data centers have become a necessary component in meeting the demands of artificial intelligence (AI), telecommunications, and computer systems, and they are associated with matters related to high energy use, high water consumption, noise, building mass, and environmental protection, among other concerns. Due to these concerns, we recommend that the Borough regulate data centers by conditional use rather than by special exception, because Borough Council may be better positioned to assess such matters. The conditional use process allows Borough Council to impose reasonable conditions on proposed Data Centers and "…attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of …the zoning ordinance." (PA Municipalities Planning Code, Section 913.2(a)). We suggest that, as appropriate, the additional information suggested below be requested of the applicant as part of the conditional use process. Additionally, the majority of proposed data center ordinances reviewed by the County Planning Commission to date will require conditional use approval for data centers.

c. The Chester County Planning Commission, in conjunction with the Montgomery County Planning Commission, has prepared a Data Center Ordinance Guide, which is currently available online at: https://www.chescoplanning.org/UandI/DataCenters/. This Guide, which provides information about data center's land use impacts based on current knowledge and research from numerous partners through Pennsylvania, includes model ordinance language for local municipalities. We acknowledge that the draft Ordinance addresses some of the issues (e.g. an emergency response plan, and decommissioning standards), that the model ordinance suggests. We offer the following comments to assist the Borough in its further consideration of the proposed ordinance language.

d. While the term "sensitive receptor" is utilized in the draft ordinance language, no definition is provided. This should be clarified by the Borough. We note that the following definition is provided on page 3 of the Data Center Ordinance Guide: "Buildings used for residences (including institutional uses with a residential component), schools, daycare centers, preschools, hospitals, community centers, and similar institutional uses."

e. The Borough Solicitor should be requested to review and comment on the proposed area and bulk requirements in Section 220-2430.A(1) - "All data center activity shall not exceed 10,000 square feet, 5000 servers and/or 10 MW power draw, and all construction, operation, and maintenance of a data center and its accessory uses shall not impose any fiscal burden on current or future residents." Consideration should be given as to whether the number of servers should be regulated through zoning as it may not constitute a land use issue. Additionally, we suggest that the proposed 10,000 square foot maximum area permitted for a data center be re-examined. While the square footage and power usage of the types of data centers can vary, as noted on page 2 of the Data Center Ordinance Guide, data centers under 100,000 square feet could be allowed as an industrial or accessory use, provided that municipalities ensure that zoning regulations for them are comprehensive, and address all potential impacts.

f. The Borough should clarify their rationale for the security measure requirements identified in Section 220-2430.E, which are subject to the approval of the Borough Engineer. This does not appear to be a land use issue.

g. We suggest that the architectural design requirements in Section 220-2430.G include a provision that the applicant be required to provide conceptual renderings of the data center from significant vantage points along roadways, and from residential areas. This information can help identify where additional landscaping and screening would be appropriate.

h. The Noise requirements in Section 220-2430.I(1) are thorough and may require the Borough to employ persons with specialized knowledge and experience to effectively administer these standards.

i. The Borough should verify the accuracy of the text provided in the first sentence in Section 220-2430.K(2); as currently written, it is not clear what the applicant is required to demonstrate. Additionally, we recommend that the wastewater disposal narrative includes the chemical composition of wastewater being disposed of, as well as the volume of wastewater disposal.

j. While the proposed decommissioning standards in Section 220-2430.P appear to be appropriate, we suggest that the Borough include a provision, as set forth on page 24 of the Data Center Ordinance Guide (Item #3, Decommissioning Ordinance Language), that an extension of one year may be granted by the Borough if the property owner can demonstrate that they are actively marketing the site for a compatible replacement use. ***Landscapes3*** supports redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth (PROSPER Objective C, page 105).

**RECOMMENDATION:**

Based on our review, the above suggestions should be considered by the Borough prior to adoption; however, as noted below, these comments do not impact reimbursement under VPP grant program.

The proposed zoning ordinance update is consistent with *Landscapes3* and has fulfilled the VPP Grant Contract. The Borough may apply for reimbursement under Section 8.7 of the VPP Grant Manual (February 2024), following adoption. Upon adoption, and as required by Sections 609(g) and 505(b) of the Pennsylvania Municipalities Planning Code, we request an official copy of the decision made by Borough Council.

Sincerely,

Jeannine Speirs

Jeannine Speirs
Senior Community Planner

cc: Zoe Warner, Chair Zoning Update Task Force, Vice President Borough Council, Malvern Borough
Tom Comitta, Project Lead, TCA
Paul Farkas, Senior Review Planner, CCPC

CHESTER COUNTY Planning COMMISSION

COUNTY COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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West Chester, PA 19380
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www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

September 18, 2026

Chelsy Oswald, Township Secretary/Treasurer
West Sadsbury Township
6400 N Moscow Road
Parkesburg, PA 19365

Re: Zoning Ordinance Amendment - Elder Cottage Housing Opportunity (ECHO) Dwellings
# West Sadsbury Township - ZA-08-26-19083

Dear Ms. Oswald:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 20, 2026. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. West Sadsbury Township proposes to:

   A. Provide for an Elder Cottage Housing Opportunity (ECHO) dwelling use on single-family detached residential lots within any zoning district where single-family detached dwellings are permitted, subject to specific use requirements.

***LANDSCAPES:***

2. The proposed amendment is generally consistent with ***Landscapes3*** Live Objectives A and C, which support a diverse housing mix and appropriate housing for people of all ages and abilities, including seniors.

COMMENTS:

3. Section 2 references both "§1233 Accessory Dwelling Units" and the proposed "§1234. Elder Cottage Housing Opportunity (ECHO) Dwelling." The Township should clarify the intended section numbering and revise the references as needed to ensure consistency with the current Zoning Ordinance, as amended.

4. Proposed §1234.A.8 states that an ECHO dwelling "shall may consist of a temporary or mobile home structure." The Township should correct this clerical error and clarify the types of structures permitted as ECHO dwellings. If ECHO dwellings are required to consist of temporary or mobile home structures, "shall" should be used; if these are among the permitted structural options, "may" should be used.

5. Proposed §1234.C requires an ECHO dwelling to be removed or "reestablished as a permitted dwelling unit in compliance with this Section" within six months after it is no longer occupied by a qualifying person. The Township should clarify what is meant by "reestablished," including whether this refers to continued use as an ECHO dwelling by another qualifying occupant.

6. The proposed definition provides for temporary occupancy by "an elderly individual," while §1234.A.5 permits occupancy by up to two individuals over age 60 who are related to an occupant of the principal dwelling. If persons age 60 are intended to qualify, "60 years of age or older" would be clearer than "over the age of 60." We suggest that the age limit be referenced in the definition rather the referring to the occupants as "elderly". In addition, the Township should clarify whether each occupant must be over the age of 60, or whether only one occupant must meet the age requirement, which could allow a spouse or other household member 60 years or older to reside in the ECHO dwelling. The definition and §1234.A.5 should also be made consistent regarding the number of occupants.

**RECOMMENDATION: West Sadsbury Township should consider the comments in this letter before acting on the proposed zoning ordinance.**

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

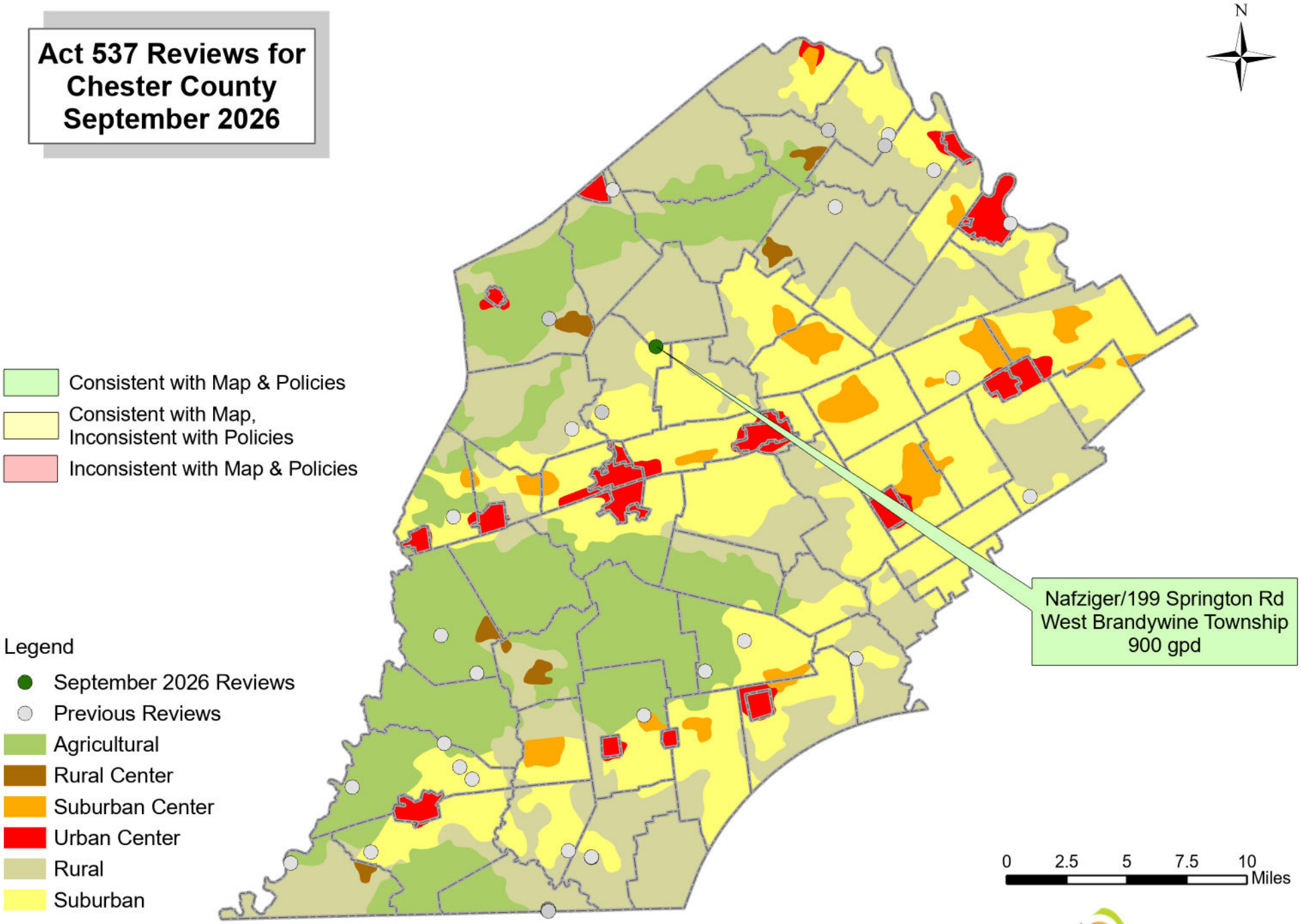
Sincerely,



Ryan Mawhinney, AICP
Senior Review Planner

# Act 537 Reviews

# Act 537 Reviews for Chester County September 2026




Map prepared October 2026
Data Sources:
Act 537 Review - created by Chester County Planning Commission, 2018;
Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS;
Planning Commission, November 29, 2018.

CHESTER COUNTY Planning COMMISSION

Chester County Planning Commission
October 14, 2026

## ENVIRONMENTAL PLANNING ACTIVITIES

### *Sewage Facilities Planning*

MAJOR REVISIONS TO MUNICIPAL PLANS:

**None**

MINOR REVISIONS TO MUNICIPAL PLANS:

**West Brandywine Township, Nafziger/199 Springton Road**
The applicant is proposing a residential development of 2-lots (one existing) on 20.2 acres. The site is located on Springton Road, south of the intersection with Highspire Road. The amount of wastewater for the project is 900 gpd. The project is served by an on-lot sewage disposal system. This project is designated as a Suburban Landscape and is consistent with ***Landscapes3***.

Action Requested
Staff requests ratification of the attached review letters containing the comments noted above.

10/14/26

# Minor Revisions

3800-FM-WSWM0362B Rev. 9/2005

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER SUPPLY AND WASTEWATER MANAGEMENT

DEP CODE #1-15960-411-2

# SEWAGE FACILITIES PLANNING MODULE
# COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
# (or Planning Agency with Areawide Jurisdiction)

**Note to Project Sponsor:** To expedite the review of your proposal, one copy of your completed planning package and or copy of this ***Planning Agency Review Component*** should be sent to the existing county planning agency or planning agency with areawide jurisdiction for their comments.

## SECTION A. PROJECT NAME (See Section A of instructions)

Project Name & Municipality Nafziger/199 Springton Road, West Brandywine Township

## SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency. July 30, 2026
2. Date plan received by planning agency with areawide jurisdiction **N/A** Agency name **N/A**
3. Date review completed by agency September 11, 2026

## SECTION C. AGENCY REVIEW (See Section C of instructions)

| Yes | No | | |
|---|---|---|---|
| X | | 1. | Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 *et seq.*)? Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024. |
| X | | 2. | Is this proposal consistent with the comprehensive plan for land use? According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape. |
| X | | 3. | Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met |
| X | | 4. | Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the Christina Watershed. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation. |
| X | | 5. | Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| | X | 6. | Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: |
| | | 7. | Will any known historical or archaeological resources be impacted by this project? **Not Known.** If yes, describe impacts |
| | X | 8. | Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| | X | 9. | Is there a county or areawide zoning ordinance? |
| | | 10. | Does this proposal meet the zoning requirements of the ordinance? **N/A** |

3800-FM-WSWM0362B Rev. 9/2005

## SECTION C. AGENCY REVIEW (continued)

| Yes | No | | |
|---|---|---|---|
| ☐ | ☐ | 11. | Have all applicable zoning approvals been obtained? **N/A** |
| ☐ | ☒ | 12. | Is there a county or areawide subdivision and land development ordinance? **No** |
| ☐ | ☐ | 13. | Does this proposal meet the requirements of the ordinance? **N/A**<br>If no, describe which requirements are not met |
| ☒ | ☐ | 14. | Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?<br>If no, describe inconsistency |
| ☐ | ☐ | 15. | Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? **Not known** If yes, describe |
| ☐ | ☐ | 16. | Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?<br>If yes, is the proposed waiver consistent with applicable ordinances. **Not Known**<br>If no, describe inconsistencies |
| ☒ | ☐ | 17. | Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures?<br><br>We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA and PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023.<br>If yes, will this project plan require the implementation of storm water management measures? Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at http://www.chesco.org/water. |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP
Title: Senior Environmental Planner
Date: 9/15/2026
Signature: Carrie J Conwell

Name of County or Areawide Planning Agency: Chester County Planning Commission
Address: Government Services Center, Suite 270
601 Westtown Road
P.O. Box 2747
West Chester, PA 19380-0990
Telephone Number: (610) 344-6285

## SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

**This submission ☒ does ☐ does not indicate that the Planning Module is consistent with Township planning.** Please be advised that DEP may require additional information from the municipality and/or applicant to determine consistency with local planning and/or to show references to Act 537 planning and applicable municipal ordinances.

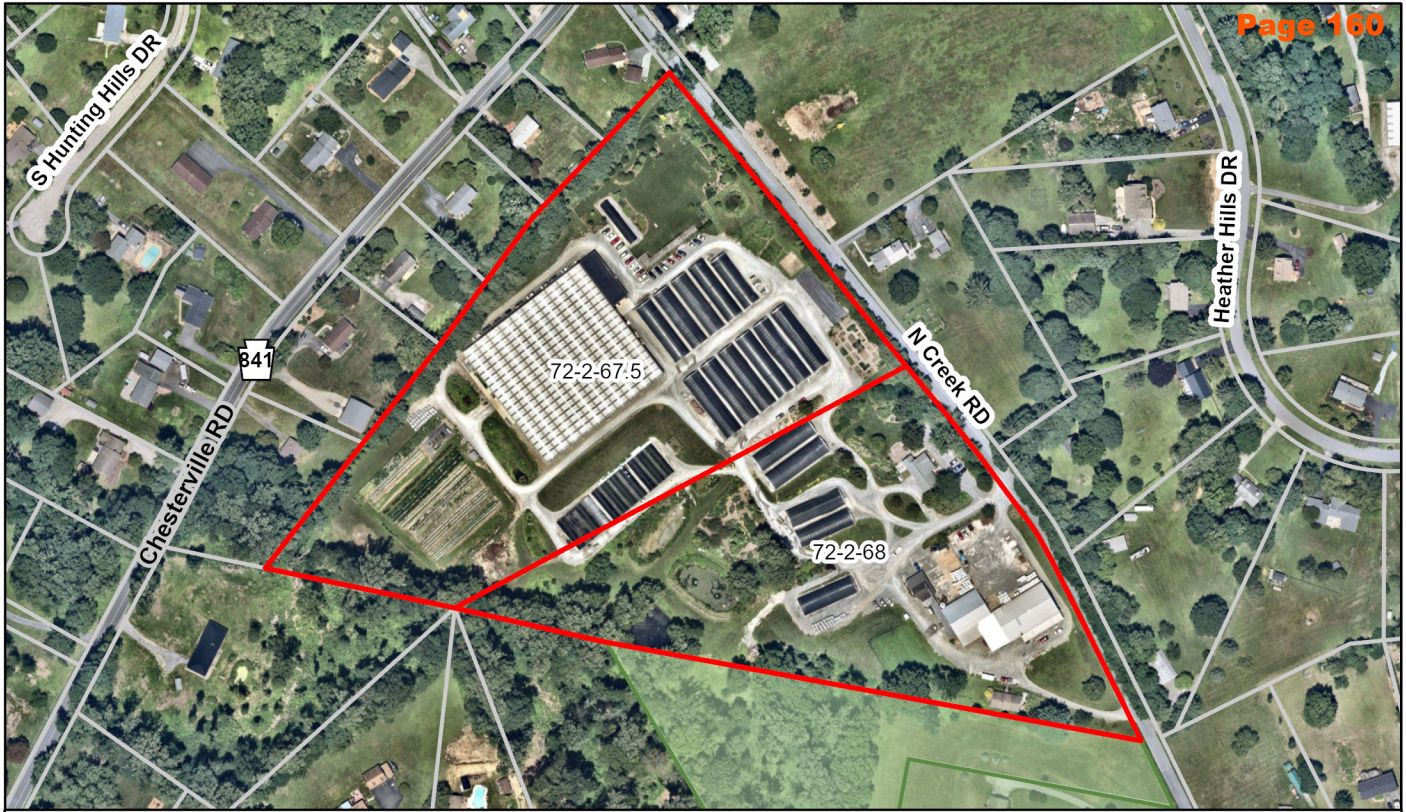
The Chester County Planning Commission recommends that all municipalities adopt an ordinance requiring regular management, inspection and pump-out of all individual sewage systems, established in a legally enforceable manner. A municipal management program will be essential in helping to ensure the long-term viability of the individual systems that are proposed in this project.

PC53-09-26-19103

The county planning agency must complete this Component within 60 days.
This Component and any additional comments are to be returned to the applicant.

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
Gina Nafziger, Site Contact
Bonnie Lucy, West Brandywine Township
Jeremy Kerstetter, Environmental Design Service

# Agricultural Security Area Reviews




Proposed Agricultural Security Area Parcel(s)

Exisiting Agricultural Security Area Parcel

**Parcel Info:** Parcel(s): 72-2-67.5, 72-2-68
(Main) Address: 388 N Creek Rd
Municipality: Franklin Township

**Image Info:** Nearmap, March 2026

0 125 250 500 Feet

N

Note: The CCPC makes every effort to ensure this map is free of errors but does not guarantee the map or its features to be spatially or temporally accurate.

# THE COUNTY OF CHESTER

COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

**REVIEW OF A PROPOSED ADDITION**
**TO AN**
**AGRICULTURAL SECURITY AREA (ASA)**

TO: Dr. Dave Hoffman
Agricultural Security Commission
Franklin Township
P.O. Box 118
Kemblesville, PA 19350

Date: September 18, 2026

Parcel: 72-2-67.5

Acreage*: 10.6

Owner(s)*: North Creek Nursery Partners

*According to County Tax Assessment Records

**Review Timetable**

On, August 25, 2026 the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by Stacy Hollis , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by October 9, 2026 .

**Soils**

1. Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes [X] No [ ]
   Comments:

**Local Planning**

1. Does the municipal zoning for the parcel allow agriculture? Yes [X] No [ ]
   Comments: **According to the 2007 Zoning Map for Franklin Township, the parcel is located within the V- Village zoning district, which permits agricultural uses.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes [X] No [ ]
   Comments: **According to the 2022 Future Land Use map, the parcel is located within the Moderate Intensity Use Area, which permits agriculture.**

3. Does the proposed agricultural use of the parcel comply with ***Landscapes3***, the Chester County Comprehensive Plan? Yes [X] No [ ]
   Comments: **The parcel is located within the Rural Landscape, which permits agricultural uses**.

**Agricultural Lands**

1. Is the parcel enrolled in a farmland protection program? Act 515 [ ] Act 319 [X] None [ ]

2. What is the Chester County Real Estate System land use code? [C-96]

3. Is the parcel "viable farmland" as defined by Act 43? Yes [X] No [ ]
   Comments:

**The CCPC finds that the proposed addition of this parcel [is] consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.**

Thank you for helping to preserve Chester County's farmlands.

Carrie J Conwell

Carrie Conwell, AICP
Senior Environmental Planner

cc: Franklin Township Planning Commission
Jeffrey Eastburn, Franklin Township Operations Manager
Stacy Hollis, Franklin Township Secretary
Melissa Ortega, Franklin Township Office Manager
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department

# THE COUNTY OF CHESTER

COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
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**REVIEW OF A PROPOSED ADDITION**
**TO AN**
**AGRICULTURAL SECURITY AREA (ASA)**

TO: Dr. Dave Hoffman
Agricultural Security Commission
Franklin Township
P.O. Box 118
Kemblesville, PA 19350

Date: September 18, 2026

Parcel: 72-2-68

Acreage*: 6.6

Owner(s)*: North Creek Nursery Partners

*According to County Tax Assessment Records

**Review Timetable**

On, August 25, 2026 the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by Stacy Hollis , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by October 9, 2026 .

**Soils**

1. Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes [X] No [ ]
Comments:

**Local Planning**

1. Does the municipal zoning for the parcel allow agriculture? Yes [X] No [ ]
   Comments: **According to the 2007 Zoning Map for Franklin Township, the parcel is located within the Low Density Residential zoning district, which permits agriculture.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes [X] No [ ]
   Comments: **According to the 2022 Future Land Use map, the parcel is located within the Moderate Intensity Use Area, which permits agriculture.**

3. Does the proposed agricultural use of the parcel comply with ***Landscapes3***, the Chester County Comprehensive Plan? Yes [X] No [ ]
   Comments: **The parcel is located with the Rural Landscape, which permits agricultural uses.**

**Agricultural Lands**

1. Is the parcel enrolled in a farmland protection program? Act 515 [ ] Act 319 [X] None [ ]

2. What is the Chester County Real Estate System land use code? [F-40]

3. Is the parcel "viable farmland" as defined by Act 43? Yes [X] No [ ]
   Comments:

**The CCPC finds that the proposed addition of this parcel [is] consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.**

Thank you for helping to preserve Chester County's farmlands.

Carrie J Conwell

Carrie Conwell, AICP
Senior Environmental Planner

cc: Franklin Township Planning Commission
Jeffrey Eastburn, Franklin Township Operations Manager
Stacy Hollis, Franklin Township Secretary
Melissa Ortega, Franklin Township Office Manager
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department




Proposed Agricultural Security Area Parcel(s)

Exisiting Agricultural Security Area Parcel

**Parcel Info:** Parcel(s): 67-2-80.3B
(Main) Address: 1501 E Street Rd
Municipality: Westtown Township

**Image Info:** Nearmap, March 2026

0 140 280 560 Feet

N

Note: The CCPC makes every effort to ensure this map is free of errors but does not guarantee the map or its features to be spatially or temporally accurate.

# THE COUNTY OF CHESTER

COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

**REVIEW OF A PROPOSED ADDITION**
**TO AN**
**AGRICULTURAL SECURITY AREA (ASA)**

| | | | |
|---|---|---|---|
| TO: | Thomas Foster, Supervisor<br>Member, Agricultural Security Area<br>Advisory Committee<br>Westtown Township<br>1309 Wilmington Pike<br>West Chester, PA 19382 | Date: | September 22, 2026 |
| | | Parcel: | 67-2-80.3B |
| | | Acreage*: | 14.7 |
| | | Owner(s)*: | Joseph and Sherry Lynn Owens; Estelle Owens |

*According to County Tax Assessment Records

**Review Timetable**

On, August 31, 2026 the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by Mila Carter , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by October 14, 2026 .

**Soils**

1. Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes [X] [ ]
   Comments:

**Local Planning**

1. Does the municipal zoning for the parcel allow agriculture? Yes [X] No [ ]
   Comments: **According to the 2017 Zoning Map for Westtown Township, the parcel is located within the Rural-Suburban Residential zoning district, which permits agricultural uses.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes [X] No [ ]
   Comments: **According to the 2022 Future Land Use map, the parcel is located within the Neighborhood Conservation Focus, which permits agriculture.**

3. Does the proposed agricultural use of the parcel comply with ***Landscapes3***, the Chester County Comprehensive Plan? Yes [X] No [ ]
   Comments: **The parcel is located within the Suburban Landscape, which permits agricultural uses**.

**Agricultural Lands**

1. Is the parcel enrolled in a farmland protection program? Act 515 [ ] Act 319 [X] None [ ]

2. What is the Chester County Real Estate System land use code? [F-10]

3. Is the parcel "viable farmland" as defined by Act 43? Yes [X] No [ ]
   Comments:

**The CCPC finds that the proposed addition of this parcel [is] consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.**

Thank you for helping to preserve Chester County's farmlands.

Carrie J Conwell

Carrie Conwell, AICP
Senior Environmental Planner

cc: Jack Embick, Chair, Westtown Township Planning Commission
Mila Carter, Manager, Westtown Township
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department




Proposed Agricultural Security Area Parcel(s)

Exisiting Agricultural Security Area Parcel

**Parcel Info:** Parcel(s): 67-3-145.2
(Main) Address: 1631 E Street Rd
Municipality: Westtown Township

**Image Info:** Nearmap, March 2026

0 40 80 160 Feet

N

Note: The CCPC makes every effort to ensure this map is free of errors but does not guarantee the map or its features to be spatially or temporally accurate.

# THE COUNTY OF CHESTER

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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
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P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

**REVIEW OF A PROPOSED ADDITION**
**TO AN**
**AGRICULTURAL SECURITY AREA (ASA)**

| | | | |
|---|---|---|---|
| TO: | Thomas Foster, Supervisor<br>Member, Agricultural Security Area<br>Advisory Committee<br>Westtown Township<br>1309 Wilmington Pike<br>West Chester, PA 19382 | Date: | September 22, 2026 |
| | | Parcel: | 67-3-145.2 |
| | | Acreage*: | 1.3 |
| | | Owner(s)*: | Stratton Woods, LP |

*According to County Tax Assessment Records

**Review Timetable**

On, August 31, 2026 the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by Mila Carter , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by October 14, 2026 .

**Soils**

1. Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes [X] No
   Comments:

**Local Planning**

1. Does the municipal zoning for the parcel allow agriculture? Yes [X] No [ ]
   Comments: **According to the 2017 Zoning Map for Westtown Township, the parcel is located within the Agricultural/Cluster Residential zoning district, which permits agricultural uses.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes [X] No [ ]
   Comments: **According to the 2022 Future Land Use map, the parcel is located within the Open Space Focus, which permits agriculture.**

3. Does the proposed agricultural use of the parcel comply with ***Landscapes3***, the Chester County Comprehensive Plan? Yes [X] No [ ]
   Comments: **The parcel is located within the Suburban Landscape, which permits agricultural uses**.

**Agricultural Lands**

1. Is the parcel enrolled in a farmland protection program? Act 515 [ ] Act 319 [X] None [ ]

2. What is the Chester County Real Estate System land use code? [F-20]

3. Is the parcel "viable farmland" as defined by Act 43? Yes [ ] No [X]
   Comments: The parcel proposed for addition to the municipal ASA is 1.3 acres and wooded. Based on recent aerial photography, this parcel does not appear to be suitable for crop cultivation or livestock, and does not appear to be adjacent to any farmed parcels. Your solicitor should check to ensure that this parcel is suitable for inclusion in an ASA as set forth in Act 43.

**The CCPC finds that the proposed addition of this parcel [is mostly] consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.**

Thank you for helping to preserve Chester County's farmlands.

Carrie J Conwell

Carrie Conwell, AICP
Senior Environmental Planner

cc: Jack Embick, Chair, Westtown Township Planning Commission
Mila Carter, Manager, Westtown Township
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department




Proposed Agricultural Security Area Parcel(s)

Exisiting Agricultural Security Area Parcel

**Parcel Info:** Parcel(s): 67-4-134
(Main) Address: 1119 S New St
Municipality: Westtown Township

**Image Info:** Nearmap, March 2026

0 115 230 460 Feet

N

Note: The CCPC makes every effort to ensure this map is free of errors but does not guarantee the map or its features to be spatially or temporally accurate.

# THE COUNTY OF CHESTER

COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

## REVIEW OF A PROPOSED ADDITION TO AN AGRICULTURAL SECURITY AREA (ASA)

| | | | |
|---|---|---|---|
| TO: | Thomas Foster, Supervisor<br>Member, Agricultural Security Area<br>Advisory Committee<br>Westtown Township<br>1309 Wilmington Pike<br>West Chester, PA 19382 | Date: | September 22, 2026 |
| | | Parcel: | 67-4-134 |
| | | Acreage*: | 15.3 |
| | | Owner(s)*: | Thomas Nicholas and Maureen Donnelly |

*According to County Tax Assessment Records

**Review Timetable**

On, August 31, 2026 the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by Mila Carter , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by October 14, 2026 .

**Soils**

1. Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes [X] No

   Comments:

**Local Planning**

1. Does the municipal zoning for the parcel allow agriculture? Yes [X] No [ ]
   Comments: **According to the 2017 Zoning Map for Westtown Township, the parcel is located within the Agricultural/Cluster Residential zoning district, which permits agricultural uses.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes [X] No [ ]
   Comments: **According to the 2022 Future Land Use map, the parcel is located within the Open Space Focus, which permits agriculture.**

3. Does the proposed agricultural use of the parcel comply with ***Landscapes3***, the Chester County Comprehensive Plan? Yes [X] No [ ]
   Comments: **The parcel is located within the Rural Landscape, which permits agricultural uses**.

**Agricultural Lands**

1. Is the parcel enrolled in a farmland protection program? Act 515 [ ] Act 319 [X] None [ ]

2. What is the Chester County Real Estate System land use code? [R-10]

3. Is the parcel "viable farmland" as defined by Act 43? Yes [X] No [ ]
   Comments:

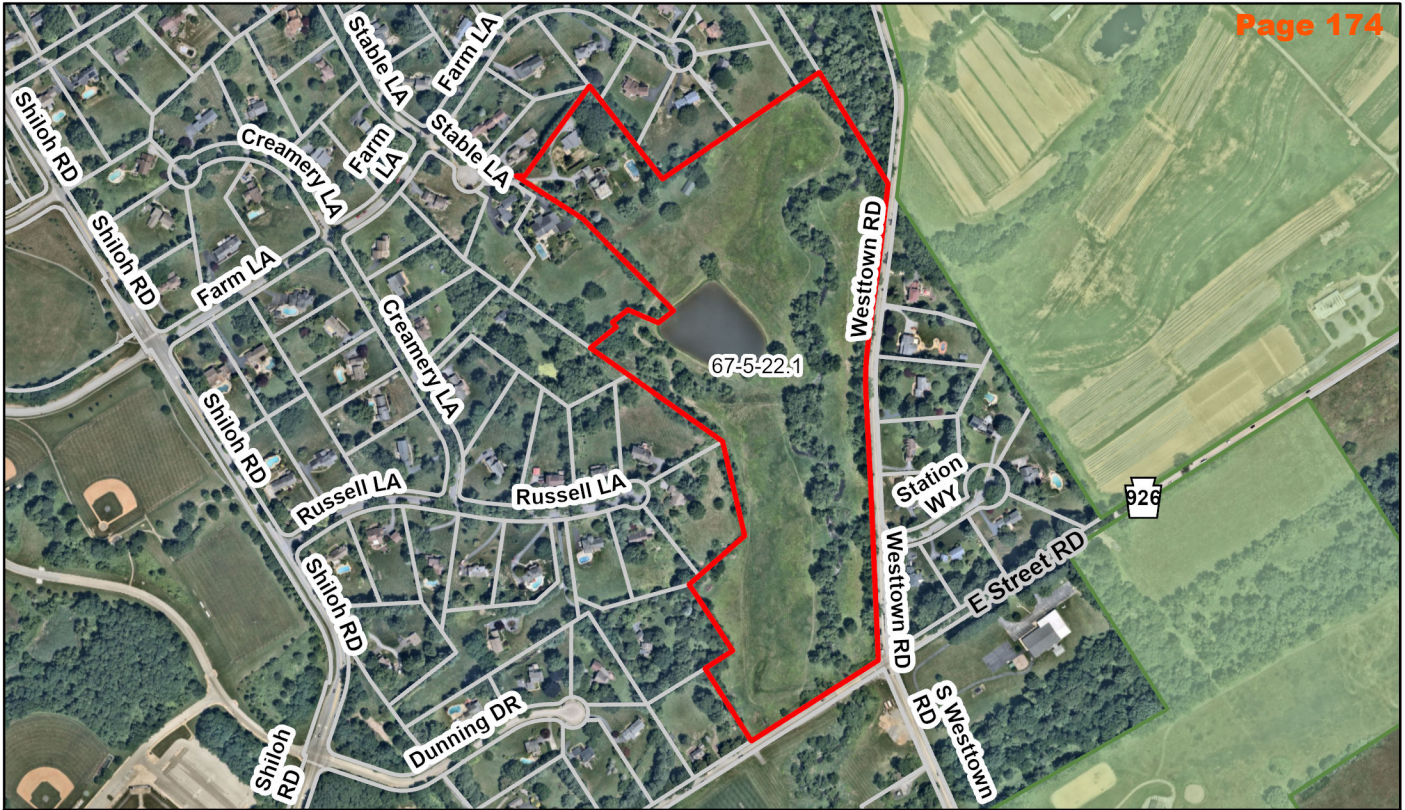
**The CCPC finds that the proposed addition of this parcel [is] consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.**

Thank you for helping to preserve Chester County's farmlands.

Carrie J Conwell

Carrie Conwell, AICP
Senior Environmental Planner

cc: Jack Embick, Chair, Westtown Township Planning Commission
Mila Carter, Manager, Westtown Township
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department




Proposed Agricultural Security Area Parcel(s)

Exisiting Agricultural Security Area Parcel

**Parcel Info:** Parcel(s): 67-5-22.1
(Main) Address: 1071 Stable Ln
Municipality: Westtown Township

**Image Info:** Nearmap, March 2026

0 245 490 980 Feet

N

Note: The CCPC makes every effort to ensure this map is free of errors but does not guarantee the map or its features to be spatially or temporally accurate.

# THE COUNTY OF CHESTER

COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
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(610) 344-6285 Fax (610) 344-6515

**REVIEW OF A PROPOSED ADDITION**
**TO AN**
**AGRICULTURAL SECURITY AREA (ASA)**

| | | | |
|---|---|---|---|
| TO: | Thomas Foster, Supervisor<br>Member, Agricultural Security Area<br>Advisory Committee<br>Westtown Township<br>1309 Wilmington Pike<br>West Chester, PA 19382 | Date: | September 22, 2026 |
| | | Parcel: | 67-5-22.1 |
| | | Acreage*: | 29.5 |
| | | Owner(s)*: | Luke and Camelia Benner |

*According to County Tax Assessment Records

**Review Timetable**

On, August 31, 2026 the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by Mila Carter , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by October 14, 2026 .

**Soils**

1. Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes [X] No
   Comments:

**Local Planning**

1. Does the municipal zoning for the parcel allow agriculture? Yes [X] No [ ]
   Comments: **According to the 2017 Zoning Map for Westtown Township, the parcel is located within the Agricultural/Cluster Residential zoning district, which permits agricultural uses.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes [X] No [ ]
   Comments: **According to the 2022 Future Land Use map, the parcel is located within the Open Space Focus, which permits agriculture.**

3. Does the proposed agricultural use of the parcel comply with ***Landscapes3***, the Chester County Comprehensive Plan? Yes [X] No [ ]
   Comments: **The parcel is located within the Rural Landscape, which permits agricultural uses**.

**Agricultural Lands**

1. Is the parcel enrolled in a farmland protection program? Act 515 [ ] Act 319 [X] None [ ]

2. What is the Chester County Real Estate System land use code? [F-20]

3. Is the parcel "viable farmland" as defined by Act 43? Yes [X] No [ ]
   Comments:

**The CCPC finds that the proposed addition of this parcel [is] consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.**

Thank you for helping to preserve Chester County's farmlands.

Carrie J Conwell

Carrie Conwell, AICP
Senior Environmental Planner

cc: Jack Embick, Chair, Westtown Township Planning Commission
Mila Carter, Manager, Westtown Township
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department

# Discussion and Information Items

# Multimodal Transportation Division Update

# Multimodal Transportation Planning Division

October 2026 (Activities as of 9/30/26)

## Statewide Local Share Account Awards

On Tuesday, September 15th, the Commonwealth Financing Authority Board announced the awards for Statewide Local Share Account program adminstered by the PA Department of Community and Economic Development. Included in the packet is a summary of the **63 awards** received in Chester County **totaling $13,259,054**. Highlights include:

- Chester County Government ($1,352,761):
  - 911 Major Phone System Upgrade - $400,000
  - Downingtown Trestle Safety Measures - $500,000
  - Flood Safety and Resilience Initiative Pilot Project - $252,761
  - Phase 2 - Enhancing Chester County's Heritage Tourism Through Interactive Kiosks - $200,000
- Chester County Economic Development Council($1,214,346):
  - Devereux PA Adult Services Campus Infrastructure & Safety Project - $250,000
  - Griffith Hall Renovation - $250,000
  - LCHSA Electronic Sign - $74,346
  - Longwood Gardens Security Enhancements - Phase 2 - $400,000
- Largest Award:
  - East Nottingham Township - Union Fire Company Engine Replacement - $795,000

Through four rounds of the Statewide Local Share Account program, there have been **4,576 projects awarded totaling $1,225,535,310**. The entire list of project awards may be found here.

## Schuylkill River Trail Ribbon Cutting in Montgomery County

On Tuesday, September 29th a ribbon cutting ceremony was held for completion of the last section of the Schuylkill River Trail (SRT) in Montgomery County thus allowing for a continuous trail connection between Reading and Philadelphia. Many State and local dignitaries were on hand for the event including Chester County Commissioner Chair Josh Maxwell, US Representative Madeline Dean, DCNR Secretary Cindy Adams Dunn, PennDOT Executive Deputy Secretary Larry Shifflet, DVRPC Executive Director Ariella Maron, all three Montgomery County Commissioners, and others to mark this historic event. This approximately one mile trail segment connects the trail attached to the 422 bridge in Lower Pottsgrove Township to the SRT along Industrial Highway in the Borough of Pottstown. More information about the event including a project map may be found here.



**Local Share Account (LSA) Statewide Program - Gaming Economic Development & Tourism Fund - 9/15/26 Chester County Awards**

| Recipient | Project | Award |
|---|---|---|
| Birmingham Township | Replacement Police Vehicle | $64,000 |
| Caln Township | Minquas AED | $100,000 |
| Charlestown Township | Jenkins Park and Preserve | $250,000 |
| Chester County | 911 Major Phone System Upgrade | $400,000 |
| Chester County | Chester Valley Trail, P&T Extension - Downingtown Trestle Safety Measures | $500,000 |
| Chester County | Flood Safety and Resilience Initiative Pilot Project | $252,761 |
| Chester County | Phase 2 - Enhancing Chester County's Heritage Tourism Through Interactive Kiosks | $200,000 |
| Chester County Economic Development Council | 2025 LSA - Washington Hose Co | $240,000 |
| Chester County Economic Development Council | Devereux PA Adult Services Campus Infrastructure & Safety Project | $250,000 |
| Chester County Economic Development Council | Griffith Hall Renovation | $250,000 |
| Chester County Economic Development Council | LCHSA Electronic Sign | $74,346 |
| Chester County Economic Development Council | Longwood Gardens Security Enhancements - Phase 2 | $400,000 |
| Coatesville City | Western Chester County Regional Fire Apparatus | $100,000 |
| Downingtown Borough | Downingtown Borough Hall Generator | $200,000 |
| East Bradford Township | Sunset Hollow Road Bridge Rehabilitation | $150,000 |
| East Brandywine Township | United We Play All-Abilities Playground | $280,600 |
| East Brandywine Township Municipal Authority | Wastewater Influent & Effluent Laboratory Equipment Upgrades | $98,070 |
| East Coventry Township | Ellis Woods Road Bridge Rehabilitation Project | $192,907 |
| East Coventry Township | Ford F600 Dump Truck, Plow and Chip Box | $55,000 |
| East Coventry Township | Police Vehicle | $65,045 |
| East Fallowfield Township | Emergency Generator for Township Building | $30,000 |
| East Nottingham Township | Union Fire Company Engine Replacement | $795,000 |
| East Pikeland Township | Traffic Enforcement Vehicle | $78,357 |
| East Vincent Township | Public Works Truck and Blower Purchase | $50,000 |
| Honey Brook Borough | Honey Brook Borough - Maple Street | $300,000 |
| Honey Brook Borough | Honey Brook Borough - Water Street | $162,000 |
| Honey Brook Borough Authority | Shirktown Tank | $97,000 |
| Honey Brook Township | Elverson-Honey Brook EMS Quick Response Vehicles | $100,000 |
| Kennett Square Borough | Longwood Fire Company - Cardiac Monitors and AEDs Acquisition | $245,063 |
| Kennett Township | Kennett Township Police Station | $100,000 |
| London Grove Township Municipal Authority | Avondale Road Booster Station | $600,000 |
| Malvern Borough | Bridge Street Bridge Rehabilitation | $150,000 |
| New Garden Township | SCCEMS Advanced Life Support Paramedic Responder Vehicle Project | $77,387 |
| North Coventry Municipal Authority | Bridge 311 Sanitary Sewer Relocation Project | $75,000 |
| North Coventry Municipal Authority | Sanitary Sewer Rehabilitation Project | $530,125 |

| Recipient | Project | Award |
|---|---|---|
| North Coventry Municipal Authority | Wastewater Treatment Plant Improvements Project | $100,000 |
| North Coventry Township | EMS Vehicle Replacement | $100,000 |
| North Coventry Township | Laurelwood Road Bridge Replacement | $100,000 |
| North Coventry Water Authority | South Pottstown Area Service Line Replacement Project, Phase II | $300,000 |
| Parkesburg Borough | Parkesburg Borough Public Works Garage | $100,000 |
| Pocopson Township | Compact Excavator | $63,893 |
| Sadsbury Township | Compass Road Bridge Replacement Project | $200,000 |
| Southern Chester County Regional Police Dept. | Southern Chester County Regional Police 2026 Vehicle Project | $60,000 |
| Tredyffrin Township | Tredyffrin Heritage Center at Duportail House | $25,000 |
| Tredyffrin Township | West Valley Rd and Glenhardie Road (South) Bridge Rehabilitation Project | $275,000 |
| Upper Uwchlan Township | Wheel Loader Purchase Project | $75,000 |
| Uwchlan Township | Road Milling Machine | $362,500 |
| Valley Forge Sewer Authority | Sewer Service Truck Replacement | $50,000 |
| Valley Forge Sewer Authority | WWTP SCADA Upgrades | $400,000 |
| Valley Forge Sewer Authority | WWTP Substation Replacement & Emergency Generator | $500,000 |
| Valley Township | Police Incident Command Vehicle | $65,000 |
| Valley Township | Wagontown Road Reconstruction | $200,000 |
| West Caln Township | West Caln Township Public Works Vehicle | $50,000 |
| West Goshen Sewer Authority | Phase IV Pump Station Improvements Project | $700,000 |
| West Goshen Township | North Hill (South) Stormwater Infrastructure Improvement Project | $500,000 |
| West Pikeland Township | Police Vehicle(s) | $75,000 |
| West Pikeland Township | Public Works Maintenance Vehicle(s) | $75,000 |
| West Sadsbury Township | KVFD Pumper Truck | $200,000 |
| West Vincent Township | West Vincent Township Tractor and Flail Mower | $50,000 |
| West Whiteland Township | Grubbs Mill Pump Station Rehab | $350,000 |
| Willistown Township | North Cedar Hollow Road Study & Design | $125,000 |
| Willistown Township | Paoli Fire Company Pumper Tanker | $345,000 |
| Willistown Township | Penns Preserve Treatment Plant Project | $300,000 |
| | **63 awards - GRAND TOTAL:** | **$13,259,054** |

# Design & Technology Division Update

## DESIGN & TECHNOLOGY DIVISION

October 2026 (activities as of 9/30/26)

For the month of September, the Design & Technology Division performed reoccurring tasks and supported planning staff with short-term and work program related projects.

Staff administered Act 247 reviews, processing all incoming land development, subdivision, and ordinance submittals. They addressed data requests from other divisions, municipalities and the public. Staff also addressed data and map requests from other divisions, and outside entities.

The GIS/Tech team supported CCPC's Community Planning, Sustainability, Multimodal Transportation, and Administrative divisions through tailored mapping and data solutions. Deliverables included updates to the Trail Finder app, contributions to the Oxford Region Comprehensive Plan and A+ Homes Accessible Guide, ongoing technical aid for Section 247 planners, and seamless meeting logistics for hybrid CCPC events.

Over the past month, the Graphics team drove key visual initiatives across CCPC, designing the Climate Action Plan 2026 report, capturing site photography for the Oxford Region Comprehensive Plan, and establishing new branding for Chester County 250. The team also produced materials for the Chester County 2020 Planning Awards alongside event flyers, digital web assets, and ongoing cross-departmental design support.

# Community Planning Division Update

# **Municipalities with ongoing VPP or CPA projects,** September 2026

★ Planning Commission Community Planning Assistance

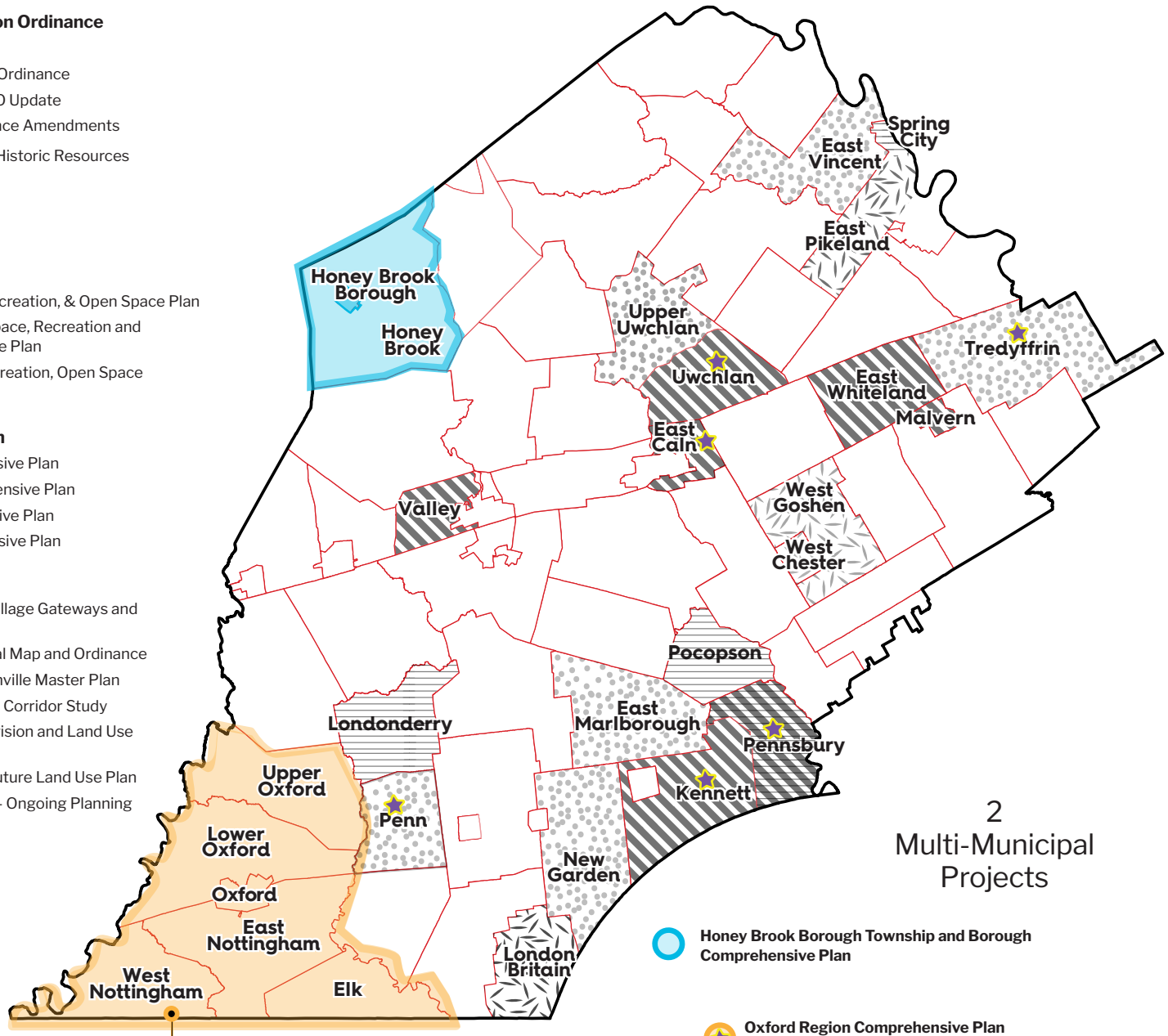
## 21 Single-Municipality Projects

**Zoning or Subdivision Ordinance**
- ★ East Caln Township
- East Whiteland Zoning Ordinance
- ★ Kennett Township SLDO Update
- Malvern Zoning Ordinance Amendments
- ★ Pennsbury Township – Historic Resources Zoning Update
- ★ Uwchlan Township
- ★ Valley Township

**Open Space**
- West Goshen Parks, Recreation, & Open Space Plan
- London Britain Open Space, Recreation and environmental Resource Plan
- East Pikeland Park, Recreation, Open Space and Trail Plan

**Comprehensive Plan**
- Pennsbury Comprehensive Plan
- Londonderry Comprehensive Plan
- Pocopson Comprehensive Plan
- Spring City Comprehensive Plan

**Other**
- Upper Uwchlan Eagle Village Gateways and Mobility Plan
- East Nottingham Official Map and Ordinance
- East Marlborough Unionville Master Plan
- East Vincent Route 724 Corridor Study
- ★ Penn Township - Subdivision and Land Use Ordinance
- ★ Tredyffrin Township - Future Land Use Plan
- New Garden Township – Ongoing Planning Assistance (OPA)




## 2 Multi-Municipal Projects

**Honey Brook Borough Township and Borough Comprehensive Plan**

**Oxford Region Comprehensive Plan**
Oxford, East Nottingham, West Nottingham, Elk, Lower Oxford, Upper Oxford

# COMMUNITY PLANNING REPORT

**October 2026** (Activities as of 9/30/2026)

Community Planning activities are reported as: Municipal Assistance, Historic Preservation, Economic, Housing, and Urban Centers.

## MUNICIPAL ASSISTANCE

The following summarizes significant municipal assistance activity with a contractual obligation, including Vision Partnership Program (VPP) cash grant and technical service projects for Single Municipality or Multi-municipality. Non-contractual staff updates are under other projects.

### SINGLE MUNICIPALITY

1. **East Caln Township – Zoning Ordinance Update**
   Percent Completed: 35% Contract Term: 1/26-12/27 Consultant: CCPC Lead Planner: Chris Patriarca
   Reviewed residential districts at the September meeting.

2. **East Marlborough Township – Unionville Master Plan**
   Percent Completed:70% Contract Term: 2/26-1/27 Consultant: Bowman Monitors: Jeannine Speirs and Luis Rodriguez
   The consultant circulated an updated draft of the Unionville Village Master Plan for review by October 1. Following Steering Committee endorsement, the 45-day public review period is expected to begin in early October.

3. **East Pikeland Township- Park, Recreation, Open Space, and Trail Plan**
   Percent Completed: 55% Contract Term: 9/25-4/27 Consultant: Natural Lands Monitors: Mark Gallant and Alison Merrick
   The consultant presented the 1st draft of Plan policies on September 28th.

4. **East Vincent Township- Route 724 Corridor Study**
   Percent Completed: 1% Contract Term: 2/25 - 7/27 Consultant: Pennoni Associates Monitor: Patty Quinn
   This was awarded in the Spring of 2025; the Task Force kick off meeting was held on September 23rd. The consultant is working with the township to plan future task force meeting dates.

5. **East Nottingham Township - Official Map and Ordinance**
   Percent Complete: 100% Contract Term: 9/25-8/27 Consultant: Brandywine Conservancy Monitors: Mark Gallant & Luis Rodriguez
   The Township dropped off the Reimbursement package, this project is complete.

6. **East Whiteland Township – Zoning Ordinance Update**
   Percent Completed: 60% Contract Term: 9/23-8/26 Consultant: Bergmann Monitor: Chris Patriarca
   Third extension request is slated for approval in October.

7. **Kennett Township – SALDO update**
   Percent Completed: 80% Contract Term: 8/24-1/27 Consultant: CCPC Planners: Jeannine Speirs
   The second draft is completed. The Township has items to complete in the 2nd draft after which the adoption process will begin. Kennett requested an extension to finish these items and for the adoption process. The extension has been executed.

## COMMUNITY PLANNING REPORT

**October 2026** (Activities as of 9/30/2026)

8. **London Britain Township - Open Space, Recreation and Environmental Resources Plan**
   Percent Complete 40% Contract Term: 9/25-10/27 Consultant: Brandywine Conservancy Monitors: Chris Patriarca and Luis Rodriguez
   Reviewed open space, natural resources, and parks recommendations at the September meeting.

9. **Londonderry Township – Comprehensive Plan**
   Percent Complete 30% Contract Term: 2/26-1/28 Consultant: Brandywine Conservancy Monitors: Chris Patriarca and Luis Rodriguez
   Reviewed future land use, transportation, and resiliency goals at the September meeting.

10. **Malvern Borough – Zoning Ordinance Amendments**
    Percent Completed: 9 0 % Contract Term: 8/24-2/27 Consultant: Thomas Comitta Associates Monitor: Jeannine Speirs
    The Borough submitted the zoning update for VPP and 247 review. CCPC completed and provided the review to the Borough.

11. **Penn Township – SALDO**
    Percent Completed: 15% Contract Term: 7/1/26-6/30/28 Consultant: CCPC Monitor: Mark Gallant and Alison Merrick
    The full 1st draft of the SLDO will be completed and presented during the first quarter of 2027.

12. **Pennsbury Township – Comprehensive Plan Update**
    Percent Completed: 55% Contract Term: 9/25-10/27 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs
    In September the consultants presented their draft goals on Resiliency Preparedness.

13. **Pocopson Township – Comprehensive Plan Update**
    Percent Completed: 25% Contract Term: 2/26-1/28 Consultant: Brandywine Conservancy Monitor: Kevin Myers
    No meeting in September, next meeting October 5th.

14. **Spring City – Comprehensive Plan Update**
    Percent Completed: 0% Contract Term: 10/1/2026 – 10/28/2028 Consultant: CCPC Planner: Kevin Myers
    Spring City has entered into a Community Planning Assistance contract with CCPC to update their 1992 Comprehensive Plan. The kick-off meeting is anticipated in December of this year.

15. **Tredyffrin Township - Future Land Use**
    Percent Completed: 10% Contract Term: 7/1/26-6/30/27 Consultant: CCPC Planners: Chris Patriarca and Luis Rodriguez
    Task Force kickoff scheduled for October.

# COMMUNITY PLANNING REPORT

**October 2026** (Activities as of 9/30/2026)

16. **Upper Uwchlan Township – Eagle Village Gateways and Mobility Plan**
    Percent Completed: 98% Contract Term: 9/24-10/26 Consultant: Bowman Monitor: Patty Quinn
    The final draft of the Upper Uwchlan township Gateways and Mobility Plan is finished and ready to be accepted by the township Board of Supervisors on the 19th of October. The final joint VPP review/Act 47 review was sent to the township on September 29th.
17. **Uwchlan Township - Zoning Ordinance Update**
    Percent Completed: 45% Contract Term: 9/25- 8/27 Consultant: CCPC Lead Planner: Mark Gallant
    The first draft of completed definitions will be presented at the next meeting on October 7th along with the review of Supplemental Regulations which began at the Task Force' September meeting.

18. **West Goshen Township – Parks, Recreation, and Open Space Plan**
    Percent Completed: 90% Contract Term: 5/24-10/26 Consultant: Tool Recreation Planning Monitor: Mark Gallant
    The combined Act 247/VPP Review was completed in August. The Township is requesting an extension to address concerns shared by residents. Adoption is anticipated by the end of 2026.

19. **Pennsbury Township – Historic Resources Zoning Update**
    Percent Completed: 100% Contract Term: 8/25-2/26 Consultant: CCPC Lead Planner: Jeannine Speirs
    The Township Planning Commission reviewed the draft. The Township is providing the draft for CCPC Act 247 review.

20. **Valley Township – Zoning Amendments**
    Percent Completed: 25% Contract Term: 12/25-7/27 Consultant: Pennoni Associates Monitor: Kevin Myers
    Waiting for update from the consultant regarding September meeting and related materials.

21. **New Garden Township – Ongoing Planning Assistance**
    Percent Completed: 0% Contract Term: 9/26-10/29 Consultant: CCPC Monitor: Kevin Myers
    Kicked off in September on September 19th and attended 9/23 planning commission meeting.

## MULTI-MUNICIPAL PROJECTS

A. **Honey Brook Township and Borough – Comprehensive Plan**
    Percent Completed: 8 0 % Contract Term: 4/25- 3/28 Consultant: Brandywine Conservancy Monitors: Jeannine Speirs & Luis Rodriguez
    The Task Force was given the first comp plan draft for review. The consultant expects to receive comments or edits by October 2. There were no meetings in September.

B. **Oxford Region Comprehensive Plan Update**
    Percent Completed: 7 0 % Contract Term: 1/24–12/26 Consultant: CCPC Lead Planner: Mark Gallant
    Working through the 2nd drafts of most chapters and presenting the 1st drafts of Energy Conservation in August and Land Use and Housing in October. The project will require a 6-month extension to accommodate final review, public outreach, and adoption.

# COMMUNITY PLANNING REPORT

**October 2026** (Activities as of 9/30/2026)

## OTHER PROJECTS

- **Oxford Region -** Administration assistance to the regional planning group (ORPC) and associated sub-groups.
- **Phoenixville Region Planning Committee -** September 30th meeting was held in person at the Schuylkill Township building and primarily focused on an update and discussion regarding the Phoenixville Region's Trail Committee activities.
- **Pottstown Metropolitan Regional Planning Committee –** Met on 9/23 for a business meeting and group retreat to discuss shared goals. Matt Edmond, Carol Stauffer, and Chris Patriarca attended.
- **Internal County Coordination**
  Community Development: Senior Community Planners Chris Patriarca and Jeannine Speirs, Kevin Myers, Senior Urban Planner
  Facilities: David Blackburn, Heritage Preservation Coordinator
  Housing Authority of Chester County: Chris Patriarca
  Historic Interpretive Network: Jeannine Speirs

## HISTORIC PRESERVATION, HERITAGE TOURISM PLAN, & HERITAGE INTERPRETIVE NETWORK (HIN)

### America 250

- The September CC250 Commission meeting was held on the 6th. Meeting was held on the 25th to discuss merging three committees: Tech, MarCom, and education. CC250 continued discussion and refinement of a revised logo for 2027
- CC250 Events Committee with working with a CCPC/Philadelphia Campaign Activities team on possible activities in 2027 that CC250 could provide funding for, provide volunteer recruitment, and/or promote or find sponsors.
- Provided outreach for CC250 at Franklin Township's 250 event on 9/12. Speirs was a Declaration of Independence reader.
- Provided outreach for CC250 and Brandywine Battlefield planning at Chadds Ford Day 250th event on 9/19.

### Philadelphia Campaign HIN theme region

CCPC and CC250 are looking toward next year's American Revolution Philadelphia Campaign 250th. Entities from the three battlefields are collaborating on possible activities and events for the 2027 commemoration through a CCPC/Philadelphia Campaign Activities team who is coordinating with BBTF, Paoli Battlefield, and Battle of the Clouds entities and working in cooperation with CC250.

### Iron & Steel HIN theme region

- Meeting was held September 3rd. Subcommittee was created to update driving tour brochure.
- Town Tours and Village Walks in September: 17th was a driving tour in the Oxford region; and on the 24th at the Mill at Anselma

### Review

- Monthly County Bridge meeting was held on the 22nd.
- Met with Parkesburg Historic Commission chair to discuss donation of historic Parks Mansion to the Borough and its future use.

# COMMUNITY PLANNING REPORT

**October 2026** (Activities as of 9/30/2026)

## Section 106

- Reviewed the proposed installation of a communication tower, determining if it was in sight of historic properties or districts. No conflict with historic resources was found.
- Reviewed 106 review for National Register eligibility for a property adjacent to SR41 bridge in Avondale Borough. The determination was that the property was not eligible.
- Downingtown Historic Preservation Plan & Facade Improvement Program had a public open house in September. This project is mitigation measures for the demolition of a historic building in a historic district for the new Downingtown Train Station project.

## HOUSING

- **Accessible Housing Guide –** No updates for September
- **Housing Workshops -** No updates for September
- **Organizational Convening –** No updates for September
- **Land Bank –** No updates for September
- **Presentations –** No updates for September

## URBAN CENTERS

**Technical assistance/coordination**

- Continued coordination with West Chester University (WCU) and Avondale borough to facilitate the fall 2026 student planning studio. Met WCU students on 9/1 for classroom discussion and in Avondale for tour alongside Avondale mayor and administrator on 9/8.
- Assisted setting up initial discussion between WCU and Parkesburg borough to facilitate a spring 2027 student planning studio.
- Continued coordination with the CC Department of Computing and Informational Services (DCIS) to develop a new "portal" for the Urban Centers Improvement Inventory (UCII) which will launch in the fall to make edits and additions to the UCII to make it more user friendly.
- Continued working with staff and partners in preparation for the fall 2026 Urban Centers Forum on Accessory Dwelling Units.
- Facilitated the 2026 Urban Centers Forum focusing an Accessory Dwelling Units on September 23rd at 5pm.
- **Attended:**
    - Western Chester County Chamber Regional Planning Committee meeting on September 2nd.
    - Coatesville 2nd Century Alliance Board meeting on September 8th.
    - Coatesville Strategic Plan committee meeting (facilitated by PA Department of Community Development) on September 18th.
    - Kennett Trails Alliance ribbon cutting for East Penn Railroad crossing (trail connection) on September 24th.
    - Kennett Trails Alliance bicycle committee meeting on September 30th.

# Sustainability Division Update

# Sustainability Division

Monthly Activities Report – October 2026 (Activities as of 9/30/26)

**Climate Action Plan Update:**

- Held stakeholder meetings for power generation/energy efficiency; transportation; waste management; and climate resilience.
- Hosted a follow-up meeting for county leadership to discuss priorities for county facilities & operations.
- Working with an intern from Penn State on a greenhouse gas inventory for local government operations.
- Beginning to draft actions, working on refining prioritization matrix and scoring methodology.
- Save the Date: public meeting scheduled for 11/19 in the evening at the GSC

**Sustainable Energy Partnership of Southeast PA:**

Chester County, along with Delaware, Montgomery, and Bucks County, is a part of an electricity purchasing consortium led by DVRPC. DVRPC received a grant from the National Lab of the Rockies in 2023 to develop a Regional Innovation Center for energy programs, and one of these programs is the Sustainable Energy Partnership (SEP).

DVRPC invited County sustainability leads to attend an annual convening of the National Lab's grantees in Golden, CO in September. Representatives from each county participating in SEP attended to discuss future vision for SEP, and to learn from other communities across the country who are part of the National Lab's technical assistanceship program.

Additionally, through the grant DVRPC has supplied the counties with a shared energy manager (Practical Energy Solutions), who is providing the counties with energy management support.

**EV Charging:**

Chester County broke ground on Phase 1 of its public electric vehicle charging station installation project. This project will install one level 2 EV charging station at each of 11 county-owned sites across the county- primarily at parks and trailheads. Construction is anticipated to be complete by February 2027. The project was funded by Chester County and US Representative Chrissy Houlahan's Community Projects Funding program.

**Data Center Ordinance Guide:**

The PA Chapter of the American Planning Association chose the Chester County Planning Commission & Montgomery County Planning Commission's joint Data Center Ordinance Guide as the 2026 awardee for a project, program or practice. The award will be presented at the conference in October.

The two Planning Commissions are currently working on an update of the Guide to reflect new information, best practices, and state-level policy.

# Director's Report