CHESTER COUNTY PLANNING COMMISSION BOARD MEETING

Chester County Planning Commission
Government Services Center – Room 270

Hybrid Meeting
November 10, 2026

AGENDA

2:00 p.m. 1. CALL TO ORDER
A. Chair's Welcome — *Chair*

2. PUBLIC COMMENT — *Chair*

3. PRESENTATION

A. Transit Oriented Communities — *Alex Sankaran*

2:30 p.m. 4. ACTION ITEMS

A. Approval of Commission Meeting Minutes – Oct 14, 2026 — *Commission*

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

1) 247 Monthly Summary — *Geoff Creary*

2) Review of Interest — *Katie Blizzard-Piskai*

1. Schuylkill Township — SD-09-26-19108

3) Subdivision and Land Development Plan Reviews (18)

1.	Downingtown Borough	SD-09-26-19105
2.	East Goshen Township	SD-09-26-19100
3.	East Nottingham Township	SD-09-26-19101
4.	East Nottingham Township	SD-09-26-19125
5.	East Vincent Township	LD-09-26-19121
6.	Kennett Square Borough	LD-09-26-19104
7.	Kennett Township	SD-06-26-18984
8.	Kennett Township	SD-09-26-19111
9.	London Grove Township	LD-09-26-19099
10.	North Coventry Township	SD-08-26-19088
11.	Phoenixville Borough	LD-09-26-19109
12.	Phoenixville Borough	SD-09-26-19107
13.	Schuylkill Township	SD-09-26-19108
14.	Spring City Borough	SD-09-26-19112
15.	Uwchlan Township	CU-09-26-19096
16.	Warwick Township	SD-09-26-19113
17.	West Bradford Township	SD-09-26-19114
18.	West Caln Township	SD-09-26-19120

4) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (10)

1.	Caln Township	ZA-09-26-19115
2.	East Bradford Township	OM-09-26-19110
3.	East Caln Township	ZA-10-26-19126
4.	East Goshen Township	ZA-09-26-19116
5.	Kennett Square Borough	ZA-09-26-19102
6.	North Coventry Township	ZA-09-26-19119
7.	Upper Uwchlan Township	ZA-09-26-19123
8.	West Goshen Township	ZM-09-26-19098
9.	West Goshen Township	ZO-09-26-19097
10.	West Nottingham Township	ZA-09-26-19106

C. Act 537 Reviews – October 2026 Applications *Carrie Conwell*

1) Minor Applications (4)

1. Elk Township; 3302 State Road, 70-2-22, consistent
2. Honey Brook Township; 1229 Beaver Dam Road, 22-10-9.4, consistent
3. New Garden Township; 201 Laurel Heights Road, 60-5-27, consistent
4. West Caln Township; Rock Run Water Treatment Plant, 28-9-7, consistent

2:50 p.m. 5. DISCUSSION AND INFORMATION ITEMS

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

4:00 p.m. 6. ADJOURNMENT

Action Items

MINUTES: Regular Monthly Meeting — Hybrid – Chester County Airport
Chester County Planning Commission — October 14, 2026

MEMBERS PRESENT IN PERSON: Nate Cline, Chair; Roberta Cosentino, Vice Chair; Stephanie Duncan; Doug Fasick; Frank Furman; Matt Hammond; Mike Heaberg; Molly Morrison; Andy Wright.

MEMBERS PRESENT VIA ZOOM: None

STAFF PRESENT IN PERSON: Matthew Edmond, Director; Katie Blizzard-Piskai; Carrie Conwell; Geoff Creary; Beth Cunliffe; Angela Dracup; Richard Drake; Bambi Griffin Rivera; Gene Huller; Alison Merrick; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Elle Steinman

VISITORS PRESENT IN PERSON: Grant DeCosta

VISITORS PRESENT VIA ZOOM: None

CALL TO ORDER:
The regular monthly meeting of the Chester County Planning Commission held in person at the Chester County Airport and via Zoom audio/video on Wednesday, October 14, 2026 was called to order at 1:20 P.M. by Board Chair Nate Cline.

PUBLIC COMMENT: None

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR SEPTEMBER 9, 2026 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MR FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Ms. Cosentino recused herself from approving the September 9, 2026 meeting minutes.

Act 247 Reviews:

Subdivision and Land Development Reviews:

Mr. Creary noted that overall development submissions began increasing as the traditional year-end busy period approaches. Residential reviews showed another increase in single-

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family units and a substantial jump in apartments. Townhome activity slowed, while twin-home reviews declined but remained well above levels seen in recent years. No mobile homes were reviewed. Commercial activity continued a steady increase, industrial activity rose slightly, and institutional submissions were comparatively high. No agricultural submissions were reviewed during the month.

A MOTION TO APPROVE THE SEVENTEEN (17) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HEABERG, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-08-26-19065; LD-08-26-19060; LD-08-26-19073; LD-08-26-19078; SD-08-26-19070.

Mr. Cline recused himself from the following applications: SD-08-26-19084; LD-08-26-19060.

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

A MOTION TO APPROVE THE SEVENTEEN (17) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MS. COSENTINO, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

A MOTION TO APPROVE THE ONE (1) MINOR ACT 537 REVIEW WAS MADE BY MS. MORRISON, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

ASA Reviews:

A MOTION TO APPROVE THE SIX (6) AGRICULTURAL SECURITY AREA REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the Franklin Township applications: 72-2-67.5, 72-2-68.

DISCUSSION AND INFORMATION ITEMS:

Multimodal Transportation Division Update:

Mr. Styche reported that Chester County received 63 awards totaling approximately $13.26 million through the Statewide Local Share Account program. County government received approximately $1.35 million across four projects: Downingtown Trestle Safety Measures, $500,000; Heritage interactive kiosks, $200,000; 911 phone system upgrade, $400,000: and Flood Safety and Resilience Initiative pilot project, $252,761. The Chester County

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Economic Development Council received approximately $1.2 million across four projects. East Nottingham Township received the county's largest individual award, $795,000 for a Union Fire Company engine replacement project.

Next, Mr. Styche noted that the trestle bridge safety grant awarded by DCED will be used to remove railroad ties and ballast and replace protective netting. He reviewed how the trestle's condition helped initiate discussions that eventually led to county acquisition of the former rail corridor. Meanwhile, eight consultant teams submitted statements of interest for the trestle's design contract. Project funding includes two DCNR grants and a grant through DVRPC's Regional Trails Program.

Mr. Styche went on to report that Montgomery County held a ribbon-cutting ceremony for an approximately one-mile segment completing the remaining gap in the Schuylkill River Trail between Reading and Philadelphia. Cooperation among Chester County, Montgomery County, and PennDOT secured a trail crossing incorporated into the new Route 422 bridge over the Schuylkill River several years ago.

Lastly, Mr. Styche announced an additional $500,000 DCNR C2P2 award toward construction of the Enola Low-grade trail. Further details will be provided at next month's board meeting.

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Design and Technology Division Update:

Mr. Creary reported that the division is using drone photography to support comprehensive planning projects underway and anticipated for next year. The Oxford region was recently photographed to capture its character for inclusion in their comprehensive plan update, with similar photography planned for other communities.

Next, Mr. Creary noted that staff also photographed this year's Town Tours events, highlighting the Mill at Anselma.

Lastly, Mr. Creary introduced two new staff members: Katie Blizzard-Piskai, Senior 247 Review Planner and Rodrigo Becerril, Graphics Specialist.

Community Planning Division Update:

Ms. Griffin Rivera summarized the VPP map and noted the following: The division is currently managing 21 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.

Next Ms. Griffin Rivera introduced CPD's new staff member, Alison Merrick, Community Planner III and Housing Planner.

Lastly, Ms. Griffin Rivera reported that Kevin Myers attended a ribbon cutting for a new pedestrian and bicycle rail crossing connecting Kennett Borough and Kennett Township. The crossing adds a trail segment to the expanding Kennett Greenway.

Sustainability Division Update:

Ms. Conwell (representing the division in place of Rachael Griffith) reported that CCPC staff held Climate Action Plan stakeholder meetings and county leadership met to refine priorities for county operations. A Penn State intern is developing a separate greenhouse gas inventory, CCPC staff are drafting actions and refining priorities, and a public open house is planned for November 19, 6:30pm at the Government Services Center.

Next, Ms. Conwell noted that a groundbreaking ceremony was recently held to mark the start of construction on the Electric Vehicle Charging Stations Phase 1 project, which will install EV chargers at 11 sites throughout the county. Locations include trailheads along the Schuylkill River, Chester Valley, and Struble trails, as well as Exton Library and Pocopson Home.

Lastly, Ms. Conwell reported that staff are partnering with Montgomery County to prepare an updated Data Center Ordinance Guide (Version 2.0), which is targeted for completion by year-end. Revisions will address feedback on the original guide, regulation of smaller facilities, evolving noise and water concerns, and alignment with the recent executive order and the Governor's grid standards. Approximately 35 municipalities have submitted data center ordinance proposals for review.

Director's Report:

Mr. Edmond reported on the following recent events: The Urban Centers Forum focused on accessory dwelling units (ADUs), including municipal approaches to permitting and zoning for them. The Forum featured representatives from Square Roots Collective, local planning commissions, and AARP; and noted that CCPC staff attended the Schuylkill River Trail Route 422 ribbon cutting and the Kennett Trails Alliance crossing ribbon cutting, where Ms. Griffith served as a speaker.

Next, Mr. Edmond reported on the following upcoming events: Citizen Planning Awards scheduled for the following evening at White Manor Country Club in partnership with Chester County 2020. Five awards will recognize two individuals and three projects; The Transportation Forum scheduled for an October 27 webinar at 7 p.m. will serve as a public meeting for the Bikes (and More!) plan; and the Climate Action Plan Public Meeting is scheduled for the evening of November 19, in person at the Government Services Center.

Mr. Edmond went on to welcome CCPC's new staff members Alison Merrick, Katie Blizzard-Piskai, and Rodrigo Becerril. Former intern Erin Luchetti (Community Planner II) and Melany Rojas-Vazquez (Support Staff VI) are scheduled to start on November 2. These additions will fill five of the six vacancies identified earlier in the year.

Next, Mr. Edmond reported that the Chester County and Montgomery County Planning Commissions will receive an award for the Data Center Ordinance Guide at the upcoming Pennsylvania APA planning conference where Ms. Griffith will present the Open Space Accelerator program.

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Lastly, Mr. Edmond reminded the board that the next meeting will be held on Tuesday, November 10, at the usual time at the Government Services Center. The meeting was moved from Wednesday, November 11, because of Veterans Day.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 1:58 PM WAS MADE BY MS. COSENTINO, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

Matthew J. Edmond, Executive Director
Chester County Planning Commission

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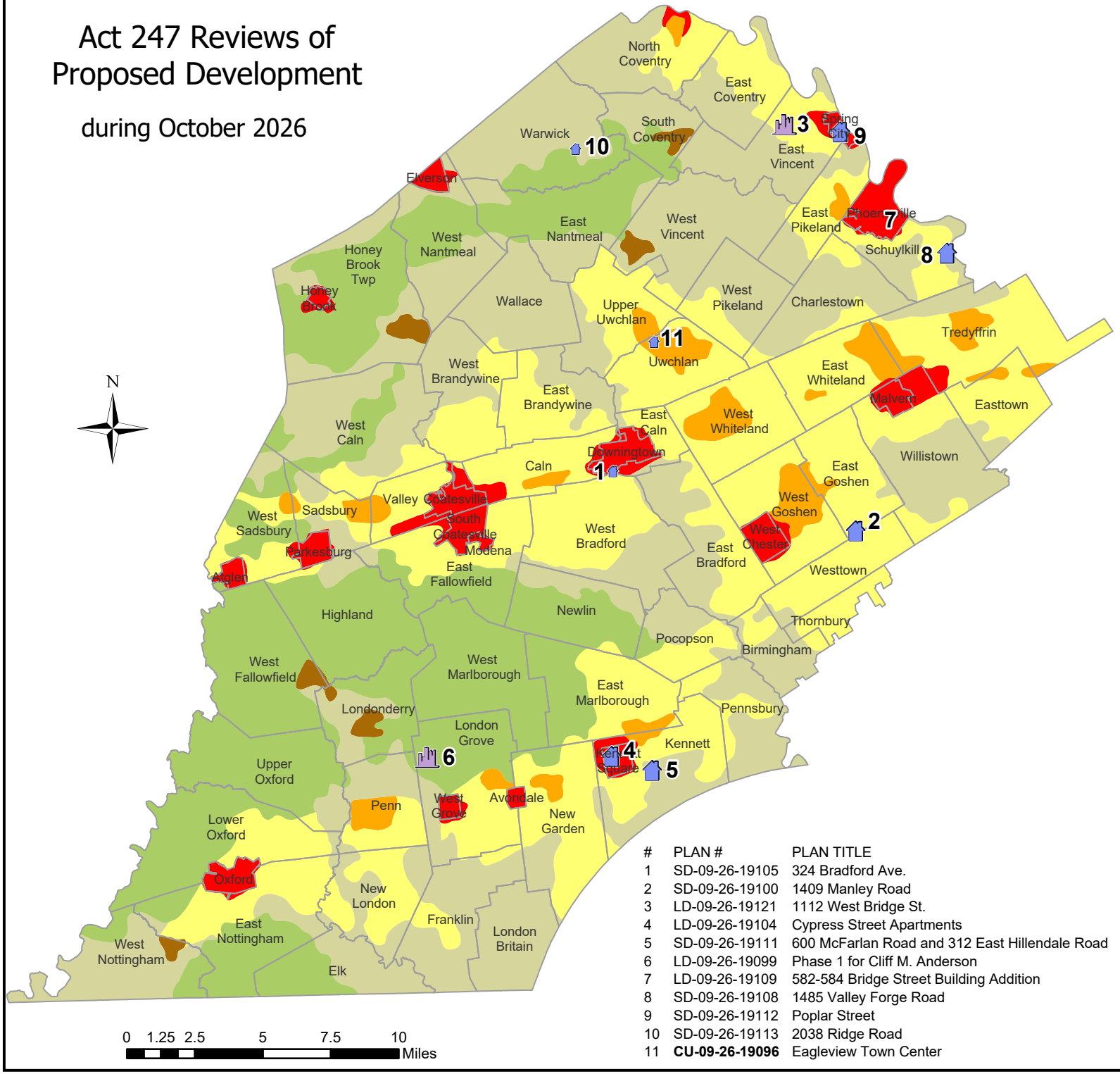
Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development

during October 2026



#	PLAN #	PLAN TITLE
1	SD-09-26-19105	324 Bradford Ave.
2	SD-09-26-19100	1409 Manley Road
3	LD-09-26-19121	1112 West Bridge St.
4	LD-09-26-19104	Cypress Street Apartments
5	SD-09-26-19111	600 McFarlan Road and 312 East Hillendale Road
6	LD-09-26-19099	Phase 1 for Cliff M. Anderson
7	LD-09-26-19109	582-584 Bridge Street Building Addition
8	SD-09-26-19108	1485 Valley Forge Road
9	SD-09-26-19112	Poplar Street
10	SD-09-26-19113	2038 Ridge Road
11	**CU-09-26-19096**	Eagleview Town Center

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

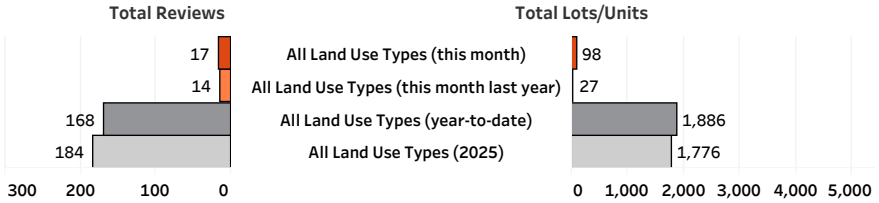
Rural Resource Areas

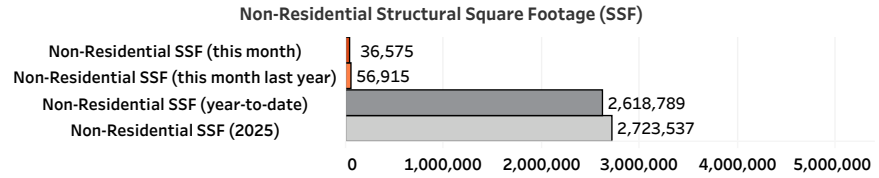
- Rural
- Agricultural

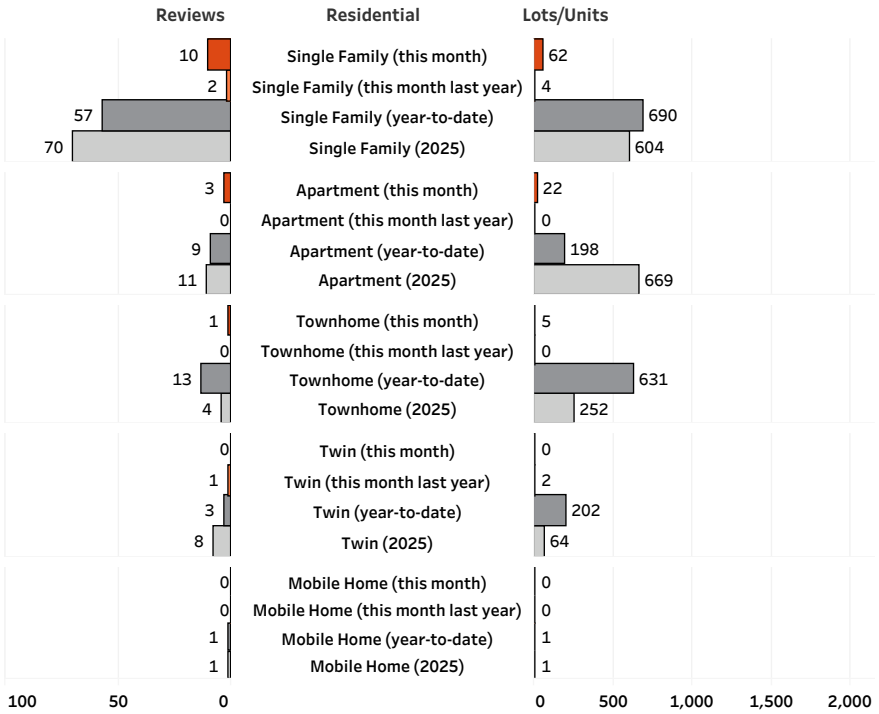
Note: Excludes lot line revisions, lot consolidations, second reviews, sketch plans, and surface parking, UNLESS those reviews cited unique or significant community impacts.

CHESTER COUNTY Planning COMMISSION

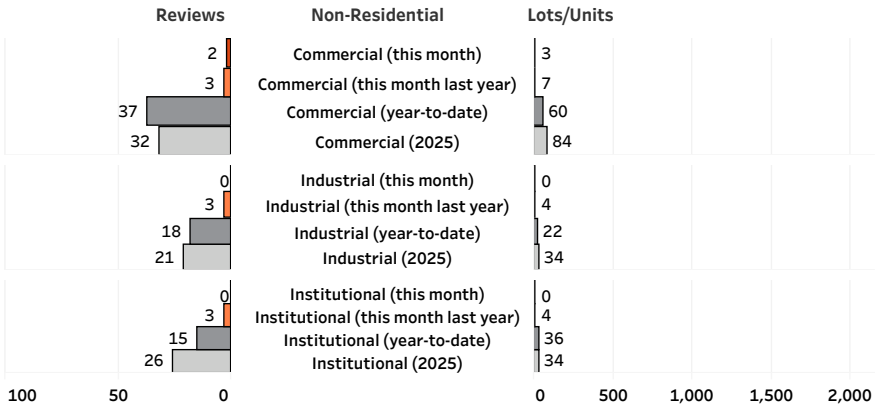
October 2026











Subdivision and Land Development Reviews
10/1/2026 to 10/31/2026

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)
Downingtown Borough	SD-09-26-19105	324 Bradford Ave.	10/19/2026	0.31	Single Family Residential	2		Residential Single Family Residential			Yes
East Goshen Township	SD-09-26-19100	1409 Manley Road	10/9/2026	1.30	Single Family Residential	3		Residential Single Family Residential			Yes
East Nottingham Township	SD-09-26-19101	316, 328 & 340 Media Road	10/9/2026	7.05	Single Family Residential Agricultural	3		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
East Nottingham Township	SD-09-26-19125	Christian F. and Salomie S. Esh	10/28/2026	11.27	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
East Vincent Township	LD-09-26-19121	1112 West Bridge St.	10/28/2026	5.30	Commercial	1	18,215	Commercial Unique	3		Yes
Kennett Square Borough	LD-09-26-19104	Cypress Street Apartments	10/15/2026	0.74	Apartment	18		Residential Apartment		0	Yes
Kennett Township	SD-06-26-18984	Rachel Zilber, Peter Beck & Isaac Ogle	10/15/2026	4.20	Single Family Residential Commercial	2		Residential Single Family Residential Commercial Unique		0	Yes
Kennett Township	SD-09-26-19111	600 McFarlan Road and 312 East Hillendale Road	10/15/2026	31.10	Single Family Residential Agricultural	3		Residential Single Family Residential Agricultural Farm/Pasture Land		0	Yes
London Grove Township	LD-09-26-19099	Phase 1 for Cliff M. Anderson	10/13/2026	32.56	Commercial	1	18,360	Commercial Unique	1		Yes
North Coventry Township	SD-08-26-19088	Estate of Olga C. High - 1545 S. Keim St. Pottstown, PA 19465	10/7/2026	29.20	Agricultural Single Family Residential	2		Agricultural Farm/Pasture Land Residential Single Family Residential		0	Yes

Subdivision and Land Development Reviews
10/1/2026 to 10/31/2026

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)
Phoenixville Borough	LD-09-26-19109	582-584 Bridge Street Building Addition	10/22/2026	0.45	Apartment	3		Residential Apartment			Yes
Phoenixville Borough	SD-09-26-19107	582-584 Bridge Street Building Addition	10/22/2026	0.45	Apartment	1		Residential Apartment			Yes
Schuylkill Township	SD-09-26-19108	1485 Valley Forge Road	10/29/2026	46.70	Single Family Residential	46		Residential Single Family Residential		4,603	Yes
Spring City Borough	SD-09-26-19112	Poplar Street	10/28/2026	0.61	Townhouse	5		Residential Townhouse		0	Yes
Warwick Township	SD-09-26-19113	2038 Ridge Road	10/23/2026	14.67	Single Family Residential	2		Residential Single Family Residential			Yes
West Bradford Township	SD-09-26-19114	2066 Bally Moor Road and 1460 Oakwood Road	10/22/2026	19.97	Single Family Residential	2		Residential Single Family Residential		0	Yes
West Caln Township	SD-09-26-19120	John M. Riehl	10/28/2026	42.30	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
Grand Totals of Subdivision and Land Development Reviews		**17 Reviews**		**248.18 Acres**		**98 Lots/Units**	**36,575 Non-Res. Sq. Feet**		**4 Non-Res. Bldgs.**	**4,603 Linear Feet Roadway**	

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

Unofficial Sketch Plan Evaluations
10/1/2026 to 10/31/2026

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
10/1/2026 to 10/31/2026

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
Uwchlan Township	CU-09-26-19096	Eagleview Town Center	10/8/2026	5.20	Commercial	1	0	Commercial Office Building			Yes

Grand Totals of Conditional Use Reviews	1 Reviews	5.20 Acres	1 Lots/Units	0 Non-Res. Sq. Feet	Non-Res. Bldgs.	Linear Feet Roadway

There are **1** Conditional Use consistent, **0** Conditional Use inconsistent, and **0** Conditional Use with no relevance to ***Landscapes3***.

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

October 19, 2026

Corinne J Badman, Borough Manager
Downingtown Borough
4 W. Lancaster Avenue
Downingtown, PA 19335

Re: Preliminary/Final Subdivision - 324 Bradford Ave.
Downingtown Borough - SD-09-26-19105

Dear Ms. Badman:

A Preliminary/Final Subdivision Plan entitled "324 Bradford Ave.", prepared by Edward B. Walsh & Assoc., Inc., and dated September 9, 2025, was received by this office on September 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 Subdivision for your consideration.

PROJECT SUMMARY:

Location:	On the northwest side of Glenside Avenue and Bradford Avenue
Site Acreage:	0.31 acre
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
UPI#:	11-11-118

PROPOSAL:

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

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



COUNTY POLICY:

LANDSCAPES:

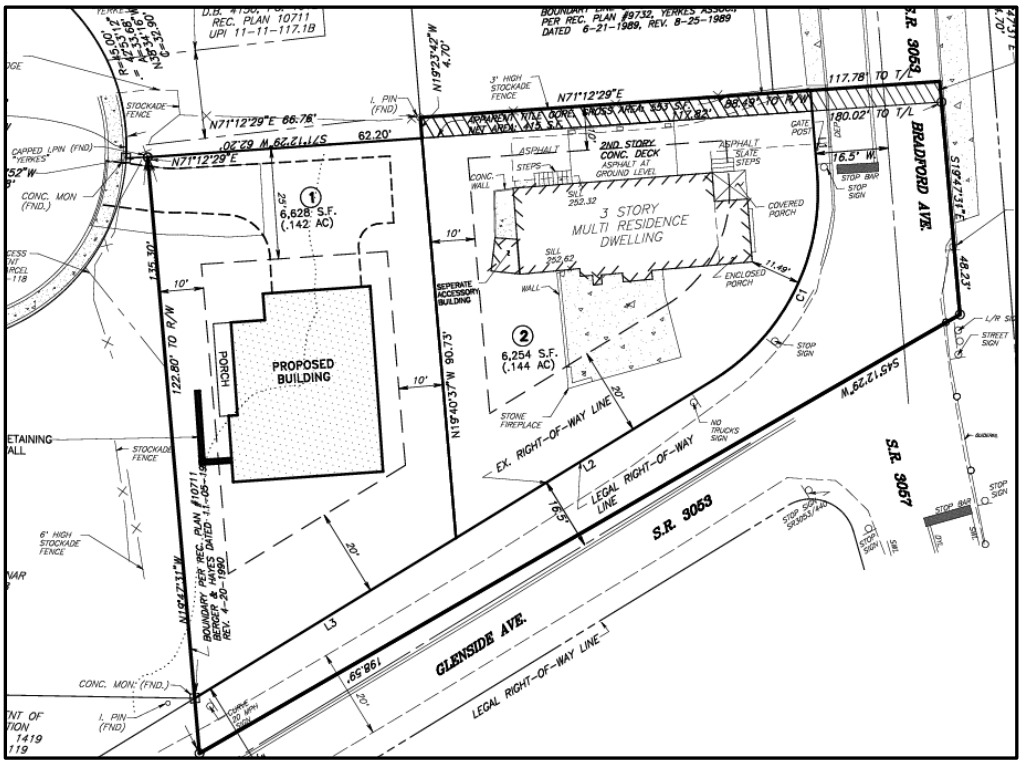
1. The project site is located within the **Urban Center Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional 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 is consistent with the 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 **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.



Detail of Preliminary/Final Subdivision - 324 Bradford Ave.

ADMINISTRATIVE ISSUES:

2. We have no comments on the design of this subdivision. 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 Downingtown 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,



Kevin Myers
Senior Urban Planner

cc: Francis X, Taraschi, Francis X. Taraschi Jr., Abramo V. Taraschi
E.B. Walsh & Associates/ Adam Brower

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

October 9, 2026

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

Re: Preliminary/Final Subdivision - 1409 Manley Road
East Goshen Township – SD-09-26-19100

Dear Mr. Davis:

A Preliminary/Final Subdivision Plan entitled "1409 Manley Road", prepared by GME Engineering, and dated August 1, 2026, was received by this office on September 10, 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:

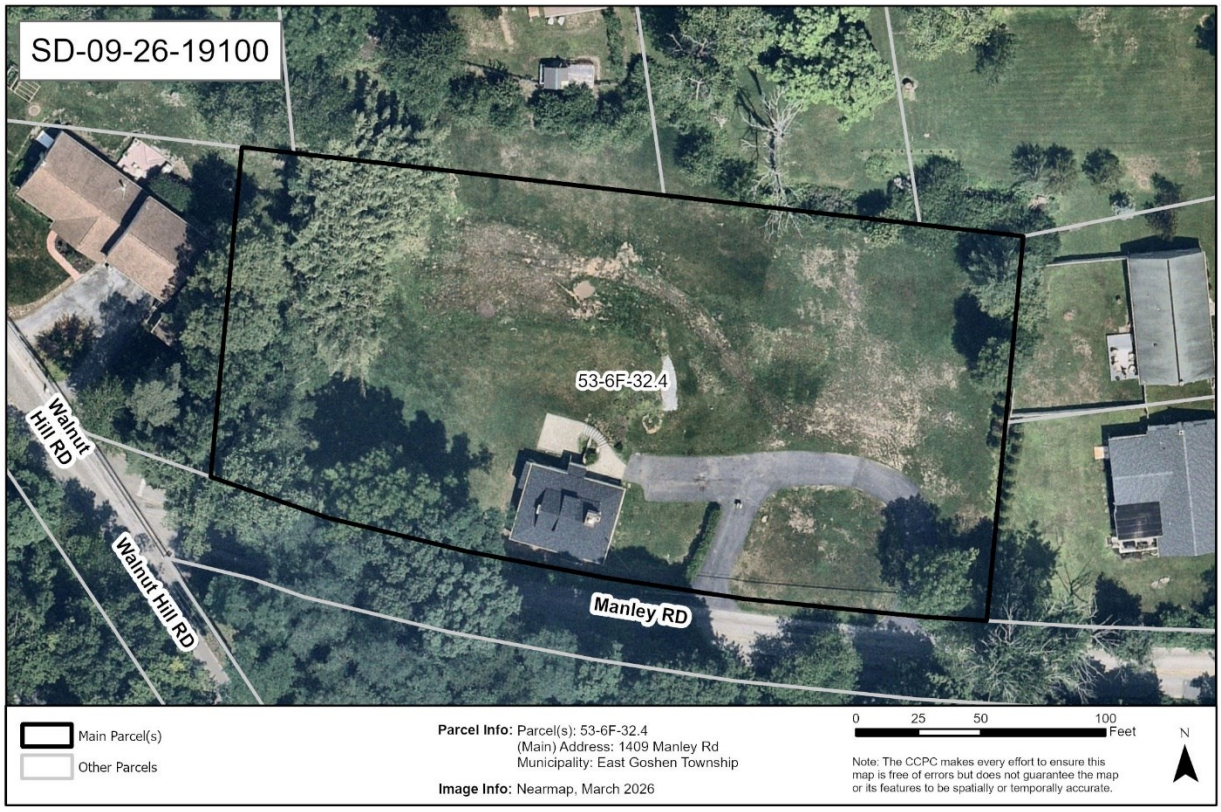
Location:	North side of Manley Road, east of Walnut Hill Road
Site Acreage:	1.30
Lots/Units:	1 existing lot; 3 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	53-6F-32.4

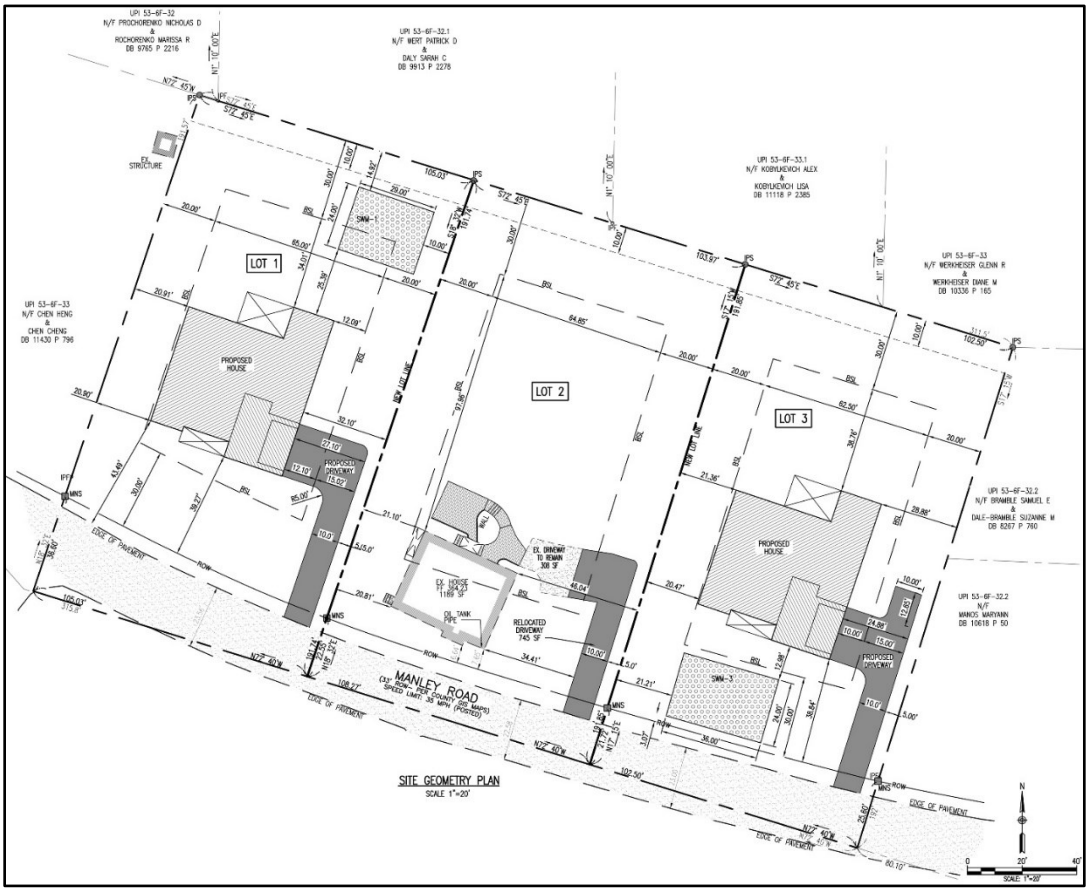
PROPOSAL:

The applicant proposes the creation of 3 single family residential lots. The existing dwelling will remain on Lot #2. The project site, which will be served by public water and public sewer, is located in the R-3 Medium Density Residential zoning district. The Variance Request table on Sheet 1 indicates that, on May 12, 2026, the Township Zoning Hearing Board granted a variance from the minimum lot size requirements set forth in Section 240-10.G of the Township Zoning Ordinance, with five conditions of approval.

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/Final Subdivision - 1409 Manley Road
East Goshen Township – SD-09-26-19100





Site Plan Detail, Sheet 2: Preliminary/Final Subdivision - 1409 Manley 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 Chester Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving stormwater management to increase infiltration and protect baseflow; restoring stream channels and vegetated riparian corridors; addressing legacy and emerging contaminants; reducing nutrient pollution; and promoting source water protection methods. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

Access and Circulation:

3. We suggest that, due to the site's proximity to Route 3 along with the recommendations provided in the County Planning Commissions' Active Transportation Inventory (ATI) municipal report for the Township, the applicant dedicate the land up to the ultimate right-of-way line for both roadway and potential sidewalk improvements. Sidewalks are an essential design element in the **Suburban Landscape**.

Natural Features Protection:

4. The plan and 2026 aerial photography indicate that a portion of the site is wooded. Given the project's location in a watershed designated as Trout Stocking and 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 and to preserve in-stream temperatures that support trout and other aquatic species. 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 provided to replace and mitigate the loss of removed trees.

Stormwater Management:

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. 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. Underground retention basins require maintenance, such as regular gutter and inlet cleaning, to ensure original performance of the practice is maintained.

7. On Lot 1, the soil stockpile is proposed to be located upslope and adjacent to the proposed underground retention basin on that lot. Sediment produced from the soil stockpile could potentially compromise the function of the underground retention basin. The applicant should consider relocating the proposed soil stockpile location to an area that will not drain to the underground retention basin.

ADMINISTRATIVE ISSUES:

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 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 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: Andrew Campbell
GME Engineering
Estate of Patrick M. Campbell
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

October 9, 2026

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

Re: Final Subdivision - 316, 328 & 340 Media Road
East Nottingham Township – SD-09-26-19101

Dear Ms. Wood:

A Final Subdivision Plan entitled "316, 328 & 340 Media Road", prepared by Hillcrest Associates, Inc., and dated August 25, 2026, was received by this office on September 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 subdivision for your consideration.

PROJECT SUMMARY:

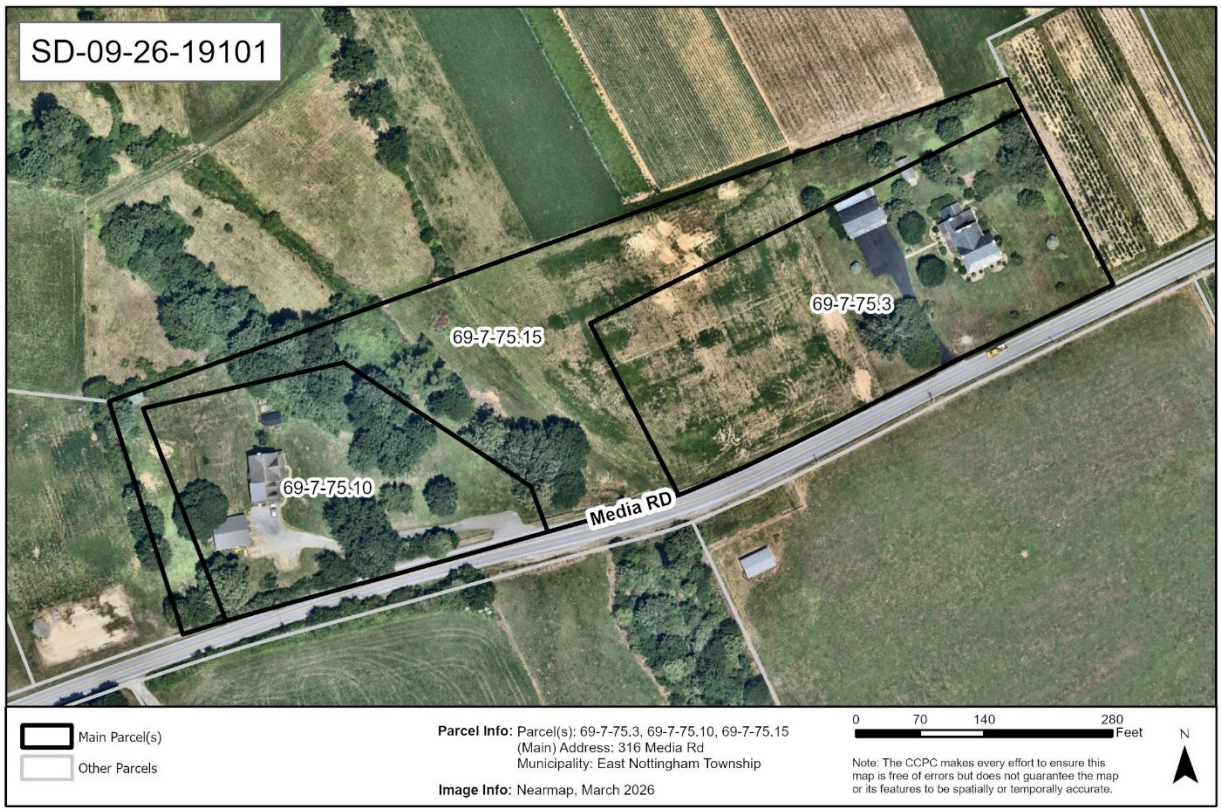
Location:	North side of Media Road, east of Fifth Street
Site Acreage:	7.05
Lots/Units:	3 existing lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Rural
UPI#:	69-7-75.3, 69-7-75.10, 69-7-75.15

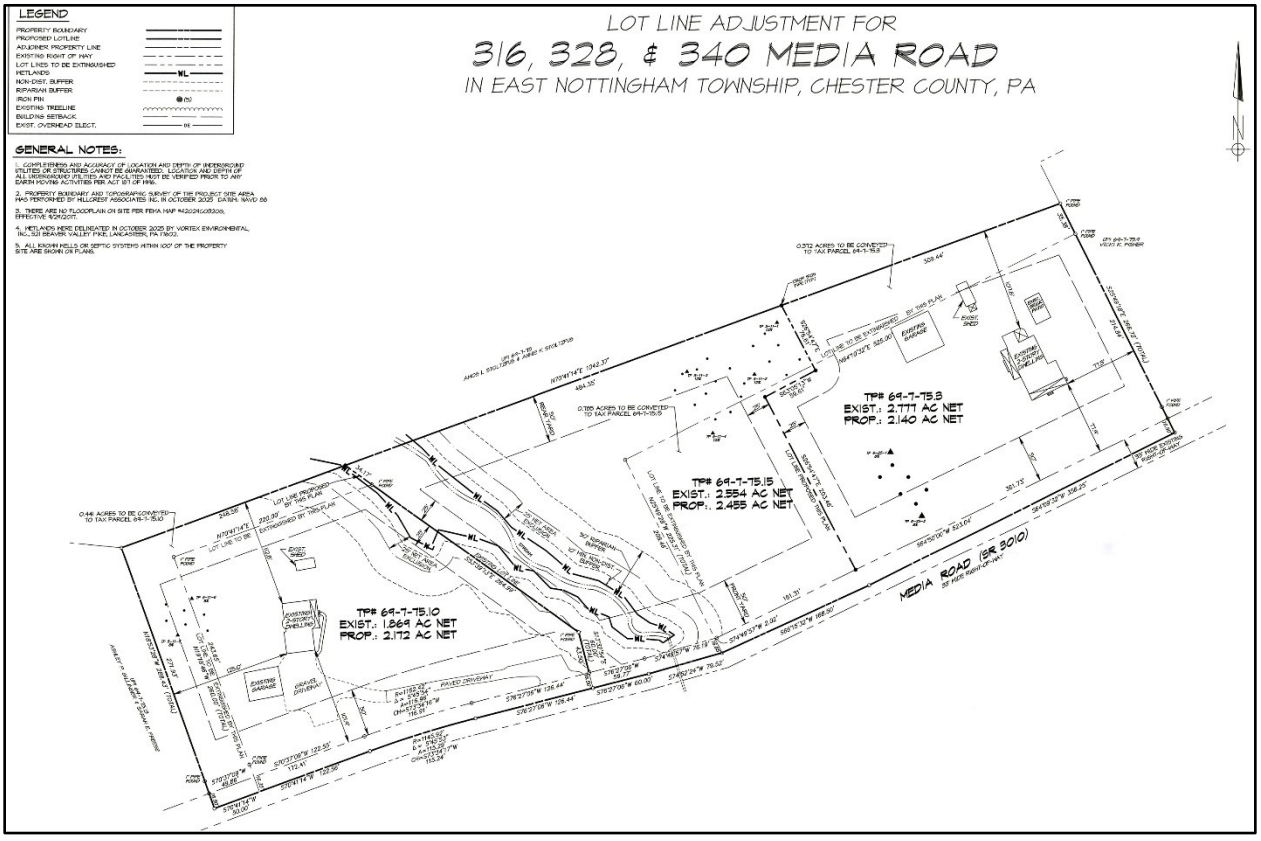
PROPOSAL:

The applicant proposes lot line revisions between three existing lots. The existing dwellings on UPI# 69-7-75.3 and UPI# 69-7-75.10 will remain, and no development activity is proposed as part of the current plan submission. The project site is located in the R-1 Agricultural-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: Final Subdivision - 316, 328 & 340 Media Road
East Nottingham Township – SD-09-26-19101





Site Plan Detail: Final Subdivision - 316, 328 & 340 Media Road

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision plan pertaining to the creation of the existing configuration of UPI# 69-7-75.15. CCPC# 7969-5, "Estate of Florence E. Fisher," dated October 18, 1999, addressed the creation of eight lots from a 104.32 acre site. According to our records, this subdivision plan was approved by the Township on December 13, 1999. We note that UPI# 69-7-75.15 was identified as "Lot E" on this previously approved plan.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Agricultural Landscape** and **Natural Landscape** designations of ***Landscapes3***, the 2018 County Comprehensive Plan. 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. 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. While the proposed subdivision is consistent with the objectives of the **Agricultural Landscape**, because no new building lots are proposed by the applicant, careful consideration of any future development activity on UPI# 69-7-75.15 is required due to the existing environmental characteristics of the project site (this issue is further discussed in comment #4 below).

3. The project site is also located in the Rural land use category on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan. The subdivision is consistent with the recommended strategies for this land use category.

PRIMARY ISSUES:

4. The site plan depicts the location of existing wetlands along the western portion of proposed UPI# 69-7-75.15, along with a 50 foot riparian buffer around this wetland area. While we acknowledge that new development activity is proposed as part of the current plan submission, 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.

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, 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 Nottingham 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: Joseph R. and Christine B. Fisher
Hillcrest Associates, Inc.
Joseph P. and Gayle C. Fisher

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

October 28, 2026

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

Re: Final Subdivision - Christian F. and Salomie S. Esh
East Nottingham Township – SD-09-26-19125

Dear Ms. Wood:

A Final Subdivision Plan entitled "Christian F. and Salomie S. Esh", prepared by Regester Associates, Inc., and dated January 22, 2026, was received by this office on October 1, 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:

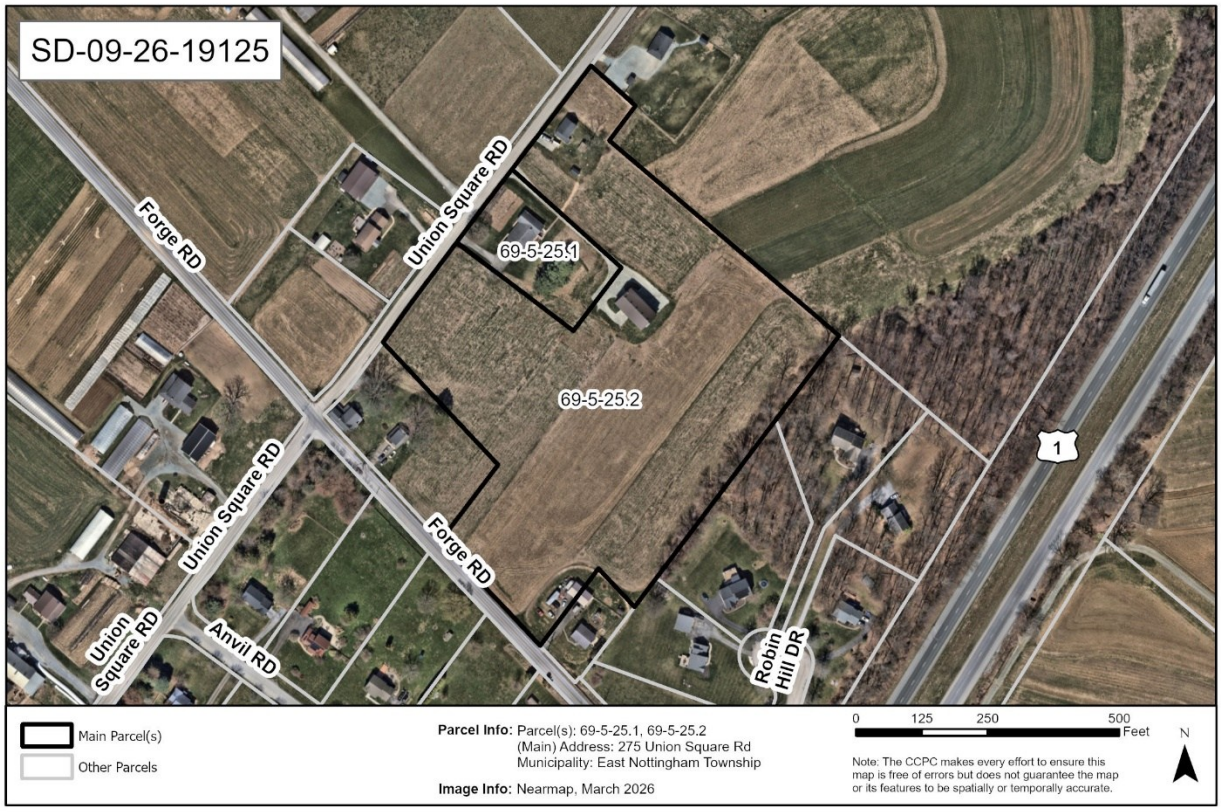
Location:	East side of Union Square Road, north of Forge Road
Site Acreage:	11.27
Lots/Units:	2 existing lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Suburban
UPI#:	69-5-25.1, 69-5-25.2

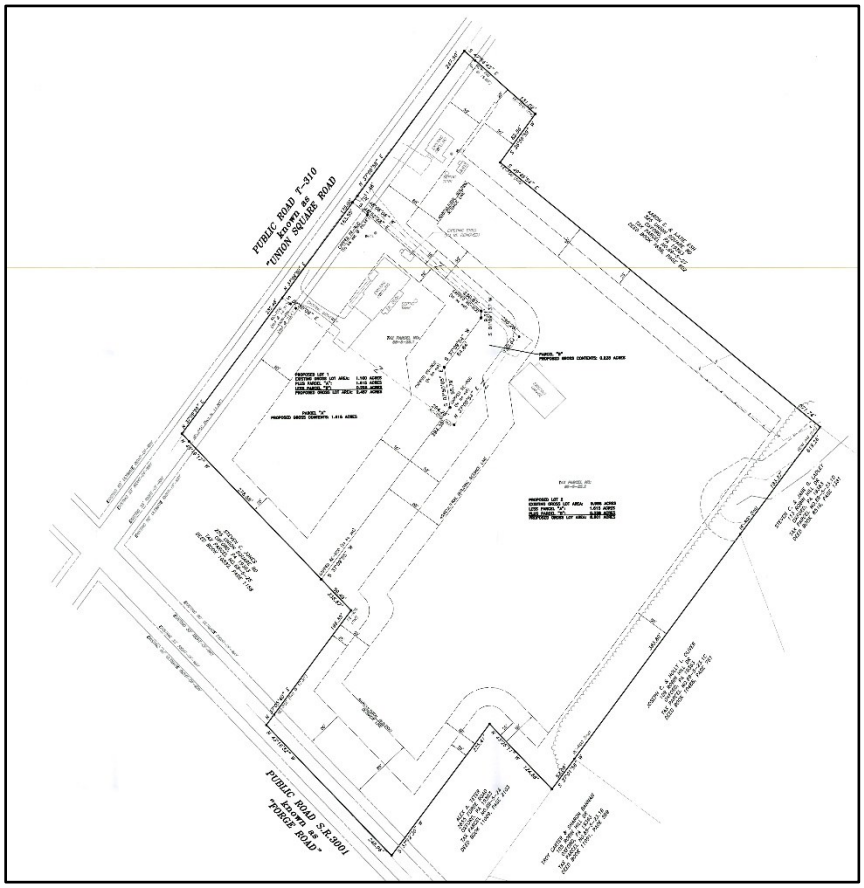
PROPOSAL:

The applicant proposes to revise the lot boundary between UPI# 69-5-25.1 and UPI# 69-5-25.2 (two separate conveyances are proposed by the applicant). No development activity is proposed as part of the current plan submission. The project site is located in the R-2 Residential zoning district.

RECOMMENDATION: The Chester County Planning Commission has no planning issues with this subdivision application. All Township issues should be resolved before action is taken on this subdivision plan.

Page: 2
Re: Final Subdivision - Christian F. and Salomie S. Esh
East Nottingham Township – SD-09-26-19125





Site Plan Detail, Sheet 2: Final Subdivision - Christian F. and Salomie S. Esh

BACKGROUND:

1. The Chester County Planning Commission previously reviewed the subdivision proposal which created UPI# 69-5-25.2. CCPC# SD-04-20-16323, dated May 1, 2020, which addressed the creation of two lots from an 11.68 acre site, was approved by the Township on September 8, 2020. The current subdivision plan proposes a lot line revision between Lot #2 of the previously approved plan (the current UPI# 69-5-25.2) and UPI# 69-5-25.1.

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 subdivision is consistent with the objectives of the **Suburban Landscape**.

3. The project site is also located in the Suburban land use category on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan. The subdivision is consistent with the recommended strategies for this land use category.

ADMINISTRATIVE ISSUES:

4. 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 Nottingham 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: Christian F. and Salomie S. Esh
Regester Associates, Inc.

CHESTER COUNTY Planning COMMISSION

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

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

Matthew J. Edmond, AICP
Executive Director

October 28, 2026

Robert A. Zienkowski, Township Manager
East Vincent Township
262 Ridge Road
Spring City, PA 19475

Re: Preliminary Land Development - 1112 West Bridge St.
East Vincent Township - LD-09-26-19121

Dear Mr. Zienkowski:

A Preliminary Land Development Plan entitled "1112 West Bridge St.", prepared by Edward B. Walsh & Assoc., Inc., and dated May 7, 2026, was received by this office on October 1, 2026. This plan is reviewed by the Chester County Planning Commission (CPCC) 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:	East side of West Bridge Street, north of Stony Run Road
Site Acreage:	5.30 acres
Lots/Units:	1 lot
Non-Res. Square Footage:	18,215 square feet
Proposed Land Use:	Unique (wedding venue and private functions)
New Parking Spaces:	120 spaces
Municipal Land Use Plan Designation:	High Intensity Mixed-Use
UPI#:	21-5-7.1

PROPOSAL:

The applicant proposes the construction of three commercial buildings, totaling 18,215 square feet, and 120 parking spaces. The project site, which will be served by onsite water and onsite sewer, is located in the PO - Industrial/Professional Office Research zoning district. The plan set notes that the proposed use is for wedding venues and other similar private functions.

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.



Aerial Image of Parcel.

COUNTY POLICY:

LANDSCAPES:

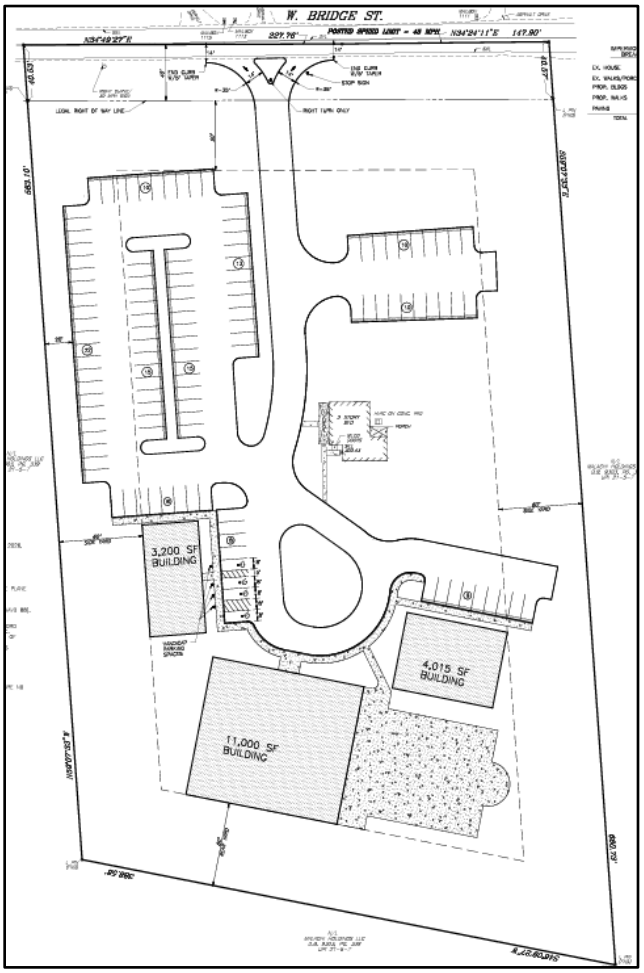
1. The project site is located within the **Suburban Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium 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 land development 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 Schuylkill River watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are:
   - addressing causes of stream impairments;
   - implementing comprehensive stormwater management;
   - protecting vegetated riparian corridors and first order streams;
   - and expanding water-based recreational opportunities and access.

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

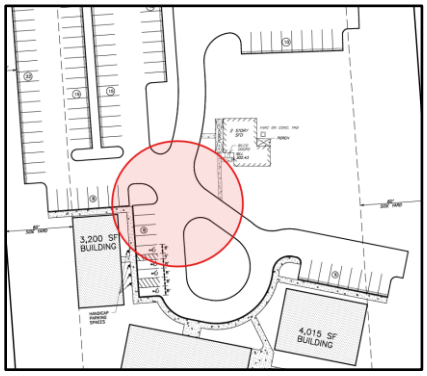
PRIMARY ISSUES:



Site Plan Detail, Sheet 1: Land Development Plan for 1112 West Bridge St.

3. Internal Walkways: The current plan has minimal pedestrian facilities between the parking lots and the proposed buildings for events. The smaller parking lot on the north side has no internal walkway from the parking lot to the buildings, which will likely lead people to walk along the main driveway. Especially given that guests will be arriving and departing around the same time for events such as weddings, the applicant should include clear internal walkways and crosswalks to separate pedestrian from vehicular traffic along the main driveway and to create more orderly circulation. The applicant and Township should refer to the Pedestrian Facilities Design Element in Chapter 3 of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the proposed pedestrian facilities. The Handbook is available online at: https://chescoplanning.org/Guides/Multimodal/.

4. Internal Bottleneck: There is the potential for a significant bottleneck where the main trunk of the driveway meets two parking areas as well as the driveway loop in front of the proposed buildings. This area is shown in a red circle (added by CCPC) in the site plan detail below. The applicant should consider alternative designs and/or adjustments to reduce the potential for bottlenecks and safety risks.



Site Plan Detail, Sheet 1: Land Development Plan for 1112 West Bridge St.
Potential bottleneck shown in red circle (added by CCPC).

5. Access: The plan set notes the right-in, right-out design for the driveway to access the property from W. Bridge Street. The CCPC supports the right-in, right-out design given the curve on W. Bridge Street to the east of the property. The Township should coordinate with PennDOT and the applicant to evaluate if the driveway radii should be adjusted to further deter guests from attempting to make a left turn into the property.

6. Use Regulations: The Township should confirm that a wedding venue and event space falls within the use regulations for the PO – Industrial/Professional Office Research district in the Township's zoning ordinance.

7. Landscape Plan: The Preliminary Landscape Plan (sheet 6) shows that the applicant is planning to include plantings that will screen the perimeter of the property. Given the property's location in the PO – Industrial/Professional Office Research district as well as the current, surrounding land uses (the surrounding parcel is the site of a paving and excavating company), the applicant should increase screening around the outdoor event spaces to the extent practicable.

ADMINISTRATIVE ISSUES:

8. 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

9. 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.

10. 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 Vincent 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,

Katie Blizzard-Piskai

Katie Blizzard-Piskai
Review Planner

cc: Royal Pavillion, LP
Adam Brower, Edward B. Walsh & Associates, Inc.
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 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

October 15, 2026

Joseph Nowak, CZO, Planning & Zoning Coordinator
Kennett Square Borough
600 S. Broad Street
Kennett Square, PA 19348

Re: Preliminary/Final Land Development - Cypress Street Apartments
Kennett Square Borough – LD-09-26-19104

Dear Mr. Nowak:

A Preliminary/Final Land Development Plan entitled "Cypress Street Apartments", prepared by Onterris, and dated September 4, 2026, was received by this office on September 15, 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:	East side of Lafayette Street, between West Cypress Street and West State Street
Site Acreage:	0.74
Lots/Units:	1 existing lot
Non-Res. Square Footage:	0
Proposed Land Use:	18 apartment units
Municipal Land Use Plan Designation:	Character Area 6 - Downtown
UPI#:	3-2-234

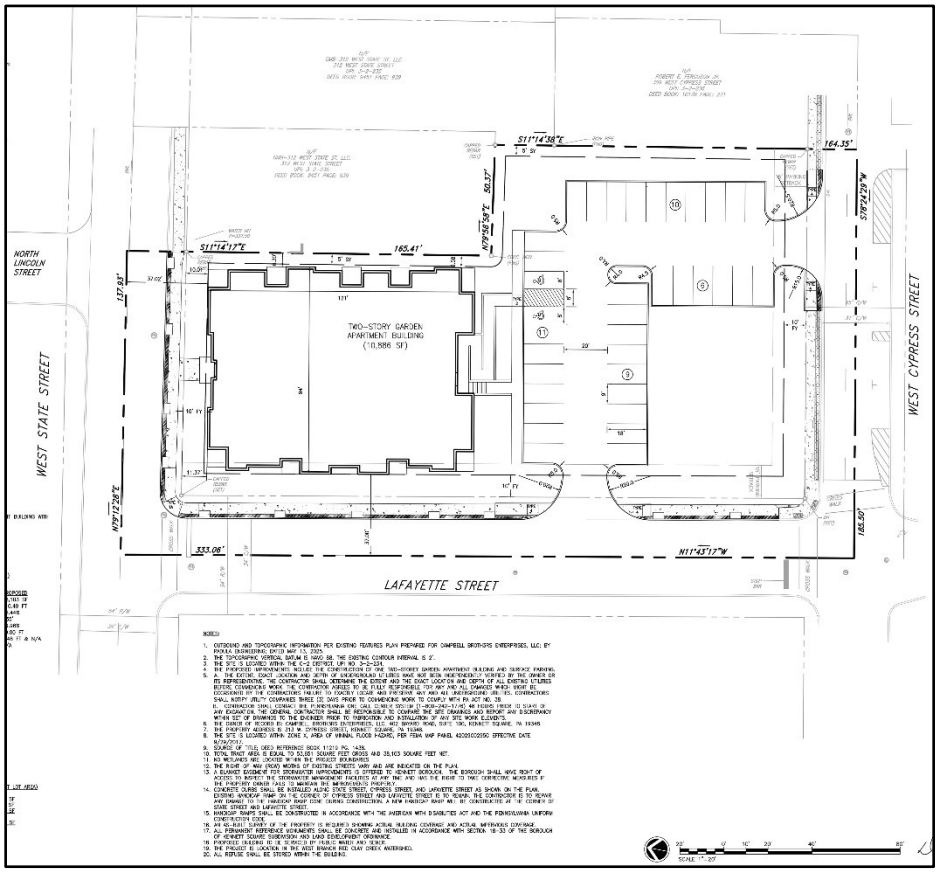
PROPOSAL:

The applicant proposes the construction of a two-story 18 unit apartment building. Thirty-six parking spaces will be provided. The existing building will be demolished. The project site, which will be served by public water and public sewer, is located in the C-2 Secondary Commercial zoning district.

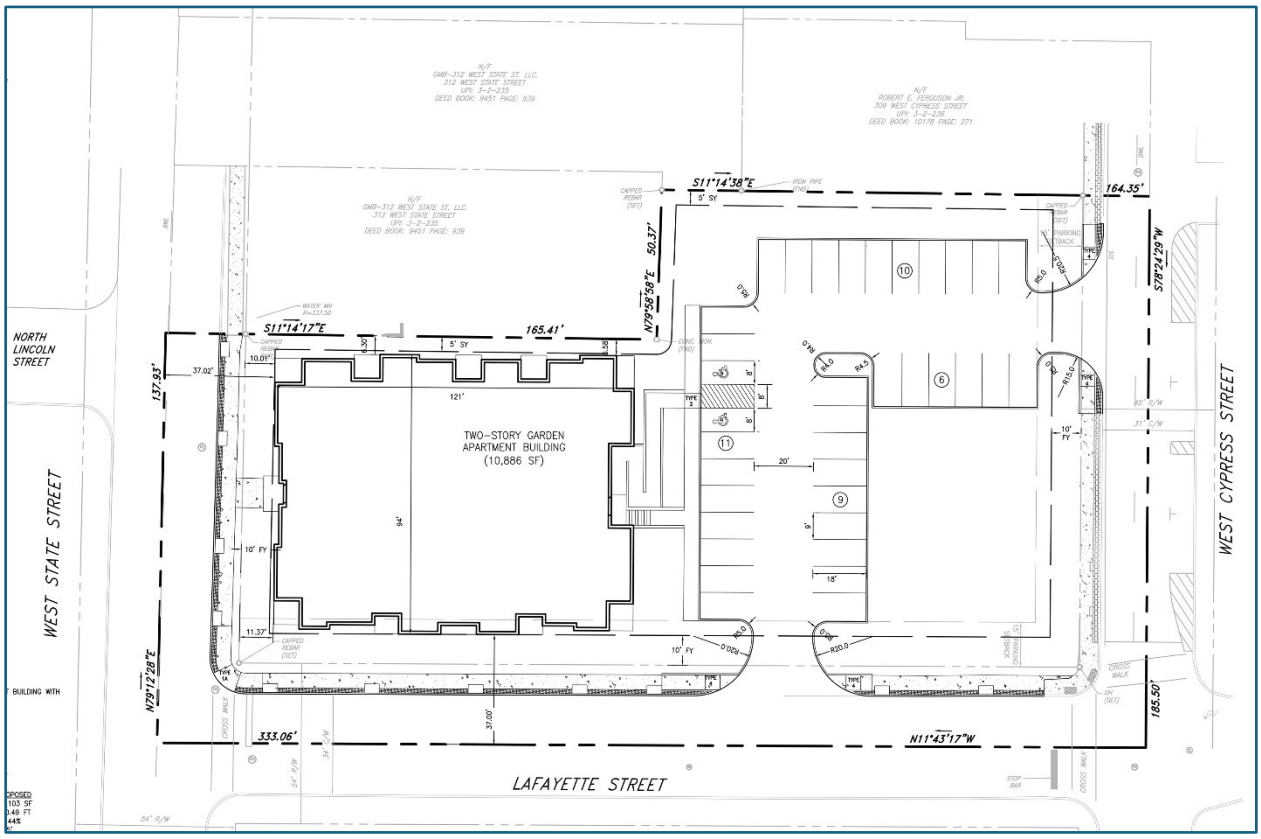
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the design issues discussed in comments #3 and #4, and all Borough issues should be resolved before action is taken on this land development plan.

Page: 2
Re: Preliminary/Final Land Development - Cypress Street Apartments
Kennett Square Borough – LD-09-26-19104





Site Plan Detail, Sheet 5: Preliminary/Final Land Development - Cypress Street Apartments



Site Plan Detail, Sheet 5 (closeup): Preliminary/Final Land Development - Cypress Street Apartments

COUNTY POLICY:

LANDSCAPES:

1. 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 land development is consistent with the objectives of the **Urban 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:

Design Issues:

3. Figure 9-1: Historic Resources in the Borough's Comprehensive Plan (page 9-6) indicates that the adjoining parcels to the north, east, and south are located in the Borough's National Historic District. The applicant and Borough should ensure that the design of the proposed development respects the design, materials, and massing of the neighboring historic resources. Building elevations/renderings were not included with the plan submission to the County Planning Commission. We note that the Borough's Comprehensive Plan (page CA6-1) indicates that it is critical that redevelopment and infill development in Character Area 6 does not compromise the historic nature of the downtown area, and that new development is consistent with or complements existing historic structures.

4. While we acknowledge that a landscape plan (Sheet 9) was included with the plan submission, the applicant and Borough should ensure that the frontage along Cypress Street is designed as a pleasing pedestrian environment, with appropriate landscaping and screening provided for the parking area. ***Landscapes3*** recommends that streetscaping be provided in downtown areas in Urban Centers (page 35). Additional information on this topic is provided on page 35 of the County Planning Commission's Urban Center Design Guide, which is available online at: https://www.chescoplanning.org/Guides/L3DesignGuides.cfm

5. The applicant should demonstrate how snow disposal (i.e. snow storage) will be handled for this development. Consideration should be provided for a designated snow disposal area(s) on the project site.

Access and Circulation:

6. While we acknowledge that sidewalks, which are an essential design element in the Urban Center Landscape, will be provided, crosswalk pavement marking should be provided along the proposed driveway entrances, to make it clear to motorists that they must watch for pedestrians.

Affordably-Priced Housing:

7. We suggest that the applicant and Borough consider providing a percentage of affordably-priced housing units within the proposed apartment building. "Live" Objective B of ***Landscapes3*** is to accommodate housing at costs accessible to all residents. Additionally, the County has established the 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.

Stormwater Management:

8. 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.

9. According to the Waivers Request table on Sheet 5, the applicant is requesting three waivers from Chapter 24-Stormwater Management of the Borough Code (we note that the rationale for these waiver requests is provided on page 1 of the Post Construction Stormwater Management Narrative, dated September 4, 2026). 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.

We note that one of the requested waivers, due to poor infiltration testing results, is a waiver from Section 24-19 - Water quality and runoff volume requirements. The site drains to the West Branch of Red Clay Creek, which the state has designated as a Trout Stocking (TSF)/Migratory Fishes (MF) and is also impaired for Fish Consumption, Recreation, and Aquatic Life, thus we recommend that the Borough ensure approval from the Pennsylvania Department of Environmental Protection (PA DEP) and the Conservation District for the MRC stormwater control measure before approving this waiver request.

10. The applicant has not requested a waiver from Section 24-22 - Stormwater Peak Rate Control Requirements, of the Borough's Stormwater Management Ordinance. The post-construction peak flow rates from any regulated activity shall not exceed the predevelopment peak flow rates as shown for each of the design storms specified in Table 24-22.1 of Section 24-22. For discharge point DP-1, the 2-year post construction peak rate is 0.02 cubic feet per second (cfs) greater than predevelopment conditions. The Post Construction Stormwater Management Report states that the "calculated difference is within the tolerances of the model" and "when combining the Post Development 2-year flows for DA1 and DA2, the overall flow is less than the 50% flow for the 2-year predevelopment." However, the difference may be greater as proposed development is built. In addition, Section 24-22(f) of the ordinance states, "When a regulated activity contains or is divided by multiple drainage areas, the peak flow rate controls shall be separately addressed for each drainage area." The applicant should request this waiver, and if approved by the Borough, will have documentation that the Borough has reviewed and acknowledges that the post construction peak rate for the 2-year storm event for DP-01 may be equal to or less than the redevelopment peak rate.

ADMINISTRATIVE ISSUES:

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

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 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 Kennett Square 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,

Paul Farkas

Paul Farkas
Senior Review Planner

cc: Campbell Broth3rs Enterprises, LLC
Onterris
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

October 15, 2026

Alison S. Dobbins, Township Manager
Kennett Township
801 Burrows Run Road
Kennett Township, PA 19317

Re: Preliminary Subdivision - Rachel Zilber, Peter Beck & Isaac Ogle
Kennett Township – SD-06-26-18984

Dear Ms. Dobbins:

A Preliminary Subdivision Plan entitled "Rachel Zilber, Peter Beck & Isaac Ogle", prepared by Shewman Surveying, and dated May 8, 2026, and last revised August 12, 2026, was received by this office on September 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 subdivision for your consideration.

PROJECT SUMMARY:

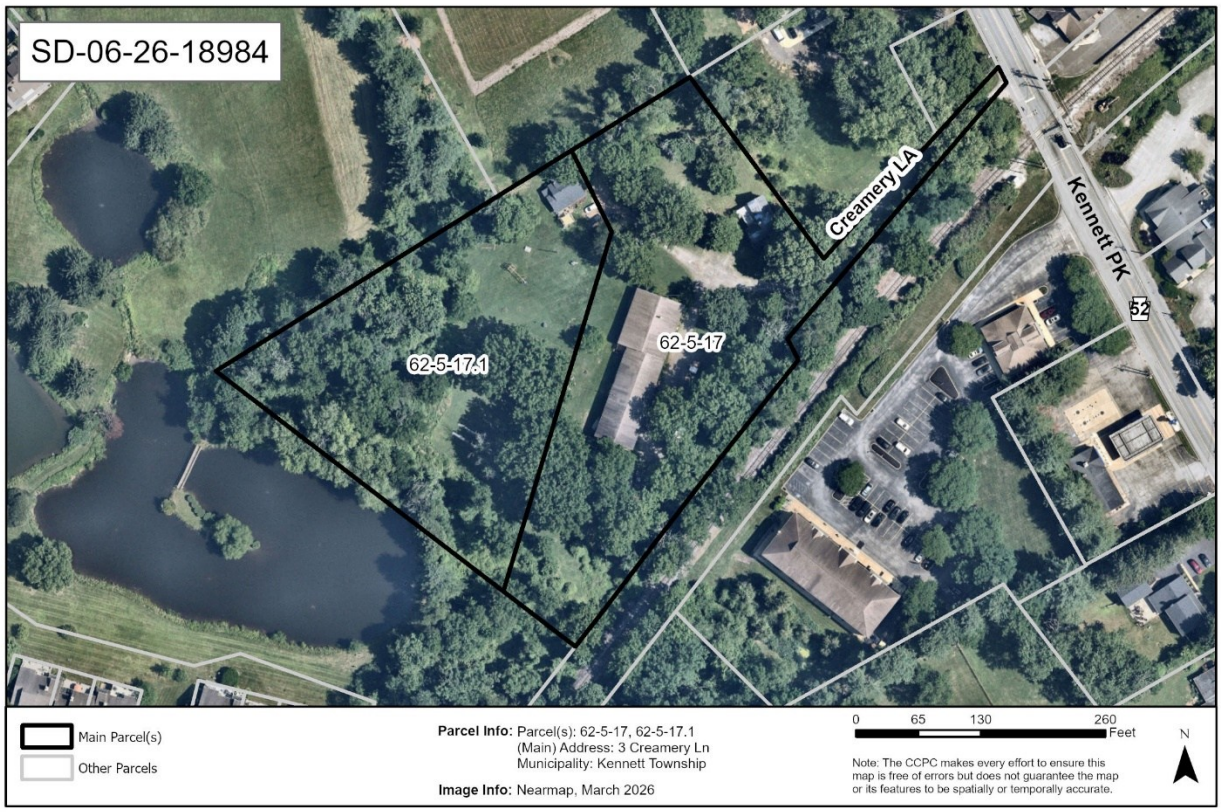
Location:	Western end of Creamery Lane, west of Kennett Pike
Site Acreage:	4.20
Lots/Units:	2 existing lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential; Commercial
Municipal Land Use Plan Designation:	V Village
UPI#:	62-5-17, 62-5-17.1

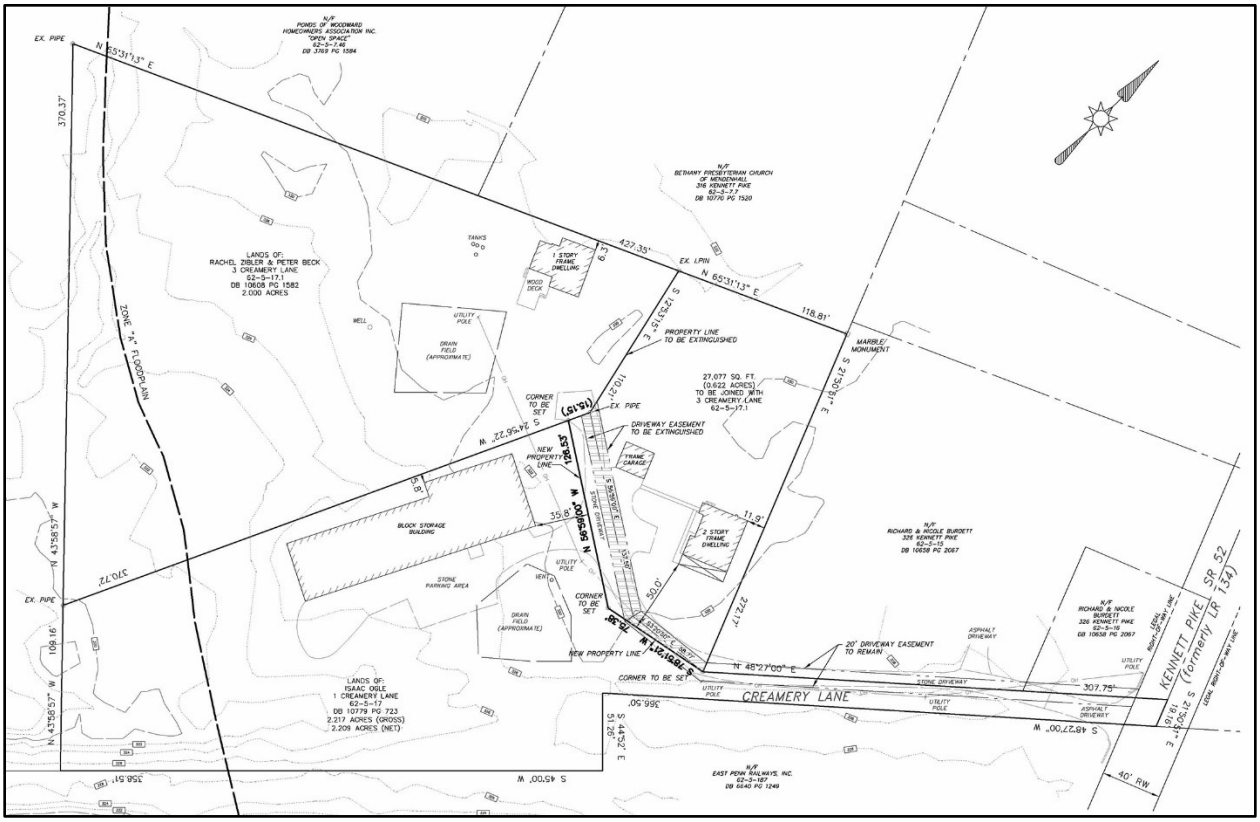
PROPOSAL:

The applicant proposes the conveyance of a 0.62 acre portion of UPI# 62-5-17 to UPI# 62-5-17.1. No development activity is proposed as part of the current plan submission. The project site is located in the VM Village (Mendenhall) zoning district.

RECOMMENDATION: The County Planning Commission recommends that the administrative 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 - Rachel Zilber, Peter Beck & Isaac Ogle
Kennett Township – SD-06-26-18984





Site Plan Detail: Preliminary Subdivision - Rachel Zilber, Peter Beck & Isaac Ogle

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban 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. 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. The proposed subdivision is consistent with the objectives of the **Suburban Landscape.**

ADMINISTRATIVE ISSUES:

2. While not identified on the current plan submission, it is our understanding that the applicant has requested two waivers from Article IV – Plan Requirements of the Township Subdivision and Land Development Ordinance. 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. Any waivers granted by the Township Board of Supervisors should be identified on the approved plan.

3. The site plan indicates that a portion of an existing driveway easement will remain. The details of this driveway easement should be incorporated into the deeds of the appropriate lots.

4. 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 Kennett 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: Peter Beck
Shewman Surveying

CHESTER COUNTY Planning COMMISSION

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

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Matthew J. Edmond, AICP
Executive Director

October 15, 2026

Alison S. Dobbins, Township Manager
Kennett Township
801 Burrows Run Road
Kennett Township, PA 19317

Re: Preliminary/Final Subdivision - 600 McFarlan Road and 312 East Hillendale Road
Kennett Township – SD-09-26-19111

Dear Ms. Dobbins:

A Preliminary/Final Subdivision Plan entitled "600 McFarlan Road and 312 East Hillendale Road", prepared by Howell Surveying, and dated April 24, 2026, was received by this office on September 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 subdivision for your consideration.

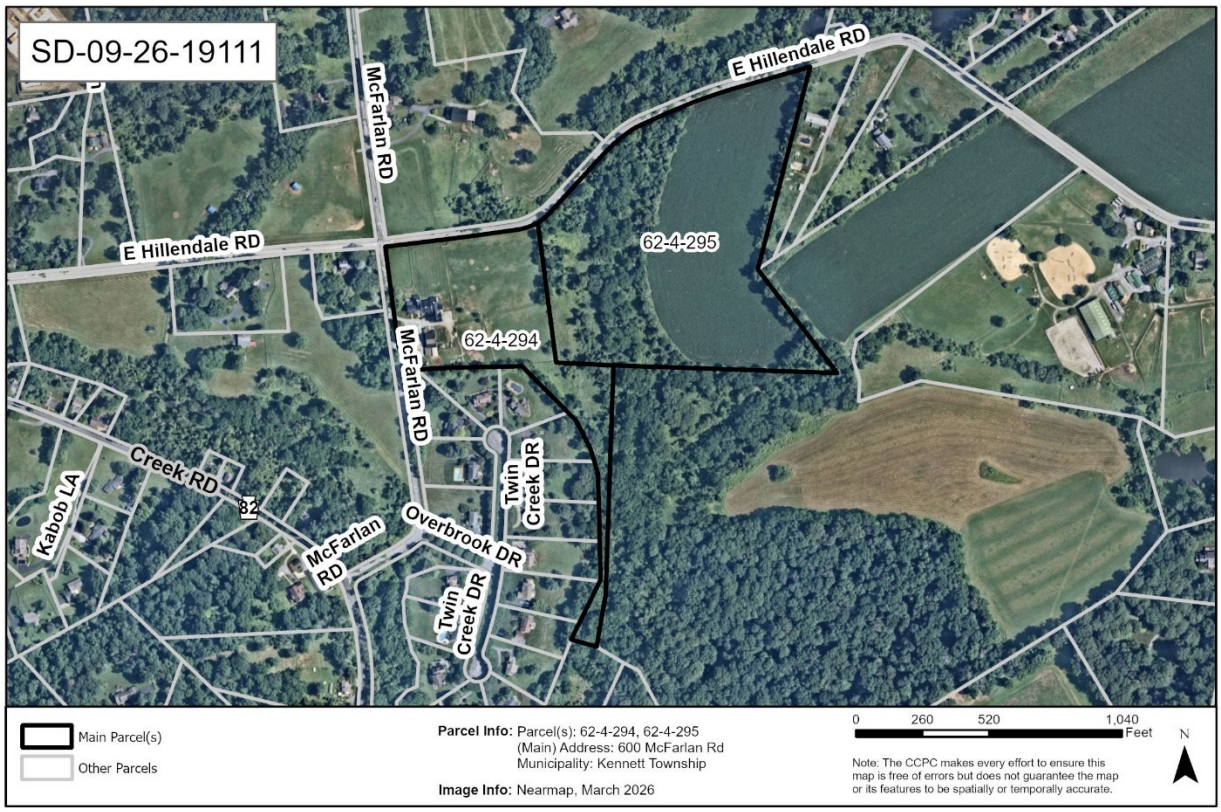
PROJECT SUMMARY:

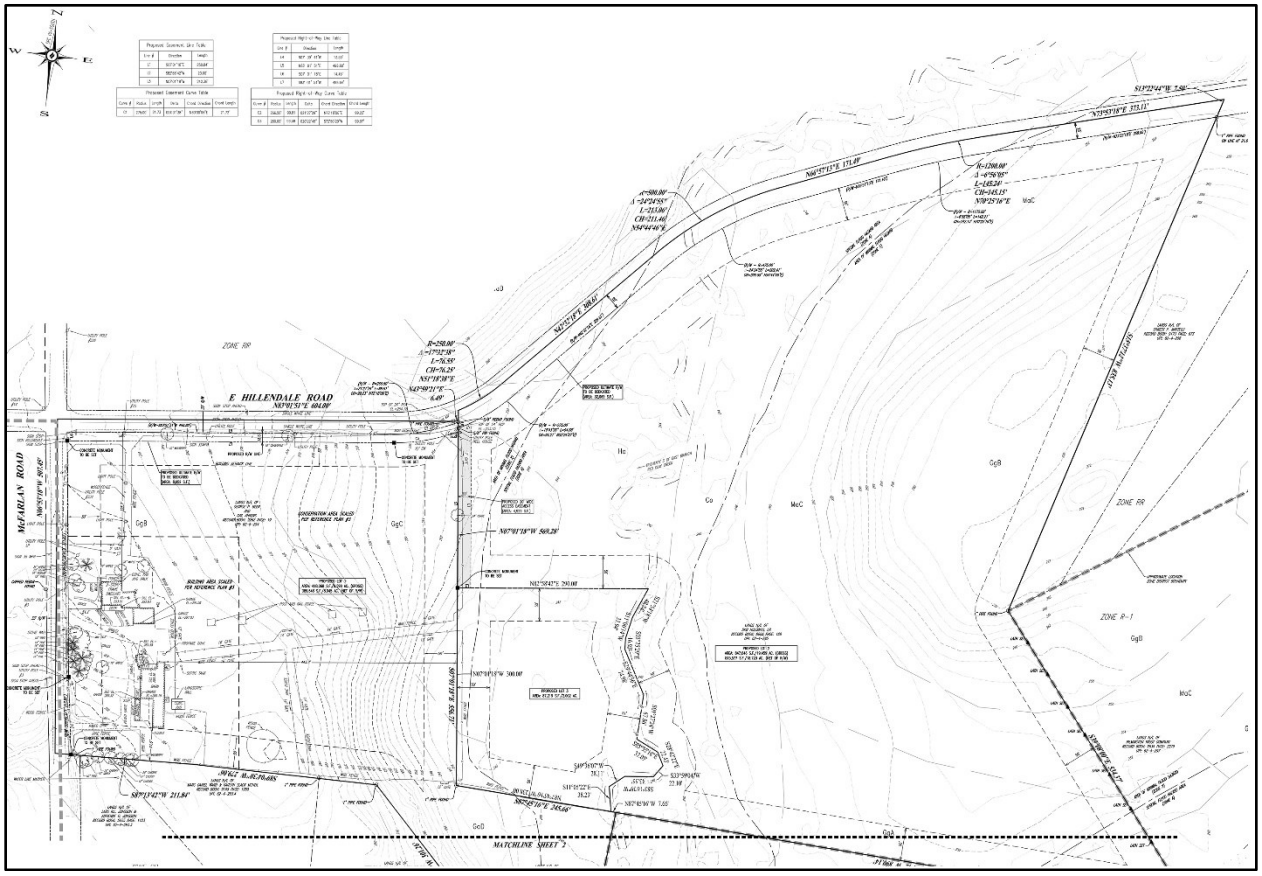
Location:	Southeast corner of East Hillendale Road and McFarlan Road
Site Acreage:	31.10
Lots/Units:	2 existing lots; 3 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	RC Rural Conservation
UPI#:	62-4-294, 62-4-295

PROPOSAL:

The applicant proposes the creation of 3 lots. It is our understanding that Lot 3 (a 2 acre portion of UPI# 62-295) will be conveyed to UPI #62-4-294 (this issue is further discussed in comment #2). No development activity is proposed as part of the current plan submission. The project site is located in the RR Rural 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: 600 McFarlan Road and 312 East Hillendale Road

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Rural Landscape, Suburban Landscape,** and **Natural Landscape** designations of ***Landscapes3***, the 2018 County Comprehensive Plan. 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. 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. The proposed subdivision is consistent with the objectives of the **Rural** and **Suburban Landscapes**.

PRIMARY ISSUES:

2. While not identified on the current plan submission, the applicant's August 13, 2026 cover letter to the Township indicates that, subsequent to the subdivision process, the owner of UPI# 62-4-295 intends to convey Lot 3 to the owner of UPI# 62-4-294 "for their private use and to attain the requisite 10 acres to qualify for an agricultural exemption." The cover letter also indicates that the plan will provide additional right-of-way along East Hillendale Road from UPI# 62-4-294 for the Township's use in the construction of a segment of the Kennett Greenway (we note the plan indicates that an additional 13.5 feet of right-of-way will be provided along the south side of East Hillendale Road on UPI# 62-4-294). For clarity purposes, this information should be identified on the approved plan.

3. The site plan appears to indicate that the eastern boundary of Lot 3 will be located along an unnamed tributary to the East Branch Red Clay Creek. Due to the likelihood of the creek changing course over time, we suggest that the applicant and Township reconsider using the creek as a property boundary.

ADMINISTRATIVE ISSUES:

4. According to the Waivers Requested table on Sheet 1, the applicant is requesting 15 waivers from Article IV – Plan Requirements of the Township Subdivision and Land Development Ordinance. 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.

5. The site plan depicts the location of a proposed 20 foot wide access easement on Lot 2. The details of this easement should be incorporated into the deeds of the appropriate lots.

6. According to County Tax Assessment records, UPI# 62-4-295 appears 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.

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 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 Kennett 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: George P. Beer and Gail Ahrens
DKB Holdings, LP
Howell Surveying
Chester County Assessment Office

CHESTER COUNTY Planning COMMISSION

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

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West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

October 13, 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 - Phase 1 for Cliff M. Anderson
London Grove Township - LD-09-26-19099

Dear Mr. Battin, EFO, MPA:

A Final Land Development Plan entitled "Phase 1 for Cliff M. Anderson", prepared by Regester Associates, Inc., and dated May 24, 2026, and last revised on September 1, 2026, was received by this office on September 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 Land Development for your consideration.

PROJECT SUMMARY:

Location:	on the west side of North Guernsey, south of Hilton Road
Site Acreage:	32.56 acres
Lots/Units:	1 lot
Non-Res. Square Footage:	18,360 square feet
Proposed Land Use:	Unique
New Parking Spaces:	100 parking spaces
Municipal Land Use Plan Designation:	Agricultural
UPI#:	59-4-16.1

PROPOSAL:

The applicant proposes the construction of a 18,360 square foot commercial building, and 100 parking spaces. The project site, which will be served by onsite water and onsite sewer, is located in the AP-Agricultural Preservation 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 land development plan.



BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# LD-06-21-16767, dated, July 9, 2021, which addressed, the construction of two agricultural buildings totaling 48,060 square feet and 200 parking spaces.

COUNTY POLICY:

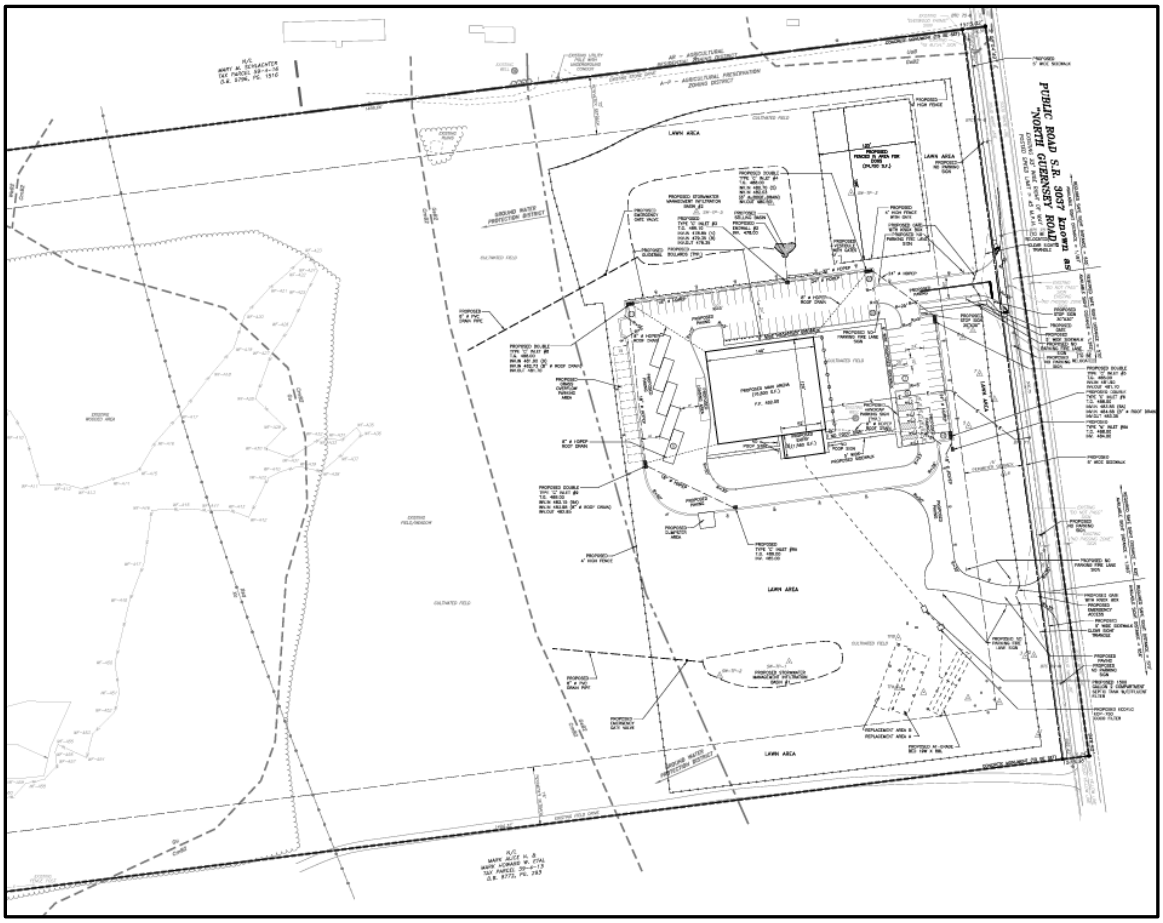
LANDSCAPES:

2. The project site is located within the **Agricultural Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. This 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 land development is consistent with the objectives of the **Agricultural Landscape**.

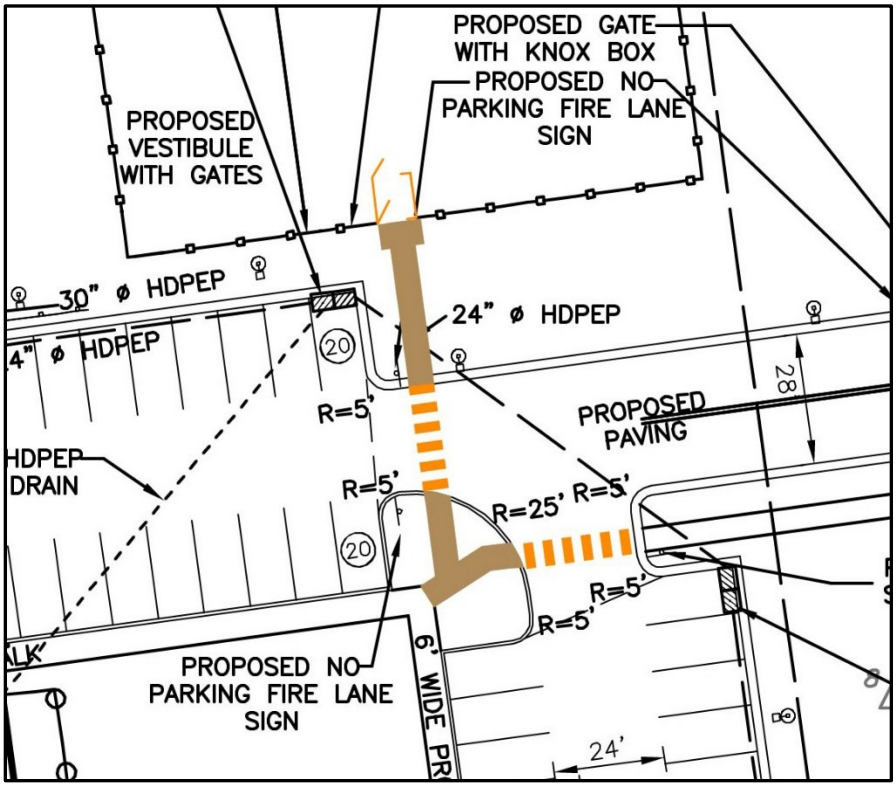
WATERSHEDS 2045:

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

- Protecting and restoring riparian corridors and first order streams.
- Addressing sources of water quality impairments.
- Reducing stormwater runoff and mitigating flooding.
- Promoting and expanding water-based recreational opportunities and access.
- *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.



Detail of Final Land Development - Phase 1 for Cliff M. Anderson



Concept diagram of pedestrian circulation

PRIMARY ISSUES:

4. "Connect" Objective C of ***Landscapes3***, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.

5. The plan and 2026 aerial photography indicate that a portion of the site is wooded. Although it does not appear that any development activity will encroach into the delineated woodland area, the applicant should be aware that 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 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.

6. "Connect" Objective C of ***Landscapes3***, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.

7. After reviewing the pedestrian circulation, it is our recommendation that sidewalks and crosswalks should be provided to facilitate safe and direct pedestrian access from the main building to the fenced-in dog run. This recommendation aligns with Objective C ("Connect") of *Landscapes3*, the County Comprehensive Plan.

8. Animal waste contains bacteria and pathogens that cause surface and/or groundwater pollution if not properly managed. Due to the site's proximity to the Ground Water Protection District, the Township may wish to request that the applicant develop a written plan for dog waste management on site. A plan for regular cleaning and proper disposal of dog waste generated at the facility should help minimize the risk of bacteria-laden stormwater runoff entering the nearby Middle Branch White Clay Creek or infiltrating into the subsurface Cockeysville Marble Formation.

ADMINISTRATIVE ISSUES:

9. 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 London Grove 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,

Albert Park

Albert Park
Senior Review Planner

cc: Cliff M. Anderson
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

CHESTER COUNTY Planning COMMISSION

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Marian D. Moskowitz
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West Chester, PA 19380
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www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

October 7, 2026

Erica L Batdorf, Township Manager
North Coventry Township
845 S Hanover Street
Pottstown, PA 19465

Re: Preliminary Subdivision - Estate of Olga C. High
North Coventry Township - SD-08-26-19088

Dear Ms. Batdorf:

A Preliminary Subdivision Plan entitled "Estate of Olga C. High - 1545 S. Keim St. Pottstown, PA 19465", prepared by All County and Associates, Inc., and dated July 7, 2026, was received by this office on September 8, 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.

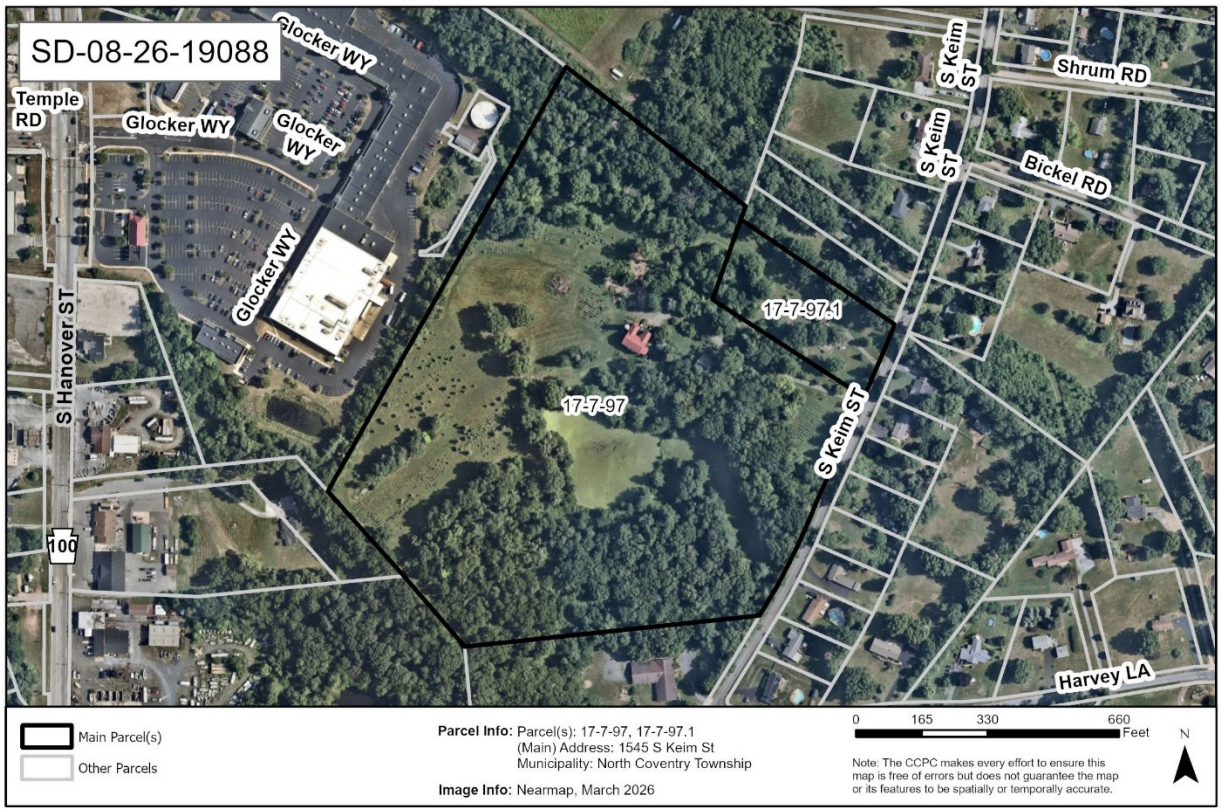
PROJECT SUMMARY:

Location:	On the west side of South Keim Street, north of East Hoffecker Road
Site Acreage:	29.20 acres
Lots/Units:	2 lots
Proposed Land Use:	Farm/Pasture Land, Single Family Residential
Municipal Land Use Plan Designation:	Agricultural
UPI#:	17-7-97.1, 17-7-97

PROPOSAL:

The applicant proposes the conveyance of an approximately 7.85-acre portion of Lot 1 (UPI# 17-7-97) to Lot 2 (UPI# 17-7-97.1). The project site, which is served by onsite water and sewer, is located in the R-1 zoning district.

RECOMMENDATION: The Chester County Planning Commission has no planning issues with this subdivision application. All Township issues should be resolved before action is taken on this plan.



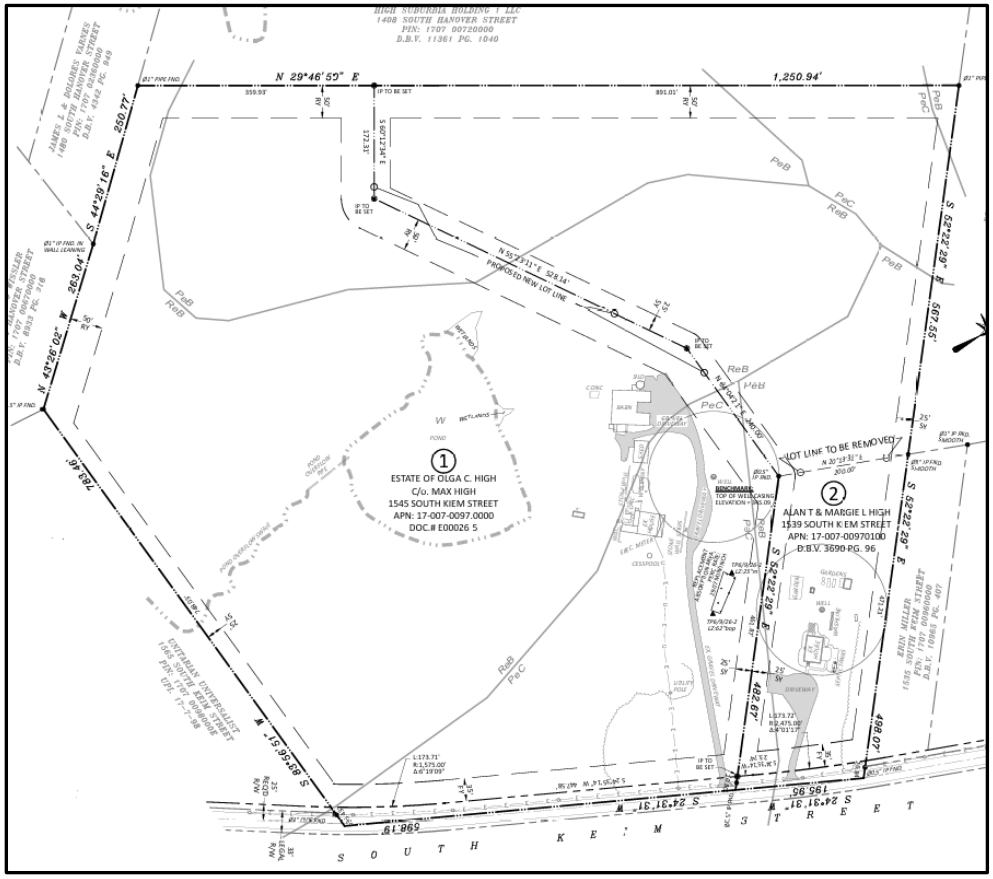
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# SDLD-09365, dated December 12, 1993, which addressed, the division of a 29.3-acre tract into two lots: Lot 1 (27.15 acres), which contains an existing nursery, and Lot 2 (2.15 acres), proposed for residential use. The subdivision was approved by North Coventry Township on November 8, 1993.

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. 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 Preliminary Subdivision - Estate of Olga C. High

ADMINISTRATIVE ISSUES:

3. 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 North Coventry. 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: Samuel A and Olga C High
All County and Associates, Inc
Chester County Health Department
Chester County Assessment Office

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

October 22, 2026

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

Re: Preliminary Subdivision and Land Development - 582-584 Bridge Street Building Addition
Phoenixville Borough - SD-09-26-19107, LD-09-26-19109

Dear Mr. Boelker:

A Preliminary Subdivision and Land Development Plan entitled "582-584 Bridge Street Building Addition", prepared by Wilkinson Design Group, LLC, and dated August 14, 2026, was received by this office on September 23, 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 and Land Development for your consideration.

PROJECT SUMMARY:

Location:	South side of Bridge Street, west of Wheatland Street
Site Acreage:	0.45 acres
Lots/Units:	2 existing lots; 1 proposed lot
Non-Res. Square Footage:	0
Proposed Land Use:	Mixed-use
New Parking Spaces:	9
Municipal Land Use Plan Designation:	Mixed-use
UPI#:	15-12-283, 15-12-284

PROPOSAL:

The applicant submitted a Preliminary Subdivision and Land Development plan for UPI #s 15-12-283 and 15-12-284. The subdivision component proposes the consolidation of the two existing lots into one lot. The land development component proposes a building addition with three residential units, as well as nine new parking spaces and stormwater management facilities. The project site, which will be served by public water and public sewer, is located in the TC Town Center zoning district.

RECOMMENDATION: The Chester County Planning Commission has no planning issues with this subdivision and land development submission. All Phoenixville Borough issues should be resolved before action is taken on this plan.



Aerial Image of Relevant Parcels

COUNTY POLICY:

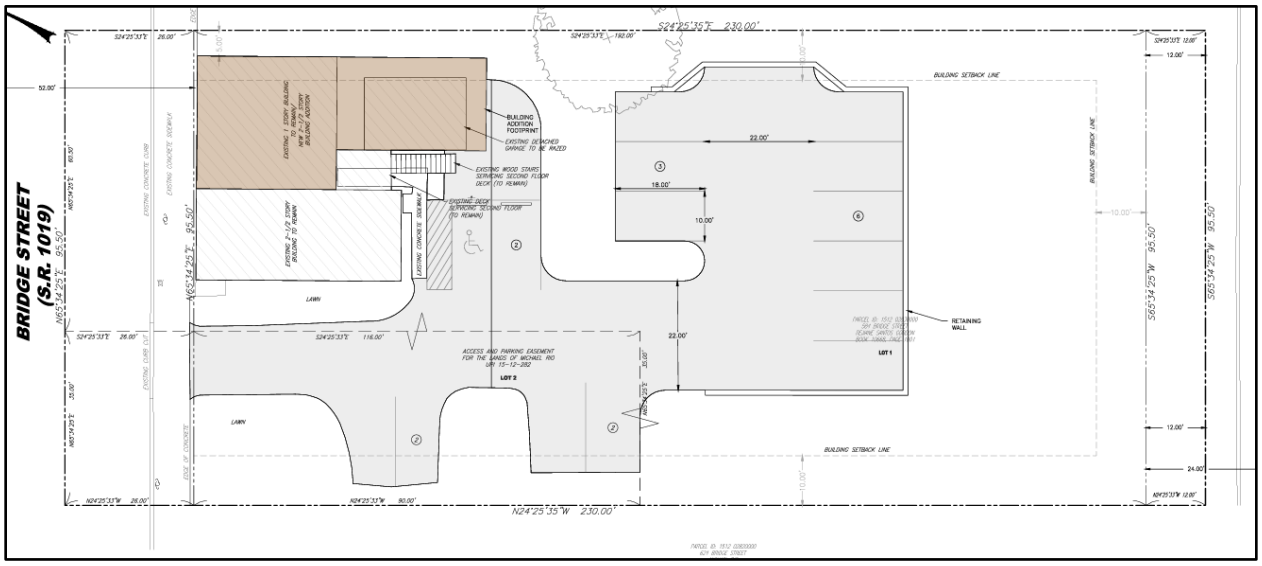
LANDSCAPES:

1. 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.**

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 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.



Site Plan Detail, Sheet 3: Preliminary Subdivision and Preliminary Land Development – 582-584 Bridge Street Building Addition

PRIMARY ISSUES:

3. The Chester County Planning Commission has no planning issues with this plan submission.

ADMINISTRATIVE ISSUES:

4. 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 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,

Katie Blizzard-Piskai

Katie Blizzard-Piskai
Review Planner

cc: Rejiane Santos Gordon
Ronald Jackson, Wilkinson Design Group
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 Planning COMMISSION

COUNTY COMMISSIONERS
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Eric M. Roe

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West Chester, PA 19380
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www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

October 29, 2026

Laurie Getz, Township Manager
Schuylkill Township
111 Valley Park Road
Phoenixville, PA 19460

Re: Preliminary Subdivision - 1485 Valley Forge Road
Schuylkill Township - SD-09-26-19108

Dear Ms. Getz:

A Preliminary Subdivision Plan entitled "1485 Valley Forge Road", prepared by Howell Engineering, and dated August 5, 2026, was received by this office on September 29, 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:	East side of Valley Forge Road, north of McKinney Lane
Site Acreage:	46.7 acres
Lots/Units:	1 existing lot; 46 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Mixed-use
UPI#:	27-6-118

PROPOSAL:

The applicant proposes the creation of 46 single family residential lots from 1 existing lot. The project site, which will be served by public water and public sewer, is located in the R-1 Low-Density Residential zoning district with a Conservation Overlay. The parcel contains Class II Historic Resources, including a barn, dwelling, and spring house ruins, in addition to a non-historic age cemetery. The Preliminary Subdivision plan indicates that these resources and the cemetery are not to be demolished.

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



Aerial image of relevant parcel

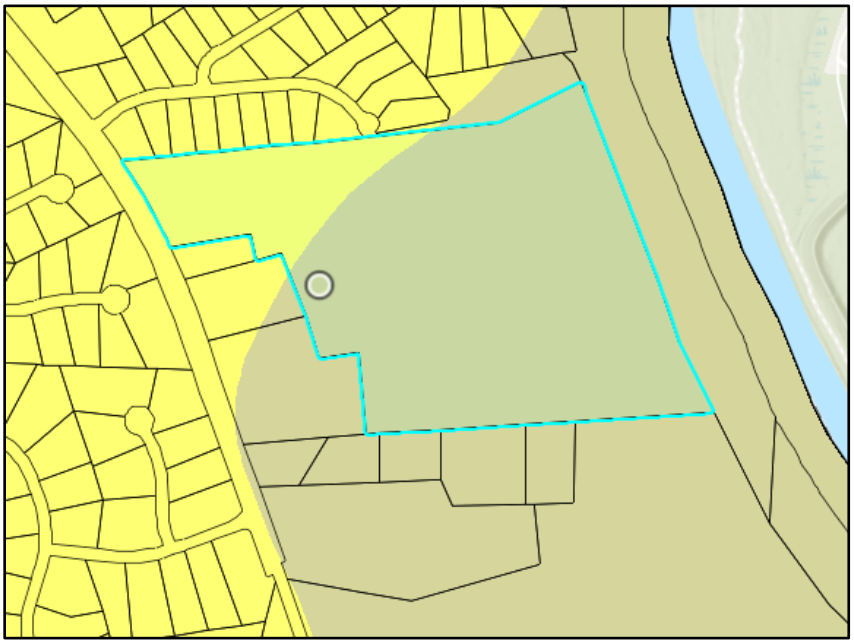
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# SDLD-04125-3, dated October 27, 1992, proposed a development entitled National Christian Conference Center, comprising a 47,700 square foot building and parking area for 44 cars. The existing barn and buildings were proposed to remain.

COUNTY POLICY:

LANDSCAPES:

2. The frontage of the property, along Valley Forge Road, is located within the **Suburban Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The majority of the property, however, is located in the **Rural Landscape** designation of ***Landscapes3***. The figure below shows how the parcel aligns with the ***Landscapes3*** designations.



***Landscapes3* designations for UPI# 27-6-118:**
Suburban is shown in yellow; Rural is shown in tan; Parcel is highlighted in cyan.

3. 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.**

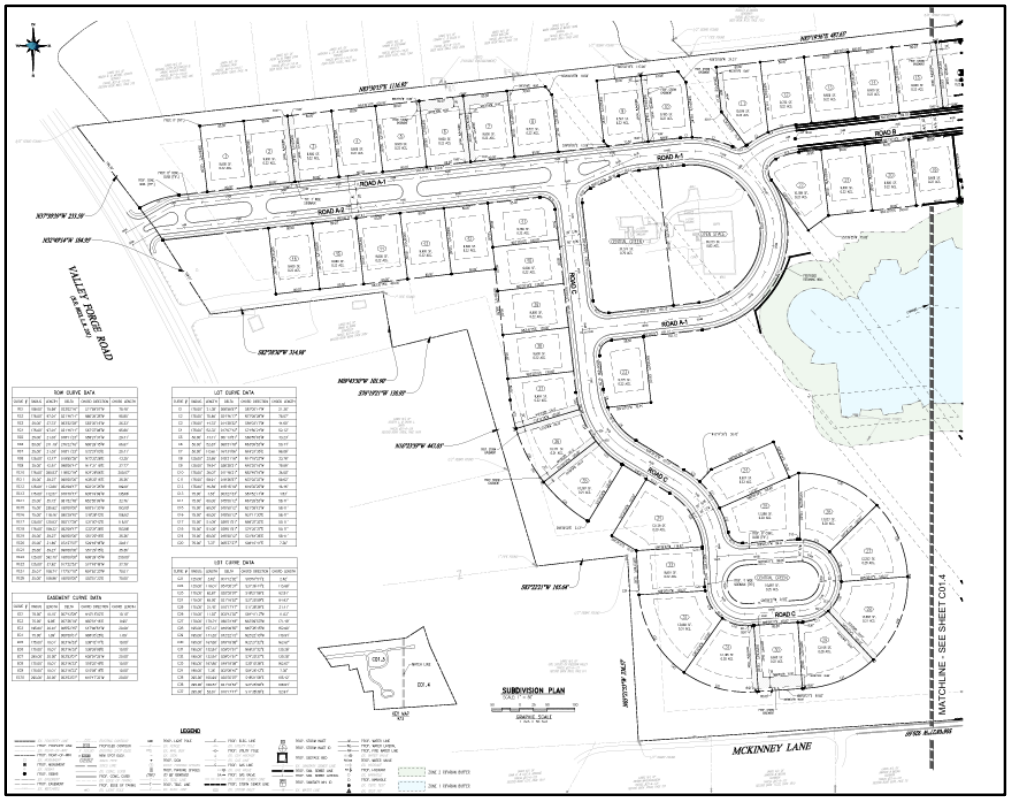
4. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is somewhat consistent with the objectives of the **Rural Landscape** in that it concentrates development closer to the portion of parcel in the Suburban Landscape designation and preserves the natural areas adjacent to the Schuylkill River.

WATERSHEDS 2045:

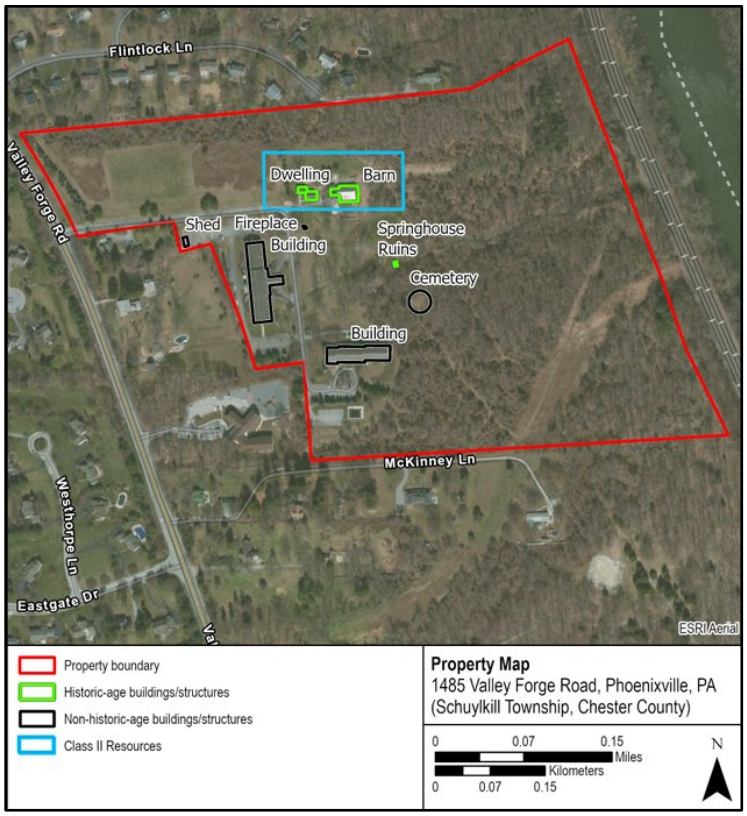
5. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed subdivision is located within the Schuylkill River watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are:
   - addressing causes of stream impairments;
   - implementing comprehensive stormwater management;
   - protecting vegetated riparian corridors and first order streams; and
   - expanding water-based recreational opportunities and access.

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

Page: 4
Re: Preliminary Subdivision - 1485 Valley Forge Road
Schuylkill Township - SD-09-26-19108



Site plan detail, sheet 3: Preliminary Subdivision Plan of 1485 Valley Forge Road



Revised Historic Resource Impact Study 1485 Valley Forge Road, Page 3.

PRIMARY ISSUES:

6. Single Access Road: The plan proposes to create 46 single family dwelling units served by a single access road to the public road network. The Township should consider establishing a secondary access road to serve this number of residents and to better provide emergency access.
    - There is an opportunity to connect Road A-1 in the subdivision to Flintock Lane. We anticipate this would require removing the parcel for dwelling unit 10 from the subdivision, but it would confer significant circulation and emergency access benefits.
    - If a secondary access road cannot be accommodated, the Township should consider locations for providing a secondary emergency access point to the subdivision.
    - We recommend the applicant and Township refer to the Emergency Access design element in Chapter 3 of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the emergency access connection. This design element is available online at: https://chescoplanning.org/Guides/Multimodal/.

7. Driveway: The primary access road to the subdivision (Roads A1 and A2, shown with a boulevard design) intersects with Valley Forge Road perpendicularly. However, the portion that remains perpendicular moving east from that intersection is relatively short. The applicant should consider alternatives that achieve a longer length of Roads A1 and A2 that run perpendicular to Valley Forge Road in order to improve sightlines, queuing, and safety.
    - The Township should verify that the proposed driveway for Roads A1 and A2 is in conformance with Township Ordinances with regard to grade and sight distance.

8. Walking Trails: The applicant should explore opportunities to include a walking trail throughout the property, especially in the wooded areas in the eastern portion. This property is also adjacent, in the southwest corner, to UPI# 27-6-120, which is owned by Founding Forward and maintains walking trails in its Medal of Honor Grove that are open to the public (Campus locations | Founding Forward). There may be an opportunity for the proposed subdivision to collaborate with this property owner to connect its residents to this recreational and cultural resource. Founding Forward is also involved in creating a trail along the Schuylkill River, which would also run through its property. The applicant should communicate with Founding Forward to explore opportunities for the proposed subdivision to collaborate with these trail development efforts.

9. Crosswalks: The applicant should confirm that there will be sufficient crosswalks and curb cuts so that residents of all lots in the subdivision can reasonably access the central green and circulate within the community.

10. Cemetery: Section 1536 of the Second Class Township Code gives the Board of Supervisions the authority to require maintenance and cleanup of any abandoned cemetery and/or burial ground. Further, the Township Zoning Ordinance defines cemetery as a use by special exception in the R-1 Low-Density Residential District (§ 370-20.B). The applicant should work with the Township to best determine how the existing cemetery should be addressed as part of the overall land development. Consideration could be given to requiring an easement over the open space parcel that provides public access to the cemetery. Further, a formal trail or path could also be created to provide clear public access to the cemetery. A determination of the responsible party for the on-going maintenance of both the cemetery and of any trail or path that may be created to access it should also be addressed as part of the land development process. If the responsible party is decided to be the HOA, this should be incorporated into the recorded HOA documents.

11. Clarification on Plans for Class II Historic Resources:

- The Historic Resources Impact Study, page 70, notes that "Escotia Investment Properties, LP proposes to remove all existing buildings and structures at 1485 Valley Forge Road and construct a residential development with 49 lots focused on a central green." The submitted plan set, page 3, however indicates that the historic house and barn will remain in a central green surrounded by a circular roadway. The Township should confirm if the final plan is to retain these buildings as part of the central green. If they are to be retained, the Township should ask for additional details on the plans for rehabilitation and landscaping in order to set these buildings within an appealing and appropriate context.
- The Chester County Planning Commission supports the reuse and rehabilitation of these historic buildings as part of the common space in the proposed development. This supports the Appreciate Goal of ***Lanscapes3***, in particular Objective A to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: https://www.chescoplanning.org/Landscapes3/Appreciate.cfm.
- The Township should ask for clarification on the plans for the springhouse ruins. These could be made into an outdoor passive recreation feature, such as a picnic area with historic interpretive signage.

12. The site plan indicates that there are three natural gas transmission pipelines operated by the Transcontinental Gas Pipeline Company that traverse the southeastern portion of the project site. While it does not appear that any development activity will occur within the pipeline corridor shown on the plan, the applicant 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.

13. Water Resources: Under the advisement of the Chester County Water Resources Authority, we provide the following comments on water resources for the property:

Water Resources Information:
Schuylkill Township
Unnamed Tributary to Schuylkill River, Delaware River Basin
No FEMA mapped Special Flood Hazard Zones on the property
MS4 community: Yes
Impairments for Schuylkill River:
Assessed Use – Fish Consumption, Source Unknown (PCBs)
Assessed Use – Aquatic Life, Urban Runoff/Storm Sewers (cause unknown); Agriculture (cause unknown); Municipal Point Source Discharges (cause unknown)
TMDL: Schuylkill River PCB TMDL: PCB
Designated use: Warm Water Fishes (WWF), Migratory Fishes (MF)

Natural Features Protection:

1. Given the project's location in a watershed designated as 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.

2. The plan proposes development of steep slopes. The Applicant should refer to Schuylkill Township Municipal Code, Part II General Regulations, Chapter 3 Zoning, Article XX Special Exception and Conditional Use Standards, § 370-164Steep Steep Slope Regulations and ensure compliance along steep slopes.

Stormwater Considerations:

1. The applicant should provide the Township with the full Post-Construction Stormwater Management Report for review, if not yet provided.
2. The limit of disturbance (LOD) delineated on the plans may not accurately represent the area of earth disturbance. The Township's Stormwater Management Regulations define "Earth Disturbance" (or "Earth Disturbance Activity") as "A construction or other human activity which disturbs the surface of the land, including, but not limited to, clearing and grubbing; grading; excavations; embankments; road maintenance; land development; building construction; and the moving, depositing, stockpiling, or storing of soil, rock, or earth materials." The LOD boundaries should reflect the proper area according to this definition, which should include construction activities.
3. The plan proposes the installation of two infiltration basins, level lip spreaders, and an infiltration bed for post construction stormwater management. 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 the stormwater control measures 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 these facilities.

ADMINISTRATIVE ISSUES:

14. 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.

15. 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 Schuylkill 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,

Katie Blizzard-Piskai

Katie Blizzard-Piskai
Review Planner

cc: Escotia Property Investments, LP
Dave Gibbons, Howell Engineering
Chester County Water Resources Authority
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 Planning COMMISSION

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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

October 28, 2026

Kisha Tyler, Borough Manager
Spring City Borough
6 S Church Street
Spring City, PA 19475

Re: Final Subdivision - Poplar Street
Spring City Borough - SD-09-26-19112

Dear Ms. Tyler:

A Final Subdivision Plan entitled "Poplar Street", prepared by HNT Engineering & Surveying, and dated August 21, 2026, was received by this office on September 30, 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 northeast side of Poplar Street and South Church Street
Site Acreage:	0.61 acres
Lots/Units:	5 lots
Proposed Land Use:	Townhouse
Municipal Land Use Plan Designation:	High density residential
UPI#:	14-4-526, 14-4-526.1

PROPOSAL:

The applicant proposes the creation of 5 lots. The project site, which will be served by public water and public sewer, is located in the R-3 High Density Residential zoning district. The existing duplex on the site will be removed.

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



BACKGROUND:

1. On March 26, 2026, a public hearing was held by the Borough Zoning Hearing Board regarding the property located at 177 Poplar Street, during which two variances were granted: a variance from section 525-63.b.2, natural resource protection standards – to permit incursion in excess of 15% into steep slopes of 25% or greater; and a de minimis variance from section 525-57.c.2.(a), off-street parking standards – to permit the reduction of up to a maximum of 1 foot from the off-street parking depth requirement.

2. On June 25, 2026, a second public hearing was held by the Borough Zoning Hearing Board regarding the property located at 183 Poplar Street, during which three variances were granted: a variance from §525-28.b.2(b), area and bulk regulations to permit an interior townhouse lot width of 20 feet rather than the required 30 feet; a variance from §525.57, off-street parking standards to permit up to three additional parking spaces; and a variance from §525.63.b(1) and §525.63.b(2), natural resource protection standards to permit a 15 foot minimum from the building to retaining wall and up to 34.5% for steep slope disturbance for all lots with the goal to make it a consistent level.

COUNTY POLICY:

LANDSCAPES:

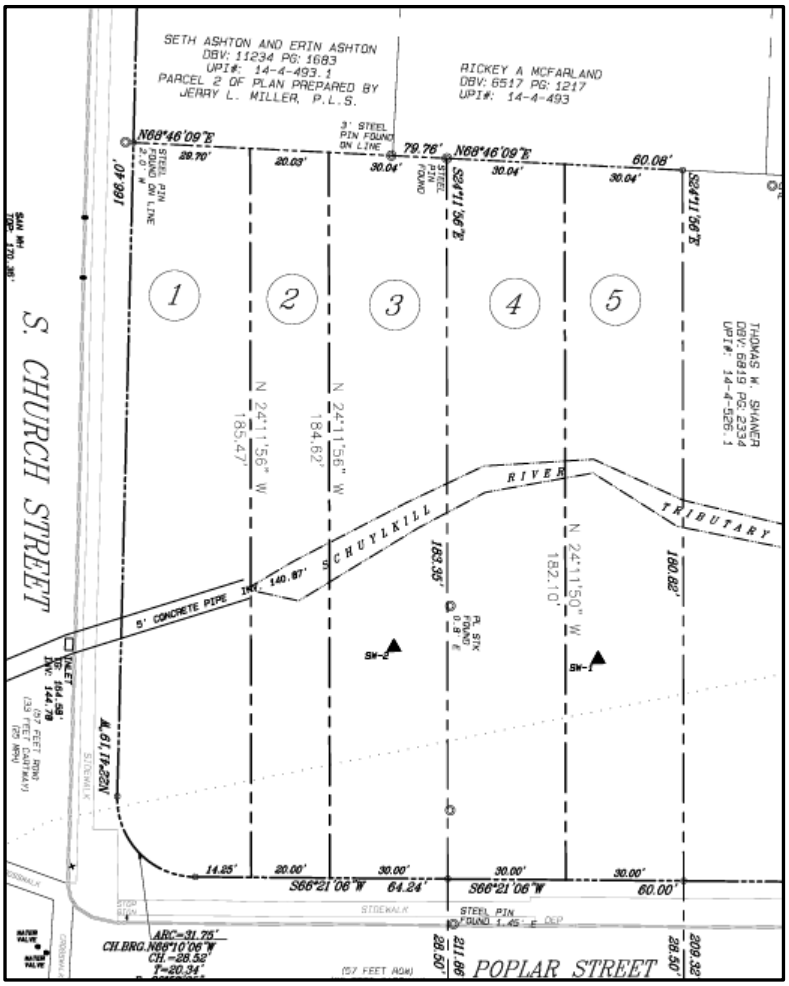
3. The project site is located within the **Urban Center Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic

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 is consistent with the objectives of the **Urban Center Landscape.**

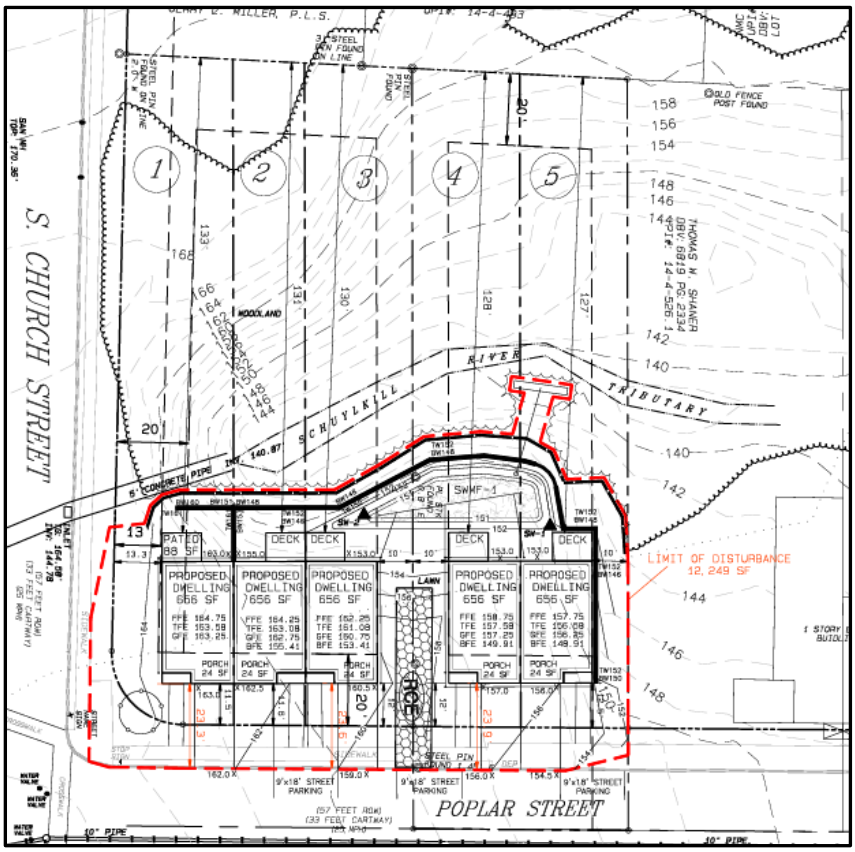
WATERSHEDS 2045:

4. **Watersheds 2045,** the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the **Schuylkill River** watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are: addressing causes of stream impairments;

   - Implementing comprehensive stormwater management; protecting vegetated riparian corridors.
   - First order streams; and expanding water-based recreational opportunities and access.
   - ***Watersheds 2045*** can be accessed at www.chesco.org/watersheds2045.



Site Plan Detail, Sheet 1: Final Subdivision - Poplar Street



Site Plan Detail, Sheet 3: Final Subdivision - Poplar Street

PRIMARY 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 plan set and 2026 aerial imagery indicate that portions of the subject property are forested. Mature vegetation plays a vital role in stormwater management by intercepting rainfall, promoting evapotranspiration, and preventing soil erosion. Tree removal should be restricted to the minimum area necessary to construct the proposed dwellings and related site improvements. The applicant should delineate the limit of disturbance (LOD) on the plans and require orange safety fencing along the LOD prior to construction to protect existing trees from machinery damage. Additionally, native trees and shrubs should be incorporated into the landscape plan to mitigate tree loss.

ADMINISTRATIVE ISSUES:

7. A minimum of four (4) 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 Spring City. 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,



Kevin Myers
Urban Planner

cc: RB Ashley Customs, LLC
HNT, LLC, Heath Machamer, 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

October 8, 2026

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

Re: Conditional Use - Eagleview Town Center
Uwchlan Township – CU-09-26-19096

Dear Mr. Kagel:

A Conditional Use Plan entitled "Eagleview Town Center", prepared by Chester Valley Engineers, Inc., and dated August 27, 2025, and last revised September 2, 2026, was received by this office on September 11, 2026. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of Uwchlan Township. This review does not replace the need for an official referral by Uwchlan Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	Northwest corner of Pennsylvania Drive and Eagleview Boulevard
Site Acreage:	5.20
Lots/Units:	1
Proposed Land Use:	Office Building (existing)
Municipal Land Use Plan Designation:	Commercial/Industrial
UPI#:	33-1-43

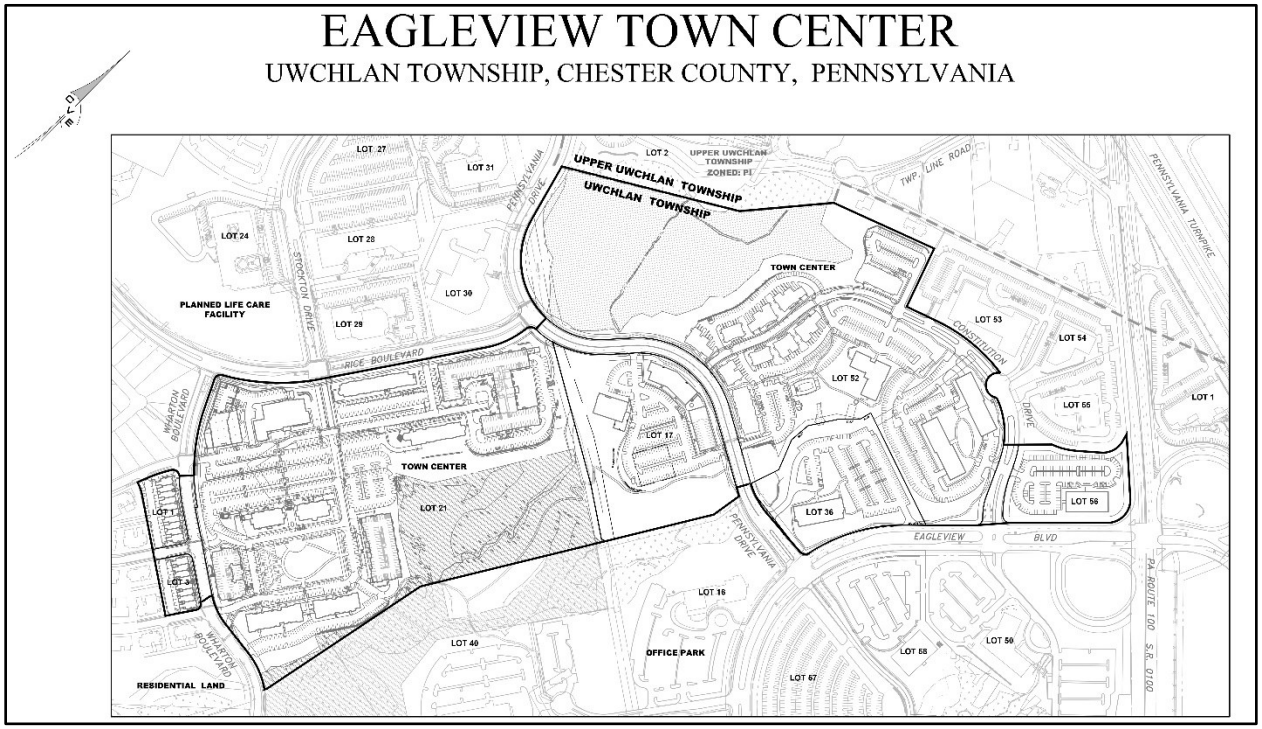
PROPOSAL:

The applicant proposes to include 600 Eagleview Boulevard (UPI# 33-1-43) in the Eagleview Town Center, which requires conditional use approval pursuant to Section 508.6.f of the Township Zoning Ordinance. It is also identified in the application materials that conditional use is required, per Section 611.c of the Township Zoning Ordinance, to permit a total combined parking space count of over 200 spaces in the Eagleview Town Center. While no development activity is proposed as part of the current submission (the application materials indicate that there is an existing 47,754 square foot office building on this site), it is our understanding that it is the applicant's long-term intent to redevelop this property. The project site, which is served by public water and public sewer, is located in the PCID Planned Commercial Industrial Development zoning district.

RECOMMENDATION: The Township should consider the comments in this letter before acting on the conditional use application.

Page: 2
Re: Conditional Use - Eagleview Town Center
Uwchlan Township – CU-09-26-19096





Site Plan Detail, Sheet 1: Conditional Use Plan, Eagleview Town Center
(Note: UPI# 33-1-43 is identified as "Lot 36" in the conditional use application).

BACKGROUND:

1. The County Planning Commission previously reviewed a subdivision plan that created UPI# 33-1-43. CCPC# 7364-18, "Eagleview Corporate Center (Lots #35, #36, and #37)," dated October 12 , 2026, which addressed the creation of three lots from a 23.46 acre site, was approved by the Township on October 12, 1993.

   The County Planning Commission also reviewed a land development plan that addressed the creation of the existing office building on this lot (CCPC# 7364-19, "Eagleview Corporate Center – Lot #36," dated October 12, 1993). According to our records, this land development plan was approved by the Township on October 12, 1993.

2. The County Planning Commission recently reviewed a land development plan for the adjoining lot in the Eagleview Town Center (UPI# 33-1-40). CCPC# LD-06-23-17713, "Eagleview Town Center II Phase 4 – Lot 3," dated July 3, 2023, which addressed the construction of two apartment buildings containing 126 units, was approved by the Township on March 9, 2026. We acknowledge that the approved plan for this development depicts the location of a 6.5 foot wide walking trail around the perimeter of this site, which connects to an existing 6.5 foot wide walking trail located along Eagleview Boulevard on UPI# 33-1-43.

LANDSCAPES:

3. UPI# 33-1-43 is located within the **Suburban Center Landscape** and **Natural Landscape** designations 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. 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. The proposed conditional use application is consistent with the objectives of the **Suburban Center Landscape**.

PRIMARY ISSUES:

4. The applicant and Township should ensure that, for any future redevelopment activity on the project site, pedestrian access is provided between the site and the adjoining lots in the Eagleview Town Center. Sidewalks are essential design element 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**.

Page: 4
Re: Conditional Use - Eagleview Town Center
Uwchlan Township – CU-09-26-19096

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

Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

cc: The Hankin Group
Chester Valley Engineers, Inc.
600 Eagleview Associates, L.P.

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

October 23, 2026

Colleen Patton, Township Administrator
Warwick Township
2500 Ridge Road
Elverson, PA 19520

Re: Preliminary/Final Subdivision - 2038 Ridge Road
Warwick Township - SD-09-26-19113

Dear Ms. Patton:

A Preliminary/Final Subdivision Plan entitled "2038 Ridge Road", prepared by Ludgate Engineering, and dated August 25, 2026, was received by this office on September 23, 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.

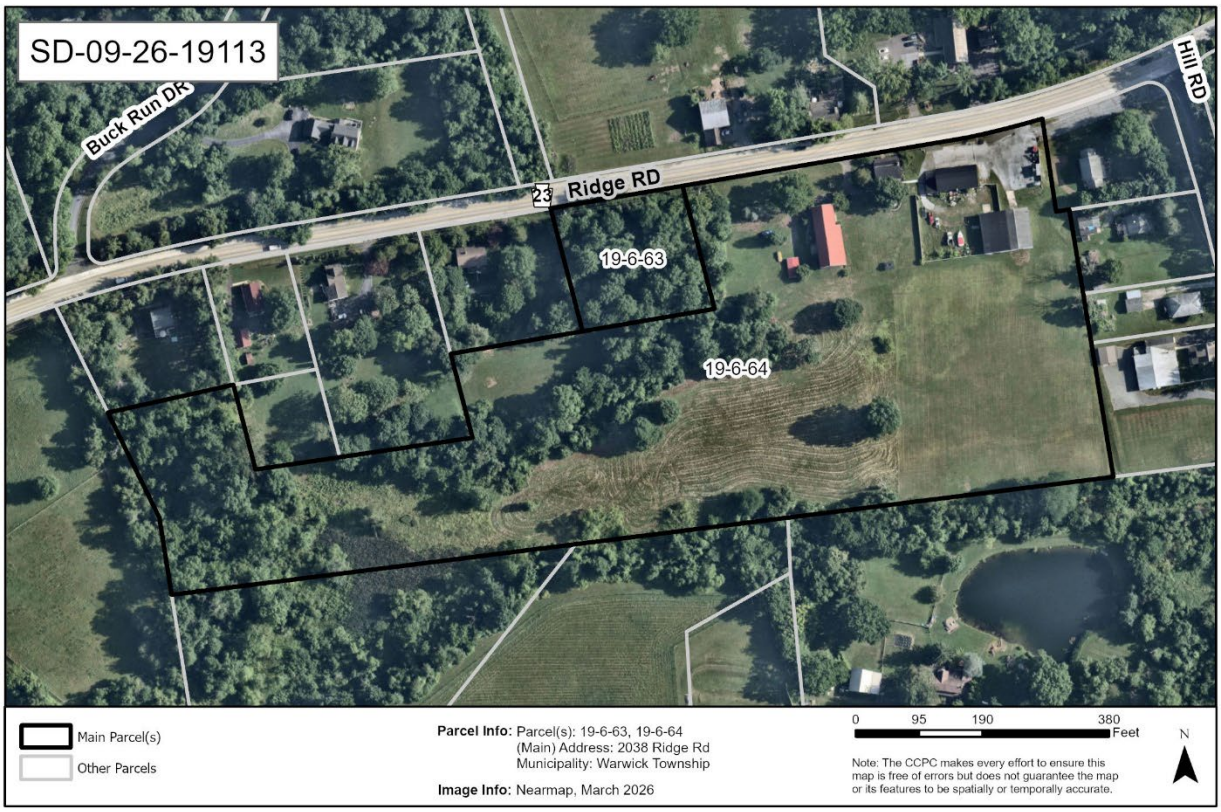
PROJECT SUMMARY:

Location:	On the south side of Ridge Road, west of Hill Road
Site Acreage:	14.67 acres
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Higher Intensity Residential Development Area
UPI#:	19-6-64, 19-6-63

PROPOSAL:

The applicant proposes the conveyance of a 52,000 square foot portion of UPI# 19-6-64 to UPI# 19-6-63. The project site, which will be served by onsite water and onsite sewer, is located in the Residential/Agriculture zoning district.

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

WATERSHEDS 2045:

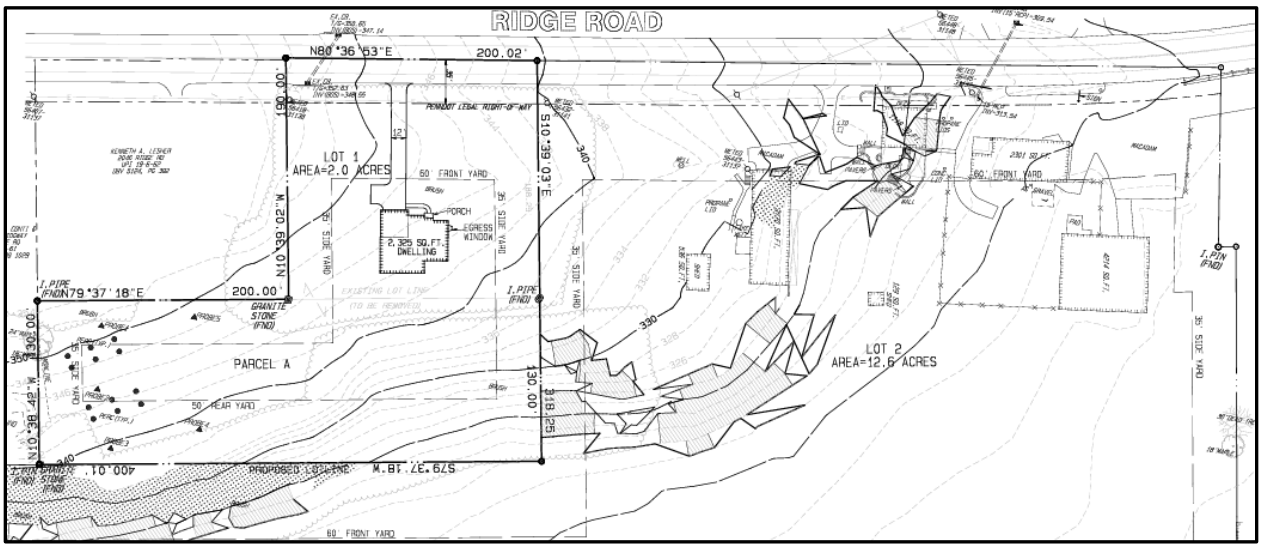
2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the French Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are:

- Addressing causes of stream impairments; maintaining water quality in high performing and critical habitat streams.

- Continuing land preservation efforts.

- Restoring and enhancing vegetated riparian buffers and floodplains.

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



Site Plan Detail, Sheet 1: Preliminary/Final Subdivision - 2038 Ridge Road

PRIMARY ISSUES:

3. The applicant should clarify the proposed on-lot sewage disposal system and identify any required primary and replacement absorption areas on the plan.

4. 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 water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity prior to final plan approval. Additional information on this topic is provided online at: https://www.chesco.org/365/Sewage-Water.

5. In addition, the proposed driveway, grading, and stormwater management improvements should be reviewed for compliance with applicable requirements, including any relevant floodplain and steep-slope regulations.

ADMINISTRATIVE ISSUES:

6. 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 Warwick 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,

Albert Park

Albert Park
Design Planner

cc: Parke & Irene Bishop
Ludgate Engineering
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

October 22, 2026

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

Re: Final Subdivision - 2066 Bally Moor Road and 1460 Oakwood Road
West Bradford Township - SD-09-26-19114

Dear Mr. Adamek:

A Final Subdivision Plan entitled "2066 Bally Moor Road and 1460 Oakwood Road", prepared by Padula Engineering, and dated July 15, 2026, was received by this office on September 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.

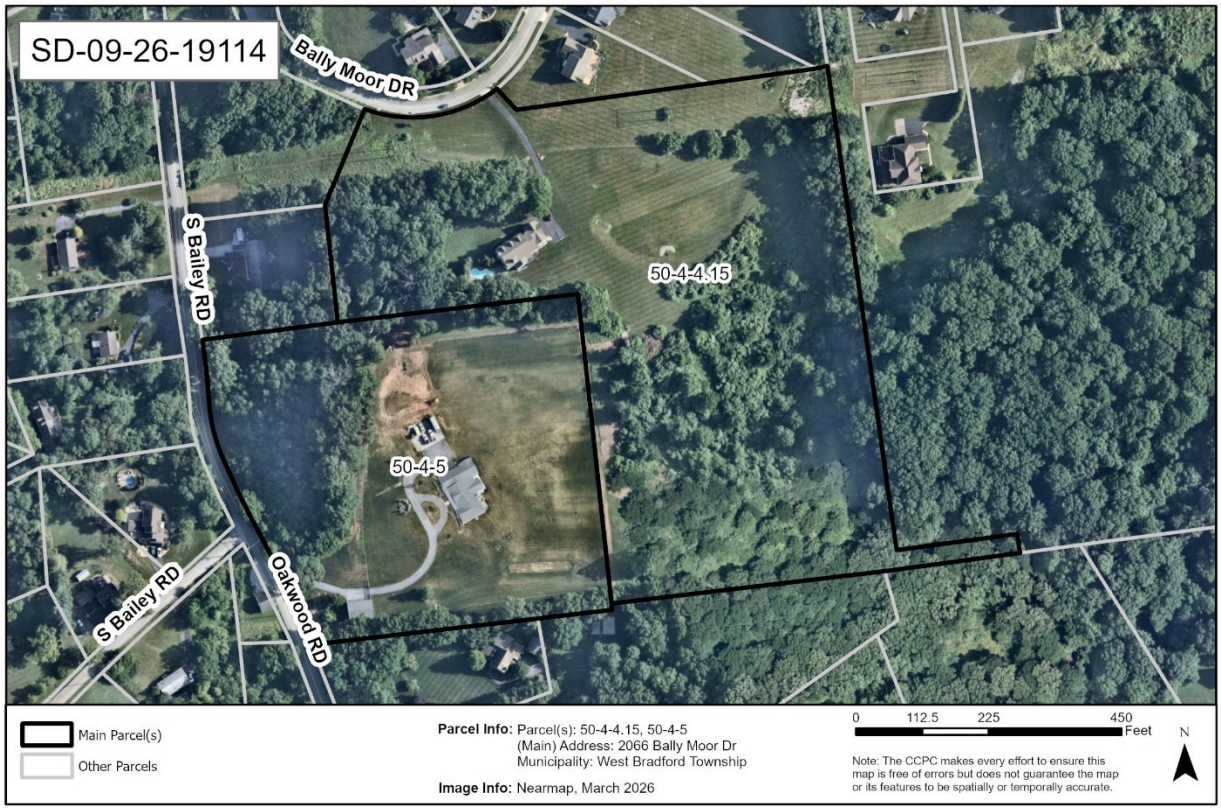
PROJECT SUMMARY:

Location:	South side of Bally Moor Drive, east of South Bailey Road
Site Acreage:	19.97 acres
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Growth Opportunity Area (50-4-5); Resource Protection Areas & Areas of Development Constraints (50-4-4.15)
UPI#:	50-4-5, 50-4-4.15

PROPOSAL:

The applicant proposes the conveyance of a 7,496 square foot portion of UPI# 50-4-5 to UPI# 50-4-4.15. 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 West Bradford Township issues should be resolved before action is taken on this subdivision plan.



Aerial Image of Relevant Parcels

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# SD-09-18-15598, dated October 11, 2018, addressed a proposal to create three lots from UPI# 50-4-5. We have no record of the township taking action on this prior subdivision plan.

COUNTY POLICY:

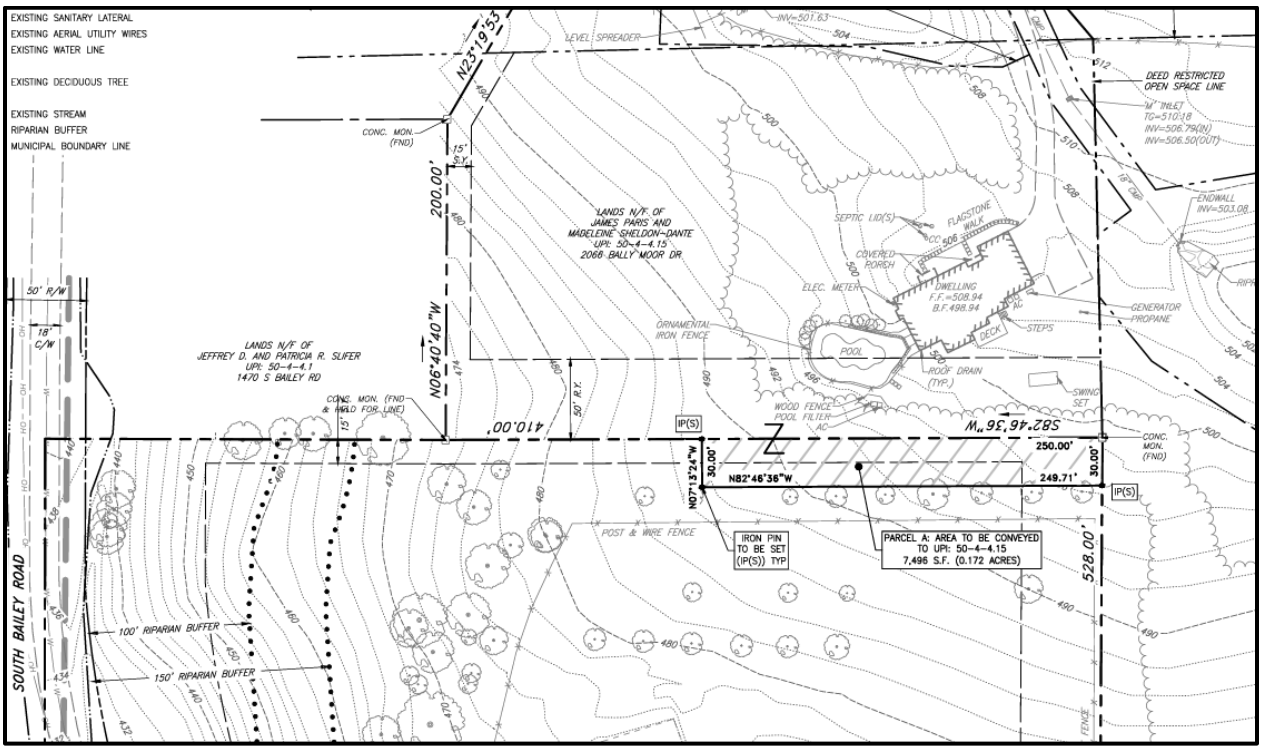
LANDSCAPES:

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. 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:

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.



Site Plan Detail, Sheet 2: Final Subdivision - 2066 Bally Moor Road and 1460 Oakwood Road

PRIMARY ISSUES:

4. The applicant should consider extending the conveyance so that the lot line aligns with the existing western property line of UPI# 50-4-4.15. This will create a more regular parcel shape and reduce potential confusion as to where the lot line lies.
5. The applicant is requesting four (4) waivers from the provisions of the Township Subdivision and Land Development Ordinance. We acknowledge that the plan set notes that this is because the application does not include any land development. 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.

ADMINISTRATIVE ISSUES:

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 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,

Katie Blizzard-Piskai

Katie Blizzard-Piskai
Review Planner

cc: James Paris and Madeleine Sheldon-Dante
Mary Beth and Joseph Mariani Jr.
Mark Padula, Padula 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

October 28, 2026

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

Re: Final Subdivision - John M. Riehl
West Caln Township - SD-09-26-19120

Dear Ms. Milane-Sauro:

A Final Subdivision Plan entitled "John M. Riehl", prepared by Fry Surveying, Inc, and dated July 10, 2026, was received by this office on September 29, 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.

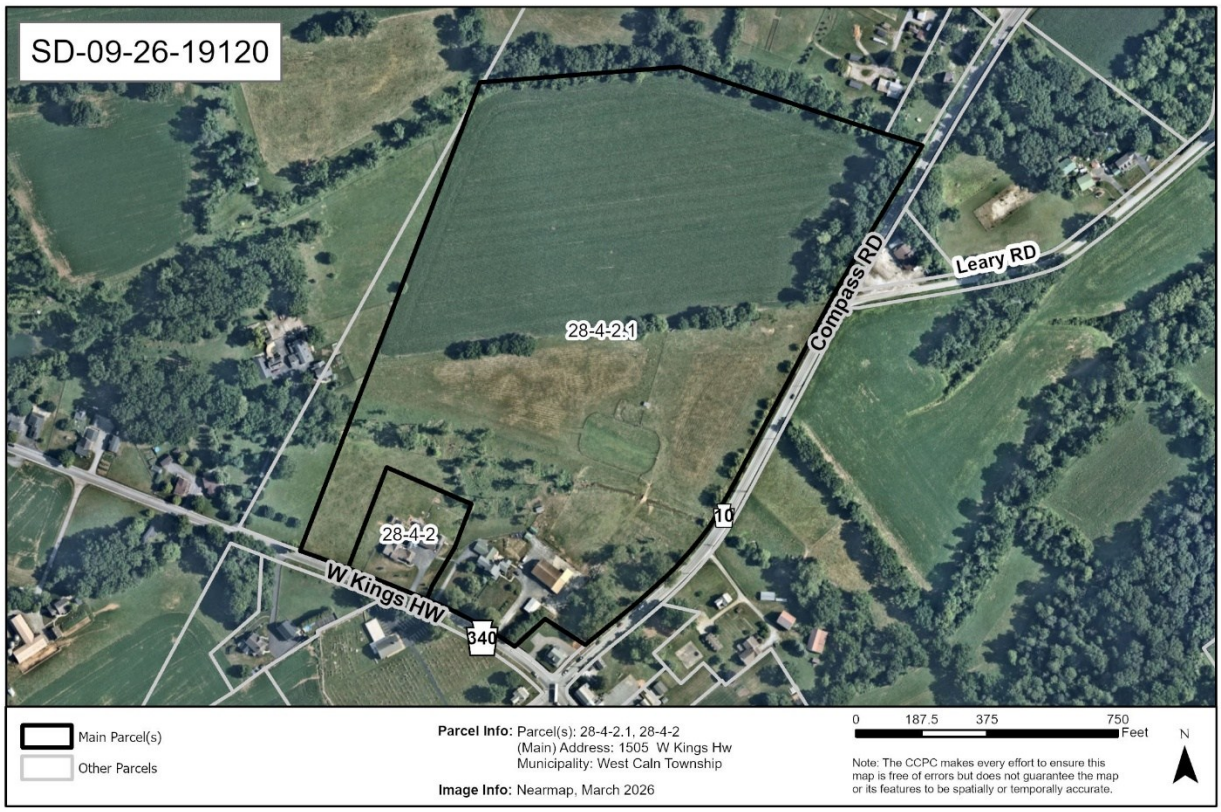
PROJECT SUMMARY:

Location:	On the north side of West Kings Highway, west of Compass Road
Site Acreage:	42.30 acres
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential, Farm/Pastureland
Municipal Land Use Plan Designation:	Low density rural residential
UPI#:	28-4-2, 28-4-2.1

PROPOSAL:

The applicant proposes the conveyance of a 1,851 square foot portion of TRACT 'A' to UPI# 28-4-2. The project site, which will be served by onsite water and sewer, is located in the SRR Site Responsive Residential/V Village zoning districts.

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



BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# SD-01-24-17953, dated January 25, 2024, which addressed, the adjustment of the lot lines separating two lots, was approved by the West Caln Township on January 25, 2025.

COUNTY POLICY:

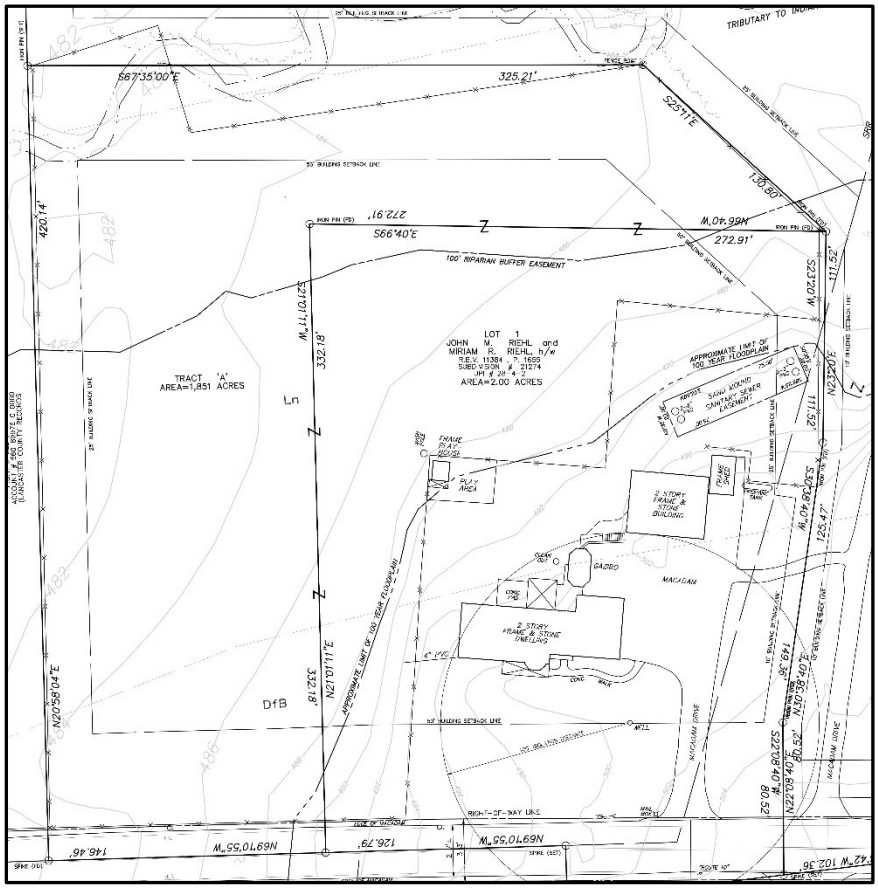
LANDSCAPES:

2. The project site is located within the **Agricultural Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. This 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 subdivision is consistent with the objectives of the **Agricultural 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 **Pequea Creek** watershed. **The *Watersheds 2045*** plan's highest priority objectives within this watershed are:

   - Protecting and restoring vegetated riparian corridors and aquatic habitats.
   - Protecting first order streams and their drainage areas.
   - Restoring water quality in impaired streams.
   - ***Watersheds 2045*** *can be accessed at* ***www.chesco.org/watersheds2045***.



Site Plan Detail, Sheet 3: Final subdivision - John M. Riehl

PRIMARY ISSUES:

4. The applicant's plan shows the location of the water wells as well as two sanitary sewer easements, but the actual locations of the sanitary sewer drainfields should be clarified. Also, the applicant should clarify the easement's "dominant estate" or "dominant tenement" (i.e., who benefits from the

easement), and who has the right or responsibility to manage and repair the sanitary sewer facilities within the easements. The terms of the easements should be reflected in the deeds to the lots.

5. The site contains land within the 100-year floodplain. 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.

6. The site is located in the **Agricultural Landscape** designation of ***Landscapes3*** and is classified as a "Rural Village" in "Figure 13: Future Development Plan" in the September 2020 Update of the West Caln Township Comprehensive Plan. The northern portions of the lots appear to be occupied by agricultural land uses. Therefore, we suggest that the applicant and the Township discuss preserving the northern portions of the site for agricultural use. Alternatively, if future development is being considered for the site, we encourage the applicant to submit a sketch plan for any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.

7. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies West Kings Highway (Old Philadelphia Pike/State Route 340) as a minor collector road and Compass Road (State Route 10) as a minor arterial road. The Handbook (page 183) recommends 100-foot-wide rights-of-way for minor collector and minor arterial roads and to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate rights-of-way to be reserved for these sections of West Kings Highway and Compass Road and that they be offered for dedication to PennDOT.

8. The site in question includes Zone AE floodplain and floodway areas for two local waterways: Indian Spring Run, and an unnamed tributary which flows into it. The Special Flood Hazard Area (SFHA) delineations drawn on the plan (noted as the "approximate limit of the 100-year floodplain") do not appear to match the official boundaries from FEMA's SFHA maps. The applicant should consult the FEMA maps, accessible through FEMA's online Map Service Center, to ensure those boundaries are correctly represented. Alternatively, the applicant may reach out to the Township's Floodplain Administrator for more information on official floodplain maps.

9. In addition, it is recommended that the site plan include the delineations for not only the 100-year (or 1% annual chance) floodplain, but also the defined FEMA floodways, as the latter have additional regulatory requirements that would be relevant for future changes to the site.

10. While this plan is related exclusively to the subdivision of the parcel, the applicant and future property owners should be aware that any land development or site improvements within the SFHA, which cover the majority of both properties, will require floodplain permits from the Township and potentially from the Pennsylvania Department of Environmental Protection or the Federal Emergency Management Agency.

11. On Sheet 3 (Proposed Conditions Plan), Tract 'A' is labeled as 1,851 acres. The applicant should verify and revise this label, as it appears to be a typographical error that should be expressed in square feet (1,851 sq. ft.).

ADMINISTRATIVE ISSUES:

12. 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 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,

Albert Park

Albert Park
Design Planner

cc: Elam S. and Anna Mae Riehl
Fry Surveying, 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

Proposed Plan and Ordinance Reviews

ORDINANCE PROPOSALS

10/1/2026 to 10/31/2026

The staff reviewed proposals for:	Total
Official Maps	1
Zoning Map Amendments	1
Zoning Ordinance Amendments	7
Zoning Ordinance Updates	1
TOTAL REVIEWS	**10**

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Caln Township	**ZA-09-26-19115**	**10/21/2026**	**Proposed - Zoning Ordinance Amendment** Amending Section 155-181, Conditional Uses, subparagraph I, relating to the expiration period for conditional use approval. The County Planning Commission reviewed an earlier version of this amendment on September 17, 2026 (CCPC# ZA-08-26-19082).	**Not Relevant**
East Bradford Township	**OM-09-26-19110**	**10/28/2026**	**Proposed - Official Map** Amended Township Official Map.	**Consistent**
East Caln Township	**ZA-10-26-19126**	**10/28/2026**	**Proposed - Zoning Ordinance Amendment** Amendment: Data Centers (to be permitted by conditional use in the I-1 Industrial district).	**Consistent**
East Goshen Township	**ZA-09-26-19116**	**10/23/2026**	**Proposed - Zoning Ordinance Amendment** Amendment: Data Centers (to be permitted by conditional use in the I1 Industrial zoning district). The County Planning Commission reviewed an earlier version of this amendment on September 3, 2026 (CCPC# ZA-08-26-19049).	**Consistent**

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Kennett Square Borough	**ZA-09-26-19102**	**10/9/2026**	**Proposed - Zoning Ordinance Amendment** Amendment: to permit multifamily development by conditional use in the OI-2 Office and Industrial zoning district. The County Planning Commission reviewed an earlier version of this zoning amendment on February 6, 2026 (CCPC# ZA-01-26-18774, dated February 6, 2026).	**Consistent**
North Coventry Township	**ZA-09-26-19119**	**10/22/2026**	**Proposed - Zoning Ordinance Amendment** Amend Section 370-16.B(1) to add retirement community to R-1 District by-right uses.	**Consistent**
Upper Uwchlan Township	**ZA-09-26-19123**	**10/28/2026**	**Proposed - Zoning Ordinance Amendment** Amend Section 200-13.E to add Accessory Dwelling Unit as an allowable accessory use in the R-1 Residential District.	**Consistent**
West Goshen Township	**ZM-09-26-19098**	**10/22/2026**	**Proposed - Zoning Map Amendment** Updated Township Zoning Map, in conjunction with Township Zoning Ordinance Update (CCPC# ZO-09-26-19097).	**Consistent**
West Goshen Township	**ZO-09-26-19097**	**10/22/2026**	**Proposed - Zoning Ordinance Update** Revised Zoning Ordinance Update, including standards for data centers, which will be permitted by conditional use in the I Industrial district, and historic resource protection standards (previous review - CCPC# ZO-06-26-18999, dated August 13, 2026).	**Consistent**
West Nottingham Township	**ZA-09-26-19106**	**10/15/2026**	**Proposed - Zoning Ordinance Amendment** Amendment: Truck Stops (to be permitted by conditional use in the I Industrial district). The County Planning Commission reviewed an earlier version of this amendment on April 24, 2024 (CCPC# ZA-03-24-18052).	**Consistent**

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 9

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 9

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

October 21, 2026

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

Re: Zoning Ordinance Amendment - Amending Section 155-181, Conditional Uses
Caln Township - ZA-09-26-19115

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 September 23, 2026. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

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

   A. Amending Section 155-181, Conditional Uses, subparagraph I, relating to the expiration period for conditional use approval

COMMENTS:

2. The County Planning Commission recently reviewed an earlier version of this amendment on September 17, 2026, CCPC # ZA-08-26-19082 We acknowledge that the comment in our previous review letter has been addressed by the township. We have no further comments on this zoning ordinance amendment.

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

Page: 2
Re: Zoning Ordinance Amendment - Amending Section 155-181, Conditional Uses
Caln Township - ZA-09-26-19115

We request an official copy of the decision made by the Board of Commissioners, 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

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

Matthew J. Edmond, AICP
Executive Director

October 28, 2026

Amanda M. Cantlin, Township Manager
East Bradford Township
676 Copeland School Road
West Chester, PA 19380

Re: Official Map Amendment
East Bradford Township – OM-09-26-19110

Dear Ms. Cantlin:

The Chester County Planning Commission has reviewed the proposed Official Map amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 408(b). The referral for review was received by this office on September 17, 2026. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes to amend its Official Map and Official Map Ordinance. Section 19-3 of the Ordinance will be revised to state that the time limit referred to in Section 406 of the PA Municipalities Planning Code on reservations for future takings or acquisitions for public use shall be in effect until December 31, 2036. The proposed amendments to the Official Map, based upon our comparison of the current Official Map (dated February 3, 2021) and the proposed Official Map (dated September 1, 2026) include the following:

   A. The expansion of mapped "East Bradford Park Land/Open Space" parcels for Starr Farm Park, along with updating completed trails on the parcels.
   B. UPI# 51-3-31 (13.4 acres), situated on the east side of Copeland School Road north of Clover Ridge Drive, previously identified as "Land Proposed for Future Conservation Easement," has been changed to "Land Under Conservation Easement."
   C. UPI# 51-5-91 (10 acres), situated on the south side of Hillsdale Road west of Twin Pond Drive, has been added to the "Land Under Conservation Easement" designation.
   D. A "Parking" designation has been added at the northeast corner of Birmingham Road and Lenape Road.
   E. The following designations have been added to the Official Map: East Bradford Municipal Land; and Future Municipal Land.
   F. UPI# 51-5-12.1 (7.4 acres), the East Bradford Twp. Municipal Campus, has been changed from "East Bradford Park/Open Space" designation to "East Bradford Municipal Land."
   G. UPI# 51-5-20 (0.2 acres), situated on the north side of Downingtown Pike adjoining UPI# 51-5-12.1 to the north, and owned by the Township, has been added to the "East Bradford Municipal Land" designation.
   H. UPI# 51-5-19, 51-5-19.1, and 51-5-19.2 (totaling approximately 4.38 acres), situated on the north side of Downingtown Pike adjoining UPI# 51-5-12.1 to the north, have been added to the "Future Municipal Land" designation.

BACKGROUND:

2. The County Planning Commission has reviewed several previous amendments to the Township's Official Map, the latest of which occurred on March 25, 2021 (CCPC# OM-02-21-16624). According to our records, this Official Map amendment was adopted by the Township on May 11, 2021.

COMMENTS:

3. The proposed revisions to the Township Official Map appear to be appropriate. We endorse the Township's ongoing use of the Official Map as an implementation tool for its land planning policy, along with its parks, open space preservation, and trail corridor planning efforts shown on the Official Map. Preserve Objective A of ***Landscapes3***, the 2018 County Comprehensive Plan, is to protect a significant portion of the County as preserved farms, open space, forests, public parks or nature preserves. Connect Objective C of ***Landscapes3*** is to provided universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas, and develop multi-use trails to interconnect all communities.

4. To assist in the Official Map's ongoing implementation, we recommend that all members of the Township Board of Supervisors, Planning Commission, and Zoning Hearing Board be provided with copies of the amended Official Map after its adoption.

RECOMMENDATION: The Township should be commended for its ongoing use of the Official Map as part of its land use planning and implementation system. The County Planning Commission supports the adoption of the proposed Official Map amendment.

We request that a copy of the adopted Official Map be forwarded to our office, as required by Section 408(c) of the Pennsylvania Municipalities Planning Code.

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

October 28, 2026

Barbara Kelly, Township Manager/Secretary
East Caln Township
110 Bell Tavern Road
Downingtown, PA 19335

Re: Zoning Ordinance Amendment - Data Centers
East Caln Township – ZA-10-26-19126

Dear Ms. Kelly:

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 October 1, 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 225-3: Acoustical Barrier; Data Center; Data Center Campus; Sensitive Receptor; Data Center Accessory Use; and Energy Generation System.
   B. Add "Data center campus, data center, data center accessory use" to the list of uses permitted by conditional use in the I-1 Industrial District.
   C. Amend Section 225-13.C, the Height, area and bulk regulations of the I-1 Industrial District, by incorporating language into the introductory paragraph that the following area and bulk regulation shall not apply to a data center or data center uses, which are separately regulated in Section 225-13.1.
   D. Amend the introductory language in Section 225-13.D, Standards for the I-1 Industrial District, by stating that, if any provision in this section conflicts with a regulation contained in Section 225-13.1, the more restrictive provision shall govern.
   E. Add a new Section 225-13.1, Data Center Standards. This section addresses the following topics: General Requirements; General Design Standards; Dimensional standards; Energov source; On-site energy sources; Backup power generation; Water usage; Thermal Impacts; Noise and Vibration; Emergency services; Electronic waste; Decommissioning; Community Benefits Agreement (CBA); and Public Engagement.
   F. Add the following parking requirement for a data center and data center campus to Section 225-19.C(3): "one parking space for each employee working on the two largest shifts combined."

LANDSCAPES:

2. According to our copy of the Township Zoning Map (adopted March 1, 2017), there are two I-1 Industrial zoning district designations in the Township. The I-1 district located along the north and south side of Boot Road to the immediate west of Quarry Road is located in the **Suburban Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The I-1 district located along the north and south side of Boot Road, from the east side of Skelp Level Road to the west side of Downingtown Pike, is located in the **Urban Center 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. 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 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 zoning amendment is consistent with the objectives of the **Suburban** and **Urban Center Landscapes**. However, careful consideration of the potential impacts of a data center will need to be addressed if a plan for a data enter 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 225-13.1.A.3 states data centers shall take access from an arterial or collector road and shall have secondary access suit for emergency response purposes. Additionally, Section 225-13.1.C.3 indicates that data centers shall be a minimum of 250 feet from all property lines not adjacent to residential uses, residential districts, or other sensitive receptors, and a minimum of 1,000 feet from residential uses, residential districts, and/or other sensitive receptors. The Township should verify that these qualifying conditions can potentially be met by a parcel(s) located in the I District.

6. While we acknowledge that Section 225-13.1.B.6 states that elevations/renderings of all principal building facades visible from off-site shall be submitted with the conditional use application, 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. While Section 225-13.1.C.1 states that the minimum lot size for data centers over 100,000 square feet in gross floor area shall have a minimum lot area of five (5) acres, the Township should clearly identify the minimum lot size for data centers 100,000 square feet or less in gross floor area. We note that, while the minimum lot area for the I-1 Industrial District set forth in Section 225-13.C.2)a) is two acres, the proposed introductory language in Section 225-13.C states that the area and bulk regulations contained in this section shall not apply to a data center or data center campus.

8. Section 225-13.1.E.1 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 Township or utility regulations. The Township should ensure that it has zoning regulations in place for energy generation systems.

9. Section 225-13.1.G.2 states 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. 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. The required "analysis of wastewater disposal needs" provided in Section 225-13.1.G.6 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.

11. For clarity purposes, we suggest that the references to water quality provided in Section 225-13.1.G.6.c be revised to specifically identify volume, temperature, and pollutants as water quality issues.

12. The Noise requirements in Section 225-13.1.I are thorough, and may require the Township to employ persons with specialized knowledge and experience to effectively administer these standards.

13. Section 225-13.1.J.4 states data centers and any data center accessory use that utilize battery energy storage systems shall also be subject to the applicable provisions of Uniform Construction Code, as amended from time to time. 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."

<u>RECOMMENDATION</u>: 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: Corinne Badman, Borough Manager, Downingtown Borough
Justin Yaich, Township Manager, West Bradford Township

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

October 23, 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-09-26-19116

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 September 24, 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; 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; Scale/Aesthetics; Noise and Vibration; and Condition of Approval.

BACKGROUND:

2. The County Planning Commission reviewed an earlier version of this zoning amendment on September 3, 2026 (CCPC# ZA-08-26-19049). We acknowledge, and endorse, that several of the comments from our previous letter have been addressed by the Township (e.g., standards for on-site energy (battery) storage systems have been added – refer to Section 240-31.C(3)(xx)[7][g]). Other revisions to the proposed ordinance language include the following:

- The definition of "Qualified Professional" has been deleted.
- The requirements for a water feasibility study in Section 240-31.C(xx)[9][d] have been revised.
- Section 240-31.C(3)(xx)[9][h], Cooling Fluid Containment and Leak Prevention, has been added.
- Section 240-31.C(3)(xx)[10], Scale/Aesthetics, which addresses building façade design, has been added.
- Section 240-31-C(3)(xx)[13], Condition of Approval, has been added.

LANDSCAPES:

3. 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. As stated in our previous review, 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:

4. For clarity purposes, we recommend that the last sentence in Section 240-31.C(3)(xx)[4] be revised to state the following: "In addition to Section 240-27.C(3), the applicant shall include an elevation/rendering of the data center from significant vantage points along roadways, and from residential areas."

5. 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 consider the addition of zoning regulations for power generation systems, if they haven't already done so.

6. 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, as stated in our previous review, 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).

RECOMMENDATION: The Chester County Planning Commission endorses the Township's efforts in the development of this zoning ordinance amendment. The Township should consider the comments in this letter before acting on the proposed 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
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PLANNING COMMISSION
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

October 9, 2026

Joseph Nowak, CZO, Planning & Zoning Coordinator
Kennett Square Borough
600 S. Broad Street
Kennett Square, PA 19348

Re: Zoning Ordinance Amendment - Multifamily Development, OI-2 Office and Industrial District
Kennett Square Borough – ZA-09-26-19102

Dear Mr. Nowak:

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 10, 2026. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

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

   A. Amend subsection (i) of Section 23-6, General Interpretation.
   B. Add the following definition for the term "single family stacked dwellings" as a sub-definition under the definition of Dwelling in Section 23-7: "Two (2) single family attached dwellings attached to one or more other two (2) single family dwellings that share a common vertical wall where one dwelling is located above another dwelling with each dwelling being two-story and having independent outside access."
   C. Amend the Purpose of the OI-2 Office and Industrial District set forth in Section 23-21.
   D. The addition of Section 23-21(j), which allows, by conditional use, multifamily development involving a combination of single family attached dwellings (townhomes), single family stacked dwellings, and multifamily garden apartments, in the OI-2 district, in accordance to standards that include the following:

      i. Minimum gross tract size of 20 acres, which may consist of more than one contiguous parcel(s) under common ownership and being developed as a unified development, including parcels separated by rights of way, roads, and/or railroad beds.
      ii. Maximum density shall not exceed twelve dwelling units per acre of the overall tract size provided that when affordable housing is provided in accordance with Section 23-21(j), the maximum density shall not exceed fifteen dwelling units per acre of the overall tract size.
      iii. Maximum permitted impervious surface coverage shall not exceed 60 percent.
      iv. The applicant shall establish that at least 15% percent of the units shall be affordable housing units (units that provide housing to households with average incomes at or below 60% of the area median income).
      v. Each building shall be designed so as to provide a variation of architectural treatments

along the façade of such building, consistent with the character and architectural style of the Borough, including but not limited to, provision of balconies, architectural details, pitch of roof, and exterior materials.

vi. The development shall be designed to provide outdoor common area improved with amenities, such as landscaping and benches.

vii. A multifamily development may include non-residential uses, such as retail sale of goods, restaurants (no-drive through), day care center; business, administrative or professional office, financial services; medical clinic or medical office; day spa/salon; professional/administrative services; indoor recreation; and personal service (proposed Section 23-21(j)(16)).

E. Add minimum tract area, minimum lot width, maximum building coverage, maximum building height, and maximum impervious coverage requirements for multifamily development to Section 23-21(e) Table 14.

F. Add minimum yard requirements for multifamily development to Section 23-21(e) Table 15.

2. It is our understanding, as stated in our previous review (which is further discussed in comment #4), that the purpose of this zoning amendment is to allow for the redevelopment of a tract, referred to as the NVF site, generally situated on the north and south side West Mulberry Street, west of Meredith Street, in accordance with the proposed ordinance standards. A concept plan was not included with the zoning amendment submission to the County Planning Commission. According to County mapping records, the owner/developer of the NVF site, Rockhopper LP, owns the following parcels in this area of the Borough:

- UPI# 3-4-167: 8.7 acres, zoned OI-2 Office and Industrial;
- UPI# 3-4-166.2, 7.9 acres, zoned OI-2 Office and Industrial;
- UPI# 3-4-80, 0.38 acres, zoned R-3 Residential; and
- UP# 3-4-182.3, 6.9 acres, zoned OI-2 Office and Industrial.

While it is our understanding that the proposed multifamily residential development will be located on UPI# 3-4-167, 3-4-166.2, and 3-4-80 (the parcels situated on the north side of the railroad tracks), it is also our understanding that it is owner's intent to preserve UPI# 3-4-182.3, which currently contains an athletic field, for recreational use.

3. It is our understanding that a portion of the NVF site is subject to ongoing remediation efforts under Pennsylvania's Act 2 Land Recycling Program that is being monitored by the PA Department of Environment Protection (PA DEP) and the US Environmental Protection Agency (EPA). Additional information on the NVF Redevelopment, including the ongoing remediation efforts, is currently available on the Borough website at: https://www.kennettsq.org/_nvf/index.php.

BACKGROUND:

4. The County Planning Commission reviewed an earlier version of this amendment on February 6, 2026 (CCPC# ZA-01-26-18774). We note that the revisions to the proposed ordinance language, which did address some of the issues raised in our previous review letter, include the following:

- The previously proposed addition of "single family stacked dwellings" to the list of uses permitted by right in the R-3 Residential district (Section 23-15(b)(4)) has been removed, which is being replaced by the proposed standard in Section 23-21(j)(15) that contiguous parcels within the R-3 zoning district may be incorporated into a Multifamily Development

and be development with stacked townhomes, subject to the provisions herein (this issue is further discussed in comment #14).

- The proposed Purpose Statement language has been revised.
- The maximum height requirements in Sections 23-21(j)(4) and 23-21(e) Table 14 have been revised.
- Section 23-21(j)(13), which states that the landscaping and buffering standards in the Borough's Subdivision and Land Development Ordinance shall be satisfied, has been added.
- Section 23-21(j)(16), Non-Residential Use Options, has been added.

5. The Borough's current (2013) Comprehensive Plan contains numerous references that the NVF site is located in the Borough's OI-1 zoning district. The County Planning Commission reviewed a zoning ordinance and zoning map amendment, which included the creation of the OI-2 Office and Industrial zoning district in the Borough, along with changing the OI-1 zoning map designation in the western portion of the Borough to OI-2 (CCPC# ZA-04-21-16733 and ZM-04-21-16734, dated May 19, 2021). According to our records, these amendments were adopted by the Borough on July 19, 2021.

LANDSCAPES:

6. Kennett Square Borough 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.

   While multifamily residential development, including affordably-priced housing units, is an appropriate use in the **Urban Center Landscape**, and the County Planning Commission supports the redevelopment of brownfields and greyfields, careful consideration of the proposed zoning ordinance standards is required to ensure that new development fits into the existing character of the Borough, along with incorporating all applicable design elements for new development in Urban Centers set forth on page 35 of *Landscapes3.* Additional information on the planning principles and design elements for Urban Center Landscapes is provided in the County Planning Commission's Urban Center Design Guide, which is available online at: https://www.chescoplanning.org/LandUse/L3DesignGuides.cfm.

COMMENTS:

7. Prior to taking action on this amendment, the Borough should consider whether the draft ordinance language is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code. UPI# 3-4-167, 3-4-166.2, and 3-4-80 (the intended site of the proposed residential development) are located within the southwest portion of Character Area 5 (Central Core) of the Borough's Land Use Plan; UPI# 3-4-182.3 (the site of the existing athletic field) is located in Character Area 4 (South Street West).

   We note that the Borough's Comprehensive Plan indicates that Traditional Neighborhood Development (TND) or form based codes could be implemented for the NVF Property to ensure a mix of uses compatible with adjacent neighborhoods (Page 6-8). Additionally, Future Land Use and Zoning Change Item CA5-2 on page CA5-7 indicates that these types of zoning would better facilitate redevelopment and guide development to create an area that is more pedestrian friendly and incorporates a development pattern that is more in context with the Borough's character.

Furthermore, Item CA5-22 on page CA5-11 states "Opportunities to use Form Based Codes or Traditional Neighborhood Development (TND) should be investigated" for future planning efforts in Character Area 5.

As stated in our previous review, we recommend that the Borough, rather than allowing multifamily residential development by conditional use in the OI-2 district as set forth in the current amendment, consider the development of a new zoning district, or an overlay zoning district, that meets the objectives of a Traditional Neighborhood Development as set forth in Section 701-A.(b) of the PA Municipalities Planning Code, and incorporates a full range of design criteria including connectivity, streetscaping, along with a providing a design guide.

At a minimum, we suggest that the Borough consider renaming the proposed multifamily development conditional use to either "Mixed-Use", "Traditional Neighborhood Development (TND)", or some similar term to better reflect the intent of the proposed conditional use. We note the "Multifamily Development" conditional use also allows for "Non-Residential Use options" under Section 23-21(j)(16). As noted above, a better option would be to create a standalone zoning district or overlay district allowing TND (or mixed-use) as a conditional use along with an accompanying design guide. We also note that the Borough pursued this option via a past County Vision Partnership Program (VPP) Grant in coordination with Kennett Township, however the Overlay and design guide were never adopted. The Borough could incorporate portions of the draft Overlay language as well as some or all of the draft design guidelines as part of further modifications to this proposed ordinance.

8. While we note that an illustration is included with the proposed definition of single family stacked dwellings, we suggest that the Borough find or develop a better illustration of this housing type. Consideration should be provided for utilizing, and providing a citation, for one of the existing illustrations currently provided on the Missing Middle Housing website: https://missingmiddlehousing.com.

9. While we note that the proposed language to be added at the end of the Purpose Statement of the OI-2 district has been revised, it is still the addition of one sentence pertaining to multifamily housing at the end of the existing section. As stated in our previous review, we recommend that the Purpose Statement be rewritten in its entirety, in order to provide an integrated approach to the development/redevelopment of this zoning district.

10. The Borough should clarify their rationale for the 20 acre minimum tract size requirement for this use, particularly pertaining to the complexity of the proposed standards in Section 23-21(j)(1), along with the final sentence provided in Section 23-21(j)(2), which states that open space and lands offered for dedication to the Brough for recreation or open space are to be excluded from the maximum density calculation. As currently written, it appears that open space and lands offered for dedication to the Borough for recreation or open space can be counted towards the minimum gross tract size requirement, but are to be excluded from the maximum density calculation. Consideration should be considered for a lower minimum tract size requirement.

11. While we acknowledge that Section 23-21(j)(9) has been revised to state that each building shall be designed so as to provide a variation of architectural treatments along the façade of such building, consistent with the character and architectural style of the Borough, the Borough should consider the development of a Design Guide associated with this use.

12. We endorse the incorporation of affordable housing requirements into the proposed ordinance language. "Live" Objective B of ***Landscapes3*** is to accommodate housing at costs accessible to all residents. Additionally, the County has established the 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.

13. Because active and passive recreation areas are referenced in Section 23-21(j)(10), the Borough should consider providing specific definitions for these terms. No definitions are currently provided for these terms in our copies of the Borough Zoning Ordinance and Borough Subdivision and Land Development Ordinance (SLDO) for these terms. However, we note that definitions are provided on pages 11-2 and 11-3 of the Borough's Comprehensive Plan for these terms.

14. The Borough Solicitor should be requested to review and comment on the proposed language in Section 23-21(j)(15) that contiguous parcels within the R-3 Zoning District may be incorporated into a Multifamily Development and developed with stacked townhomes, subject to the provisions herein. According to our copy of the Borough Zoning Ordinance, stacked townhomes are not identified as a use permitted either by right, by special exception, or by conditional use in the R-3 district.

15. The Township should ensure that consistent terminology is utilized in the proposed ordinance. We note that, while the term single-family stacked dwelling is utilized for much of the draft ordinance, the document header, the maximum building height standards in Section 6 of the draft ordinance, and Section 23-21(j)(15) reference the term "stacked townhomes" instead, which is not defined. Consideration should be provided by the Borough for utilizing the term "stacked townhome" in place of "single family stacked dwelling." Consideration should also be provided for changing the proposed definition of single-family stacked dwellings to the following: "Stacked Townhomes (Single-family Stacked Dwellings) - Two (2) single-family attached dwellings attached to one or more..."

RECOMMENDATION: As stated in our previous review, the County Planning Commission recommends that the Borough, rather than allowing multifamily residential development by conditional use in the OI-2 district, consider the development of a new zoning district, or a new overlay zoning district, for the redevelopment of this tract that meets the objectives of a Traditional Neighborhood Development as set forth in Section 701-A.(b) of the PA Municipalities Planning Code, and incorporates a full range of design criteria, along with providing a design guide. Consideration should also be provided for the other comments in this letter before acting on the proposed zoning ordinance amendment.

We request an official copy of the decision made by the Borough Council, 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: Rockhopper LP
Michael G. Crotty, Esquire, Borough Solicitor

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

October 22, 2026

Erica L. Batdorf, Township Manager
North Coventry Township
845 S Hanover Street
Pottstown, PA 19465

Re: Zoning Ordinance Amendment – Add retirement community to R-1 District by-right uses
North Coventry Township – ZA-09-26-19119

Dear Ms. Batdorf:

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 25, 2026. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

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

   A. Amend Section 370-16.B(1) to add retirement community to the R-1 Residential Zoning District by-right uses, subject to the provisions of Section 370-66.

   B. Amend Section 370-66.B to include Minimum Net Tract Size and Maximum Density for retirement communities in the R-1 District.

   C. Amend Section 370-66.C to allow individual dwelling units within the retirement community to be conveyed to separate owners.

   D. Amend Section 370-66.D to clarify that building and lot coverage requirements for individual zoning districts will apply except as otherwise provided under Section 370-66.

   E. Amend Section 370-66.G to include Minimum Perimeter Setback requirements for retirement communities in the R-1 District.

   F. Amend Section 370.66 to include a new subsection (“L”) that details dimensional standards for retirement communities in the R-1 District.

   G. Amend Section 370.66 to include a new subsection (“M”) that gives precedence to Section 370.66 if any conflicts or inconsistencies arise between the requirements of 370.66 and the underlying zoning district.

The submitted attachments for this proposed Zoning Ordinance Amendment also included a sketch plan. The sketch plan was from the owners of four adjoining parcels within the North Coventry R-1 District (438-602 West Cedarville Road) and pertained to developing the parcels into a 123-unit residential retirement community. The sketch plan was not indicated for Act 247 review on the submitted Act 247 County Referral form and, therefore, is not reviewed in this letter. If the Township should request Act 247 review for the sketch plan, the Chester County Planning Commission provides reviews of sketch plans free of charge.

LANDSCAPES:

2. The subject property for this Zoning Ordinance Amendment is located within the **Suburban Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. From the North Coventry Zoning Map, it appears the majority of the R-1 Residential Zoning District also falls within 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. 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 Zoning Ordinance Amendment is generally consistent with the objectives of the Suburban Landscape.

3. The proposed Zoning Ordinance Amendment supports the LIVE Goal of ***Landscapes3***, to nurture diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities. In particular, it supports Objective C – to support safe and accessible places for people of all ages and abilities.

4. The Township should confirm that this amendment would be consistent with Township planning for the entire R-1 Residential Zoning District. For example, in the Future Land Use Map, the subject property is designated as Village, while the remaining R-1 Residential Zoning District is largely designated as Suburban Residential.

COMMENTS:

5. Proposed Section 370-66.L permits individual lots within a Retirement Community to be established with zero lot lines, and proposed Section 370-66.C permits individual dwelling units to be separately conveyed. The Township should establish dimensional standards for individual lots, including minimum lot area and lot width, and clarify how the proposed front, rear, and side yard requirements apply to individual lots.

6. Section 370-66.D requires a minimum of 30% of the tract area to be retained as permanent open space and requires the ownership, location, design, layout, and maintenance of the open space to comply with Section 370-81. However, Section 370-81 requires that, except where open space is primarily intended for agricultural or conservation purposes, no less than 50% of the adjusted tract area in the R-1 District be available for the common use and passive enjoyment of residents. Proposed Section 370-66.M states that Section 370.66 will control in the case of conflicts or inconsistencies with the underlying zoning. The Township should consider and clarify how the 30% and 50% open space provisions, and other potentially conflicting provisions, are intended to apply to a Retirement Community in the R-1 District.

7. Section 370-81 permits stormwater management facilities within designated open space under certain circumstances, and Section 320-59 provides that land occupied by stormwater management facilities may not be credited toward minimum required open space unless it is appropriate for passive recreational use. Future subdivision or land development plans should clearly identify the required and proposed open space, the area occupied by stormwater management facilities, the amount of such area proposed to be credited toward required open space, if any, and demonstrate compliance with Sections 370-81 and 320-59.

8. Proposed Section 370-66.L.(2) requires a minimum of 200 linear feet of tract frontage along Route 100. The Township should clarify whether this provision is intended to limit Retirement Communities in the R-1 District only to tracts with frontage on Route 100. If so, the Township should also consider the other qualifying R-1 properties along Route 100 that could permit Retirement Communities by right as a result of the amendment and determine whether this use is appropriate at those locations.

9. The proposed amendment is generally consistent with the housing objectives identified in the Township Comprehensive Plan. The Comprehensive Plan encourages a variety of housing choices to address the needs of an aging population, including empty nesters and senior citizens, and identifies the subject property within the Village Future Land Use designation, where a mix of complementary uses and expanded housing choices are encouraged. The Township should consider these objectives when evaluating the proposed amendment and its application to the R-1 District.

10. The Zoning Ordinance does not appear to establish an age or occupancy requirement for a Retirement Community. Because the proposed use is specifically identified as a Retirement Community, the Township should clarify whether occupancy is intended to be age-restricted and, if so, establish the applicable age and occupancy requirements.

11. Section 370-66.C requires a Retirement Community to be developed and operated under the direction and control of a single owner or agent for the owner, while the proposed amendment would permit individual dwelling units to be separately conveyed to individual owners. The Township should clarify how the single-owner or agent requirement will apply after individual dwelling units are separately conveyed, including responsibility for operating and maintaining common areas and facilities.

12. Prior to enactment, the Township should ensure that the proposed amendment is processed in accordance with Sections 609 and 610 of the PA MPC and Section 370-155 of the Township Zoning Ordinance, including the applicable public hearing and public notice requirements.

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,



Ryan Mawhinney, AICP
Review Planner

CHESTER COUNTY Planning COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

October 28, 2026

Tony Scheivert, Township Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Re: Zoning Ordinance Amendment – Add Accessory Dwelling Unit as allowable accessory use in R-1 District
Upper Uwchlan Township – ZA-09-26-19123

Dear Mr. Scheivert:

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 29, 2026. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

Upper Uwchlan Township proposes the following amendments Chapter 200, "Zoning," of the Township Code:

A. Amend Section 200-7, "Definitions and word usage," to include a definition for Accessory Dwelling Unit (ADU);
B. Amend Section 200-13, "Use regulations," to add ADUs under the R-1 Residential District, which flows down to allow under the R-2 and R-3 Residential Districts as well; and
C. Amend Section 200-62, "Accessory use regulations," to add a subparagraph on ADUs, detailing standards that address eligibility, owner occupancy, unit size and occupancy, dimensional requirements, parking, utilities, stormwater management, and permitting.

LANDSCAPES:

The R-1, R-2, and R-3 Residential Districts in Upper Uwchlan Township are generally located within the **Suburban Landscape** and **Rural 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.

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 Ordinance Amendment is consistent with the objectives of the **Suburban Landscape** and **Rural Landscape**.

The proposed Zoning Ordinance Amendment also supports the **LIVE Goal** to nurture diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities. In particular, **Objective A** to provide opportunities for a diverse housing mix.

COMMENTS:

1. The title of the proposed ordinance states that ADUs would be permitted in the R-1 District on parcels greater than or equal to one acre. However, proposed Section 200-62.B(6)(4)(a) exempts accessory dwelling units from minimum lot area requirements. The proposed amendments in general do not seem to clarify the greater than or equal to one acre requirement shown in the title. The Township should confirm whether a minimum lot area is intended to apply to accessory dwelling units and revise the proposed ordinance accordingly.
2. The proposed ordinance proceeds from Section 3 to Section 5. The section numbering should be corrected.

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,



Ryan Mawhinney, AICP
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

October 22, 2026

Christopher Bashore, Township Manager
West Goshen Township
1025 Paoli Pike
West Chester, PA 19380

Re: Zoning Ordinance Update
West Goshen Township – ZO-09-26-19097 and ZM-09-26-19098

Dear Mr. Bashore:

The Chester County Planning Commission has reviewed the proposed 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 September 8, 2026. We offer the following comments to assist in your review of the proposed Zoning Ordinance Update.

DESCRIPTION:

1. The Township proposes a comprehensive update of its Zoning Ordinance, which includes an updated Township Zoning Map. We note that the number of zoning districts in the Township, including the PUC Planned University Campus Overlay District, will be reduced from 23 to 11. The Intent Statements for all zoning districts are provided in Section 84-6, and a Table of Permitted Uses is provided in Attachment 1, which are organized into categories.

2. The draft Zoning Ordinance addresses data centers, which will be permitted by conditional use in the I Industrial zoning district (Section 84-35.B). Definitions for the terms Data Center, Data Center Accessory Use, and Sensitive Receptor, are provided in Section 84-10, and the proposed regulations are provided in Section 84-13.G(9).

   Section 84-13.G.9(c) indicates that the minimum lot area shall be seven (7) acres, with a minimum setback of 200 feet from the property line of all other adjoining properties and road rights-of-way for a data center, data center accessory uses and associated equipment, except when adjacent to residential uses and/or district boundaries or a lot with a sensitive receptor, in which case the building setback shall be increased to 1,000 feet. Additional topics addressed in Section 84-13.(G)(9) include the following: Nuisance Performance Standards; Building height; Main entrance feature; Screening of mechanical equipment; Water; Wastewater Disposal; Power supply; Power Generation Facilities; Noise and vibration; Backup Power; Emergency management; and Decommissioning. Additionally, the following parking requirement is set forth in Section 84-66.B: one space per 8,000 square feet of floor area designed and intended to be accessible regularly by employees.

BACKGROUND:

3. The County Planning Commission reviewed an earlier version of this zoning ordinance update on August 13, 2026 (CCPC# ZO-06-26-18999 and ZM-06-26-19000). We acknowledge, and endorse, that several of the comments from our previous letter have been addressed by the Township (e.g., the zoning map issues discussed in comments #24 and #26). Other revisions to the proposed ordinance language include the following:

   - A definition for the term "sensitive receptor" has been added to Section 84-10, and setback requirements for data centers from sensitive receptors have been incorporated into Section 84-13.G(9)(c).
   - The definition of the term "Data Center Accessory Use" in Section 84-10 has been revised.
   - The wastewater requirements for a data center in Section 84-13.G(9)(g) have been revised.
   - The backup generator standards for data centers in Section 84-13.G(9)(k) have been revised.

LANDSCAPES:

4. West Goshen Township is primarily located within the **Suburban Landscape** and **Suburban Center Landscape** designations of ***Landscapes3***, the 2018 County Comprehensive Plan, with small areas to the immediate east and south of West Chester Borough located within the **Urban Center Landscape** designation. As stated in our previous review, the proposed zoning ordinance update is consistent with the objectives of ***Landscapes3***. The County Planning Commission endorses the Township's efforts in updating its Zoning Ordinance.

COMMENTS:

5. For ease of use purposes, road names, particularly the names of major thoroughfares, should be provided on the Township Zoning Map, as stated in our previous review. Additionally, the Township should ensure that the zoning district labels do not overlap with each other, or with parcel boundaries wherever possible.

6. Prior to taking action on this zoning ordinance update, 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).

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

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
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

October 15, 2026

Candace Miller, Township Secretary
West Nottingham Township
100 Park Road
Nottingham, PA 19362

Re: Zoning Ordinance Amendment - Truck Stops
West Nottingham Township – ZA-09-26-19106

Dear Ms. Miller:

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 15, 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. New or amended definitions for the following terms in Section 202: Truck Stop; and Convenience Store.
   B. Delete the existing definition of Gasoline Service Station in Section 202, to be replaced by the proposed definition of "Fuel Service Station."
   C. Amend Subsection 13 of Section 604.A, the list of by-right uses in the VCOM Village Commercial district, and amend Subsection 14 of Section 702.B, the list of uses permitted by conditional use in the I Industrial district, by replacing the term "Gasoline Service Station" with the term "Fuel Service Station."
   D. Add "Truck Stop in accordance with Section 1121 and 1607" to the list of uses permitted by conditional use in the I Industrial District.
   E. Add a new Section 1121, Truck Stop. The topics addressed in this section include the following: minimum lot area (12 acres); maximum height; woodland disturbance; site access; adjoining uses; noise and vibration; signage and traffic patterns; required permits; traffic impact study; and neighborhood impact analysis.
   F. Amend Section 1004.A.4, Figure 10-1: Screening Requirements for Uses and Facilities, to establish landscaping requirements for a truck stop.
   G. Amend Section 1005.F.7 by replacing the term "Gasoline Service Station" with "Fuel Service Station."
   H. Amend the parking standards provided in Part 12 – Off-Street Parking and Loading, by changing the term "Gasoline Service Station" to "Fuel Service Station," along with adding the following parking requirement for a truck stop: 5/1,000 (five spaces per 1,000 square feet of gross floor area).
   I. Add Section 1607, Conditional Use Regulations: Truck stop.

BACKGROUND:

2. The County Planning Commission reviewed an earlier version of this zoning ordinance amendment on April 24, 2024 (CCPC# ZA-03-24-18052). We note that the proposed revisions to the draft ordinance language include revisions to the definitions of the terms "truck stop" and "convenience store," along with the addition of noise standards (proposed Section 1121.F), and vibration standards (Section 1121.G).

COMMENTS:

3. As stated in our previous review, the Township should verify the availability of parcels of 12 acres of greater (or the potential for merging parcels) in the I Industrial zoning district to accommodate this use, along with verifying that none of the provisions would inadvertently create a de facto exclusion of this use.

4. While the second sentence of Section 1121.F provides maximum permitted decibel levels, the Township should clarify how they will address, in advance of construction, the first sentence in Section 1121.F, which states that a "truck stop shall not produce noise of objectionable character or volume notable at the property line."

   If the Township wishes to address noise and vibration issues as part of the conditional use review process for a truck stop, then we suggest that the Township require the applicant to submit a noise and vibration assessment study, prepared by a professional acoustical engineer.

   For example, the Mount Joy Township (Adams County) PA zoning ordinance, which permits truck stops by conditional use in their BPC-O Baltimore Pike Corridor Intensive Uses Overlay District, indicates that an application for a truck stop shall include a noise and vibration assessment study (refer to subsection (1)(e) of Section 110-402.RR - https://ecode360.com/44632375).
   Their zoning ordinance is available online at: https://ecode360.com/11521204.

5. Section 6 of the draft Ordinance (page 9) addresses two separate topics. For clarity purposes, we suggest that these topics be listed separately.

6. For clarity purposes, we suggest that Section 7 of the draft ordinance be revised to indicate that the Parking Requirements table is provided in Section 1203 of the Township Zoning 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.

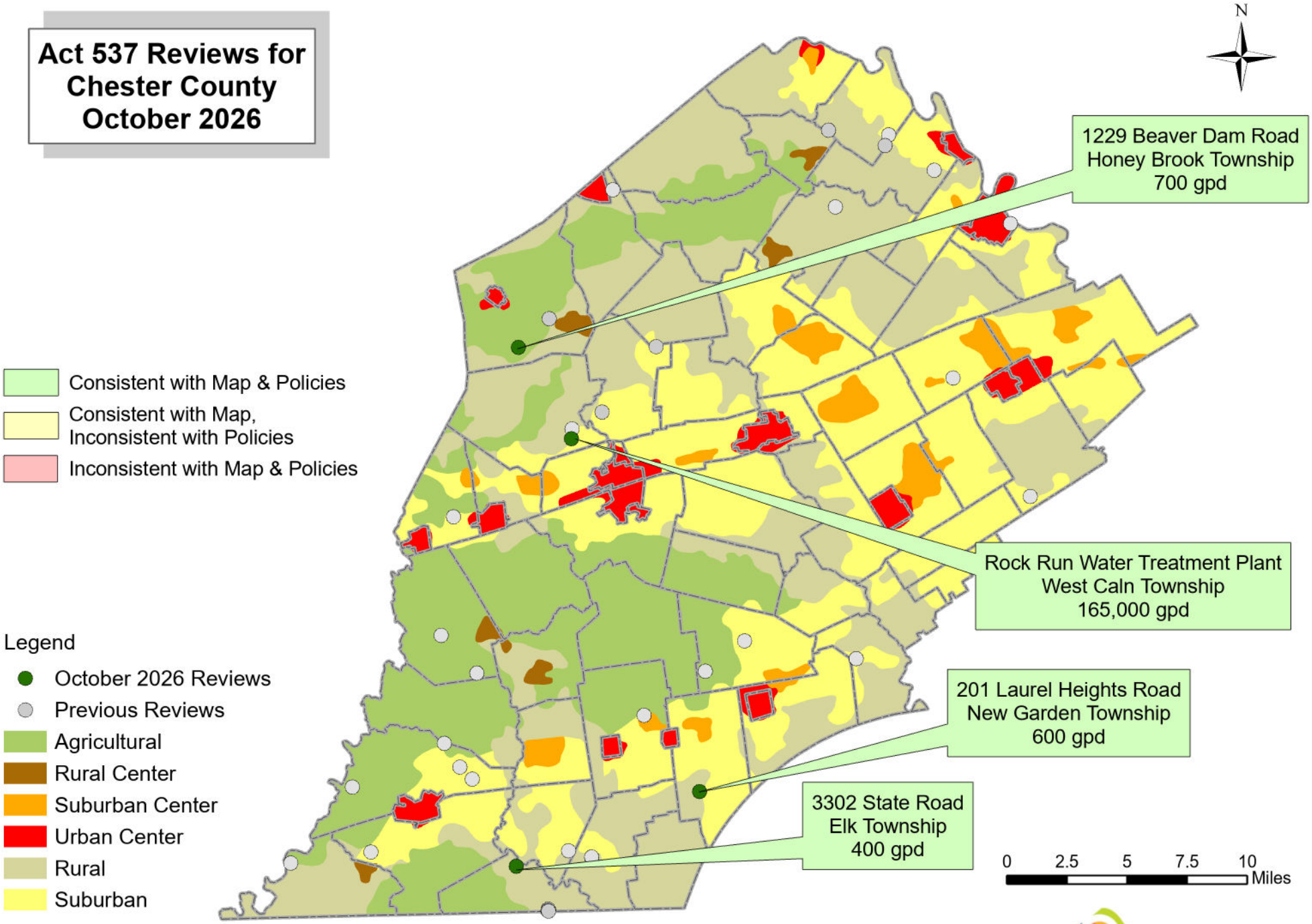
Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County October 2026



Map prepared November 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
November 10, 2026

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

Elk Township, 3302 State Road
The applicant is proposing a residential development of 2-lots (one existing) on 54.2 acres. The site is located on State Road, near the intersection with Old Forge Road. The amount of wastewater for the proposed project is 400 gpd. The project is served by an on-lot sewage disposal system. This project is designated as a Rural Landscape and is consistent with ***Landscapes3***.

Honey Brook Township, 1229 Beaver Dam Road
The applicant is proposing a residential conversion of a barn to a 6-bedroom home on 10 acres. The site is located on Beaver Dam Road, near the intersection with Tree Line Drive. The amount of wastewater for the project is 700 gpd. The project is served by an on-lot sewage disposal system. This project is designated as an Agricultural Landscape and is consistent with ***Landscapes3***.

New Garden Township, 201 Laurel Heights Road
The applicant is proposing a residential development of 1-lot on 30 acres. The site is located on Laurel Heights Road near the intersection with Walnut Run Road. The amount of wastewater for the project is 600 gpd. The project is served by an on-lot sewage disposal system. This project is designated as a Rural Landscape and is consistent with ***Landscapes3***.

West Caln Township, Rock Run Water Treatment Plant
The applicant is proposing a public sewer connection to an existing water treatment plant on 5.4 acres. The site is located on Water Works Road, at the intersection with Red Mill Road. The amount of wastewater for the project is 165,000 gpd. The project is served by a public sewage disposal system operated by PAWC. 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.

11/10/26

Minor Revisions

3800-FM-WSWM0362B Rev. 9/2005

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

DEP CODE #1-15927-174-2L

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 one 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 Estace K. Walters, Elk Township

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

1. Date plan received by county planning agency. September 18, 2026
2. Date plan received by planning agency with areawide jurisdiction **N/A** Agency name **N/A**
3. Date review completed by agency October 14, 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 Rural Landscape. 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. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is 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, Big Elk Creek. 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: The project will disturb a limited amount of prime agricultural land, but will support continued agricultural production which is consistent with the Landscapes3 Vision for Agriculture, which supports housing to meet the needs of farm labor and farm family growth, and very low density residential development.
	X*	6.	Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.
		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** If no, describe which requirements are not met*
☒	☐	14.	Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? 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? If yes, is the proposed waiver consistent with applicable ordinances. **Not Known** 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? 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. 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 Signature: Carrie J Conwell

Date: 10/14/2026

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.

This project was previously reviewed by the Planning Commission, under PA Act 247, as Case Number SD-05-25-18509, and is consistent with the vision for the Rural Landscape.

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.

PC53-10-26-19139

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
Estace K. Walters, Site Contact
Michael Corcoran, Elk Township
Kevin Sech, HILBEC Engineering & Geosciences, LLC
Al Jezyk, Elk Township Board of Supervisors

3800-FM-WSWM0362B Rev. 9/2005

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

DEP CODE #1-15932-634-2L

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 one 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 1229 Beaver Dam Road, Honey Brook Township

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

1. Date plan received by county planning agency. August 24, 2026
2. Date plan received by planning agency with areawide jurisdiction **N/A** Agency name **N/A**
3. Date review completed by agency October 02, 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 Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.
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 West Branch Brandywine Creek. 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** If no, describe which requirements are not met
☒	☐	14.	Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? 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? If yes, is the proposed waiver consistent with applicable ordinances. **Not Known** 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? 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. 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 Signature: Carrie J Conwell

Date: 10/2/2026

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.

PC53-09-26-19124

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
Gideon Stoltzfus, Site Contact
Kristy Deischer-Eddy, Honey Brook Township
Paul Rosone, PR Environmental Designs, Inc.

3800-FM-WSWM0362B Rev. 9/2005

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

DEP CODE #1-15940-522-2L

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 201 Laurel Heights Road, New Garden Township

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

1. Date plan received by county planning agency. August 31, 2026
2. Date plan received by planning agency with areawide jurisdiction **N/A** Agency name **N/A**
3. Date review completed by agency October 08, 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 Rural Landscape. 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. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is 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
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: *Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.
		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** If no, describe which requirements are not met
☒	☐	14.	Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? 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? If yes, is the proposed waiver consistent with applicable ordinances. **Not Known** 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? 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. 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 Signature: Carrie J Conwell
Date: 10/8/2026
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.

This project was previously reviewed by the Planning Commission under PA Act 247, as Case Number SD-05-26-18934 and is consistent with the Rural Landscape of Landscapes3.

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.

PC53-10-26-19129

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
Mark Pierson, Site Contact
Monica Pierson, Site Contact
Christopher Himes, New Garden Township
Mark Bryan, Environmental Management & Consulting, Inc

3800-FM-WSWM0362B Rev. 9/2005

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

DEP CODE #1-15961-764a-3J

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 Rock Run Water Treatment Plant Expansion Project P, West Caln Township

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

1. Date plan received by county planning agency. August 07, 2026
2. Date plan received by planning agency with areawide jurisdiction **N/A** Agency name **N/A**
3. Date review completed by agency October 1, 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
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** If no, describe which requirements are not met
☐	☒	14.	Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency: The Act 537 Plan for West Caln Township designates this area to be served by on-lot sewage disposal.
☐	☐	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? If yes, is the proposed waiver consistent with applicable ordinances. **Not Known** 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? 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. 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. Name, Title and signature of person completing this section:

18. Name: Carrie J. Conwell, AICP
Title: Senior Environmental Planner Signature: Carrie J Conwell
Date: 10/1/2026
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.

PC53-09-26-19122

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
Kelly Jacunski, Pennsylvania American Water Company
Kim Milane-Sauro, West Caln Township
Marci Poli, Entech Engineering Inc.

Discussion and Information Items

Design & Technology Division Update

DESIGN & TECHNOLOGY DIVISION

November 2026 (activities as of 10/31/26)

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.

Over the past month, the Graphics team advanced several key visual initiatives across CCPC. Highlights include designing the Climate Action Plan 2026 report, capturing site photography for the Spring City Comprehensive Plan, and refining the new Chester County 250 branding and parade float banner. Additionally, the team produced materials for the Chester County 2020 Planning Awards, event flyers, digital web assets, and provided ongoing cross-departmental design support.

The GIS/Tech team provided mapping and data solutions across CCPC's Community Planning, Sustainability, Multimodal Transportation, and Administrative divisions. Key accomplishments included updating the Trail Finder app, contributing spatial analysis to the Oxford Region Comprehensive Plan and the A+ Homes Accessible Guide, and supplying data center mapping and ongoing technical support for Section 247 planners. Additionally, the team ensured seamless logistics for CCPC's hybrid and in person events.

Community Planning Division Update

Municipalities with ongoing VPP or CPA projects, October 2026

Planning Commission Community Planning Assistance

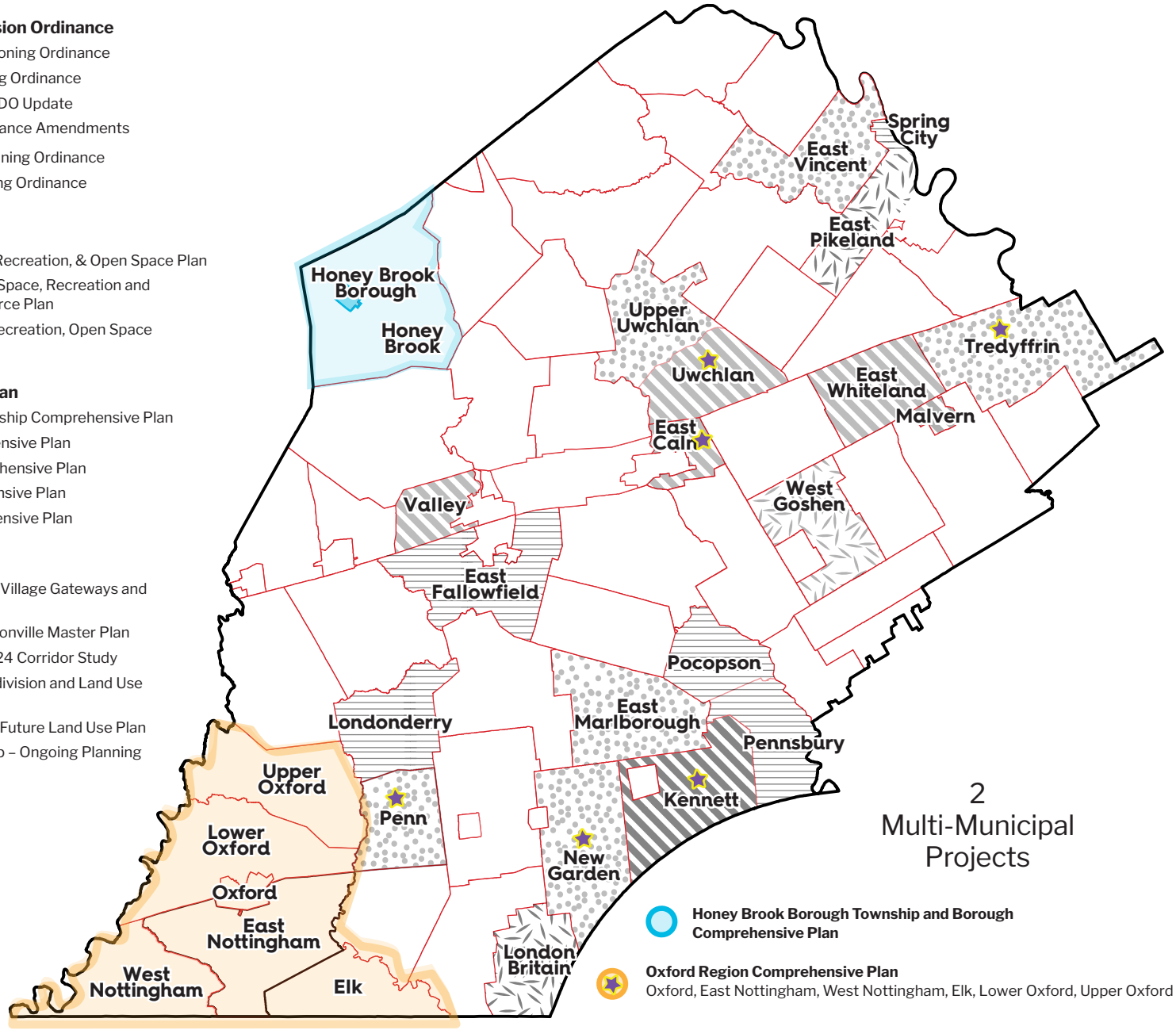
20 Single-Municipality Projects

Zoning or Subdivision Ordinance
- East Caln Township Zoning Ordinance
- East Whiteland Zoning Ordinance
- Kennett Township SLDO Update
- Malvern Zoning Ordinance Amendments
- Uwchlan Township Zoning Ordinance
- Valley Township Zoning Ordinance

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
- East Fallowfield Township 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 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

CHESTER COUNTY Planning COMMISSION

The VPP (Vision Partnership Program) and the CPA (Community Planning Assistance) programs are administered by the Community Planning Division of the Chester County Planning Commission

COMMUNITY PLANNING REPORT

November 2026 (Activities as of 10/31/2026)

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: 40% Contract Term: 1/26-12/27 Consultant: CCPC Lead Planner: Chris Patriarca
   Reviewed standards for Industrial districts and additional definitions at the October meeting.

2. **East Marlborough Township – Unionville Master Plan**
   Percent Completed: 85% Contract Term: 2/26-1/27 Consultant: Bowman Monitors: Jeannine Speirs and Luis Rodriguez
   Plan is in for VPP and 247 review.

3. **East Pikeland Township- Park, Recreation, Open Space, and Trail Plan**
   Percent Completed: 65% Contract Term: 9/25-4/27 Consultant: Natural Lands Monitors: Mark Gallant and Alison Merrick
   The Township and consultant host a public meeting at the Kimberton Fire Company from 6 – 8 on October 29th to present draft plan recommendations.

4. **East Vincent Township- Route 724 Corridor Study**
   Percent Completed: 1% Contract Term: 2/25 - 7/27 Consultant: Pennoni Associates Monitor: Patty Quinn
   The 724 Corridor Study kicked off on September 23rd with the first task force meeting.

5. **East Whiteland Township – Zoning Ordinance Update**
   Percent Completed: 60% Contract Term: 9/23-8/26 Consultant: Bergmann Monitor: Chris Patriarca
   3rd extension executed in October.

6. **Kennett Township – SALDO update**
   Percent Completed: 80% Contract Term: 8/24-1/27 Consultant: CCPC Planners: Jeannine Speirs
   The 2nd draft is completed. The Township has items to complete in the 2nd draft after which the adoption process will begin.

7. **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
   No update for October.

COMMUNITY PLANNING REPORT

November 2026 (Activities as of 10/31/2026)

8. **Londonderry Township – Comprehensive Plan**
   Percent Complete 40% Contract Term: 2/26-1/28 Consultant: Brandywine Conservancy Monitors: Chris Patriarca and Luis Rodriguez
   Reviewed recommendations for transportation and mobility. Overview of public engagement to-date.

9. **Malvern Borough – Zoning Ordinance Amendments**
   Percent Completed: 9 0 % Contract Term: 8/24-2/27 Consultant: Thomas Comitta Associates Monitor: Jeannine Speirs
   CCPC completed the VPP and 247 review. The Borough is in the adoption process.

10. **Penn Township – SALDO**
    Percent Completed: 15% Contract Term: 7/1/26-6/30/28 Consultant: CCPC Monitor: Mark Gallant and Alison Merrick
    Mark is working with Alison to bring her up-to-speed. The 1st draft is expected to be distributed to the Task Force in January 2027.

11. **Pennsbury Township – Comprehensive Plan Update**
    Percent Completed: 60% Contract Term: 9/25-10/27 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs
    No October meeting.

12. **Pocopson Township – Comprehensive Plan Update**
    Percent Completed: 30% Contract Term: 2/26-1/28 Consultant: Brandywine Conservancy Monitor: Kevin Myers
    The 10/5 meeting discussed background and recommendations for Transportation and Community Facilities and Services.

13. **Spring City – Comprehensive Plan Update**
    Percent Completed: 0% Contract Term: 10/1/2026 – 10/28/2028 Consultant: CCPC Planner: Kevin Myers and Alison Merrick
    Kevin Myers attended a PC meeting on 10/21 to answer questions and offer guidance as they develop their Task Force.

14. **Tredyffrin Township - Future Land Use**
    Percent Completed: 15% Contract Term: 7/1/26-6/30/27 Consultant: CCPC Planners: Chris Patriarca and Luis Rodriguez
    Project kickoff meeting held in October with Task Force. Public survey under development.

★ **Upper Uwchlan Township – Eagle Village Gateways and Mobility Plan**
Percent Completed: 100% Contract Term: 9/24-10/26 Consultant: Bowman Monitor: Patty Quinn

15. **Uwchlan Township - Zoning Ordinance Update**
    Percent Completed: 45% Contract Term: 9/25- 8/27 Consultant: CCPC Lead Planner: Mark Gallant
    The township requested the development of a mixed-use overlay district which will be presented to the Task Force at their meeting on November 4th.

COMMUNITY PLANNING REPORT

November 2026 (Activities as of 10/31/2026)

16. **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 Township stalled the process to address public comments at their recent public hearing. They hope to adopt the Plan by the end of 2026.

17. **Valley Township – Zoning Amendments**
    Percent Completed: 35% Contract Term: 12/25-7/27 Consultant: Pennoni Associates Monitor: Kevin Myers
    Received materials from consultant on 10/16 for the next meeting scheduled for 11/10/26 along with communication regarding invoicing and project administration.

18. **New Garden Township – Ongoing Planning Assistance**
    Percent Completed: 0% Contract Term: 9/26-10/29 Consultant: CCPC Monitor: Kevin Myers
    Held monthly check-in on Teams on 10/15; attended Supervisors meeting virtually on 10/19 regarding data center ordinance; met township staff in person on 10/20 for discussion and township field view; provided feedback regarding information and potential rough process for future comprehensive plan update; provided feedback on potential future planning efforts.

MULTI-MUNICIPAL PROJECTS

A. **Honey Brook Township and Borough – Comprehensive Plan**
   Percent Completed: 8 5 % Contract Term:4/25-3/28
   Consultant: Brandywine Conservancy Monitors: Jeannine Speirs, Alison Merrick, & Luis Rodriguez
   The Task Force reviewed the full plan draft at their Oct 13 meeting.

B. **Oxford Region Comprehensive Plan Update**
   Percent Completed: 7 0 % Contract Term: 1/24–6/27 Consultant: CCPC Lead Planner: Mark Gallant
   An extension was requested and granted extending the contract by six months to June 30, 2027. The Task Force will begin a discussion on Land Use and Housing at their meeting on November 5th. The last topic before pulling together the full Plan.

OTHER PROJECTS

- **Oxford Region –** Continuing to work with the Oxford Region Planning Committee (ORPC) membership to implement the responsibilities set forth in their Intergovernmental Planning Implementation Agreement. The latest effort is a review letter for the Wedgewood application that represents 87 sf dwelling units in Oxford Borough and East Nottingham Township.
- **Phoenixville Region Planning Committee –** October meeting held in-person at Schuylkill Township building on 10/28. Discussion items as follows: Schuylkill River Passenger Rail Authority update; overview of regional municipal invasive species ordinances; review of CCPC presentation on Accessory Dwelling Units (2026 Urban Centers Forum); discussion/review/consideration regarding pipeline ordinances.

COMMUNITY PLANNING REPORT

November 2026 (Activities as of 10/31/2026)

- **American Battlefield Trust Liberty Trail –** Contracts and coordination are underway with the American Battlefield Trust to be the local coordinator for their Liberty Trail heritage tour app, which will bring their national app tour program to Chester County and Delaware County providing outreach, education, and heritage tourism implementation in support of CCPC's Brandywine Battlefield planning, Paoli Battlefield and Battle of the Clouds studies, and the Philadelphia Campaign Heritage Interpretive Network.
- **Pottstown Metropolitan Regional Planning Committee –** October meeting focused on annual contract renewal and potential items to suggest for DVRPC to consider as part of their future work program in the Region.

Internal County Coordination

Community Development: Senior Community Planners Chris Patriarca and Jeannine Speirs, and Kevin Myers, Urban Planner
Housing Authority of Chester County: Chris Patriarca and Alison Merrick
Facilities: David Blackburn, Heritage Preservation Coordinator
Heritage Interpretive Network: Jeannine Speirs

HISTORIC PRESERVATION, HERITAGE TOURISM PLAN, & HERITAGE INTERPRETIVE NETWORK (HIN)

America 250

- The October CC250 Commission meeting was held on the 1st.
- Special Commission meeting was held on the 27th to discuss 2027 activities the CC250 Commission will support based on a list of possible activities developed in collaboration with the CC250 Events Committee.
- CC250 Commission approved an updated logo for 2027.
- CC250 Comms Committee meets regularly, every two weeks. Working on updating the CC250 website for the 250th of the Philadelphia Campaign in 2027. New giveaways are being designed and ordered for next year's anniversary.
- The November edition of the CC250 monthly newsletter was completed and will be released 30 October.
- The Events Committee met to collaborate on a list of possible Philadelphia Campaign 250th activities for 2027.
- CCPC is preparing a banner for the Philadelphia Campaign 250th outreach float in the West Chester Holiday parade, which is being spearheaded by reps from each of the three battlefields in cooperation with CC250.

Philadelphia Campaign HIN theme region

- CCPC and CC250 are planning the 2027 American Revolution Philadelphia Campaign 250th. Entities from the three battlefields are collaborating on activities and events through a CCPC/Philadelphia Campaign Activities team coordinating in cooperation with CC250.
- Invited to a reception of the American Battlefield Trust in Philadelphia.

Iron & Steel HIN theme region

- Internal committee met to identify edits and updates to the brochure and website.

COMMUNITY PLANNING REPORT

November 2026 (Activities as of 10/31/2026)

Review

- Internal CCPC County bridge committee was reinitiated on 10/26 and reviewed six bridges.
- CCHPN met twice. Their Board meeting and a planning meeting as the organization transitions to a new president and vice president.
- Completed the 2026 season of Town Tours: Kennett Square 10/1, Vickers House 10/2, and an armchair tour at Historic Yellow Springs.
- Invitations for 2027 Town Tours and Village Walks themed were sent
- 2027 Town Tour theme was finalized, "A Fortnight in Chester County" in commemoration of the Philadelphia Campaign of 1777.

Section 106

- There were no 106 actions or reviews in October

HOUSING

- **Accessible Housing Guide –** Development continued of the map indicating proximity and accessibility to community amenities.
- **Housing Workshops –** No updates for October.
- **Organizational Convening –** Met with Chester County Department of Community Development on 10/22 for an overview of their services and planning coordination. Met with Kris Keller and their team virtually on 10/30 to discuss collaboration.
- **Land Bank –** No updates for October.
- **Presentations -** No updates for October.

URBAN CENTERS

Technical assistance/coordination

- Met with W Caln supervisor on 10/15 in CCPC office and provided information, contact provided via the Western Chester County Council of Governments (COG) – Modena Borough council member is chair.
- Reviewed Willistown Township Open Space Accelerator application for Sustainability Division
  - Attended a virtual meeting for discussion about the application on 10/26.
- Reviewed responses to request for proposals for the Route 41 study for the DVRPC Transportation and Community Development Initiative (TCDI) Grant and attended a virtual meeting for discussion on 10/28. Note this project involves Avondale borough.
- Led CPD Division field view of Parkesburg highlighting significant new developments and CCPC work (assisted with comprehensive plan update and writing of TND Ordinance).
  - **Attended:**
    - Western Chester County Chamber of Commerce (WCCCC) Regional Planning Committee on 10/7.
    - Coatesville 2nd Century Alliance Board meeting on 10/8.
    - Avondale borough council meeting on 10/20 for WCU progress report on student planning studio project.

Sustainability Division Update

Sustainability Division

Monthly Activities Report– November 2026 (Activities as of 10/31/26)

Climate Action Plan Update:

- Environmental and Energy Advisory Board met on 10/28 and provided input on draft priorities for county government facilities & operations and vetted criteria and methodology for prioritizing actions.
- Presented on progress towards updating the Climate Action Plan to the CC Water Resources Authority Board on 10/21
- Met with approx. 20 municipal Environmental Advisory Councils on 10/29 to discuss draft municipal actions

Sustainable HOAs

The Sustainability Division held a virtual focus group for municipal managers and staff on 10/22 to discus: how municipalities are currently communicating with HOAs; their interest in collaborating with HOAs to implement stormwater management infrastructure and other sustainability projects; and to discuss CCPC's ideas for creating template governance documents for new HOAs that incorporate sustainable practices. The purpose of the meeting was to understand the range of relationships between municipalities and HOAs, and to learn ways CCPC could add value in improving HOA-municipal relationships with an ultimate goal of ensuring environmentally and financially sustainable HOA operations and infrastructure.

Open Space Accelerator

After convening a Selection Committee of CCPC and PA DCNR staff, CCPC awarded its first Open Space Accelerator mini-grant award to Willistown Township. They applied to create a property stewardship plan for the township's Serpentine Preserve. The scope of work is being finalized, and contracting will begin upon finalizing the scope and budget.

Multimodal Transportation Division Update

Multimodal Transportation Planning Division

November 2026 (Activities as of 10/31/26)

PA DCNR C2P2 Awards



Noble Road Bridge Source: Google Maps

On Wednesday October 7th, Governor Shapiro and Pennsylvania Department of Conservation and Natural Resources (DCNR) Secretary Cindy Adams Dunn announced the awards for the Community Conservation Partnerships Program (C2P2) distributing $81M toward 306 projects over 60 of the Commonwealth's 67 counties. Chester County recipients include:

- Chester County - $300,000 - Rehabilitation and further development of Chambers Lake within Hibernia County Park
- Chester County - $500,000 - Development of the Chester Valley Trail in Atglen Borough and West Sadsbury Township
- Coatesville City - $908,900 - Rehabilitation and further development of Ash Park
- East Bradford Township - $906,000 - Rehabilitation and further development of East Bradford Park
- East Brandywine Township - $250,000 - Further development of East Brandywine Township Community Park
- East Vincent Township - $250,000 - Rehabilitation and further development of Park on the Ridge
- East Whiteland Township - $209,800 - Further development of Bacton Hill Park
- Franklin Township - $250,000 - Restoration of an unnamed tributary to the West Branch of the White Clay Creek within the Franklin Preserve
- Natural Lands - $313,900 - Payment toward the acquisition of approximately 6.8 acres in Newlin Township for an addition to the Armstrong Preserve
- Natural Lands - $108,300 - Payment toward the acquisition of approximately 18.7 acres in Avondale Borough
- Natural Lands - $81,500 - Installation of approximately 14 acres of riparian forest buffers within the ChesLen Preserve
- Phoenixville Borough - $250,000 - Development of Downtown Park
- Schuylkill Township - $60,000 - Prepare a Master Site Development Plan for the 65-acre Sedgley Farms Park
- Uwchlan Township - $800,000 - Development of the Uwchlan Trail in Uwchlan Township
- West Chester Borough - $250,000 - Rehabilitation of John O. Green Park
- West Whiteland Township - $541,600 - Further development of Exton Park

- Willistown Conservation Trust, Inc. - $1,500,000 - Payment toward the acquisition of approximately 20 acres for an addition to the Rushton Woods Preserve
- **TOTAL: $7,480,000 (17 projects)**

For more information, please see the press release which includes a link to a list of all of the awards distributed across the Commonwealth.

2026 CCPC Annual Transportation Forum



On Tuesday, October 27th, the Multimodal Transportation Planning Division held its Annual Transportation Forum in a virtual only setting via Zoom. After opening remarks by Executive Director Matt Edmond, the agenda included:

- a Bikes (and More!) Plan Update by MTP Transportation Planner Patty Quinn
- a presentation on the Western Main Line Greenway by Patrick Monahan & Manny Menendez of the Greater Philadelphia Bicycle Coalition and Tim Phelps from TMACC
- an update on the status of Public Transportation in Chester County by MTP Transportation Planner Alex Sankaran
- a Trails Development update by Trails Planner Steve Buck, and
- a summary of Major Roadway Projects Status and recent funding awards by MTP Director Brian Styche.

The event was well attended with 43 participants, not including the presenters and CCPC staff. MTP staff stayed on past the one hour mark to address all questions submitted by the attendees.

Director's Report