



CHESTER COUNTY PLANNING COMMISSION BOARD MEETING

Chester County Planning Commission
Government Services Center – Suite 351 East

Hybrid Meeting
February 11, 2026

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chair's Welcome *Chair*
2. PUBLIC COMMENT *Chair*
3. PRESENTATION
- A. 2025 Plan and Ordinance Submittals – Year in Review *Paul Farkas*
- 2:20 p.m. 4. ACTION ITEMS
- A. Approval of Commission Meeting Minutes – Jan 14, 2025 *Commission*
- B. Act 247 Reviews – January 2026 Applications *Commission*
- 1) 247 Monthly Summary *Geoff Creary*
- 2) Subdivision and Land Development Plan Reviews (10)
- | | |
|----------------------------|----------------|
| 1. Caln Township | LD-12-25-18756 |
| 2. Caln Township | SD-12-25-18748 |
| 3. Easttown Township | SD-12-25-18765 |
| 4. Malvern Borough | LD-12-25-18757 |
| 5. South Coventry Township | SD-11-25-18742 |
| 6. Spring City Borough | SD-12-25-18764 |
| 7. Tredyffrin Township | LD-01-26-18769 |
| 8. West Goshen Township | LD-12-25-18753 |
| 9. West Nantmeal Township | SD-12-25-18762 |
| 10. West Vincent Township | SD-11-25-18740 |
- 3) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (3)
- | | |
|---------------------------|----------------|
| 1. Caln Township | ZA-12-25-18761 |
| 2. Valley Township | ZM-12-25-18763 |
| 3. West Nantmeal Township | ZA-12-25-18751 |

C. Act 537 Reviews – January 2026 Applications

Carrie Conwell

1) Minor Applications (7)

- 1. East Whiteland Township; Residences at Benjamin Hibberd Farm/370 Lancaster Ave, 42-4-306, Consistent
- 2. Lower Oxford Township; Aaron King, 56-7-11, Consistent
- 3. Lower Oxford Township; Amos Lapp, 56-4-24, Consistent
- 4. Lower Oxford Township; Beiler/240 W. Branch Road, 56-9-24, Consistent
- 5. New London Township; Nyland/251 Walnut Glen Road, 71-4-30.1A, Consistent
- 6. Phoenixville Borough; Kindergarten Center, 15-4-404, Consistent
- 7. Willistown Township; Deerfield Knoll WWTP Decommissioning, 54-8-5.1, Consistent

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

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

4:00 p.m. 6. ADJOURNMENT

Action Items



MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 351 East
January 14, 2026

MEMBERS PRESENT IN PERSON: Nate Cline, Chair; Roberta Cosentino, Vice Chair; Matt Hammond; Michael Heaberg; Molly Morrison.

MEMBERS PRESENT VIA ZOOM: Stephanie Duncan; Doug Fasick; Andy Wright.

STAFF PRESENT IN PERSON: Matthew Edmond, Director; Carol Stauffer, Assistant Director; David Blackburn; Geoff Creary; Beth Cunliffe; Bambi Griffin Rivera; Rachael Griffith; Gene Huller; Carolyn Oakley; Patty Quinn; Luis Rodriguez; Nancy Shields; Jeannine Speirs; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Steve Buck; Carrie Conwell; Angela Dracup; Paul Farkas; Chris Patriarca; Elle Steinman; Sally Warren.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: Bertha Jackmon; Kate Morgenstern; A. Solomon; Molly Wills; Crystal [surname unknown]; Lynn [surname unknown].

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center and via Zoom audio/video on Wednesday, January 14, 2026 was called to order at 2:00 P.M. by Chair Nate Cline.

PUBLIC COMMENT: None

ACTION ITEM:

Appointment of the 2026 Board Officers:

A MOTION TO APPOINT NATHAN CLINE CHAIR OF THE 2026 CHESTER COUNTY PLANNING COMMISSION BOARD WAS MADE BY MR. HAMMOND ON BEHALF OF THE NOMINATING COMMITTEE, SECONDED BY MR WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline abstained from voting for the 2026 Chester County Planning Commission Board Chair.

A MOTION TO APPOINT ROBERTA COSENTINO VICE CHAIR OF THE 2026 CHESTER COUNTY PLANNING COMMISSION BOARD WAS MADE BY MR. HAMMOND ON BEHALF OF THE NOMINATING COMMITTEE, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Ms. Cosentino abstained from voting for the 2026 Chester County Planning Commission Board Vice Chair.

A MOTION TO APPOINT MATTHEW EDMOND SECRETARY OF THE 2026 CHESTER COUNTY PLANNING COMMISSION BOARD WAS MADE BY MR. HAMMOND ON BEHALF OF THE NOMINATING COMMITTEE, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

PRESENTATIONS:

Mr. Rodriguez presented on the Points of Light, an interpretive driving tour highlighting the complexity of the Underground Railroad in Chester County. The project originated as a Vision Partnership Program (VPP) initiative. CCPC finished the project, aligning it with the County Heritage Tourism Plan and the Heritage Interpretation Network. The goal is to deepen public understanding of the collective efforts that helped freedom seekers reach safety. An interactive map was created showing 14 sites across the county within the following four categories: Gateways, Interpretive Tour Sites, Heritage Centers, and Viewing Corridors.

Ms. Quinn presented on the Transportation Improvement Inventory (TII) and the Transportation Priority Projects brochure. Both are publicly available on the county website.

The TII is updated every two years by reaching out to all 73 municipalities to update and submit their transportation needs to provide a current assessment of conditions and priorities. The TII informs regional planning efforts, including DVRPC's Connections 2050 long-range plan and the regional Transportation Improvement Program (TIP). The overall goal of the TII is to help advance transportation projects toward funding and construction. The total estimated cost of projects in the TII is approximately \$4.592 billion.

The Transportation Priority Projects brochure provides a high-level overview of projects with the greatest potential impact in Chester County based on input from municipalities, engineering firms, economic development organizations, PennDOT, and SEPTA. TIP-funded projects are now highlighted in the brochure. A new resiliency category was added. After finalizing the brochure, the county seeks letters of support from County Commissioners and state legislators. The materials are then submitted to the State Transportation Commission to advocate for funding.

Ms. Oakley presented on CCPC's website performance, e-newsletter metrics, and social media activity.

CCPC distributes two e-newsletters: a monthly CCPC e-newsletter with just under 2,900 subscribers, representing an 11% increase from the previous year and a quarterly sustainability e-newsletter with just under 1,700 subscribers, representing a 21% increase.

In 2025, the planning website recorded 234,505 page views, a 4% increase from 2024. For reference, the main Chester County website receives approximately 7 million page views annually. Most visited pages are the homepage and the Town Tours and Village Walks page. Historic preservation was the most visited planning topic, followed by environment and transportation. Ms. Oakley also maintains several related websites: Schuylkill River Passenger Rail Authority, America 250PA – Chester County, Chesco Ride Guide, and is the backup support for the main Chester County website.

Social media total followers across all platforms reached 8,866, a 4% increase over last year. Top Social Media Content for each platform: Facebook, Brandywine Battlefield and CCPC's 75th posts; LinkedIn, new Executive Director, the passing of Bob Bielski & Bill Fulton, and CCPC's 75th posts;

Twitter/X, Phoenixville as a top 10 small town, CCPC's 75th celebration, and the adoption of Landscapes2; Instagram, CCPC's 75th posts.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR DECEMBER 10, 2025, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MS. MORRISON, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of 2026 Proposed Work Program:

Mr. Edmond presented an overview of the 2026 Work Program which focuses on significant initiatives aligned with CCPC's six goals. Two new sections, titled Communications and Innovation, were added to better reflect work that does not fit neatly into traditional planning categories. Key initiatives by goal area include:

- Preserve - Open Space Accelerator Program
- Protect - Climate Action Plan Update, Data Center Planning Tool, Sustainable HOAs, and EV Charging Station Project Management
- Appreciate - Chester County 250th Implementation and Heritage Interpretive Network
- Live - Removing Housing Barriers, Land Bank Administration, and Housing Capacity and Needs Study
- Prosper – Imagining Transit-Oriented Communities
- Connect - Chester County On-Road Bike Plan, Circuit Trail Extensions, and Quarterly Transportation Forums

The Community Planning Assistance section was renamed to better reflect the nature of the work previously labeled under Landscapes-related headings. The Innovation section highlights design and technology efforts including a Chester County Map and a 247 Activity Map. The Ongoing Activities section documents regional, intergovernmental, and professional activities staff participate in. The Communication Plan's action-oriented tasks were integrated into the work program. The Communications Plan was restructured into a reference document including broader messaging and audience strategy.

The Board requested edits clarifying Communication levels associated with the Landscapes3 update, clarifying the difference between the two historic preservation trainings, and minor wordsmithing.

A MOTION TO APPROVE THE 2026 PROPOSED WORK PROGRAM WITH MINOR EDITS AND CLARIFICATIONS WAS MADE BY MR. CLINE, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

Mr. Creary reported that compared to the previous year, single-family housing activity remained generally consistent, apartment development showed a significant increase, and townhouse and twin housing units both declined. Non-residential agricultural-related development declined, and

industrial and institutional development matched the previous year exactly in terms of number of submissions.

Next, Mr. Creary reported on the following Review of Interest: LD-12-25-18749 - Downingtown Borough. Submitted as a sketch plan, this review looked at the adaptive reuse of an old Rite Aid building by turning it into a car wash.

Lastly, Mr Creary presented the newly drafted comment that will be included in 247 review letters ensuring open space intended for preservation remains permanently protected from future development.

A MOTION TO APPROVE THE SIXTEEN (16) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following application: LD-12-25-18749.

Mr. Cline recused himself from the following applications: SD-11-25-18727, SD-10-25-18665.

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

A MOTION TO APPROVE THE FOURTEEN (14) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Ms. Cosentino recused herself from the following application: ZA-11-25-18745.

Mr. Cline recused himself from the following applications: ZA-11-25-18728; ZO-10-25-18707; ZM-11-25-18730; ZO-10-25-18708; ZA-12-25-18750; CP-10-25-18701.

Act 537 Reviews:

A MOTION TO APPROVE THE SEVEN (7) MINOR ACT 537 REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: London Britain Township-Fisher/Stoltzfus; New Garden Township – 147 Maple Lane; New Garden Township - Becker.

DISCUSSION AND INFORMATION ITEMS:

Sustainability Division Update:

Ms. Griffith reported that the Climate Action Plan update is fully underway. The county is partnering with Penn State students through the Local Climate Action Plan program. Students are conducting a greenhouse gas inventory for both countywide emissions and county facilities.

Next, Ms. Griffith reported that staff are developing resources to assist municipalities in planning for data centers. An educational event for municipal officials and staff is being planned in collaboration with Montgomery County, anticipated for the last week of February. A locally focused white paper is in development to synthesize relevant information on data centers and energy demand. The

feasibility and value of creating a model data center ordinance for Chester County municipalities is under evaluation. Staff participated in a six-month national peer learning cohort led by the National Renewable Energy Laboratory, in partnership with the Chester County Economic Development Council.

Ms. Griffith went on to report that Keep Chester County Beautiful, in coordination with the America 250PA Chester County Commission, is launching a new communications campaign to encourage volunteer groups to adopt highways, public spaces, and historic sites. Two upcoming February webinars were announced overviewing the Adopt-A-Highway programs and How to Host a Safe and Successful Cleanup Event. The goal is to engage 50 volunteer groups throughout 2026.

Next, Ms. Griffith reported that the division submitted nominations for Keep PA Beautiful awards, including: Jahaco in East Fallowfield and Jim Werahey, Chair of Uwchlan Township's Environmental Advisory Council.

Lastly, Ms. Griffith reported that the county was awarded a DCNR C2P2 grant to develop a countywide tree canopy plan. The tree canopy planning initiative will begin in the second half of the year. An additional DCNR grant, co-applied for with the Conservation District, was awarded to support lawn conversion projects.

Multimodal Transportation Division Update:

Mr. Styche announced that Patty Quinn successfully earned AICP certification and was also promoted to Planner III.

Next, Mr. Styche provided an update on the significant number of state grant awards announced in December. Chester County received approximately \$20.33 million in grant funding during the most recent award cycle across all award programs.

PA DCED Awards: Act 13 programs: Flood Mitigation - two projects totaling approximately \$125,000; Greenways, Trails, and Recreation Program - six projects totaling approximately \$491,000; and Watershed Restoration and Protection Program - one project totaling \$150,000. The Local Share Account (LSA) awarded 1,329 projects statewide, totaling approximately \$282.4 million. Chester County received 51 awards totaling approximately \$11.66 million.

PennDOT Grant Programs: Multimodal Transportation Fund - Two awards were received by West Bradford Township and West Goshen Township; Green Light-Go Program - Three awards were announced for traffic signal improvements in East Whiteland Township, Upper Uwchlan Township, and West Whiteland Township.

DCNR announced 24 awards totaling over \$6 million within Chester County including: \$500,000 for final design of the Downtown Trestle Rehabilitation Project; approximately \$1.25 million for acquisition of 21 acres in Newlin Township; and Westtown Township received \$75,000 to prepare a master site development plan for Crebilly Preserve.

Design and Technology Division Update:

Mr. Creary reported that GIS staff played a key role in producing detailed, user-friendly maps and the Graphics team integrated GIS data, maps, and supporting information for West Whiteland Township's draft Comprehensive Plan which has been released. Public and stakeholder comments on the draft Comprehensive Plan are currently being collected.

Community Planning Division Update:

Ms. Griffin Rivera presented maps illustrating VPP's active projects, including two multi-municipal and 22 single-municipal projects. Noting that East Caln Township's zoning ordinance 24-month project was added to the single-municipal projects with CCPC serving as the consultant. CCPC's in-house consulting services is being rebranded from a subset of the Vision Partnership Program to Community Planning Assistance (CPA). Due to the county's 2026 budget not allocating funding, the Vision Partnership Program will not be offered in 2026. However, the County will continue to provide planning assistance contracts, including targeted updates and limited-scope projects, undertaken by county planning staff.

Next, Ms. Griffin Rivera reported that a new pilot program, Ongoing Planning Assistance, will launch in 2026. Under this model, a county planner will work directly with a municipality on an ongoing basis, assisting with tasks such as Act 247 reviews, grant guidance, and participation in meetings.

Lastly, Ms. Griffin Rivera announced the likely establishment of a County Land Bank in 2026, as funding for it is included in the county's 2026 budget. CCPC involvement will include assisting with the formation of the land bank board and development of bylaws. The land bank has been funded at \$115,000 in the County budget for its first year.

Director's Report:

Mr. Edmond reported on events happening in Q1. American 250PA State Chapter's Chester County Kickoff, Friday, January 16, 2026 at 1:30 PM at the Chester County History Center. Key speakers include Senator Carolyn Comitta, Chester County Commissioner Marian Moskowitz, and A250PA Commission Chair Michelle Kichline. Western Chester County Chamber of Commerce Breakfast with the Chester County Commissioners, Wednesday, January 21, 2026. Planning is underway for upcoming events: Open Space Summit and the Historic Commission Leadership Breakfast.

Next, Mr. Edmond reported on CCPC staff updates. Patty Quinn achieved AICP certification. Libby Horwitz is leaving CCPC on February 6th, leaving the Housing and Economic Development Planner position vacant. Recruitment efforts are underway and referrals are encouraged. The Graphic Supervisor Position has been posted. CCPC staff are participating in and presenting at the APAPA Webinar Wednesdays series. Ms. Stauffer, the graphics team, division directors and other staff who contributed were commended for their involvement in finalizing the 2026 work program.

Lastly, Mr. Edmond reiterated that the VPP will not be funded in 2026, however previous awards continue. Coordination with municipalities on program suspension messaging is ongoing with formal communication expected early next week.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 4:22PM WAS MADE BY MR. HAMMOND, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

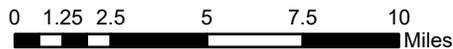
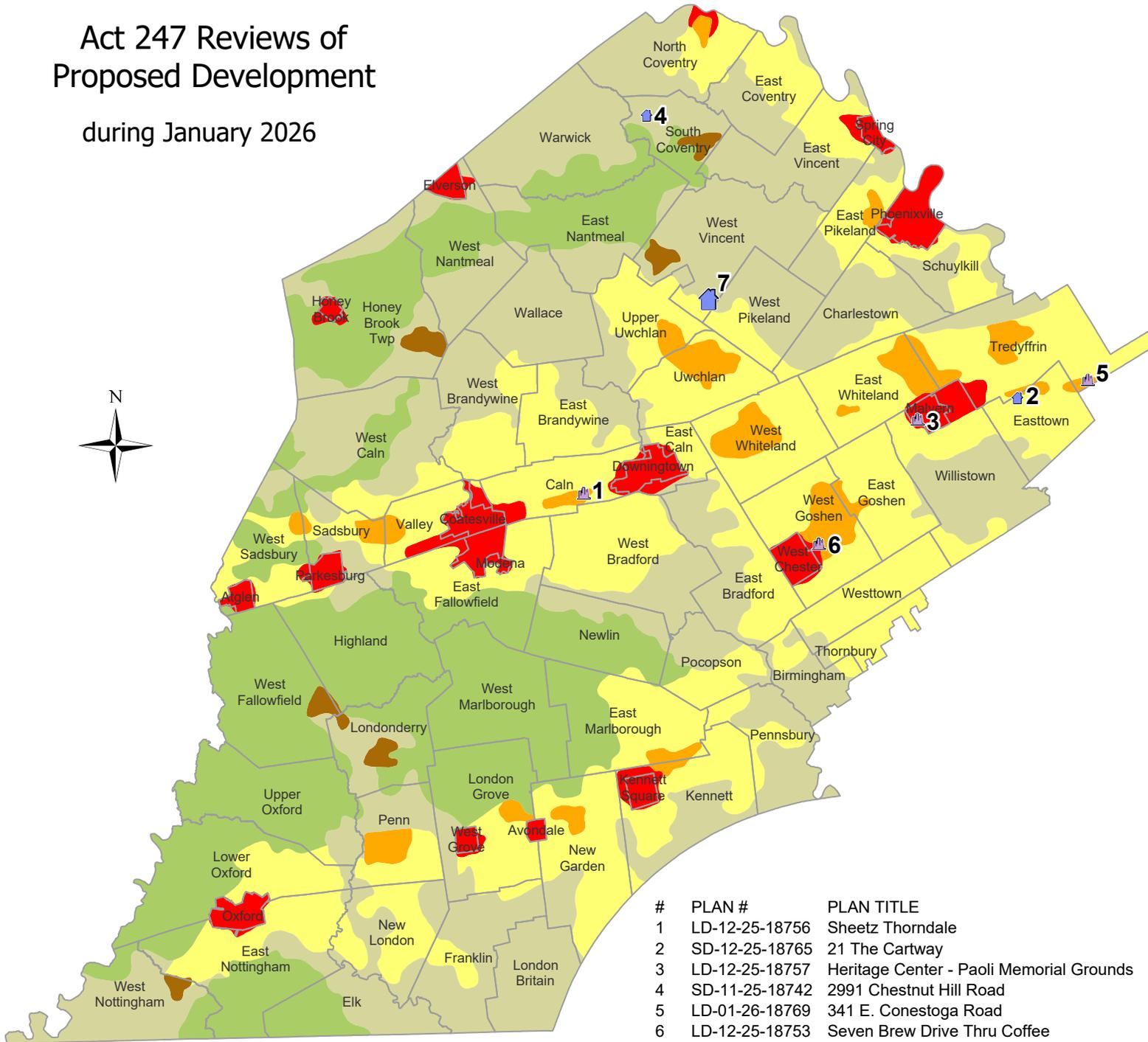
Matthew J. Edmond, Executive Director
Chester County Planning Commission

MJE/ncs

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development during January 2026



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

- 1 - 10,000
- 10,001 - 100,000
- 100,001 - 1,200,000

Other

- Mixed Use
- Not Consistent with Landscapes³

Landscapes³

- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

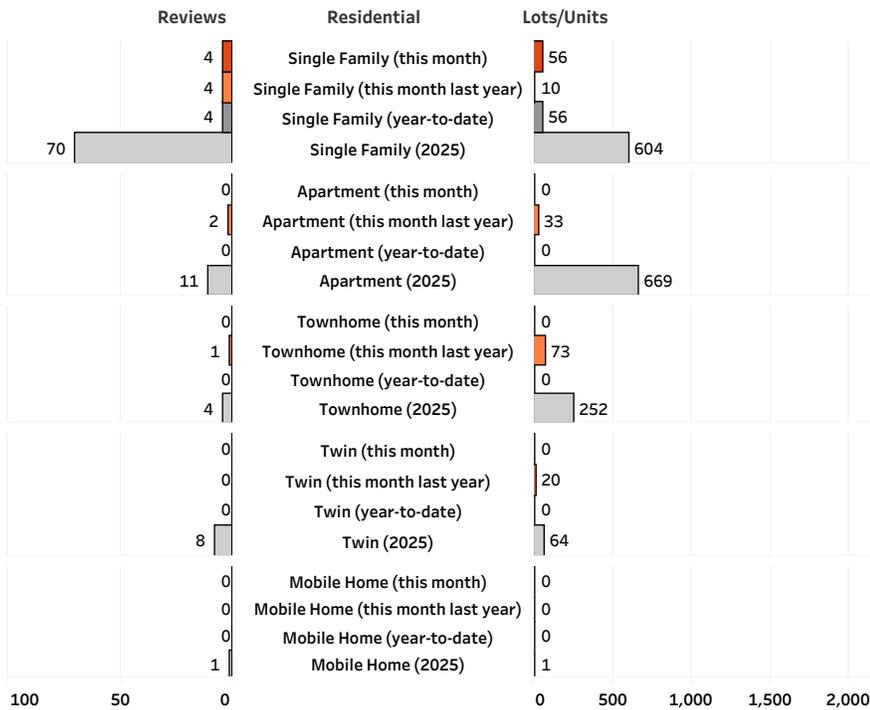
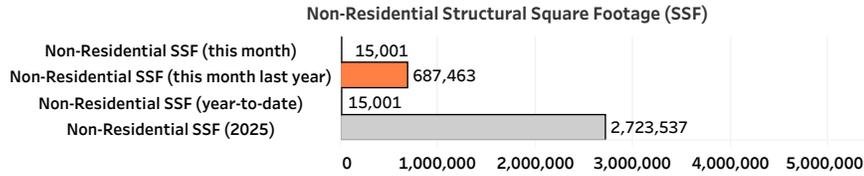
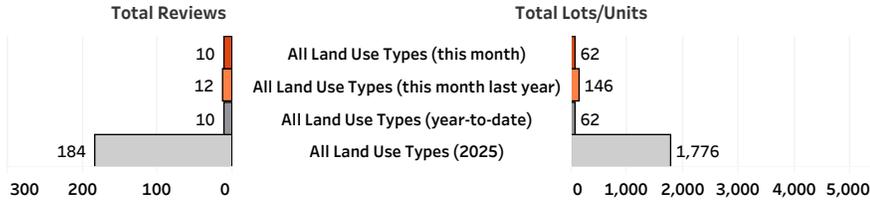
- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	LD-12-25-18756	Sheetz Thorndale
2	SD-12-25-18765	21 The Cartway
3	LD-12-25-18757	Heritage Center - Paoli Memorial Grounds
4	SD-11-25-18742	2991 Chestnut Hill Road
5	LD-01-26-18769	341 E. Conestoga Road
6	LD-12-25-18753	Seven Brew Drive Thru Coffee
7	SD-11-25-18740	Bennett Property



January 2026



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

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)
Caln Township	LD-12-25-18756	Sheetz Thorndale	1/15/2026	2.09	Commercial	1	6,139	Commercial Convenience Store	1		Yes
Caln Township	SD-12-25-18748	Ramez F. Almadanat 110 & 114 Stonebridge Lane & 570 Lloyd Avenue	1/5/2026	3.00	Single Family Residential	3		Residential Single Family Residential			Yes
Easttown Township	SD-12-25-18765	21 The Cartway	1/15/2026	2.20	Single Family Residential	2		Residential Single Family Residential			Yes
Malvern Borough	LD-12-25-18757	Heritage Center - Paoli Memorial Grounds	1/23/2026	22.00	Commercial	1	588	Commercial Unique	1		Yes
South Coventry Township	SD-11-25-18742	2991 Chestnut Hill Road	1/21/2026	4.80	Single Family Residential	2		Residential Single Family Residential			Yes
Spring City Borough	SD-12-25-18764	Spring City Library	1/15/2026	0.97	Institutional Single Family Residential	2		Institutional Library Residential Single Family Residential		0	Yes
Tredyffrin Township	LD-01-26-18769	341 E. Conestoga Road	1/28/2026	0.52	Commercial	1	7,764	Commercial Sports/Recreation	1	0	Yes
West Goshen Township	LD-12-25-18753	Seven Brew Drive Thru Coffee	1/21/2026	1.06	Commercial	1	510	Commercial Fast Food	1		Yes
West Nantmeal Township	SD-12-25-18762	1600 Chestnut Tree Road	1/28/2026	24.40	Industrial	1		Industrial Lot Consolidation			Yes
West Vincent Township	SD-11-25-18740	Bennett Property	1/21/2026	182.46	Single Family Residential	48		Residential Single Family Residential		4,560	Yes
Grand Totals of Subdivision and Land Development Reviews		10 Reviews		243.50 Acres		62 Lots/Units	15,001 Non-Res. Sq. Feet		4 Non-Res. Bldgs.	4,560 Linear Feet Roadway	

There are **10** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

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

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

Conditional Use Reviews 1/1/2026 to 1/31/2026

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes? (Yes, No, N/R)
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No Conditional Use Reviews were conducted during this timeframe.

Subdivision & Land Development Letters

**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

January 15, 2026

Denise Miller, Assistant Township Secretary
 Caln Township
 253 Municipal Drive
 Caln, PA 19372

Re: Preliminary Land Development - Sheetz Thorndale
 # Caln Township - LD-12-25-18756

Dear Ms. Miller:

A preliminary land development plan entitled "Sheetz Thorndale", prepared by Landcore Engineering Consultants, PC and dated December 4, 2025, was received by this office on December 16, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	Northeast intersection of Lincoln Highway (Business Route 3070) and Bondsville Road (State Route 340)
Site Acreage:	1.742 acres
Lots/Units:	1 lot/1 unit
Non-Res. Square Footage:	6,139 square feet
Proposed Land Use:	Convenience Store
New Parking Spaces:	43 spaces
Municipal Land Use Plan Designation:	Thorndale Village/Mixed Use
UPI#:	39-4H-24

PROPOSAL:

The applicant proposes the construction of a 6,139 square foot commercial building (a convenience store with a drive-through and fuel stations). The site is served by public water and public sewer facilities and is located in the Caln Township Thorndale Village-1 Zoning District.

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

Page: 2
 Re: Preliminary Land Development - Sheetz Thorndale
 # Caln Township - LD-12-25-18756



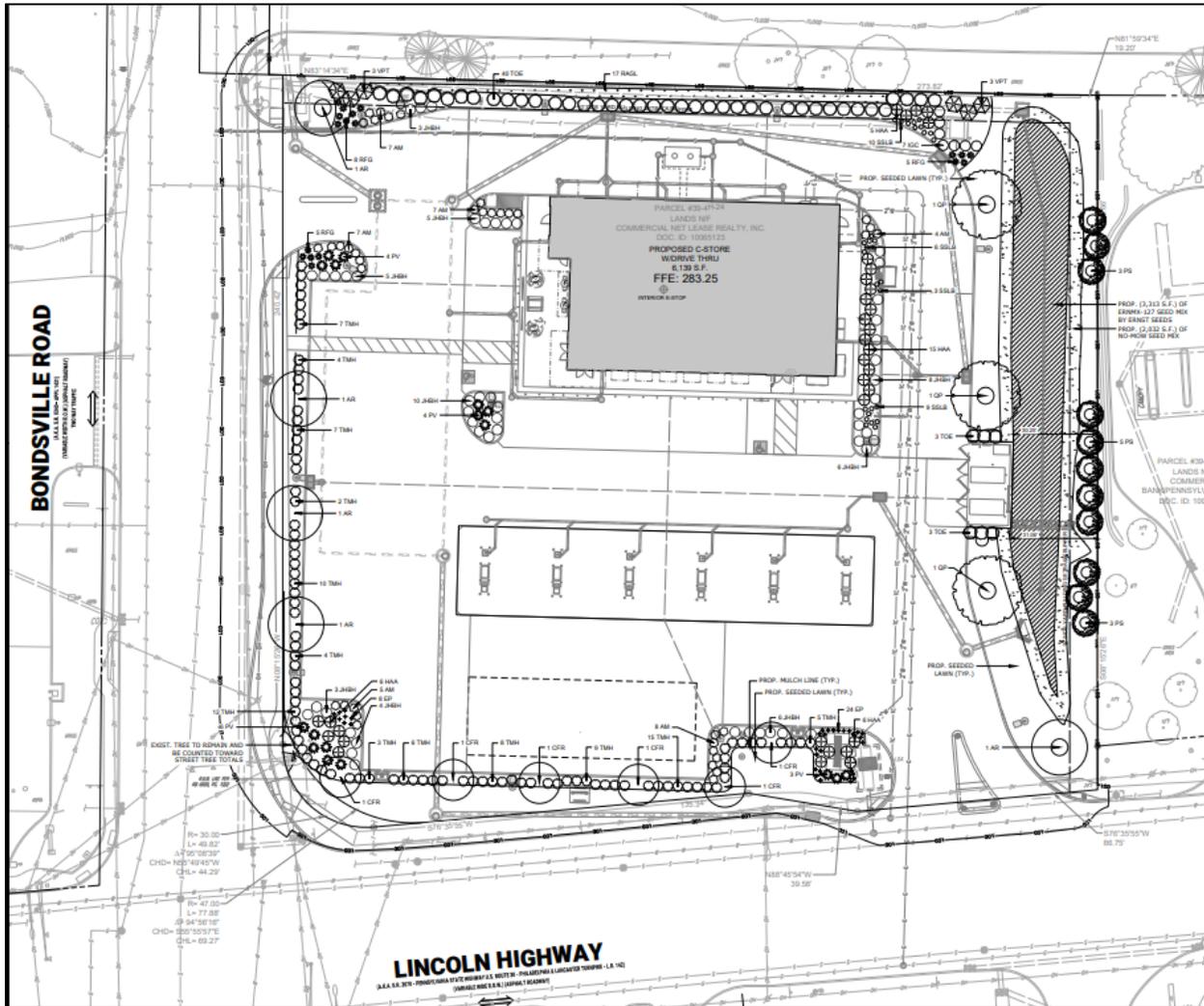
COUNTY POLICY:

LANDSCAPES:

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

We particularly endorse the adaptive reuse of sites that had been in commercial use. [Landscapes3](#) “Prosper Goal” includes an **Objective** calling for maximizing community assets, capitalizing on existing infrastructure, and providing areas for commercial growth.

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 Re: Preliminary Land Development - Sheetz Thorndale
 # Caln Township - LD-12-25-18756



*Detail of Sheetz Thorndale
 Preliminary Land Development Plan*

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 East Branch of the Upper Brandywine Creek. The *Watersheds 2045* plan's highest priority objectives within this watershed are:

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

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

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

Page: 4
 Re: Preliminary Land Development - Sheetz Thorndale
 # Caln Township - LD-12-25-18756

PRIMARY ISSUES:

4. The **Transportation Plan** chapter in the **Caln Township Comprehensive Plan**, at: https://www.calntownship.org/uploads/9/9/7/5/99755464/complete_caln_township_comprehensive_plan.pdf includes many recommendations relating to the Lincoln Highway and Bondsville Road intersection and surrounding areas, including “Complete Streets” concepts, Action Plan improvements for this intersection as shown on the **Caln Township Mobility & Connectivity Study**, walkway proposals shown on the **Road Network/Connectivity Plan**, as well as other proposed improvements. The Township and the applicant should take this opportunity to implement the proposals in the Comprehensive Plan. The applicant and the Township should work with PennDOT to determine if additional right-of-way may be needed along these sections of Lincoln Highway and Bondsville Road.
5. The intersection at Lincoln Highway and Bondsville Road also represents an important focal point for residents and others travelling through Thorndale and helps create a local identity and sense of place. For these reasons, we recommend that the Township and the applicant improve and expand the intersection’s landscaped area and perhaps relocate the sidewalk at the intersection to a place behind the landscaping instead of near the roadways. Additional landscaping areas could be provided if some of the parking spaces in the southwest portion of the lot were eliminated.

We also suggest that the applicant and the Township evaluate the entire anticipated parking demand for this facility and determine whether all the proposed 43 parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved (such as some of the spaces mentioned above). Reserve spaces could be converted to paved spaces in the future if it becomes evident that they are needed. Also, reserving parking spaces can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. Spaces at the site’s southern lot line could specifically be considered for reservation because these spaces could be blocked during fuel deliveries.

6. We agree that vehicle movements at the redesigned driveway at Business Route 30 should be restricted to right-turns only.
7. The Township and the applicant should consider whether there may be any benefit to provide a potential future cross-access connection between the applicant’s site and the site to the east (UPI # 39-4H-30), because this may avoid the need for vehicles to cross between sites without entering Lincoln Highway.
8. We recommend that the Township’s signage regulations in Zoning Ordinance Section 155-153 “Prohibited signs” be carefully enforced, such as the regulations prohibiting signs that could result in visual clutter or distract motorists.
9. The proposed drive-through requires a conditional use approval. This allows the Board of Commissioners to “...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance.” (Municipalities Planning Code, Section 913.2(a)).

ADMINISTRATIVE ISSUES:

9. When an official land development plan is submitted, 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

Page: 5
Re: Preliminary Land Development - Sheetz Thorndale
Caln Township - LD-12-25-18756

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 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 Caln Township.

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Commercial Net Lease Realty Inc.
Landcore Engineering Consultants, PC
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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

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

Matthew J. Edmond, AICP
Executive Director

January 5, 2026

Denise Miller, Assistant Township Secretary
Caln Township
253 Municipal Drive
Caln, Pa 19372

Re: Final Subdivision - Ramez F. Almadanat 110 & 114 Stonebridge Lane & 570 Lloyd Avenue
Caln Township - SD-12-25-18748

Dear Ms. Miller:

A final subdivision plan entitled "Ramez F. Almadanat 110 & 114 Stonebridge Lane & 570 Lloyd Avenue", prepared by InLand Design LLC and dated November 18, 2025, was received by this office on December 10, 2025. 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 North Lloyd Avenue, north of Stonebridge Lane
Site Acreage: 3.00 acres (total)
Lots: 3 lots
Non-Res. Square Footage: No development proposed
Proposed Land Use: Single Family Residential
New Parking Spaces: No additional spaces
Municipal Land Use Plan Designation: Medium to High Density Residential
UPI#: 39-2-86.2, 39-5-5.4, 39-5-5.2

PROPOSAL:

The applicant proposes the adjustment of the lot lines among three lots. The site is served by public water and sewer facilities and is located in the Caln Township R-4 Medium to High Density Residential zoning district. Two dwellings and other structures will remain, and no additional development is proposed by this subdivision.

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

Page: 2

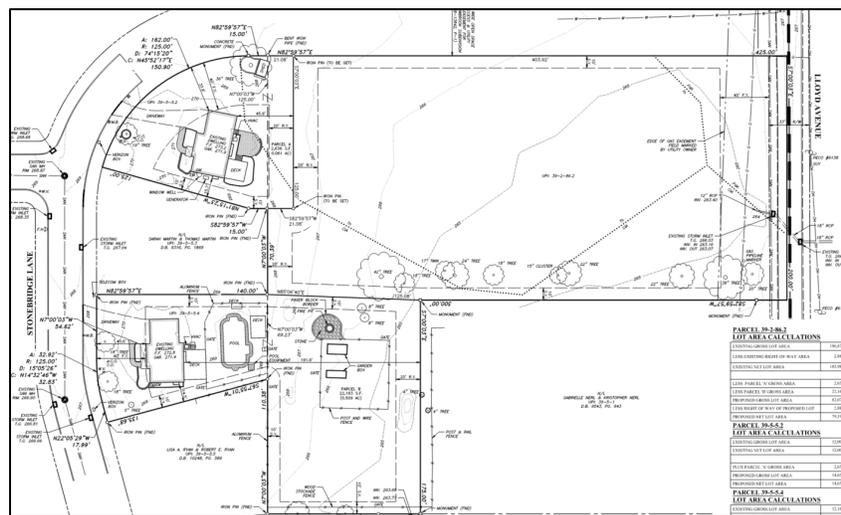
Re: Final Subdivision - Ramez F. Almadanat 110 & 114 Stonebridge Lane & 570 Lloyd Avenue
Caln Township - SD-12-25-18748



COUNTY POLICY:

LANDSCAPES:

1. The 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. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.



**Detail of
Ramez F. Almadanat 110 & 114 Stonebridge Lane & 570 Lloyd Avenue
Final Subdivision Plan**

Page: 3

Re: Final Subdivision - Ramez F. Almadanat 110 & 114 Stonebridge Lane & 570 Lloyd Avenue
Caln Township - SD-12-25-18748

PRIMARY ISSUES:

2. If further subdivision is being considered for the eastern portion of the tract (UPI # 39-2-86.2) we encourage the applicant to submit a sketch plan to show how this lot can be subdivided. 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.

A sketch plan may also be helpful because a gas transmission pipeline passes along the Lloyd Avenue frontage of UPI # 39-2-86.2. An applicant for future development 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 future 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 any final design. The PA One Call Center should also be contacted at least three business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

ADMINISTRATIVE ISSUE:

3. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in 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 Caln Township.

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Ramez F. Almadanat
InLand Design LLC
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



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

January 15, 2026

Donald Curley, PhD, PE, AICP, Township Manager
Easttown Township
566 Beaumont Road
Easttown, PA 19333

Re: Final Subdivision - 21 The Cartway
Easttown Township – SD-12-25-18765

Dear Mr. Curley:

A Final Subdivision Plan entitled "21 The Cartway", prepared by Vastardis Consulting Engineers, and dated December 8, 2025, was received by this office on December 29, 2025. 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:

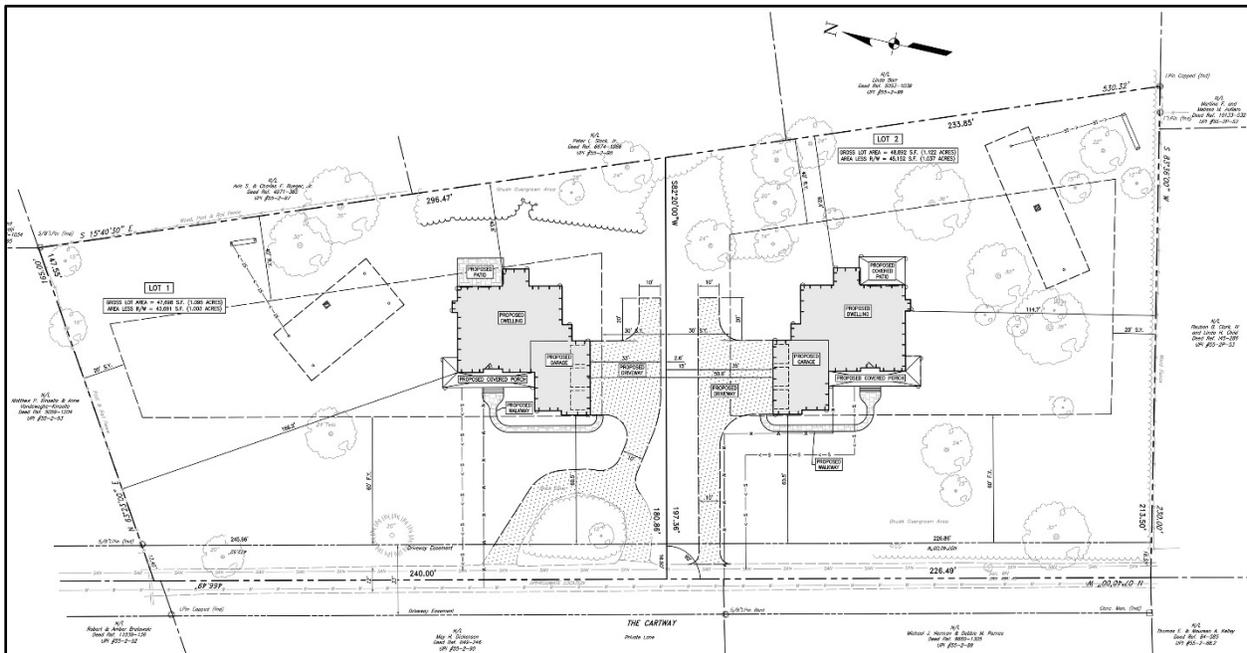
Location:	East side of The Cartway, south of Berwyn Paoli Road
Site Acreage:	2.20
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	55-2-94

PROPOSAL:

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

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

Page: 2
Re: Final Subdivision - 21 The Cartway
Easttown Township – SD-12-25-18765



Page: 3
Re: Final Subdivision - 21 The Cartway
Easttown Township – SD-12-25-18765

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. 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 Darby Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: reducing stormwater runoff to mitigate flooding; restoring floodplain connectivity and vegetated riparian corridors; addressing legacy and emerging contaminants; and preserving and enhancing habitat for sensitive aquatic species. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. The plan and 2025 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
4. The site plan identifies the existing road for this site ("The Cartway") as a private lane. The details of the proposed access arrangement should be incorporated into the deeds of the proposed lots.

ADMINISTRATIVE ISSUES:

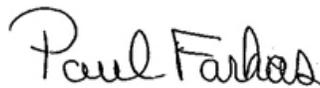
5. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. The BMP Operations and Maintenance Procedures table on Sheet 9 indicates that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.

Page: 4
Re: Final Subdivision - 21 The Cartway
Easttown Township – SD-12-25-18765

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 Easttown 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
Senior Review Planner

cc: Ryan Dunn
Vastardis Consulting Engineers
Cartway LLC



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

COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

January 23, 2026

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

Re: Preliminary/Final Land Development - Heritage Center - Paoli Memorial Grounds
Malvern Borough – LD-12-25-18757

Dear Ms. Whitaker:

A Preliminary/Final Land Development Plan entitled "Heritage Center - Paoli Memorial Grounds", prepared by Edward B. Walsh & Associates, Inc., and dated November 15, 2025, was received by this office on December 26, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

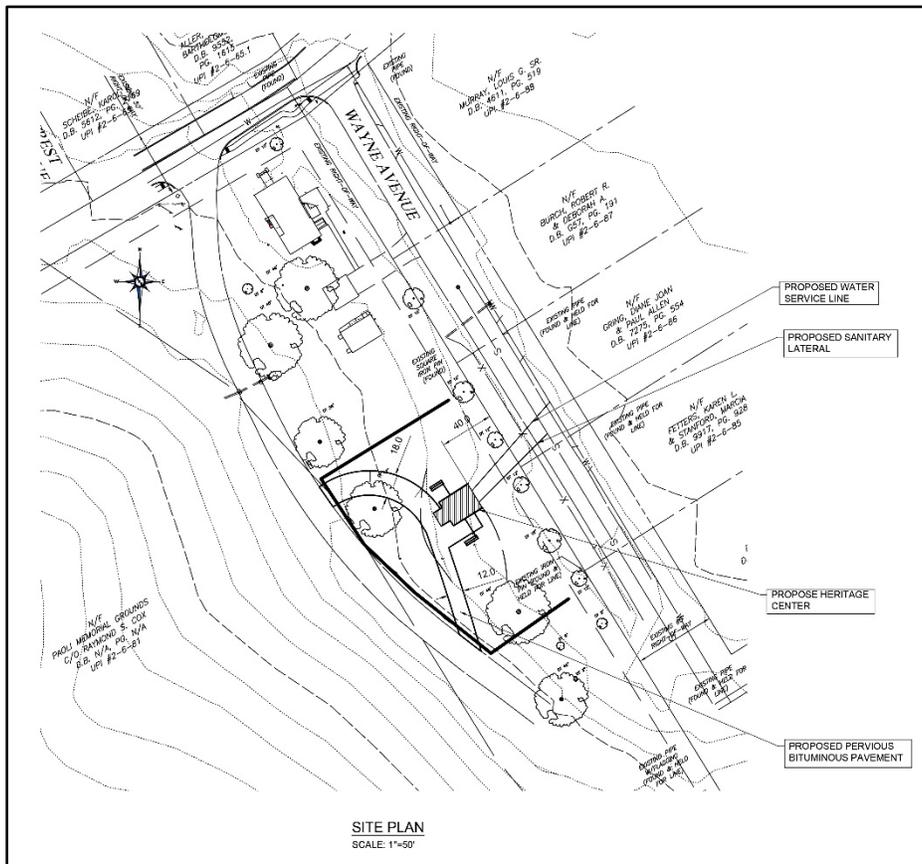
Location:	Southwest corner of Wayne Avenue and Monument Avenue
Site Acreage:	22.00
Lots/Units:	1
Non-Res. Square Footage:	588
Proposed Land Use:	Heritage Center, on Paoli Memorial Grounds
New Parking Spaces:	3
Municipal Land Use Plan Designation:	Resource Protection, Open Space, and Recreation
UPI#:	2-6-81-E

PROPOSAL:

The applicant proposes the construction of a 588 square foot building, and 3 parking spaces. The project site, which will be served by public water and public sewer, is located in the POSC Public Open Space and Conservation zoning district. It is our understanding that the proposed Heritage Center will provide the following: preservation and protection of the 1817 memorial obelisk; ADA-accessible amenities; and indoor interpretive exhibits and educational storytelling to enhance understanding of the Battle of Paoli, the Philadelphia Campaign, and the region’s Revolutionary War history. It is also our understanding that this project has received a grant through the PA Department of Community & Economic Development (DCED) Local Share Account (LSA) program.

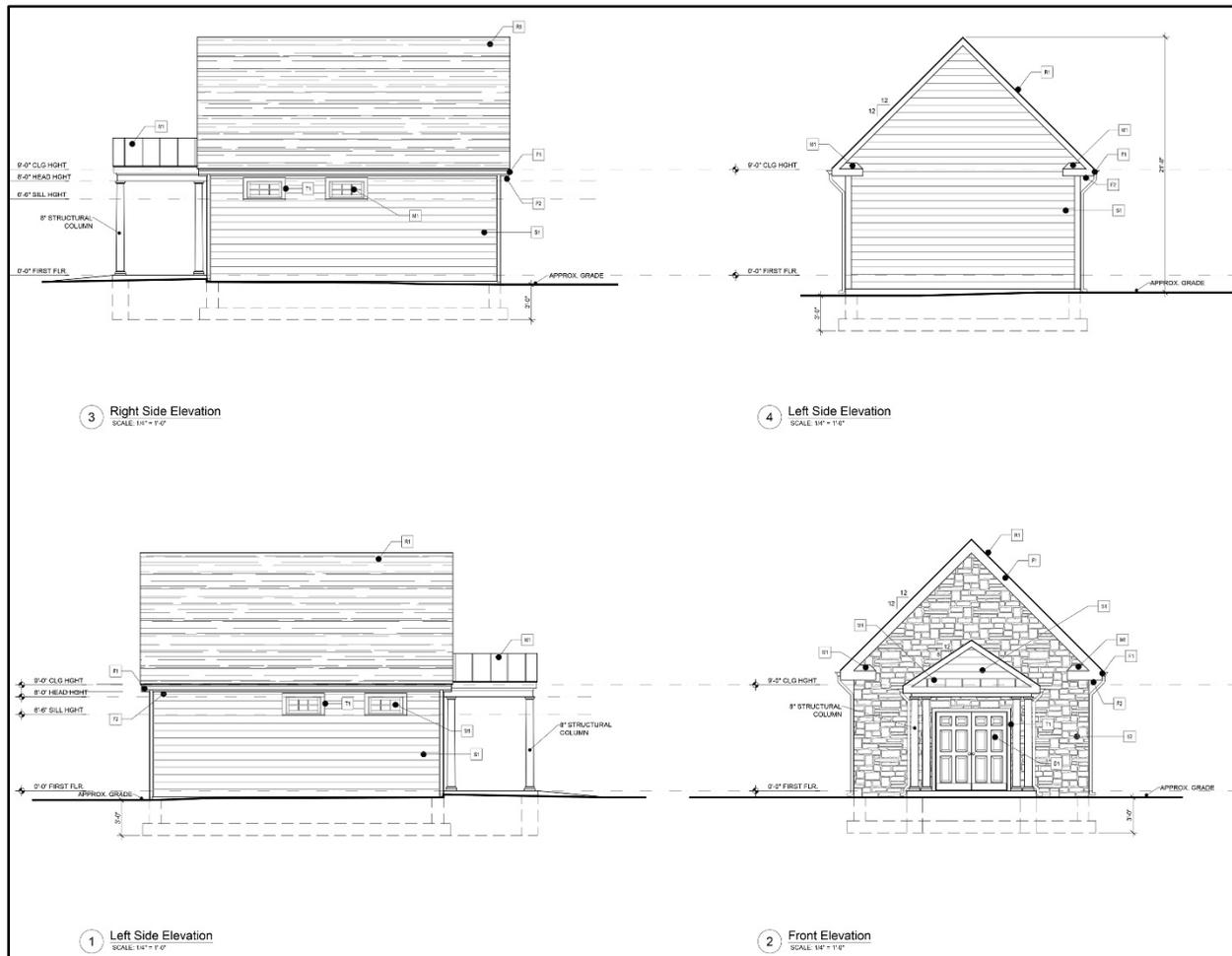
RECOMMENDATION: The County Planning Commission recommends that the administrative issues raised in this letter should be addressed, and all Borough issues should be resolved before action is taken on this land development plan.

Page: 2
Re: Preliminary/Final Land Development - Heritage Center - Paoli Memorial Grounds
Malvern Borough – LD-12-25-18757



Site Plan Detail, Sheet C1 (Site Plan): Heritage Center - Paoli Memorial Grounds

Page: 3
 Re: Preliminary/Final Land Development - Heritage Center - Paoli Memorial Grounds
 # Malvern Borough – LD-12-25-18757



Site Plan Detail, Sheet A.201 (Elevations): Heritage Center - Paoli Memorial Grounds

COUNTY POLICY:

LANDSCAPES:

- 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**. We also acknowledge, and endorse, that this project implements the Philadelphia Campaign heritage theme of the County Heritage Tourism Plan and its Heritage Interpretive Network. The PRESERVE Goal of **Landscapes3** is to advance the protection and stewardship of open space, farmland, and natural and cultural features to realize economic, ecological, and quality of life benefits (page 48).

Page: 4
Re: Preliminary/Final Land Development - Heritage Center - Paoli Memorial Grounds
Malvern Borough – LD-12-25-18757

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 Crum Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving stormwater management and reducing runoff; maintaining and protecting woodlands and tree canopies; protecting and restoring stream banks, riparian buffers, and in-stream habitat; and expanding source water protection efforts. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

ADMINISTRATIVE ISSUES:

3. 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.
4. According to the Waivers Requested table on Sheet C0, the applicant is requesting a waiver from Section 181-300.C of the Borough Subdivision and Land Development Ordinance, in order to allow this project to be submitted and reviewed as a preliminary/final plan. 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. 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 Malvern 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
Senior Review Planner

cc: Paoli Memorial Association
Zeyn Uzman
Edward B. Walsh & Associates, Inc.



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

January 21, 2026

Amanda Shaner, Township Administrator/Secretary-Treasurer
South Coventry Township
1371 New Philadelphia Road
Pottstown, PA 19465

Re: Preliminary/Final Subdivision - 2991 Chestnut Hill Road
South Coventry Township - SD-11-25-18742

Dear Ms. Shaner:

A preliminary/final subdivision plan entitled "2991 Chestnut Hill Road", prepared by Mack Engineering Inc. and dated March 5, 2025, was received by this office on December 22, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	West side of Chestnut Hill Road, north of Foxgate Lane
Site Acreage:	4.80 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	RR Rural Residential
UPI#:	20-1-24

PROPOSAL:

The applicant proposes the subdivision of one lot into two lots. The site is served by on-site water and on-site sewer facilities and is located in the South Coventry Township RC Rural Conservation zoning district. An existing dwelling and other structures will remain on the site, and a dwelling is proposed on the new lot.

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

Page: 2
 Re: Preliminary/Final Subdivision - 2991 Chestnut Hill Road
 # South Coventry Township - SD-11-25-18742



COUNTY POLICY:

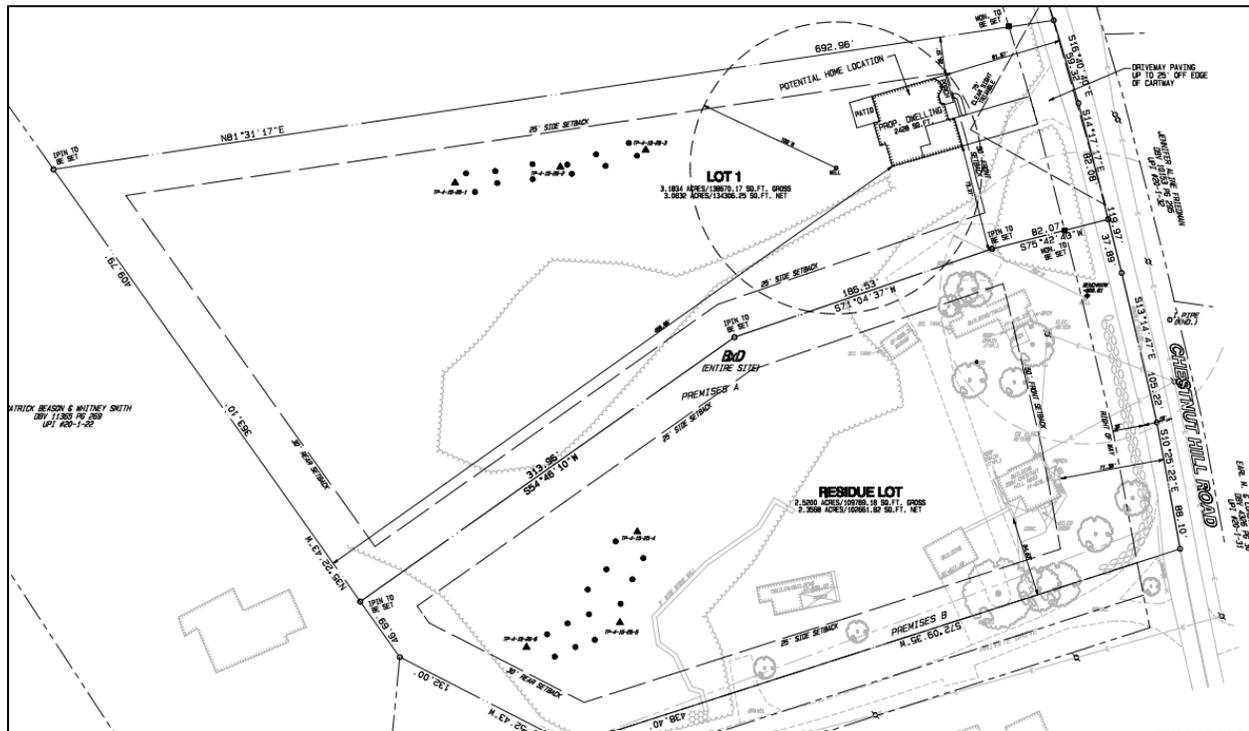
LANDSCAPES:

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

PRIMARY ISSUES:

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

Page: 3
 Re: Preliminary/Final Subdivision - 2991 Chestnut Hill Road
 # South Coventry Township - SD-11-25-18742



Detail of 2991 Chestnut Hill Road Preliminary/Final Subdivision Plan

3. We agree that the existing driveway on Chestnut Hill Road should serve both lots. The deeds to the lots should reflect any necessary easement.

ADMINISTRATIVE ISSUES:

4. 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>.
5. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.
6. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and South Coventry Township.

Page: 4
Re: Preliminary/Final Subdivision - 2991 Chestnut Hill Road
South Coventry Township - SD-11-25-18742

This report does not review the plan for compliance with all aspects of your ordinance, as this is more appropriately done by agents of South Coventry 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,

A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, slightly slanted style.

Wes Bruckno
Senior Review Planner

cc: Mack Engineering Inc.
Chester County Health Department
Fenix Capital Group of PA, LLC
Chester County Conservation District

**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

January 15, 2026

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

Re: Preliminary/Final Subdivision - Spring City Library
 # Spring City Borough - SD-12-25-18764

Dear Ms. Tyler:

A preliminary/final subdivision plan entitled "Spring City Library", prepared by Bercek & Associates and dated November 20, 2025, was received by this office on December 18, 2025. 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:

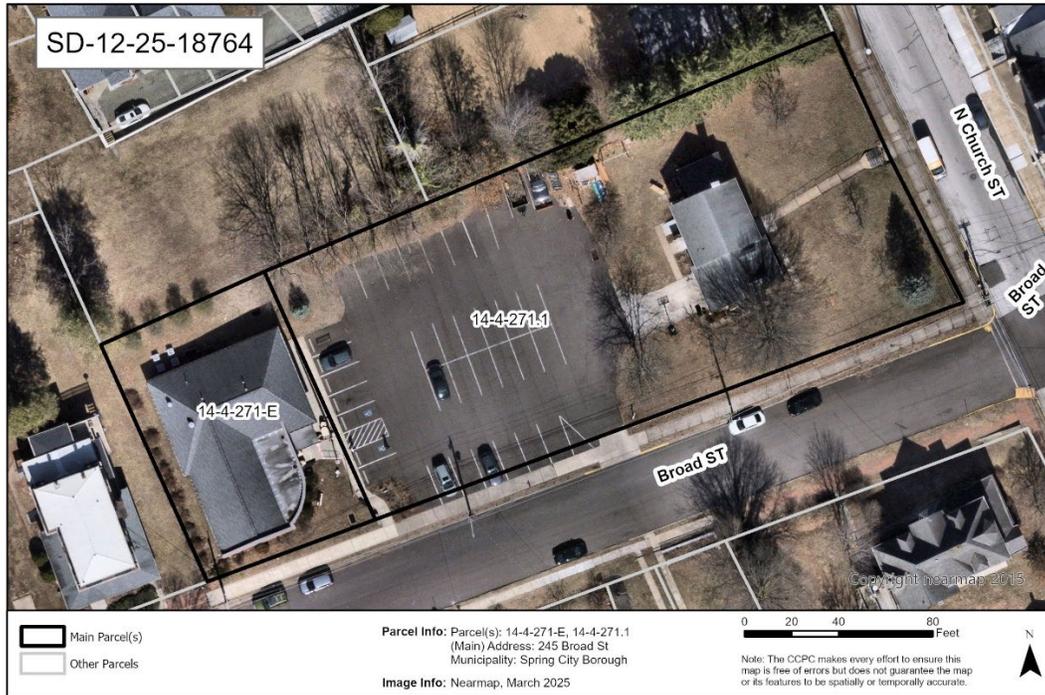
Location:	North side of Broad Street, west of North Church Street
Site Acreage:	0.97 acre
Lots:	2 lots
Non-Res. Square Footage:	No additional development proposed
Proposed Land Use:	Library, Single Family Residential
New Parking Spaces:	No additional parking spaces proposed
Municipal Land Use Plan Designation:	MDR Medium Density Residential
UPI#:	14-4-271.1, 14-4-271-E

PROPOSAL:

The applicant proposes the creation of two lots from one existing lot. The site, which contains the Spring City Library and a dwelling; both of which will remain, is served by public water and public sewer facilities and is located in the Spring City Borough R-2 zoning district.

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 plan.

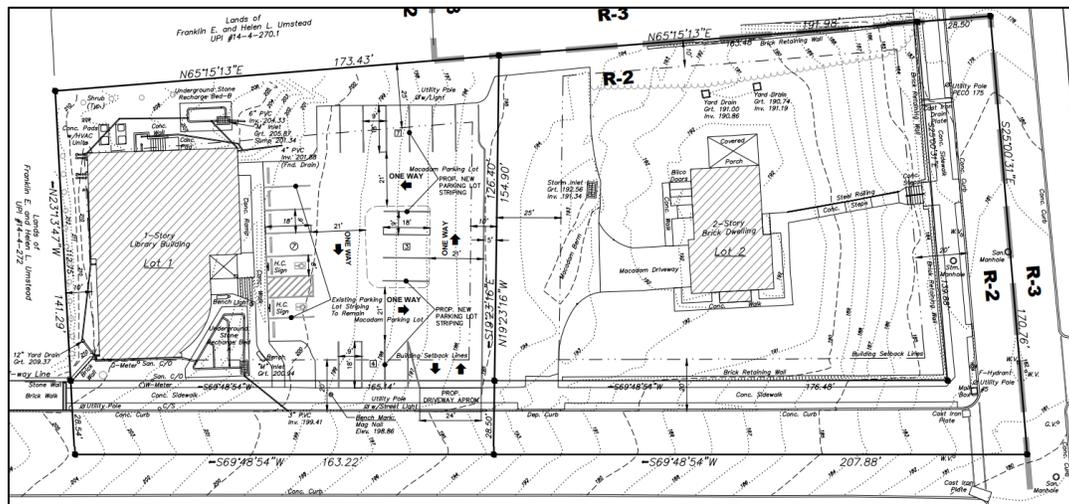
Page: 2
 Re: Preliminary/Final Subdivision - Spring City Library
 # Spring City Borough - SD-12-25-18764



COUNTY POLICY:

LANDSCAPES:

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



Detail of Spring City Library Preliminary/Final Subdivision Plan

Page: 3
Re: Preliminary/Final Subdivision - Spring City Library
Spring City Borough - SD-12-25-18764

PRIMARY ISSUE:

2. The Borough should indicate whether the existing access driveway's pavement on proposed Lot 2 will be modified, and whether any landscaping will be provided to separate and define the proposed lots. We encourage the Borough to repair any portions of the sidewalk on Broad Street that may need to be removed to separate the lots and modify the driveway for Lot 2.

ADMINISTRATIVE ISSUE:

3. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in 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 Spring City Borough.

This report does not review the plan for compliance with all aspects of your ordinance, as this is more appropriately done by agents of Spring City 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,



Wes Brukno
Senior Review Planner

cc: Bercek & Associate



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

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

Matthew J. Edmond, AICP
Executive Director

January 28, 2026

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

Re: Preliminary/Final Land Development - 341 E. Conestoga Road
Tredyffrin Township – LD-01-26-18769

Dear Ms. McPherson:

A Preliminary/Final Land Development Plan entitled "341 E. Conestoga Road", prepared by Schock Group LLC, and dated December 4, 2024, and last revised on December 10, 2025, was received by this office on January 7, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location: North side of East Conestoga Road (S.R. 1006), north of Lancaster Avenue
Site Acreage: 0.52
Lots/Units: 1
Non-Res. Square Footage: 7,764
Proposed Land Use: Commercial (Sports/Recreation)
New Parking Spaces: 20
Municipal Land Use Plan Designation: Strafford Mixed Use
UPI#: 43-11F-173

PROPOSAL:

The applicant proposes the construction of a recreational facility consisting of two padel courts, a 7,764 square foot clubhouse building, and 20 parking spaces. The project site, which will be served by public water and public sewer, is located in the C-1 Commercial zoning district.

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

Page: 3
 Re: Preliminary/Final Land Development - 341 E. Conestoga Road
 # Tredyffrin Township – LD-01-26-18769

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# LD-01-25-18370, dated March 13, 2025, which addressed the construction of a recreational facility consisting of three padel courts, a 176 square foot office/administration building, and 20 parking spaces, was approved by the Township on July 15, 2025. The current plan submission indicates that one of the three padel courts, along with the 176 square foot office/administration building, will be replaced with a 7,764 square foot clubhouse building.

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Darby Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: reducing stormwater runoff to mitigate flooding; restoring floodplain connectivity and vegetated riparian corridors; addressing legacy and emerging contaminants; and preserving and enhancing habitat for sensitive aquatic species. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

4. We endorse the installation of sidewalks, along with crosswalks pavement markings across the driveway entrance. Sidewalks are an essential design element in the Suburban Center Landscape.
5. General Note 15 on Sheet 2 indicates that the applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance (SLDO). Waiver requests should only be granted following the determination that the proposed project either meets the purpose of the requirements or does not create the impacts that these provisions are intended to manage.

One of the requested waivers is from the sidewalk width requirements set forth in Section 181-46.M(4) of the Township SLDO; the applicant is requesting a waiver to install a five foot wide sidewalk in lieu of a six foot wide sidewalk. We recommend that the applicant meet the minimum sidewalk width requirements for this development. We note that this requested waiver was not identified on the plan previously reviewed by the County Planning Commission (refer to CCPC# LD-01-25-18370, dated March 13, 2025).

Page: 4
Re: Preliminary/Final Land Development - 341 E. Conestoga Road
Tredyffrin Township – LD-01-26-18769

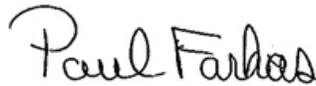
6. The Township should verify that the design of the proposed outdoor lighting plan, including the lighting of the padel courts themselves, conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

7. 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.
8. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Main Line Padel, LLC
Schock Group LLC
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



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

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

Matthew J. Edmond, AICP
Executive Director

January 21, 2026

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

Re: Preliminary/Final Land Development - Seven Brew Drive Thru Coffee
West Goshen Township – LD-12-25-18753

Dear Mr. Bashore:

A Preliminary/Final Land Development Plan entitled "Seven Brew Drive Thru Coffee", prepared by Toth & Associates, and dated June 19, 2025, was received by this office on December 22, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

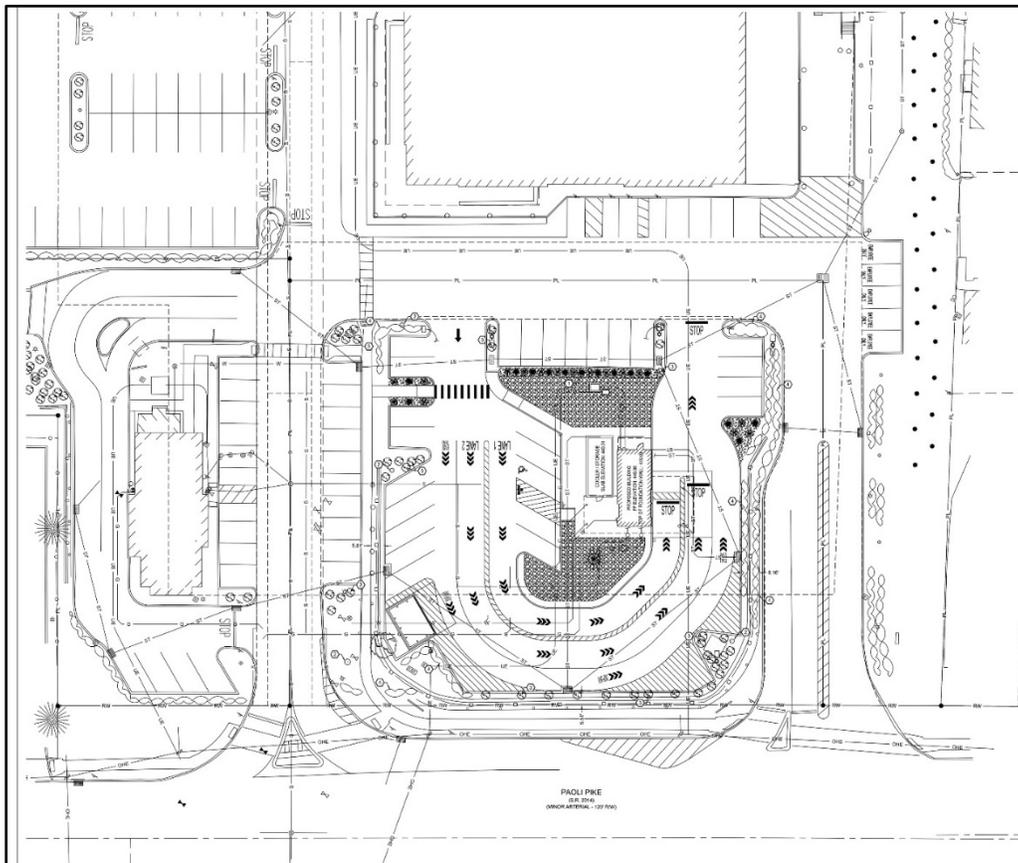
Location: North side of Paoli Pike, west of Turner Lane
Site Acreage: 1.06
Lots/Units: 1
Non-Res. Square Footage: 510
Proposed Land Use: Commercial (drive-through coffee shop)
New Parking Spaces: 18
Municipal Land Use Plan Designation: Existing Institutional Use; and Paoli Pike Corridor Mixed-Use/Redevelopment Area
UPI#: 52-5F-33.2

PROPOSAL:

The applicant proposes the construction of a 510 square foot drive-through coffee shop. The project site, which will be served by public water and public sewer, is located in the C-2 Commercial Shopping Center zoning district.

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

Page: 2
Re: Preliminary/Final Land Development - Seven Brew Drive Thru Coffee
West Goshen Township – LD-12-25-18753



Site Plan Detail, Sheet C5.1 (Landscape Plan): Seven Brew Drive Thru Coffee

Page: 3
 Re: Preliminary/Final Land Development - Seven Brew Drive Thru Coffee
 # West Goshen Township – LD-12-25-18753

BACKGROUND:

1. The Chester County Planning Commission previously reviewed two subdivision and land development plan proposals for the parent tract of the existing lot, the latest of which, CCPC# SD-08-21-16844 and LD-08-21-16855, dated September 3, 2021, which addressed the consolidation of four existing lots into one 16.98 acre lot, along with the construction of three commercial buildings totaling 26,396 square feet and 144 parking spaces, was approved by the Township on June 21, 2022. We note that the proposed coffee shop with drive-through service will be placed in the same general location as a 3,510 square foot commercial building shown on the previously approved plan (the two other buildings, an Aldi grocery store and a Popeye's restaurant with drive-through service, have been constructed).

Subsequently, the County Planning Commission reviewed a subdivision plan that addressed the creation of four lots from the previously approved 16.98 acre lot (CCPC# SD-08-22-17302, dated August 31, 2022). According to our records, this subdivision plan was approved by the Township on November 1, 2022. We note that the proposed coffee shop will be located on Lot B of this previously approved subdivision plan.

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the 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:

4. While no information is provided on the current plan submission pertaining to any outdoor seating area, or walk-up service being provided, the applicant should clearly identify if such services will be provided for this development. If outdoor seating is provided, then the applicant should identify how refuse for an outdoor seating area will be addressed. We acknowledge that pedestrian access (including crosswalk areas) is provided to the project site from the adjoining Aldi and Popeye's lots.

Page: 4
 Re: Preliminary/Final Land Development - Seven Brew Drive Thru Coffee
 # West Goshen Township – LD-12-25-18753

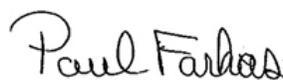
5. It is recommended that the Township evaluate the proposed drive-through stacking capacity. This evaluation should ensure that peak-hour queues do not impede traffic flow or site ingress/egress for the neighboring Aldi and Popeyes businesses.
6. The site plan indicates that the first floor of the proposed building is located approximately 10 to 12 feet below ground level along Paoli Pike. The applicant and Township should ensure that roof mechanicals are not visible from Paoli Pike.
7. The Parking Requirements table on Sheet C2.1 indicates that 13 more parking spaces will be provided than required by the Township Zoning Ordinance. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. Consideration should be provided for eliminating the five parking spaces to the immediate north of the dumpster area. Vehicles backing out of these parking spaces could interfere with vehicular traffic utilizing the drive-through lanes, particularly during peak business hours.
8. The Township should verify that the design of the proposed outdoor lighting plan (Sheet SU1.2) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

9. Land disturbance and land development activities that occur within 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.
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 West 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
 Senior Review Planner

cc: Brew Team Group LLC
 Toth & Associates
 Stansbury West Goshen LLC



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

January 28, 2026

Deborah M. Kolpak, Township Secretary/Treasurer
West Nantmeal Township
455 North Manor Road, PO Box 234
Elverson, PA 19520

Re: Preliminary/Final Subdivision - 1600 Chestnut Tree Road
West Nantmeal Township - SD-12-25-18762

Dear Ms. Kolpak:

A preliminary/final subdivision plan entitled "1600 Chestnut Tree Road", prepared by Howell Surveying and dated October 18, 2024, was received by this office on December 30, 2025. 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:

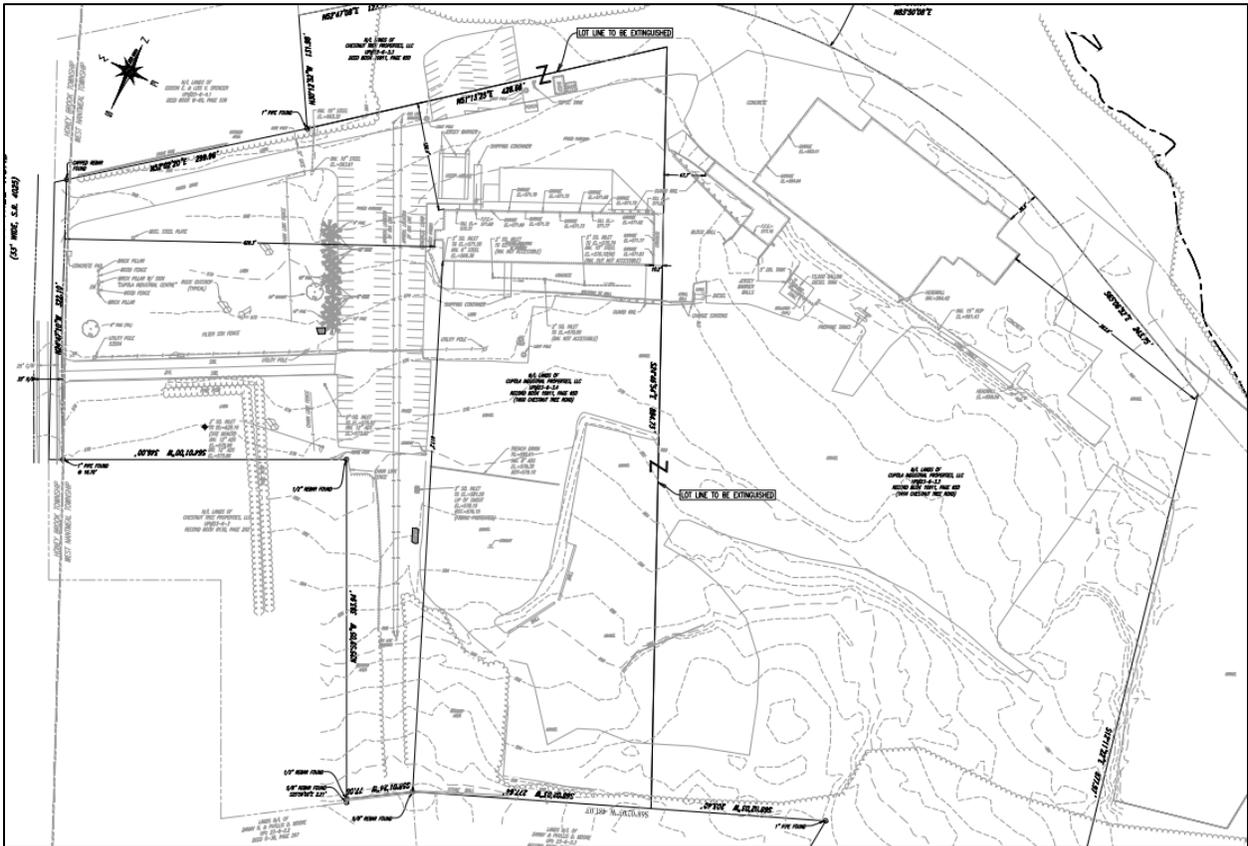
Location:	East side of Chestnut Tree Road (State Route 4025) and abutting the municipal boundary with Honey Brook Township to the west
Site Acreage:	24.40 acres
Lots:	1 lot (consolidation)
Non-Res. Square Footage:	No additional development proposed
Proposed Land Use:	Lot consolidation/industrial
New Parking Spaces:	No additional parking spaces proposed
UPI#:	23-6-3.3, 23-6-3.4

PROPOSAL:

The applicant proposes the consolidation of two lots into one. The site contains several structures and is located in the West Nantmeal Township L-I Limited Industrial zoning district. No development is proposed by this plan and no change to the site’s water or sewer facilities are proposed.

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

Page: 2
Re: Preliminary/Final Subdivision - 1600 Chestnut Tree Road
West Nantmeal Township - SD-12-25-18762



*Detail of 1600 Chestnut Tree Road
Preliminary/Final Subdivision Plan*

Page: 3
Re: Preliminary/Final Subdivision - 1600 Chestnut Tree Road
West Nantmeal Township - SD-12-25-18762

COUNTY POLICY:

LANDSCAPES:

1. The 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** because no additional development is proposed.

PRIMARY ISSUE:

2. The Township may want to request the applicant to identify the locations of the water and sewer facilities on the site.

ADMINISTRATIVE ISSUE:

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

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Cupola Industrial Properties, LLC
Howell Surveying
Warren K. Obenski, Honey Brook Township Manager/Secretary
Chester County Health Department



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

January 21, 2026

Tommy Ryan, Township Manager and Zoning Officer
 West Vincent Township
 729 Saint Matthews Road
 Chester Springs, PA 19425

Re: Preliminary Subdivision - Bennett Property
 # West Vincent Township - SD-11-25-18740

Dear Mr. Ryan:

A preliminary subdivision plan entitled "Bennett Property", prepared by ESE Consultants Inc. and dated November 19, 2025, was received by this office on December 22, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

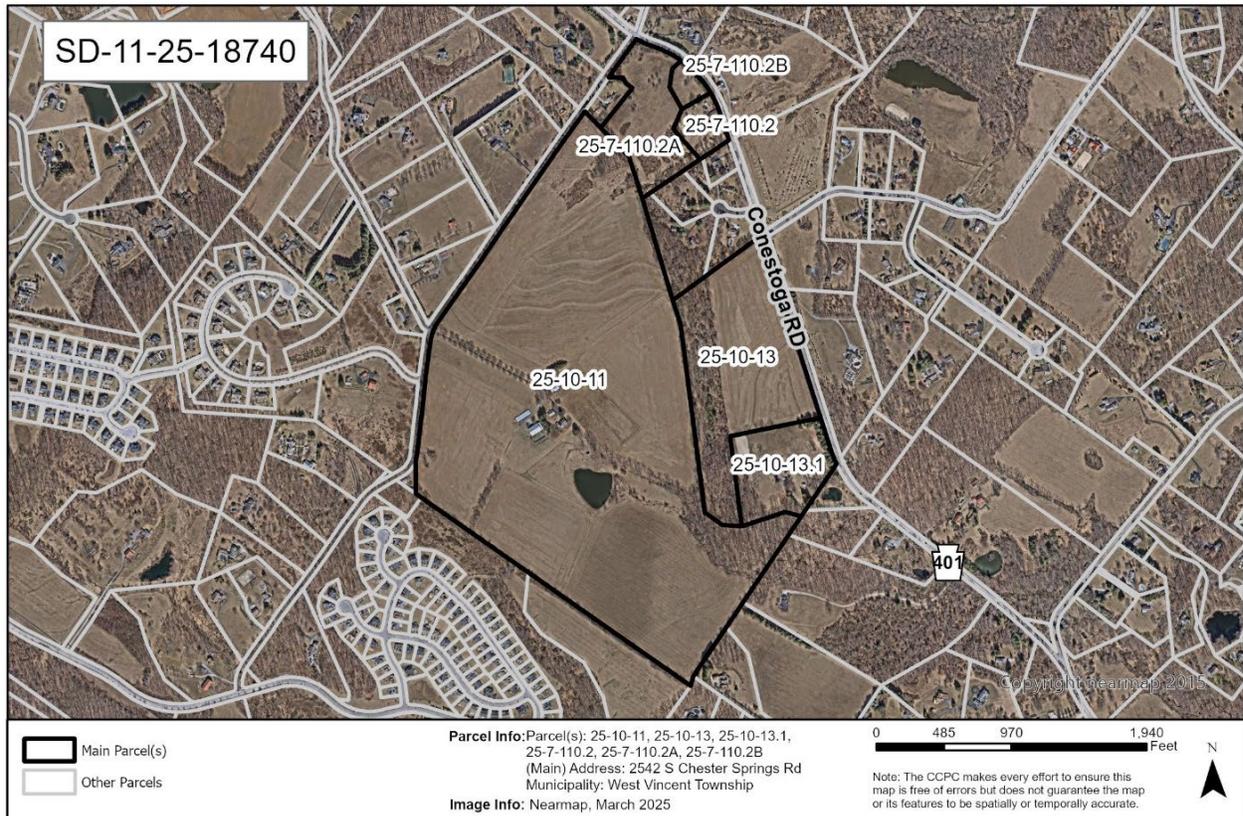
Location:	West of Conestoga Road (State Route 401), east of South Chester Springs Road and north of the municipal border with West Pikeland Township
Site Acreage:	179.582 acres in West Vincent Township and 5.283 acres in West Pikeland Township
Lots:	47 dwellings, two existing dwellings
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural
UPI#:	25-10-13, 25-7-110.2A, 25-7-110.2, 25-7-110.2B, 25-10-13.1, 25-10-11

PROPOSAL:

The applicant proposes the subdivision of 47 lots for single-family dwellings, two existing dwellings, 114.185 open space acres, 88.39 acres of greenway land, and 4,560 feet of roadway. The site, which will be served by public water and onsite sewer facilities, is located in the West Vincent Township R-3 Residential zoning district and is designed using the five-step process (step 1: designation of greenway lands, step 2: location of house sites, step 3: street and trail alignment, step 4: stormwater management facility locations, and step 5: design of lot lines).

Page: 2
 Re: Preliminary Subdivision - Bennett Property
 # West Vincent Township - SD-11-25-18740

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



COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Rural Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. 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 Landscape**.

Page: 4
Re: Preliminary Subdivision - Bennett Property
West Vincent Township - SD-11-25-18740

PRIMARY ISSUES:

3. We commend the applicant for creating a sensitive design that substantially avoids this site's sensitive natural resources. To promote the protection of the natural resources located on the site, we recommend the following:
 - a. The plan indicates that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
 - b. Although it does not appear that any development activity will encroach into the site's wetland areas, 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.
 - c. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.
4. General Note 48.f. indicates that a community association will be responsible for stormwater facilities. The 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 Township to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance and to ensure that the HOA is adequately capitalized to address future maintenance as well as reasonably foreseeable circumstances. We also recommend that the HOA document allow rooftop solar installations and other energy efficiency and environmental conservation actions.

As noted in General Note 19, the Township should ensure that the designated open space remains permanently protected from future development, subdivision, or any use inconsistent with the approved

Page: 5
 Re: Preliminary Subdivision - Bennett Property
 # West Vincent Township - SD-11-25-18740

plan. Such protection should be secured through a deed restriction, a conservation easement granted to a qualified land trust, or another legally binding mechanism. All protective instruments must be reviewed and approved by the Township Solicitor to ensure long-term enforceability. Information on protecting open space is available in the Chester County Planning Commission's "Conservation Easements" eTool at: <https://www.chescoplanning.org/MuniCorner/eTools/48-ConsEasements.cfm>
 Other tools for open space protection are available at:

<https://www.chescoplanning.org/OpenSpace/Tools.cfm>

5. The applicant should consider designing the cul-de-sacs using center landscaped islands to reduce the extent of pavement areas, reduce stormwater runoff, and improve visual appeal.
6. The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site and the applicant should investigate the possibility of providing additional emergency access. Additional information on this topic is available in Chapter 3 of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: <https://chescoplanning.org/Guides/Multimodal/>.
7. We endorse the installation of sidewalks into the plan. PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of five feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element in Chapter 3 of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: <https://chescoplanning.org/Guides/Multimodal/>.
8. We suggest that the applicant and Township consider reducing the cartway width to 22 feet from the proposed 24 feet. This reduction in cartway width can also reduce stormwater runoff and costs, as well as encourage slower vehicle speeds. incorporating additional traffic calming features into the design of the project site. Additional information on this topic is provided in Chapter 3 of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: <https://chescoplanning.org/Guides/Multimodal/>.
9. We endorse the preservation of the two dwellings, the barn and the spring house on the site. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at <https://www.chescoplanning.org/Landscapes3/Appreciate.cfm>.

The project should also be reviewed by the Township's Historical Review Board. The Township should strive to incorporate into the final plan any recommendations from the Board. Additional information on adaptive reuse is provided in the County Planning Commission's Adaptive Reuse planning eTool, which is available online at: <https://chescoplanning.org/MuniCorner/eTools/02-AdaptiveReuse.cfm>.

Page: 6
Re: Preliminary Subdivision - Bennett Property
West Vincent Township - SD-11-25-18740

10. Sheet 3 of 5 “Step 3 - Street and Trail Alignment” of the five-step design process shows streets but does not appear to show the trails. The applicant should create trails on the site as site amenities, which can include non-invasive access to the site’s stormwater management features.
11. The applicant and the Township should consider further “naturalizing” the stormwater management basins by adding additional landscaping/vegetative screening to soften the appearance of the facilities. The stormwater management basins should be designed to conform with the natural drainage pattern and existing topography of the site, to limit earth disturbance, and minimize soil compaction. Applying these considerations enhances the potential of the stormwater basins to be a visual amenity and opportunity for passive recreation.

To provide visual interest, the shape of the basins should be as natural looking as practical. The natural topography is usually curvilinear and less “boxy” or geometrically shaped. Creating a variety of slope changes so the sides of the basins undulate also mimics natural conditions. The appearance of the basins can be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic value. To maximize opportunities for passive recreation, the perimeters of the basins should incorporate features such as trails, viewpoints, and seating areas.

12. The applicant should ensure that the vegetation along Chester Springs Road (noted on the plan as “vegetation to remain”) will adequately screen the rear yard areas of the adjacent dwellings. We also suggest that the dwellings on Lots 1 and 48 be turned 90 degrees so that their side elevations do not face Chester Springs Road.
13. An underground communications line crosses the site. The applicant should contact the owner of the communications line to obtain use restrictions associated with the line. The details and any use restrictions associated with this right-of-way should be incorporated into the deeds of the affected parcels. Any construction, or access drive within the rights-of-way may require review and approval by the company.
14. The applicant should consider introducing a slight horizontal curve at Road A to reduce the straightness of the road and increase its visual appeal. It may also be useful to include roundabouts at the east and west intersections of Road B with Roads A and C, which can provide visual focal points and reduce vehicle speed.
15. We agree that each lot should be provided with a primary and secondary on-lot sewage treatment disposal area. Other municipalities have permitted on-lot systems to be located on adjacent open space areas (administered by a homeowners’ association), which can increase design flexibility.
16. We acknowledge General Note 42, indicating that the ultimate right-of-way along Conestoga Road (State Route 401) shall be offered to PennDOT for dedication. The applicant should contact PennDOT to determine the appropriate right-of-way for this portion of Conestoga Road. The same offer of dedication should be made for South Chester Springs Road.

Page: 7
Re: Preliminary Subdivision - Bennett Property
West Vincent Township - SD-11-25-18740

ADMINISTRATIVE ISSUES:

17. 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>.
18. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and West Vincent Township.

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Thomas Bennett
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
ESE Consultants Inc.
Joe Romano, West Pikeland Township Manager

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

1/1/2026 to 1/31/2026

The staff reviewed proposals for:

	Total
Zoning Map Amendments	1
Zoning Ordinance Amendments	2
TOTAL REVIEWS	3

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Caln Township	ZA-12-25-18761	1/12/2026	Proposed - Zoning Ordinance Amendment Deleting existing Forestry Timber Harvesting, Tree Harvesting, and Logging regulations, and adopting a new "Forestry Regulations" Chapter	Consistent
Valley Township	ZM-12-25-18763	1/12/2026	Proposed - Zoning Map Amendment Rezone 22 acres of unimproved land (339 East Drive, UPI No. 38-2-149) from R-1 to R-2 Residential. Property is surrounded by other R-2 to the north and east.	Consistent
West Nantmeal Township	ZA-12-25-18751	1/5/2026	Proposed - Zoning Ordinance Amendment Additional definitions; Regional Anaerobic Digesters; Accessory Anaerobic Digesters and requirements; and other miscellaneous provisions.	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 3

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 3

Ordinance Review Letters

**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

January 12, 2026

Denise Miller, Assistant Township Secretary
 Caln Township
 253 Municipal Drive
 Caln, PA 19372

Re: Zoning Ordinance Amendment - Forestry Regulations
 # Caln Township - ZA-12-25-18761

Dear Ms. Miller:

The Chester County Planning Commission has reviewed the proposed Caln Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on December 15, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. Caln Township proposes to:
 - A. Update the Township Zoning Ordinance Section references to "Forestry" in each of its Zoning Districts (i.e., which allow Forestry as a by-right use);
 - B. Delete current Zoning Ordinance Section 155-37.2 "Forestry, Timber Harvesting, Tree Harvesting, and Logging" and add a new Chapter 85B "Forestry Regulations", including specific definitions for terms as used in the proposed new Chapter, and
 - C. Adding Forestry regulations and enforcement provisions, including penalties.

COMMENTS:

2. Forestry Section references are updated as by-right uses in each of its Zoning Districts as required by the Pennsylvania Municipalities Planning Code Section 603.(f). The Township should ensure that Forestry is also permitted in each Overlay District.
3. The proposed ordinance appears to generally follow the Pennsylvania Model Forestry Regulations at: https://library.weconservepa.org/library_items/1219-Pennsylvania-Model-Forestry-Regulations. The Township may want to review the timber value threshold of \$2,000 in proposed Section 85B-4.A. "Notification; preparation of a logging plan" because this value may unintentionally include a large number of relatively-minor Forestry activities.

Page: 2
Re: Zoning Ordinance Amendment - Forestry Regulations
Caln Township - ZA-12-25-18761

4. Although Section 8. "Enforcement" of the Pennsylvania Model Forestry Regulations provides for violation notices, suspensions, and penalties, the Township's enforcement and penalty provisions in Section 85B-9 are dissimilar from Municipalities Planning Code Section 617.2. "Enforcement Remedies". For example, the proposed amendment requires that the "...enforcement of this ordinance by the Township shall be by action brought before a district magistrate in the same manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure." (emphasis added). MPC Section 617.2. "Enforcement Remedies" requires that a municipality enforce a judgement according to the rules of civil procedure. The Township Solicitor should review this portion of the proposed amendment regarding its consistency with the MPC.

RECOMMENDATION: Caln 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 Caln Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Wes Bruckno
Senior Review Planner



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

January 12, 2026

Janis A. Rambo, Valley Township Manager/Treasurer
 1145 West Lincoln Highway
 Coatesville, PA 19320

Re: Zoning Map Amendment – Rezoning UPI No. 38-2-149 (339 East Drive, Coatesville PA) from R-1 to R-2, and Conceptual Sketch Plan
 # Valley Township - ZM-12-25-18763

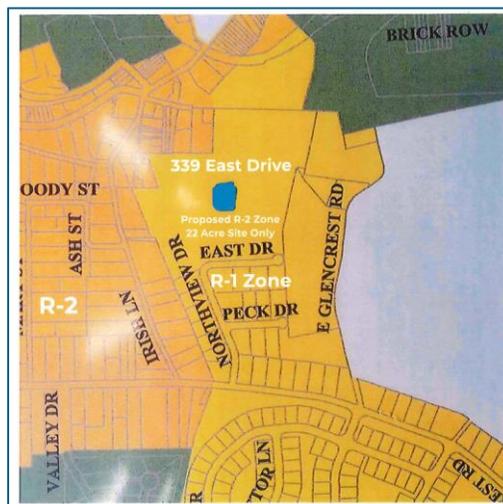
Dear Ms. Rambo:

The Chester County Planning Commission has reviewed the proposed Valley Township Zoning Map amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on December 19, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Map amendment.

The proposed Zoning Map amendment also included a sketch plan entitled "339 East Drive", prepared by Nave Newell and dated November 19, 2025. Although our review of the sketch plan is not required by Act 247, the Pennsylvania Municipalities Planning Code amended, we have included comments on the sketch plan as a planning service to the Township.

DESCRIPTION:

Valley Township received a petition to rezone approximately 22 acres located at 339 East Drive (UPI 38-2-149) from its current R-1 Residential district to the R-2 Residential district. The site abuts the R-2 Residential district to the north and northeast and the R-1 district to the west and south, and a portion of the site abuts the R-1 district to the east. The petitioner has provided a ***"Zoning Map Exhibit"*** shown below (note that north is to the left):



Page: 2

Re: Zoning Map Amendment – Rezoning UPI No. 38-2-149 (339 East Drive, Coatesville PA) from R-1 to R-2, and Conceptual Sketch Plan

Valley Township - ZM-12-25-18763

The applicant also submitted of a conceptual sketch plan showing a “senior housing” facility of what appears to be four floors and 55 units.



AREA EVALUATION:

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

1. Land Use: The site is wooded and does not appear to include any structures. Residential areas are adjacent to the site to its north, northeast and west. Wooded areas are to the south. The site abuts East Drive, which ends in a cul-de-sac to the southwest.
2. Adjacent Zoning: The site abuts the R-2 Residential district to the north and northeast, and the remaining portions of the site abut the R-1 Residential district.
3. Municipal Comprehensive Plan: The 2020 Valley Township Comprehensive Plan’s Future Land Use Plan designates this parcel as “Conservation Area.” Page 51 of the Comprehensive Plan shows that the Conservation Area’s primary intent is:
 - The preservation of natural resources, particularly the steep slopes
 - Limited very low density residential and cluster residential
 - Parkland, trails, and open space
 - Development is intended to maximize protection of “mother nature”

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Re: Zoning Map Amendment – Rezoning UPI No. 38-2-149 (339 East Drive, Coatesville PA) from R-1 to R-2, and Conceptual Sketch Plan
Valley Township - ZM-12-25-18763

The Township Comprehensive Plan also includes design principles for the “Conservation Area” that incorporate best practices for natural resource and environmental protection, stormwater management and energy conservation.

Additionally, The Township Comprehensive Plan’s Existing Transportation Features map designates the East Drive cul-de-sac, which provides access to the site on its west side, as a local road. The nearest collector road as designated in the Existing Transportation Features map is Irish Lane to the north, which does not abut the site.

4. Water and Sewer Facilities: The site is not served by public water or sewer facilities although the areas to the north, west and south are served by the Valley Township Municipal Authority.

LANDSCAPES:

5. The 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.

Additionally, the [Landscapes3](#) **Preserve Goal** is to:

Advance the protection and stewardship of open space, farmland, and natural and cultural features to realize economic, ecological, and quality of life benefits.

The **Preserve Goal Objective** is:

Protect a significant portion of Chester County as preserved farms, open space, forests, public parks or nature preserves.

The **Protect Goal** is to:

Protect and restore critical natural resources to ensure a resilient environment that supports healthy communities.

The **Protect Goal’s Objectives** are to:

Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth and support comprehensive protection and restoration of the county's ecosystems including woodlands, wetlands, surface waters, riparian corridors, groundwater, floodplains, soil health, steep slopes, aquatic and wildlife habitats, and natural heritage areas.

The proposed rezoning is inconsistent with the objectives of the **Suburban Landscape** and the [Landscapes3](#) **Preserve and Protect Goals and Objectives**. The reasons supporting this determination are further discussed below in this letter.

COMMENTS ON THE PROPOSED REZONING:

6. The Township’s R-2 Residential District permits various uses by-right, including single-family detached dwellings, Semidetached (twin) dwellings, townhouses, duplexes, multiple-family dwellings, passive recreation and parks, public uses and public utilities, and private schools. More intensive land uses are permitted by special exception including boarding house, nursing, rest or retirement home, family and home child day-care facilities and two-family conversions.

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Re: Zoning Map Amendment – Rezoning UPI No. 38-2-149 (339 East Drive, Coatesville PA) from R-1 to R-2, and Conceptual Sketch Plan

Valley Township - ZM-12-25-18763

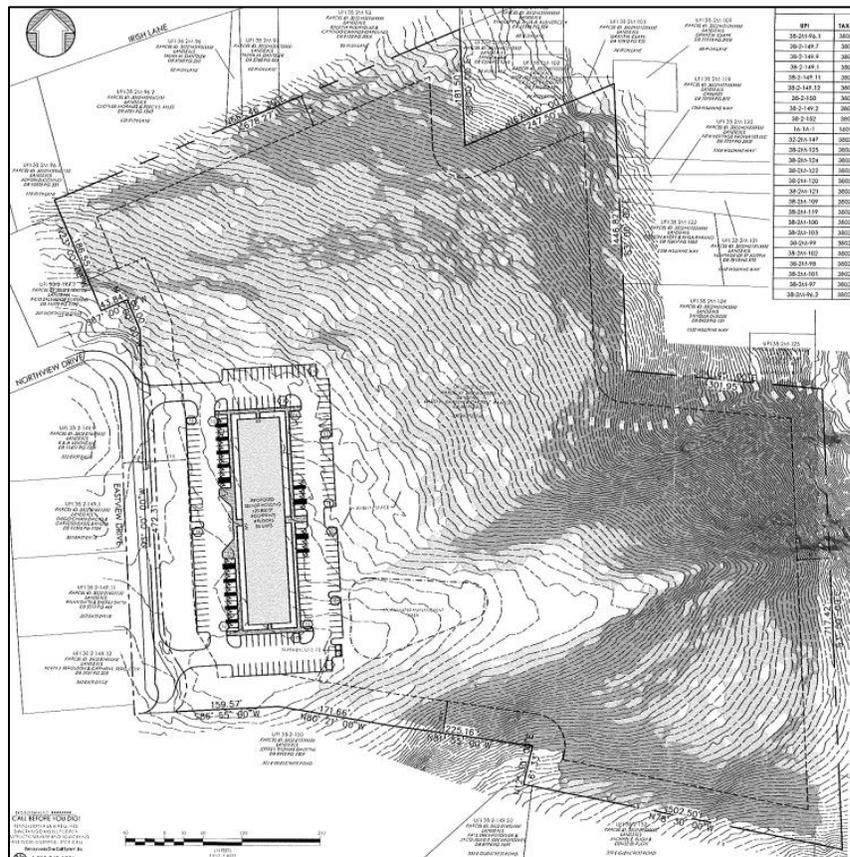
Other uses are permitted by conditional use including mobile home parks, medical residential campus, cluster developments and other land uses. If the Township approves the proposed rezoning, it should recognize that any of these land uses could potentially be proposed for this site.

Many of these land uses may be inappropriate for this site due to its limited transportation access, sensitive environmental features and lack of immediately-accessible sewer and water utilities. (The Chester County Planning Commission does not endorse the use of on-site water or sewer for commercial uses due to the potential for high wastewater flows and contamination of groundwater resources.) Also, the surrounding areas are characterized primarily by single-family detached dwellings, and the scale and intensity of many of the permitted uses in the R-2 district may be incompatible with the surrounding areas.

- 7. Based on the physical and environmental characteristics of the site, the Township Comprehensive Plan’s designation of this site as within the Conservation Area is appropriate. Also, the current Township Zoning Map’s placement of this site within the R-1 Residential district is appropriate.

COMMENTS ON THE SKETCH PLAN:

- 8. The petitioner for the rezoning submitted a sketch plan for a multifamily residential senior housing development for the stated purpose of depicting what would be possible on the site by showing one potential development concept. The conceptual sketch plan shows a “senior housing” facility of what appears to be four floors and 55 units (the sketch plan is difficult to interpret), shown below:



Page: 5

Re: Zoning Map Amendment – Rezoning UPI No. 38-2-149 (339 East Drive, Coatesville PA) from R-1 to R-2, and Conceptual Sketch Plan
Valley Township - ZM-12-25-18763

9. “Nursing, rest or retirement home” is permitted in the R-2 District by special exception. Section 27-436 B. requires that the applicant shall furnish evidence that an approved means of sewage disposal and water supply shall be utilized. It does not appear that the site is served by either public sewage disposal or water supply facilities, and this matter will need to be addressed for this or any other significant development proposal for the site.
10. The site abuts a local access cul-de-sac road (East Drive) which leads to a single-access road (Northview Drive). Any significant development for this site will need to address vehicle access and demonstrate that adequate safe access can be provided without resulting in excessive congestion. A secondary access should be provided, as well as access for first responders.
11. Future development proposals should also address the protection of the site’s sensitive natural features, such as its steep slopes and woodlands. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. However, extensive grading may be necessary to construct the parking areas as shown on the sketch plan.
12. Although the petitioner’s proposal for the site is only a sketch plan, a formal development proposal for this site will need to address the site’s stormwater management. A “stormwater management area” is shown to the east of the development area, but the effects of stormwater runoff into the steep slope areas should be thoroughly addressed.
13. Any development proposal that involves a significant on-site population should include an outdoor recreation area for residents. The site’s steep slope areas may make it difficult to provide such an area.

RECOMMENDATION: The proposed rezoning is inconsistent with [Landscapes3](#) and with the Township's Comprehensive Plan, and due to the site’s significant natural constraints and other constraints including limited vehicle access, the Chester County Planning Commission does not support the proposed rezoning of this parcel.

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

Sincerely,



Wes Bruckno
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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 West Chester, PA 19380
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 www.chescoplanning.org

Matthew J. Edmond, AICP
 Executive Director

January 5, 2026

Deborah Kolpak, Secretary/Treasurer
 West Nantmeal Township
 455 North Manor Road
 Elverson, PA 19520

Re: Zoning Ordinance Amendment – Definitions Related to Anaerobic Digesters; Accessory and Regional”, and Conditional Use Requirements.
 # West Nantmeal Township - ZA-12-25-18751

Dear Ms. Kolpak:

The Chester County Planning Commission has reviewed the proposed West Nantmeal Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on December 9, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. West Nantmeal Township proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for: Accessory Anaerobic Digester, Anaerobic Digestion, Biogas, Digestate, Gas Compression Station, and Regional Anaerobic Digester;
 - B. Allow Regional Anaerobic Digester by conditional use in the Limited Industrial (I-1) Zoning District;
 - C. Add new standards for Accessory Anaerobic Digesters (to be permitted by conditional use as accessory uses to, and only on the same lot as, a general agricultural use or an intensive agricultural use) in the “Nonresidential Land Use and Development Requirements Section” of the Zoning Ordinance;
 - D. Also add new requirements for Regional Anaerobic Digesters in the “Nonresidential Land Use and Development Requirements Section”, and
 - E. Add regulations for both Accessory Anaerobic Digesters and Regional Anaerobic Digesters including bulk, lot, height, lot coverage, performance, access, and other provisions applicable to Accessory Anaerobic Digesters and additionally to Regional Anaerobic Digesters.

LANDSCAPES:

2. As proposed in amendment, anaerobic digesters could be permitted in within the Township’s **Rural** and **Agricultural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs.

Page: 2

Re:

Re: Zoning Ordinance Amendment – Definitions Related to Anaerobic Digesters; Accessory and Regional”, and Conditional Use Requirements.

West Nantmeal Township - ZA-12-25-18751

The **Agricultural Landscape** consists of large concentrations of active and diverse farm operations along with related support services. The vision for this **Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations.

The proposed regulations regarding anaerobic digesters could be consistent with the objectives of the **Rural and Agricultural Landscapes** upon careful consideration of proposed land development applications and the comments in this letter.

COMMENTS:

3. We agree that Anaerobic Digesters should be regulated by conditional use. This will permit the Board of Supervisors to “...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance.” (Municipalities Planning Code, Section 913.2(a)). In general, as it reviews proposals for anaerobic digesters, the Township Supervisors should be prepared to engage advisors who demonstrate professional and practical experience and knowledge regarding the design and operation of anaerobic digesters and be prepared to establish such necessary “reasonable conditions and safeguards” (as noted in proposed Section 215-123.1.H.)
4. The proposed ordinance’s definition of Anaerobic Digester restricts solid food waste from being used in a Digester. Food waste can have significantly more energy potential than manure and could be a source of revenue to help fund the Digester’s long-term operation while also reducing methane emissions resulting from alternate food waste disposal methods. The Township may wish to allow the regulated use of food waste as an input.

Also, the proposed definition of Accessory Anaerobic Digester appears to permit excess electricity from the facility to be used by the utility company, if the generated electrical power is used primarily on-site. The Township may want to quantify the amount of excess generated electricity that may be used by the utility company. If an Anaerobic Digester facility typically generates more electricity than could be used on-site, the Township should consider allowing the facility to function as a “merchant generator” and allow the grid operator to buy the excess electricity for use in the grid.

5. Proposed Section 215-123.1. (Accessory anaerobic digesters) contains a type of purpose statement: “It is the intent of this provision to allow accessory anaerobic digesters to support and benefit farms within the Township.” The Township should place this statement in a more prominent Section to more clearly express the Township’s intent and purpose regarding this ordinance.
6. Section 215-123.1.D.3. (Accessory anaerobic digesters) limits “Flares related to the facility” to 45 feet. We suggest that flares should be prohibited due to their visual effects and on “dark sky “consequences, unless an applicant shows that flaring off biogas cannot be avoided.
7. Section 215-123.1.H. “Accessory anaerobic digesters” requires that “There shall be no discharge of any type onto any adjoining properties or streets.” The Township may want to clarify “discharge”; such as, would dust, rainwater, ice, or other incidental discharges be included?

Page: 3

Re:

Re: Zoning Ordinance Amendment – Definitions Related to Anaerobic Digesters; Accessory and Regional”, and Conditional Use Requirements.

West Nantmeal Township - ZA-12-25-18751

8. Proposed Section 215-123.2, “Regional anaerobic digesters,” requires a minimum lot area of fifty acres, that the Regional Anaerobic Digester shall be the only principal use on the lot, and the property shall be located on a major or minor collector road as identified by the Township Functional Classification of Public Roads Map. These provisions appear to limit the range of potential sites that can potentially qualify as a Regional Anaerobic Digester to only those over 50 acres and also fronting on specific roads (as well as either limiting the Digester to otherwise-unused lots or requiring an existing use to be removed). The Township Engineer should comment whether these limitations may unnecessarily affect the ability of a potential Regional Anaerobic Digester to operate efficiently. The Township Solicitor should comment whether these limitations may conflict with the Township’s Vehicle Code or with any regulation of the Pennsylvania Department of Transportation.
9. Proposed Section 215-123.2, Subsection F.6. requires “A site-specific odor mitigation plan to demonstrate odor control measures and odor control devices to be implemented to control odors and mitigate impact on adjacent property owners.” This may be a difficult provision to enforce because “odor” is a subjective term and odors may be transient or noticeable only at times when Township officials may be unavailable to promptly investigate complaints. The Township may want to ask applicants to provide a contact person who can be notified when objectionable odor or other adverse conditions occur. (The Township should determine whether the “Point of Contact” information required in proposed Section 215-123.2, Subsection F.12. will be sufficient.)
10. Proposed Section 215-123.2, Subsection F.8. limits the maximum range from which the Regional Anaerobic Digester may procure liquid food waste to not more than ten miles from the property. The Township may want to consider how it arrived at the ten-mile limitation. This limitation might also appear to be inconsistent with the geographic range implied by the proposed definition of “*Regional Anaerobic Digester*”.
11. Proposed Section 215-123.2, Subsection F.13. states that when an application involves a “... property subject to an agricultural conservation easement or similar encumbrance, an approval letter from the Agricultural Advisory Board or other easement holder that the construction and operation of the regional anaerobic digester at the property will not constitute a violation of the terms of such easement”. The Township should clarify which Board this refers to (it appears that the County Agricultural Land Preservation Board may be the intent of this reference).
12. The proposed amendment addresses the transportation of biogas in Section 215-123.2, Subsection E.9.: “No biogas shall be transported from the lot via truck or other motor vehicle. Biogas generated onsite shall not be liquefied or compressed on-site for purposes of transportation off the property utilizing trucks or other motor vehicles. Biogas shall be transported to a gas compression station via underground pipeline or by other underground transmission, distribution, or connection line, in an acquired right-of-way”. There may be significant challenges imposed by the construction of a new pipeline over any significant distance and through multiple individual parcels.
13. We agree that there should be a decommissioning plan as required in Section 215-123.2, Subsection E.11. The Township Solicitor should review the requirement for the posting of decommissioning funds in Subparagraph i.

Page: 4

Re:

Re: Zoning Ordinance Amendment – Definitions Related to Anaerobic Digesters; Accessory and Regional”, and Conditional Use Requirements.

West Nantmeal Township - ZA-12-25-18751

14. For additional information, Caernarvon Township (in Lancaster County) regulates “Small Manure Digesters” with limited conditions, at:

https://caernarvonlancaster.org/wp-content/uploads/2019/01/99_-_AGRICULTURAL_USES_ALTERNATIVE_ENERGY_USES.pdf

Caernarvon Township (in Berks County) regulates regional anaerobic digesters by conditional use in their Effective Agricultural Preservation District at:

<https://ecode360.com/CA4309/laws/LF2236136.pdf>

Warwick Township in Lancaster County also regulates Accessory Manure Digesters, at:

<https://ecode360.com/15937773?searchId=1348018944931889&highlight=manure#15937773>

(refer to Section 340-92.1 E. “[Renewable energy systems.](#)”)

RECOMMENDATION: West Nantmeal 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 West Nantmeal Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Wes Bruckno
Senior Review Planner

Act 537 Reviews

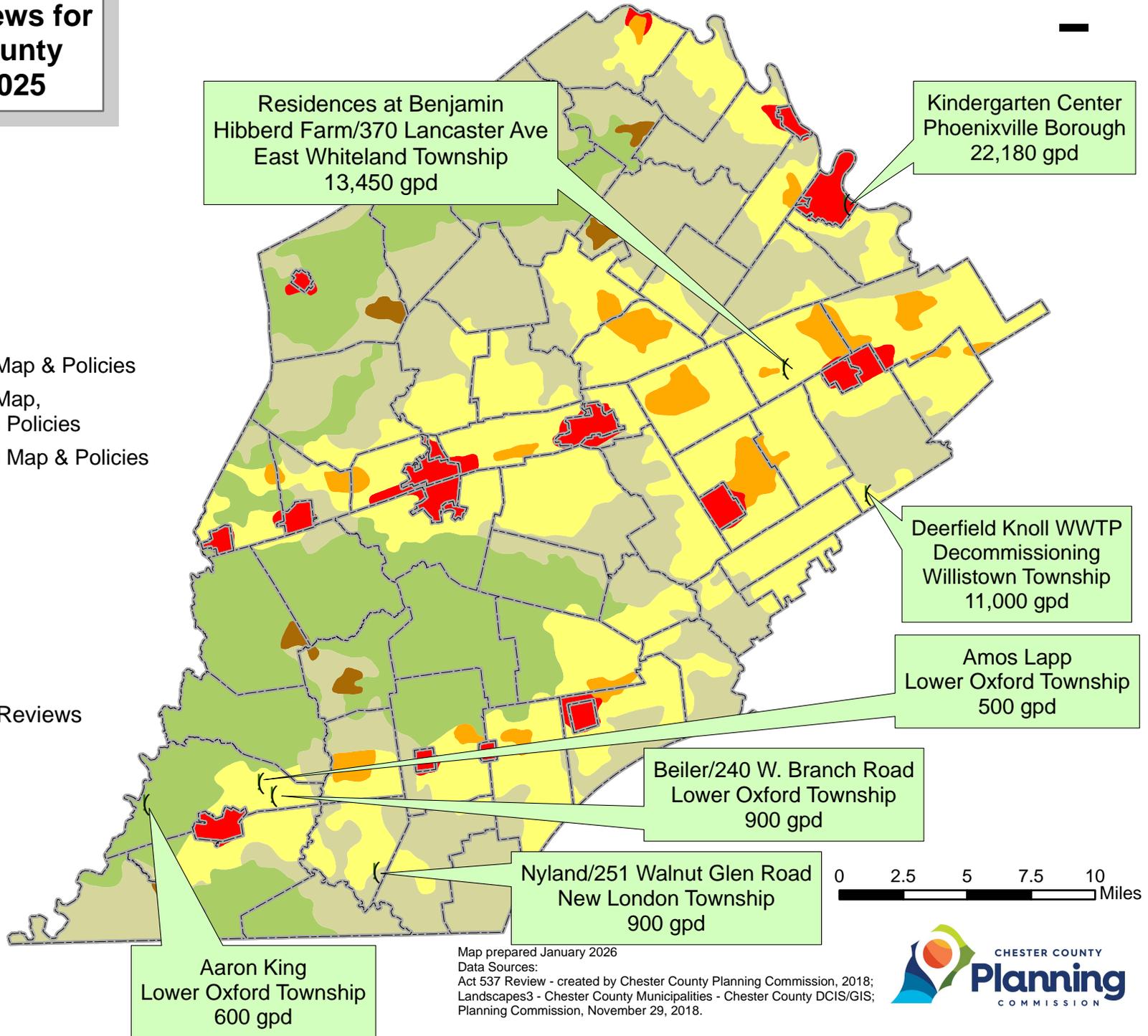
Act 537 Reviews for Chester County January 2025

- Consistent with Map & Policies
- Consistent with Map, Inconsistent with Policies
- Inconsistent with Map & Policies

Legend

(January Act 537 Reviews

- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



Map prepared January 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
February 11, 2026

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

East Whiteland Township, Residences at Benjamin Hibberd Farm/37

The applicant is proposing a commercial and residential development of a dairy barn and 50 apartments on 3.1 acres. The site is located on Lancaster Avenue, near the intersection with Church Lane. The amount of wastewater for the project is 13,450 gpd. The project is to be served by a public sewage disposal system managed by East Whiteland Township Municipal Authority. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

Lower Oxford Township, Aaron King

The applicant is proposing a residential development of 1 lots on 33 acres. The site is located on Bethel Road, near the intersection with Street Road. The amount of wastewater for the project is 600 gpd. The project is to be served by on-lot sewage disposal system. This project is designated as an Agricultural Landscape and is consistent with *Landscapes3*.

Lower Oxford Township, Amos Lapp

The applicant is proposing residential land development of one lot on 10 acres. The site is located on Conner Road, near the intersection with Township Road. The amount of wastewater for the project is 500 gpd. The project is to be served by individual on-lot sewage disposal systems. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

Lower Oxford Township, Beiler/240 W. Branch Road

The applicant is proposing a residential land development of one lot, including a single family dwelling and granny flat, on 20 acres. The site is located on West Branch Road, near the intersection with Duck Farm Road. The amount of wastewater for the project is 900 gpd. The project is to be served by an individual on-lot sewage disposal system. This project is designated as Suburban Landscape and is consistent with *Landscapes3*.

New London Township, Nyland/251 Walnut Glen Road

The applicant is proposing a residential land development of one lot on 11.28 acres. The site is located on Walnut Glen Road, near the intersection with Lewisville Road. The amount of wastewater for the project is 900 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as Rural Landscape and is consistent with *Landscapes3*.

Phoenixville Borough, Kindergarten Center

The applicant is proposing a residential land development of 93 lots on 15.96 acres. The site is located on 2nd Avenue, at the intersection with Manavon Street. The amount of wastewater for the project is 22,180 gpd. The project is to be served by a public sewage disposal system, managed by the Phoenixville Sewer Department. This project is designated as an Urban Center Landscape and is consistent with *Landscapes3*.

Willistown Township, Deerfield Knoll WWTP Decommissioning

The applicant is proposing to decommission the current wastewater treatment plant, serving 119 homes on 33 acres. The site is located on Dutton Mill Road, north of the intersection with Route 3. The amount of wastewater being diverted to Willistown Woods community, is 11,000 gpd. 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.

2/11/26

Minor Revisions



**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 The Dairy Barn and Residences at Benjamin Farms, East Whiteland Township

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

1. Date plan received by county planning agency. December 18, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 27, 2026

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>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. The county's Natural Landscapes is an overlay of all other landscapes and consists 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.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan? <u>If no, describe goals and objectives that are not met *The plan and 2025 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the buildings and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources? <u>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 Exceptional Value Waters, the Valley Creek watershed. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? <u>If yes, describe impact:</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known. <u>If yes, describe impacts</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes	No	SECTION C. AGENCY REVIEW (continued)
-----	----	--------------------------------------

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 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 |
| <input type="checkbox"/> | <input type="checkbox"/> | 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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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? <u>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.</u>
If yes, will this project plan require the implementation of storm water management measures? <u>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.</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerSignature: Date: 1/27/2026Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone 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 LD-07-25-18597, and was determined to be consistent with the Suburban Landscape, with additional consideration being given to historic preservation, access and circulation, natural features protection, stormwater management, and affordably-priced housing units.

PC53-01-26-18797

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
Matthew Lombardi, Site Contact
Zachary Barner, AICP, East Whiteland Township
Linda Layer, InLand Design



**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 Aaron King, Lower Oxford Township

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

1. Date plan received by county planning agency. November 17, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 12, 2026

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3</u> , the Chester County Comprehensive Policy Plan, was adopted in 2018. <u>Watersheds 2045</u> , the Chester County Integrated Water Resources Plan, was adopted in 2024.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>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.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 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 |
| <input type="checkbox"/> | <input type="checkbox"/> | 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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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? <u>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.</u>
If yes, will this project plan require the implementation of storm water management measures? <u>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.</u> |

18. Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Date: 1/12/2026

Signature: _____



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.

PC53-01-26-18773

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
Aaron King, Site Contact
Deborah Kinney, Lower Oxford
Edward Beideman, Willow Run Consulting, Inc



**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 Amos K and Elizabeth Z Lapp, Lower Oxford Township

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

1. Date plan received by county planning agency. November 19, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 14, 2026

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>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.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>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 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.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 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 |
| <input type="checkbox"/> | <input type="checkbox"/> | 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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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? <u>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.</u>
If yes, will this project plan require the implementation of storm water management measures? <u>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.</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerSignature: Date: 1/23/2026Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone 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.

PC53-01-26-18778

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
Amos Lapp, Site Contact
Deborah Kinney, Lower Oxford
Ann Green, Soil Sage Consulting



**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 Stephen Beiler/240 W. Branch Road, Lower Oxford Township

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

1. Date plan received by county planning agency. November 14, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 12, 2026

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>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.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>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 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.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes No SECTION C. AGENCY REVIEW (continued)

- 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: _____



Date: 1/12/2026

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.

PC53-01-26-18776

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
Stephen Beiler, Site Contact
Deb Kinney, Lower Oxford Township
Ann Green, Ann Green Environmental Consulting



**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 Scott & Barbara Nyland, New London Township

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

1. Date plan received by county planning agency. January 12, 2026
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 13, 2026

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>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.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>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 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.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes No SECTION C. AGENCY REVIEW (continued)

- 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.

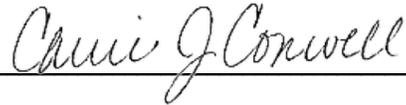
Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Date: 1/13/2026

Signature: _____



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.

PC53-01-26-18777

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
Scott and Barbara Nyland, Site Contact
Michael Corcoran, New London Township
Edward Beideman, Willow Run Consulting, Inc



**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 Kindergarten Center, Phoenixville Borough

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

1. Date plan received by county planning agency. December 11, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 16, 2026

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Urban Center Landscape. 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. Public sewer systems are encouraged in this landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

Yes No SECTION C. AGENCY REVIEW (continued)

- 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

Date: 1/16/2026

Signature: _____



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 reviewed by the Planning Commission, under PA Act 247, as Case Number SD-12-24-18346 and was determined to be consistent with the Urban Center Landscape.

PC53-01-26-18788

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
Maximiliano Bustos, Toll Brothers
Jean Krack, Phoenixville Borough
Daniel Hudson, Evans Mill Environmental, LLC



**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 Deerfield Knoll WWTP Decommissioning, Willistown Township

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

1. Date plan received by county planning agency. November 12, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 08, 2026

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>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.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>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 Ridley Creek watershed. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: <u>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.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes No SECTION C. AGENCY REVIEW (continued)

- 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 This Special Study proposes to decommission the Deerfield Knoll WWTP, as it is at the end of its useful life, and divert existing flows from this development to the Willistown Woods WWTP.
- 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

Date: 1/9/2026

Signature: 

Name of County or Areawide Planning Agency: Chester County Planning Commission

Address: 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.

While this project is a Special Study, it was submitted for review as a Component 3. Should DEP require additional review information, please contact our office.

PC53-01-26-18772

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
- Sean Carney, Aqua America
- Shanna Lodge, Willistown Township
- Robert Campbell, Pennoni Associates

Discussion and Information Items

Multimodal Transportation Planning Division

Multimodal Transportation Planning Division

February 2026 (Activities as of 1/31/26)

US 30 Coatesville-Downingtown Bypass Section CER Public Events

PennDOT held a series of public outreach events regarding Section CER, or the eastern half of the bypass from Reeceville Road to the eastern limits at Business 30/Quarry Road. The first was a virtual event held the evening of Thursday, January 15th on MS Teams. The second was an in-person open house plans display held Tuesday, January 20th at the Pope John Paul II Regional Catholic Elementary School outside of Coatesville. Both events were very well attended with PennDOT receiving a lot of feedback from the attendees, specifically regarding the revised alternatives for the Norwood Road and Route 113 interchanges. Also presented were the selected alternatives for the US 30 mainline and the Reeceville Road, Route 340 and Route 322 interchanges. All of these plans may be viewed at the project website at www.us30-chesco.com and comments may be provided by completing an online comment form. PennDOT is seeking comments through February 6th.



Awards Season (cont'd)

Following up on what was presented at last month's Board meeting, The PA Department of Conservation and Natural Resources announced their awards for the 2025 Community Conservation Partnerships Program (C2P2) on Monday, January 12th. Overall, there were 24 project awards totaling \$6,158,300 in Chester County. Amongst those awards are two authored by the Planning Commission:

- Tree Canopy Plan (\$65,000) prepared by Ryan Mawhinney; and,
- Downingtown Trestle Design (\$500,000) prepared by Steve Buck.



Included with this report is an attachment listing all of the awards that have been announced statewide for the C2P2 program as well as the following PA Department of Community and Economic Development (DCED) programs announced by the Commonwealth Financing Authority on Tuesday, January 20th:

Multimodal Transportation Fund (MTF)

In Chester County there were 13 MTF project awards totaling \$6,045,594. Highlights include:

- Avondale Borough - Comprehensive Improvements for Streets, Sidewalks, and Parks - \$700,000
- Caln Township - Caln Meetinghouse Road Bridge Replacement - \$1,300,000
- East Caln Township - Norwood Road and Creek Road Intersection Improvements - \$335,694
- Oxford Borough - Oxford Library and Park Pedestrian Safety and Connectivity - \$87,068



Pennsylvania
**Department of Community
& Economic Development**

Small Water and Sewer Program (SWSP)

In Chester County there were 26 SWSP project awards totaling \$7,257,208. Highlights include:

- City of Coatesville - Coatesville Citywide Stormwater Inlets Replacement - \$386,356
- Borough of West Chester - Goose Creek Sanitary Sewer Conveyance Improvements - Phase II - \$500,000
- Uwchlan Township Municipal Authority - Eagleview Wastewater Treatment Plant Diversion - \$500,000

PA DCNR Community Conservation Partnerships Program (C2P2)

<u>Recipient</u>	<u>Project</u>	<u>Award</u>
Avondale Borough	Acquisition of approximately 3.13 acres	\$72,200
Caln Township	Development of the Beaver Creek Trail	\$472,500
Chester County	Prepare a Tree Canopy Plan for Chester County	\$65,000
Chester County	Design for the rehabilitation of the Downingtown Trestle	\$500,000
Chester County Conservation District	Installation of approximately 21 acres of meadows and/or upland trees in the Lower Delaware River Watershed	\$132,100
East Bradford Township	Development of the Plum Run Trail	\$335,500
East Brandywine Township	Acquisition of approximately 14.9 acres	\$338,400
East Coventry Township	Rehabilitation and further development of Towpath Park	\$330,000
East Fallowfield Township	Further development of East Fallowfield Township Community Park	\$250,000
East Pikeland Township	Rehabilitation and further development of Ridge Road Park	\$215,400
French & Pickering Creeks Conservation Trust, Inc.	Installation of approximately 18 acres of riparian forest buffers in the French Creek and Pickering Creek Watersheds	\$100,000
London Britain Township	Further development of Nichol Park	\$121,600
Natural Lands	Addition of approximately 21.25 acres for passive recreation and open space	\$1,247,800
Natural Lands	Installation of approximately 8 acres of riparian forest buffers and post-planting establishment for 19 acres of recently planted buffers along waterways in the Delaware River Watershed	\$87,300
North Coventry Township	Rehabilitation of Kenilworth Park	\$119,900
Oxford Borough	Rehabilitation and further development of Oxford Memorial Park	\$109,500
Schuylkill Township	Acquisition of approximately 54 acres	\$500,000
Stroud Water Research Center Inc.	Prepare a Watershed Conservation Plan for the Pennsylvania portion of the 69,000-acre White Clay Creek Watershed	\$96,700
Uwchlan Township	Prepare a Comprehensive Recreation, Park and Open Space Plan	\$57,500
West Brandywine Township	Rehabilitation and further development of Cross Creek Park	\$200,000
West Caln Township	Further development of Layton Park	\$250,000
West Nantmeal Township	Renovation and further development of West Nantmeal Park	\$250,000
West Pikeland Township	Rehabilitation of Pine Creek Park	\$231,900
Westtown Township	Prepare a Master Site Development Plan for the 204-acre Crebilly Preserve	\$75,000

TOTAL: **\$6,158,300**

24 projects

Full listing of awards Statewide:

https://elibrary.dcnr.pa.gov/GetDocument?docId=10535469&DocName=2025_C2P2_Grants_List_Final.pdf

PA DCED Multimodal Transportation Fund (MTF)

<u>Recipient</u>	<u>Project</u>	<u>Award</u>
Avondale Borough	Comprehensive Improvements for Streets, Sidewalks, and Parks	\$700,000
Borough of Parkesburg	Parkesburg Borough 5th Avenue Improvements	\$469,004
Caln Township	Caln Meetinghouse Road Bridge Replacement	\$1,300,000
East Caln Township	Norwood Road and Creek Road Intersection Improvements	\$335,694
East Whiteland Township	Route 30 Corridor Improvements Project	\$400,000
Easttown Township	Easttown Community Connections Project	\$996,000
Main Line Hospitals, Inc.	MLH Downingtown Health Center Transportation Improvements	\$532,617
New London Township	Conard Mill Bridge Repair	\$338,982
Oxford Borough	Oxford Library and Park Pedestrian Safety and Connectivity	\$87,068
Phoenixville Hospital	Phoenixville Hospital Pedestrian Safety & Accessibility Improvements	\$350,000
Schuylkill Township	Pothouse Road and West Bridge Street/Charlestown Road Intersection	\$124,000
Spring City Borough	Hall Street Improvements	\$291,660
Uwchlan Township	Lionville Middle School – Whitford Road Pedestrian Crossing Project	\$120,569

TOTAL: **\$6,045,594**
13 projects

Full listing of awards Statewide:

<https://dced.pa.gov/download/approved-projects-multimodal-transportation-program/?wpdmdl=88896&refresh=6983bae504e551770240741>

PA DCED Small Water and Sewer Program

<u>Recipient</u>	<u>Project</u>	<u>Award</u>
East Caln Township	Windridge Basin Retrofits	\$205,000
Oxford Area Sewer Authority	Oxford Area Sewer Authority, Tasty Bake Pump Station	\$355,000
Valley Forge Sewage Authority	Snyder Avenue Sewer Extension	\$305,000
Willistown Township	West Chester Pike Sewer Extension	\$354,745
Borough of Oxford	Oxford Water Mains Replacement and Lead Remediation	\$355,000
Kennett Square Borough	Kennett Square - Security and Control	\$300,000
Avondale Borough	Critical Water Pipe Replacement	\$415,252
Caln Township Municipal Authority	Scott Drive Sewer Extension (Phase 2)	\$105,000
City Of Coatesville	Coatesville Citywide Stormwater Inlets Replacement	\$386,356
East Caln Township	Bell Tavern Boulevard Stormwater Facilities Rehabilitation	\$250,000
Honey Brook Borough	James Street Stormwater Infrastructure Rehabilitation	\$245,750
Honey Brook Borough Authority	Well #8 Treatment Plant Upgrade	\$350,000
Uwchlan Township Municipal Authority	Eagleview Wastewater Treatment Plant Diversion	\$500,000
West Goshen Sewer Authority	2026 Interceptor Rehabilitation Project	\$419,645
West Whiteland Township	WWT- Air Release Valve	\$180,976
Borough of West Chester	Goose Creek Sanitary Sewer Conveyance Improvements - Phase II	\$500,000
Elverson Borough Municipal Authority	Saddler Sewage Pump Station No. 4 Improvements Project	\$200,815
North Coventry Municipal Authority	Bridge 311: Sanitary Sewer Relocation Project	\$120,175
Schuylkill Township	Jug Hollow Road Stormwater Improvement Project	\$329,800
Londonderry Township	Stormwater Culvert Pipe Replacement	\$36,976
West Pikeland Township	Pikeland Road Drainage Project	\$276,486
Chester Water Authority	Oxford Valve Replacement Project	\$355,000
East Goshen Municipal Authority	Hunt Country Pump Station Upgrades	\$205,000
North Coventry Municipal Authority	Wastewater Treatment Plant (WWTP) Improvements Project	\$165,000
North Coventry Municipal Authority	Wastewater Pumping Stations Security Fencing Project	\$65,232
Wallace Township Municipal Authority	Sand Filter Replacement	\$275,000

TOTAL: **\$7,257,208**
26 projects

Full listing of awards Statewide:

<https://dced.pa.gov/download/approved-projects-pa-small-water-and-sewer-program/?wpdmdl=56006&refresh=6983be584a81b1770241624>

Design & Technology Division Update



DESIGN & TECHNOLOGY DIVISION

February 2026 (activities as of 1/31/26)

For the month of December, the Design & Technology Division performed reoccurring tasks and supported planning staff with short-term and work program related projects.

The 247 planners reviewed and processed plan and ordinance submittals. Staff addressed data requests from other divisions, municipalities and the public. The staff also prepared the year-end review numbers for the February presentation.

The GIS/Tech team actively supported the Community Planning, Sustainability, and Multimodal Transportation Divisions by addressing a wide array of mapping and data requirements. Major project work included developing the updating Land Stewardship Project mapping, working in conjunction with graphics with Pocopson Complex Land Stewardship Plan. The team also refined POST online mapping, and furthered the Oxford Region Comp plan mapping. Beyond specific projects, staff provided continuous mapping assistance to the 247 planners and handled setup for various Planning Commission and America 250 meetings.

The Graphics team made progress this month, focusing on key initiatives like the West Whiteland Comprehensive Plan report. The team also began work on laying out the Pocopson Complex Land Stewardship Plan report. The graphics team also initiated work on the 2025 Annual report. Additionally, the team generated various event flyers and presentations and provided graphics for the CCPC webpage.

Community Planning

COMMUNITY PLANNING REPORT

February 2026 (Activities as of 1/31/2026)

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. Caln Township – Zoning Ordinance Update

Percent Completed: 85% Contract Term: 1/24-6/26 Consultant: Nanci Sarcinello Planning & GIS Monitor: Mark Gallant
The Task Force reviewed the 2nd draft of the Zoning Ordinance update at their meeting in January. The consultant expects to have the final draft completed in February to forward to the Planning Commission.

2. Downingtown Borough – Parking Study

Percentage Completed: 90% Contract Term: 3/25-2/26 Consultant: Walker Consultants Monitor: Kevin Myers
The draft study is being reviewed by the borough planning commission prior to being recommended to borough council, which is anticipated to occur this month. A time extension was requested by the borough to facilitate the final VPP review and the acceptance by borough council.

3. East Bradford Township – Zoning Ordinance Update

Percent Completed: 80% Contract Term: 8/22–7/25 Consultant: CCPC Lead Planner: Chris Patriarca
Awaiting Township final edits to proceed with the Act 247 review period.

4. East Caln Township – Zoning Ordinance Update

Percent Completed: 5% Contract Term: 1/26–12/27 Consultant: CCPC Lead Planner: Chris Patriarca
Kickoff meeting was held in January. Task Force reviewed Articles for Nonconformities and the Zoning Hearing Board.

5. East Marlborough Township – Unionville Master Plan

Percent Completed: 0% Contract Term: 2/26–1/27 Consultant: CCPC Lead Planner: Jeannine Speirs and Luis Rodriguez
The Unionville Village Master Plan for East Marlborough Township will be a collaborative, phased approach combining technical analysis with robust community engagement with a thorough review of existing conditions and policies, multi-day design charrette to generate creative, consensus-driven concepts and will include public gatherings, and surveys that ensure community voices shape the final vision. The expected outcomes include a comprehensive, actionable master plan with clear implementation strategies, enhanced connectivity, and design concepts that preserve Unionville’s historic character while supporting small businesses and enhancing the village as a place to call home. This effort will provide East Marlborough Township with a roadmap to guide activities in the village, strengthen community identity, support small businesses, and improve quality of life for residents. Kickoff meeting TBD.

COMMUNITY PLANNING REPORT

February 2026 (Activities as of 1/31/2026)

6. East Nottingham Township - Official Map and Ordinance

Percent Complete: 60% Consultant: Brandywine Conservancy Contract Term: 9/25-8/27 Monitors: Mark Gallant & Luis Rodriguez
Another workshop for landowners with properties adjacent to a parcel identified on the draft Official Map was postponed to February 2nd.
The consultant will complete a final draft of the Official Map to share with the Township Planning Commission soon.

7. East Whiteland Township – Zoning Ordinance Update

Percent Completed: 60% Contract Term: 9/23 - 2/26 Consultant: Bergmann Monitor: Chris Patriarca
A second extension will be requested.

8. Kennett Township – SALDO update

Percent Completed: 55% Contract Term: 8/24-7/26 Consultant: CCPC Planners: Jeannine Speirs & Nina Weisblatt
The project is progressing ahead of schedule at the Townships request. Full first draft is completed. Revised first draft is underway through meetings with the Township for input from Township staff

9. London Britain Township - Open Space, Recreation and Environmental Resources Plan

Percent Complete 0% Contract Term: 9/25 - 10/27 Consultant: Brandywine Conservancy Monitor: Chris Patriarca and Luis Rodriguez
Kickoff meeting scheduled for February 10.

10. Londonderry Township – Comprehensive Plan

Percent Complete 0% Contract Term: 2/26 - 1/28 Consultant: Brandywine Conservancy Monitor: Kevin Myers and Luis Rodriguez
Londonderry Township will develop an update to the 2007 Comprehensive Plan which will reflect on the successfully implemented accomplishments and new challenges that the Township will plan to build a sustainable and resilient community. The Board of Supervisors will appoint a Task Force to prepare the draft plan. Kickoff meeting TBD.

11. Malvern Borough – Zoning Ordinance Amendments

Percent Completed: 80% Contract Term: 8/24 - 8/26 Consultant: Thomas Comitta Associates Monitor: Jeannine Speirs
In the January 9 meeting the simultaneous (non-VPP) SLDO update was discussed as the projects are tied together. CCPC was asked to assist with historic resources terminology.

12. New Garden Township – Zoning Ordinance Update

Percent Completed: 75% Contract Term: 7/24 - 6/26 Consultant: Michael Baker International Monitor: Libby Horwitz
No January updates.

COMMUNITY PLANNING REPORT

February 2026 (Activities as of 1/31/2026)

13. Pennsbury Township – Comprehensive Plan Update

Percent Completed: 5% Contract Term: 9/25-10/27 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs & Nina Weisblatt
The township held their kickoff meeting on January 6th. They have begun stakeholder interviews and reviewing their topic areas. The next meeting will be held on February 26th.

14. Pocopson Township – Comprehensive Plan Update

Percent Completed: 0% Contract Term: 2/26 - 1/28 Consultant: Brandywine Conservancy Monitor: Chris Patriarca and Nina Weisblatt
Pocopson Township will update the 2014 Comprehensive Plan which will be consistent with Chester County's adopted Comprehensive Plan, *Landscapes3*. The update will highlight accomplishments and new challenges the Township plans to address. The Board of Supervisors will appoint a Task Force to prepare the draft plan. Kickoff meeting TBD.

15. Upper Uwchlan Township – Eagle Village Gateways and Mobility Plan

Percent Completed: 70% Contract Term: 9/24 - 2/26 Consultant: Bowman Monitor: Patty Quinn
Bowman consultants are coordinating with engineers from PennDOT and hoping to have intersection alternatives to present to the public in February or March of 2026. A task force committee meeting is scheduled for February 10th.

16. Uwchlan Township - Zoning Ordinance Update

Percent Completed: 15% Contract Term: 9/25 - 8/27 Consultant: CCPC Planner: Mark Gallant
In January and February, the Task Force will have preliminary discussions on the zoning districts and will continue reviewing definitions including several sections.

17. West Chester Borough – Park, Recreation and Open Space Plan Update

Percent Completed: 98% Contract Term: 5/24 - 4/26 Consultant: Johnson, Mirmiran & Thompson/ Toole Rec. Monitor: Kevin Myers
The plan should be adopted by council early this year.

18. West Goshen Township – Parks, Recreation, and Open Space Plan

Percent Completed: 75% Contract Term: 5/24-4/26 Consultant: Tool Recreation Planning Monitor: Mark Gallant
The draft PROS Plan was distributed to the Taks Force in December and on 1/14 we met to go over comments.

19. West Grove Borough – Zoning Ordinance Amendments

Percent Completed: 95% Contract Term: 4/23–3/26 Consultant: CCPC Lead Planner: Kevin Myers
A 2nd extension was granted through 3/26 to facilitate final edits to create the Hearing Draft and the adoption process. Finalization of Hearing Draft is underway in preparation for adoption process in the first quarter of 2026.

COMMUNITY PLANNING REPORT

February 2026 (Activities as of 1/31/2026)

20. West Nantmeal Township – Comprehensive Plan Update

Percent Completed: 97% Contract Term: 6/24-5/26 Consultant: Castle Valley Consultants Monitor: Luis Rodriguez

The consultant is wrapping up this project, and at the next meeting they will review the township approval process and confirm final steps. There was no meeting in January.

21. West Pikeland Township – Parks, Recreation, and Open Space Plan

Percent Completed 65% Contract Term: 6/23-5/26 Consultant: Natural Lands Monitor: Chris Patriarca

Full draft document received in January.

22. West Whiteland Township – Comprehensive Plan

Percent Completed: 65% Contract Term: 7/24-6/26 Consultant: CCPC Lead Planner: Chris Patriarca

Final Township comments incorporated into draft document. Full draft document will likely go before the Task Force for approval in February to advance to the Township Planning Commission.

23. Pennsbury Township – Historic Resources Zoning Update

Percent Completed: 85% Contract Term: 8/25-2/26 Consultant: CCPC Lead Planner: Jeannine Speirs

The next step is the MPC review process with the Township Planning Commission.

24. Valley Township – Zoning Amendments

Percent Completed: 5% Contract Term: 12/25-7/27 Consultant: Pennoni Associates Monitor: Kevin Myers

The township is undertaking minor amendments to the zoning ordinance. The consultant is drafting materials based on directions provided at the kick-off meeting to be presented at a meeting later this year TBD.

MULTI-MUNICIPAL PROJECTS

A. Honey Brook Township and Borough – Comprehensive Plan

Percent Completed: 15% Contract Term: 4/25-3/28 Consultant: Brandywine Conservancy Monitors: Jeannine Speirs and Luis Rodriguez

Township and Borough residents provided input for areas in need of improvement, feedback on the 2015 Future Land Use Map and other topics. A postcard survey was mailed to gather additional information from the public. There was no meeting in January. Next meeting is on February 4th.

B. Oxford Region Comprehensive Plan Update

Percent Completed: 55% Contract Term: 1/24-12/26 Consultant: CCPC Lead Planner: Mark Gallant

Over the last few months, the CCPC Team (including Nina Weisblatt) presented existing conditions and plan chapters for Parks, Recreation, and Open Space, Multimodal Transportation, and Community Facilities and Services. T January 28th meeting the Task Force reviewed existing conditions and chapters for Natural Resources.

COMMUNITY PLANNING REPORT

February 2026 (Activities as of 1/31/2026)

OTHER PROJECTS

- **Oxford Region** – Administration assistance to the regional planning group (ORPC) and associated sub-groups: The ORPC Regional EAC and The ORPC Historic Sub-Committee; Mark Gallant. Mark is serving as the Region’s secretary throughout the Plan update. Jeannine Speirs and David Blackburn are assisting with historic resources and heritage interpretation network items.
- **Phoenixville Region Planning Committee** –The January 2026 meeting was held in person and included reorganization and discussion on how the municipalities were meeting the Historic Resources Plan implementation, data centers, trail improvements (including continuing efforts on the potential Devault Trail), and bicycle routes. The Urban Planner was asked a few questions regarding the pause in VPP and Land Preservation funding, data centers, and on-road bicycle routes. A response email was issued to the group regarding CCPCs forthcoming work on an On-Road Bicycle Route Plan and that CCPC and Montgomery Co PC were coordinating on data centers and announcements with information and model ordinances would be issued in the near future.
- **Pottstown Metropolitan Regional Planning Committee**
The January meeting was the annual reorg meeting and also a continued discussion of the Regional Plan Update.
- **Internal County Coordination**
Community Development: Libby Horwitz, Senior Housing & Economic Planner, Kevin Myers, Senior Urban Planner, Chris Patriarca, Senior Community Planner, Jeannine Speirs, Senior Community Planner
Housing Authority of Chester County: Libby Horwitz and Chris Patriarca
Facilities: David Blackburn, Heritage Preservation Coordinator
Historic Interpretive Network: Jeannine Speirs

VPP INQUIRIES

County Consulting Assistance Inquiries or Requests

1. Coatesville - Official Map (TBD)
2. East Fallowfield - Comprehensive Plan (Summer 2025)
3. East Bradford – SALDO Update (Fall 2026)
4. Penn Township – SALDO Update (Spring 2026)
5. Sadsbury Township – Comprehensive Plan Update (Spring 2026)
6. Downingtown - Official Map (Spring 2026)

Cash Grant Inquiries (or VPP channel not established yet)

7. Borough of Modena (Open space/park plan)
8. New London (Comprehensive Plan Fall 2025)
9. Kennett Township Comprehensive Plan Update (TBD)

COMMUNITY PLANNING REPORT

February 2026 (Activities as of 1/31/2026)

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

America 250

- ❖ **Attended:** The America250 PA kickoff event at the CC History Center on January 16th, premier event of “Dare to Declare” video featuring people across Chester County reading the Declaration of Independence, and an audience Q/A with readers, community engagement ZOOM 250 information meetings, sponsored by the CC Community Foundation. Speirs covers Kennett Square/Chadds Ford and the Main Line. Blackburn covers Phoenixville, Southern Chester County and West Chester regions. Attendees are being briefed with instructions to add their events to the CC250 calendar, Dare to Declare 250th Declaration of Independence reading workshop, fundraising update to refine budgeting for funds received by the CC Community Foundation
- ❖ **Met with:** the Executive Director of the Chester County Visitor's Bureau and staff of the CC Community Foundation to finalize the location of the America250 PA Liberty Bell which will be displayed in front of Chester County’s historic courthouse, the CC History Center Director of Community Engagement to discuss opportunities to improve messaging with CC250 and sharing community connections, the Brandywine Symphony Board Director to share CC 250 resources and web links and discuss how CC 250 could assist in the marketing of their July concerts.
- ❖ **Coordination with:** Keep Chester County Beautiful for a Community Service element for CC250. Maps of locales for cleanup were drafted along with instructions to sign up. A final presentation was made on the program at the January Commission meeting. A vote will take place in February to approve the use of the logo, Heritage Sites Committee who is contacting potential kiosks sites with a questionnaire for potential hosting organizations, on Phase 1 kiosk grant contract RFP requirements and roles for various entities on the project. A draft RFP scope was created and will be coordinated with CC250 and County Procurement.
- ❖ A one-page monthly newsletter focusing on America 250 PA Chester County news and information is being created.
- ❖ The January CC 250 Commission meeting was held on 1/8.
- ❖ MarCom focused on trusted sources for articles and short essays on history relevant to Chester County and refined its 2026 budget. The Technology subcommittee of MarCom met weekly and re-define the 250-website home page through direct input from the CC250 Executive Committee.
- ❖ The CC Community Foundation approved \$10,000 for the creation and production of the HIN brochure.
- ❖ CCPC is providing technical updates to the Battle of the Clouds interactive map as a 250th County-Local East Goshen and West Goshen collaborative effort.
- ❖ CC 250 projects from County Depts:
 - Archives – coordinating posting of schedule of the traveling exhibit to the CC 250 website.
 - Communications, Commissioner’s office – CCPC/Commissioner’s office coordination created a revised video time capsule scope to meet budget constraints. The video time capsule scope is now to be a recap of 2026/250th; the 1st event was the PA250 in Chester County kick-off on Jan 16.

COMMUNITY PLANNING REPORT

February 2026 (Activities as of 1/31/2026)

Philadelphia Campaign HIN theme region

- ❖ Brandywine Battlefield Task Force (BBTF) & expanded Philadelphia Campaign Partnership planning and efforts - no updates.

Iron & Steel HIN theme region

- ❖ Work on the brochure will resume in February 2026.

Outreach

- ❖ Town Tours & Village Walks – The deadline was extended to January 30th. The 2026 season features heritage themes of the County's heritage tourism plan and the 250th.
- ❖ CCATO requested information to produce the introductory four page spread for their 2026 Directory to have an America 250th theme.
- ❖ Met with admin staff to review logistics of historic preservation training at the end of March that is done in coordination with Chester County Historic Preservation Network.
- ❖ Provided the four municipalities with the completed a draft driving tour document for Underground Railroad sites.

Review

- ❖ County Owned Bridges January bridge meeting discussed schedules for construction and design for all of the bridges on the 2026 schedule.

Section 106

- ❖ Reviewed and approved: report for archaeological resources adjacent to a PennDOT road project. The project, in Charlestown Township, focuses on improvements to the intersection Route 401 and West Valley Hill Road, archaeology survey report for the multi-use trail along Graphite Mine Road, and an archaeological survey for Bondsville Road retaining wall project.
- ❖ Attended a PennDOT 106 meeting for the Birchrunville Road bridge replacement.
- ❖ Began review regarding the demolition of several historic buildings and the flood mitigation/remodeling of historic buildings on the Brandywine Conservancy campus. A consulting party meeting will be organized by FEMA.
- ❖ Received and reviewed FTA/SEPTA MOA project consultant responses to Downingtown Train Station Project - Consulting Party Comments. The consultant agreed to address or consider many of the consulting party comments.

COMMUNITY PLANNING REPORT

February 2026 (Activities as of 1/31/2026)

ECONOMIC

- **Non-Residential Report** – 2026 (2025 data) report complete and being prepared for posting online.

HOUSING

- **Accessible Housing Guide** – Drafting map.
- **Housing Workshops** - Planning for next year’s workshops has been initiated to include recorded presentations and one-on-one meetings.
- **Organizational Convening** - Developing resource share hub and scoping land capacity study as requested by partner organizations.
- **Land Bank** – Began drafting policies and documents for Chester County Land Bank creation.

URBAN CENTERS

Technical assistance/coordination

- Atglen Borough zoning amendments for the “downtown” zoning districts are being reviewed by the zoning officer and solicitor for comment. Emails from both consultants received on 1/13 indicate that comments on materials and instructions for the adoption process can be anticipated very soon. Next meeting TBD.
- Spoke with a Parkesburg borough council member on 1/9 indicating the borough would like to discuss minor assistance with continuing implementation of their comprehensive plan and meet with their new manager.
- Attended a Kennett Square Borough strategic planning public open house on 1/13 to listen to the discussion in addition to an online meeting on 1/20 regarding the national vulcanized fiber site where Pennsylvania Department of Environmental Protection and Environmental Protection Agency provided an update regarding environmental cleanup status of the NVF site (the last large remaining developable site in the borough). Engaged several staff and various borough officials regarding current and future planning topics and needs in addition to providing some information to the attendees regarding a few items including affordable housing.
- Attended the 2026 CC EDC annual economic outlook event to learn about how the economy might impact Chester County communities and businesses.

Sustainability Division Update

Sustainability Division

Monthly Activities Report – February 2026 (Activities as of 1/31/26)

Summary:

Climate Action Plan Update: The EEAB will serve as the primary “steering committee” for the Climate Action Plan update. At their 1/28/26 meeting, the EEAB voted to change their meeting schedule for 2026 to better align with the update process. New dates can be found on the board’s [webpage](#).

The Penn State Students shared the results of their greenhouse gas inventory. The inventory showed a reduction in greenhouse gas emissions of about 16% since 2019 with the biggest difference being a decrease in emissions from commercial buildings’ heating, cooling, and electricity use.

Resources for Planning for Data Centers: CCPC is working with CCATO, Montgomery County and DVRPC to plan an educational event for municipal staff and officials on various aspects of data center development. The event has been scheduled for 3/10 from 8 a.m. – 12:30 p.m. at the CCIU Technical College High School Pickering Campus. Any member of the board is invited to attend.

Additionally, Chester County and Montgomery County PCs are partnering on a data center resource for municipalities that will include an overview document and model ordinance. This product is expected to be completed in time for the 3/10 event.

Keep Chester County Beautiful: As part of our campaign to promote volunteerism for the nation’s 250th anniversary, KCCB is hosting a webinar series to help residents, business, and others get involved in clean-ups and beautification activities. The first webinar in this ‘Stewardship Series’ was held on 1/29 and featured presenters from PennDOT and Keep PA Beautiful on their road and area adoption programs. Another webinar is scheduled for 2/4 and will focus on how to host a safe and successful clean-up event.

Director's Report