



CHESTER COUNTY PLANNING COMMISSION BOARD MEETING

Chester County Planning Commission
Government Services Center – Room 351 East

Hybrid Meeting
May 13, 2026

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chair's Welcome *Chair*
2. PUBLIC COMMENT *Chair*
3. PRESENTATIONS
- A. Hazard Mitigation Plan *Chris Christensen
Emergency Planning Coordinator
Department of Emergency Services*
- B. *Landscapes3* Metrics - Part 1: Preserve, Protect, and Appreciate *Jake Michael*
- 2:20 p.m. 4. ACTION ITEMS
- A. Approval of Commission Meeting Minutes – April 8, 2026 *Commission*
- B. Act 247 Reviews – April 2026 Applications *Commission*
- 1) 247 Monthly Summary *Geoff Creary*
- 2) Review of Interest *Act 247 Team*
1. Downingtown Borough ZA-02-26-18839
- 3) Subdivision and Land Development Plan Reviews (20)
1. Downingtown Borough LD-03-26-18852
2. East Bradford Township SD-03-26-18859
3. East Marlborough Township SD-02-26-18844
4. East Vincent Township SD-02-26-18840
5. East Vincent Township CU-03-26-18866
6. Honey Brook Township LD-02-26-18843
7. Honey Brook Township SD-02-26-18842
8. Honey Brook Township SD-03-26-18856
9. Kennett Square Borough SD-04-26-18881
10. Kennett Township LD-01-26-18790
11. New Garden Township LD-03-26-18861
12. Penn Township LD-03-26-18853
13. Penn Township SD-02-26-18832

- 14. Phoenixville Borough SD-01-26-18787
- 15. Tredyffrin Township SD-02-26-18834
- 16. Upper Uwchlan Township LD-03-26-18867
- 17. Uwchlan Township SD-03-26-18851
- 18. West Nantmeal Township SD-02-26-18837
- 19. West Nottingham Township SD-02-26-18836
- 20. Westtown Township LD-03-26-18865

4) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (11)

- 1. Uwchlan Township ZM-03-26-18879
- 2. Wallace Township ZA-03-26-18876
- 3. West Grove Borough SA-03-26-18854
- 4. West Grove Borough ZO-03-26-18858
- 5. West Nantmeal Township CP-03-26-18850
- 6. West Nantmeal Township ZA-03-26-18874
- 7. Westtown Township CP-03-26-18846
- 8. Westtown Township SA-03-26-18873
- 9. Westtown Township ZA-03-26-18872
- 10. Willistown Township MA-03-26-18864
- 11. Willistown Township ZA-03-26-18862

C. Act 537 Reviews – April 2026 Applications

Carrie Conwell

1) Minor Applications (5)

- 1. East Marlborough Township; Kennett Square Golf and Country Club, 61-5-17, Consistent
- 2. Pennsbury Township; 1000 Hickory Hill Road, 64-3-85, Consistent
- 3. West Caln Township; 201 Dove Lane, 28-6-105, Consistent
- 4. West Fallowfield Township; Benjamin Fisher, 44-7-119, Consistent
- 5. West Nantmeal Township; 11 Sweet Water Road, 23-3-1.4, Consistent

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

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

4:00 p.m. 6. ADJOURNMENT

Action Items





MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 250
April 8, 2026

MEMBERS PRESENT IN PERSON: Nate Cline, Chair; Matt Hammond; Michael Heaberg; Molly Morrison; Andrew Wright.

MEMBERS PRESENT VIA ZOOM: Roberta Cosentino, Vice Chair; Stephanie Duncan; Doug Fasick.

STAFF PRESENT IN PERSON: Matthew Edmond, Director; Carol Stauffer, Assistant Director; Chris Bittle; Wes Bruckno; Carrie Conwell; Geoff Creary; Bambi Griffin Rivera; Rachael Griffith; Gene Huller; Jake Michael; Nancy Shields; Brian Styche; Tomoko Takushi.

STAFF PRESENT VIA ZOOM: Steve Buck; Beth Cunliffe; Angela Dracup; Kevin Myers; Carolyn Oakley; Al Park; Chris Patriarca; Patty Quinn; Nina Weisblatt.

VISITORS PRESENT IN PERSON: Seung Ah Byun; Kelly Donia; Andrew Schneider; Elizabeth Burns; Grant DeCosta; Ben Tengwall; Tony Gianino.

VISITORS PRESENT VIA ZOOM: 1610****346; Beth [surname unknown]; Bosco Malvern Hunt; Elle [surname unknown]; Ellena Luong; Ginny Marcille-Kerslake; Gordon's iPhone [surname unknown]; iPhone (31)Lisa [surname unknown]; Karen [surname unknown]; Kirstin [surname unknown]; Laura Schilling; Megan [surname unknown]; Megan Van Riet; N S Kapsi; P. S. Munson; Rajesh & Sandhya [surname unknown]; Rob Altieri; Ryan Furlong; Ryan Long (Walker Consultants); Shripad Joshi; Srini Tetali; Sudhakar [surname unknown]; Suresh Iphone [surname unknown]; Valentina Goutorova; Vlad Lifyandchick; and two anonymous attendees.

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, April 8, 2026 was called to order at 2:03 P.M. by Chair Nate Cline.

PUBLIC COMMENT:

Several residents strongly opposed the proposed data center in East Whiteland Township, citing concerns about environmental impacts, energy usage, health risks, property value decreases, and the substantial changes from the originally approved plan. Residents argued the revised, 1.6 million square-foot project should be treated as a new application rather than an amendment since the current proposal significantly differs from the original 2024 approved plan, requesting a pause in the project to allow for proper review and consideration of new regulations. The Planning Commission clarified their advisory role as land use is primarily regulated at the municipal level and noted their staff's efforts in providing detailed feedback and developing model ordinances, in collaboration with Montgomery County, to address data center issues.

PRESENTATION:

Grant DeCosta and Beth Burns from Brandywine Conservancy presented their initiative to establish a Greater Brandywine Valley National Heritage Area, a bi-state effort covering parts of Pennsylvania and Delaware. The initiative aims to tell a cohesive story through cultural, historic, natural, and recreational resources. The Conservancy has engaged consultants to conduct a 14-month feasibility study, which began in January and is expected to be completed next February. The study will determine the boundary, managing entity, and storylines for the potential National Heritage Area designation, with public engagement planned for late summer and fall.

Jake Michael gave an update on the 2025 Protected Open Space Tracking, showing that Chester County now has over 156,000 acres of protected open space, representing 32.2% of the county. More information about the county's protected open space program can be found [on CCPC's website](#).

ACTION ITEMS:Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR MARCH 11, 2026 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HEABERG, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:Subdivision and Land Development Reviews:

Mr. Creary reported single-family homes saw a notable increase this month, bringing the 3-month average above last year's levels. Apartments and townhomes are slightly down, though overall year-to-date totals remain higher than last year. Twins and mobile homes have not been appearing in submissions. Agricultural reviews are stable compared to last year's average. Commercial activity is slightly down but still close to last year's volume. Industrial projects increased, driven in part by data center-related activity. Institutional projects also rose modestly this month compared to last year.

A MOTION TO APPROVE THE TWENTY-SIX (26) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-02-26-18815; LD-01-26-18789; LD-02-26-18818.

Mr. Cline recused himself from the following applications: SD-02-26-18829; SD-01-26-18796; LD-02-26-18813.

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

A MOTION TO APPROVE THE NINE (9) 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.

Act 537 Reviews:

A MOTION TO APPROVE THE TWO (2) MINOR ACT 537 REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: Franklin Township, Struzinski, 72-4-29.1A

DISCUSSION AND INFORMATION ITEMS:Community Planning Division Update:

Ms. Griffin Rivera reported that the VPP and CPA programs currently include 2 multi-municipal projects and 24 single municipal projects across the county. The West Chester Borough Park, Recreation, and Open Space Plan was officially adopted. The borough is already pursuing multiple grant applications to implement improvements identified in the plan.

Next, Ms. Griffin Rivera reported that the Chester County Historic Preservation Network Leadership Breakfast was well attended and featured networking opportunities and presentations on bridge review processes, CC A250PA update, and zoning & historic preservation.

Lastly, Ms. Griffin Rivera reported that data center development is becoming a more frequent consideration in zoning and subdivision ordinance updates. The new *Data Center Ordinance Guide* recently released by the CCPC has been shared with municipalities and is reportedly being well received, helping guide local planning efforts.

Sustainability Division Update:

Ms. Griffith reported that work is progressing on the county's Climate Action Plan update, covering both community-wide and county government actions. A recent kickoff meeting with county leadership focused on refining priorities and narrowing actions for greater impact. Next steps involve deeper discussions and defining specific actions within each priority area.

Next, Ms. Griffith reported that the new *Data Center Ordinance Guide* developed in collaboration with Montgomery County Planning Commission includes explanatory text and model ordinance language that municipalities can customize to fit their needs. The guide contains suggested ordinance language with specific numeric standards and is tailored to local land use conditions. The guide is an evolving resource that will be updated as technology and regulations change.

Lastly, Ms. Griffith reported the Keep Chester County Beautiful Initiative has a goal of 50 new volunteer groups by 2026 and is aligned with the U.S. 250th anniversary. A recent cleanup event, conducted in partnership with the Chester County Litter Lifters, took place on a challenging and steep roadside that is notorious for public dumping.

Multimodal Transportation Division Update:

Mr. Styche reported that CCPC staff are actively involved in two major studies that are underway along the Lincoln Highway (Route 30) corridor in Caln Township: TMACC-led study (funded through DVRPC's TCDI program) focusing on active transportation improvements; and a DVRPC Regional Vision Zero study focused on safety improvements, particularly addressing crashes

involving pedestrians and cyclists. The two studies overlap geographically and are expected to be completed within the year.

Next, Mr. Styche reported that the first quarterly transportation forum for municipal managers was held on March 26. The purpose of the forum was to share regional transportation updates, highlight funding opportunities, and improve communication between county staff and municipal leaders. Key topics were: Transportation Improvement Program (TIP) overview, congestion management process, SEPTA – Public Transportation funding update, trail development projects update, and the 2026 CCPC Work program overview. The remaining 2026 forums are scheduled for June 25th, September 24th, and December 17th.

Design and Technology Division Update:

Mr. Creary introduced Tomoko Takushi, CCPC's new Graphics Supervisor, and provided an update on current projects within the GIS, technology, and graphics team. The technology team successfully worked with DCIS in the transition of ArcGIS licensing from group to individual licenses. The graphics team worked in collaboration with the Sustainability Division, creating a metal recycling toolkit. This toolkit is part of a broader effort by an Environmental and Energy Advisory Board member to create actionable resources for local Environmental Advisory Councils.

Director's Report:

Mr. Edmond reported on the following events: The Chester County Historic Preservation Network event supports historic preservation efforts; Town Tours will launch on April 30, expanded this year to 13 tours in recognition of the 13 original colonies; and a Liberty Bell-themed public art installation (sponsored by the Chester County Community Foundation) will be unveiled prior to the Town Tours kickoff.

Next, Mr. Edmond reported on the following staffing, administrative, and professional engagement updates: Tomoko Takushi was welcomed as CCPC's new Graphics Supervisor; the Salary Board approved converting a part-time administrative role to full-time; internship needs are currently being filled; and CCPC staff have played key roles in recent professional planning webinars.

Lastly, Mr. Edmond reported that the *Data Center Ordinance Guide* was developed in collaboration with the Montgomery County Planning Commission in response to growing municipal demand for direction on data center development. The guide provides explanatory context and flexible model ordinance language with recommended standards emphasizing balancing regulation with legal feasibility, allowing municipalities to customize standards. The Planning Commission's role as a neutral, professional advisor, helping municipalities make informed decisions rather than advocating for specific positions within local land use controversies was reiterated.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 4:18PM WAS MADE BY MR. WRIGHT, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

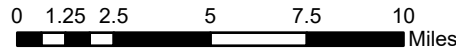
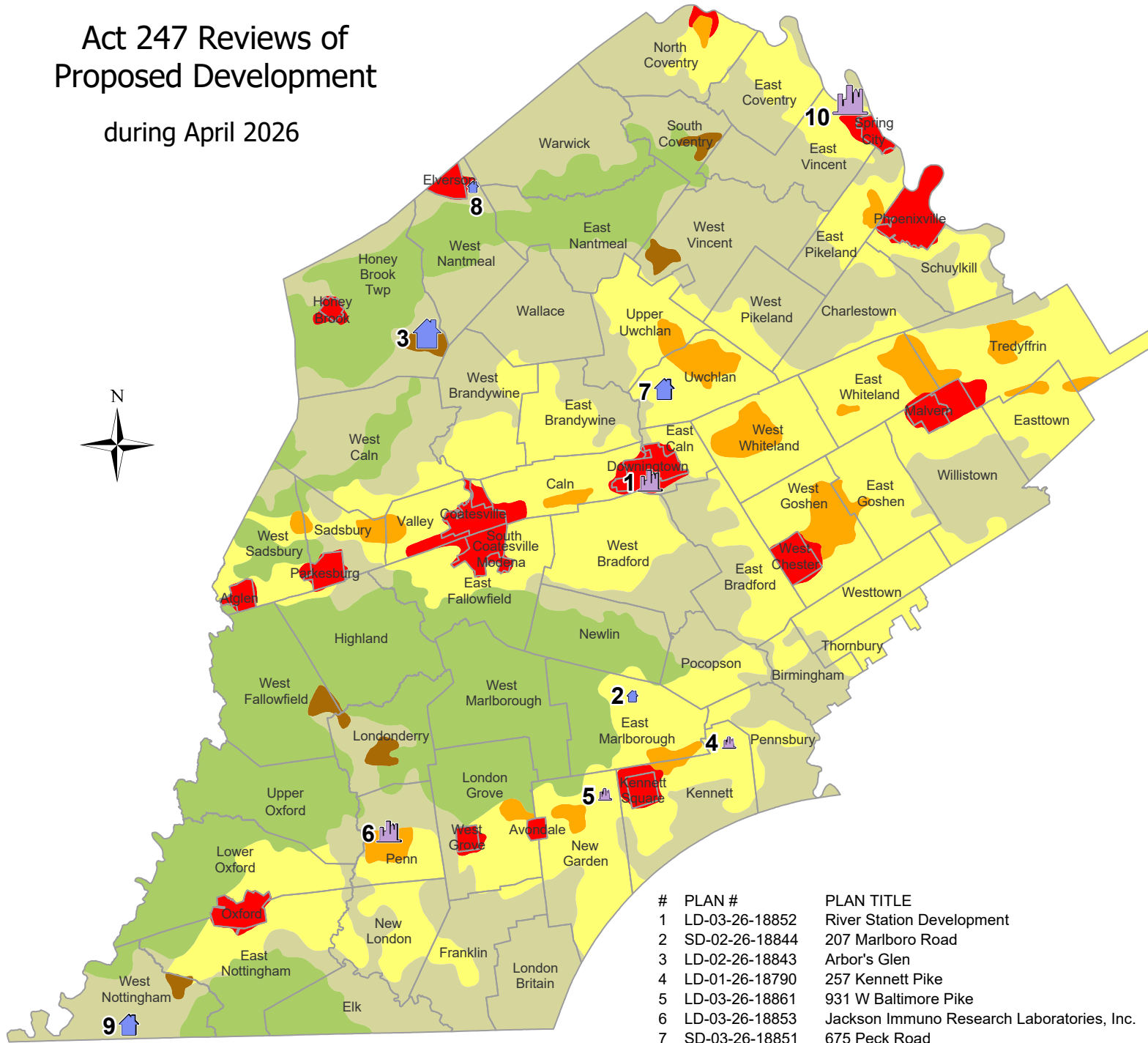
Matthew J. Edmond, Executive Director
Chester County Planning Commission

MJE/ncs

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development during April 2026



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes3

Landscapes3

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

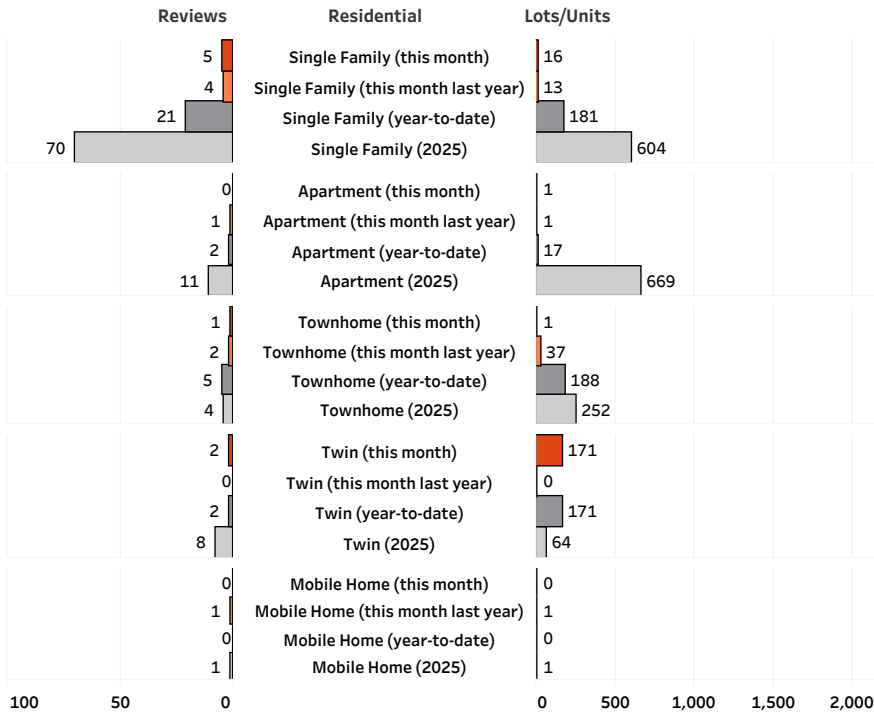
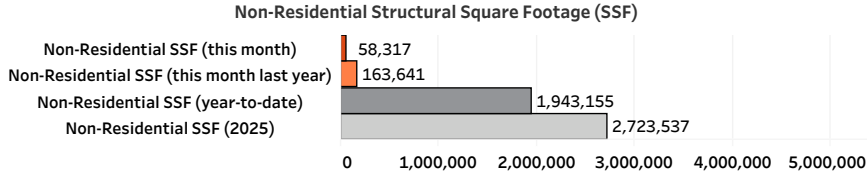
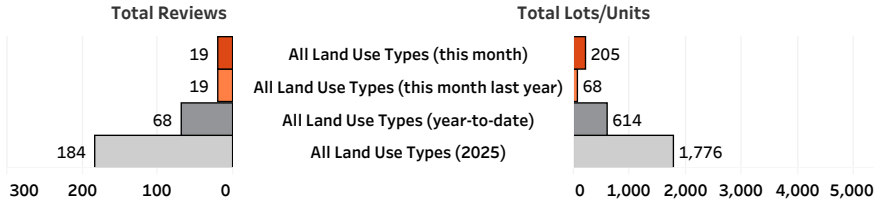
- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	LD-03-26-18852	River Station Development
2	SD-02-26-18844	207 Marlboro Road
3	LD-02-26-18843	Arbor's Glen
4	LD-01-26-18790	257 Kennett Pike
5	LD-03-26-18861	931 W Baltimore Pike
6	LD-03-26-18853	Jackson Immuno Research Laboratories, Inc.
7	SD-03-26-18851	675 Peck Road
8	SD-02-26-18837	Stoltzfus - 11 Sweet Water Road
9	SD-02-26-18836	289 W. Ridge Road
10	CU-03-26-18866	Pennhurst Data Centers



April 2026



Subdivision and Land Development Reviews 4/1/2026 to 4/30/2026

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
Downingtown Borough	LD-03-26-18852	River Station Development	4/10/2026	2.65	Commercial	1	17,500	Commercial Retail	1		Yes
East Bradford Township	SD-03-26-18859	Delacy Soccer Complex	4/15/2026	57.50	Commercial Single Family Residential	2		Commercial Sports/Recreation Residential Single Family Residential		0	Yes
East Marlborough Township	SD-02-26-18844	207 Marlboro Road	4/3/2026	5.00	Single Family Residential	2		Residential Single Family Residential			Yes
East Vincent Township	SD-02-26-18840	259 Ridge Road	4/2/2026	124.60	Agricultural	2		Agricultural Farm/Pasture Land			Yes
Honey Brook Township	LD-02-26-18843	Arbor's Glen	4/10/2026	133.80	Twin	170		Residential Twin		8,182	Yes
Honey Brook Township	SD-02-26-18842	Arbor's Glen	4/10/2026	133.80	Twin Commercial	2		Residential Twin Commercial Sports/Recreation			Yes
Honey Brook Township	SD-03-26-18856	Jonas & Sadie Stoltzfus	4/17/2026	60.85	Agricultural	2		Agricultural Farm/Pasture Land		0	Yes
Kennett Square Borough	SD-04-26-18881	Mary Louise S. Howell	4/24/2026	1.28	Single Family Residential	1		Residential Single Family Residential			Yes
Kennett Township	LD-01-26-18790	257 Kennett Pike	4/3/2026	2.30	Commercial	1	10,000	Commercial Retail	1	0	Yes
New Garden Township	LD-03-26-18861	931 W Baltimore Pike	4/23/2026	1.10	Commercial	1	3,200	Commercial Retail	1		Yes
Penn Township	LD-03-26-18853	Jackson Immuno Research Laboratories, Inc.	4/9/2026	10.94	Industrial	1	17,117	Industrial Addition to Existing	1		Yes
Penn Township	SD-02-26-18832	339, 353, and 359 Woodcrest Road	4/2/2026	9.64	Single Family Residential	3		Residential Single Family Residential			Yes

Subdivision and Land Development Reviews 4/1/2026 to 4/30/2026

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Phoenixville Borough	SD-01-26-18787	Odessa Development - Major Revision	4/2/2026	15.63	Townhouse Apartment	2		Residential Townhouse Residential Apartment			Yes
Tredyffrin Township	SD-02-26-18834	1399 Old Eagle School Road / 1297 Old Eagle School Road	4/2/2026	68.24	Commercial Single Family Residential	2		Commercial Unique Residential Single Family Residential		0	Yes
Upper Uwchlan Township	LD-03-26-18867	Byers Station Amended Final PRD Plans	4/16/2026	3.89	Commercial	1	10,500	Commercial Retail	1	0	Yes
Uwchlan Township	SD-03-26-18851	675 Peck Road	4/6/2026	10.40	Single Family Residential	6		Residential Single Family Residential		700	Yes
West Nantmeal Township	SD-02-26-18837	Stoltzfus - 11 Sweet Water Road	4/2/2026	50.10	Agricultural	2		Agricultural Farm/Pasture Land			Yes
West Nottingham Township	SD-02-26-18836	289 W. Ridge Road	4/24/2026	82.30	Single Family Residential Agricultural	3		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
Westtown Township	LD-03-26-18865	Spotless Car Wash - Westtown	4/15/2026	1.92	Commercial	1		Commercial Building Conversion	0		Yes
Grand Totals of Subdivision and Land Development Reviews		19 Reviews		775.94 Acres		205 Lots/Units	58,317 Non-Res. Sq. Feet		5 Non-Res. Bldgs.	8,882 Linear Feet Roadway	

There are **19** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations

4/1/2026 to 4/30/2026

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
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No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

Conditional Use Reviews 4/1/2026 to 4/30/2026

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)
East Vincent Township	CU-03-26-18866	Pennhurst Data Centers	4/16/2026	124.57	Industrial	5	1,889,300	Industrial Unique	5		Yes
Grand Totals of Conditional Use Reviews		1 Reviews		124.57 Acres		5 Lots/Units	1,889,300 Non-Res. Sq. Feet		5 Non-Res. Bldgs.	Linear Feet Roadway	

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

Subdivision & Land Development Letters



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

April 10, 2026

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

Re: Revised Final Land Development - River Station Development
 # Downingtown Borough - LD-03-26-18852

Dear Ms. Badman:

A final land development plan entitled "Revised Final Land Development Plan for River Station Development", prepared by RGS Associates and dated February 20, 2026, was received by this office on March 11, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	Northeast intersection of Boot Road and Brandywine Avenue (State Route 322). East Caln Township is to the south and east.
Site Acreage:	2.65 acres
Lots/Units:	1 lot
Non-Res. Square Footage:	17,500 square feet
Proposed Land Use:	Retail
New Parking Spaces:	91 spaces
Municipal Land Use Plan Designation:	Mixed Use Corridor
UPI#:	11-8-168

PROPOSAL:

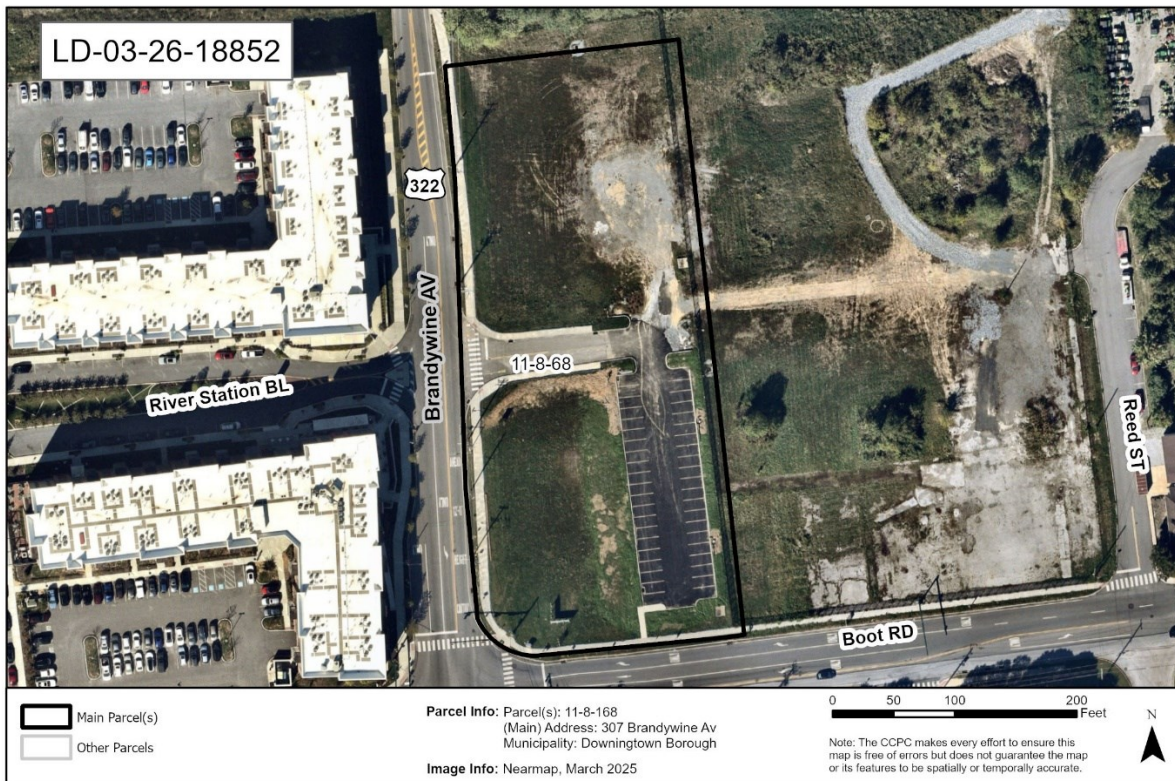
The applicant proposes the construction of a 17,500-square commercial building and 91 parking spaces. The site, which is served by public water and public sewer facilities, is located in the Downingtown Borough TND Traditional Neighborhood Development zoning district. East Caln Township is to the south and east. The current plan proposes replacing two previously-approved apartment buildings with a grocery store and a reconfiguration of the associated parking lot.

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

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Re: Revised Final Land Development - River Station Development

Downingtown Borough - LD-03-26-18852



BACKGROUND:

1. The Chester County Planning Commission has previously reviewed several subdivision and land development plans for this site and its surrounding areas. The County Planning Commission reviewed a preliminary/final subdivision and land development plan for this site entitled "River Station", prepared by Edward B. Walsh and Associates Inc. and dated October 2, 2017 (refer to CCPC# SD-05-18-15450, LD-05-18-15449, dated June 26, 2018).

The County Planning Commission then reviewed a land development for a portion of this site in East Caln Township and Downingtown Borough. That proposal involved the construction of 157 residential apartment units in two four-story buildings and 365 total parking spaces. One building containing 67 apartments would be located in East Caln Township, the second building containing 90 apartments would be located in Downingtown Borough (refer to LD-09-23-17837, dated October 9, 2023).

COUNTY POLICY:

LANDSCAPES:

2. 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 land development is consistent with the objectives of the **Urban Center Landscape**.

Page: 3
 Re: Revised Final Land Development - River Station Development
 # Downingtown Borough - LD-03-26-18852

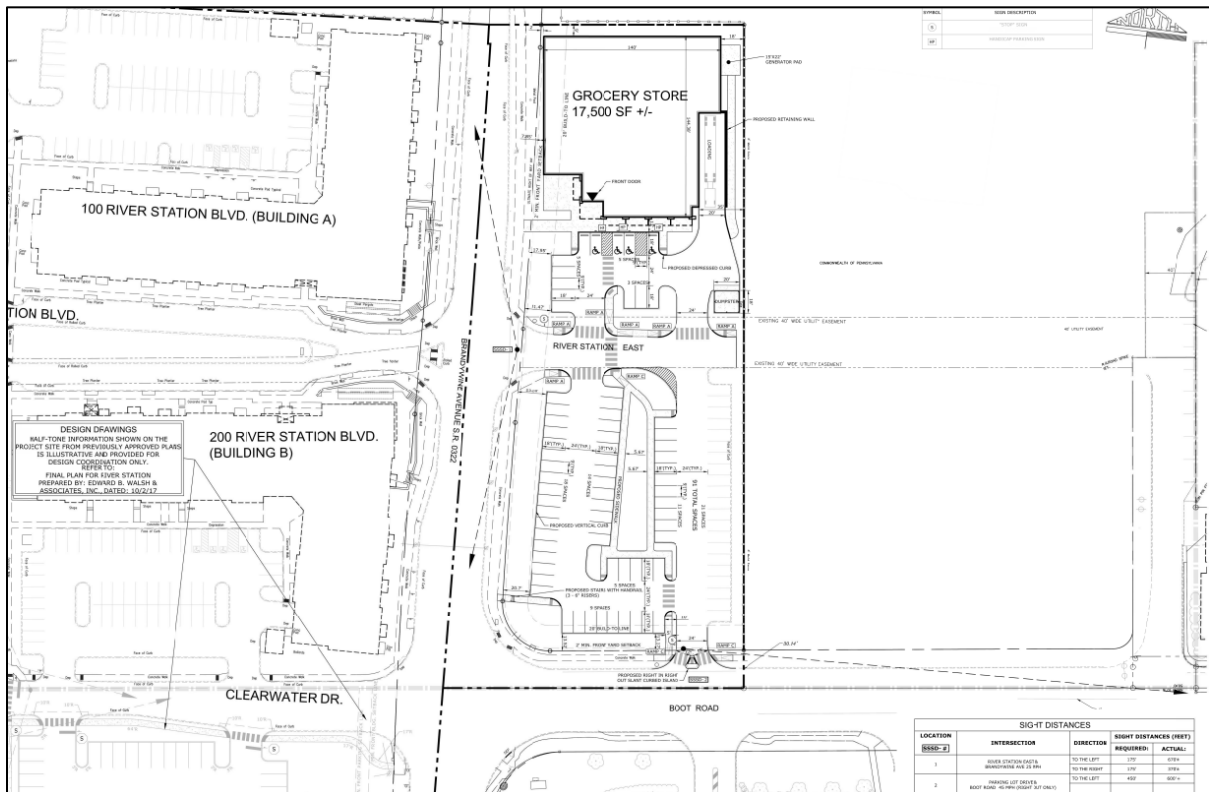
WATERSHEDS 2045:

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

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

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

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



**Detail of River Station
 Revised Final Land Development Plan**

Page: 4
 Re: Revised Final Land Development - River Station Development
 # Downingtown Borough - LD-03-26-18852

PRIMARY ISSUES:

4. The plan proposes an approximately 17,500 square foot grocery store. A grocery store in the vicinity of the River Station residential development is a welcome addition and we also commend the applicant for providing a bicycle rack, which can reduce the need to use an automobile to access the store. However, the grocery store is separated from the residential portion of the development by Brandywine Avenue (State Route 322). The applicant, the Borough and the Pennsylvania Department of Transportation should work together to ensure that the grocery store is safely accessible by pedestrians and bicyclists. The following could be considered:
 - a. Providing a demand-actuated pedestrian crossing at Brandywine Avenue and River Station East Road, perhaps with a central island to provide additional safety for pedestrians.
 - b. The grocery store and its parking area could be reversed north-and-south to place the store nearer Brandywine Avenue and Boot Road/Clearwater Drive, which can take advantage of the signalization at this intersection. A central island for pedestrians should still be considered.
 - c. The applicant, the Borough and PennDOT should consider how the proposed parking lot will function in relation to the relocated train station.
 - d. Additional suggestions relating to the design of this site are available in the Chester County Planning Commission's Urban Center Landscapes Design Guide, at: <https://www.chescoplanning.org/MuniCorner/PDF/UrbanCenterDesignGuide.pdf>

Regardless of the ultimate location of the grocery store, the applicant should ensure that the parking lots provide adequate space for vehicle stacking at the entrances and exits.

5. The applicant and Downingtown Borough and East Caln Township should discuss the plans for the eastern portion of River Station East Road, and whether it will connect to another road farther east. If not, the elimination of River Station East Road should be considered.
6. This site represents a form of "gateway" into the southern part of the Borough and East Caln Township, and specifically into the River Station development. The Borough should encourage the applicant to avoid a blank wall at the grocery store, especially where it will face Brandywine Avenue. The use of windows, varying materials and textures that are compatible with the other River Station structures and other features should be emphasized for the buildings along the Brandywine Avenue corridor.
7. The Borough should ensure that the landscaping plan along Brandywine Avenue does not conflict with the sidewalks in this area. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Urban Center Landscape**.
8. 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/>.

ADMINISTRATIVE ISSUES:

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

Page: 5
Re: Revised Final Land Development - River Station Development
Downingtown Borough - LD-03-26-18852

10. The applicant should contact the office of the Chester County Conservation District 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.
11. 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 Downingtown 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 Downingtown Borough. 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: RGS Associates
River Station- Brandywine Station LP
Anthony Antonelli, District Permits Manager, PennDOT
Mirlene SaintVal, P.E., Senior Manager of Transportation Services, PennDOT
John R. Otten, Senior Civil Engineer Supervisor, PennDOT
Chester County Conservation District
Chester County Water Resources Authority



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

April 15, 2026

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

Re: Preliminary/Final Subdivision - Delacy Soccer Complex
East Bradford Township – SD-03-26-18859

Dear Ms. Cantlin:

A Preliminary/Final Subdivision Plan entitled "Delacy Soccer Complex", prepared by Howell Engineering, and dated March 4, 2026, was received by this office on March 17, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

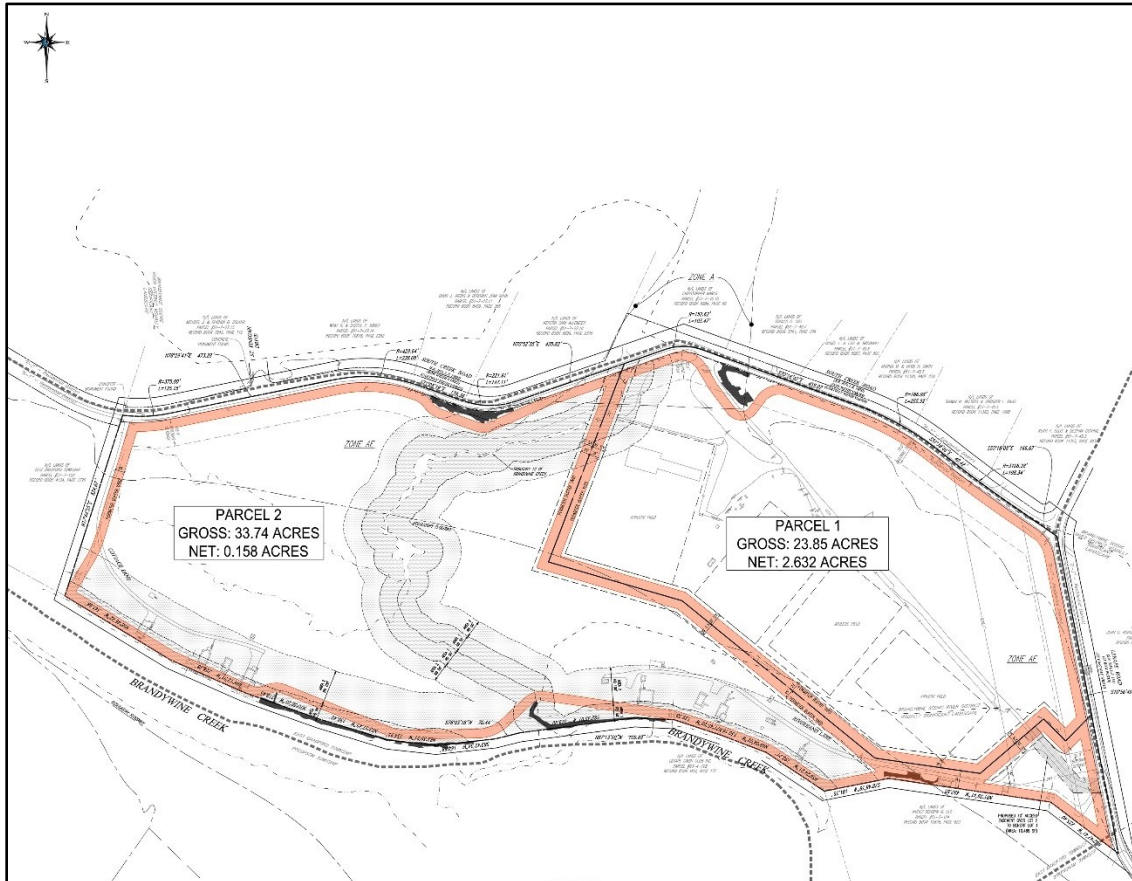
Location:	Southwest corner of South Creek Road and Lenape Road
Site Acreage:	57.50
Lots/Units:	1 existing lot, 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Parcel 1: Commercial (Sports/Recreation); Parcel 2: Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Recreation
UPI#:	51-7-123

PROPOSAL:

The applicant proposes the creation of 2 lots. No development activity is proposed as part of the current plan submission. The project site 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: Preliminary/Final Subdivision - Delacy Soccer Complex
East Bradford Township – SD-03-26-18859



Site Plan Detail, Sheet 2: Preliminary/Final Subdivision - Delacy Soccer Complex

Page: 3
 Re: Preliminary/Final Subdivision - Delacy Soccer Complex
 # East Bradford Township – SD-03-26-18859

COUNTY POLICY:

LANDSCAPES:

1. The project 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**.

PRIMARY ISSUES:

2. The Variance Request(s) table on Sheet 1 indicates that the applicant is requesting four variances for this project, including a variance from Section 115-10.C, to permit an unlisted use, non-municipal recreational facilities, on proposed Parcel 1 (it is our understanding that this portion of the existing lot has been leased for approximately 30 years to allow the Penn Fusion Soccer Academy to conduct youth soccer practices and games on this site). The Township should not grant final plan approval prior to the Zoning Hearing Board granting any variance requests. The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Zoning Board.
3. While no development activity is proposed as part of the current plan submission, the applicant and Township should consider the following issues if any future development activity is proposed for this site:
 - a. The 2015 Chester County Natural Heritage Inventory, which is available online at <https://chescoplanning.org/environmental/ResourcesChesco.cfm>, indicates that a portion of the project site is located within the core habitat of the Wawaset Marsh Natural Heritage Area (NHA) included in the Pennsylvania Natural Diversity Index (PNDI). This stretch of floodplain located along the Brandywine Creek where the east and west branches come together provides habitat for two plant species of concern, along with a sensitive species of concern. *Landscapes3* recognizes NHA core habitat areas as natural resource priority protection areas. Protecting natural areas helps ensure that the critical functions these areas provide will not diminish due to development. Development on this portion of the site could be detrimental to the NHA species population, if they exist on the site. If any future development activity is proposed for this site, we recommend that the applicant and Township contact the PA Department of Conservation and Natural Resources, Pennsylvania Natural Heritage Program (<http://www.naturalheritage.state.pa.us> or RA-HeritageReview@pa.gov) for further information on this matter.
 - b. The site contains land within the 100 year flood plain. We note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

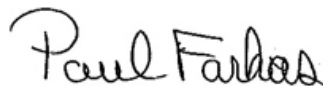
Page: 4
Re: Preliminary/Final Subdivision - Delacy Soccer Complex
East Bradford Township – SD-03-26-18859

ADMINISTRATIVE ISSUES:

4. The site plan depicts the location of a proposed 40 foot access easement over Parcel 2 to benefit Parcel 1. The details of this access arrangement should be incorporated into the deeds of both lots.
5. According to the Waiver Requests table on Sheet 1, the applicant is requesting 22 waivers from the provisions of the Township Subdivision and Land Development Ordinance. Additionally, a March 19, 2026 letter from the applicant's attorney requests a waiver from the Historic Resource Impact Study requirements set forth in Section 115-131.1 of the Township Zoning Ordinance (we note that Section 115-131.1A of the Zoning Ordinance allows the Board of Supervisors to waive or modify these requirements). 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.
6. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Penn Fusion Soccer Academy
WCUSC - Penn Fusion SA
Howell Engineering
Lee M. & Reta Delacy Revocable Living Trust, et al
Chester County Assessment Office

**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

April 3, 2026

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

Re: Final Subdivision - 207 Marlboro Road
 # East Marlborough Township – SD-02-26-18844

Dear Mr. Lovekin:

A Final Subdivision Plan entitled "207 Marlboro Road", prepared by Padula Engineering, and dated February 11, 2026, was received by this office on March 6, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	Northeast corner of Oak Tree Road and East Doe Run Road, and the north side of Marlboro Road
Site Acreage:	5.00
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Site-Sensitive Suburban
UPI#:	61-2-56

PROPOSAL:

The applicant proposes the creation of 2 single family residential lots. The existing dwelling will remain on Lot 1, and an existing garage will remain on Lot 2. Vehicular access to Lot 2 will be provided from Oak Tree Road. The project site, which will be served by onsite water and onsite sewer, is located in the R-B 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: 3
Re: Final Subdivision - 207 Marlboro Road
East Marlborough Township – SD-02-26-18844

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# 9732, dated February 8, 1995, which addressed the creation of three lots from a 12.7 acre site, was approved by the Township on May 8, 1995. The current subdivision lan proposes the further subdivision of Lot 1 of the previously approved plan.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Lower Brandywine and Red Clay Creek watersheds. The *Watersheds 2045* plan's highest priority objectives within the Lower Brandywine Creek watershed are: addressing water quality impairments; implementing flood mitigation strategies; promoting stewardship of preserved open space; protecting and restoring vegetated riparian buffers and floodplain connectivity; and protecting and increasing water-based recreational opportunities. The *Watersheds 2045* plan's highest priority objectives within the Red Clay Creek watershed are: protecting and restoring vegetated riparian corridors and first order streams; reducing stormwater runoff; addressing sources of water quality impairments; addressing legacy contaminants and contaminants of emerging concern; protecting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

4. 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 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.

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.

Page: 4
 Re: Final Subdivision - 207 Marlboro Road
 # East Marlborough Township – SD-02-26-18844

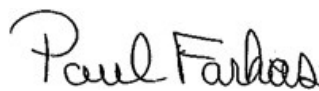
6. According to the Requested Waivers table on Sheet 1, the applicant is requesting four waivers from Article V – Plan Requirements of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

While the Waivers Requests table identifies the applicable sections of the Township SLDO as Section 440-####, we note that the online copy of the Township Code available at <https://ecode360.com/EA6734> identifies the Township SLDO as Chapter 400, rather than Chapter 440, of the Township Code. This should be corrected by the applicant.

7. The Maintenance Program Notes table on Sheet 8 indicates that the landowner is responsible for maintaining the 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.
8. Vehicular access to Lot 1 is provided from a shared driveway entrance on an adjoining lot (UPI# 61-2-56.2). The details of this access arrangement should be incorporated into the deeds of the appropriate lots.
9. While the site plan identifies the name of the road as “Marlborough Road,” County mapping records identify the name of this road as “Marlboro Road.” This should be corrected by the applicant.
10. 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>.
11. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and the municipality.

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

Sincerely,



Paul Farkas
 Senior Review Planner

cc: Song Min & Jeanette Y. Son
 Padula Engineering
 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

April 16, 2026

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

Re: Conditional Use - Pennhurst Data Centers
East Vincent Township - CU-03-26-18866

Dear Mr. Zienkowski:

A conditional use plan entitled "Pennhurst Data Centers", prepared by Langan Engineering, dated October 3, 2025 and last revised on March 11, 2026, was received by this office on March 24, 2026. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of East Vincent Township. This review does not replace the need for an official referral by East Vincent Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	North side of Brown Drive and the east and west sides of Commonwealth Drive, north of Dunlap Road (shown on the plan as private roads)
Site Acreage:	124.57 acres
Lots:	3 buildings
Non-Res. Square Footage:	1,889,300 square feet
Proposed Land Use:	Industrial/commercial
New Parking Spaces:	109
Municipal Land Use Plan Designation:	High Intensity Mixed Use
UPI#:	21-1-92.8, 21-1-92.10, 21-1-91, 21-1-92.9, 21-1-76, 21-1-92.7

PROPOSAL:

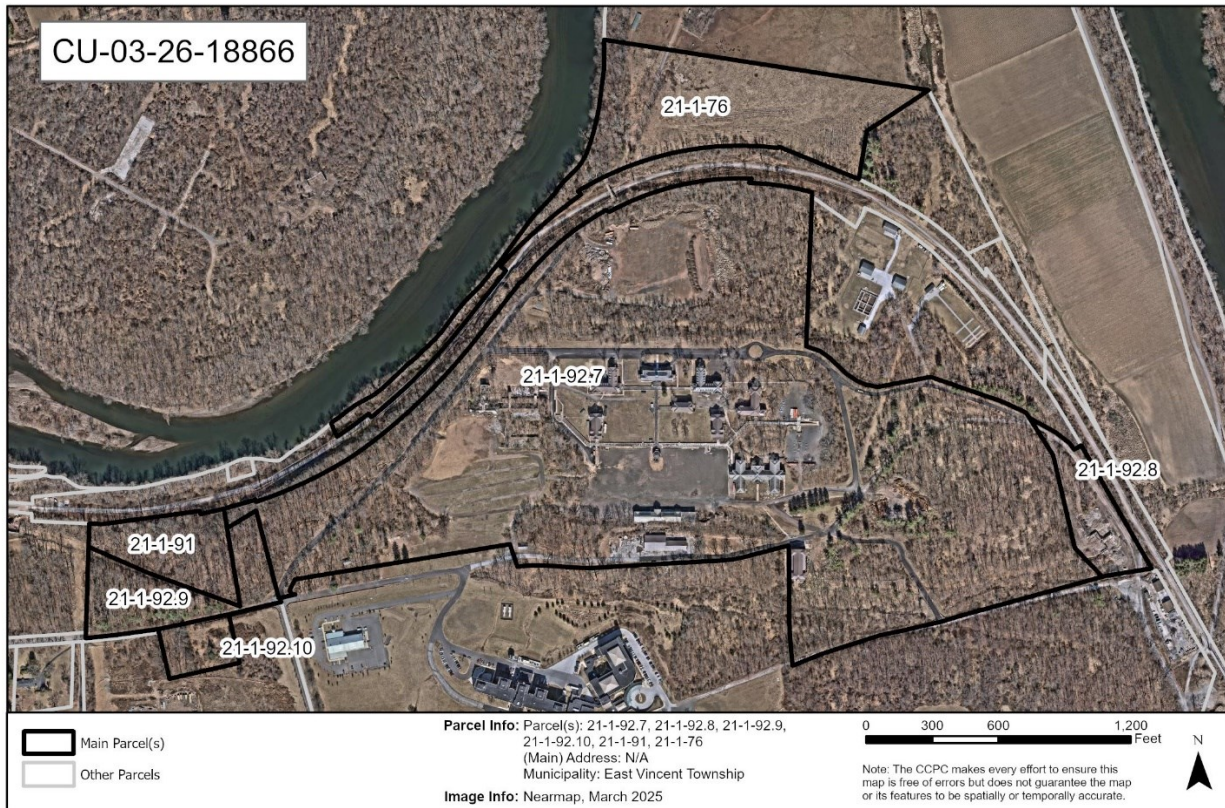
The applicant proposes the construction of three data center buildings totaling 1,889,300 square feet with a total of 109 parking spaces, a power generation and battery storage area, a power supply substation, and Two guard shacks of 1,450 square feet each. The project, which will be served by public water and public sewer facilities, is located in the East Vincent Township IMU Industrial Mixed Use District.

Page: 2
 Re: Conditional Use - Pennhurst Data Centers
 # East Vincent Township - CU-03-26-18866

Note 3 on the applicant's plan states that:

"Based on Section 27-2802.3E, a data center use is permitted within the IMU district, provided it receives conditional use approval. Per Section 27-2802.3E, planned commercial developments, including any use authorized in the GI (General Industrial) District is permitted as a conditional use provided that the development meets the provisions set forth for the GI District. Therefore, the GI District requirements are used in the (zoning ordinance bulk and lot requirements) table above. Separately, Section 27-1302.4F states that in the GI district, any lawful purpose may be permitted as a conditional use, so long as it is not explicitly prohibited. This provision allows for data centers, making them a type of use that can then be approved in the IM zoning district under the first rule."

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



BACKGROUND:

1. The Chester County Planning Commission previously received several proposed Township Zoning Ordinance amendments relating to regulating Data Center Campus and Data Center Campus Development use by special exception in the IMU – Industrial Mixed Use District, including definitions and related provisions. Our last review of those amendments was forwarded to the Township in a letter dated December 9, 2025 (refer to CCPC # ZA-11-25-18728). We understand that the proposed amendment was not adopted.

Page: 3
 Re: Conditional Use - Pennhurst Data Centers
 # East Vincent Township - CU-03-26-18866

The County Planning Commission thereafter received a subsequent conditional use proposal for this site that included six structures (at least five of which are two stories) totaling 1,381,268 square feet, and other smaller structures, a proposed “substation” and 488 parking spaces, dated February 12, 2026 (refer to CCPC CU-01-26-18783).

This letter, which reviews the current proposal for three buildings totaling 1,889,300 square feet, reflects many of the comments in our review letter of December 9, 2025 (CCPC # ZA-11-25-18728) as well as our review letter of February 12, 2026 (refer to CCPC CU-01-26-18783). Additional comments specifically directed at the current submission are also included in this review.

The Township should also continue to review the following comments in our review of February 12, 2026:

- a. PRIMARY ISSUES Comment 5, relating to how the plan relates to the 2018 East Vincent Township Comprehensive Plan’s Map 9, “Future Development Plan”.
- b. PRIMARY ISSUES Comments 5.A. through 5.E: Comment 5.C. relates to electricity use, and the applicant should discuss the potential for photovoltaic facilities to offset a portion of the data center’s power demand. The Township’s emergency responders should also be consulted regarding how to respond to an emergency involving the battery storage area.
- c. Additional Comments 11-13, 15, 17, and 19.

COUNTY POLICY:

LANDSCAPES:

2. This site is located in 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.

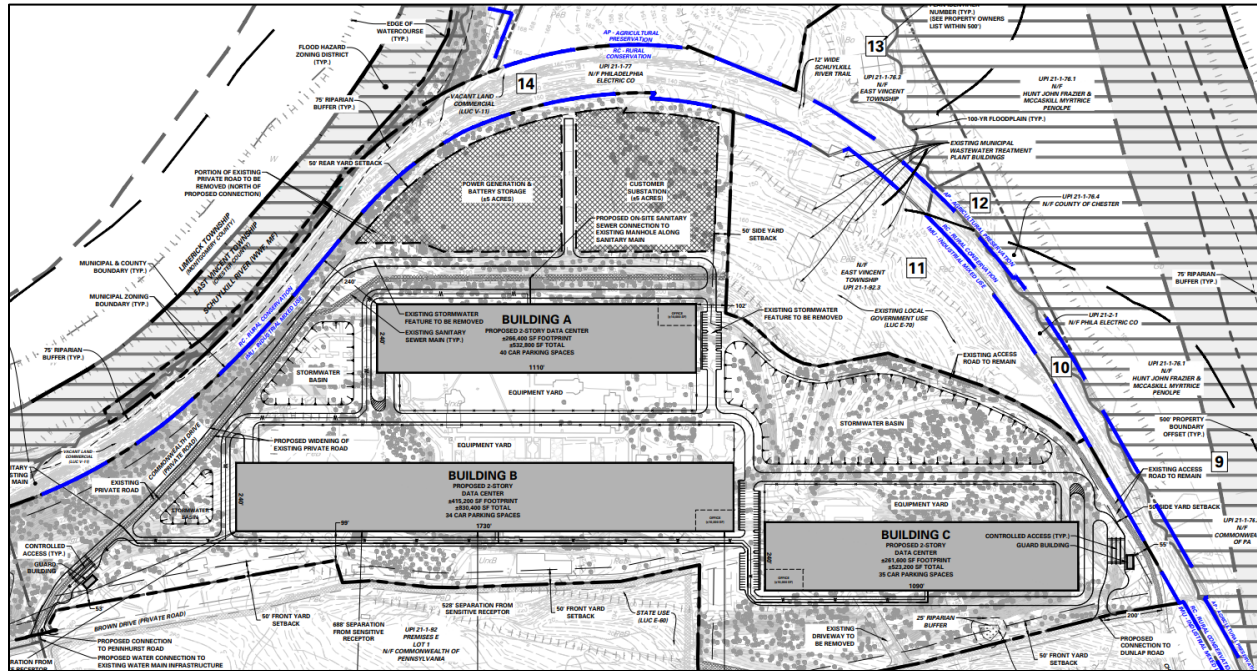
The proposed data center could be consistent with the objectives of the **Suburban Landscape**, but the Township should carefully consider the comments in this letter and craft changes to the proposed design that can limit the avoidable externalities potentially associated with a data center.

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 Schuylkill River watershed. The *Watersheds 2045* plan’s highest priority objectives within this watershed are:
 - addressing causes of stream impairments;
 - implementing comprehensive stormwater management;
 - protecting vegetated riparian corridors and first order streams; and
 - expanding water-based recreational opportunities and access.

Page: 4
 Re: Conditional Use - Pennhurst Data Centers
 # East Vincent Township - CU-03-26-18866

Watersheds 2045 can be accessed at www.chesco.org/watersheds2045. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



*Detail of Pennhurst Data Centers
 Conditional Use Plan*

PRIMARY ISSUES:

4. As noted in our review of a previous version of this amendment, data centers have become essential to meet the demands of artificial intelligence, telecommunications, and computer systems, and they are also associated with high energy use, water consumption, noise, building mass, environmental protection, among other concerns. As the Township reviews this conditional use, the Board of Supervisors should be aware that the Pennsylvania Municipalities Planning Code, Section 913.2(a) permits the Board of Supervisors to "...impose reasonable conditions on such proposed facilities and "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." We encourage the Board to consider all reasonable conditions and safeguards as necessary.
5. A plan note (on the right side of Sheet 1) indicates that:

1. THIS PLAN WAS PREPARED USING THE FOLLOWING REFERENCES:
 - 1.1. EXISTING FEATURES, PARCEL DATA AND TOPOGRAPHIC DATATAKEN FROM AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY SAS GEOSPATIAL, LLC.
 - 1.2. ADJACENT PROPERTY BOUNDARIES TAKEN FROM THE PENNSYLVANIA SPATIAL DATA ACCESS DATABASE.
 - 1.3. LAND USE CODE (LUC) INFORMATION TAKEN FROM FROM CHESTER COUNTY'S ARCGIS SERVICES.

Page: 5
 Re: Conditional Use - Pennhurst Data Centers
 # East Vincent Township - CU-03-26-18866

(The plan's original preparation date is October 3, 2025.) The Township Engineer should consider whether the information in these sources should be updated.

6. The proposed data center's buildings have been reduced from five to three. "Building B", which is closest to a Veteran's Center building to the south (identified on the plan as a "sensitive receptor") is 528 feet from the Veteran's Center building. "Building C" is to the east of "Building B" and is separated from "Building B" by approximately 100 feet, but both buildings appear to be parallel and set along the same east-west horizontal plane.

These two buildings are cumulatively 2,820 feet long, or more than one-half mile in length. There is an elevation difference of approximately 40 feet from the higher Veteran's Center buildings, but the individual data center buildings are shown as 35 feet high. These structures represent a significant visual element. The Township and the applicant should investigate ways to mitigate the visual impression of these long structures. A visual analysis of the proposed structures from various viewpoints should be conducted, which could also include proposed landscaping or other mitigating measures such as the use of coloration, building texture and intermittent setbacks, roof designs that can conceal mechanical equipment, etc. (Mitigating the visual effects of the data center buildings was discussed in more detail in Additional Comment 17 in our February 12, 2026 review letter.)

The same visual and proximity analysis should be conducted to determine the effects of the power generation, battery storage area and power supply substation on the adjacent Schuylkill River Trail, which is an important recreational and transportation resource. The analysis should include an assessment of potential noise, odors and pollutants on Schuylkill River Trail users as well as of its visual effects.

7. The Chester County Planning Commission recently published a Data Center Ordinance Guide that includes other recommendations and resources and is available at:
<https://www.chescoplanning.org/UandI/DataCenters/>

Water Resources Information:

East Vincent Township

Schuylkill River, Schuylkill River Basin

FEMA: n/a

MS4 community: YES

TMDL: Schuylkill River PCB TMDL

Impairments for Schuylkill River:

Fish Consumption: Source Unknown - Polychlorinated Biphenyls (PCBs)

Aquatic Life: Urban Runoff/Storm Sewers - Cause Unknown; Municipal Point Source Discharges – Cause Unknown; Agriculture - Cause Unknown

Designated uses: Warm Water Fishes - Migratory Fishes

8. Because the location of the stormwater management facilities has changed from the previous plan, the applicant should provide the Township Engineer with an updated stormwater report for the new development plan.
9. An unnamed tributary to Schuylkill River runs along the site south of proposed Building C. The proposed development at this location may be subject to risks of flooding and high-water tables. Furthermore, the applicant should review and comply with the Township's riparian buffer provisions (§ 23-312 Riparian Buffers) for the proposed development plan.

Page: 6
Re: Conditional Use - Pennhurst Data Centers
East Vincent Township - CU-03-26-18866

10. The design of proposed stormwater basins should be modified to conform more 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. 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.
11. The Schuylkill River’s designated use is Warm Water Fishes (WWF), Migratory Fishes (MF) by the Pennsylvania Department of Environmental Protection. Increases in impervious cover elevates the risk of thermal degradation in streams, which could impact fish populations. To minimize thermal impacts to the adjacent streams, the applicant should provide details of the types of vegetation to be planted in the basins. If proposed plans do not include naturalized stormwater management BMPs, we recommend such plantings to improve nutrient and sediment uptake and improve wildlife and pollinator habitat. The landscape plan should incorporate raingarden seed mix and appropriate water-tolerant native shrubs into the design to promote greater infiltration.
12. Due to the extent of the proposed roadways, parking areas, and sidewalks, the applicant should establish a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to receiving waterbody.

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Langan Engineering
Chester County Conservation District
Chester County Water Resources Authority
Pennhurst Holdings DE LLC
Chester County Department of Emergency Services Technical Division



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

April 2, 2026

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

Re: Final Subdivision - 259 Ridge Road
East Vincent Township - SD-02-26-18840

Dear Mr. Zienkowski:

A final subdivision plan entitled "259 Ridge Road", prepared by Hershey Surveying, Inc. and dated March 4, 2026, was received by this office on March 4, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	North side of Ridge Road, west of Buckwalter Road
Site Acreage:	124.60 acres
Lots:	2 lots
Proposed Land Use:	Farm/Pasture Land
UPI#:	21-5-106

PROPOSAL:

The applicant proposes the creation of two lots. The site, which is served by on-site water and sewer facilities, is located in the East Vincent Township AP Agricultural Preservation zoning district. The site contains several dwellings and agricultural structures which will remain. 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 East Vincent Township issues should be resolved before action is taken on this subdivision plan.

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**.

Page: 2
 Re: Final Subdivision - 259 Ridge Road
 # East Vincent Township - SD-02-26-18840

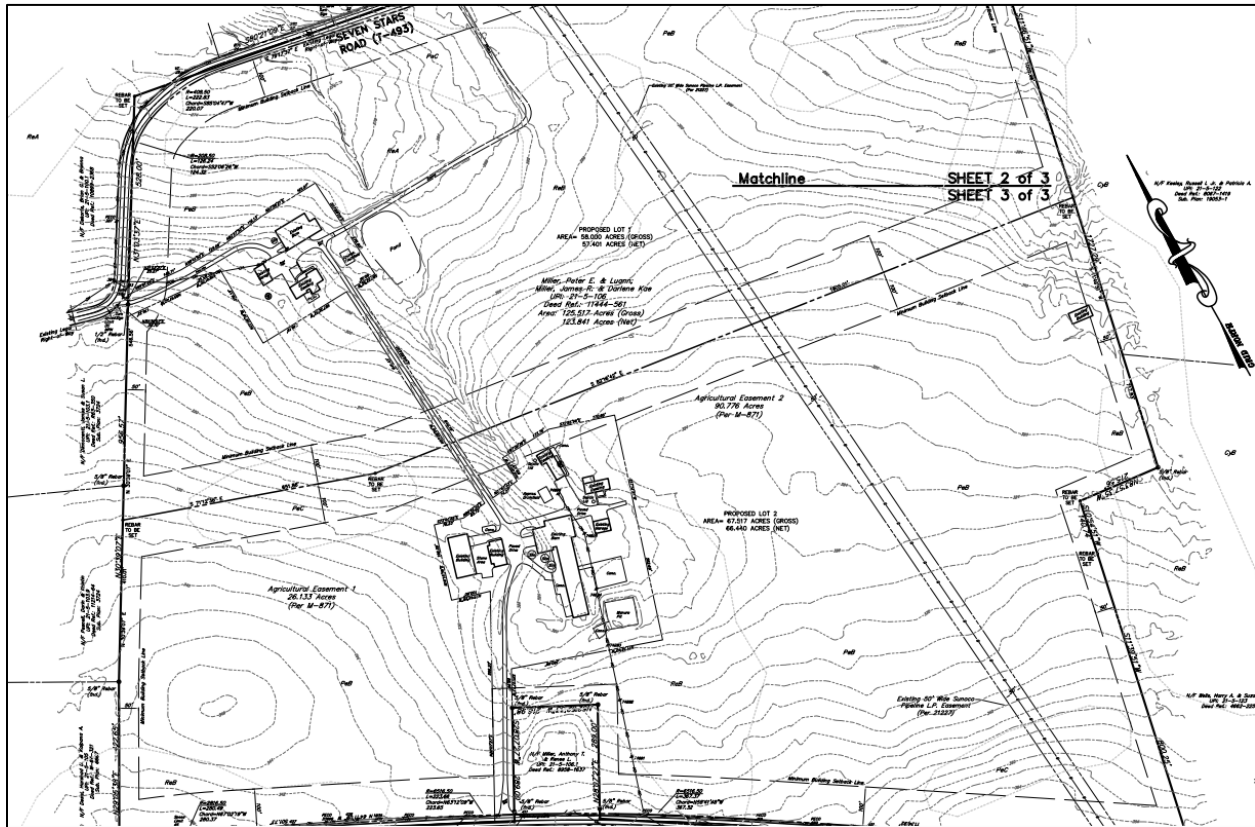
PRIMARY ISSUES:

2. A “Clean and Green” note on the plan indicates that the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green. General Plan Note 10 also indicates that the Chester County Agricultural Land Preservation Board approved the plan at its meeting on October 28, 2025.



3. The plan shows a driveway between proposed lots 1 and 2. The applicant should indicate if this driveway will remain, and if a cross-access easement will be necessary.
4. The proposed subdivision appears to be in proximity to a Sunoco Pipeline easement. Although no development is proposed by this subdivision, we suggest that the applicant contact the pipeline operator to ensure that there will be no encroachments into the pipeline right-of-way. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found on the Chester County Pipeline Information Center Pipeline Operators page at: <http://www.chescoplanning.org/pic/operators.cfm>.

Page: 3
 Re: Final Subdivision - 259 Ridge Road
 # East Vincent Township - SD-02-26-18840



Detail of 259 Ridge Road Final Subdivision Plan

ADMINISTRATIVE ISSUE:

5. 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 County Health Department, and East 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 East 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

Wes Bruckno
 Senior Review Planner

cc: Peter and Luann Miller and James R. and Darlene Kae Miller
 Chester County Health Department
 Hershey Surveying, 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

April 10, 2026

Warren K. Obenski, Manager/Secretary
 Honey Brook Township
 500 Suplee Road
 Honey Brook, 19344

Re: Preliminary Subdivision and Land Development - Arbor's Glen
 # Honey Brook Township - SD-02-26-18842, LD-02-26-18843

Dear Mr. Obenski:

A preliminary subdivision and land development plan entitled "Arbor's Glen", prepared by Nave Newell, Inc. and dated February 20, 2026, was received by this office on March 11, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development plan for your consideration.

PROJECT SUMMARY:

Location:	North side of Horseshoe Pike (State Route 322), east of Cupola Road
Site Acreage:	133.80 acres
Lots/Units:	One lot to be separated from parent tract; 170 twin dwelling lots proposed
Proposed Land Use:	Twin residential dwellings, sports/recreation
New Parking Spaces:	88 on-street spaces
Municipal Land Use Plan Designation:	Mixed Use Residential
UPI#:	22-8-53

PROPOSAL:

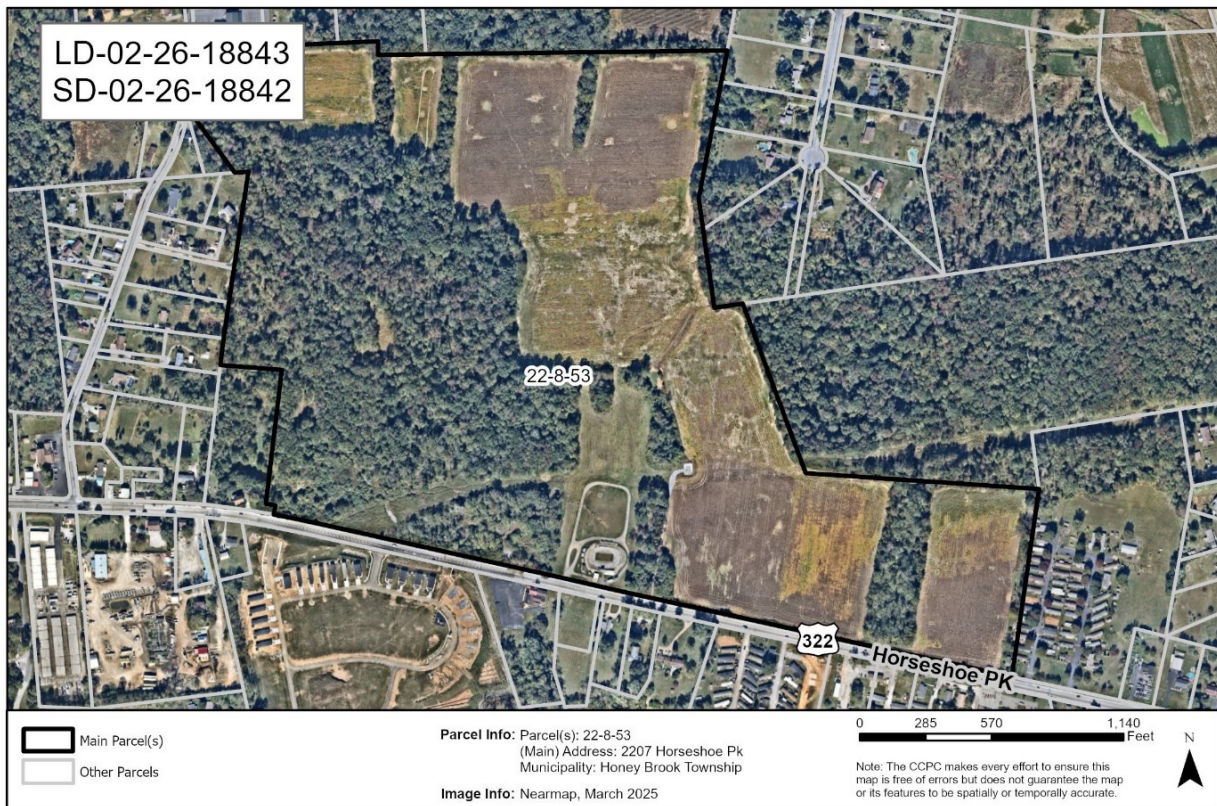
The applicant proposes the subdivision of one lot from a 133.80-acre parent tract and its further subdivision into 170 twin dwelling lots, 8,182 feet of roadway, recreational areas and 40 acres of open space. The site, which will be served by public water and sewer facilities, is located in the Honey Brook Township MUR - Mixed Use Residential zoning district.

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

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Re: Preliminary Subdivision and Land Development - Arbor's Glen

Honey Brook Township - SD-02-26-18842, LD-02-26-18843



COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

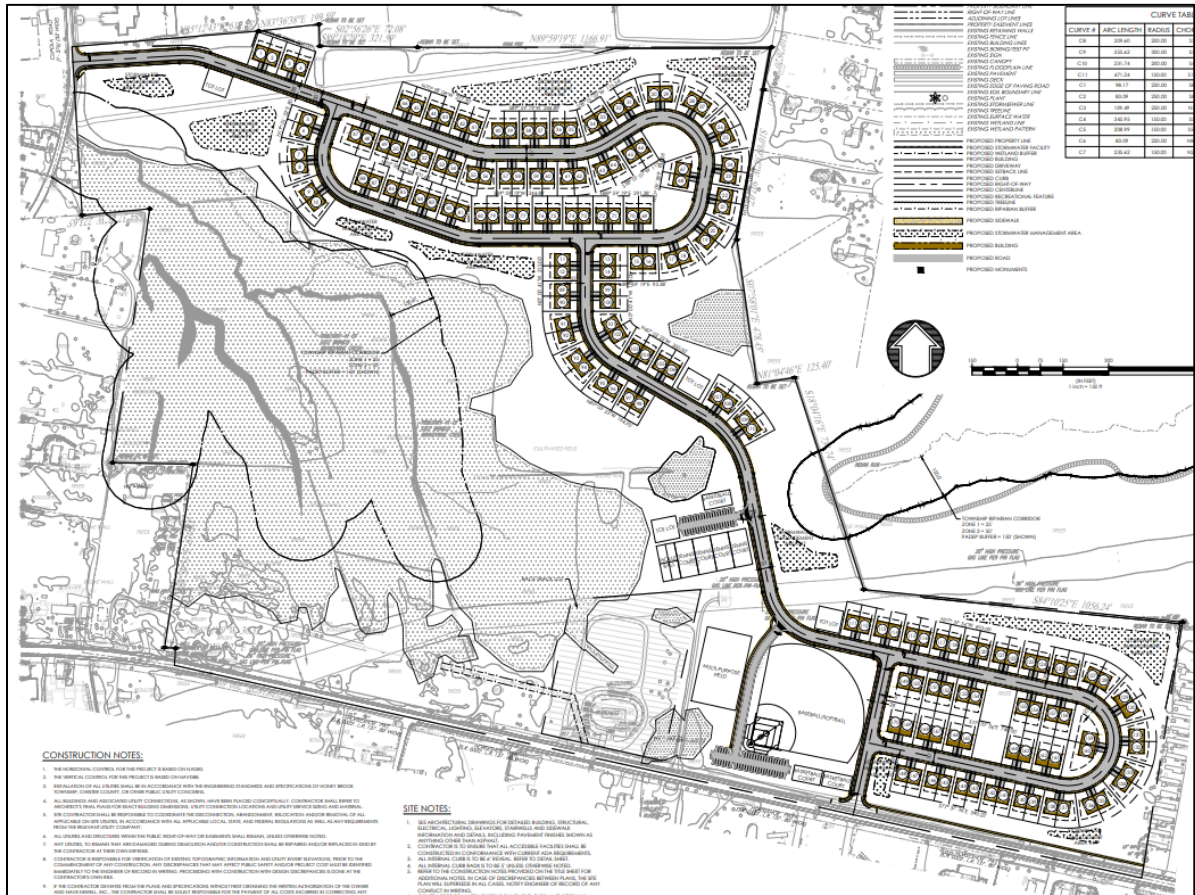
2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Indian Run subbasin of the Upper Brandywine Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this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

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

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

Page: 3
 Re: Preliminary Subdivision and Land Development - Arbor's Glen
 # Honey Brook Township - SD-02-26-18842, LD-02-26-18843

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



**Detail of Arbor's Glen
 Preliminary Subdivision and Land Development Plan**

PRIMARY ISSUES:

3. The applicant’s plan should more-clearly show the race track lot’s metes and bounds, and its future uses should be described. The applicant and the Township should discuss the potential for its eventual incorporation into the site, and whether access from the site or from Horseshoe Pike will be provided.
4. The applicant submitted a “Transportation Impact Study Scope Submission” dated February 19, 2026. The contents of the “Transportation Impact Study (TIS) Determination & Scoping Meeting Application” in the Study Scope Submission should be reviewed by the Township Engineer, and the Engineer should also comment on the completed traffic impact study.
5. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies Horseshoe Pike (State Route 322), as a major arterial. The Handbook (page 183) recommends a 150-foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements.

Page: 4
 Re: Preliminary Subdivision and Land Development - Arbor's Glen
 # Honey Brook Township - SD-02-26-18842, LD-02-26-18843

We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Horseshoe Pike and that it be identified as a dedicated right-of-way and be offered for dedication to PennDOT.

6. The applicant should consider incorporating a slight horizontal curve along some of the straight portions of the roads because this can relieve the uniformity of dwelling setbacks and create additional aesthetic appeal. We also suggest that the applicant and the Township consider joining the driveways where they meet the roads; this can help reduce the lengths of interruptions of the sidewalk system. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.
7. The roadway system should incorporate roundabouts at the site's major intersections; this can help reduce stormwater runoff, limit the amount of vehicle headlights that shine into dwellings and create visual focal points at the ends of the roads.
11. We endorse the incorporation of sidewalks into the plan. We encourage the applicant to extend the sidewalk along Horseshoe Pike westward from the proposed sidewalk along the site's eastern periphery. PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 5 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 \(2016 Update\)](https://chescoplanning.org/Guides/Multimodal/), which is available online at: <https://chescoplanning.org/Guides/Multimodal/>.
8. The design of the recreational fields should be considered within the context of their proximity to Horseshoe Pike. For example, the design should minimize the potential for balls flying onto Horseshoe Pike.
9. The rear yards of Lots 137-148 abut Horseshoe Pike, and their usability may be adversely affected by road noise and vehicle exhaust. The applicant should incorporate extensive landscaping and perhaps a decorative wall to reduce these effects.
11. The applicant and the Township should determine if the open space areas should be provided with lot numbers. The Open Space Plan on Sheet 18 should also include more information about how the open space will be used, and the uses of the small open space areas between dwellings should be more clearly defined. Some of these small open areas include awkward corners such as those at the rear yards of Lots 63 and 72, which should be removed or incorporated into the lot areas.

We recommend that the open space areas and stormwater management areas be transformed into site amenities by using trails for non-invasive access and passive observation. Such low-impact activities can improve the aesthetic appeal of the entire development.

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

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Re: Preliminary Subdivision and Land Development - Arbor's Glen

Honey Brook Township - SD-02-26-18842, LD-02-26-18843

12. The plan indicates that a Homeowners' Association (HOA) will be responsible for the proposed common areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the HOA document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from the developer to the HOA of common facilities.

The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allow rooftop solar installations and other energy efficiency and environmental conservation actions.

13. The plan and aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. 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.
14. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.
15. The site contains wetlands. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977). The Pennsylvania Department of Environmental Protection regulates all activities that affect bodies of water, including wetlands, under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact both agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.
16. The Township should confirm that the site plan complies with the riparian buffer requirements in the Municipal Code. *Landscapes3* supports the comprehensive protection and restoration of the County's ecosystems, including riparian corridors ("Protect" Objective B, page 63).
17. Additional suggestions regarding cluster subdivisions are available in the Chester County Planning Commission's Cluster Subdivision Design Guide, at:
<https://www.chescoplanning.org/Publications/PDF/ClusterDesignGuide.pdf>.

Page: 6
Re: Preliminary Subdivision and Land Development - Arbor's Glen
Honey Brook Township - SD-02-26-18842, LD-02-26-18843

ADMINISTRATIVE ISSUES:

10. 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>.
11. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and Honey Brook Township.

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: D.R. Horton, Inc. (Equitable Owner)
Anthony Antonelli, District Permits Manager, PennDOT
Mirlene SaintVal, P.E., Senior Manager of Transportation Services, PennDOT
John R. Otten, Senior Civil Engineer Supervisor, PennDOT
Chester County Conservation District

**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

April 17, 2026

Warren K. Obenski, Manager/Secretary
 Honey Brook Township
 500 Suplee Road
 Honey Brook, 19344

Re: Final Subdivision - Jonas & Sadie Stoltzfus
 # Honey Brook Township - SD-03-26-18856

Dear Mr. Obenski:

A final subdivision plan entitled "Jonas & Sadie Stoltzfus", prepared by Abacus Surveying and dated October 6, 2025, was received by this office on March 24, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	South side of Maple Street, west of Pleasant View Road
Site Acreage:	60.85 acres
Lots:	2 lots
Proposed Land Use:	Farm/Pasture Land
UPI#:	22-4-72.1, 22-4-72

PROPOSAL:

The applicant proposes the adjustment of the lot lines separating two lots by adding a 10.3-acre parcel to an adjoining 3.851-acre lot. The site, which contains dwellings and agricultural structures and is served by on-site water and sewer facilities, is located in the Honey Brook Township Agricultural zoning district. No additional development is proposed by this subdivision.

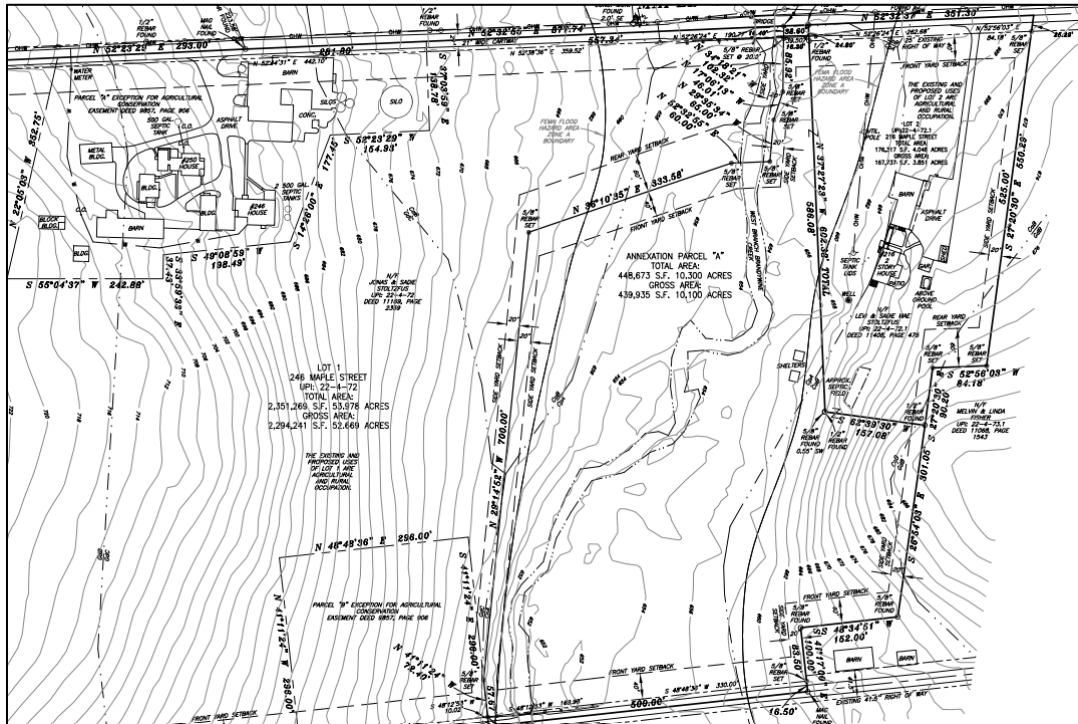
RECOMMENDATION: The County Planning Commission has no comments on the design of this subdivision. All Honey Brook Township issues should be resolved before action is taken on this plan.

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.

Page: 2
Re: Final Subdivision - Jonas & Sadie Stoltzfus
Honey Brook Township - SD-03-26-18856

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



*Detail of Jonas & Sadie Stoltzfus
Final Subdivision Plan*

Page: 3
Re: Final Subdivision - Jonas & Sadie Stoltzfus
Honey Brook Township - SD-03-26-18856

ADMINISTRATIVE ISSUE:

2. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and Honey Brook 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 Honey Brook 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: Abacus Surveying
Chester County Health Department
Jonas & Sadie Stoltzfus

**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

April 24, 2026

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

Re: Preliminary/Final Subdivision - Mary Louise S. Howell
 # Kennett Square Borough – SD-04-26-18881

Dear Mr. Nowak:

A Preliminary/Final Subdivision Plan entitled "Mary Louise S. Howell", prepared by Register Associates, Inc., and dated March 4, 2026, was received by this office on April 2, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	South side of Irwin Street, west of Roney Street
Site Acreage:	1.28
Lots/Units:	2 existing lots; 1 proposed lot
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Character Area 9 - Northwest
UPI#:	3-2-5.1, 3-2-5.1A

PROPOSAL:

The applicant proposes the consolidation of two lots into one lot. No development activity is proposed as part of the current plan submission. The project site is located in the R-1 Low Density Residential zoning district.

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

Page: 3
 Re: Preliminary/Final Subdivision - Mary Louise S. Howell
 # Kennett Square Borough – SD-04-26-18881

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. The proposed subdivision is consistent with the objectives of the **Urban Center Landscape**.

PRIMARY ISSUES:

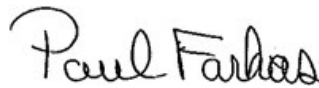
2. The site plan depicts the location of an existing spring house on the northeast corner of the project site, which extends onto the adjoining parcel to the east (UPI# 3-2-7). If the encroachment issue is valid, the applicant and the adjoining property owner should use this opportunity to resolve this issue (for example, creating an easement area to permit the spring house to remain at its current location), if it hasn't already been done.

ADMINISTRATIVE ISSUES:

3. According to the Waivers Request table on Sheet 1, the applicant is requesting a waiver from the plan scale standards set forth in the Borough Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
4. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

Sincerely,



Paul Farkas
 Senior Review Planner

cc: Mary Louise Howell
 Regester 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

April 3, 2026

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

Re: Preliminary/Final Land Development - 257 Kennett Pike
 # Kennett Township – LD-01-26-18790

Dear Ms. Dobbins:

A Preliminary/Final Land Development Plan entitled "257 Kennett Pike", prepared by Hillcrest Associates, Inc., and dated January 14, 2026, was received by this office on March 10, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	East side of Kennett Pike (Route 52), north of Hillingham Drive
Site Acreage:	2.30
Lots/Units:	1
Non-Res. Square Footage:	10,000
Proposed Land Use:	Commercial (Retail)
New Parking Spaces:	10
Municipal Land Use Plan Designation:	V Village
UPI#:	62-2-56

PROPOSAL:

The applicant proposes the construction of a two-story 10,000 square foot commercial building, and 10 parking spaces (it is our understanding that the proposed building will house the retail sales of the garden center portion of the existing commercial horticultural business). The project site, which will be served by public water and onsite sewer, is located in the VH Village (Hamorton) 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 - 257 Kennett Pike
 # Kennett Township – LD-01-26-18790

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 land development is consistent with the objectives of the **Suburban Landscape**.

WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Lower Brandywine Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: addressing water quality impairments; implementing flood mitigation strategies; promoting stewardship of preserved open space; protecting and restoring vegetated riparian buffers and floodplain connectivity; and protecting and increasing water-based recreational opportunities. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

Design Issues:

3. We recommend that the applicant and Township, in its review of the proposed Landscape Plan (Sheet 5A), determine the need for any additional plantings between the proposed development and adjoining properties, particularly along the eastern boundary. New development in suburban landscapes should include effective buffering of non-residential uses next to homes (page 39).
4. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 6) 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.

Access and Circulation:

5. The Township should verify that the design of the driveway entrances, particularly the southernmost entrance, are in conformance with Township Ordinances with regard to grade and sight distance.
6. The Township should ensure that the proposed development activity does not affect the existing bike lane located along this section of Kennett Pike (we note the site plan depicts the location of an existing bike lane sign along the northern portion of the project site).

Historic Preservation:

7. The 2011 Township Historic Resources survey indicates that the adjoining parcel to the north (UPI# 62-2-57), which is located in the Hamorton Historic District, contains a Class 1 historic resource. The applicant and Township should work to mitigate any negative impacts on the integrity of this existing historic resource. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate

Page: 4
 Re: Preliminary/Final Land Development - 257 Kennett Pike
 # Kennett Township – LD-01-26-18790

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>.

Stormwater Management:

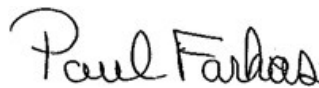
8. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
9. We commend the applicant for incorporating Low Impact Development practices with the use of a drywell in the stormwater management design and the included Operation and Maintenance Notes and Post Construction Stormwater Management Drywell Operation and Maintenance Plan. Since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with these facilities. Specifically, the drywell requires specialized equipment and maintenance to ensure original performance of the drywell is retained. We also recommend educational signage to highlight stormwater these features and their function for staff, and the general public.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Paul Farkas
 Senior Review Planner

cc: James Boston
 Hillcrest Associates, Inc.
 Chester County Health Department
 Anthony Antonelli, District Permits Manager, PennDOT
 Mirlene SaintVal, P.E., Sr. Manager of Transportation Services, PennDOT
 John R. Otten, Senior Civil Engineer Supervisor, PennDOT
 Chester County Water Resources Authority



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

April 23, 2026

Christopher Himes, Township Manager
 New Garden Township
 299 Starr Road
 New Garden, PA 19350

Re: Preliminary/Final Land Development - 931 W. Baltimore Pike
 # New Garden Township – LD-03-26-18861

Dear Mr. Himes:

A Preliminary/Final Land Development Plan entitled "931 W. Baltimore Pike", prepared by Hillcrest Associates, Inc., and dated February 12, 2026, was received by this office on March 24, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	Between West Cypress Street (SR 3046) and West Baltimore Pike (SR 3046), west of Cedar Springs Road
Site Acreage:	1.10
Lots/Units:	1
Non-Res. Square Footage:	3,200
Proposed Land Use:	Commercial
New Parking Spaces:	9
Municipal Land Use Plan Designation:	Economic Development; and Baltimore Pike Corridor
UPI#:	60-2-46

PROPOSAL:

The applicant proposes the construction of a 3,200 square foot commercial building and 9 parking spaces. Vehicular access will be provided on West Cypress Street. The project site, which will be served by public water and public sewer, is located in the C/I Commercial/Industrial zoning district.

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

Page: 3
Re: Preliminary/Final Land Development - 931 W. Baltimore Pike
New Garden Township – LD-03-26-18861

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. Furthermore, low to medium density mixed use development and infill development, community institutional uses such as schools and senior housing, and land available for new industrial and heavy commercial uses in appropriate locations, should be taken into consideration for planning activities in this designation. While commercial development is appropriately located within a **Suburban Landscape** designation, the County Planning Commission has concerns about the proposed vehicular circulation patterns (this issue is further addressed in comment #4).

WATERSHEDS 2045:

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

PRIMARY ISSUES:

Variance Requests:

3. The Variances Requested table on Drawing No. 1A indicates that three variances are being requested by the applicant: a variance from the front yard setback along West Baltimore Pike, a variance from the front yard setback along West Cypress Street; and a variance from the off-street parking setback along West Cypress Street. The Township should not grant final plan approval prior to the Zoning Hearing Board granting any variance requests. The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Board.

Access and Circulation:

4. The Township engineer should carefully examine the vehicular circulation patterns of the project site. We note that directional arrows shown on the south side of the building appear to depict vehicular traffic on the left, rather than the right side, of this section of the driveway. Additionally, the plan depicts a southbound directional arrow to the immediate east of the building; if correct, this would create vehicular conflicts with northbound traffic coming around the south side of the building. The applicant should provide all pertinent details pertaining to how truck traffic navigates the site, for instance, a truck turning plan, along with all pertinent design details of the fencing located on the access drives to the east and west of the building. We recommend that the applicant and Township develop a revised vehicular circulation plan for this development that addresses the above-mentioned issues. Due to safety concerns with the current layout, the site plan should not be approved in its current form.

Page: 4
 Re: Preliminary/Final Land Development - 931 W. Baltimore Pike
 # New Garden Township – LD-03-26-18861

5. The applicant and Township should consider providing sidewalks for this development. Sidewalks are an essential design element in the **Suburban Landscape**.

Design Issues:

6. While it is our understanding that the building will be utilized as “retail space,” the applicant should clearly identify the proposed use of the building on the site plan itself. The Purpose of Plan note on Drawing No. 1A only indicates that it will be a commercial building. We also note that the site plan appears to depict the location of outdoor storage areas (two 160 square foot containers are shown to the west of the proposed building).
7. The applicant should clearly depict the location of all doors on the proposed building.
8. While the plan indicates that a retaining wall will generally be provided along the western, northern, and eastern portion of the project site, we recommend that the applicant and Township, in its review of the proposed Landscaping Plan (Drawing No. 4) determine the need for any additional plantings between the proposed development and adjoining properties to the east and west. We note that the proposed landscaping is generally located along the south side of West Baltimore Pike, and located between West Cypress Street and the proposed building and parking areas.
9. The Township should verify that the design of the proposed outdoor lighting plan (Drawing No. 5) 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:

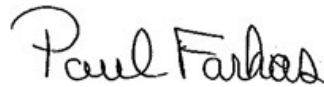
10. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
11. The plan submission received by the County Planning Commission on March 24, 2026 included a separate “Drawings for Low Volume Driveway” plan for this site, dated November 17, 2025 and last revised January 28, 2026. However, this Drawings for Low Volume Driveway plan depicts a different layout of the proposed building and parking area. This should be clarified by the applicant. We note that the comments in this review letter are based upon the preliminary/final land development plans dated February 12, 2026.
12. While the site plan indicates that the existing dwelling will be removed, October 2025 aerial imagery appears to indicate that it has already been removed. This should be clarified by the applicant.
13. According to the Waivers Requested table on Drawing No. 1A, the applicant is requesting six waivers from the provisions of the Township Subdivision and Land Development Ordinance, along with one waiver from Chapter 165-Stormwater Management of the Township Code. 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.

Page: 5
Re: Preliminary/Final Land Development - 931 W. Baltimore Pike
New Garden Township – LD-03-26-18861

- 14. 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.
- 15. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of New Garden 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: Koziol Management Company
Hillcrest Associates, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Mirlene SaintVal, P.E., Senior Manager of Transportation Services, PennDOT
John R. Otten, Senior Civil Engineer Supervisor, PennDOT

**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

April 9, 2026

Caitlin Ianni, Secretary
 Penn Township
 260 Lewis Road
 West Grove, PA 19390

Re: Preliminary Land Development - Jackson Immuno Research Laboratories, Inc.
 # Penn Township - LD-03-26-18853

Dear Ms. Ianni:

A preliminary land development plan entitled Jackson Immuno Research Laboratories, Inc., prepared by Regester Associates, Inc. and dated February 20, 2026, was received by this office on March 13, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	Northeast intersection of West Baltimore Pike (State Route 3026) and Lewis Road
Site Acreage:	10.94 acres
Lots/Units:	1 lot/1 building
Non-Res. Square Footage:	17,117 square feet
Proposed Land Use:	Industrial
New Parking Spaces:	47 spaces
UPI#:	58-3-57

PROPOSAL:

The applicant proposes the construction of a 17,117 square foot building addition and 47 parking spaces. The project site, which will be served by public water and on-site sewer facilities, is located in the Penn Township C-Commercial zoning district, and is also permitted by conditional use.

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

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Re: Preliminary Land Development - Jackson Immuno Research Laboratories, Inc.

Penn Township - LD-03-26-18853



COUNTY POLICY:

LANDSCAPES:

1. 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**.

WATERSHEDS 2045:

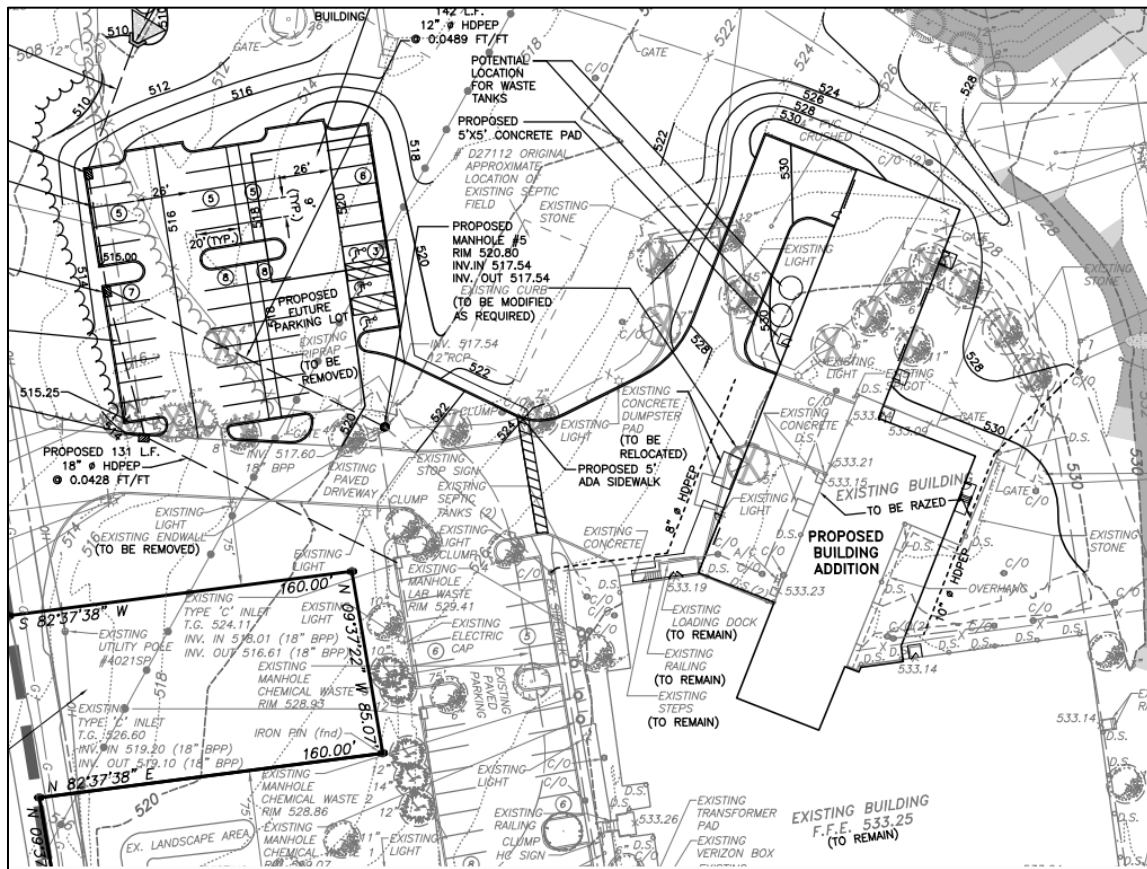
2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Elk Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
 - protecting and restoring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

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

Page: 3

Re: Preliminary Land Development - Jackson Immuno Research Laboratories, Inc.

Penn Township - LD-03-26-18853



Detail of Jackson Immuno Research Laboratories, Inc. Preliminary Land Development Plan

COMMENT:

- The applicant should extend the sidewalk along West Baltimore Pike.

Water Resources Information:

Unnamed Tributary to East Branch Big Elk Creek, East Branch Big Elk Creek, Elk Creek, Chesapeake Bay

No FEMA mapped Special Flood Hazard Zones on the property

MS4 community: Yes; Urbanized Area

Impairments for Unnamed Tributary to Big Elk Creek:

Assessed Use – Aquatic Life, Agriculture (cause unknown); Agriculture (siltation); Habitat Modification (other than hydromodification – habitat alterations); Urban runoff/storm sewers (cause unknown)

TMDL: Chesapeake Bay Watershed TMDL; nitrogen, phosphorous, sediment

Designated use: High Quality – Trout Stocking (HQ-TSF), Migratory Fishes (MF)

Natural Features Protection:

- The plan states the wetland determination (completed in 2007) found there are no wetlands or waters of the US on the property. Since the determination is 19 years old, we recommend an updated determination be conducted.

Page: 4

Re: Preliminary Land Development - Jackson Immuno Research Laboratories, Inc.

Penn Township - LD-03-26-18853

5. The County's streams GIS data shows an unnamed tributary to the East Branch Big Elk Creek that runs along the northern portion of the western edge of parcel UPI 58-3-57 and is located near the proposed parking lot. Because the Big Elk Creek watershed is designated as High Quality-Trout Stocking and Migratory Fishes, the applicant and the Township should confirm the location of the unnamed waterbody and ensure proper protections are met.

Stormwater Considerations:

6. Sheet 9 of the plan proposes routing the runoff from the new impervious parking lot area to an existing stormwater basin, with a modification to the existing riser outlet structure to lower the primary (low flow) outlet orifice elevation. The applicant should, if they have not yet, submit a stormwater management report for the site to Township Engineer and to the Chester County Conservation District for review.
7. Sheet 11 shows "Stormwater Drainage Pipe Trench Detail", however the location of this feature is not shown on the proposed site plans.
8. Because the owner's designated operator and inspector of the stormwater control measures is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with these facilities.
9. Given the development of new parking lot and sidewalk areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to groundwater or runoff to the adjacent unnamed tributary to East Branch Big Elk Creek. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

ADMINISTRATIVE ISSUES:

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

Page: 5

Re: Preliminary Land Development - Jackson Immuno Research Laboratories, Inc.

Penn Township - LD-03-26-18853

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

A handwritten signature in cursive script that reads "Wes Bruckno".

Wes Bruckno
Senior Review Planner

cc: Regester Associates, Inc.
Immuno Realco
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

April 2, 2026

Caitlin Ianni, Secretary
 Penn Township
 260 Lewis Road
 West Grove, PA 19390

Re: Final Subdivision - 339, 353, and 359 Woodcrest Road
 # Penn Township - SD-02-26-18832

Dear Ms. Ianni:

A final subdivision plan entitled "339, 353, and 359 Woodcrest Road", prepared by Register Associates Inc. and dated January 8, 2026, was received by this office on March 4, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	West side of Woodcrest Road, north of Woodview Road
Site Acreage:	9.64 acres
Lots:	3 lots
Proposed Land Use:	Single Family Residential
UPI#:	58-2-23.4, 58-2-23.2, 58-2-23.7

PROPOSAL:

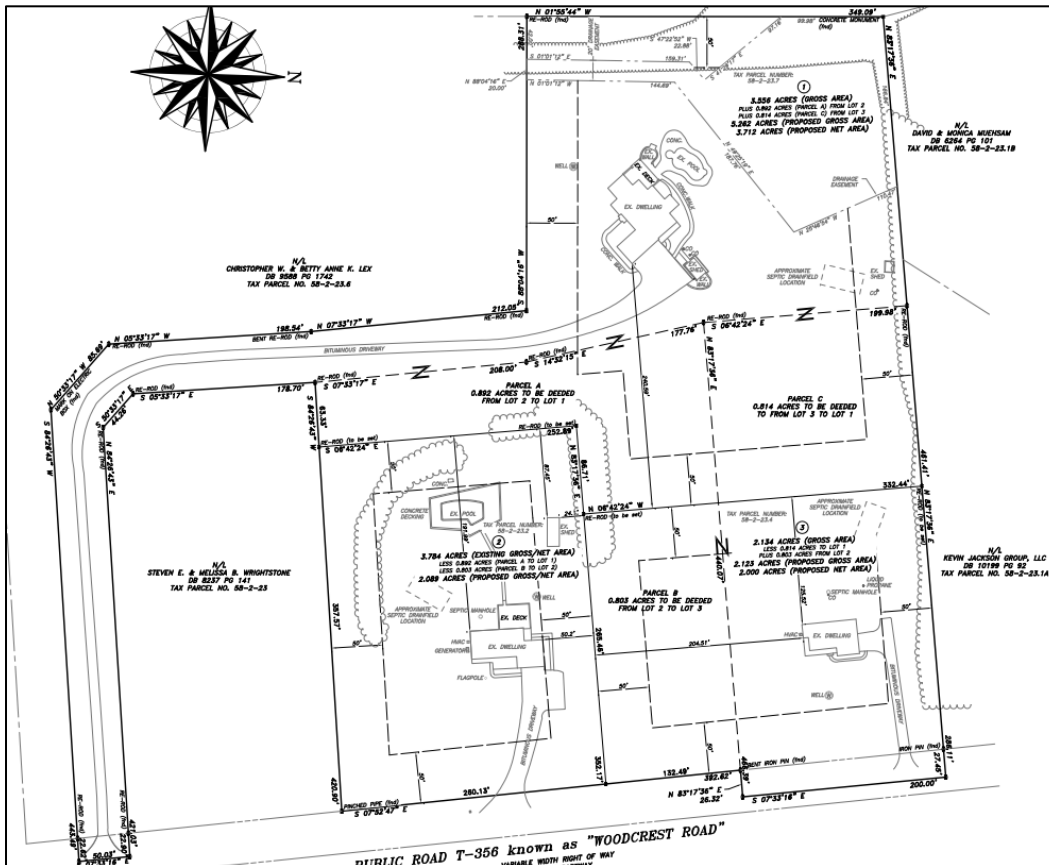
The applicant proposes the adjustment of the lot lines separating three lots. The site, which contains three dwellings that are to remain, is served by on-site water and sewer facilities and is located in the Penn Township RA Residential Agricultural zoning district. No additional development is proposed by this subdivision.

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

PRIMARY ISSUES:

1. The proposed subdivision creates a more logical lot plan.

Page: 2
Re: Final Subdivision - 339, 353, and 359 Woodcrest Road
Penn Township - SD-02-26-18832



Detail of 339, 353, and 359 Woodcrest Road Final Subdivision Plan

Page: 3
Re: Final Subdivision - 339, 353, and 359 Woodcrest Road
Penn Township - SD-02-26-18832

2. The applicant has shown “approximate septic drainfield” locations. It may be appropriate to identify alternate septic drainfield locations that could be used if a primary drainfield fails. Identifying alternate drainfield locations prior to the approval of this subdivision may avoid the need for further subdivisions if a replacement drainfield cannot meet all required isolation distances as established by the Pennsylvania Department of Environmental Protection. Also, Section 302.3.R. of the Penn Township Subdivision and Land Development Ordinance requires the applicant to show the “location, size, materials and invert elevation of all sanitary sewers”.

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 County Health Department, and Penn 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 Penn 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: Matthew T. Arnoldy and Stephanie L. Arnoldy
Chester County Health Department
Regester 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

April 2, 2026

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

Re: Final Subdivision and Land Development Plan - Odessa Development - Major Revision
Phoenixville Borough - SD-01-26-18787

Dear Mr. Boelker:

A final subdivision and land development plan entitled "Odessa Development - Major Revision", prepared by BL Companies, dated May 27, 2020, and last revised on January 6, 2026, was received by this office on March 4, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	To the east of Township Line Road, south of Filmore Street
Site Acreage:	15.63 acres
Lots:	2 lots
Non-Res. Square Footage:	No additional development proposed
Proposed Land Use:	Townhouse, Apartment
New Parking Spaces:	790 spaces (previously 773 spaces)
Municipal Land Use Plan Designation:	"Mixed Use Growth" in the 2022 Borough Comprehensive Plan's Future Land Use Map
UPI#:	15-4-49, 15-4-56.1, 15-4-8.2, 15-4-8.4, 15-4-56

PROPOSAL:

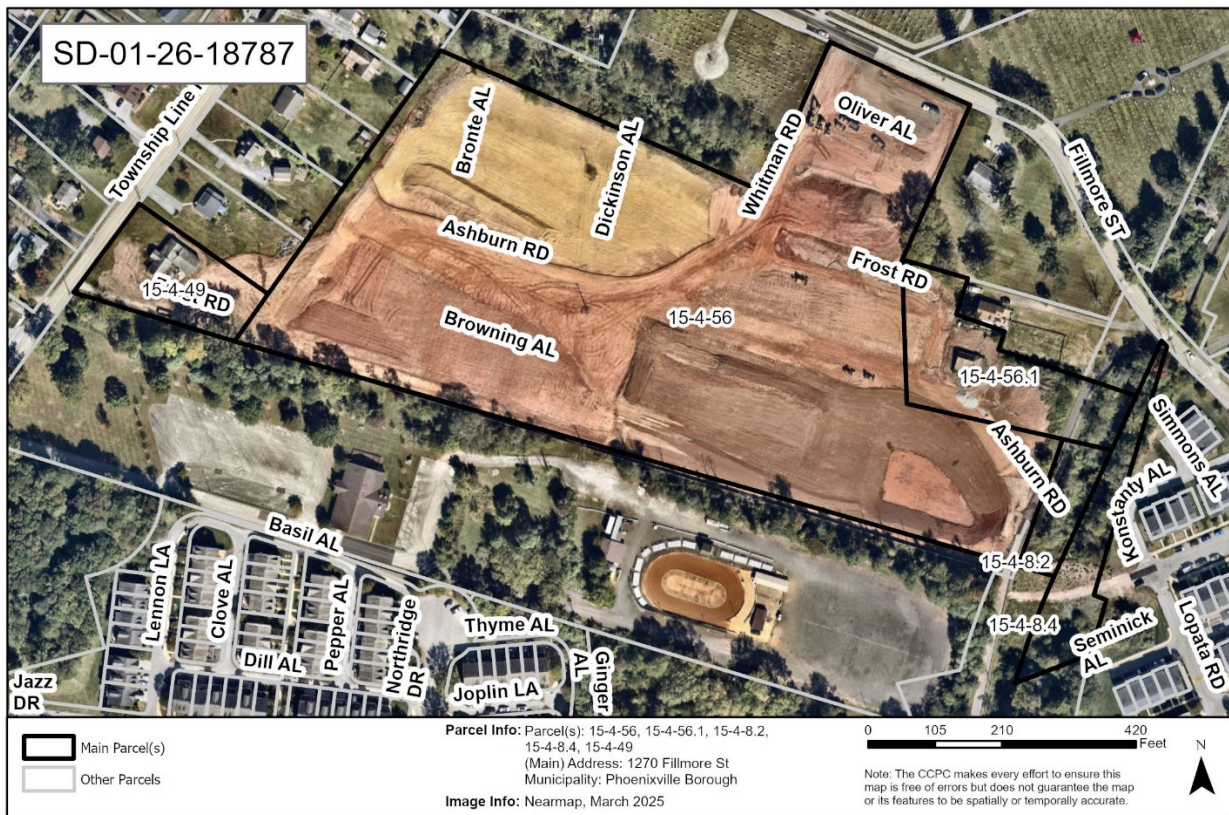
The applicant proposes the redesign of parking areas and other elements of a previously-submitted subdivision and land development plan. The current plan involves 158 proposed townhouses and 224 proposed apartments (382 units), with an open space area of 2.47 acres and 790 parking spaces. The site, which is served by public water and sewer facilities, is located in the Phoenixville Borough MG Mixed Use Growth zoning district.

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

Page: 2

Re: Final Subdivision - Odessa Development - Major Revision

Phoenixville Borough - SD-01-26-18787



BACKGROUND:

The Chester County Planning Commission reviewed an earlier version of this plan, which proposed the reconfiguration of three lots, the construction of a four-story, 81,608 square foot apartment building with 224 apartments, 8,780 square feet of commercial space and two lower parking levels, 166 stacked townhouses, 4,125 linear feet of new road, site infrastructure and amenities. Our review of that proposal was forwarded to the Borough in a letter dated April 26, 2023 (refer to CCPC # SD-03-23-17594 & LD-03-23-17596).

The County Planning Commission also previously reviewed a subdivision development proposal for the site to the west, which is related to this current design. That review (“Township Line Road Development”), CCPC #LD-01-26-18789, SD-01-26-18786, located on the east side of Township Line Road, south of Fillmore Street; the municipal boundary with East Pikeland Township is to the west, proposed 38 townhouses. The current development includes roadway connections from this site to the Township Line Road Development to the west.

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

Page: 3

Re: Final Subdivision - Odessa Development - Major Revision

Phoenixville Borough - SD-01-26-18787

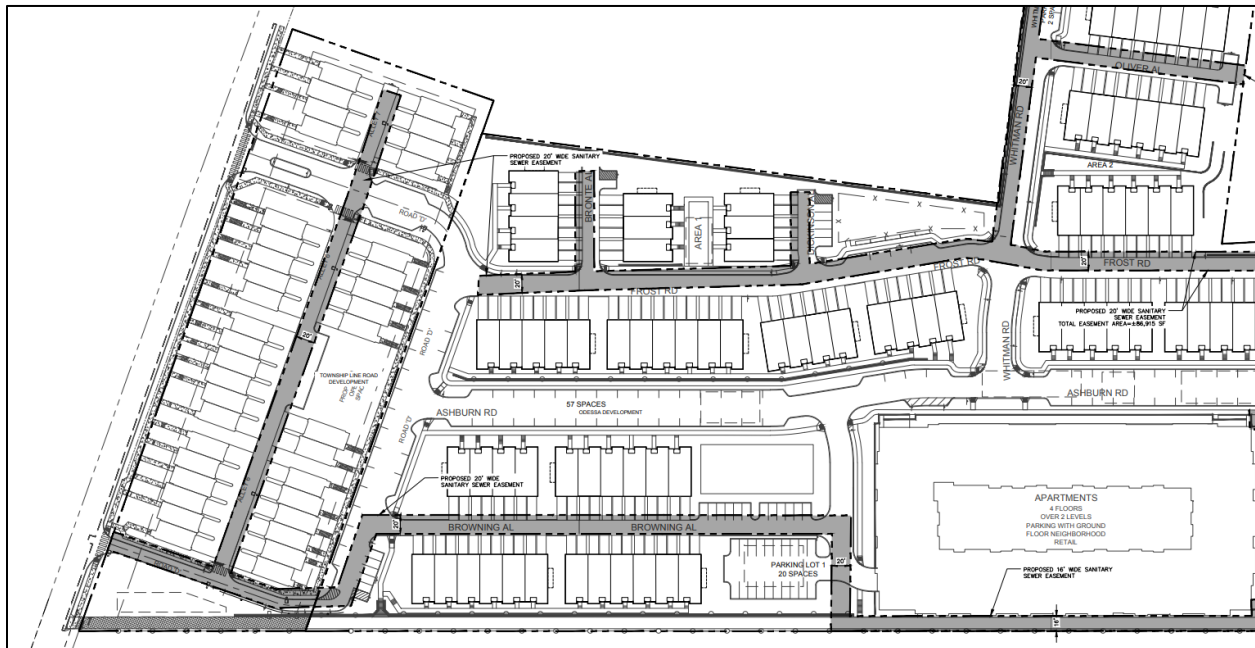
infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed subdivision and land development are consistent with the objectives of the **Urban Center Landscape**.

WATERSHEDS 2045:

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

- addressing causes of stream impairments;
- maintaining water quality in high performing and critical habitat streams;
- continuing land preservation efforts; and restoring and
- enhancing vegetated riparian buffers and floodplains.

Watersheds 2045 can be accessed at www.chesco.org/watersheds2045. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



Detail of Odessa Development - Major Revision Final Subdivision and Land Development Plan

PRIMARY ISSUES:

3. We endorse the connection of Road “C” from the previous plan (“Frost Road” in the current plan) into the “Township Line Road Development” development to the west. The geometry at this intersection is somewhat offset, and the horizontal curves should be verified by the Borough Engineer.
4. We endorse the sidewalk system in the plan. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**.

Page: 4

Re: Final Subdivision - Odessa Development - Major Revision

Phoenixville Borough - SD-01-26-18787

5. We also endorse the relocation of the eight Schuylkill River Trail parking spaces from the previously identified Road "C" to Road "D" (Whitman Road); their previous location on Road "C" may have been too close to its intersection with Township Line Road. The Borough should determine whether the eight designated Trail parking spaces should be restricted to Trail use only.
6. Plan Sheet 72 shows a "Plaza Space", including benches and waste receptacles, where the Schuylkill River Trail turns north at Ashburn Road. The applicant should verify that the benches and waste receptacles in the Plaza Space will not conflict with the turning movements of emergency vehicles on the Schuylkill River Trail (and will also permit bicyclists to safely turn in the Plaza Space) as well as with the turning movements on the eastern side of Ashburn Road. In general, the Borough's emergency responders should review the plan and should also review the proposed paving materials.
7. The Borough Engineer should review the stormwater management plan; the Plan includes a detail for porous pavement on Sheet 54, but the Plan should show the areas of porous pavement more clearly.
8. The applicant and the Borough should consider improving the access to the Schuylkill River Trail where Browning Alley meets Road "D"; the proposed access there involves a narrow chute set between an 8'-16' high retaining wall or (taller) building and a privacy fence.
9. The applicant should confirm that the revised Schuylkill River Trail grade will meet ADA requirements for running and cross slopes.
10. The "SRT Restoration Pavement" detail on Plan Sheet 49 shows a crushed stone trail surface, however, the Trail in this area has an asphalt surface.
11. The Schuylkill River Trail crosses Ashburn Road at horizontal curve. The Borough Engineer should verify the visibility in this area, although the speed humps should help to slow vehicle speeds. The signage leading to the Trail crossing should also be reviewed to verify that it will not reduce sight lines. It also appears that there is a sign to the east just before the Trail crossing, but it is not labelled.
12. The Borough Engineer should verify that the proposed street tree locations will not conflict with signage locations.

ADMINISTRATIVE ISSUES:

13. The applicant and the Borough should discuss any activity that involves the revision of the location or amenities of the Schuylkill River Trail with the County Parks + Preservation Department prior to the Borough acting on this submission.
14. 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>.
15. 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 Phoenixville Borough.

Page: 5
Re: Final Subdivision - Odessa Development - Major Revision
Phoenixville Borough - SD-01-26-18787

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Franklin Phoenixville, LP
BL Companies
Chester County Conservation District
Chester County Parks + Preservation
Kimberly Moretti, East Pikeland Township Manager

**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

April 2, 2026

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

Re: Preliminary/Final Subdivision - 1399 Old Eagle School Road / 1297 Old Eagle School Road
 # Tredyffrin Township – SD-02-26-18834

Dear Ms. McPherson:

A Preliminary/Final Subdivision Plan entitled "1399 Old Eagle School Road / 1297 Old Eagle School Road", prepared by Bieber Land Surveying Company, LLC, and dated February 12, 2025, was received by this office on March 6, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

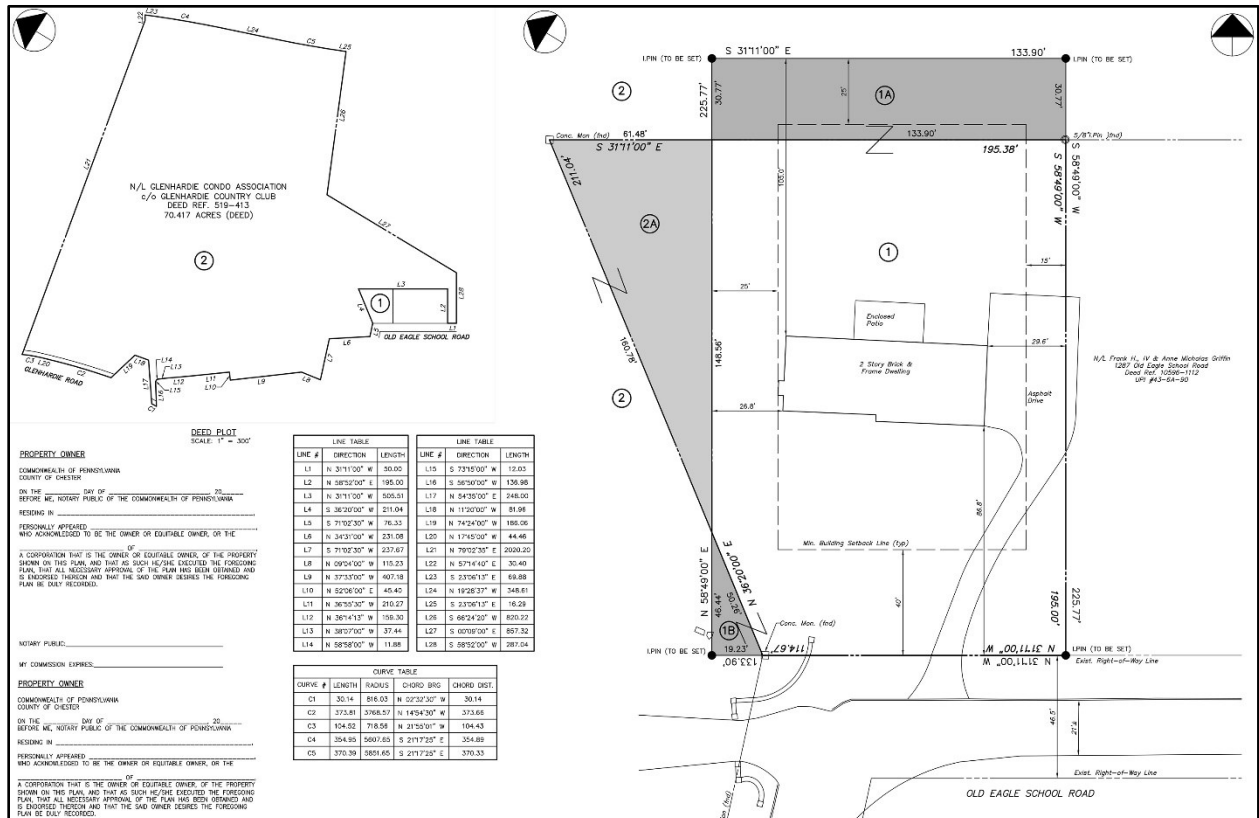
Location:	East side of Old Eagle School Road, north of East Swedesford Road
Site Acreage:	68.24
Lots/Units:	2 lots
Non-Res. Square Footage:	0
Proposed Land Use:	Lot line revision between existing single family residential and commercial (golf course) lots
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Residential - Low Density; and Golf Course
UPI#:	43-6A-91, 43-6A-59

PROPOSAL:

The applicant proposes a lot line revision between two existing lots (the application materials indicate that this proposal, involving an equal area exchange between the two lots, will not result in a change in the lot area for either property). No development activity is proposed as part of the current plan submission. The project site is located in the R-1 Residential zoning district.

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

Page: 2
 Re: Preliminary/Final Subdivision - 1399 Old Eagle School Road / 1297 Old Eagle School Road
 # Tredyffrin Township – SD-02-26-18834



Site Plan Detail: 1399 Old Eagle School Road / 1297 Old Eagle School Road

Page: 3

Re: Preliminary/Final Subdivision - 1399 Old Eagle School Road / 1297 Old Eagle School Road
Tredyffrin Township – SD-02-26-18834

COUNTY POLICY:

LANDSCAPES:

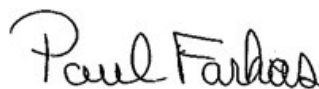
1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium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

ADMINISTRATIVE ISSUES:

2. The Waivers Requested table indicates that the applicant is requesting 12 waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
3. The plan appears to indicate that a portion of the existing driveway for Lot 1 is located on an adjoining lot to the south (UPI# 43-6A-90). If the encroachment issue is valid, the applicant and the adjoining property owner should use this opportunity to resolve this issue.
4. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: George H. & Corrine J. Luttmann Living Trust
Bieber Land Surveying Company, LLC
Blair H. Granger & Associates, P.C.

**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

April 16, 2026

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

Re: Final Land Development - Byers Station Amended Final PRD Plans
 # Upper Uwchlan Township - LD-03-26-18867

Dear Mr. Scheivert:

A final land development plan entitled "Byers Station Amended Final PRD Plans", prepared by Bohler, dated March 15, 2022 and last revised on February 13, 2026, was received by this office on March 24, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	East side of Pottstown Pike (State Route 100), north of Station Boulevard
Site Acreage:	3.887 acres
Lots:	1 lot; one structure
Non-Res. Square Footage:	10,500 square feet
Proposed Land Use:	Commercial
New Parking Spaces:	52 shared spaces
Municipal Land Use Plan Designation:	Village (2023 Comprehensive Plan)
UPI#:	32-4-1090.1

PROPOSAL:

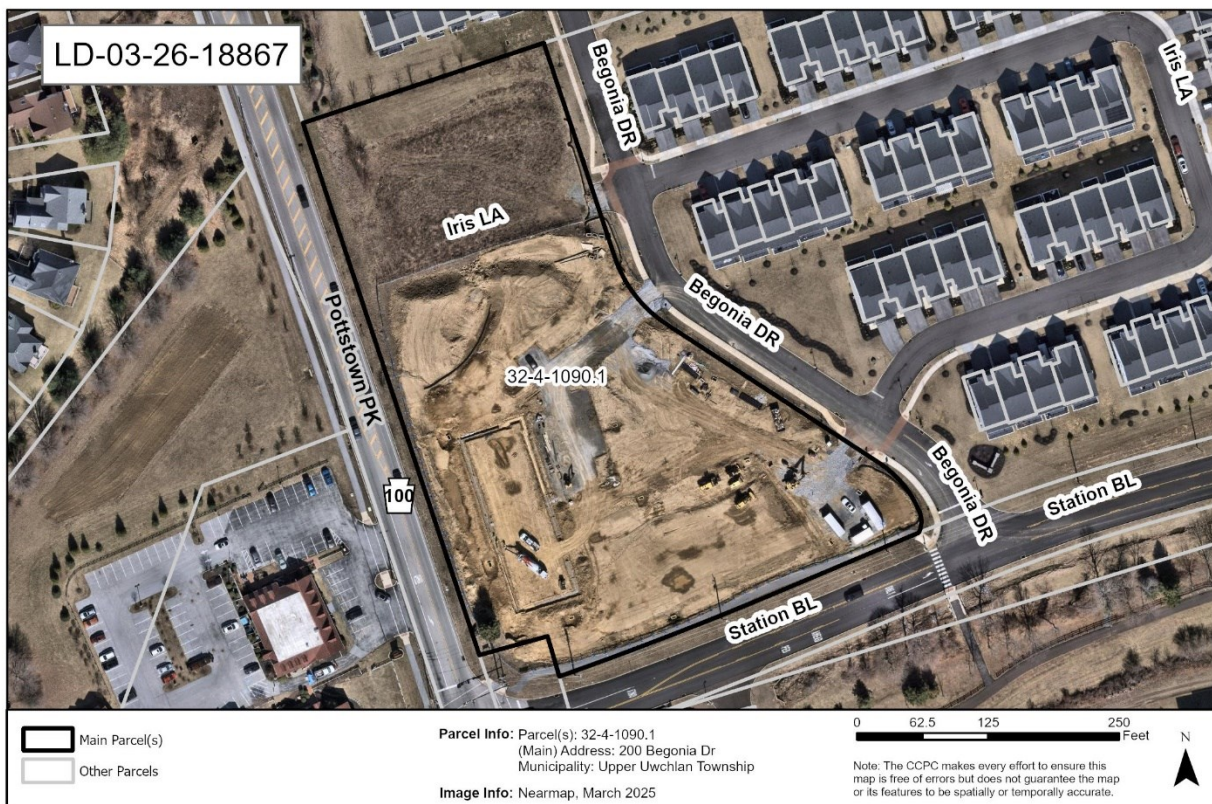
The applicant proposes the construction of a 10,500 square foot commercial building and 52 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Upper Uwchlan Township PRD Planned Residential Development Overlay zoning district. The current land development plan represents the second phase of plans that were previously reviewed by the Chester County Planning Commission.

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

Page: 2

Re: Final Land Development - Byers Station Amended Final PRD Plans

Upper Uwchlan Township - LD-03-26-18867



BACKGROUND:

1. The Chester County Planning Commission previously reviewed a land development for this site proposing the construction of four buildings totaling 25,520 square feet, including commercial and restaurant land uses, a day care center and 131 parking spaces. Our review of that plan was submitted to the Township on April 12, 2022 (refer to CCPC# LD-03-22-17149). On September 22, 2022, the applicant received approval for an amended final planned residential development plan.

The County Planning Commission subsequently reviewed a land development for this site proposing two 10,500 square foot commercial buildings totaling 21,000 square feet and 80 additional shared parking spaces. Our review of that plan was submitted to the Township on May 7, 2024 (refer to CCPC# LD-04-24-18077). Our records show that the Township approved that plan on May 20, 2024. The applicant submitted a letter, dated March 4, 2026, indicating that current plan was reconfigured based on feedback received from the Township and the “Enclave at Chester Springs” Homeowners’ Association, and an additional driveway is provided on Pottstown Pike.

COUNTY POLICY:

LANDSCAPES:

2. 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

Page: 3

Re: Final Land Development - Byers Station Amended Final PRD Plans

Upper Uwchlan Township - LD-03-26-18867

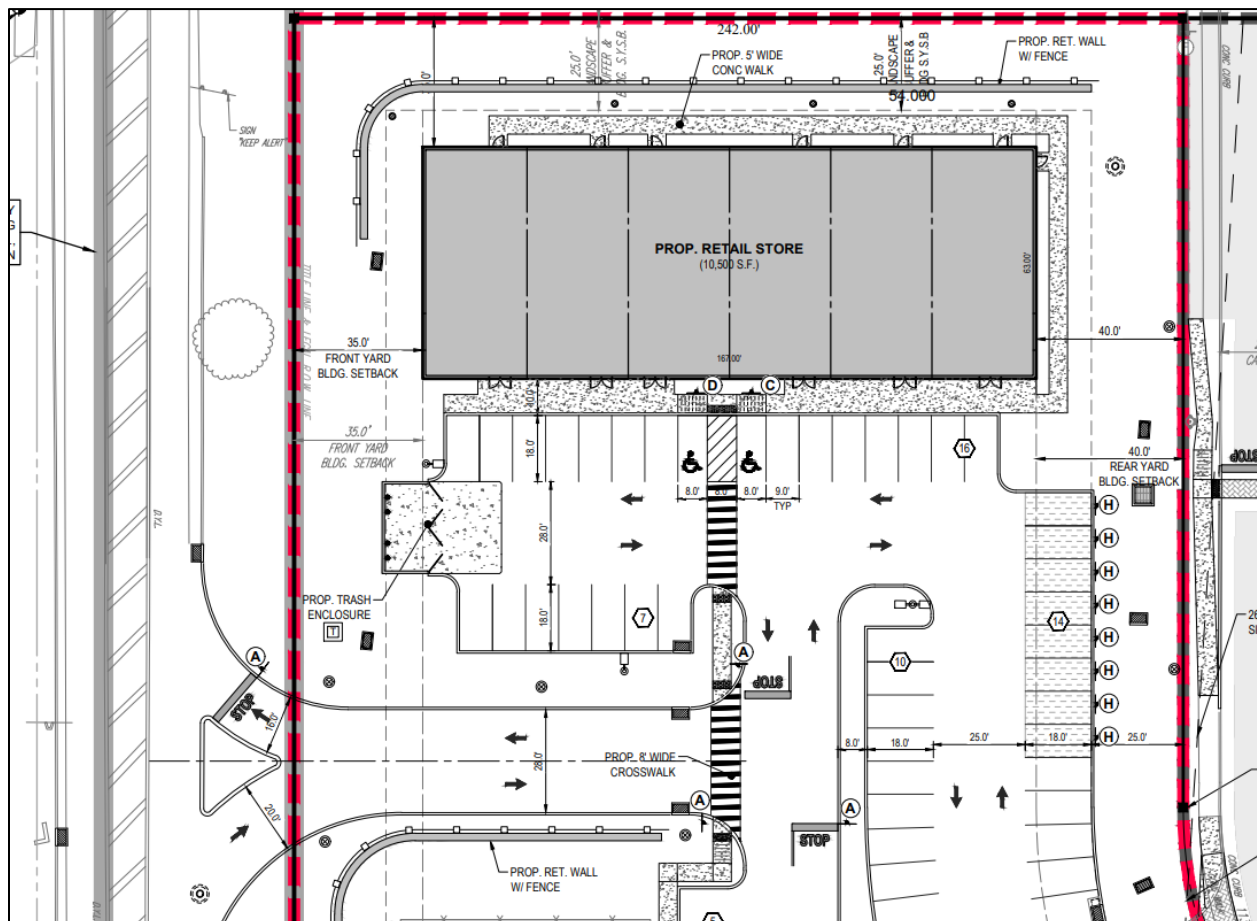
of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed land development is consistent 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 Pickering Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are:

- protecting and restoring vegetated riparian buffers, first order streams, and floodplain connectivity;
- reducing storm water runoff and mitigating flooding; implementing source water protection measures; and
- encouraging holistic planning to reduce potential conflict between development and natural resources.

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



*Detail of Final Land Development - Byers Station
Amended Final PRD Plans*

Page: 4
 Re: Final Land Development - Byers Station Amended Final PRD Plans
 # Upper Uwchlan Township - LD-03-26-18867

PRIMARY ISSUES:

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies Pottstown Pike (State Route 100) as a Major Arterial roadway. The Handbook (page 183) recommends a 150-foot-wide right-of-way for Major Arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Pottstown Pike and that be offered to PennDOT for dedication.
5. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Suburban Center Landscape**. "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. We endorse the provision of sidewalks on this site, which also connect to the adjacent residential areas.

PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update).

An additional sidewalk should be considered between the Iris Lane/Begonia Drive intersection and the relocated building. We also encourage the applicant to provide appropriate crosswalk connections from this site across Pottstown Pike.

6. The applicant should consider redesigning the parking spaces near the trash enclosure to ensure that the spaces can be accessed when trash is being removed. Additional landscaping on the west side of the trash enclosure should also be considered.
7. We recommend that the applicant consider incorporating pitched roofs to mitigate the views of the relocated building's north and west side elevations from the public right-of-way and from adjacent residential areas. The applicant should avoid the use of a flat roof because many of the nearby structures have pitched roofs and especially because the site is at a lower elevation from Pottstown Pike and Station Boulevard.
8. The roof area may also offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at - <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at - <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
9. 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, especially to the structures' rear areas.

Page: 5
Re: Final Land Development - Byers Station Amended Final PRD Plans
Upper Uwchlan Township - LD-03-26-18867

ADMINISTRATIVE ISSUES:

10. 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>.
11. 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 and the Assessment Office.
12. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and Upper Uwchlan 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 Upper Uwchlan 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: Bohler Engineering
Chester Springs REI LLC
Anthony Antonelli, District Permits Manager, PennDOT
Mirlene SaintVal, P.E., Senior Manager of Transportation Services, PennDOT
John R. Otten, Senior Civil Engineer Supervisor, PennDOT
Chester County Conservation District



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

April 6, 2026

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

Re: Preliminary/Final Subdivision - 675 Peck Road
 # Uwchlan Township - SD-03-26-18851

Dear Mr. Kagel:

A preliminary/final subdivision plan entitled "675 Peck Road", prepared by Howell Engineering and dated February 23, 2026, was received by this office on March 9, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	East side of Peck Road, north of Kelly Lane
Site Acreage:	10.40 acres
Lots:	6 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan:	Medium Density Residential
UPI#:	33-4-44.1

PROPOSAL:

The applicant proposes the creation of six lots. The site, which will be served by public water and public sewer facilities, is located in the Uwchlan Township R-1 Low Density Residential zoning district.

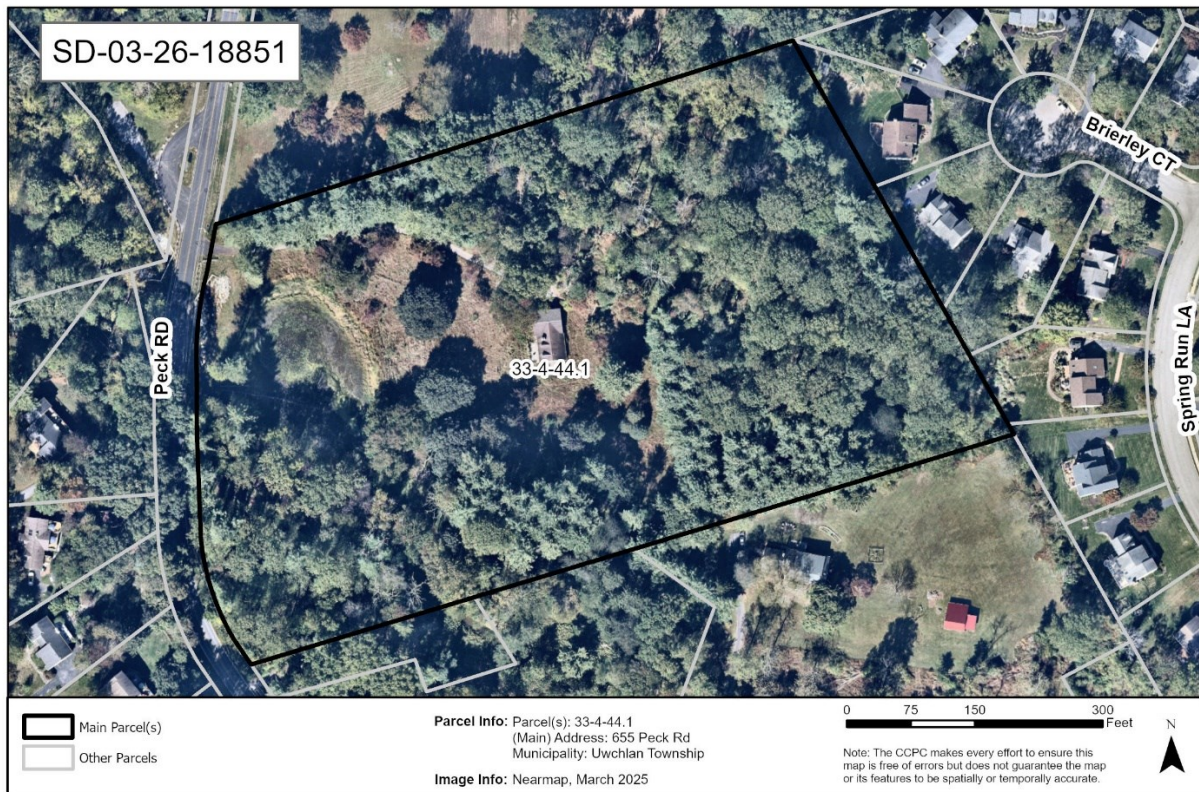
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Uwchlan Township issues should be resolved before action is taken on this subdivision plan.

Page: 2
 Re: Preliminary/Final Subdivision - 675 Peck Road
 # Uwchlan Township - SD-03-26-18851

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**.



WATERSHEDS 2045:

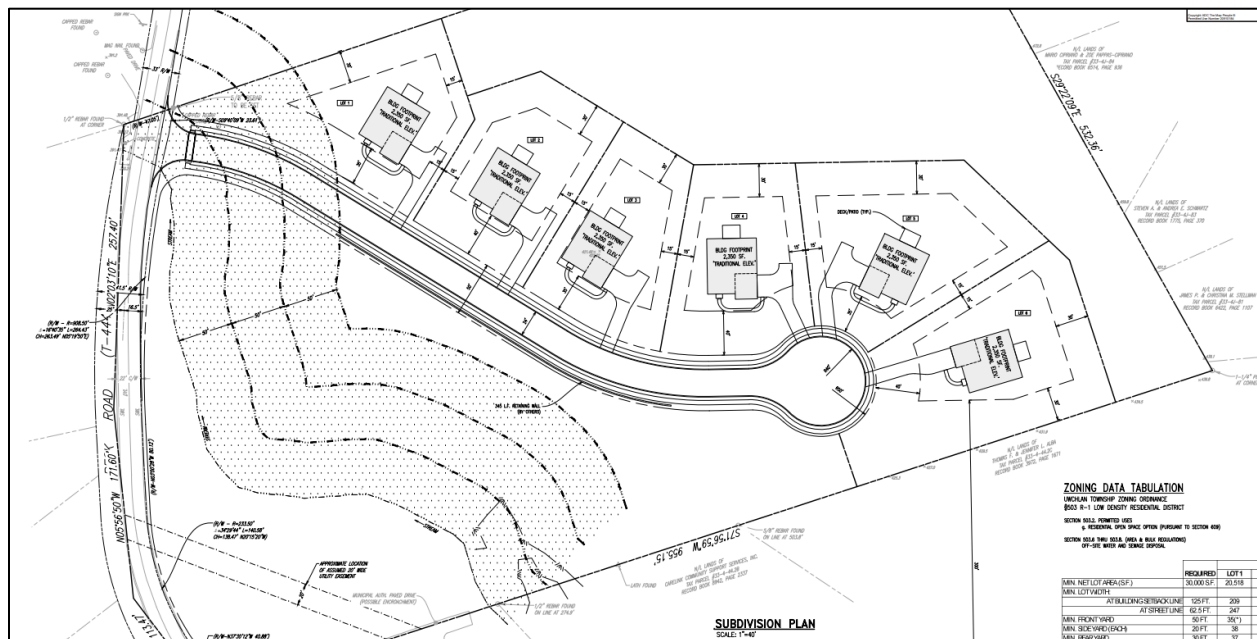
2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Shamona Creek subbasin of the Upper Brandywine Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this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

Page: 3
 Re: Preliminary/Final Subdivision - 675 Peck Road
 # Uwchlan Township - SD-03-26-18851

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.

PRIMARY ISSUES:

- The plan should include the full name of Peck Road.
- The proposed cul-de-sac is adjacent to a culvert under Peck Road. The Township Engineer should review the design of the cul-de-sac in this area to ensure that the culvert is not disturbed.



**Detail of 675 Peck Road
 Preliminary/Final Subdivision Plan**

- The applicant and the Township should consider incorporating a landscaped center island with mountable curbs in the cul-de-sac bulb. A landscaped center island can help reduce stormwater runoff and create an attractive visual focal point.
- Sheet 04 should better-describe the symbols denoting the environmental features in the southwest portion of the site, such as wetlands, riparian buffers, etc. The applicant and the Township should also discuss whether it may be preferential to retain some or all the pond area shown on Sheet 03 as "...to be removed under Chapter 105 permit" and incorporate it into the site's stormwater management system. We also recommend that the open space areas, stormwater management areas and a retained or redesigned pond could be transformed into site amenities by using trails for non-invasive access and passive observation.
- The plan and aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. 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.

Page: 4
 Re: Preliminary/Final Subdivision - 675 Peck Road
 # Uwchlan Township - SD-03-26-18851

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.

8. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.
9. The plan indicates that a Homeowners’ Association (HOA) will be responsible for the proposed common areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the HOA document. The HOA document should include provisions which allow the Township to intervene and maintain common owned facilities, determine the schedule for Association formation, timing for construction of common facilities, and determine the schedule for transfer of ownership from the developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allows rooftop solar installations and other energy efficiency and environmental conservation actions.
10. The Township should also ensure that the open space areas remain permanently protected from future development, subdivision, or any use inconsistent with the approved plan. Such protection should be secured through a deed restriction, a conservation easement granted to a qualified land trust, or another legally binding mechanism. All protective instruments should be reviewed and approved by the Township Solicitor to ensure long-term enforceability. Information on protecting open space is available in the Chester County Planning Commission’s “Conservation Easements” eTool at: <https://www.chescoplanning.org/MuniCorner/eTools/48-ConsEasements.cfm>. Other tools for open space protection are available at: <https://www.chescoplanning.org/OpenSpace/Tools.cfm>.
12. The applicant and the Township should determine if the open space areas should be provided with lot numbers.

Water Resources Information:

Unnamed Tributary to Shamona Creek, Shamona Creek, East Branch Brandywine Creek, Brandywine Creek, Delaware River Basin

No FEMA mapped Special Flood Hazard Zones on the property

MS4 community: Yes

Impairments for Unnamed Tributary to Shamona Creek:

Assessed Use – Aquatic Life, Urban Runoff/Storm Sewers (flow regime modification); Urban Runoff/Storm Sewers (siltation)

TMDL: Christina River Basin TMDL; nutrients, low dissolved oxygen, bacteria, sediment (high flow); nutrients, low dissolved oxygen (low flow)

Designated use: High Quality – Trout Stocking (HQ-TSF), Migratory Fishes (MF)

Page: 5
Re: Preliminary/Final Subdivision - 675 Peck Road
Uwchlan Township - SD-03-26-18851

10. The plan proposes the removal of the pond, pending the receipt of a Chapter 105 permit from the Pennsylvania Department of Environmental Protection (PADEP). We recommend that the Township either delay issuing plan approval until or at least issue any approval contingent upon the receipt of all necessary permits.

The applicant should provide the Township with the reports and documentation that accompanied the Chapter 105 permit request to PADEP. This would include notes about any impoundment structures as well as plans to breach, drain, and fill the pond.

11. The plan proposes development adjacent to steep slopes. The applicant should refer to Uwchlan Township Municipal Code, Part III Land Use, Chapter 265 Zoning, Article 6 Supplementary Regulations for All Districts, Section 618 [Steep Slope Standards](#) and ensure compliance along steep slopes.
12. The applicant may wish to reconstruct or modify the rock armoring around the culvert adjacent to Peck Road to improve the natural aesthetics of the site and minimize erosion along a tributary to a High-Quality stream.
13. The Post Construction Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the Township Engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.
14. Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Particular care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are located in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.

ADMINISTRATIVE ISSUES:

15. 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>.
16. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and Uwchlan Township.

Page: 6
Re: Preliminary/Final Subdivision - 675 Peck Road
Uwchlan Township - SD-03-26-18851

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

A handwritten signature in cursive script that reads "Wes Bruckno".

Wes Bruckno
Senior Review Planner

cc: APG Peck Road, LP
Howell Engineering
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

April 2, 2026

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

Re: Preliminary/Final Subdivision - Stoltzfus - 11 Sweet Water Road
West Nantmeal Township - SD-02-26-18837

Dear Ms. Kolpak:

A preliminary/final subdivision plan entitled "Stoltzfus - 11 Sweet Water Road", prepared by All County and Associates Inc. and dated March 19, 2025, was received by this office on March 5, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	South of Sweet Water Road and Ridge Road (State Route 23)
Site Acreage:	50.10 acres
Lots:	2 lots
Non-Res. Square Footage:	24,300 square foot barn
Proposed Land Use:	Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Suburban Residential, Commercial
UPI#:	23-3-1.2A, 23-3-1.4

PROPOSAL:

The applicant proposes the creation of two lots and the construction of a dwelling and a 24,300 square foot barn. The site, which will be served by on-site water and sewer facilities, is located in the West Nantmeal Township R-3 Suburban Residential zoning district (southern portion) and in the C-1 Village Commercial zoning district (northern portion). The dwelling and barn are proposed for Lot 2 (30.07 acres) in the R-3 Suburban Residential portion of the tract. Proposed Lot 1 (19.92 acres) contains two existing dwellings, barns and other structures that will remain.

The Act 247 referral form that was submitted with the plan indicates that the site is located in the R4 zoning district, but the plan and the Township's online zoning map indicate that the R-3 Suburban Residential district is the correct designation.

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 - Stoltzfus - 11 Sweet Water Road

West Nantmeal Township - SD-02-26-18837



BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a sketch plan that proposed the subdivision of two lots into three lots and a land development proposing the construction of a 16,500 square foot workshop, a 3,200 square foot barn and two dwellings. That review was forwarded to the Township in a letter dated August 5, 2025 (refer to CCPC# SD-08-25-18627, LD 08-25-18628).

COUNTY POLICY:

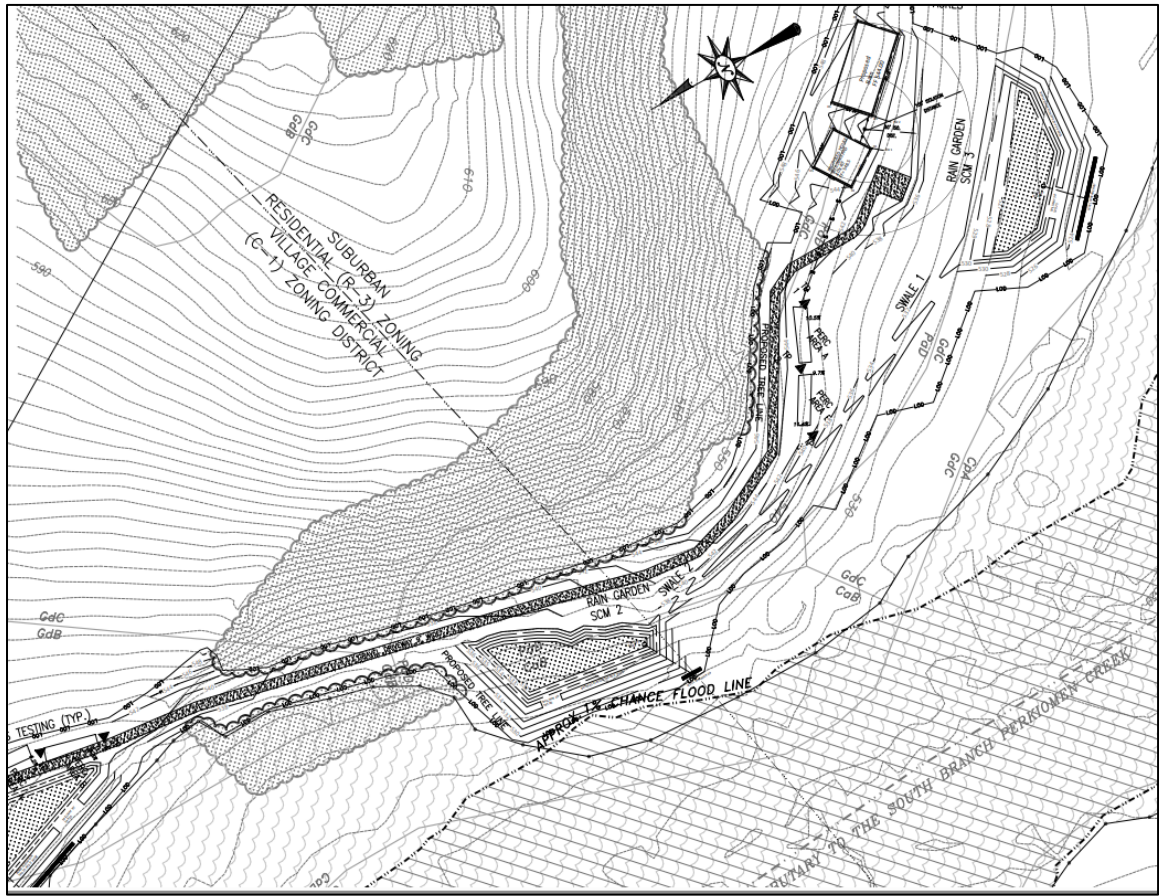
LANDSCAPES:

2. The northern portion of 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 southern portion of the site is located within the [Landscapes3 Rural Landscape](#). 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 **Urban Center** and the **Rural Landscape**.

Page: 3

Re: Preliminary/Final Subdivision - Stoltzfus - 11 Sweet Water Road
 # West Nantmeal Township - SD-02-26-18837



*Detail of Stoltzfus - 11 Sweet Water Road
 Preliminary/Final Subdivision Plan*

PRIMARY ISSUES:

3. The site is within the **Hopewell Big Woods**, and it appears that the applicant has avoided disturbing the woodlands on this site. The **Hopewell Big Woods** represents the last large, unbroken forest in southeastern Pennsylvania. This is an exceptional forest with hundreds of plant and bird species, unique wetlands, and clean streams, and provides open space, drinking water, and unique scenic, cultural, and natural resources. West Nantmeal Township, Elverson Borough, East Nantmeal, East Vincent, North Coventry, South Coventry, Warwick, and West Vincent Townships have recognized the value of this area by joining the Hopewell Big Woods Partnership, which seeks to conserve the Woods.
4. *Landscapes3* recognizes the **Hopewell Big Woods** as a natural resource priority protection area. Protecting natural areas helps ensure that the critical functions these areas provide will not diminish due to development. We encourage the applicant and the Township to avoid disturbing these woodland areas. (The applicant should elaborate on the "PROPOSED TREE LINE" note on Sheet 2 of 10, because it appears that no trees are to be removed.)
5. The site contains delineated wetlands although the applicant has avoided disturbing the 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.

Page: 4

Re: Preliminary/Final Subdivision - Stoltzfus - 11 Sweet Water Road
West Nantmeal Township - SD-02-26-18837

6. The site contains land within the 100-year flood plain although the applicant has avoided disturbing the flood plain area. The County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems. The reference to the Perkiomen Creek should be corrected.
7. The design of the proposed stormwater management facilities includes rain gardens. The County Planning Commission endorses the use of innovative stormwater management practices. The applicant should select seed mixes that contain the greatest percentage of native vegetation for the rain gardens.
8. The plan indicates that Sweet Water Road is “to be abandoned”. The dwelling and barn on proposed Lot 2 are shown with access from Sweet Water Road. If Sweet Water Road is to be vacated, 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.

ADMINISTRATIVE ISSUES:

9. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
10. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and West Nantmeal 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 Nantmeal 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: Stevie S. Stoltzfus and Rachael S. Stoltzfus
All County and Associates, Inc.
Chester County Health Department
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

April 24, 2026

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

Re: Final Subdivision - 289 W. Ridge Road
 # West Nottingham Township – SD-02-26-18836

Dear Ms. Miller:

A Final Subdivision Plan entitled "289 W. Ridge Road", prepared by Inland Design, LLC, and dated February 12, 2026, was received by this office on March 25, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

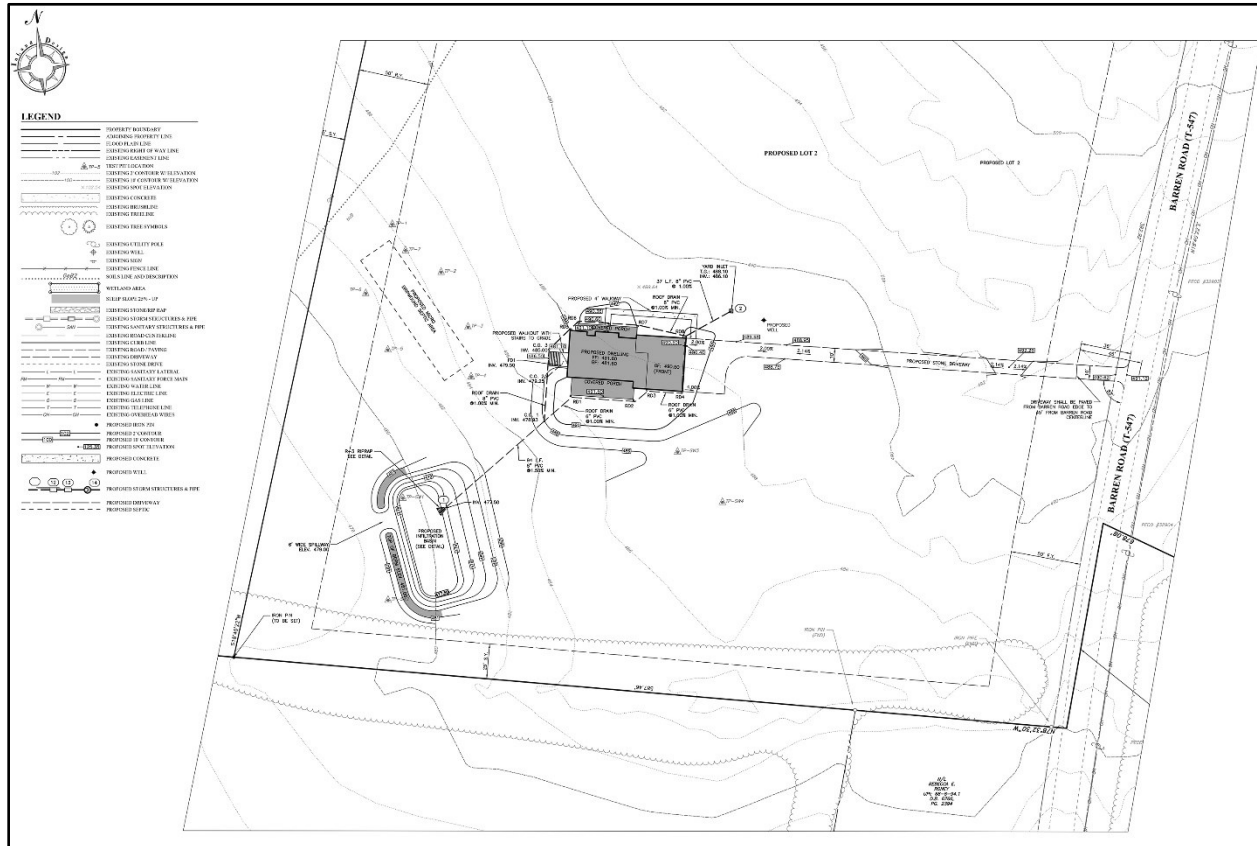
Location:	South side of West Ridge Road, east of Fremont Road
Site Acreage:	82.30
Lots/Units:	1 existing lot; 3 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Lot 1: Existing single family dwelling Lot 2: Proposed single family dwelling Lot 3: Agricultural (Farm/Pasture Land)
Municipal Land Use Plan Designation:	Rural
UPI#:	68-5-69

PROPOSAL:

The applicant proposes the creation of 3 lots. The project site, which will be served by onsite water and onsite sewer, is located in the R-1 Rural Protection 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.

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 Re: Final Subdivision - 289 W. Ridge Road
 # West Nottingham Township – SD-02-26-18836



Site Plan Detail, Sheet 6 (Proposed dwelling on Lot 2): Final Subdivision - 289 W. Ridge Road

COUNTY POLICY:

LANDSCAPES:

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

Page: 4
Re: Final Subdivision - 289 W. Ridge Road
West Nottingham Township – SD-02-26-18836

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 Octoraro Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving water quality in impaired streams and groundwater; reducing polluted runoff from agricultural and developed lands; implementing comprehensive stormwater management; protecting and restoring vegetated riparian corridors; and implementing source water protection measures. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

4. It does not appear that the land of the proposed subdivision is part of the County Agricultural Land Preservation Program. We recommend that the applicant contact the Chester County Department of Parks & Preservation (telephone# 610-344-5656, <https://www.chesco.org/4618/Farmland-Preservation>) for information on the advantages of being in the program and how lands under the agricultural conservation easement are protected. If the applicant is interested in participating in the County Land Preservation Program, they should initially contact the Township to add the parcel to the Township's Agricultural Security Area Program; this is a prerequisite for participating in the County Program.
5. The 2015 Chester County Natural Heritage Inventory, which is available online at <https://www.chescoplanning.org/environmental/Resources.cfm>, indicates the project site is located within the core habitat of the Nottingham Serpentine Barrens Natural Heritage Area (NHA) included in the Pennsylvania Natural Diversity Index (PNDI). This large natural heritage area contains a globally rare serpentine habitat in a mosaic of the characteristic serpentine barren plant communities, and is currently known to support 38 animal species of concern, most of which are butterflies and moths that feed on the unique variety of plants present, 29 plant species of concern, and an additional six sensitive species of concern. *Landscapes3* recognizes NHA core habitat areas as natural resource priority protection areas. Protecting natural areas helps ensure that the critical functions these areas provide will not diminish due to development. Development on this portion of the site could be detrimental to the NHA species population, if they exist on the site, particularly on proposed Lot 2. We recommend that the applicant and Township contact the PA Department of Conservation and Natural Resources, Pennsylvania Natural Heritage Program (<http://www.naturalheritage.state.pa.us> or RA-HeritageReview@pa.gov) for further information on this matter.
6. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

ADMINISTRATIVE ISSUES:

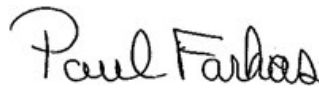
7. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

Page: 5
Re: Final Subdivision - 289 W. Ridge Road
West Nottingham Township – SD-02-26-18836

8. According to the Waiver Requests table on Sheet 1, the applicant is requesting a waiver from the requirement to provide a Neighborhood Impact Study, as set forth in Section 402.22 of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
9. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319--Clean-Green.
10. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and 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 Nottingham Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Daniel T. & Carol L. Siegfried
Inland Design, LLC
Chester County Health Department
Chester County Assessment Office

**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

April 15, 2026

Liudmila Carter, Township Manager
 Westtown Township
 1039 Wilmington Pike
 West Chester, PA 19382

Re: Preliminary/Final Land Development - Spotless Car Wash - Westtown
 # Westtown Township – LD-03-26-18865

Dear Ms. Carter:

A Preliminary/Final Land Development Plan entitled "Spotless Car Wash - Westtown", prepared by BL Companies, and dated March 11, 2026, was received by this office on March 18, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	North side of West Chester Pike, and the southwest side of North Chester Road
Site Acreage:	1.92
Lots/Units:	1
Proposed Land Use:	Building Conversion (vacant 11,205 square foot drug store with drive-through service to be converted into a car wash).
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	67-2-45

PROPOSAL:

The applicant proposes the conversion of a vacant commercial building (drug store with drive-through service) into a car wash. Eleven parking spaces and nine vacuum stalls will be provided. The project site, which is served by public water and public sewer, is located in the C-1 Highway and Neighborhood Commercial zoning district. A Traffic Evaluation, prepared by Traffic Planning and Design, Inc., dated November 26, 2025, was included with the plan submission.

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

Page: 2
 Re: Preliminary/Final Land Development - Spotless Car Wash - Westtown
 # Westtown Township – LD-03-26-18865



BACKGROUND:

1. The County Planning Commission previously reviewed a land development plan that addressed the construction of the now vacant drug store building on UPI# 67-2-45, along with the construction of a bank building with drive-through service on the adjoining lot to the east (CCPC# LD-1-13-7382, dated February 25, 2013). According to our records, this land development plan was approved by the Township on August 5, 2013.
2. The Variance/Special Exception Requests table on Sheet 1 indicates that, on February 24, 2026, the Township Zoning Hearing Board granted special exception approval for the car wash use, along with nine variances for this project, and three conditions of approval. We note that condition (c) of the Zoning Hearing Board decision is that the blowers used for the car wash operation are to be located within the buildings, and the car wash shall be operated in compliance with the applicable Township Noise Ordinance standards.

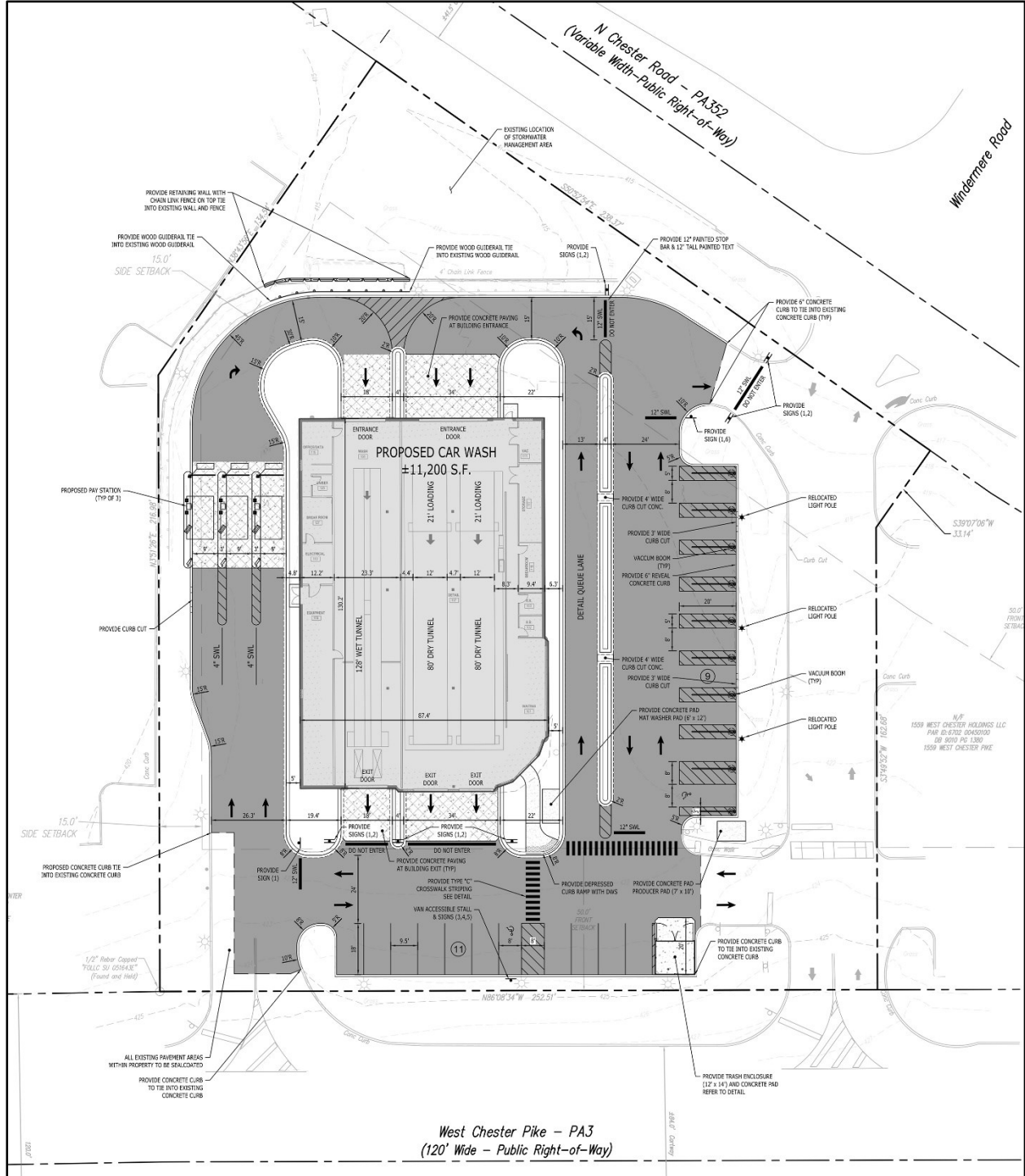
COUNTY POLICY:

LANDSCAPES:

3. 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 land development is consistent with the objectives of the **Suburban Landscape**. We endorse the adaptive reuse of the

Page: 3
Re: Preliminary/Final Land Development - Spotless Car Wash - Westtown
Westtown Township – LD-03-26-18865

existing commercial building. PROSPER Objective C of *Landscapes3* is to “support redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth” (page 105).



Site Plan Detail, Sheet C1.00: Preliminary/Final Land Development - Spotless Car Wash - Westtown

Page: 4
Re: Preliminary/Final Land Development - Spotless Car Wash - Westtown
Westtown Township – LD-03-26-18865

WATERSHEDS 2045:

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

PRIMARY ISSUES:

5. The applicant should clearly explain the internal circulation and operations for this facility (we note separate wet and dry tunnel operations will be provided, with the pay station situated on the west side of the building, and a separate queuing lane for entrance to the dry tunnels provided on the east side of the building). We recommend that the applicant and Township consider the development of an integrated vehicular directional signage scheme, in addition to any required pavement markings, to facilitate wayfinding for this site.
6. We recommend that the applicant contact PennDOT District 6's Highway Occupancy Permit (HOP) unit to determine if a new highway occupancy permit is required for this land development due to the change of use.
7. The applicant should discuss how dripping water from vehicles exiting the site will be mitigated, especially during cold weather when icing may occur.
8. The applicant should verify that a water recycling system will be used for the car wash operation. Such a system would permit continued operation during water use restriction periods, and conserve water in normal conditions.
9. The Township should verify that the design of the proposed outdoor lighting plan (Sheet C6.00) 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:

10. 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.
11. According to the Waiver/Modification Request table on Sheet 1, the applicant is requesting one waiver from Article VI-Preliminary Plan of the Township Subdivision and Land Development Ordinance (in order to allow the application to proceed as a combined preliminary/final plan application), along with three waivers from Chapter 144-Stormwater Management of the Township Code. Additionally, a March 11, 2026 letter from the applicant's engineer indicates that a waiver from the sanitary sewage disposal and treatment facilities standards in Section 149-927 of the Township SLDO, that is not mentioned on Sheet 1, is also requested.

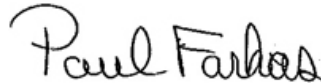
Page: 5
Re: Preliminary/Final Land Development - Spotless Car Wash - Westtown
Westtown Township – LD-03-26-18865

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. All waiver requests should be identified on the approved plan.

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Westtown 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: Flagship Pennsylvania Propco, LLC
BL Companies
Anthony Antonelli, District Permits Manager, PennDOT
Mirlene SaintVal, P.E., Senior Manager of Transportation Services, PennDOT
John R. Otten, Senior Civil Engineer Supervisor, PennDOT

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

4/1/2026 to 4/30/2026

The staff reviewed proposals for:	Total
Comprehensive Plans	2
Miscellaneous Ordinance (Misc.) Amendments	1
Subdivision and Land Development Ordinance (SLDO) Amendments	2
Zoning Map Amendments	1
Zoning Ordinance Amendments	4
Zoning Ordinance Updates	1
TOTAL REVIEWS	11

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Uwchlan Township	ZM-03-26-18879	4/20/2026	Proposed - Zoning Map Amendment rezone 510 N. Pottstown Pike, UPI No. 33-5-29, from PC PC – Planned Commercial District to R-1 Low Density Residential	Consistent
Wallace Township	ZA-03-26-18876	4/27/2026	Proposed - Zoning Ordinance Amendment Historic Preservation Standards	Consistent
West Grove Borough	SA-03-26-18854	4/9/2026	Proposed - SLDO Amendment Amendments to SLDO associated with Zoning Ordinance Update (CCPC# ZO-03-26-18858).	Consistent
West Grove Borough	ZO-03-26-18858	4/9/2026	Proposed - Zoning Ordinance Update This project was a follow up to the updated West Grove Comprehensive Plan adopted in March 2022.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
West Nantmeal Township	CP-03-26-18850	4/16/2026	Proposed - Comprehensive Plan Comprehensive Plan Update	Consistent
West Nantmeal Township	ZA-03-26-18874	4/14/2026	Proposed - Zoning Ordinance Amendment Residential Cluster Design with regulations, residential development revisions, etc.	Consistent
Westtown Township	CP-03-26-18846	4/17/2026	Proposed - Comprehensive Plan Comprehensive Plan amendment: Chapter 7: Open Space, Parks, Recreation and Trails; Chapter 11: Future Land Use and Housing; and Future Land Use Map	Consistent
Westtown Township	SA-03-26-18873	4/23/2026	Proposed - SLDO Amendment Delete all Flexible Development Procedure Provisions in the Township Subdivision and Land Ordinance Ordinance (SLDO).	Consistent
Westtown Township	ZA-03-26-18872	4/23/2026	Proposed - Zoning Ordinance Amendment Delete all Flexible Development Procedure Provisions in the Township Zoning Ordinance.	Consistent
Willistown Township	MA-03-26-18864	4/15/2026	Proposed - Misc Amendment Amendment: Chapter 73 - Environmental Protection (Conservation Plan Requirements, and Stormwater Management).	Not Relevant
Willistown Township	ZA-03-26-18862	4/15/2026	Proposed - Zoning Ordinance Amendment Amendment: Use Provisions, RU Rural District; Signage Standards; and Parcel Yield standards in multiple districts.	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 10
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 10

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

April 20, 2026

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

Re: Proposed Rezoning: 510 N. Pottstown Pike from PC Planned Commercial to the R-1 Low Density Residential District
 # Uwchlan Township - ZM-03-26-18879

Dear Mr. Kagel:

The Chester County Planning Commission has reviewed the proposed Uwchlan 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 February 26, 2026. We offer the following comments to assist with your review of the proposed Township Zoning Map amendment.

DESCRIPTION:

Uwchlan Township received an application to rezone a 1.21-acre portion of a parcel located on the west side of North Pottstown Pike from the PC-Planned Commercial District to the R-1 Low Density Residential District. The southern portion of the parcel is located in West Whiteland Township; the southwestern portion of that part of the site is located in the West Whiteland Township R-1 Low Density Residential Zoning District and the southeastern portion of the site is located in the West Whiteland Township NC Neighborhood Commercial Zoning District.

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 portion of the site in Uwchlan Township is partially wooded and contains an area designated as a "Special Flood Hazard Area". A portion of the site within West Whiteland Township is also partially wooded and contains a Flood Hazard Area and floodway. The site contains areas of concrete pavement.
2. **Adjacent Zoning:** The areas to the north and west of the site in Uwchlan Township are within the R-1 Low Density Residential Zoning District. The area to the south in West Whiteland Township is within the R-1 Residential Zoning District.
3. **Municipal Comprehensive Plan:** The 2020 Uwchlan Township Comprehensive Plan's Map 4-1 "Plan for Land Use" places this site within the Commercial future land use category, but the adjacent area to the north is within the Medium Density Residential category and the adjacent area to the west is within the Parks and Open Space category, although the areas to the northwest and farther west are within the Medium Density Residential category.

Re: Proposed Rezoning: 510 N. Pottstown Pike from PC Planned Commercial to R-1 Low Density Residential District.
Uwchlan Township - ZM-03-26-18879

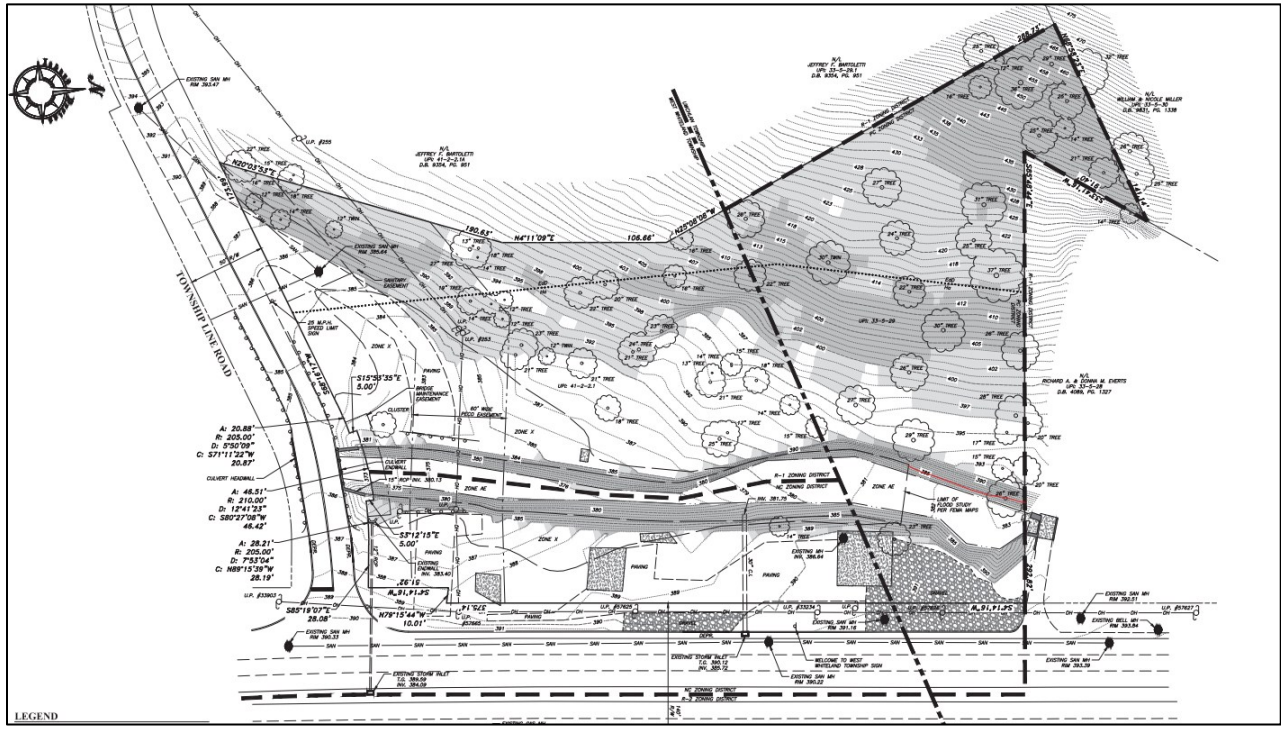
The 2026 West Whiteland Township Comprehensive Plan’s Section 5.3 “Future Land Use Categories” promotes infill development in the R-1 Residential Zoning District that “...should generally be consistent with established neighborhood character and preserve existing natural features to the highest degree practicable...” (Page 68).

- 4. Water and Sewer Facilities: The area is within the service area of the Downingtown Area Regional Authority.

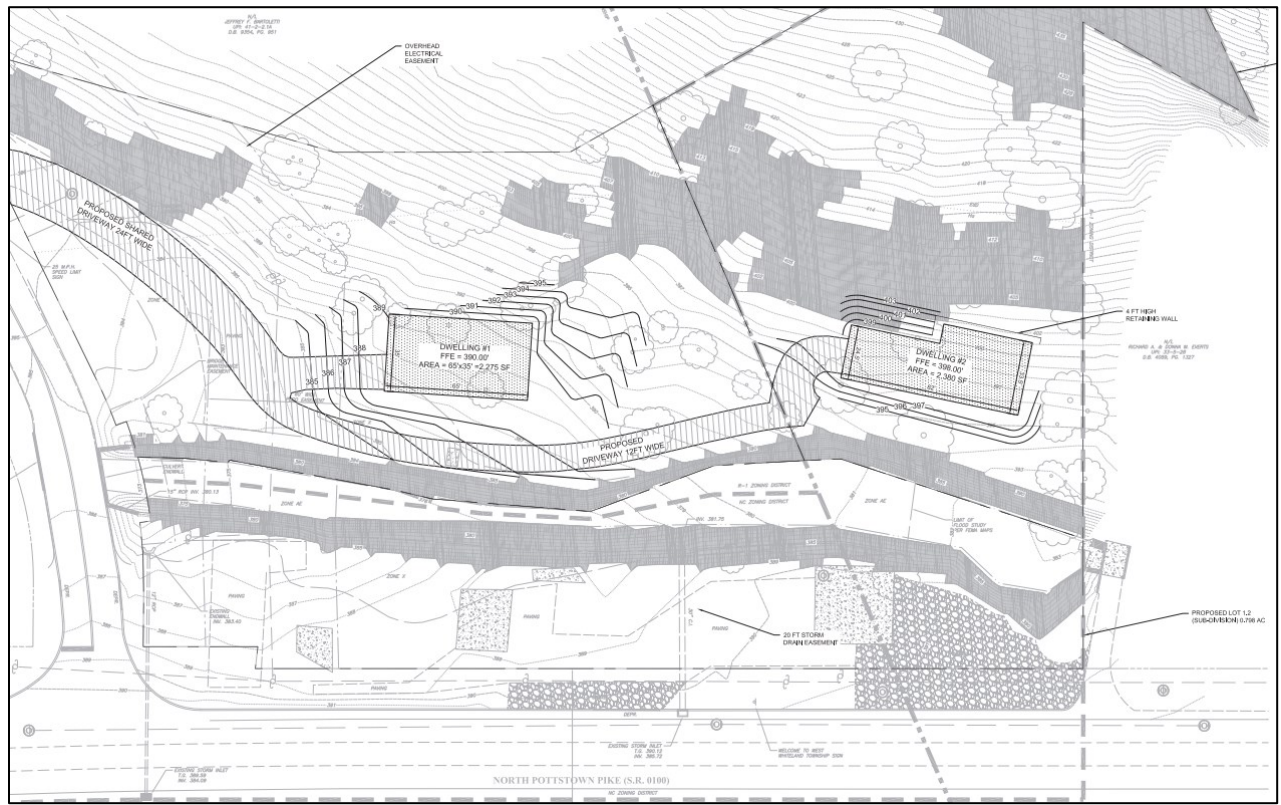


Area of the proposed rezoning submitted by the applicant

Re: Proposed Rezoning: 510 N. Pottstown Pike from PC Planned Commercial to R-1 Low Density Residential District.
Uwchlan Township - ZM-03-26-18879



"Existing Conditions Plan" as submitted by the applicant



Detail of "Concept plan" submitted by the applicant

Re: Proposed Rezoning: 510 N. Pottstown Pike from PC Planned Commercial to R-1 Low Density Residential District.
 # Uwchlan Township - ZM-03-26-18879

LANDSCAPES:

5. The site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. 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 rezoning is consistent with the objectives of the **Suburban Landscape**.

WATERSHEDS 2045:

6. The applicant has indicated that a dwelling will be built on the site proposed for rezoning (as well as another dwelling in the West Whiteland portion of the site). *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed rezoning site is located within the **Upper Brandywine Creek** watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are:
- protecting first order streams, riparian corridors, and existing woodlands; reducing stormwater runoff;
 - mitigating flood risks;
 - implementing source water protection measures; and
 - promoting and expanding water-based recreational opportunities and access.

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

The applicant and the Township should ensure that future development on this site is consistent with the priority objectives within the **Upper Brandywine Creek** watershed.

7. The portion of the site contains an area designated as "Special Flood Hazard Area", and the applicant has submitted a Concept Plan showing access to two proposed dwellings with the use of a single access driveway from Township Line Road to the south. All necessary access easements relating to the lots should be reflected in their deeds.
8. Prior to acting on this amendment, the Township should provide a finding that the proposed zoning map amendment is generally consistent with its Comprehensive Plan Update, as required in Section 603(j) of the Municipalities Planning Code. Also, the Township should ensure that it has met the posting and notification requirements for zoning map amendments as required in Section 609 of the Municipalities Planning Code.

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

Re: Proposed Rezoning: 510 N. Pottstown Pike from PC Planned Commercial to R-1 Low Density Residential District.
Uwchlan Township - ZM-03-26-18879

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

Sincerely,

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

Wes Bruckno
Senior Review Planner

cc: Pam Gural-Bear, Manager, West Whiteland Township
Mittel and Sons, 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

April 27, 2026

Betty Randzin, Manager/Secretary
 Wallace Township
 PO Box 670
 Glenmoore, PA 19343

Re: Zoning Ordinance Amendment - Historic Preservation Standards
 # Wallace Township - ZA-03-26-18876

Dear Ms. Randzin:

The Chester County Planning Commission has reviewed the proposed Wallace 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 March 30, 2026. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. Wallace Township proposes the following amendments to its Zoning Ordinance:
 - A. Revise the terms for **HISTORIC RESOURCE(S)** and **QUALIFIED PROFESSIONAL IN HISTORIC PRESERVATION**;
 - B. The "Use Opportunities" in **SECTION 1004. SPECIAL USE PROVISIONS** are revised, and
 - C. Other procedural revisions and updates are included.

COMMENTS:

2. The revised definition of **HISTORIC RESOURCE(S)** deletes a reference to resources over 50 years of age and adds that "The location of the Historic Resources is reflected on the Historic Resources Map, attached as an appendix to the Township Zoning Ordinance. The removal of the 50-year limit can help expand the range of historically important resources. However, the phrase in the definition: "...substantial primary resource evidence research" includes several qualifiers that may be difficult to meet. For example, the Township should decide whether should "primary" should include only primary/firsthand sources or additional sources.
3. A new definition of **QUALIFIED PROFESSIONAL IN HISTORIC PRESERVATION** includes an individual who meets specific professional qualification standards established by the U.S. Secretary of the Interior, is recognized by the Pennsylvania State Historic Preservation Office, and includes standards of Education, Experience and Specialized Knowledge. These additions could be helpful, but the reference to the standards established by the U.S. Secretary of the Interior should be sufficient.

Page: 2

Re: Zoning Ordinance Amendment - Historic Preservation Standards

Wallace Township - ZA-03-26-18876

4. In **Section 1000, PURPOSE**, the phrase: "...worthy of preservation" and "unnecessary demolition..." may be difficult to measure and difficult to administer. The Township should consider adding objective characteristics such as resources that are exemplary examples of particular architectural styles, location of a historic event, unusual design, etc.
5. In **Section 1002.A**, the Pennsylvania Historical and Museum Commission no longer uses classifications I, II and III, and this reference should be removed. Other references in the amendment to these classifications should be replaced with other terms.
6. Historic resources often contain unusual proportions, layouts, outdated designs, age-related limitations and other characteristics that can make it difficult to keep them in good repair and maintain their economic sustainability. The additional "Use Opportunities" in **SECTION 1004. SPECIAL USE PROVISIONS** can expand the range of potentially allowable land uses and therefore help preserve historic resources by providing an adequate financial return. This Section is also revised to delete some land uses that are not currently defined in the Ordinance such as "Cultural Studio", "Cultural Facility", and "Inn", which is appropriate.
7. The revised "Use Opportunities" contain activities permitted by conditional use (the current Ordinance appears to include only "By-Right", "Special Exception", "Already available in Base District" and "Not Permitted" categories), which can help encourage the preservation of historic resources. The conditional use process can help address special or unique considerations involved in the adaptive reuse of historic resources, and the Board of Supervisors would be permitted 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)).

We suggest, however, that the Township consider whether the range of "Use Opportunities" should be expanded to offer additional economic inducements to help retain the Township's historic resources. Perhaps the limit on the number of dwellings permitted in the base zoning district could be increased when units are to be included in the historic resource.
8. In **Section 1004.B.2**, The sentence "Unless otherwise specified under each additional use opportunity below, the additional use must be in substantial compliance with the standards of the Article." may be an unnecessary statement.
9. **Section 1006.C.** includes "...The (Wallace Township Historical) Commission shall within 20 days of receipt of a complete application review the plans and prepare a written report to the Zoning Officer...). The Township should include a stipulation allowing a longer review period if a regular Historical Commission meeting will not occur within 20 days or permit the Commission's report to be deferred.
10. **SECTION 1007. LANDSCAPING** refers to buffering a historic resource proposed for subdivision or land development. The Township should consider whether buffering should be required when an adjacent tract is proposed for subdivision or land development.
11. **SECTION 1009.A.3 HISTORIC RESOURCE IMPACT STUDY** includes a NOTE that may have been part of an earlier draft and should probably be deleted, although the Township should encourage the applicant to salvage interior features for reuse.

Page: 3

Re: Zoning Ordinance Amendment - Historic Preservation Standards

Wallace Township - ZA-03-26-18876

12. In **SECTION 1009.C.1 HISTORIC RESOURCE IMPACT STUDY**, the Township may want to require an applicant to submit color photos to identify the historic resource's color schemes. This should also apply to proposals for demolition.
13. In **SECTION 1010. DELAY OF DEMOLITION**, the Township may want to review the history of building permits, notices of violation, and other documents that may refer to the condition of a resource proposed for demolition. Also, the Township should probably delete references to interior renovations. In subsection D.1, "Proof Owner of Record" should also be clarified.
14. **Section 1010.F** references Section 1011 that is not part of this amendment; the Township should clarify that Section 1011 is compatible with the other parts of the amendment.
15. The Historic Resources Map is referenced in the definition of **HISTORIC RESOURCE(S)** as "...attached as an appendix to the Township Zoning Ordinance." **SECTION 1001. GENERAL PROVISIONS**, subsection **B.** also states that "The Historic Resource Map and accompanying inventory, dated March 4, 2026, is attached as an appendix to this Ordinance." The Historic Resources Map is essential to implement the Township's Historic Resources protections, but we suggest that the Township Solicitor consider whether it is more convenient to retain the current reference to the Map as "...on file at the Wallace Township Municipal Building" because creating periodic additions to the Map as an appendix to the Zoning Ordinance may require a Zoning Ordinance amendment process.
16. **SECTION 1010. DELAY OF DEMOLITION** subsection **J.** provides for "In its review of an application to demolish a Class I and II Historic Resource, the Commission may request that the Township require the applicant to prepare a financial analysis which may include a list of required information. The Township may want to include a required analysis of the potential additional "Use Opportunities" for the resource as listed in **SECTION 1004. SPECIAL USE PROVISIONS.**

RECOMMENDATION: Wallace 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 Wallace 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

April 9, 2026

Greg McCummings, West Grove Borough Manager
 117 Rosehill Avenue
 P.O. Box 61
 West Grove, PA 19390

Re: Subdivision and Land Development Ordinance (SLDO) Amendments
 West Grove Borough - SA-03-26-18854

Dear Mr. McCummings:

The Chester County Planning Commission has reviewed the proposed West Grove Borough Subdivision Ordinance amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505. The referral for review was received by this office on March 10, 2026. We offer the following comments to assist in your review of the proposed Borough Subdivision and Land Development Ordinance amendments.

DESCRIPTION:

West Grove Borough has developed amendments to the Subdivision and Land Development Ordinance (SLDO) associated with an updated Zoning Ordinance to address the following:

- A. Adding Chapter 350 Attachment 2 - Roadway Functional Classification List (referenced by the Borough Zoning Ordinance related to access management);
- B. Adding Chapter 350 Attachment 3 – West Grove Borough Manual of Written and Graphic Design Guidelines for the C-1 District;
- C. Adding Chapter 350 Attachment 4 - West Grove Plant Lists (moving from Zoning Attachment 1 to SLDO Attachment 4);
- D. Amending Section 350-37B and Section 350-37D to correct reference to the Plant Lists
- E. Adding Section 350-37F Woodlands Replacement Standards as referenced by Section 400-64B(3)(c), Woodlands (in the zoning ordinance).

BACKGROUND:

The Chester County Planning Commission also received an update to the West Grove Borough Zoning Ordinance and Map, prepared pursuant to the West Grove Comprehensive Plan, updated in March 2022. Our comments on that submission were forwarded to the Borough in a letter dated April 6, 2026 (refer to CCPC # ZO-03-26-18858). The Chester County Planning Commission congratulates the borough for undertaking these ordinance amendments which should serve the Borough well to guide development conducive to our vital and vibrant urban centers

CONSISTENCY WITH *LANDSCAPES3*:

1. West Grove Borough is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** includes historic downtowns and established neighborhoods that serve as civic, economic, and population centers with a traditional town character. **Urban Centers** will accommodate substantial future growth at a medium to high intensity with a mix of uses, including commercial, institutional, and cultural destinations. Transportation infrastructure and amenities support a walkable community that is integrated into the public transportation and roadway systems.

The proposed SLDO amendments will assist the borough with encouraging infill and redevelopment within the downtown area (C-1 District) by providing guidance to applicants and a process for review and input on applications to facilitate the vision and policies for development consistent with the character of West Grove Borough. Moving the plant lists to the SLDO and articulating options for flexibility will assist with allowing and guiding appropriate plant species within new developments. The addition of woodlands protection standards in the zoning ordinance and accompanying woodlands replacement standards will assist with stormwater, urban greening, protecting the remaining woodlands in the Borough, and combating urban heat island effects that are common in **Urban Centers**.

The proposed SLDO amendments are consistent with the goals, recommendations and policies of *Landscapes3*, including but not limited to:

- ***Landscapes3* - Preserve Goal:** Advance the protection and stewardship of open space, farmland, and natural and cultural features to realize economic, ecological, and quality of life benefits.
- ***Landscapes3* – Preserve Recommendation 3:** Expand protection of natural habitats. Expand protected natural habitats, with a priority of creating a network of riparian corridors, special protection waters, wetlands, forests, and unique habitats such as serpentine barrens and interior forests.
- ***Landscapes3* – Protect Objective C:** Support municipal and regional natural resource protection efforts, and promote a resource-based planning approach.
- ***Landscapes3* – Protect Recommendation 2:** Provide natural resource policy and ordinance Assistance. Encourage and assist municipalities to update and enhance natural resource protection policies and regulations.
- ***Landscapes3* – Appreciate Recommendation 7:** Promote adaptive reuse and compatible development. Promote adaptive reuse and compatible development in historic areas to preserve their vitality and diversity while respecting their historic sense of place.
- ***Landscapes3* – Prosper Objective F:** Support the redevelopment of traditional main streets while encouraging other commercial areas to incorporate the walkability, sense of place, and human-scale of these existing main streets.
- ***Landscapes3* – Prosper Recommendation 8:** Revitalize **Urban Centers**. Enhance revitalization efforts in the **Urban Centers** by promoting and supporting existing main streets and strategic infrastructure improvements.

Page 3 of 3

Re: Subdivision and Land Development Ordinance (SLDO) Amendments
West Grove Borough - SA-03-26-18854

COMMENT:

2. The amendments reflect a general trend towards a closer coordination between zoning ordinances and subdivision and land development ordinances, such as the merging of land use regulation and design controls. West Grove's proposed Zoning Ordinance update, as well as the amendments to the SLDO, include the use of Written and Graphic Design Guidelines, architectural design guidelines, parking lot design, aesthetic features, sign design, design review board, etc. These approaches can yield superior designs if the Borough and applicants understand that compromises within the parameters of the Subdivision and Land Development Ordinance and Zoning Ordinance may be necessary.

RECOMMENDATION: West Grove Borough should adopt the amendments to the Borough Subdivision and Land Development Ordinance.

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

Sincerely,



Wes Bruckno
Senior Planner

cc: David Prosser, West Grove Borough Council Chair
Kevin Myers, Urban Planner, Chester County Planning Commission
Bambi Griffin Rivera, Community Planning Division Director, Chester County Planning Commission



COUNTY COMMISSIONERS

Josh Maxwell
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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

April 9, 2026

Gregory J. McCummings, Borough Manager
West Grove Borough
PO Box 61
West Grove, PA 19390

Re: Zoning Ordinance and Map Update
West Grove Borough - ZO-03-26-18858

Dear Mr. McCummings:

The Chester County Planning Commission has reviewed the proposed West Grove Borough Zoning Ordinance and Map update as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on March 10, 2026. We offer the following comments to assist in your review of the proposed Zoning Ordinance and Map update.

DESCRIPTION:

West Grove Borough proposes to update its Zoning Ordinance and Map pursuant to the West Grove Comprehensive Plan, updated in March 2022. The Borough was awarded a Vision Partnership Program award for a Technical Services Contact using county staff to undertake the project.

The Borough submitted a list of “**Highlights of Zoning Amendments**”, which included the following notable changes as excerpted below:

Zoning Map Amendments:

- A. A parcel recently obtained by the Borough to be added to Harmony Park has been reclassified as within the R-5a District;
- B. Just south of Summit Avenue, four parcels are proposed to be reclassified from the R-3 District to the R-4 District;
- C. A split parcel in the C-2 District will be rezoned completely within the C-2 District;
- D. The small C-3 District in the northeastern corner was reclassified as LI;
- E. The southeastern corner of the LI District has been reclassified to the R-4 District to reflect the existing homes on those parcels;
- F. The C-1 District has been expanded slightly to the west to be consistent with the Comprehensive Plan’s Future Land Use map.

Zoning Text Amendments:

- A. R-3 District (**Article 6**): Reduced the minimum lot size for single family detached units to reduce nonconformities;

Page: 2
 Re: Zoning Ordinance and Map Update
 # West Grove Borough - ZO-03-26-18858

- B. R-4 District (**Article 7**): Reduced minimum lot size for twins to reduce nonconformities;
- C. C-1 District (**Article 10**): Allow Breweries as a use. Mixed Use with residential units was changed to by-right. Grocery Store and Convenience Store were changed from being permitted by conditional use to by-right. Maximum building and lot coverages were increased. Includes new process for future development to follow a set of Design Guidelines (adopted into the Subdivision Ordinance);
- D. C-2 District (**Article 11**): Added Personal Service Shop as a use. Changed Retail, Personal Service Shop, and Mixed Use from being permitted by conditional use to by-right. Allow minimum lot size of 8,500 square feet for all uses. Allow Smoke Shops by conditional use. Gas Stations are permitted as an accessory use to a Convenience Store;
- E. C-3 District (**Article 12**): This District will be deleted and changed to the LI District.;
- F. C-4 District (**Article 13**): Retail and Office uses are changed from being permitted by conditional use to by-right. Changed the minimum lot size to 12,000 square feet from 8,500 square feet;
- G. LI District (**Article 14**): Added Breweries and Restaurants by conditional use. Added Mixed Use, with residential above and behind by conditional use. Changed minimum lot size from one acre to $\frac{3}{4}$ acre;
- H. New Evergreen and Prospect Overlay District (**Article 12**) has been added in response to a recommendation from the Comprehensive Plan to allow additional uses to the primarily larger homes and parcels along the streets in this District to encourage their continued use and maintenance. This is an overlay to the R-2 and R-4 District and allows additional conditional uses including Mixed use (of retail, personal service shop, office, studio, child day care, or mixed use with apartments);
- I. Natural Resource Protection (**Article 15**): Reduced allowed disturbance on steep slopes, Added regulations for Woodland protection and tree replacement (in the Subdivision Ordinance);
- J. Off-Street Parking (**Article 17**): Added a special exception to allow for variation from the parking requirements where justified and approved for flexibility. Require all non-residential off-street parking lots to be to the side or rear of structures in all districts;
- K. Supplemental Uses (**Article 18**): Added regulations for accessory dwelling units (ADUs) permitted by special exception. Allow solar panels by-right. Modifications to Home Occupation. Sale of Tobacco Products/Vape is now permitted by-right as an accessory use to a Convenience Store (in the C-1 or C-2). Added Smoke Shop/Tobacco Store permitted by conditional use only in the C-1 and C-2 as a principal use. Added Skill Games permitted by-right up to five games as an accessory use only within a convenience store, gas station, brewery, restaurant, or smoke shop.

LANDSCAPES:

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

COMMENTS:

2. The Zoning Ordinance Update is well organized, and the photos and figures help illustrate the terms and land uses in the Ordinance. The Borough should consider enlarging the Figures that contain small text or detailing to improve readability.
3. We endorse the Borough's encouragement of the use of sketch plans. Sketch plans can result in expedited reviews and lower construction costs.

Page: 3
Re: Zoning Ordinance and Map Update
West Grove Borough - ZO-03-26-18858

4. The Update reflects a trend that involves a closer coordination between zoning ordinances and subdivision and land development ordinances, such as the merging of land use regulation and design controls. West Grove's proposed zoning ordinance update includes the use of a Design of Written and Graphic Design Guidelines, architectural design guidelines, parking lot design, aesthetic features, sign design, design review board, etc. These approaches can yield superior designs if the Borough and applicants understand that compromises within the parameters of the Ordinance may be necessary.
5. The use of a site plan and Project Design of Written and Graphic Design Guidelines referenced in C-1 Town Center District can be an effective means to achieve superior designs. Because all building sites are unique, the Borough should be prepared to be flexible in its review of the Project Design Guide. Such flexibility should not be interpreted as amending the Zoning Ordinance, although variations within the outlines of the Project Design Guide should be permitted (modifications are permissible under the provisions of the Borough's Subdivision and Land Development Ordinance).
6. "BREWERY" is defined and regulated, and includes several sub-types such as BREWPUB, MICROBREWERY, NANOBREWERY, REGIONAL BREWERY, etc. as a beer brewing establishment becomes more successful, the Borough may be presented with regulatory challenges regarding how to measure the transition from one type of beer brewing establishment to another. However, the Borough has experience in controlling the size, scale, and types of breweries and the Borough should continue to monitor and regulate these activities.
7. "CEMETERY" is defined and regulated; the Borough should decide if pet cemeteries will be similarly regulated.
8. The Borough defines and regulates Smoke Shop/Tobacco Store. The provisions in **Section 400-109.3. Smoke Shop/Tobacco Store** regulate whether the sale of tobacco and/or tobacco products and vaping products can be an accessory use to a Convenience Store by-right, based on the amount of total display area (i.e., twenty (20) percent or more of its total display area). The identification of the total display area can be difficult for a municipality to calculate. The Borough should also decide if Hookah lounges, which are becoming more prevalent, should be considered within the definition of SMOKE SHOP/TOBACCO STORE. Caln and West Whiteland Townships, Downingtown Borough and Coatesville City have all considered or adopted Hookah bars/lounge ordinances (although they also calculate total display areas).
9. The definitions of ZONING OFFICER and ZONING OFFICER/BUILDING INSPECTOR overlap; the Borough should decide these definitions should be merged.
10. The Borough Solicitor should verify that the insurance provisions in **Section 400-98. Outdoor dining** adequately protect the Borough.
13. The Borough's regulations in **Section 400-107. Townhouse development** should also encourage homeowners' associations to permit rooftop solar installations and other energy efficiency and environmental conservation actions.

RECOMMENDATION: West Grove Borough should consider the comments in this letter before acting on the proposed Zoning Ordinance and Map update.

Page: 4
Re: Zoning Ordinance and Map Update
West Grove Borough - ZO-03-26-18858

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: David Prosser, West Grove Borough Council Chair
Kevin Myers, Urban Planner, Chester County Planning Commission
Bambi Griffin Rivera, Community Planning Division Director, Chester County Planning Commission



COUNTY COMMISSIONERS

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

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

Matthew J. Edmond, AICP
 Executive Director

April 16, 2026

Debra Kolpak, Secretary/Treasurer
 West Nantmeal Township
 455 N. Manor Road
 Elverson, PA 19520

Re: Comprehensive Plan Update – West Nantmeal Township
Act 247 and Vision Partnership Planning Grant – Combined Review
 VPP Contract #22646 - Act 247 Reviews: CP-03-26-18850

Dear Ms. Kolpak:

The referral for review was received by this office March 26, 2026. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of Act 247 (Municipalities Planning Code), and the Vision Partnership Program (VPP) review required by Section 8.5 of the VPP Grant Manual (2024).

This review notes the project's consistency with *Landscapes3* and with the VPP Grant Contract (dated May 22, 2024) and Scope of Work. Mark Gallant and Luis Rodriguez served as the VPP Grant Monitors for this project. **Consistency with *Landscapes3* and the VPP Grant Contract are required prior to grant reimbursement.**

DESCRIPTION:

West Nantmeal Township has completed a Comprehensive Plan Update (2025) to guide future growth, preservation, and development within the municipality. The plan establishes a long-term vision that emphasizes preservation of rural character, protection of agricultural and natural resources, and the accommodation of limited, context-sensitive growth. The Comprehensive Plan serves as a policy framework for future land use decisions, zoning updates, and municipal planning initiatives.

CONSISTENCY WITH *LANDSCAPES3*:

The proposed Comprehensive Plan is consistent with the policies of *Landscapes3*, and the draft policies of *Landscapes3*. Those policies include, but are not limited to:

- **Preserve (Objective A):** The plan prioritizes the protection of farmland, open space, and rural character by maintaining a predominantly agricultural land use pattern and supporting agricultural viability.
- **Protect (Objective B):** The plan emphasizes conservation of natural resources, including woodlands, waterways, steep slopes, and environmentally sensitive areas, consistent with county policies promoting environmental stewardship and resilience.

- **Appreciate (Objective A):** The plan supports the preservation and recognition of the Township's historic, scenic, and cultural resources, reinforcing community identity and sense of place.
- **Live (Objective E):** The plan supports quality of life through preservation of community character, enhancement of recreational opportunities, and maintenance of safe and functional infrastructure.
- **Prosper (Objective A):** The plan accommodates limited, context-sensitive economic development, including small-scale commercial and industrial uses in appropriate locations that support the local economy without compromising rural character.
- **Connect (Objective C):** The plan encourages coordination with adjacent municipalities and supports transportation improvements that enhance safety and connectivity while respecting the Township's rural context.

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

The Scope of Work (dated April 17, 2024) for the Vision Partnership Grant Contract identified the following task for the preparation of a Comprehensive Plan Update for West Nantmeal Township:

Task 1.1 Comprehensive Plan Update. The preparation of a Comprehensive Plan Update, including background analysis, goals and objectives, future land use planning, and implementation strategies.

Task 1.2 Public Participation. The facilitation of public outreach, including task force meetings, public meetings, and community engagement efforts.

Task 1.3 Adoption. Assist the BOS in organizing and conducting a public hearing for the adoption of the Comprehensive Plan Update.

Project Tasks 1.1 and 1.2 have been completed, with task 1.3 currently underway.

OTHER COMMENTS:

While the following suggestions are not required to meet the scope of work or consistency with Landscapes3, their implementation would result in improved implementation.

1. For ease of use and orientation, it is recommended that additional road names be included on maps throughout the document.
2. We recommend that the Township re-issue the implementation table for each planning category in a separate document in addition to its inclusion in the Comprehensive Plan and posting it on the Township's website. This will allow the Township's goals, objectives and strategies as well as the work program necessary for their implementation to be reviewed and distributed more widely. To assist in the Plan's implementation, we recommend that all members of the Board of Supervisors, the Township Planning Commission, the Zoning Hearing Board and all other Township commissions be provided with official copies after adoption. The Comprehensive Plan and especially its implementation table should be reviewed as a routine part of every Township matter relating to land use, land development, subdivision, sewage management, etc.

RECOMMENDATION:

Based on our review, the proposed Comprehensive Plan Update is consistent with Landscapes3 and has fulfilled the VPP Grant Contract. This Plan should serve the Township well for the next 10 years. The

Page 3 of 3

VPP Contract #22646 - Act 247 Reviews: CP-03-26-18850

Township may apply for reimbursement under Section 8.7 of the VPP Grant Manual (2024), following adoption.

Sincerely,



Mark Gallant
Senior Community Planner

MG/LR/WB/

CC: Dane Moyer, Board of Supervisors Chair
Nelson R. Beam, Board of Supervisors Vice Chair
Craig Kologie, AICP, ARRO Consulting, Inc.
Emily Yatron, Lead Planner, ARRO Consulting, Inc.
Luis Rodriguez, Chester County Planning Commission



COUNTY COMMISSIONERS

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

April 14, 2026

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

Re: Zoning Ordinance Amendment - Residential Cluster Design, Residential Development Revisions,
 Etc.
 # West Nantmeal Township - ZA-03-26-18874

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 March 26, 2026. 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 a definition for "Residential Cluster Design for Village Commercial (C-1) District";
 - B. Allow residential cluster developments by conditional use in the C-1 District;
 - C. Allow single-family detached residential dwellings by conditional use within the C-1 District as part of a residential cluster design;
 - D. Allow single-family semidetached dwellings by conditional use within the Suburban Residential (R-3) and C-1 Districts as part of a residential cluster development;
 - E. Allow townhomes by conditional use within the R-3 and C-1 Districts as part of a residential cluster development;
 - F. Modify dimensional standards in residential cluster developments (i.e., reducing several yard setback lines);
 - G. Clarify that sanitary sewage disposal facilities for R-3 and C-1 cluster developments must be in accordance with the West Nantmeal Township Sewage Facilities Plan or subsequent revision;
 - H. Amend the R-3 cluster development standards to eliminate a prohibition on occupying Category 1 slopes for residential uses (the current prohibition of occupying Category 2 slopes is unchanged);
 - I. Modify the off-street parking requirements for residential cluster development (to add: "In addition to the required off-street parking spaces per dwelling unit, guest and overflow parking shall be provided at a minimum rate of 0.5 parking spaces per dwelling unit. Such guest/overflow parking shall be designated for visitor use, and shall not be located within driveways, garages, or spaces otherwise assigned to individual dwelling units.");
 - J. Permit a maximum of 50% of common space to include stormwater management facilities, and
 - K. Amend matrix chart 4 to add the proposed standards for C-1 cluster developments.

Page: 2
 Re: Zoning Ordinance Amendment - Residential Cluster Design, Residential Development Revisions,
 Etc.
 # West Nantmeal Township - ZA-03-26-18874

LANDSCAPES:

2. West Nantmeal Township's Village Commercial (C-1) and Suburban Residential (R-3) Zoning Districts are generally located within the **Rural** and **Rural Center Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodates limited growth.

The proposed Zoning Ordinance amendments are consistent with the [Landscapes3 Rural and Rural Center Landscapes](#), including *Live* Goal Objective a. "Provide opportunities for a diverse housing mix that complements community character and contributes to vibrant, safe, and inclusive neighborhoods", at <https://www.chescoplanning.org/Landscapes3/Live.cfm>

COMMENTS:

3. The proposed amendments can help increase design flexibility to accommodate expanded forms of housing opportunities in West Nantmeal Township, and the changes to bulk, lot, parking and associated requirements can result in more efficient use of land for cluster residential developments. The application of the conditional use process can also help create superior designs because the Board of Supervisors is permitted 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)).
4. We also specifically endorse the clarification that cluster developments must be in accordance with the West Nantmeal Township sewage facilities plan or subsequent revision, because the Township's sewage facilities plan reflects the Township's land use planning policies.
5. The amendment will permit a maximum of 50% of common space to include stormwater management facilities; the current Ordinance states that "...land designated as common open space shall not include aboveground utilities and/or stormwater management facilities". If the Township permits stormwater management facilities to occupy a significant portion of open space areas, we recommend that applicants design those facilities to accommodate passive recreational opportunities such as by creating important visual amenities, low-impact trails, viewpoints, and seating areas. Applicants should strive to provide access to open space areas from each individual dwelling or lot, without the need for users to travel significant distances or cross an excessive number of streets.

Also, stormwater management basins should be designed to conform with the natural drainage pattern and existing topography of a site to limit earth disturbance and minimize soil compaction. To provide visual interest, the shape of the basins should be as natural looking as practical because natural topography is usually curvilinear and not "boxy" or geometrically shaped. Creating a variety of slope changes so the sides of the basins undulate also mimics natural conditions. The appearance of basins can be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic values. The Chester County Planning Commission's Stormwater Best Management Practices eTool includes additional suggestions about "naturalizing" stormwater basins, at: <https://www.chescoplanning.org/MuniCorner/eTools/69-StormwaterBMPs.cfm>.

Page: 3

Re: Zoning Ordinance Amendment - Residential Cluster Design, Residential Development Revisions, Etc.

West Nantmeal Township - ZA-03-26-18874

6. In general, the Township should ensure that open space areas remain permanently protected from future development, subdivision, or any use inconsistent with the approved plan. Such protection should be secured through a deed restriction, a conservation easement granted to a qualified land trust, or another legally binding mechanism. All protective instruments should be reviewed and approved by the Township Solicitor to ensure long-term enforceability.

Information on protecting open space is available in the Chester County Planning Commission's "Conservation Easements" eTool at: <https://www.chescoplanning.org/MuniCorner/eTools/48-ConsEasements.cfm>. Other tools for open space protection are available at: <https://www.chescoplanning.org/OpenSpace/Tools.cfm>.

7. West Nantmeal Township can review additional recommendations regarding residential cluster designs in the Chester County Planning Commission's "Cluster Subdivision Design Guide" at <https://www.chescoplanning.org/Publications/PDF/ClusterDesignGuide.pdf>

RECOMMENDATION: The County Planning Commission supports the adoption of the proposed zoning ordinance amendments after consideration of the comments in this letter.

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, AICP
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
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PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

April 17, 2026

Liudmila Carter, Township Manager
 Westtown Township
 1039 Wilmington Pike
 West Chester, PA 19382

Re: Comprehensive Plan Amendment – Chapter 7, Open Space, Parks, Recreation and Trails;
 Chapter 11, Future Land Use and Housing; and Future Land Use Map
 # Westtown Township – CP-03-26-18846

Dear Ms. Carter:

The Chester County Planning Commission has reviewed the proposed Comprehensive Plan Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 301.3. The referral for review was received by this office on March 3, 2026. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes to amend Chapter 7, Open Space, Parks, Recreation and Trails, and Chapter 11, Future Land Use and Housing, of its 2019 Comprehensive Plan, along with amending its Future Land Map. We note that the proposed revisions include the following:
 - A. Update the progress made on the implementation of the Oakbourne Park Master Plan, which is identified on pages 7-5 and 7-7.
 - B. Update the progress made on the preservation of Crebilly Preserve (UPI# 67-4-29.4), which includes the addition of “Develop and Implement Crebilly Preserve Master Park, including maintenance and stewardship plan” to Future Action and Policy Considerations provided on page 7-7. The land use category for the Crebilly Preserve depicted on the Township’s Future Land Use map, which is currently Open Space, will be revised to also include the “T-District (Township Facilities)” category.
 - C. Update the list of Township parks provided on page 7-11.
 - D. Amend the Future Action and Policy Considerations provided on page 11-5, including the addition of the following bullet point: “Consider incentive provisions to encourage new mixed use development, specifically via adaptive reuse of historic buildings for nonresidential purposes, especially if such properties are located along highways.”
 - E. Amend the Key Issues in its Future Land Use and Housing Plan (pages 11-2 through 11-4), particularly pertaining to Housing Diversity.
 - F. Amend the description of the Neighborhood Conservation category provided on pages 11-9 through 11-11.
 - G. Amend the description of the Mixed Use Areas category provided on page 11-12.
 - H. Change the land use category of UPI# 67-4-29.4B, the 2.0 acre site of the former Darlington Inn that is currently owned by Westtown Township, from Open Space to Mixed Use.
 - I. An updated Existing Land Use map, last revised February 13, 2026, is also provided.

Page: 2
 Re: Comprehensive Plan Amendment – Chapter 7, Open Space, Parks, Recreation and Trails;
 Chapter 11, Future Land Use and Housing; and Future Land Use Map
 # Westtown Township – CP-03-26-18846

2. On April 7, 2026, the Township submitted a zoning map amendment, which includes the following revisions:
- Change the zoning designation of UPI# 67-4-29.4B (2.0 acres, owned by Westtown Township), situated on the northwest corner of Route 202 and West Street Road, from A/C Agricultural/Cluster Residential to C-1 Neighborhood and Highway Commercial.
 - Change the zoning designation of UPI# 67-4-29.4A (21.04 acres, owned by the Westminster Presbyterian Church of West Chester), situated on the southwest corner of West Pleasant Grove Road and Route 202, from A/C Agricultural/Cluster Residential to R-3 Residence/Office.
 - Change the zoning designation of UPI# 67-4-29.4 (204.04 acres, owned by Westtown Township), situated on the west side of Route 202 between West Pleasant Grove Road and West Street Road, from A/C Agricultural/Cluster Residential to T Township.

This zoning map amendment will be addressed by the County Planning Commission in a future review letter (CCPC# ZM-04-26-18885). It is our understanding that the proposed revisions to the Mixed Use Areas category are to support the adaptive reuse of the historic Darlington Inn located on UPI# 67-4-29.4B, context-sensitive commercial development, and reinforcement of an existing commercial node at a major intersection. It is also our understanding that the revisions to the Future Land Use and Housing Plan, and the description of the Neighborhood Conservation category, are being proposed to support the future construction of an attainable housing project on the Westminster Presbyterian Church site.

BACKGROUND:

3. The County Planning Commission previously reviewed an amendment to Chapter 7 of the Township's 2019 Comprehensive Plan, along with an amendment of its Future Land Use map, both pertaining to the preservation of the Crebilly Farm (CCPC# CP-04-22-17173, dated June 1, 2022). According to our records, that Comprehensive Plan amendment was adopted by the Township on June 6, 2022.

LANDSCAPES:

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

The **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

Page: 3
 Re: Comprehensive Plan Amendment – Chapter 7, Open Space, Parks, Recreation and Trails;
 Chapter 11, Future Land Use and Housing; and Future Land Use Map
 # Westtown Township – CP-03-26-18846

that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.

The proposed Comprehensive Plan amendment is consistent with the goals and objectives of *Landscapes3*. The County Planning Commission supports the adaptive reuse of historic resources, along with the development of affordably-priced housing units. “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. “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents.

COMMENTS:

5. The Township should verify the accuracy of the language provided for conservation easements on pages 7-2 and 7-3. For instance, indicating that a “conservation easement allows a private property to remain under private ownership, while restricting certain uses...” gives the impression that conservation easements are just for private property and for private uses, which is not the case. Additionally, the statement that “Easements...reduce the Township’s responsibility for property management while ensuring permanent protection of open space” confuses the purpose of easements versus Township property maintenance, which are different issues.
6. The Township should verify the accuracy of the phrase “legacy agricultural fields” referenced on page 7-5, pertaining to agricultural fields on the Crebilly Farm site. If these “legacy agricultural fields” have in fact been transitioned to meadow, as noted on page 7-5, then it does not appear to be accurate to describe them as agricultural fields.
7. While the table of existing Township Parks provided on page 7-11 identifies the service area for each park, the service area field for Crebilly Preserve is currently blank. This should be clarified by the Township.
8. The page number at the bottom of page 7-11 overlaps the text in the last line of the list of Township Parks provided on this page. This should be corrected by the Township.
9. It is noted on page 11-2 that “...the Township should ensure that residential redevelopment and renovations can accommodate accessibility requirements, including ADA compliance...” The use of the term “ensure” for residential renovations may not be realistic in all cases, particularly pertaining to making existing housing stock’s renovations for bathrooms, kitchens, garages, etc., meet ADA compliance. This should be further reviewed by the Township.
10. The Township should clarify what is meant by the phrase “more efficient” in the second paragraph under the “Provide for New Mixed-Use Development” section on page 11-3. If this is a reference to energy efficiency, then we suggest that the text be revised to indicate as such.
11. The Township should clarify what is meant by the phrase “simply replicate historic patterns” referenced on page 11-3. As currently written, it is not clear whether this refers to general existing land use patterns in the Township, or new development within or in close proximity to historic villages.

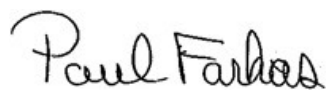
Page: 4
 Re: Comprehensive Plan Amendment – Chapter 7, Open Space, Parks, Recreation and Trails;
 Chapter 11, Future Land Use and Housing; and Future Land Use Map
 # Westtown Township – CP-03-26-18846

12. It is identified on page 11-9 that, for institutional uses in Neighborhood Conservation areas, “their long-term viability and compatibility warrant thoughtful policy consideration,” which appears to imply that these uses may not be desirable in these areas. However, it is later stated on page 11-9 that the Township “may consider zoning strategies that better integrate institutional properties into surrounding neighborhoods” instead. This should be clarified by the Township.
13. The Township should provide their rationale for indicating on page 11-10 that housing diversity should be provided “...on properties of sufficient size.” We note that one of the core principles of *Landscapes3* is to provide for diverse and affordable housing meeting the needs of all residents, with examples provided on page 93 of the development of a wider range of housing types on smaller lot sizes, with a limited range of add-on features, which would offer affordable to seniors, young workers, and those with limited incomes.
14. While detailed objectives are provided for the four general Future Land Use map categories on pages 11-9 through 11-14, we recommend that the Township consider adding a purpose statement for the T-District (Township Facilities) category within this section in Chapter 11.
15. To avoid any confusion with the T Township zoning district designation, we recommend that the Township consider a new name for the T-District (Township Facilities) category shown on the Future Land Use map.
16. The Township Zoning Map amendment received by the County Planning Commission on April 7, 2026 also includes revisions to the land located on the west side of Wilmington Pike between Wilmington Pike and Old Wilmington Pike (a portion of UPI# 67-4-36, which is owned by Westtown Township, is proposed to be changed from A/C Agricultural/Cluster Residential to T Township, and the portion of UPI# 67-4-63 located between these two roads is proposed to be changed from A/C Agricultural/Cluster Residential to C-1 Neighborhood and Highway Commercial). The Township should determine, if they haven’t already done so, if the Future Land Use categories for these parcels also need to be changed as part of this Comprehensive Plan amendment, so that the Zoning Map is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code (PA MPC). The Future Land Use Plan appears to indicate that this area of the Township is located within the Neighborhood Conservation category.

RECOMMENDATION: The Township should consider the comments contained in this review prior to taking action on this Comprehensive Plan amendment.

We request an official copy of the decision made by the Board of Supervisors, as required by Section 306(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your plan.

Sincerely,



Paul Farkas
 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

April 23, 2026

Liudmila Carter, Township Manager
 Westtown Township
 1039 Wilmington Pike
 West Chester, PA 19382

Re: Zoning Ordinance Amendment – Delete Flexible Development Procedure Provisions; and
 Subdivision and Land Development Ordinance Amendment – Delete Flexible Development
 Procedure Provisions
 # Westtown Township – ZA-03-26-18872 and SA-03-26-18873

Dear Ms. Carter:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance and Subdivision and Land Development Ordinance (SLDO) amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Sections 609(e) and 505(a), respectively. The referral for review was received by this office on March 24, 2026. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Delete the following definitions from Section 201: Density, Net; Flexible Development; and Section;
 - B. Delete “Residential development, in accordance with the provisions of the flexible development procedure set forth in Article IX” from the list of uses permitted by conditional use in the A/C Agricultural/Cluster Residential district, along with all other references and applicable standards for the flexible development procedure set forth in the A/C district;
 - C. Delete “Residential development in accordance with the provisions of the flexible development procedure as set forth in Article IX” from the list of uses permitted by conditional use in the R-1 Residential District, along with all other references and applicable standards for the flexible development procedure set forth in the R-1 district;
 - D. Repeal Article IX – Flexible Development Procedure in its entirety.
 - E. Delete the reference to the Flexible Development Procedure set forth in the M-U Multi-Use District (Article X of the Township Zoning Ordinance); and
 - F. Delete references to the Flexible Development Procedure set forth in the following sections: Section 1519, “Standards for minimum tract and lot area; maximum density of tract usage;” Section 1604, Microwave antennae for satellite communication; Section 1617, Conservation Design; and Article XXI, Zoning Hearing Board.

Page: 2
 Re: Zoning Ordinance Amendment – Delete Flexible Development Procedure Provisions; and
 Subdivision and Land Development Ordinance Amendment – Delete Flexible Development
 Procedure Provisions
 # Westtown Township – ZA-03-26-18872 and SA-03-26-18873

2. The Township also proposes the following amendments to its SLDO:
- A. Delete the definition of “Flexible Development” in Section 201;
 - B. Amend the definition for the term “Application for Development” set forth in Section 201, by removing the phrase “for the approval of a flexible development;” and
 - C. Delete Section 305, Modification of requirements for flexible development, in its entirety.

COMMENTS:

3. We note that the Flexible Development provisions are intended in part, as set forth in Section 900.B.(1) of the Township Zoning Ordinance, to encourage innovations in residential development and renewal so that the growing demand for housing may be met by greater variety in type, design, and layout of dwellings and by the conservation and more efficient use of open space ancillary to said dwellings. While it is our understanding that the Township has been considering revisions to the existing standards for some time, the elimination of the flexible development procedure option from the A/C Agricultural/Cluster Residential and R-1 Residential districts may leave the Township with fewer options to encourage innovative and site-sensitive development. We suggest that the Township consider delaying action on these amendments until an alternative option is developed by the Township for these zoning districts.

Consideration should be provided for the development of a Growing Greener-style conservation subdivision ordinance that is density neutral (that is, allows the same number of residential units as their existing zoning standards would permit). Additional information on this topic is available on the County Planning Commission website at:

<https://www.chescoplanning.org/Guides/conservationsubdivision/Introduction.cfm>.

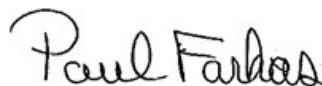
Additionally, the Township could consider a municipal curative amendment, as set forth in Section 609.2 of the PA Municipalities Planning Code, to provide time to address their specific concerns with the existing Flexible Development Procedure provisions.

4. The Township should also be aware of the County Planning Commission’s Open Space Accelerator mini-grant program, which supports local municipalities in advancing their open space goals. Revisions to address the open space or conservation development regulations would be an eligible project under this program. Additional information on this program is available at:
- <https://www.chescoplanning.org/OpenSpace/AcceleratorProgram.cfm>.

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

We request an official copy of the decision made by the Township Supervisors, as required by Sections 609(g) and 505(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Paul Farkas
 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

April 15, 2026

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

Re: Zoning Ordinance Amendment - Use Provisions, RU Rural District; Signage Standards; and Parcel Yield Standards; and
 Miscellaneous Ordinance Amendment – Chapter 73, Environmental Protection
 # Willistown Township – ZA-03-26-18862 and MA-30-26-18864

Dear Ms. Lodge:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance and Miscellaneous Ordinance Amendments, that we received on March 16, 2026. While we have no official review comments under the provisions of the Pennsylvania Municipalities Planning Code (MPC) pertaining to Chapter 73, Environmental Protection of the Township Code, the proposed amendments to the Zoning Ordinance were reviewed pursuant to the provisions of Section 609(e) of the MPC, and we offer the following comments on the full submission to assist in your review of the proposed amendments.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Change subsection (3) of Section 139-12.F(3), pertaining to the list of uses permitted by special exception in the RU Rural zoning district, from “Private nonprofit country club, hunt club or similar club or lodge for recreational, fraternal or social purpose, provided that the principal activity shall not be one which is customarily carried on as a business” to “Country club, hunt club or similar club or lodge for recreational, fraternal or social purpose;”
 - B. Change subsection (4) of Section 139-12.F(3), pertaining to the list of uses permitted by special exception in the RU Rural zoning district, from “Private nonprofit recreational area” to “Recreational area;”
 - C. Amend subsection (1)(g) of Section 139-110.J, the standards for business, commercial, or industrial signs; and
 - D. Add language within each of the following zoning districts that, for any parcel containing protected land, density, lot area, building area, or floor area ratio shall be determined by applying the natural resource protection and density calculations referenced in Section 139-158 of the Zoning Ordinance and Section 73-11.1 of the Township Environmental Protection Ordinance: O Office; M Multifamily; HB Highway Business; O-P Office Professional; I Restricted Industrial; Planned Highway Corridor; Paoli Pike Corridor; UDA Unified Development Area; TD Transportation; TCD Town Center; and C-I Commercial-Industrial Overlay.

Page: 2
 Re: Zoning Ordinance Amendment - Use Provisions, RU Rural District; Signage Standards; and Parcel Yield Standards; and
 Miscellaneous Ordinance Amendment – Chapter 73, Environmental Protection
 # Willistown Township – ZA-03-26-18862 and MA-30-26-18864

2. The Township also proposes the following amendments to Chapter 73, Environmental Protection of the Township Code:
 - A. Amend Section 73-11.1.E, pertaining to maximum amount of development permitted on a parcel, by adding the following sentence to the end of the existing section: “In the case of non-residential development, density, building area, lot area, or floor area ratio (FAR) shall be based on Developable Land;”
 - B. Amend Section 73-43.A(2), pertaining to as-built plans of stormwater management facilities; and
 - C. Replace Attachment 4 Appendix C of Chapter 73 with the attached “Stormwater Best Management Practices (BMPs) and Conveyances Operations and Maintenance Agreement.”

COMMENTS – Zoning Ordinance Amendment:

3. Section 139-110.J(1)(g), pertaining to standards for business, commercial, or industrial signs, states that “No more than one wall sign and one ground sign for a single business, structure, or building containing multiple businesses shall be erected on the same premises as the use to which they related, except for a building that has frontage on two streets...” The Township should clarify if single front facing businesses, located within buildings containing multiple businesses, are allowed to have their own wall sign. If applicable, a smaller maximum size could be applied to individual wall signs under this scenario. The Township should also consider breaking Section 139-110.J(1)(g) into two separate sentences, one that addresses ground signs, and one that addresses wall signs.

Additional information on regulations for signs in general commercial and industrial districts is provided on pages 108-112 of the Montgomery County Planning Commission’s 2014 Model Sign Ordinance, which is currently available online at:

<https://www.montgomerycountypa.gov/DocumentCenter/View/7070>.

COMMENTS - Miscellaneous Ordinance Amendment, Chapter 73 of the Township Code:

4. We support the modification to Section 73-43.A(2) to require the submission of as-built plans of all stormwater facilities for any earth disturbance or regulated impervious area subject to the Township’s Stormwater Ordinance regulations. This will provide documentation of BMPs and conveyances to the Township.
5. Section 73-43.D.(2) of the Township Code states that “The operation and maintenance agreement shall be substantially the same as the sample agreement in Appendix C of this chapter.” We support the modifications to the Stormwater Management Best Management Practices (BMPs) and Conveyances Operations and Maintenance Agreement. The changes to item 7 of the agreement, pertaining to the submission of inspection reports once a year (by July 31st), reduces the administrative burden on the Township.
6. Section 73-36.G.(2)(f)[1] of the Township Code exempts “Any net increase of regulated impervious surface up to 800 square feet, calculated cumulatively from December 16, 2013.” The Township could consider reducing the exemption threshold to any net increase of regulated impervious surface to less than 800 square feet, such as 500 square feet, and allow for those site improvements to have the option to use the Simplified Approach. The County’s Model Stormwater Ordinance’s Simplified Approach for Small Projects (Appendix A) does not require the same

Page: 3

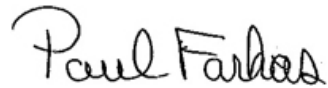
Re: Zoning Ordinance Amendment - Use Provisions, RU Rural District; Signage Standards; and Parcel Yield Standards; and
Miscellaneous Ordinance Amendment – Chapter 73, Environmental Protection
Willistown Township – ZA-03-26-18862 and MA-30-26-18864

amount of review time for the municipal engineer and ensures additional impervious area to be managed within the Township.

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

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

Sincerely,

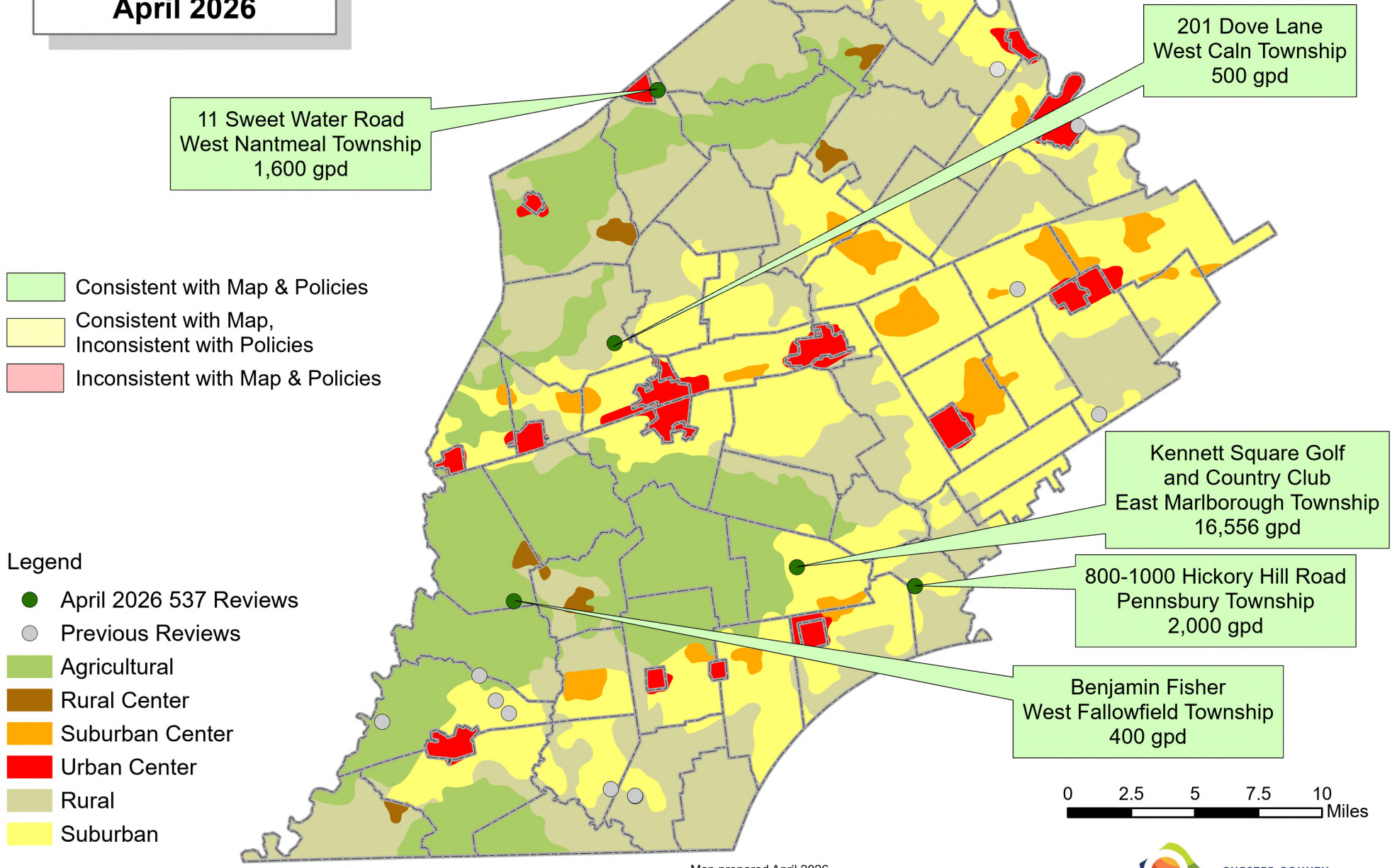


Paul Farkas
Senior Review Planner

cc: Chester County Water Resources Authority

Act 537 Reviews

Act 537 Reviews for Chester County April 2026



Map prepared April 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
May 13, 2026

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

East Marlborough Township, Kennett Square Golf and Country Club

The applicant is proposing the formal approval of sewage planning for an already developed golf and country club on 101.8 acres. The site is located on E. Locust Lane at the intersection with Unionville Road. The amount of wastewater for the project is 16,556 gpd. The project is served by a community on-lot drip sewage disposal system. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

Pennsbury Township, 800-1000 Hickory Hill Road

The applicant is proposing a residential development of 4-lots on 50.2 acres. The site is located on Hickory Hill Road, north of the intersection with Hillendale Road. The amount of wastewater for the project is 2,000 gpd. The project is to be served by individual on-lot sewage disposal systems. This project is designated as both Rural and Suburban Landscapes and is consistent with *Landscapes3*.

West Caln Township, 201 Dove Lane

The applicant is seeking approval for sewage planning on an existing 2 dwelling lot on 2 acres. The site is located on Dove Lane, beyond the intersection with Wagontown Road. The amount of wastewater for the project is 500 gpd. The project is already served by an existing on-lot disposal system. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

West Fallowfield Township, Benjamin Fisher

The applicant is proposing a residential development of an in-law suite on 65 acres. The site is located on Highpoint Road, between Limestone Road and Leaman Road. The amount of wastewater for the project is 400 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as an Agricultural Landscape and is consistent with *Landscapes3*.

West Nantmeal Township, 11 Sweetwater Road

The applicant is proposing a residential development of 3-lots (one existing) on 46 acres. The site is located on Sweet Water Road, at the intersection with Route 23/Ridge Road. The amount of wastewater for the project is 1,600 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as an Urban Center and Rural Landscape and is consistent with *Landscapes3*.

Action Requested

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

5/13/26

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 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 Kennett Square Golf and Country Club, East Marlborough Township

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

1. Date plan received by county planning agency. February 10, 2026
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency April 08, 2026

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

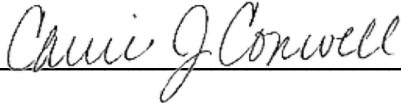
- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, 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 |
| <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 PlannerDate: 4/8/2026Signature: Name 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.

PC53-04-26-18884

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
Saul Schwartz, Site Contact
Neil Lovekin, East Marlborough Township
James Haklar, Penns Trail 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 800 & 1000 Hickory Hill Road, Pennsbury Township

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

1. Date plan received by county planning agency. February 04, 2026
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency March 30, 2026

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

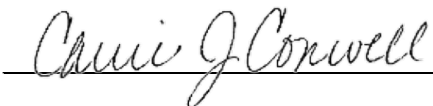
- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, 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 proposed subdivision/land development also includes land designated as the Rural Center 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 |
| <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 type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<u>Not Known. The applicant's submission indicates there are one or more sites of concern, but it does not demonstrate that potential conflicts have been resolved with the US Fish and Wildlife Service.</u> |
| <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 PlannerDate: 3/30/2026Signature: Name 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 X does does not indicate that the Planning Module is consistent with Township planning. Please be advised that DEP may require additional information from the municipality and/or applicant to determine consistency with local planning and/or to show references to Act 537 planning and applicable municipal ordinances.

This project was previously reviewed by the Planning Commission, under PA Act 247, as Case Number SD-10-25-18705 and was determined to be consistent with the vision for the Suburban and Rural Landscapes.

Our records indicate that there is a conservation easement on the project site, held by the Brandywine Conservancy. We recommend coordinating with the Conservancy regarding any development restrictions or requirements outlined in the easement.

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.

PC53-03-26-18875

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

John & Jill Renninger, Site Contact

Dan Boyle, Pennsbury Township

Ann Lane, 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 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 201 Dove Lane, West Caln Township

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

1. Date plan received by county planning agency. February 27, 2026
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency April 23, 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 |
| <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: 4/23/2026Name 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.

PC53-04-26-18898

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
Irene Levy, Site Contact
Kim Milane-Sauro, West Caln 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 Benjamin Y. & Fannie B. Fisher, West Fallowfield Township

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

1. Date plan received by county planning agency. February 16, 2026
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency April 13, 2026

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

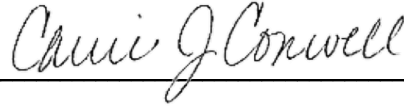
Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester 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 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, AICPTitle: Senior Environmental PlannerSignature: Date: 4/13/2026Name 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.

PC53-04-26-18889

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
Benjamin & Fannie Fisher, Site Contact
Gina Wheeler, West Fallowfield 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 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 Stoltzfus - 11 Sweet Water Road, West Nantmeal Township

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

1. Date plan received by county planning agency. February 13, 2026
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency April 09, 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>The Landscapes map adopted in 2018, the proposed land development includes land designated as the Urban Center Landscape, generally along Sweetwater and Ridge Roads on the northern quarter of the parcel. 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. According to the Landscapes map adopted in 2018, the proposed project also includes land designated as the Rural Landscape, generally located on the southern portion of the parcel. 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 Exceptional Value Waters - the French 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: <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)
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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: Environmental Planner

Signature: _____

Date: 4/9/2026Name 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 Planning Commission reviewed a project under the same name, under PA Act 247, as Case Number SD-02-26-18837, which determined the project to be consistent with the Urban Landscape.

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

PC53-04-26-18886

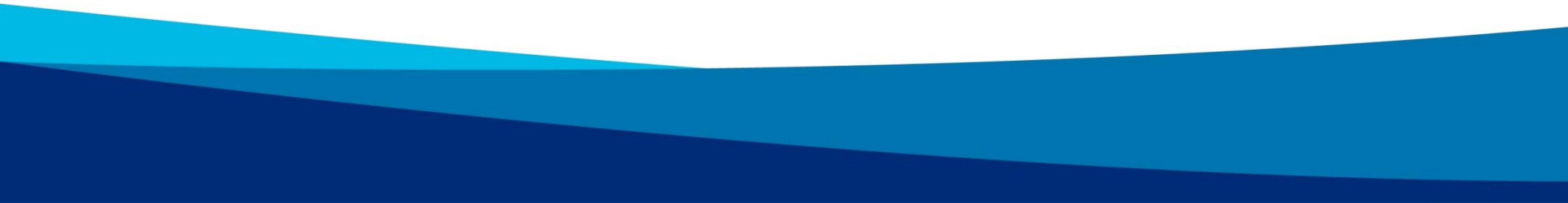
The county planning agency must complete this Component within 60 days.

This Component and any additional comments are to be returned to the applicant.

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
Stephen Stoltzfus, Site Contact
Deborah Kolpak, West Nantmeal Township
Gabrielle Landis, All County and Associates, Inc.

Discussion and Information Items

Sustainability Division Update



Sustainability Division

Monthly Activities Report – May 2026 (Activities as of 4/30/26)

Summary:

Climate Action Plan Update:

- Public outreach for the Climate Action Plan update has begun. CCPC staff attended Phoenixville's Earth Day festival on 4/18 to promote the plan and talk about the update, as well as Vanguard's Employee Earth Day event on 4/20. The public survey has received over 600 responses so far and is open through 5/31.

Resources for Planning for Data Centers:

- In partnership with Montgomery County Planning and the Chester County Water Resources Authority, CCPC staff presented the Data Center Ordinance Guide to the Chester County Engineers' monthly meeting on 4/23.

Municipal Lawn-to-Meadow Cohort:

- The Chester County Conservation District received DCNR funding to convene a cohort of municipalities to undertake lawn-to-meadow installation projects on public land. CCPC staff is supporting project management. Participating municipalities have been confirmed (West Goshen, West Vincent, Caln, East Fallowfield, New Garden, Downingtown, and Chester County's Pocopson Home). A kick-off meeting for municipalities is scheduled for 5/22. CCCD will competitively select a contractor to do the installation this spring. Site prep will begin in late summer, and seeding will occur in fall. Municipalities will receive training to maintain their meadow project and will be responsible for its long-term upkeep.

Open Space Accelerator:

- The RFQ for consultants to carry out the Open Space Accelerator mini-grant projects closed on 4/20. The solicitation received 9 responses. CCPC staff is currently evaluating responses and will select one or more consultants in May. A webinar to introduce municipalities to the program is scheduled for 5/12.

Open Space Summit:

- The 2026 Open Space Summit is planned for Monday, 6/1 from 3-6 pm. The theme is Open Space Innovations: Meeting the Challenges of Today and the Future. The event will feature presentations from organizations across the country who are working at the intersection of conservation, affordable housing development, and farmland access. Presentations will be followed by roundtable discussions with invitees (municipalities, land trusts, housing organizations, and agricultural organizations) to discuss how these models could address Chester County's opportunities and challenges. The Planning Commission is welcome to attend: please [register here](#).

Multimodal Transportation Division Update



Multimodal Transportation Planning Division

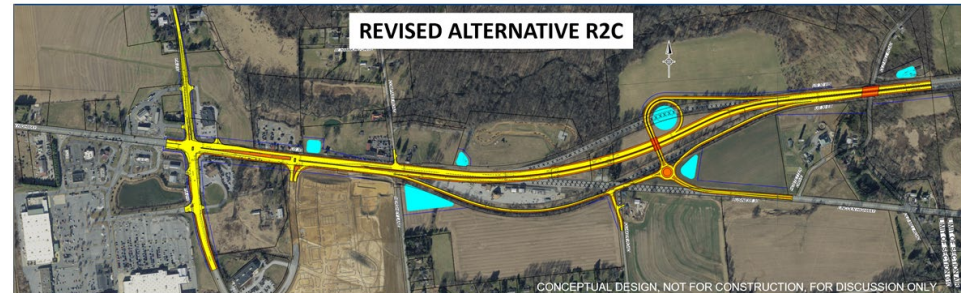
May 2026 (Activities as of 4/30/26)

Preferred Alternative Selected for US 30 Bypass PA 10 Interchange

On Monday, April 13th, the consultant team designing the US 30 Bypass announced the selection of the preferred alternative for the Bypass's westernmost interchange at PA 10. Revised Alternative R2C was selected as the result of the conceptual engineering evaluation and feedback received from the recent stakeholder and public meetings.

This alternative has a minor impact on the adjacent Sadsbury Preserve, although it does not include the previously suggested local road connector to Compass Road that if advanced would have had much more significant impacts to the Preserve's wooded area to the north of the Bypass. This alternative will move into Preliminary Engineering and public meetings will be held in the future as the project advances. For more information, please visit the project website at: www.us30-chesco.com

SELECTED ALTERNATIVE: WESTERN TERMINUS / ROUTE 10 ALTERNATIVE R2C



“On Road Bike Plan” Underway

“Bikes (and More!): Chester County’s Active Transportation Plan for Public Rights of Way” is the current working title of the MTP Division’s next major planning effort. After initial brainstorming by MTP staff along with scoping and coordination with CCPC management and other division directors, the first Advisory Committee meeting was held Thursday, April 30th. In the early part of May there will be the creation of the project webpage and completion of a public survey that will be launched on Monday, May 11th at the TMACC event marking the beginning of ‘Bike to Work Week’. Steve Buck will be the keynote speaker at the TMACC event discussing the Trails Master Plan. The inventory and analysis phase will be completed mid to late summer with conceptual plans being developed this fall. Completion and promotion of the plan will take place in early to mid-2027.



Design & Technology Division Update

DESIGN & TECHNOLOGY DIVISION

May 2026 (activities as of 4/30/26)

For the month of March, 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. Staff addressed data and map requests from other divisions, and outside entities.

The GIS/Tech team provided critical support to the Community Planning, Sustainability, and Multimodal Transportation Divisions by fulfilling diverse mapping and data requirements. Key accomplishments included finalizing the Uwchlan Developable Lands Model and the Open Space Prioritization mapping. Additionally, the team refined the Trail Finder app, advanced the Oxford Region Comprehensive Plan mapping, and produced a detailed soils map for Willistown Township. While continuing the department's AGOL migration, staff also provided ongoing technical assistance to Section 247 planners and managed logistics for various CCPC meetings, including Town Tours & Village Walks and America 250 meetings.

The Graphics team made significant strides this month, completing projects including the POST Annual Report, the branding idea for the upcoming Chester County on road bike plan. Key design deliverables included a standardized America 250 PowerPoint template and the 2026 Town Tours poster. Beyond these major projects, the team produced various event flyers and webpage assets while collaborating across departments to implement digital accessibility standards and advancing CCPC's transition toward ADA digital accessibility compliance.

Community Planning Division Update



Municipalities with ongoing VPP or CPA projects, April 2026

23 Single-Municipality Projects

★ Planning Commission Community Planning Assistance

Zoning or Subdivision Ordinance

- Caln Zoning Ordinance
- ★ East Bradford Zoning Ordinance
- ★ East Caln Township
- East Whiteland Zoning Ordinance
- ★ Kennett Township SLDO Update
- Malvern Zoning Ordinance Amendments
- New Garden Zoning Ordinance Update
- ★ Pennsbury Township - Historic Resources Zoning Update
- ★ West Grove Zoning Ordinance
- ★ Uwchlan Township
- Valley Township

Open Space

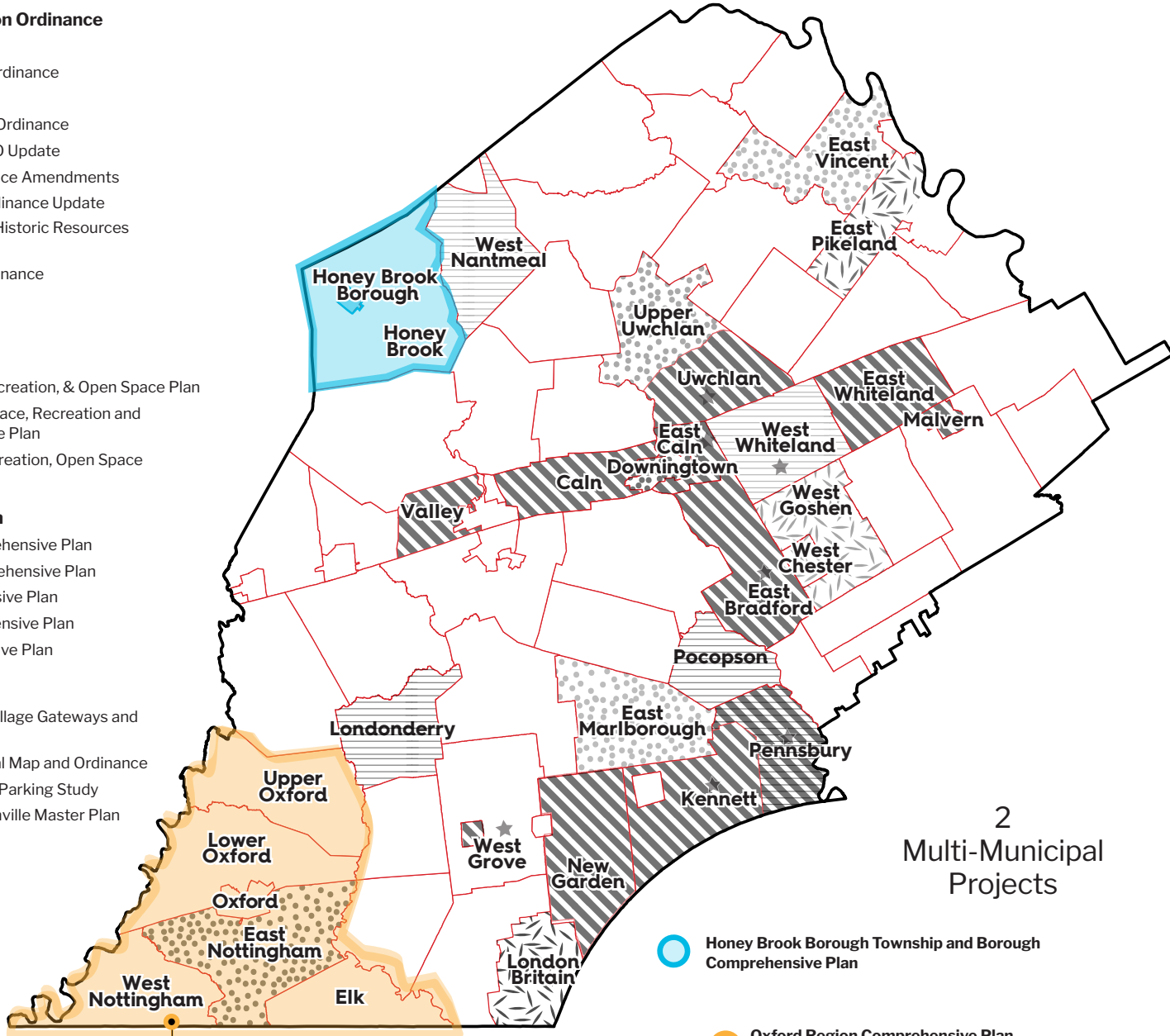
- West Goshen Parks, Recreation, & Open Space Plan
- London Britain Open Space, Recreation and environmental Resource Plan
- East Pikeland Park, Recreation, Open Space and Trail Plan

Comprehensive Plan

- West Nantmeal Comprehensive Plan
- ★ West Whiteland Comprehensive Plan
- Pennsbury Comprehensive Plan
- Londonderry Comprehensive Plan
- Pocopson Comprehensive Plan

Other

- Upper Uwchlan Eagle Village Gateways and Mobility Plan
- East Nottingham Official Map and Ordinance
- Downingtown Borough Parking Study
- East Marlborough Unionville Master Plan



2
Multi-Municipal
Projects

Honey Brook Borough Township and Borough Comprehensive Plan

Oxford Region Comprehensive Plan
Oxford, East Nottingham, West Nottingham, Elk, Lower Oxford, Upper Oxford

COMMUNITY PLANNING REPORT

May 2026 (Activities as of 4/30/2026)

Community Planning activities are reported as: Municipal Assistance, Historic Preservation, Economic, Housing, and Urban Centers.

MUNICIPAL ASSISTANCE

The following summarizes significant municipal assistance activity with a contractual obligation, including Vision Partnership Program (VPP) cash grant and technical service projects for Single Municipality or Multi-municipality. Non-contractual staff updates are under other projects.

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: 95% Contract Term: 1/24-6/26 Consultant: Nanci Sarcinello Planning & GIS Monitor: Mark Gallant
The Township submitted the Zoning Ordinance to the County Act 247 Division for completion of the Act 247/VPP Review. The public hearing date was April 30th.

2. Downingtown Borough – Parking Study

Percentage Completed: 99% Contract Term: 3/25-8/26 Consultant: Walker Consultants Monitor: Kevin Myers
The borough accepted the study on 4/22 according to meeting minutes.

3. East Bradford Township – Zoning Ordinance Update

Percent Completed: 80% Contract Term: 8/22–7/25 Consultant: CCPC Lead Planner: Chris Patriarca
No April update.

4. East Caln Township – Zoning Ordinance Update

Percent Completed: 15% Contract Term: 1/26–12/27 Consultant: CCPC Lead Planner: Chris Patriarca
Reviewed the use matrix and discussed other potential new uses at the April meeting.

5. East Marlborough Township – Unionville Master Plan

Percent Completed: 10% Contract Term: 2/26–1/27 Consultant: Bowman Monitor: Jeannine Speirs and Luis Rodriguez
The April 28 Task Force meeting was illa field walk through the village including filing out a ‘pedestrian audit’ and discussing the upcoming charrette. The online interactive map for public input and project website is up and running.

6. East Pikeland Township- Park, Recreation, Open Space, and Trail Plan

Percent Completed: 40% Contract Term: 9/25-4/27 Consultant: Natural Lands Monitor: Nina Weisblatt and Mark Gallant
The fourth task force meeting was moved to May 18th. It will be a driving board tour to visit parks throughout the township with the task force.

7. East Nottingham Township - Official Map and Ordinance

Percent Complete: 81% Consultant: Brandywine Conservancy Contract Term: 9/25-8/27 Monitors: Mark Gallant & Luis Rodriguez
The official map is in final draft format. The Township has decided to have their solicitor complete the draft ordinance and County monitors are working with the solicitor to ensure compliance with the Contract Scope of Work.

COMMUNITY PLANNING REPORT

May 2026 (Activities as of 4/30/2026)

8. East Whiteland Township – Zoning Ordinance Update

Percent Completed: 60% Contract Term: 9/23 - 8/26 Consultant: Bergmann Monitor: Chris Patriarca
No meeting in April.

9. Kennett Township – SALDO update

Percent Completed: 7-% Contract Term: 8/24-7/26 Consultant: CCPC Planners: Jeannine Speirs & Nina Weisblatt
The second draft is being developed through meetings with the Township and input from Township Planning Commission and the public. Half the second draft is completed.

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

Percent Complete 10% Contract Term: 9/25 - 10/27 Consultant: Brandywine Conservancy Monitor: Chris Patriarca and Luis Rodriguez
Task Force discussed existing conditions and draft survey in April. Planning is underway for a June public event.

11. Londonderry Township – Comprehensive Plan

Percent Complete 15% Contract Term: 2/26 - 1/28 Consultant: Brandywine Conservancy Monitor: Chris Patriarca and Luis Rodriguez
Task Force discussed existing conditions and draft survey in April. A public event is scheduled for May.

12. Malvern Borough – Zoning Ordinance Amendments

Percent Completed: 85 % Contract Term: 8/24 - 8/26 Consultant: Thomas Comitta Associates Monitor: Jeannine Speirs
Task Force meeting is April 30. Teardowns that change the town character and sense of place are occurring and a continuing concern, and the Task Force is considering whether additional analysis is needed to determine if land use regulations promote continued town character. Borough Engineer will likely do this analysis added by the Borough Planning Commission.

13. New Garden Township – Zoning Ordinance Update

Percent Completed: 75% Contract Term: 7/24 - 6/26 Consultant: Michael Baker International Monitor: Chris Patriarca
The Township did not meet in April.

14. Pennsbury Township – Comprehensive Plan Update

Percent Completed: 25% Contract Term: 9/25-10/27 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs & Nina Weisblatt
Task force meeting on April 23 focused on open space and trails. Survey is underway.

15. Pocopson Township – Comprehensive Plan Update

Percent Completed: 10% Contract Term: 2/26 - 1/28 Consultant: Brandywine Conservancy Monitor: Kevin Myers and Nina Weisblatt
The first public open house is scheduled for May 4th.

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

Percent Completed: 70% Contract Term: 9/24 - 08/26 Consultant: Bowman Monitor: Patty Quinn
A steering committee meeting was held on April 28th.

Community Planning Activities – May Board Meeting 2026 (April 2026 Activities)

COMMUNITY PLANNING REPORT

May 2026 (Activities as of 4/30/2026)

17. Uwchlan Township - Zoning Ordinance Update

Percent Completed: 35% Contract Term: 9/25 - 8/27 Consultant: CCPC Lead Planner: Mark Gallant
The Task Force will consider drafting district revisions and a build-out scenario based on those changes at their meeting in May.

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

Percent Completed: 80% Contract Term: 5/24-10/26 Consultant: Tool Recreation Planning Monitor: Mark Gallant
A revised draft PROs Plan based on Task Force suggested changes will be completed soon.

19. West Grove Borough – Zoning Ordinance Amendments

Percent Completed: 99% Contract Term: 4/23–3/26 Consultant: CCPC Lead Planner: Kevin Myers
The Act 247 review letters are complete, and the Borough intends on holding a public hearing for adoption at the June 3rd court meeting.

20. West Nantmeal Township – Comprehensive Plan Update

Percent Completed: 99% Contract Term: 6/24-5/26 Consultant: ARRO Consultants Monitor: Luis Rodriguez
The County's Act 247 review has been completed. The Task Force is awaiting the next Board of Supervisors meeting to conduct a public hearing and consider adoption of the Comprehensive Plan.

✓ West Pikeland Township – Parks, Recreation, and Open Space Plan

Percent Completed: 100% Contract Term: 6/23–5/26 Consultant: Natural Lands Monitor: Chris Patriarca
The Board of Supervisors adopted the plan at their April meeting.

21. West Whiteland Township – Comprehensive Plan

Percent Completed: 90% Contract Term: 7/24–6/26 Consultant: CCPC Lead Planner: Chris Patriarca
Planning Commission advanced the draft plan to the Board of Supervisors at their April meeting. Formal Act 247 referral made. The Board will consider its formal adoption at a June public hearing.

22. 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. Township is working with Solicitor on interpretation of some existing wording and will get back to this amendment after that is completed.

23. Valley Township – Zoning Amendments

Percent Completed: 5% Contract Term: 12/25 -7/27 Consultant: Pennoni Associates Monitor: Kevin Myers
No meeting in April.

COMMUNITY PLANNING REPORT

May 2026 (Activities as of 4/30/2026)

MULTI-MUNICIPAL PROJECTS

A. Honey Brook Township and Borough – Comprehensive Plan

Percent Completed: 60% Contract Term: 4/25- 3/28 Consultant: Brandywine Conservancy Monitors: Jeannine Speirs and Luis Rodriguez
No meeting in April. The next meeting is scheduled for June 3rd.

B. Oxford Region Comprehensive Plan Update

Percent Completed: 65% Contract Term: 1/24–12/26 Consultant: CCPC Lead Planner: Mark Gallant
The Economic Development Existing Conditions and Plan Chapter will be discussed at their May meeting.

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 April 2026 meeting included discussion regarding a memo drafted by the RPC solicitor regarding potential Data Center zoning amendments for the region’s municipalities and a Trail Committee workshop. This meeting was held in person.
- **Pottstown Metropolitan Regional Planning Committee**
- The April meeting focused a lengthy discussion on data centers. **Internal County Coordination**
Community Development: Kevin Myers, Senior Urban Planner, Chris Patriarca, Senior Community Planner, Jeannine Speirs, Senior Community Planner
Housing Authority of Chester County: Chris Patriarca
Facilities: David Blackburn, Heritage Preservation Coordinator
Historic Interpretive Network: Jeannine Speirs

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

America 250

- ❖ **Attended:** Community engagement ZOOM 250 information meetings sponsored by CC Community Foundation. Attendees discuss their event ideas and status, are briefed on local events, i.e., Dare to Declare 250th reading workshops, CC250 website and event calendar, etc.
- ❖ The third edition of a monthly one-page newsletter focusing on America 250 PA was released. There are over 600 subscribers!
 - **Coordination with:** CC250 now has materials for public giveaways. These include bookmarks, stickers, magnets, and lapel pins. 150 outdoor flags featuring the CC250 PA Chester County logo for Chester County municipalities have been purchased.
- ❖ Heritage Sites Committee completed their outreach to potential kiosk hosting organizations. A revised draft bid scope has been developed for the Phase 1 kiosk project.
- ❖ CC250 software updates to two existing kiosks are moving forward.

Community Planning Activities – May Board Meeting 2026 (April 2026 Activities)

COMMUNITY PLANNING REPORT

May 2026 (Activities as of 4/30/2026)

- ❖ Additional information is being gathered at the request of PA DCED for the Phase 2 kiosk project grant application.
- ❖ The April CC 250 Commission meeting was held on 4/2.
- ❖ The director of Chester County Veteran's Affairs discussed possible involvement with CC250 events and programming.
- ❖ MarCom received an article for the CC250 website on Springton manor Farm County Park. The Technology subcommittee of MarCom's update for volunteer recruitment went live. Discussions of ways to highlight County sponsored programming were held.
- ❖ CCCP is coordinating the HIN brochure that is being done by CC250. Themes and text are being drafted. CCPC Graphics selected a contractor.
- ❖ County Archives – The traveling exhibit is fully booked in locations in Chester County. There is some availability for single-day events.
- ❖ Communications, Commissioner's office – CCPC/Commissioner's office coordination is moving forward on the revised video time capsule scope as a recap of 2026/250th and looking at events to attend to capture video footage. Regular meetings are scheduled to coordinate.

Philadelphia Campaign HIN theme region

- ❖ Brandywine Battlefield Task Force (BBTF) & expanded Philadelphia Campaign Partnership planning and efforts - no updates for April.
- ❖ Malvern Borough's Paoli Battlefield Committee is finishing their review of a draft site improvement plan.
- ❖ 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.

Iron & Steel HIN theme region

- ❖ Revising text for brochure replacement and seeking a new rep to the committee from Phoenixville, specifically the Schuylkill River Heritage Center.

Outreach

- ❖ Staff attended the annual spring meeting of the Chester County CVB, representing CC250
- ❖ Town Tours and Village Walks kicked off on April 30th at the Chester County Historic Courthouse.

Review

- ❖ County Owned Bridges April bridge meeting was held 4/28 and reviewed status of current projects.

Section 106

- ❖ Reviewed 11 reports investigating whether properties adjacent to the 30 Bypass project were eligible for the National Register. All of the properties are next to the Right of Way for different zones of the project. PennDOT determined that none were eligible. Concurred with all but one. None of the properties are under threat of demolition.
- ❖ Reviewed two reports investigating whether two adjacent properties in West Goshen were eligible for the National Register. Both are adjacent to the Right of Way for a road and bridge replacement project. PennDOT determined neither property was eligible for the National Register and concurred.

COMMUNITY PLANNING REPORT

May 2026 (Activities as of 4/30/2026)

- ❖ Federal Transit Administration (FTA)/Southeastern Pennsylvania Transportation Authority (SEPTA) Memorandum of Agreement (MOU) project remediation for the demolition of a historic resource in a National Register District for Downingtown Train Station Project is in part to create a Historic Preservation Plan with an emphasis on economic development for Downingtown Borough. FTA/SEPTA selected a consultant team that is starting work on the plan. Speirs and Griffin Rivera met with one of the consultants.

HOUSING

- **Accessible Housing Guide** – No updates for April
- **Housing Workshops** - No updates for April
- **Organizational Convening** – The developing of a resource share hub as requested by partner organizations is ongoing.
- **Land Bank** – No updates for April

URBAN CENTERS

Technical assistance/coordination

- Atglen Borough zoning amendments for the “downtown” zoning districts.
- Met with the borough planning commission on April 22nd.
- Attended Western Chester County Chamber Regional Planning Committee meeting
- Attended Coatesville 2nd Century Alliance Board meeting.
- Attended the Coatesville strategic planning kick-off meeting on April 30th, funded and led by PA DCED.

Director's Report

