



CHESTER COUNTY PLANNING COMMISSION BOARD MEETING

Chester County Planning Commission
Government Services Center –
LOCATION CHANGE: Suite 270

Hybrid Meeting
November 12, 2025

AGENDA

2:00 p.m. 1. CALL TO ORDER

A. Chair's Welcome

Chair

2. PUBLIC COMMENT

Chair

2:10 p.m. 3. ACTION ITEMS

A. Approval of Commission Meeting Minutes – October 8, 2025

Commission

B. VPP Round II 2025 Grants (3)

Bambi Griffin Rivera

- 1) East Marlborough Township – Unionville Village Master Plan
- 2) Londonderry Township – Comprehensive Plan Update
- 3) Pocopson Township – Comprehensive Plan Update

C. Act 247 Reviews – October 2025 Applications

Geoff Creary

1) 247 Monthly Summary

2) Reviews of interest

- | | |
|-----------------------------|----------------|
| 1. East Nottingham Township | LD-08-25-18636 |
| 2. Honey Brook Township | ZA-10-25-18681 |

3) Subdivision and Land Development Plan Reviews (16)

- | | |
|------------------------------|----------------|
| 1. East Marlborough Township | LD-09-25-18659 |
| 2. East Nottingham Township | LD-08-25-18636 |
| 3. Honey Brook Township | LD-09-25-18663 |
| 4. Honey Brook Township | SD-09-25-18662 |
| 5. London Grove Township | SD-09-25-18638 |
| 6. Malvern Borough | SD-08-25-18633 |
| 7. Phoenixville Borough | SD-09-25-18639 |
| 8. Sadsbury Township | SD-09-25-18661 |
| 9. Upper Oxford Township | LD-09-25-18651 |
| 10. Upper Oxford Township | SD-08-25-18632 |

11. Upper Oxford Township	SD-09-25-18652
12. Uwchlan Township	LD-09-25-18656
13. Uwchlan Township	SD-09-25-18655
14. Warwick Township	SD-08-25-18635
15. West Vincent Township	SD-10-25-18675
16. Willistown Township	LD-09-25-18645

4) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (13)

1. City of Coatesville	ZA-09-25-18643
2. Malvern Borough	ZA-09-25-18640
3. Phoenixville Borough	SA-09-25-18647
4. Phoenixville Borough	ZA-09-25-18646
5. Tredyffrin Township	ZA-09-25-18653
6. Upper Uwchlan Township	ZA-09-25-18654
7. Uwchlan Township	MA-09-25-18644
8. Uwchlan Township	ZA-09-25-18657
9. West Caln Township	ZM-10-25-18673
10. West Caln Township	ZO-10-25-18671
11. West Chester Borough	ZA-09-25-18658
12. West Fallowfield Township	ZA-10-25-18689
13. West Sadsbury Township	ZA-10-25-18677

D. Act 537 Reviews - October 2025 Applications

Carrie Conwell

1) Minor Applications (3)

1. East Nottingham Township; Herr Farm Redevelopment, 69-6-177,
Consistent
2. Lower Oxford Township; Hoover Building Specialists, 56-3-140,
Consistent
3. South Coventry Township; 1191 Ridge Road, 20-4-44.1A,
Consistent

2:45 p.m. 4. DISCUSSION AND INFORMATION ITEMS

A. Design & Technology Division Update

Geoff Creary

B. Community Planning Division Update

Bambi Griffin Rivera

C. Sustainability Division Update

Rachael Griffith

D. Multimodal Transportation Planning Division Update

Brian Styche

E. Director's Report

Matt Edmond

4:00 p.m. 5. ADJOURNMENT

Action Items



MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – Oxford Borough Municipal Building
October 8, 2025

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

MEMBERS PRESENT VIA ZOOM: None

STAFF PRESENT IN PERSON: Matthew Edmond, Director; Carol Stauffer, Assistant Director; Geoff Creary; Angela Dracup; Richard Drake; Mark Gallant; Bambi Griffin Rivera; Rachael Griffith; Gene Huller; Luis Rodriguez; Nancy Shields; Jeannine Speirs; Brian Styche; Nina Weisblatt.

STAFF PRESENT VIA ZOOM: Wesley Bruckno; Carrie Conwell; Paul Farkas; Patty Quinn.

VISITORS PRESENT IN PERSON: Kathryn Cloyd; Pauline Garcia-Allen; Megan Moser.

VISITORS PRESENT VIA ZOOM: Zaid Ajlani; John McHugh; Samsung SM-S926U.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Oxford Borough Municipal Building, 1 Octorara Alley, Oxford, PA 19363 and via Zoom audio/video on Wednesday, October 8, 2025 was called to order at 3:37 P.M. by Chair Nate Cline.

PUBLIC COMMENT: Mr. Zaid Ajlani with Kimley-Horn and Associates inquired about the scheduled date for the transportation summit. In response, Brian Styche stated that the summit will be held as a virtual public forum on Wednesday, November 19, 2025, from 7:00 P.M. to 8:00 P.M., and noted that registration will be available soon.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE SEPTEMBER 10, 2025, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:Subdivision and Land Development Reviews:

Mr. Creary reported that compared to this month last year, total reviews for single-family homes have remained the same, apartment units have increased, townhome reviews have decreased, industrial reviews have slightly declined, and non-residential reviews have remained the same. Subdivision and Land Development reviews are on track with this month last year.

A MOTION TO APPROVE THE TEN (10) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HEABERG, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: SD-08-25-18630, LD-08-25-18631 and SD-09-25-18649

Mr. Hammond recused himself from the following applications: SD-05-25-18512 and SD-06-25-18587

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

A MOTION TO APPROVE THE ONE (1) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: ZA-09-25-18648

Act 537 Reviews:

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

DISCUSSION AND INFORMATION ITEMS:Multimodal Transportation Division Update:

Mr. Styche reported that Alex Sankaran, from the Multimodal Transportation Planning Division, participated in a community panel discussion on Transportation Equity in Chester County, held at West Chester University. Dr. Bradley Flamm, who facilitated the discussion, stated that Alex did a great job, noting that Alex's perspective as both a former West Chester University student and a transportation planner provided valuable knowledge into transportation and public transit issues.

Next, Mr. Styche reported that he and Steve Buck presented at the WeConservePA Greenways & Trails Summit. Steve participated in a panel presentation titled “Advancing the Circuit Trails: Mile by Mile, County by County”. Together, Mr. Styche and Steve led a session titled “Countywide Trail Planning: From Concept to Implementation”, where they shared lessons learned from various trail planning efforts, including the CVT - Extension to Downingtown Study, the CVT – West, the Southern Chester County Circuit Trail Feasibility Study and the Chester County Trails Master Plan. Mr. Styche concluded that he and Steve are scheduled to present again in early 2026 as part of the APA PA Webinar Wednesday Series.

Additionally, Mr. Styche reported that the MTP Division held the third event of the quarterly Transportation Forum and plans to continue these into 2026 and beyond.

Lastly, Mr. Styche announced that 14 statements of interest were received and reviewed for the Phase 1 Design of Chester Valley Trail P&T Corridor. The review team successfully narrowed the submissions down to three finalists. Also, Mr. Styche confirmed that the deed has been signed and is in the process of being recorded for the county’s ownership of the Philadelphia & Thorndale (P&T) former rail corridor for purposes of extending the Chester Valley Trail westward.

Design and Technology Division Update:

Mr. Creary recognized Paul Farkas of the 247 team for promptly researching and retrieving 1950s subdivision plans for a county resident.

Mr. Creary went on to report that the graphics team is currently working on the Sustainable HOA video series, the West Whiteland Comprehensive Plan, materials for the APA PA Conference, and both a video and PowerPoint presentation for the Chester County Planning Commission’s 75th Anniversary Celebration.

Lastly, Mr. Creary reported that the GIS/Tech team is continuing its work on the Land Stewardship Project mapping, providing significant support to TMACC, and developing an internal mapping series to assist with Open Space Prioritization.

Community Planning Division Update:

Ms. Griffin Rivera reported that the Community Planning Division participated in many events this past month. Luis Rodriguez and Jeannine Speirs represented the Chester County Planning Commission at Historic Chadds Ford Days on September 13th and 14th. The second event was the Paoli Battlefield Heritage Day on September 20th. The last event of the month was the 300th Anniversary of London Britian Township held on September 27th.

Next, Ms. Griffin Rivera reported that the Urban Centers Forum was held on September 25th in a webinar format, which was a great success.

Lastly, Ms. Griffin Rivera reported that Round 2 of the Vision Partnership Program has concluded. The applications will be reviewed by the subcommittee next week and will be presented to the Planning Commission Board next month.

Sustainability Division Update:

Ms. Griffith reported that CCPC is serving as this year's host community for the annual Fall Gathering of Environmental Advisory Councils, organized by WeConserve PA. The event will be held on Saturday, November 15th at the Penn State Great Valley Campus.

Next, Ms. Griffith reported that she is collaborating with Richard Drake on developing a Sustainable Landscape Management Plan for the county's prison complex in Pocopson Township. The project aims to identify potential landscape improvements that provide ecological benefits—such as lawn-to-meadow conversions, riparian buffers, and similar initiatives. The goal is to create a system internally that is more stewardship-focused rather than maintenance-focused.

Lastly, Ms. Griffith reported that planning is underway for the Fall Open Space Summit, which has been scheduled for Thursday, November 13th. The event will be held in a hybrid format, both at the Government Services Center and online. The summit is intended for members of the general public and others interested in open space preservation. There will be a variety of speakers, and the goal is to build education around what goes into open space preservation.

Director's Report:

Mr. Edmond thanked Pauline Garcia-Allen and Kathryn Cloyd from Oxford Borough for allowing CCPC to use the Borough Hall for the Planning Commission's board meeting and recognized Megan Moser, CXO for the County of Chester, for attending the board meeting.

Mr. Edmond reported on the following events:

- Upcoming APA PA Statewide Conference: Scheduled for October 12–14 in Harrisburg, with 15 CCPC staff members attending. CCPC will receive two awards: the Distinguished Service Award honoring Brian O'Leary and an award for the CCPC Trail Planning Series.
- 75th Anniversary Celebration: Tuesday, October 28 at Historic Yellow Springs, focusing on 75 years of CCPC accomplishments, honoring current/past staff, board members, and partners. The program will include stories, reflections, and a futurism panel with an emphasis on community and partnership contributions.
- Upcoming APAPASE's 2025 Annual Event: Scheduled for October 29th in Philadelphia. The topic will be America250, featuring former Chester County Commissioner Michelle Kichline as a speaker with Mr. Edmond serving as moderator.

Next, Mr. Edmond reported that the Transportation Priority Projects brochure has been completed and will be available on CCPC's website in the coming week.

Lastly, Mr. Edmond previewed topics for upcoming board meetings and noted a few minor changes that will be introduced in 2026.

- November 2025: VPP Round 2 will be discussed.
- December 2025: Presentation of the draft Work Program, with the goal of improving readability and clarity.
- January 2026: Adoption of the Work Program.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 4:03 PM WAS MADE BY DR. FASIC, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

Matthew J. Edmond, Executive Director
Chester County Planning Commission

MJE/amd

DRAFT

Community Planning VPP Grant Applications

ROUND 2 - November 2025

Current VPP Projects

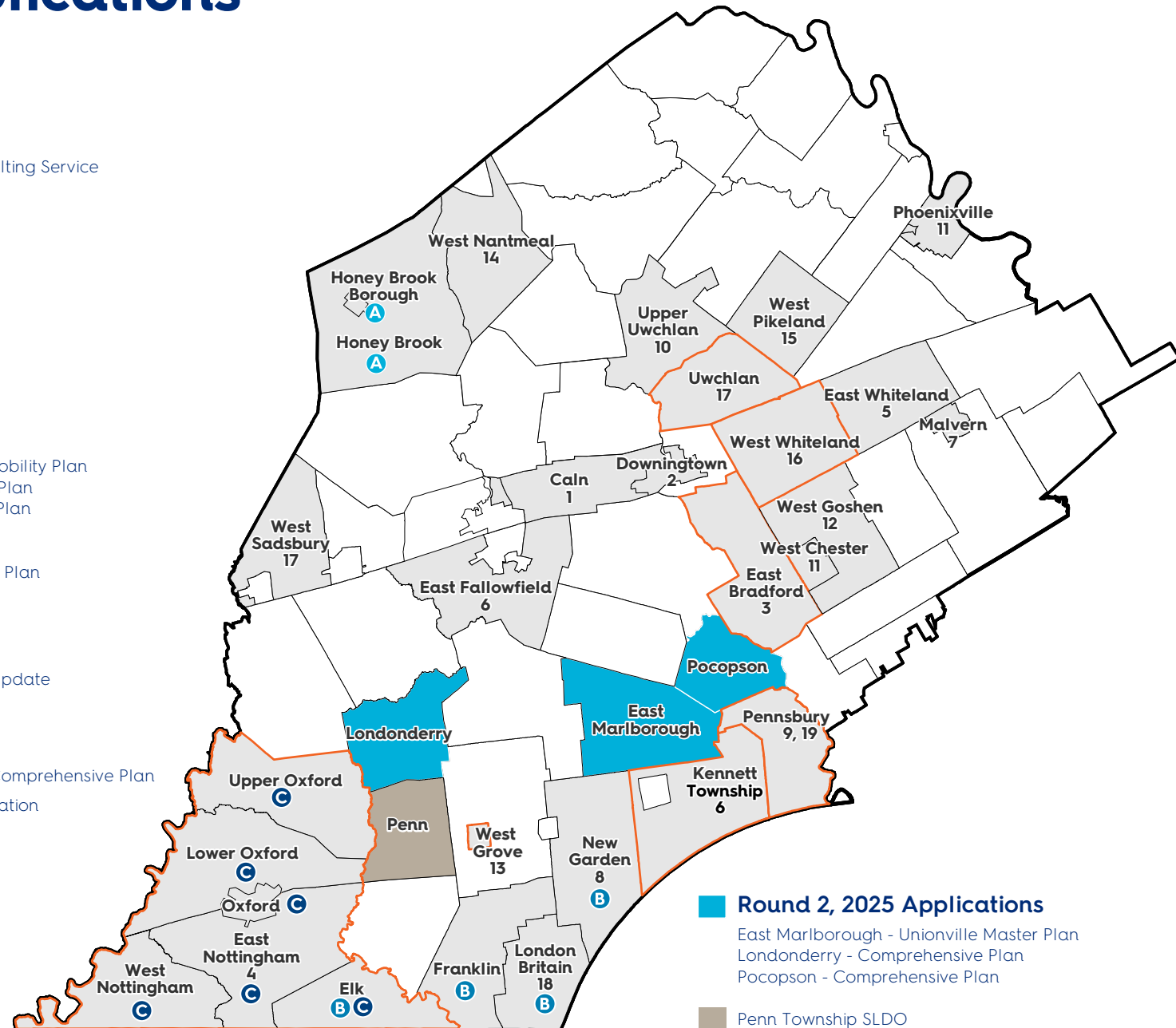
- Municipality with Ongoing VPP Project
- Municipality with Planning Commission Consulting Service

Single-Municipality Projects

1. Caln Zoning Ordinance
2. Downingtown Borough Parking Study
3. East Bradford Zoning Ordinance
4. East Nottingham Official Map and Ordinance
5. East Whiteland Zoning Ordinance
6. Kennett Township SLDO Update
7. Malvern Zoning Ordinance Amendments
8. New Garden Zoning Ordinance Update
9. Pennsbury Comprehensive Plan
10. Upper Uwchlan Eagle Village Gateways and Mobility Plan
11. West Chester Parks, Recreation, & Open Space Plan
12. West Goshen Parks, Recreation, & Open Space Plan
13. West Grove Zoning Ordinance
14. West Nantmeal Comprehensive Plan
15. West Pikeland Parks, Recreation, & Open Space Plan
16. West Whiteland Comprehensive Plan
17. Uwchlan Township Zoning Ordinance
18. London Britain Open Space, Recreation and Environmental Resource Plan
19. Pennsbury Township Historic Resource Zoning Update

Multi-Municipal Projects

- A Honey Brook Borough Township and Borough Comprehensive Plan
- B Mason-Dixon Line/Arc Corner Heritage Interpretation and Connectivity Plan
Elk, Franklin, London Britain, New Garden
- C Oxford Region Comprehensive Plan
Oxford, East Nottingham, West Nottingham, Elk, Lower Oxford, Upper Oxford



Vision Partnership Program

2025 Round 2 Cash Grant Requests - Project Descriptions

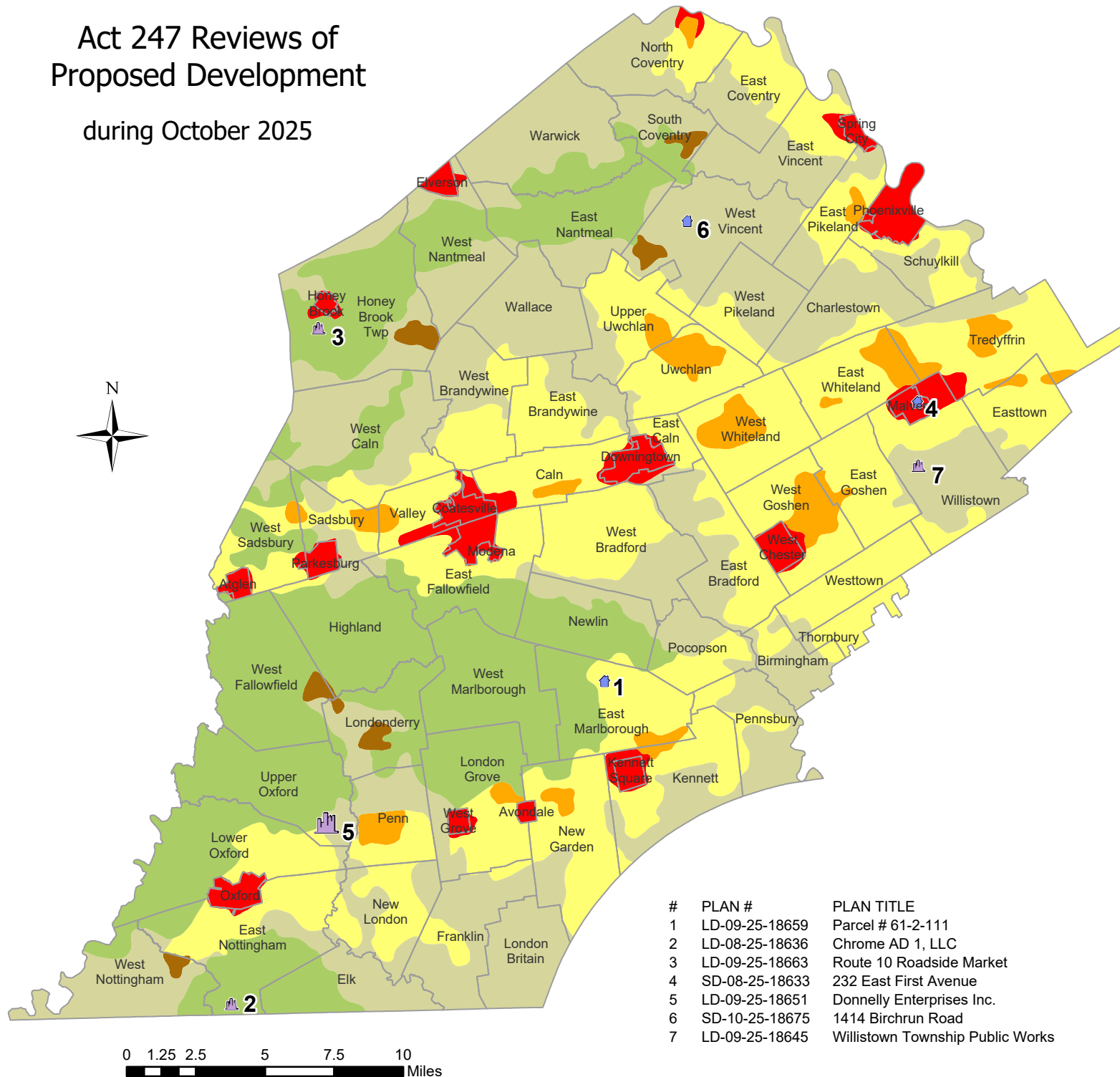
East Marlborough Township – Unionville Village Master Plan Unionville Village Master Plan is proposed to improve transportation safety, pedestrian networks, opportunities for small businesses in the village, connections to recreation spaces, pedestrian-friendly streetscaping and amenities, ways to activate public spaces to promote social connections, preservation of village and historic character, and environmental resilience. They have chosen Bowman as their consultant.	<table> <tr> <td>VPP Grant Request</td><td>\$46,000 (57.5%)</td></tr> <tr> <td>Non-Municipal Funds</td><td>\$24,000 (30%)</td></tr> <tr> <td><u>Municipal Match</u></td><td><u>\$10,000 (12.5%)</u></td></tr> <tr> <td>Total Project Cost</td><td>\$80,000.00</td></tr> </table>	VPP Grant Request	\$46,000 (57.5%)	Non-Municipal Funds	\$24,000 (30%)	<u>Municipal Match</u>	<u>\$10,000 (12.5%)</u>	Total Project Cost	\$80,000.00
VPP Grant Request	\$46,000 (57.5%)								
Non-Municipal Funds	\$24,000 (30%)								
<u>Municipal Match</u>	<u>\$10,000 (12.5%)</u>								
Total Project Cost	\$80,000.00								
Londonderry Township – Comprehensive Plan Londonderry Township proposes to update their Comprehensive Plan consistent with Chester County’s adopted Comprehensive Plan, Landscapes3. In order to continue building a sustainable and resilient community they will reflect on successfully implemented accomplishments while planning for the future by recognizing new challenges. They have chosen Brandywine Conservancy as their consultant.	<table> <tr> <td>VPP Grant Request</td><td>\$44,556 (60%)</td></tr> <tr> <td><u>Municipal Match</u></td><td><u>\$29,704 (40%)</u></td></tr> <tr> <td>Total Project Cost</td><td>\$74,260.00</td></tr> </table>	VPP Grant Request	\$44,556 (60%)	<u>Municipal Match</u>	<u>\$29,704 (40%)</u>	Total Project Cost	\$74,260.00		
VPP Grant Request	\$44,556 (60%)								
<u>Municipal Match</u>	<u>\$29,704 (40%)</u>								
Total Project Cost	\$74,260.00								
Pocopson Township - Comprehensive Plan Pocopson Township seeks to update their 2014 Comprehensive Plan which will be consistent with Landscapes3. They will reflect on successfully implemented accomplishments and recognize new challenges for a resilient community. They have chosen Brandywine Conservancy as their consultant.	<table> <tr> <td>VPP Grant Request</td><td>\$44,446.50 (60%)</td></tr> <tr> <td><u>Municipal Match</u></td><td><u>\$29,631 (40%)</u></td></tr> <tr> <td>Total Project Cost</td><td>\$74,077.50</td></tr> </table>	VPP Grant Request	\$44,446.50 (60%)	<u>Municipal Match</u>	<u>\$29,631 (40%)</u>	Total Project Cost	\$74,077.50		
VPP Grant Request	\$44,446.50 (60%)								
<u>Municipal Match</u>	<u>\$29,631 (40%)</u>								
Total Project Cost	\$74,077.50								
Penn Township – Subdivision and Land Use Ordinance Penn Township seeks to update its Subdivision and Land Development Ordinance (SALDO) to align with current planning practices, environmental standards, and community goals. They have not chosen a consultant.	<table> <tr> <td>VPP Grant Request</td><td>\$50,000 (28.57%)</td></tr> <tr> <td><u>Municipal Match</u></td><td><u>\$125,000 (71.42%)</u></td></tr> <tr> <td>Total Project Cost</td><td>\$175,000.00</td></tr> </table>	VPP Grant Request	\$50,000 (28.57%)	<u>Municipal Match</u>	<u>\$125,000 (71.42%)</u>	Total Project Cost	\$175,000.00		
VPP Grant Request	\$50,000 (28.57%)								
<u>Municipal Match</u>	<u>\$125,000 (71.42%)</u>								
Total Project Cost	\$175,000.00								

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development

during October 2025



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes3

Landscapes3

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

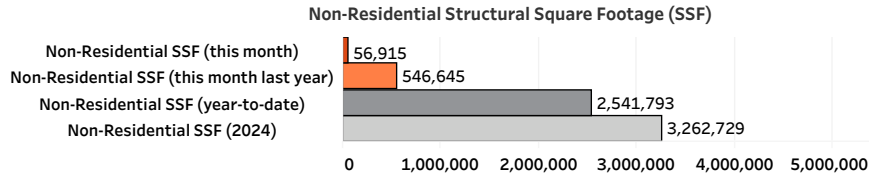
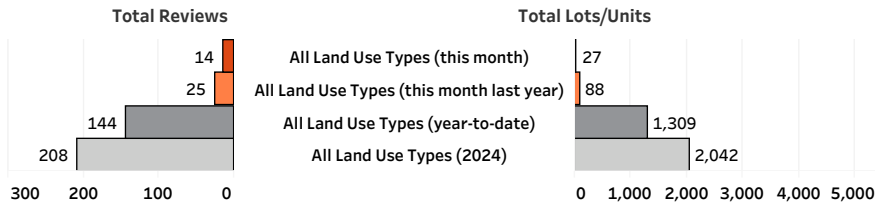
Rural Resource Areas

- 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-09-25-18659	Parcel # 61-2-111
2	LD-08-25-18636	Chrome AD 1, LLC
3	LD-09-25-18663	Route 10 Roadside Market
4	SD-08-25-18633	232 East First Avenue
5	LD-09-25-18651	Donnelly Enterprises Inc.
6	SD-10-25-18675	1414 Birchrun Road
7	LD-09-25-18645	Willistown Township Public Works

October 2025



Subdivision and Land Development Reviews 10/1/2025 to 10/31/2025

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
East Marlborough Township	LD-09-25-18659	Parcel # 61-2-111	10/29/2025	2.00	Single Family Residential	1		Residential Single Family Residential			Yes
East Nottingham Township	LD-08-25-18636	Chrome AD 1, LLC	10/3/2025	183.70	Industrial	1	1,475	Industrial Unique	1		Yes
Honey Brook Township	LD-09-25-18663	Route 10 Roadside Market	10/28/2025	8.46	Commercial	1	7,200	Commercial Retail	1	0	Yes
Honey Brook Township	SD-09-25-18662	Route 10 Roadside Market	10/28/2025	8.46	Commercial	1		Commercial Lot Consolidation		0	Yes
London Grove Township	SD-09-25-18638	Moxley Road & Gap Newport-Pike	10/7/2025	25.10	Institutional Commercial Agricultural	3		Institutional Emergency Services Commercial Convenience Store Agricultural Farm/Pasture Land		1,336	Yes
Malvern Borough	SD-08-25-18633	232 East First Avenue	10/1/2025	0.38	Twin	2		Residential Twin			Yes
Phoenixville Borough	SD-09-25-18639	Taylor Street Park	10/1/2025	4.12	Institutional	2		Institutional Lot Consolidation			Yes
Sadsbury Township	SD-09-25-18661	Sadsbury Commons LP	10/2/2025	43.28	Commercial	3		Commercial			Yes
Upper Oxford Township	LD-09-25-18651	Donnelly Enterprises Inc.	10/17/2025	12.60	Industrial Industrial Commercial	3	43,200	Industrial Addition to Existing Industrial Warehouse Commercial Office Building	3		Yes
Upper Oxford Township	SD-08-25-18632	Ben K. & Sarah L. Fisher and Christian K. & Lizzie S. Fisher	10/10/2025	112.91	Agricultural	4		Agricultural Farm/Pasture Land			Yes
Upper Oxford Township	SD-09-25-18652	Donnelly Enterprises Inc.	10/17/2025	12.60	Industrial	1		Industrial Lot Consolidation			Yes

Subdivision and Land Development Reviews 10/1/2025 to 10/31/2025

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)
Warwick Township	SD-08-25-18635	190 Morningside Drive	10/1/2025	154.64	Agricultural Single Family Residential	2		Agricultural Farm/Pasture Land Residential Single Family Residential			Yes
West Vincent Township	SD-10-25-18675	1414 Birchrun Road	10/9/2025	52.26	Single Family Residential	2		Residential Single Family Residential			Yes
Willistown Township	LD-09-25-18645	Willistown Township Public Works	10/10/2025	3.00	Institutional	1	5,040	Institutional Government	3		Yes
Grand Totals of Subdivision and Land Development Reviews		14 Reviews		623.51 Acres		27 Lots/Units	56,915 Non-Res. Sq. Feet		8 Non-Res. Bldgs.	1,336 Linear Feet Roadway	

There are **14** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 10/1/2025 to 10/31/2025

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)
Uwchlan Township	LD-09-25-18656	Tentative PRD Plan Lionville Preserve	10/15/2025	253.80	Single Family Residential Townhouse Commercial	612	74,000	Residential Single Family Residential Residential Townhouse Commercial Unique	1	28,342	Yes
Uwchlan Township	SD-09-25-18655	Tentative PRD Plan Lionville Preserve	10/15/2025	253.80	Single Family Residential	1	0	Residential Single Family Residential			Yes
Grand Totals of Unofficial Sketch Evaluations		2 Reviews		507.60 Acres		613 Lots/Units	74,000 Non-Res. Sq. Feet		1 Non-Res. Bldgs.	28,342 Linear Feet Roadway	

There are **2** sketch plans consistent, **0** sketch plans inconsistent, and **0** sketch plans with no relevance to **Landscapes³**.

Conditional Use Reviews
10/1/2025 to 10/31/2025

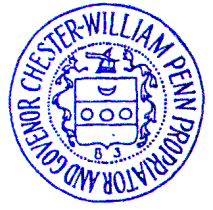
Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes (Yes, No, N/R)
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No Conditional Use Reviews were conducted during this timeframe.

Subdivision & Land Development Letters



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

October 29, 2025

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

Re: Preliminary Land Development - Parcel # 61-2-111
East Marlborough Township – LD-09-25-18659

Dear Mr. Lovekin:

A Preliminary Land Development Plan entitled "Parcel # 61-2-111", prepared by Cornerstone Consulting Engineers & Design Services, Inc., and dated February 10, 2025, was received by this office on September 19, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

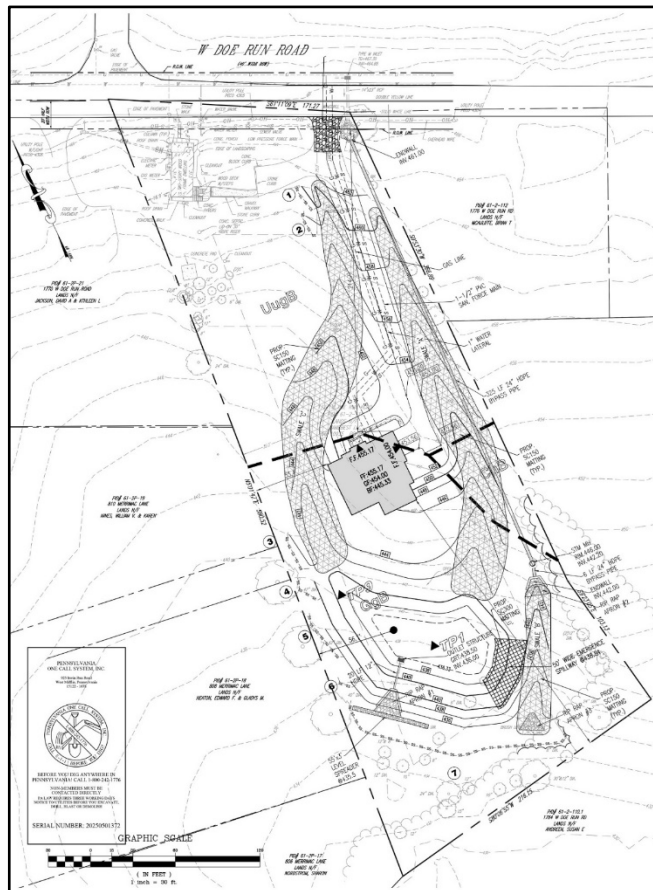
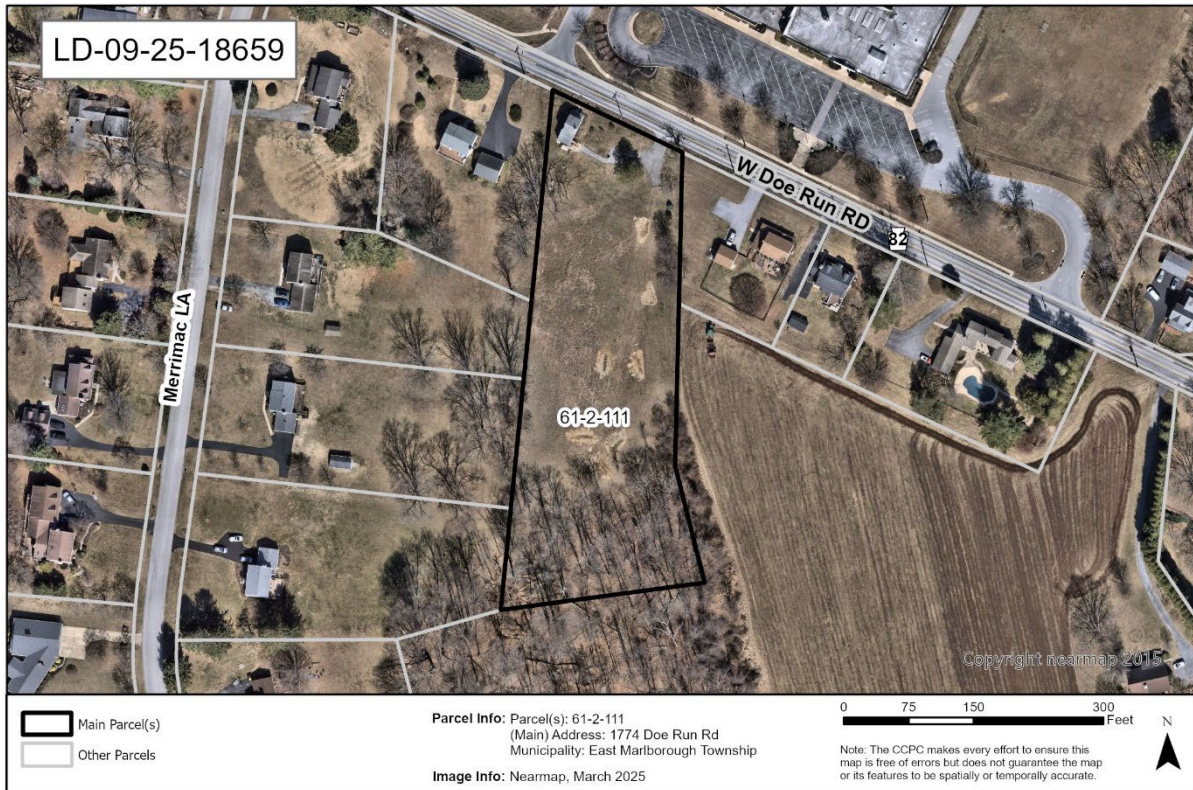
PROJECT SUMMARY:

Location:	South side of West Doe Run Road (Route 82), east of Merrimac Lane
Site Acreage:	2.00
Lots/Units:	1 lot
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Site-Sensitive Suburban
UPI#:	61-2-111

PROPOSAL:

The applicant proposes the construction of a second single family residential dwelling on a 2.00 acre site. The project site, which will be served by public water and public 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 land development plan.



Page: 3
 Re: Preliminary Land Development - Parcel # 61-2-111
 # East Marlborough Township – LD-09-25-18659

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 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 Red Clay Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring vegetated riparian corridors and first order streams; reducing stormwater runoff; addressing sources of water quality impairments; addressing legacy contaminants and contaminants of emerging concern; protecting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. Prior to taking action on this plan submission, the Township should verify that this proposal fully complies with Article V-Plan Requirements of the Township Subdivision and Land Development Ordinance. We note that the plan does not include municipal approval and the County Planning Commission Review signature blocks. This information should be added to the plan.
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.
5. We endorse the use of a shared driveway entrance for the two dwellings. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs. The Township engineer should ensure that the driveway entrance is in conformance with Township Ordinances with regard to grade and sight distance.

ADMINISTRATIVE ISSUES:

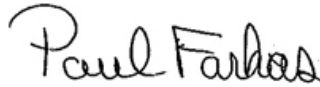
6. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

Page: 4
Re: Preliminary Land Development - Parcel # 61-2-111
East Marlborough Township – LD-09-25-18659

7. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
8. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

Sincerely,

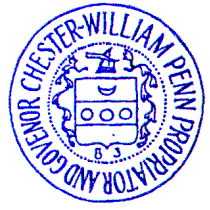


Paul Farkas
Senior Review Planner

cc: Webb Road Management/Whitebriar Homes LLC
Cornerstone Consulting Engineers & Design Services, Inc.
Hambest LLC
Chester County Conservation District
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



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October 3, 2025

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

Re: Preliminary Land Development - Chrome AD 1, LLC
East Nottingham Township – LD-08-25-18636

Dear Ms. Wood:

A Preliminary Land Development Plan entitled "Chrome AD 1, LLC", prepared by Bohler Engineering, and dated August 28, 2025, was received by this office on September 3, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

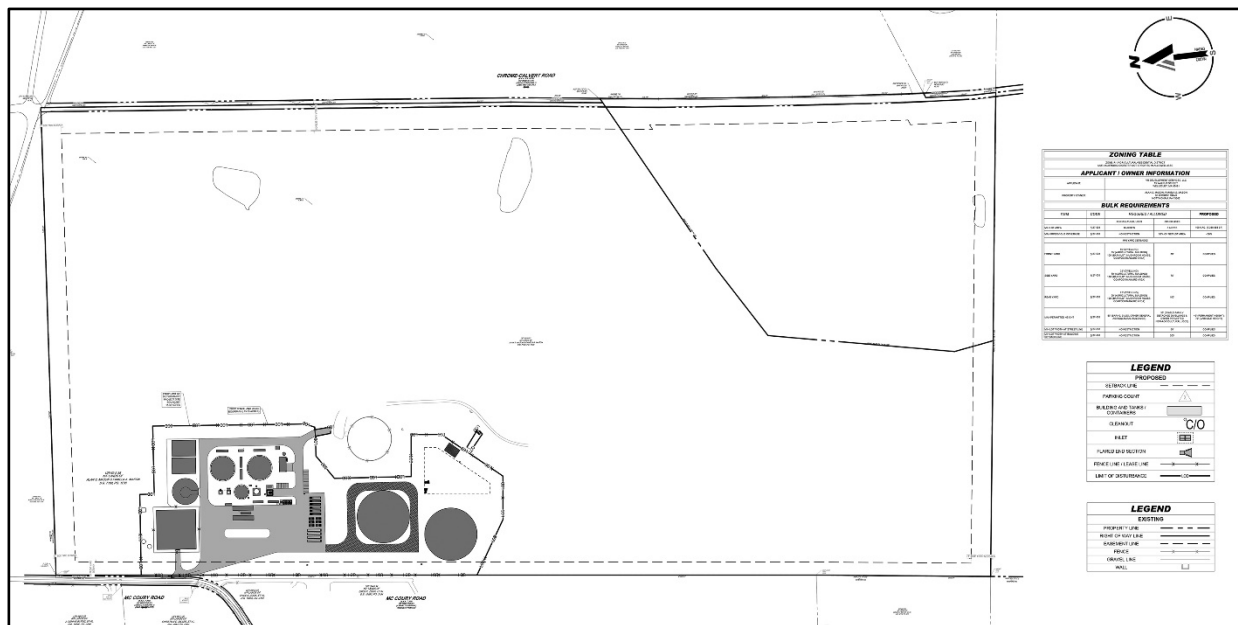
PROJECT SUMMARY:

Location:	West side of Chrome Road, south of East Christine Road
Site Acreage:	183.70
Lots/Units:	1
Non-Res. Square Footage:	1,475
Proposed Land Use:	Anaerobic Digester System
New Parking Spaces:	20
Municipal Land Use Plan Designation:	Agricultural
UPI#:	69-9-35

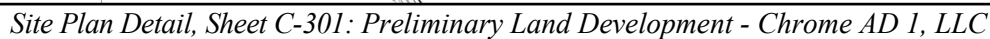
PROPOSAL:

The applicant proposes the construction of an anaerobic digester system (which includes a 1,475 square foot solid separator building, several tanks, and many accessory structures), which will be located within a 15.30 acre lease area on the 183.70 acre site. Vehicular access will be provided from McCoury Road, and 20 parking spaces will be provided. The project site is located in the R-1 Agricultural Residential zoning district. A Preliminary Transportation Impact Assessment, prepared by TPD Inc., dated July 25, 2025, was included with the plan submission.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly pertaining to the agricultural conservation easement and zoning compliance issues addressed in comments #5 and #6, respectively, and all Township issues should be resolved before action is taken on this land development plan.



Site Plan Detail, Sheet C-300: Preliminary Land Development - Chrome AD 1, LLC



1. A copy of the Township Zoning Application and Permit, dated August 28, 2025, was included with the plan submission to the County Planning Commission. This document identifies the following information about this project:

- As a general rule, approximately 50 percent of the inputs to the anaerobic digester units, by volume, will be manure or other products produced on the owner's farm, and 50 percent of the input organic material feedstock, by volume, will be brought to the owner's farm from the applicant's separate industrial facility (item #16, page 4).
- Pursuant to the lease, the owner will take from the applicant all of the digestate necessary to restore nutrients to their farm's lands, as permitted by the owner's nutrient management plan which has been separately approved by the Pennsylvania Department of Environmental Protection (item #10, page 3). Additionally, the owner will take from the applicant various solids that remain after the digestion process is completed, to be used as bedding for the cows on the farm (item #11, page 3).
- The applicant would retain, for sale, the natural gas hydrocarbons produced by the anaerobic digester units, which would be stored in industry-standard tanks at the farm, and removed from the farm daily by one or more tanker trucks (item #13, page 4).

LANDSCAPES:

2. The project site is located within the **Agricultural Landscape** and **Natural Landscape** designations of [*Landscapes3*](#), the 2018 County Comprehensive Plan. The **Agricultural Landscape** consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.

Page: 4
 Re: Preliminary Land Development - Chrome AD 1, LLC
 # East Nottingham Township – LD-08-25-18636

While the current application is somewhat consistent with the objectives of the **Agricultural Landscape**, provided that input materials are provided in part by the farmer and products generated by the facility are utilized by the farmer on an ongoing basis, careful consideration of the proposed development is required, particularly pertaining to compliance with the Township zoning ordinance and the existing agricultural conservation easement on this site, along with the access and circulation issues and design/permitting issues outlined below.

3. The project site is also located in the Agricultural land use category on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan. The recommended strategies identified on page 5-12 include the region's municipalities should continue working with the County and local landowners to preserve agriculture and protect farmland. Due to the lack of information regarding the potential impact of the proposed use on local transportation infrastructure (associated truck traffic) and adjacent properties, the Oxford Region Planning Committee (ORPC) have not made a determination regarding consistency with recommended strategies for the Agricultural Land Use category.

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 Northeast Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring headwater streams and vegetated riparian corridors; addressing water quality impairments and nonpoint source pollution; and protecting groundwater resources. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

Agricultural Conservation Easement:

5. The land of the proposed land development is part of the County Agricultural Land Preservation Program and is protected by an agricultural conservation easement. It is our understanding that this land development is currently under review by the County Agricultural Land Preservation Board. The Township should not grant preliminary plan approval prior to the County Agricultural Land Preservation Board completing its review of this plan submission.

Zoning Compliance:

6. The Township should determine, in consultation with its Solicitor, whether this use is permitted within the R-1 Agricultural Residential zoning district, as set forth in Section 27-502 of the Township Zoning Ordinance. We note that the Zoning Table on Sheet C-300 of the site plan states "Use: Anerobic Digester Not Specified in Allowed Uses."

Access and Circulation:

7. The Preliminary Transportation Impact Assessment indicates that the curb radii at the McCoury Road/Christine Road intersection and the proposed driveway on McCoury Road will need to be improved in order to accommodate a WB-67 truck (page 6). Additionally, page 5 of the Assessment indicates that, at the SR 272/Barnsley Chrome Road/Chrome Road/Greenhouse Road intersection, there will be minor encroachment onto adjacent properties for several turning movements in order for a truck not to encroach into an oncoming traffic lane, and due to the constrained right-of-way, adjacent structures and geometry of this intersection, it may not be feasible to fully correct these potential deficiencies. Furthermore, the report states that additional discussion should be had

Page: 5
 Re: Preliminary Land Development - Chrome AD 1, LLC
 #: East Nottingham Township – LD-08-25-18636

regarding potential truck routing and the number of trucks anticipated to use this intersection. Both the Township engineer and PennDOT should review the findings of the Assessment.

8. While the Preliminary Transportation Impact Assessment indicates that the study area intersections will operate at acceptable levels of service (page 6), the applicant should clearly identify the average daily traffic for this facility, particularly truck traffic.

Facility Design/Permitting Issues:

9. The applicant should demonstrate that this project meets all applicable state and federal regulatory requirements. Additional information on this topic is provided on the US Environmental Protection Agency's website at:
<https://www.epa.gov/anaerobic-digestion/permitting-and-regulations-anaerobic-digesters>.
10. The applicant should identify any required measures to address potential odor and noise issues.
11. The proposed digestate storage tanks are sited to be adjacent to the proposed infiltration rain garden. We recommend relocating the tanks further from the stormwater BMP.
12. Reclaimed water may alter soil structure or fertility over time. We recommend including a long-term soil impact study for the facility.
13. The applicant should ensure the facility meets federal and state agricultural water reuse standards including any emergency overflow/bypass and operations and management (O&M) plans.

Stormwater Management:

14. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
15. Per the Township's Stormwater Management Ordinance, stormwater peak rate controls (Section 23-308) require: the 2-year post-development rate reduced to the 1-year pre-development rate; the 5-year post-development rate reduced to the 2-year pre-development rate; and the 10-year post-development rate reduced to the 2-year pre-development rate. The applicant and the Township engineer should review the Stormwater Management Report to ensure the peak rate requirements are met.
16. Section 23-309.4.A of the Township Code indicates that, for activities involving new development, the applicant is required to assume the following groundcover:
 - (1) For areas that are woods (as defined in Part II of this chapter), predevelopment calculations shall assume groundcover of "woods in good condition."
 - (2) For all other areas (including all impervious surfaces), predevelopment calculations shall assume groundcover of "meadow."

This requirement applies to 100% of all impervious surfaces, rather than the 40% assumed in the Stormwater Management Report. The applicant and Township Engineer should ensure that the stormwater management analysis applies the appropriate assumptions.

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 Re: Preliminary Land Development - Chrome AD 1, LLC
 #: East Nottingham Township – LD-08-25-18636

17. The proposed stormwater management basin should be designed to conform with the natural drainage pattern and existing topography of the site, to limit earth disturbance, and minimize soil compaction. Applying these considerations enhances the potential of the stormwater basins to be a visual amenity. To provide visual interest, the shape of the basins should be as natural looking as practical. The natural topography is usually curvilinear and less “boxy” or geometrically-shaped. Creating a variety of slope changes so the sides of the basins undulate also mimics natural conditions. The appearance of the basins can be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic value.
18. To ensure that the stormwater management controls continue to function as designed, the applicant should include information on the frequency and proper inspection, operation, and maintenance of these systems an inspection, operation and maintenance plan. Additionally, since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.

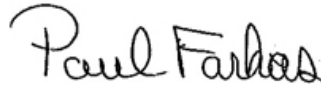
ADMINISTRATIVE ISSUES:

19. While the Act 247 County Referral Form and the project description provided within the sewage facilities planning module both identify that the facility will be served by onsite water and onsite sewer, and the site plan depicts the location of on-site wells and a septic holding tank, plan notes provided on Sheet C-102 appear to indicate that public water and sewer services will be provided. This should be clarified by the applicant.
20. 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>.
21. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and the municipality.

Page: 7
Re: Preliminary Land Development - Chrome AD 1, LLC
East Nottingham Township – LD-08-25-18636

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

Sincerely,

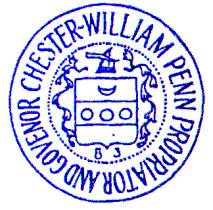
A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive, flowing style.

Paul Farkas
Senior Review Planner

cc: Chrome AD 1, LLC
Bohler Engineering
Allan S. and Pamela S. Mason
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Department of Parks and Preservation
Chester County Water Resources Authority



THE COUNTY OF CHESTER



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October 28, 2025

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

Re: Final Subdivision and Land Development - Route 10 Roadside Market
Honey Brook Township - SD-09-25-18662, LD-09-25-18663

Dear Mr. Obenski:

A final subdivision and land development plan entitled "Route 10 Roadside Market", prepared by Lancaster Civil Engineering Company and dated September 25, 2025, was received by this office on September 29, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed final subdivision and land development plan for your consideration.

PROJECT SUMMARY:

Location:	North side of Cambridge Road (State Route 4010) and the west side of Compass Road (State Route 10)
Site Acreage:	8.46 acres
Lots/Units:	2 lots to be merged
Non-Res. Square Footage:	7,200 square feet
Proposed Land Use:	Lot consolidation, 7,200 square foot retail/grocery store
New Parking Spaces:	27 spaces
Municipal Land Use Plan Designation:	Agricultural
UPI#:	22-6-42.1B, 22-6-42.1A

PROPOSAL:

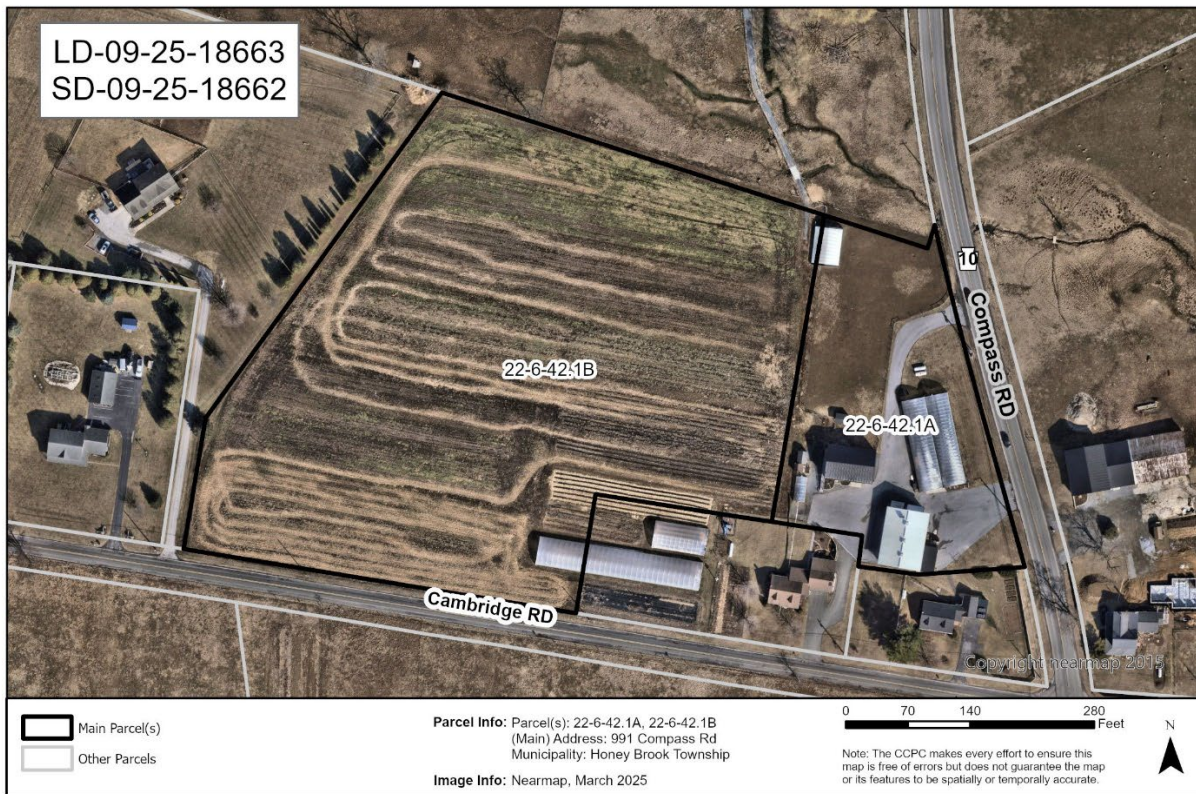
The applicant proposes merging two lots into one lot, the construction of a 7,200 square foot retail/grocery store building, and 27 parking spaces. The site, which contains a retail facility and agricultural land uses, is served by on-site water and sewer facilities and is located in the Honey Brook Township Agricultural zoning district. The Honey Brook Township Zoning Hearing Board issued variances to permit a retail land use on this site in decisions dated June 3, 2024 and January 27, 2025.

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.

Page: 2

Re: Final Subdivision and Land Development - Route 10 Roadside Market

Honey Brook Township - SD-09-25-18662, LD-09-25-18663



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 and land development is consistent with the objectives of the **Agricultural 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 West Branch 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.

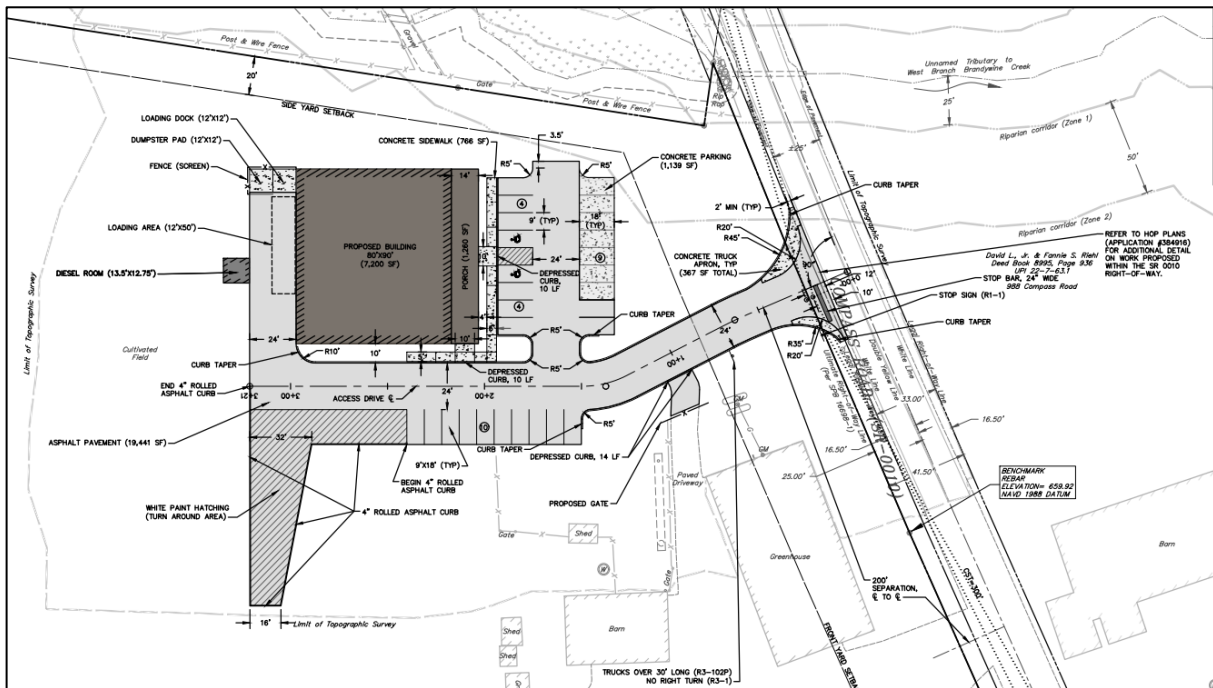
Watersheds 2045 can be accessed at www.chesco.org/watersheds2045.

Page: 3

Re: Final Subdivision and Land Development - Route 10 Roadside Market

Honey Brook Township - SD-09-25-18662, LD-09-25-18663

Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



*Detail of Route 10 Roadside Market
Final Subdivision and Land Development Plan*

PRIMARY ISSUES:

3. The plan shows a gravel driveway terminating at the southern lot line of the parcel to the north (UPI # 22-4-41.1) that appears to lead to the applicant's parcel (UPI # 22-6-42.1B). The applicant should indicate if this driveway will be eliminated or whether it will remain in use.
4. The plan shows a 2,500-gallon holding tank to the south of the proposed 7,200 square foot retail building. The applicant and the Township should discuss if this holding tank will adequately serve a retail/grocery store.
5. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies Compass Road (State Route 10) as a minor arterial and Cambridge Road (State Route 4010) as a local distributor. The Handbook (page 183) recommends a 100-foot-wide right-of-way for minor arterial roads and a 50-foot-wide right-of-way for local distributor roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate rights-of-way to be reserved for these sections of Compass Road and Cambridge Road and that they be offered for dedication to PennDOT. (The requirement for a Pennsylvania Department of Transportation permit is shown on the plan as required by Section 508(6) of the Municipalities Planning Code.)

Page: 4

Re: Final Subdivision and Land Development - Route 10 Roadside Market

Honey Brook Township - SD-09-25-18662, LD-09-25-18663

6. We recommend that the Township and the applicant discuss whether additional landscaping along Compass Road (State Route 10) should be provided.
7. The applicant and the Township should consider including parking provisions for alternative modes of transportation, such as bicycles, scooters, and potentially horse-drawn vehicles. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: <https://chescoplanning.org/Guides/Multimodal/>.
8. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed and access the facility to address on-site emergencies.

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 accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and 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,

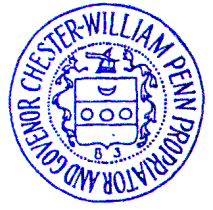


Wes Bruckno
Senior Review Planner

cc: Lancaster Civil Engineering Company
Chester County Health Department
David and Feenie Fisher
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

October 7, 2025

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

Re: Preliminary/Final Subdivision - Moxley Road & Gap Newport-Pike
London Grove Township - SD-09-25-18638

Dear Mr. Battin:

A preliminary/final subdivision plan entitled "Moxley Road & Gap Newport-Pike", prepared by Landcore Engineering Consultants, PC and dated August 27, 2025, was received by this office on September 8, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

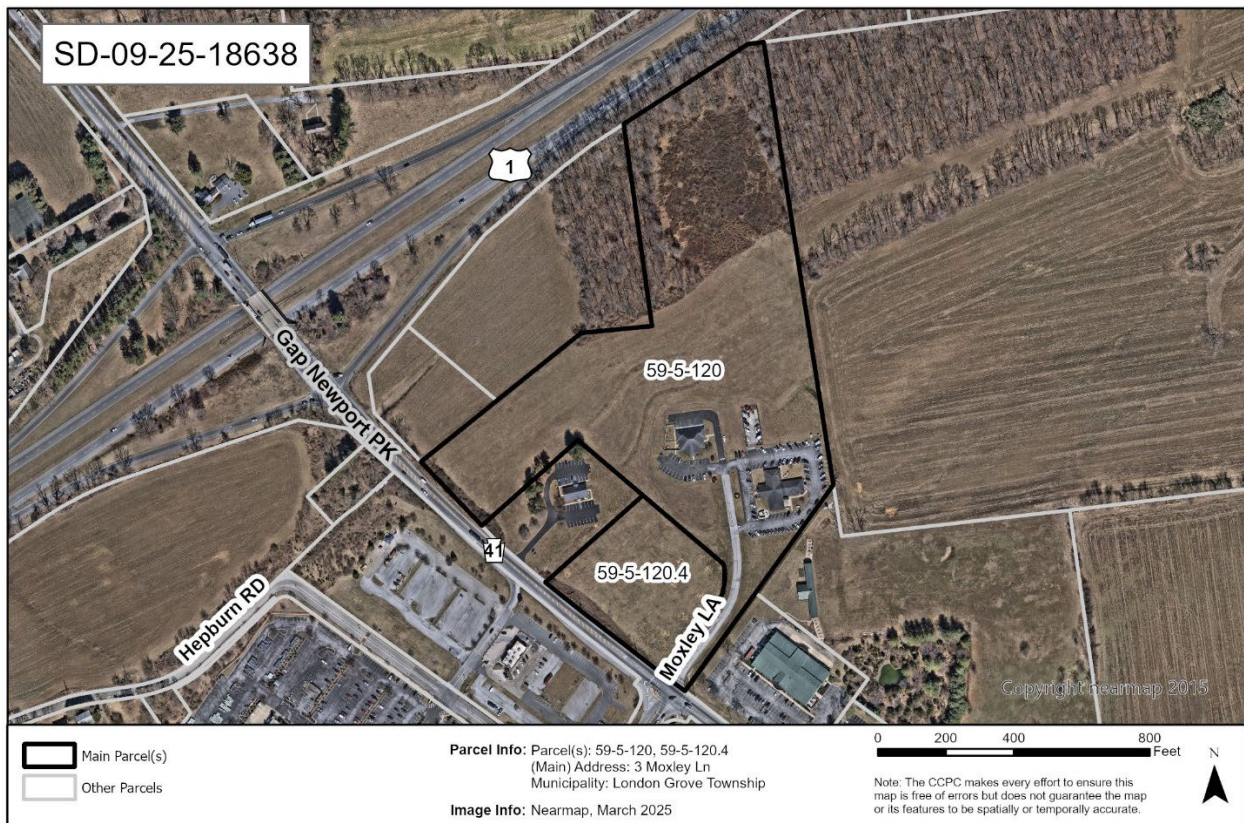
Location:	Northeast side of Northeast side of Gap-Newport Pike (State Route 41) and Moxley Lane
Site Acreage:	25.10 acres
Lots:	3 lots
Proposed Land Use:	Emergency Services, Convenience Store, Farm/Pasture Land
Municipal Land Use Plan Designation:	Commercial
UPI#:	59-5-120.4, 59-5-120

PROPOSAL:

The applicant proposes the adjustment of the lot lines among two lots. The site, which will be served by public water and public sewer facilities, is located in the London Grove Township - Commercial zoning district. No development is proposed by this subdivision.

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

Page: 2
 Re: Preliminary/Final Subdivision - Moxley Road & Gap Newport-Pike
 # London Grove Township - SD-09-25-18638



BACKGROUND:

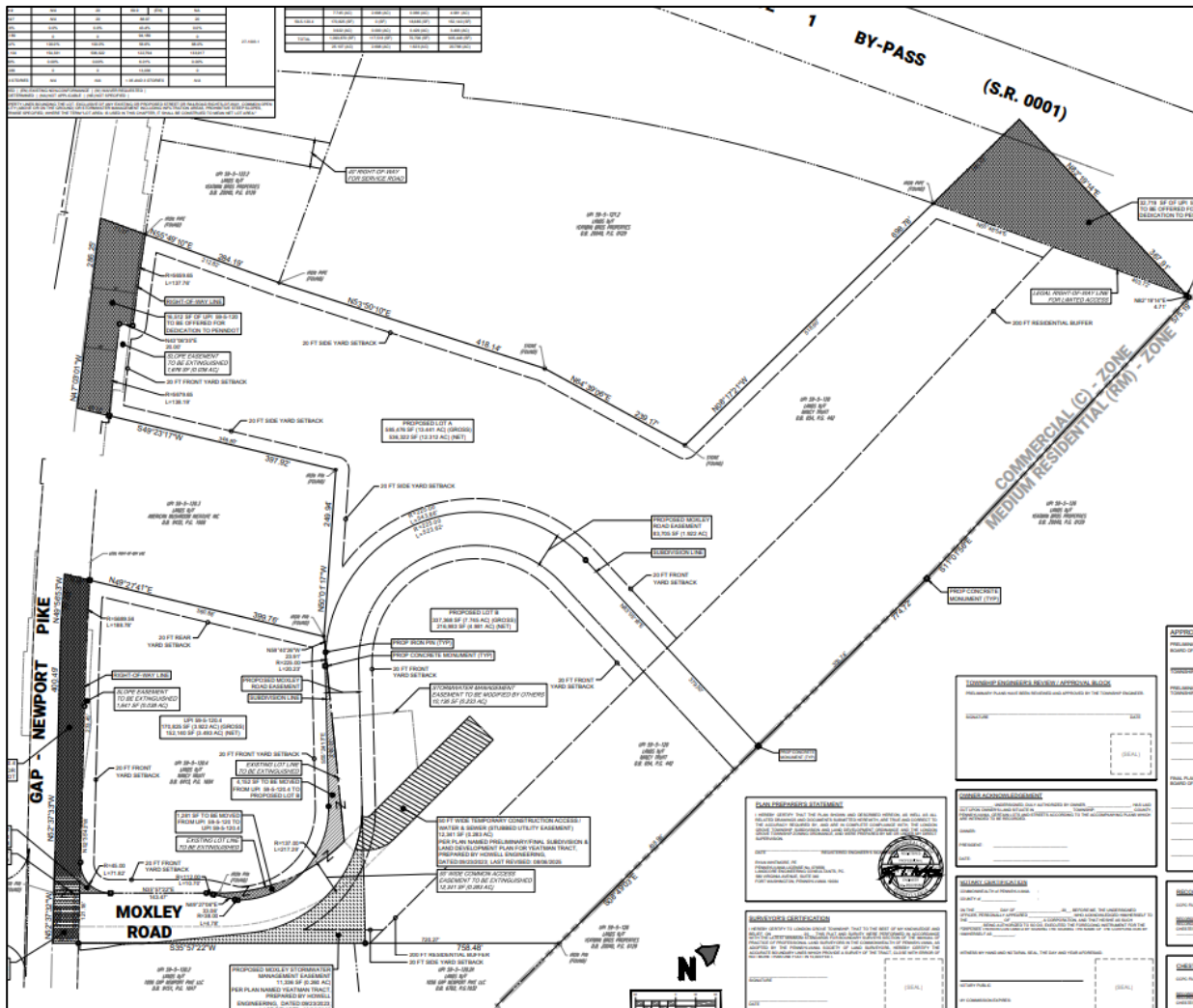
1. The Chester County Planning Commission has previously reviewed a land development for a portion of this site (UPI 59-5-120.4) proposing the construction of a 6,139 square foot commercial building and 68 parking spaces (refer to CCPC# LD-02-25-18426, dated March 6, 2025). We have no record of municipal action on that land development.

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

Page: 3
 Re: Preliminary/Final Subdivision - Moxley Road & Gap Newport-Pike
 # London Grove Township - SD-09-25-18638



*Detail of Moxley Road & Gap Newport-Pike
 Preliminary/Final Subdivision Plan*

WATERSHEDS 2045:

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

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

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

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

Page: 4
 Re: Preliminary/Final Subdivision - Moxley Road & Gap Newport-Pike
 # London Grove Township - SD-09-25-18638

PRIMARY ISSUES:

4. We encourage the applicant to submit a sketch plan for any future development for the site. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.
5. The Township and the applicant should anticipate the need to accommodate and improve the area-wide vehicle and pedestrian circulation and access designs in this area. Nearby development proposals will add significant vehicle and pedestrian volumes to the levels currently generated by the existing retail and commercial areas to the south and west. Additional developments, including the proposed 286-unit residential development to the east (i.e., the “Yeatman Tract”, reviewed by the Chester County Planning Commission in a letter to the Township dated October 6, 2023; refer to CCPC # SD-08-23-17827), and the proposed 192-unit development to the northwest (i.e. the “London Grove West Apartments”, reviewed by the County Planning Commission in a letter to the Township dated June 6, 2025; refer to CCPC # LD-05-25-18505 and SD-05-25-18507. The County Planning Commission has no record of municipal action on those plans).

Improvements to the intersection at Gap-Newport Pike (State Route 41) and Moxley Lane should include roadway widening, crosswalk striping, demand-actuated signaling, coordinated traffic control signals, and other necessary improvements; the Township, applicant and PennDOT should work closely together regarding these improvements.

ADMINISTRATIVE ISSUES:

6. 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 London Grove 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 London Grove Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

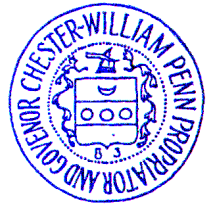


Wes Bruckno
 Senior Review Planner

cc: Landcore Engineering Consultants, PC
 Anthony Antonelli, District Permits Manager, PennDOT
 Francis J. Hanney, PennDOT
 Chester County Conservation District
 Nancy Truitt



THE COUNTY OF CHESTER



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Executive Director

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October 1, 2025

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

Re: Final Subdivision - 232 East First Avenue
Malvern Borough – SD-08-25-18633

Dear Ms. Whitaker:

A Final Subdivision Plan entitled "232 East First Avenue", prepared by Diener Surveying Services, and dated June 26, 2025, was received by this office on September 3, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

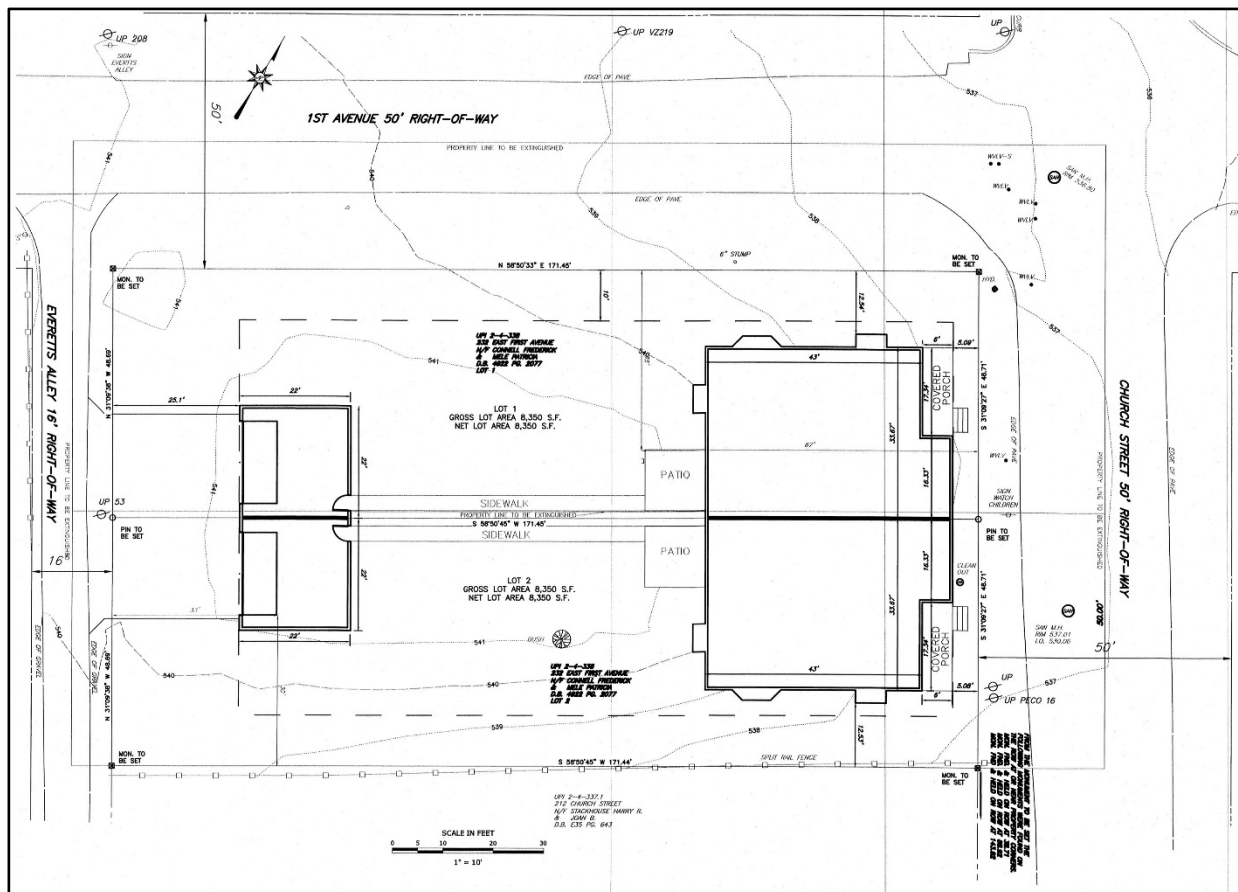
PROJECT SUMMARY:

Location:	Southwest corner of Church Street and East First Avenue
Site Acreage:	0.38
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Residential (twin dwellings)
Municipal Land Use Plan Designation:	Residential
UPI#:	2-4-338

PROPOSAL:

The applicant proposes the creation of 2 residential lots. The existing single family residence will be removed. The project site, which will be served by public water and public sewer, is located in the R4 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.



Site Plan Detail, Sheet 1: Final Subdivision - 232 East First Avenue

Page: 3
 Re: Final Subdivision - 232 East First Avenue
 # Malvern Borough – SD-08-25-18633

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Crum Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving stormwater management and reducing runoff; maintaining and protecting woodlands and tree canopies; protecting and restoring stream banks, riparian buffers, and in-stream habitat; and expanding source water protection efforts. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. Prior to granting final plan approval, the Borough should ensure that this proposal fully complies with the plan submission requirements set forth in Article IV of the Borough Subdivision and Land Development Ordinance (SLDO). We note that the titles of various plan tables are illegible, and the text on several pages, particularly Sheet 5, is difficult to interpret. Additionally, text on the right side of Sheet 4 and the bottom of Sheet 5 is cut off.
4. While the site plan indicates that sidewalks will be provided from the rear patio to the accessory garage on each lot, sidewalks are not shown along the existing road network, and no information is provided pertaining to a waiver request from Section 181-515 of the Borough SLDO, which states that sidewalks shall be provided on both sides of all existing and proposed streets. This should be clarified by the applicant.

We recommend that sidewalks be provided along East First Avenue and Church Street (we note that sidewalks are already provided along a portion of Church Street to the immediate south of the project site). Sidewalks are an essential design element in the Urban Center Landscape, and CONNECT Objective C of *Landscapes3* is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas (page 119). Additionally, Figure 4.1: Borough-Wide Transportation Improvements in the Boroughs' 2018 *Multimodal Transportation Study* identifies this area of the Borough as a sidewalk improvement area, and Preferred Typical Residential Street Layout provided on page 4-6 indicates that sidewalks should be provided on both sides of the street to improve pedestrian connectivity.

5. The Borough should ensure that this proposal complies with the street tree requirements set forth in Section 181-525 of the Borough SLDO. We note that Section 181-525.C(2) states that one street tree shall be provided for every 35 feet of street frontage or fraction thereof. Street trees are an essential design element in the Urban Center Landscape.

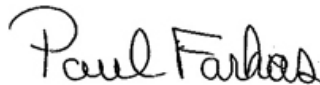
Page: 4
Re: Final Subdivision - 232 East First Avenue
Malvern Borough – SD-08-25-18633

ADMINISTRATIVE ISSUES:

6. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. The site plan (Sheet 5) indicates that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
8. There are two references to the “Township,” rather than the Borough, provided on Sheet 5, including a reference to the “Township Engineer.” This should be corrected by the applicant.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

Sincerely,

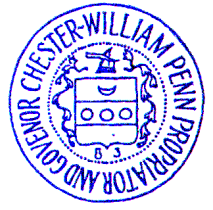


Paul Farkas
Senior Review Planner

cc: 232 East First Avenue LLC
Diener Surveying Services
John Smirga & Associates PC



THE COUNTY OF CHESTER



COMMISSIONERS
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Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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October 1, 2025

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

Re: Final Subdivision - Taylor Street Park
Phoenixville Borough - SD-09-25-18639

Dear Mr. Boelker:

A final subdivision plan entitled "Taylor Street Park", prepared by Bercek & Associates and dated August 20, 2025, was received by this office on September 2, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	West side of Taylor Street, south of Sisler Road
Site Acreage:	3.5 acres
Lots:	2 lots
Proposed Land Use:	Lot Consolidation
UPI#:	15-4-10.99-E, 15-4-13-E, 15-4-8.3-E, 15-4-18-E

PROPOSAL:

The applicant proposes the consolidation of four lots into two lots. Approximately 3.2 acres of the tract will be consolidated into the "MDM Nature Preserve" as restricted access open space. An approximately 0.5 acre portion of the tract will remain as the "Taylor Street Park" for active recreation, and no other development is proposed by this subdivision. The site, which is served by public water and sewer facilities, is located in the Phoenixville Borough MG/RI zoning district.

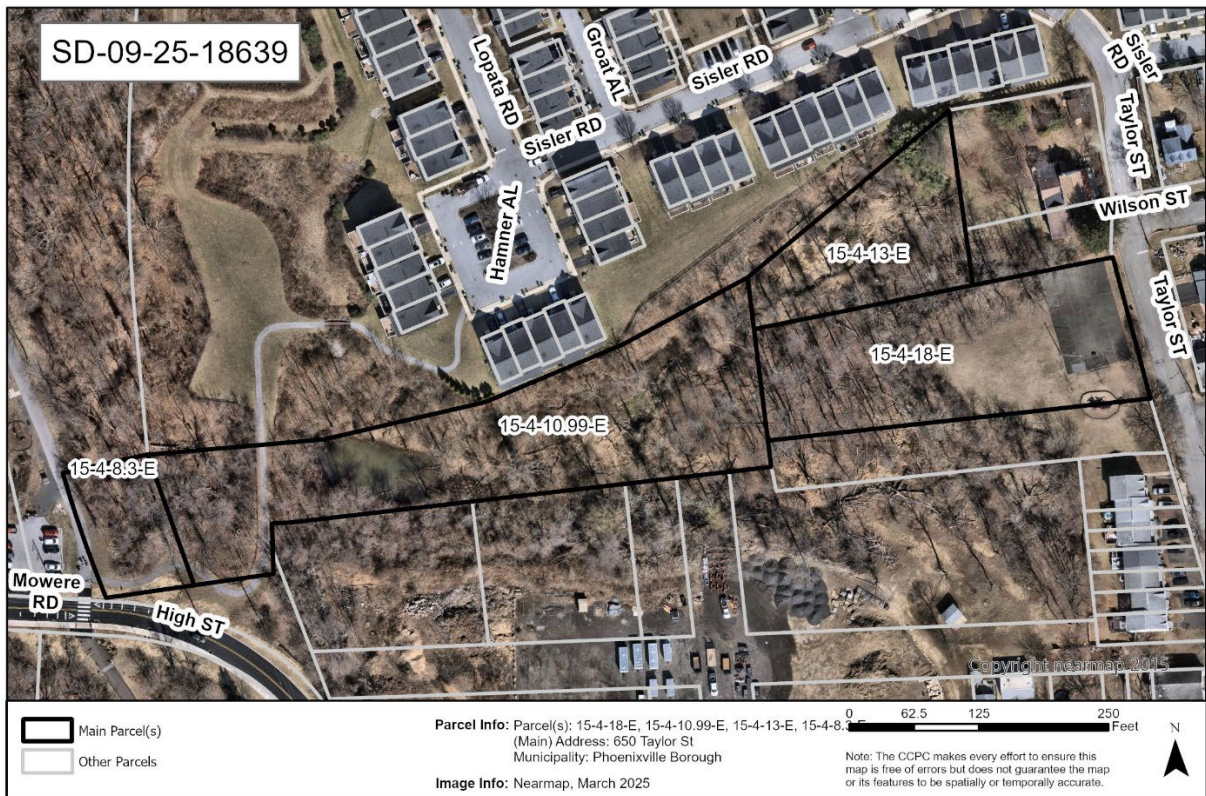
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Phoenixville Borough issues should be resolved before action is taken on this subdivision plan.

Page: 2
 Re: Final Subdivision - Taylor Street Park
 # Phoenixville Borough - SD-09-25-18639

COUNTY POLICY:

LANDSCAPES:

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



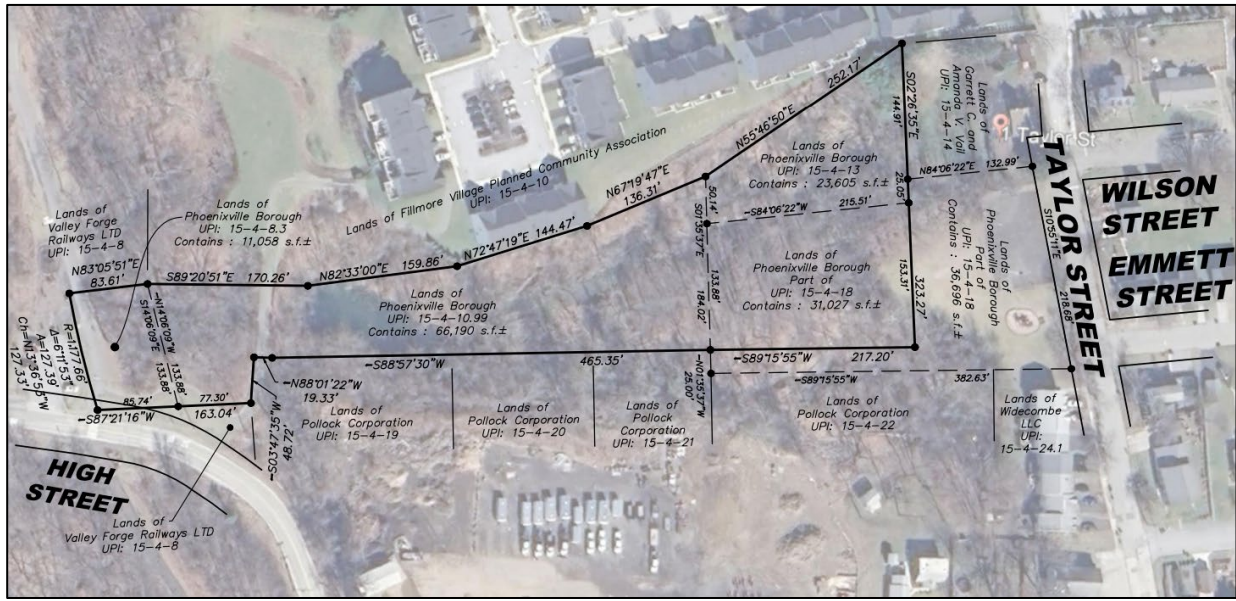
PRIMARY ISSUE:

2. Phoenixville Borough should verify that the plan is prepared in a format that can be recorded at the Chester County Recorder of Deeds.

ADMINISTRATIVE ISSUE:

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

Page: 3
 Re: Final Subdivision - Taylor Street Park
 # Phoenixville Borough - SD-09-25-18639



*Detail of Taylor Street Park
 Final Subdivision Plan*

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 is available to you to discuss this and other matters in more detail.

Sincerely,

Wes Bruckno

Wes Bruckno
 Senior Review Planner

cc: Bercek & Associates



THE COUNTY OF CHESTER



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Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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October 2, 2025

Linda Shank, Secretary
Sadsbury Township
2920 Lincoln Highway, PO Box 261
Sadsburyville, PA 19369

Re: Final Subdivision - Sadsbury Commons LP
Sadsbury Township - SD-09-25-18661

Dear Ms. Shank:

A final subdivision plan entitled "Sadsbury Commons LP", prepared by Bohler Engineering, dated September 17, 2024 and last revised on July 10, 2025, was received by this office on September 26, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	East side of Octorara Trail (State Route 10), south side of Lincoln Highway (State Route 30). West Sadsbury Township is located to the west.
Site Acreage:	43.28 acres
Lots:	3 lots
Proposed Land Use:	Commercial
New Parking Spaces:	No additional spaces proposed
Municipal Land Use Plan Designation:	Commercial
UPI#:	37-3-1.5

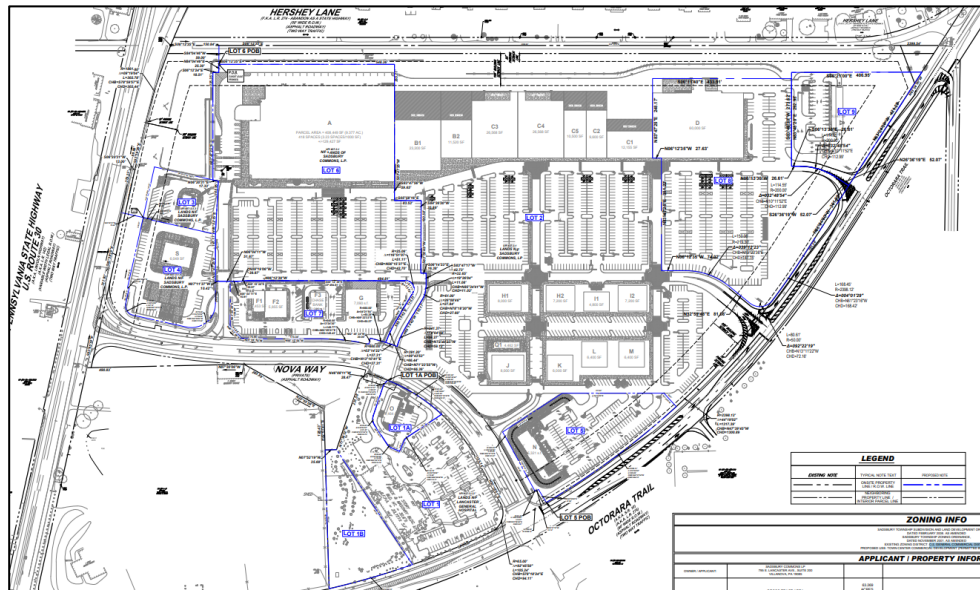
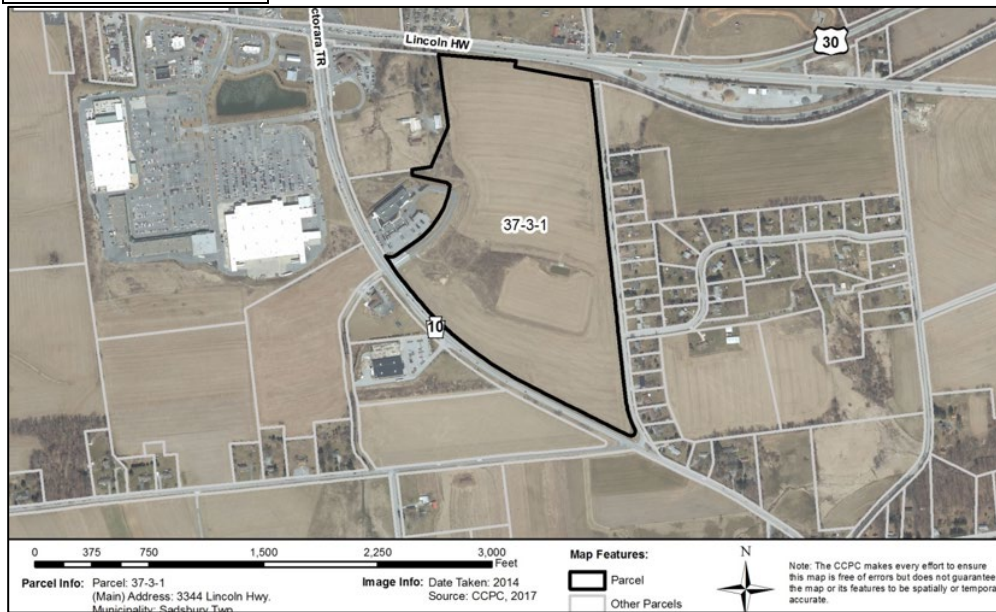
PROPOSAL:

The applicant proposes the creation of three lots at a commercial facility. The site, which is served by public water and sewer facilities, is located in the Sadsbury Township C-2 General Commercial zoning district. No development is proposed by this plan.

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

Page: 2
 Re: Final Subdivision - Sadsbury Commons LP
 # Sadsbury Township - SD-09-25-18661

SD-09-25-18661



Detail of Sadsbury Commons LP Final Subdivision Plan

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

Page: 3
Re: Final Subdivision - Sadsbury Commons LP
Sadsbury Township - SD-09-25-18661

PRIMARY ISSUES:

2. No development is proposed by this plan, but the Township should provide a statement indicating why the various bulk and lot requirements are shown as "NA" on the "BULK REQUIREMENTS" table.
3. The signature statement for the Chester County Planning Commission block should be revised to indicate that this subdivision was "reviewed" by the Chester County Planning Commission, not "reviewed and recommended".

ADMINISTRATIVE ISSUE:

4. 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 Chester County Recorder of Deeds, the Assessment Office, and Sadsbury 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 Sadsbury 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,

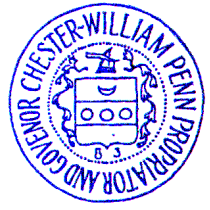


Wes Bruckno
Senior Review Planner

cc: Bohler Engineering
Sadsbury Commons LP



THE COUNTY OF CHESTER



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Matthew J. Edmond, AICP
Executive Director

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October 17, 2025

Jane L. Daggett, Secretary/Treasurer
Upper Oxford Township
1185 Limestone Road
Oxford, PA 19363

Re: Preliminary/Final Land Development and Subdivision - Donnelly Enterprises Inc.
Upper Oxford Township – LD-09-25-18651 and SD-09-25-18652

Dear Ms. Daggett:

A Preliminary/Final Land Development and Subdivision Plan entitled "Donnelly Enterprises Inc.", prepared by Howell Engineering, and dated September 2, 2025, was received by this office on September 19, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

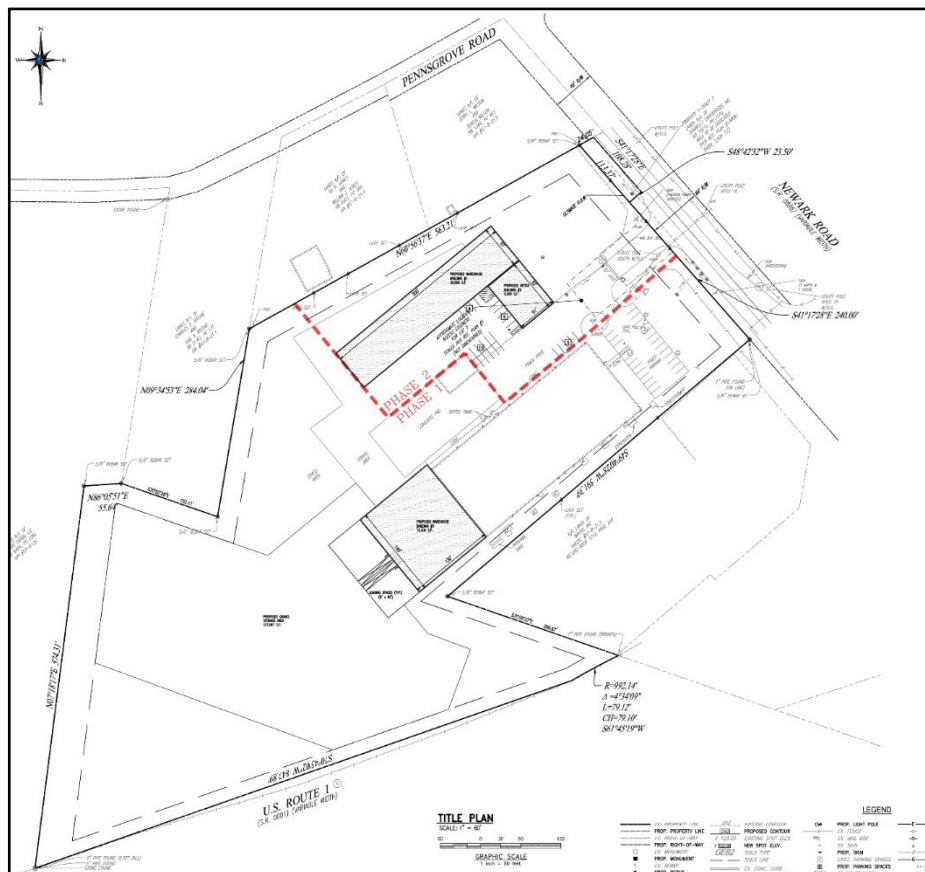
PROJECT SUMMARY:

Location:	West side of Newark Road, south of Penns Grove Road
Site Acreage:	12.60
Lots/Units:	3 existing lots; 1 proposed lot
Non-Res. Square Footage:	43,200
Proposed Land Use:	Warehouse/Office
New Parking Spaces:	25
Municipal Land Use Plan Designation:	Commerce; and Agricultural
UPI#:	57-8-21, 57-8-21.6, 57-8-23.1

PROPOSAL:

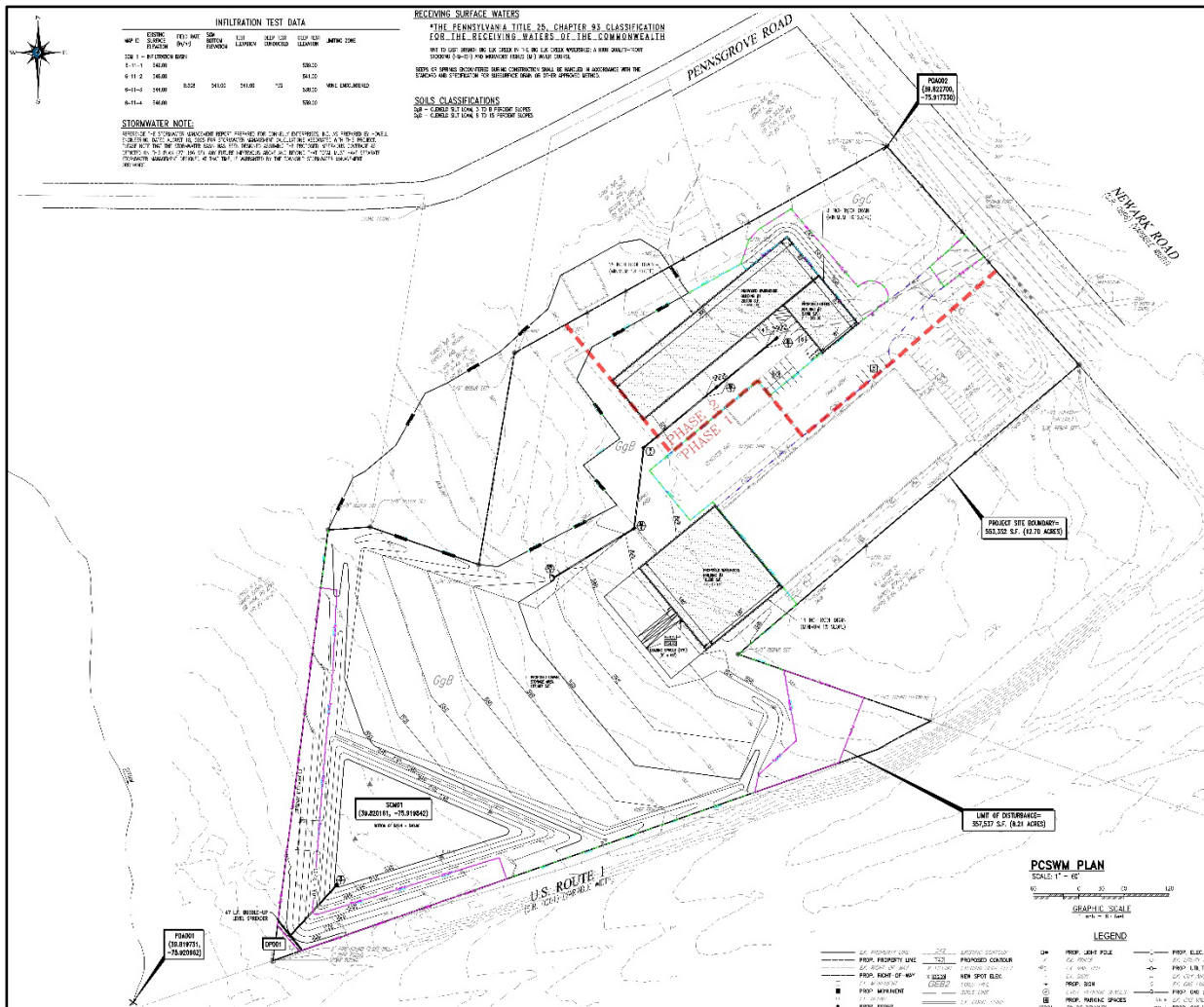
The applicant proposes the consolidation of three existing lots into one lot, along with the construction of 43,200 square feet of warehouse/office space, and 25 additional parking spaces. The site plan indicates that the project will be constructed in two phases. The existing buildings on the site will remain. The project site, which is served by on-site water and on-site sewer, is located in the C-2 Special Business 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 and land development plan.



Site Plan Detail, Sheet 2 (Title Plan): Donnelly Enterprises Inc.

Page: 3
 Re: Preliminary/Final Subdivision and Land Development - Donnelly Enterprises Inc.
 # Upper Oxford Township – SD-09-25-18652 and LD-09-25-18651



Plan Detail, Sheet 6 (PCSWM Plan): Donnelly Enterprises Inc.

BACKGROUND:

- The Chester County Planning Commission recently reviewed a zoning map amendment for a portion of the current project site. CCPC# ZM-12-24-18337, dated December 20, 2024, addressed a zoning map amendment petition to change the zoning designation of UPI# 57-8-23.1 from R-2 Low Density Residential to C-2 Special Business. It is our understanding that this zoning map amendment was approved by the Township on April 14, 2025.

COUNTY POLICY:

LANDSCAPES:

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

Page: 4
 Re: Preliminary/Final Subdivision and Land Development - Donnelly Enterprises Inc.
 #: Upper Oxford Township – SD-09-25-18652 and LD-09-25-18651

The project site is also located in the Commerce and Agricultural land use categories on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan. Based on the recommended strategies for the Commerce and Agricultural land use categories, the plan submission is somewhat consistent with the region's land use policies.

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 Elk Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring headwater streams and vegetated riparian corridors; reducing agricultural and urban runoff; protecting groundwater resources; restoring water quality in impaired streams; and creating and enhancing water-based recreational opportunities. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

Access and Circulation:

4. The site plan indicates that an 80 foot wide right-of-way will be provided along Newark Road for the entirety of the project site (additional right-of-way is proposed along the northernmost portion of the site). The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies Newark Road (State Route 896) as a major collector road. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. The proposed right-of-way is appropriate for a major collector road. We suggest that the ultimate right-of-way area shown on the plan be offered for dedication to PennDOT.

Stormwater Management:

5. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. While it is good that the applicant proposes a naturalized stormwater basin to handle runoff from the development activities, the location of the gravel storage area immediately upgradient could compromise the functionality of the structure in the long-term. It is unclear from the design how the applicant proposes to keep both coarse and fine materials from the gravel storage area from entering into the stormwater basin. An excess of either of those materials could negatively impact plant health, soil infiltration capacity, and the overall storage capacity of the basin. It may also require more frequent maintenance and repair of the stormwater facility by the property owner. Future design plans should show how the applicant intends to adequately contain all of the materials in the gravel storage area to prevent their transfer downhill into the stormwater basin.

Similarly, the applicant may want to consider showing plans to protect the swales leading from the proposed structures to the stormwater basin in order to ensure their long-term functionality as designed.

Page: 5
 Re: Preliminary/Final Subdivision and Land Development - Donnelly Enterprises Inc.
 #: Upper Oxford Township – SD-09-25-18652 and LD-09-25-18651

7. The proposed stormwater management basin should be designed to conform with the natural drainage pattern and existing topography of the site, to limit earth disturbance, and minimize soil compaction. Applying these considerations enhances the potential of the stormwater basins to be a visual amenity. To provide visual interest, the shape of the basins should be as natural looking as practical. The natural topography is usually curvilinear and less geometrically-shaped. Creating a variety of slope changes so the sides of the basins undulate also mimics natural conditions.
8. The applicant should submit the stormwater management report for this project to the Township, if they haven't already done so, prior to the Township taking action on this plan submission.
9. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County's High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.
10. The site plan depicts the location of an existing stormwater basin to the east of the existing parking area on the project site. The applicant may want to consider future updates to the existing stormwater facilities on the project site, as part of the general upkeep of this development.

Lighting Plan:

11. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 14) 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:

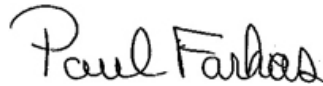
12. According to the Waivers Requested table on Sheet 1, the applicant is requesting a waiver from the plan submission requirements in Article V of the Township Subdivision and Land Development Ordinance that require separate preliminary and final plan applications. Waiver requests should only be granted 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.
13. 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>.
14. While the Parking Tabulation table on Sheet 1 provides the total number of existing and proposed parking spaces, the number of parking spaces required by the Township Zoning Ordinance is not provided. This should be clarified by the applicant. We note that 52 parking spaces will be provided for this site.

Page: 6
Re: Preliminary/Final Subdivision and Land Development - Donnelly Enterprises Inc.
Upper Oxford Township – SD-09-25-18652 and LD-09-25-18651

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

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

Sincerely,

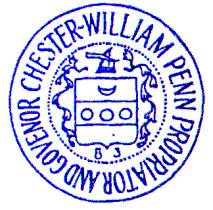


Paul Farkas
Senior Review Planner

cc: Premium Power Services
Howell Engineering
Donnelly Enterprises, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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October 10, 2025

Jane L. Daggett, Secretary/Treasurer
 Upper Oxford Township
 1185 Limestone Road
 Oxford, PA 19363

Re: Final Subdivision - Ben K. & Sarah L. Fisher and Christian K. & Lizzie S. Fisher
 # Upper Oxford Township – SD-08-25-18632

Dear Ms. Daggett:

A Final Subdivision Plan entitled "Ben K. & Sarah L. Fisher and Christian K. & Lizzie S. Fisher", prepared by Trimble Surveyors LLC, and dated August 14, 2025, was received by this office on September 10, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

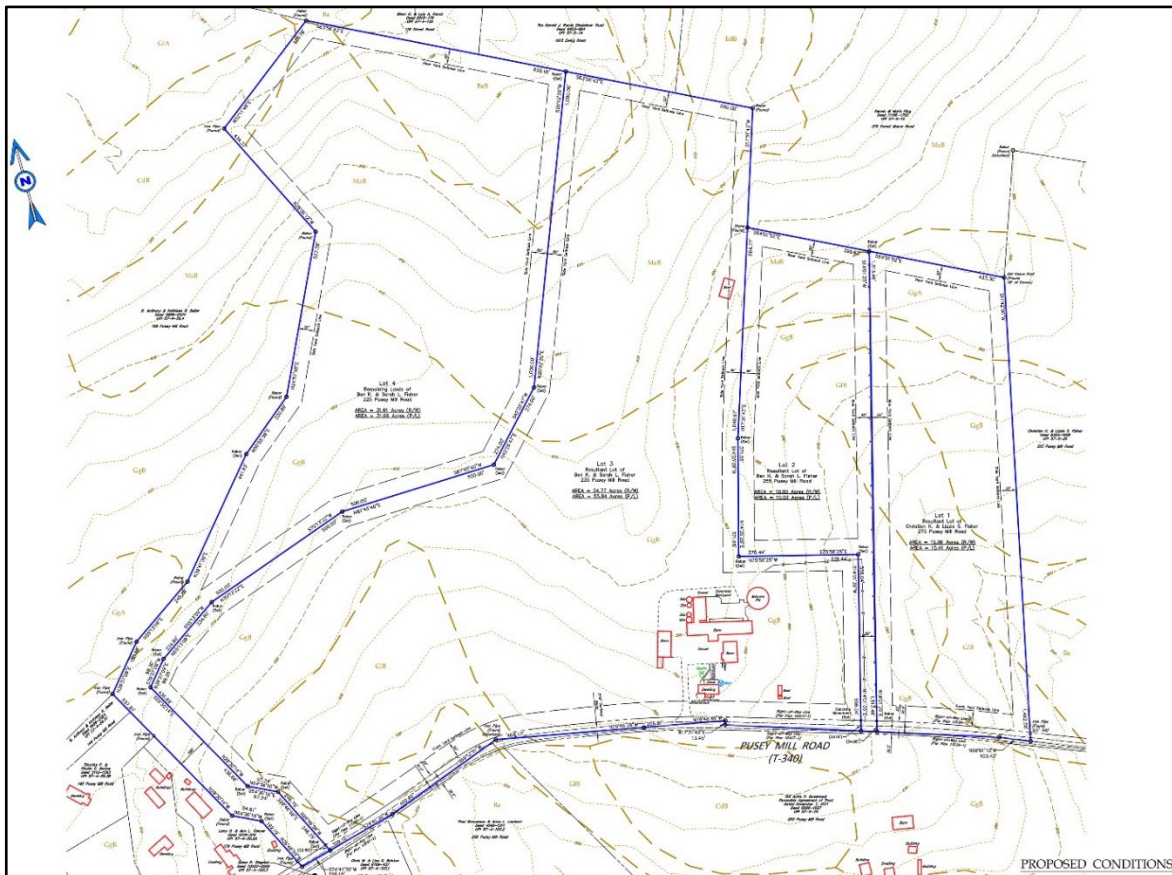
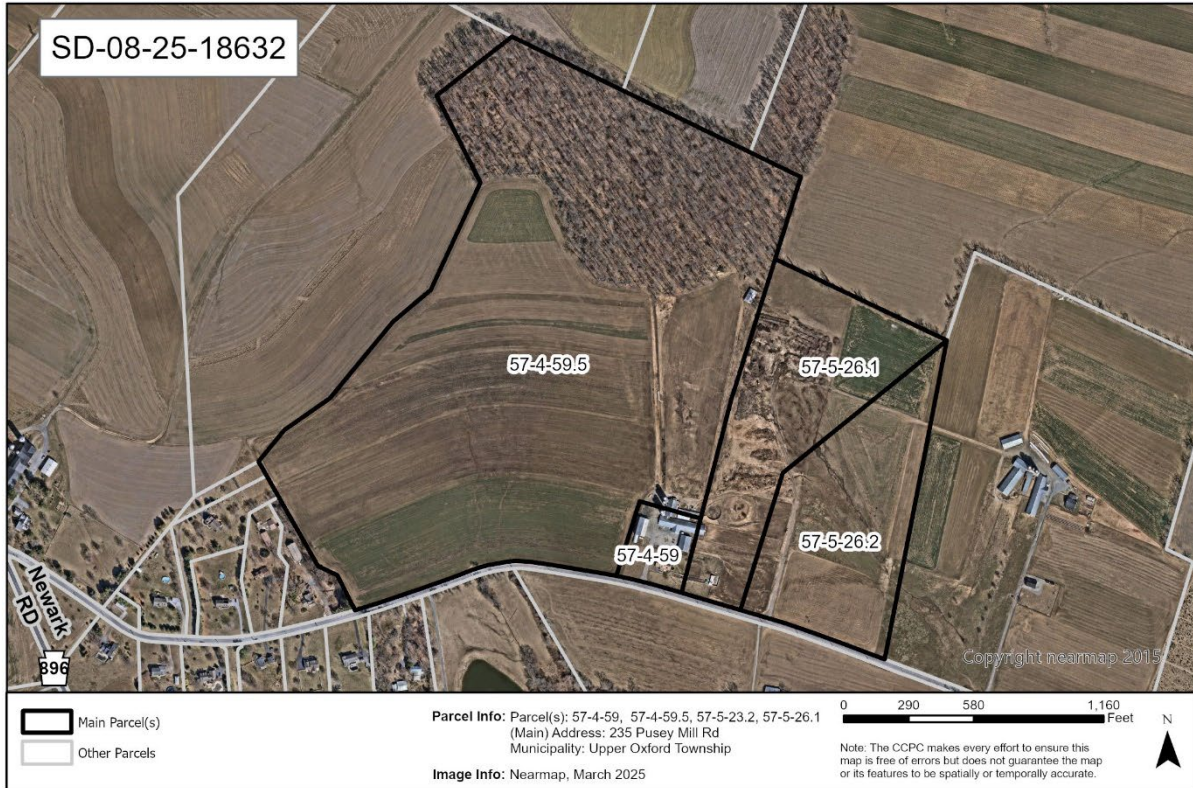
Location:	North side of Pusey Mill Road, east of Newark Road (Route 896)
Site Acreage:	112.91
Lots/Units:	4
Non-Res. Square Footage:	0
Proposed Land Use:	Agricultural
Municipal Land Use Plan Designation:	Agricultural
UPI#:	57-4-59, 57-4-59.5, 57-5-26.1, 57-5-26.2

PROPOSAL:

The applicant proposes the reconfiguration of four existing lots. No development activity is proposed as part of the current plan submission. The project site is located in the AR-1 Agricultural 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 - Ben K. & Sarah L. Fisher and Christian K. & Lizzie S. Fisher
 # Upper Oxford Township – SD-08-25-18632



Site Plan Detail, Sheet 3:
 Final Subdivision - Ben K. & Sarah L. Fisher and Christian K. & Lizzie S. Fisher

Page: 3
 Re: Final Subdivision - Ben K. & Sarah L. Fisher and Christian K. & Lizzie S. Fisher
 # Upper Oxford Township – SD-08-25-18632

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal involving three of the four lots of the current plan submission. CCPC# SD-10-24-18278, dated November 21, 2024, addressed the reconfiguration of three existing lots (UPI# 57-4-59, 57-5-26.1, 57-5-26.2) totaling 32.53 acres. According to our records, this prior subdivision plan was approved by the Township on March 10, 2025. We note that the configuration depicted on the previously approved plan for UPI# 57-5-26.1 and #57-5-26.2 is similar to the configuration shown for these lots (Lots 1 and 2) on the current plan submission.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Agricultural Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed subdivision is consistent with the objectives of the **Agricultural Landscape**.

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

PRIMARY ISSUES:

3. UPI# 57-4-59.5 is part of the County Agricultural Land Preservation Program and is protected by an agricultural conservation easement, and is also subject to a woodland conservation easement held by the County of Chester. It is our understanding that this subdivision plan was approved by the Chester County Agricultural Land Preservation Board on September 23, 2025, and that it will next be presented for approval at the State Agricultural Preservation Board on December 11, 2025. The Township should reserve granting final plan approval until this plan has been approved by the State Agricultural Preservation Board.

The agricultural conservation and woodland conservation easements for Lot 3 and Lot 4 should be delineated on the final plan. Additionally, the following details should be provided on the final plan:

- a) 55.394 acres of Lot 3 and Lot 4 are subject to a Deed of Agricultural Conservation Easement, dated November 27, 2001, between Kathleen T. Empie and the Commonwealth of Pennsylvania, recorded in Chester County Deed Book 5125, Page 948.
- b) 24.813 acres of Lot 3 and Lot 4 are subject to a Deed of Woodland Easement, dated November 27, 2001, between Kathleen T. Empie and Chester County, recorded in Chester County Deed Book 5136, Page 2053.
- c) The Deed of Agricultural Conservation Easement limits residential construction on the Agricultural easement area, to not more than one (1) residential structure to be located on the Agricultural easement area only on Lot 4. No residential construction is permitted within the easement areas on Lot 3. No residential construction is allowed on the Woodland Easement for either Lot.

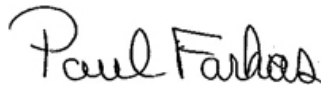
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Re: Final Subdivision - Ben K. & Sarah L. Fisher and Christian K. & Lizzie S. Fisher
Upper Oxford Township – SD-08-25-18632

ADMINISTRATIVE ISSUES:

4. According to the Waivers table on Sheet 1, the applicant is requesting a waiver from Section 617, Survey Monuments and Stakes, of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
5. According to County Tax Assessment records, three of the four lots involved in this subdivision plan (UPI# 57-4-59.5, 57-5-26.1, 57-5-26.2) appear to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
6. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

Sincerely,

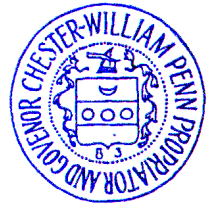


Paul Farkas
Senior Review Planner

cc: Ben and Sarah Fisher
AET Consulting
Trimble Surveyors, LLC
Christian K. Fisher
Chester County Assessment Office
Chester County Department of Parks and Preservation



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
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Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

PLANNING COMMISSION
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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

October 15, 2025

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

Re: Tentative Planned Residential Development Plan: Lionville Preserve for Rockwell
Downingtown LLC; Proposed PRD-1 Overlay District
Uwchlan Township - SD-09-25-18655, LD-09-25-18656, ZA-09-25-18657

Dear Mr. Kagel:

A plan entitled "Tentative PRD Plan Lionville Preserve", prepared by Chester Valley Engineers and dated September 16, 2025, was submitted by Uwchlan Township to this office on September 17, 2025 under the provisions of Section 704.(b) of Act 247, the Pennsylvania Municipalities Planning Code (MPC) as amended.

The County Planning Commission concurrently received a PRD-1 Planned Residential Development Overlay District submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). We offer the following comments on the proposed Planned Residential Development and on the PRD-1 Planned Residential Development Overlay District for your consideration.

PROJECT SUMMARY:

Location:	West side of Lionville Station Road, north of the Pennsylvania Turnpike
Site Acreage:	Approximately 253.80 acres
Lots/Units:	Six lots, 269 single-family dwellings, 342 townhouse dwellings
Non-Res. Square Footage:	Approximately 74,000 square foot natatorium
Proposed Land Use:	Single family residential, townhouse residential
New Parking Spaces:	604 spaces; four spaces per dwelling additionally
Municipal Land Use Plan Designation:	Commercial/Industrial
UPI#:	33-1-17.1, 33-1-27, 33-1-28.1, 33-1-26, 33-1-28, 33-1-25

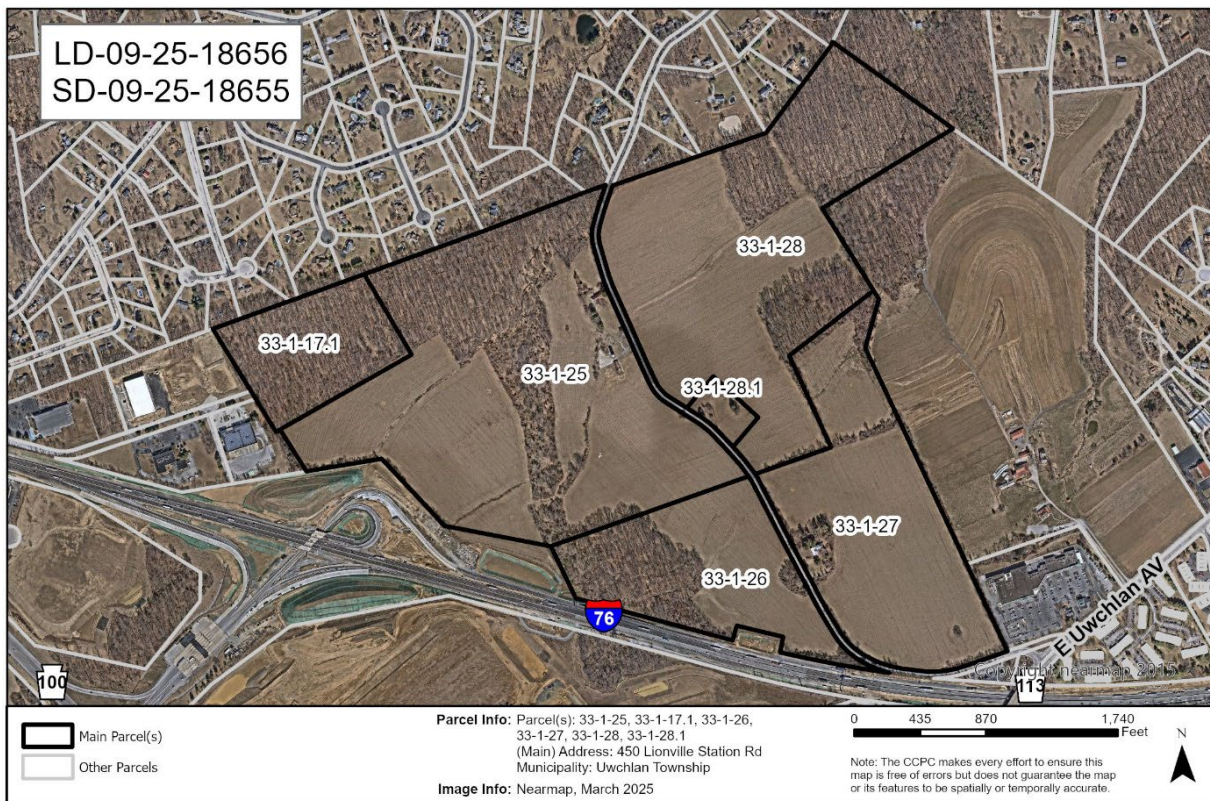
PROPOSAL:

1. The applicant proposes a Planned Residential Development on approximately 253.80 acres including 269 single-family dwellings, 342 townhouse dwellings, an approximately 74,000 square foot natatorium, private open space areas totaling 131.09 acres, and 28,342 feet of new roadway. The project site, which will be served by public water and public sewer facilities, is located in the Uwchlan Township PIC Planned Industrial-Commercial District, the R-R Rural Residential District, and the PRD-1 Planned Residential Development Overlay District.

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 Re: Tentative Planned Residential Development Plan: Lionville Preserve for Rockwell
 Downingtown LLC; Proposed PRD-1 Overlay District
 # Uwchlan Township - SD-09-25-18655, LD-09-25-18656, ZA-09-25-18657

2. In addition, Uwchlan Township proposes the following amendments to its Zoning Ordinance:
- A PRD-1 Planned Residential Development Overlay District is proposed, including related definitions of Development Schedule, Development Sections, Green, Planned Residential Development (PRD), PRD Common Open Space, PRD Gross Tract Acre, and PRD Gross Tract Area;
 - Application and processing procedures for Tentative PRD approval and submission requirements (including a Transportation Impact Study to assess the impact of the proposed development of the local and regional roadway network), hearing requirements, use regulations, eligibility requirements, use regulations, density, recreational facilities and open space, design standards, landscaping, parking, utilities, historic resources, and other PRD-1-related standards, and
 - An amendment to the Uwchlan Township Zoning Map to show a PRD-1 Planned Residential Development Overlay 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 the proposed PRD-1 Planned Residential Development Overlay District and on the proposed PRD Plan.



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 Re: Tentative Planned Residential Development Plan: Lionville Preserve for Rockwell
 Downingtown LLC; Proposed PRD-1 Overlay District
 # Uwchlan Township - SD-09-25-18655, LD-09-25-18656, ZA-09-25-18657

BACKGROUND:

3. The Chester County Planning Commission has reviewed a proposed Township Zoning Ordinance amendment that (among others) proposed a PRD-1 Planned Residential Development Overlay District. That review, CCPC# ZA-02-25-18420, ZM-02-25-18421, was forwarded to the Township in a letter dated March 3, 2025. We have no further comments on the proposed PRD-1 Planned Residential Development Overlay District (except for the items in Comments on the Proposed PRD Ordinance in this letter) or on the associated Township Zoning Map amendment.

COUNTY POLICY:

LANDSCAPES:

4. The proposed Tentative Planned Residential Development plan 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 Tentative Planned Residential Development plan is consistent with the objectives of the **Suburban Center Landscape**.

WATERSHEDS 2045:

5. *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.

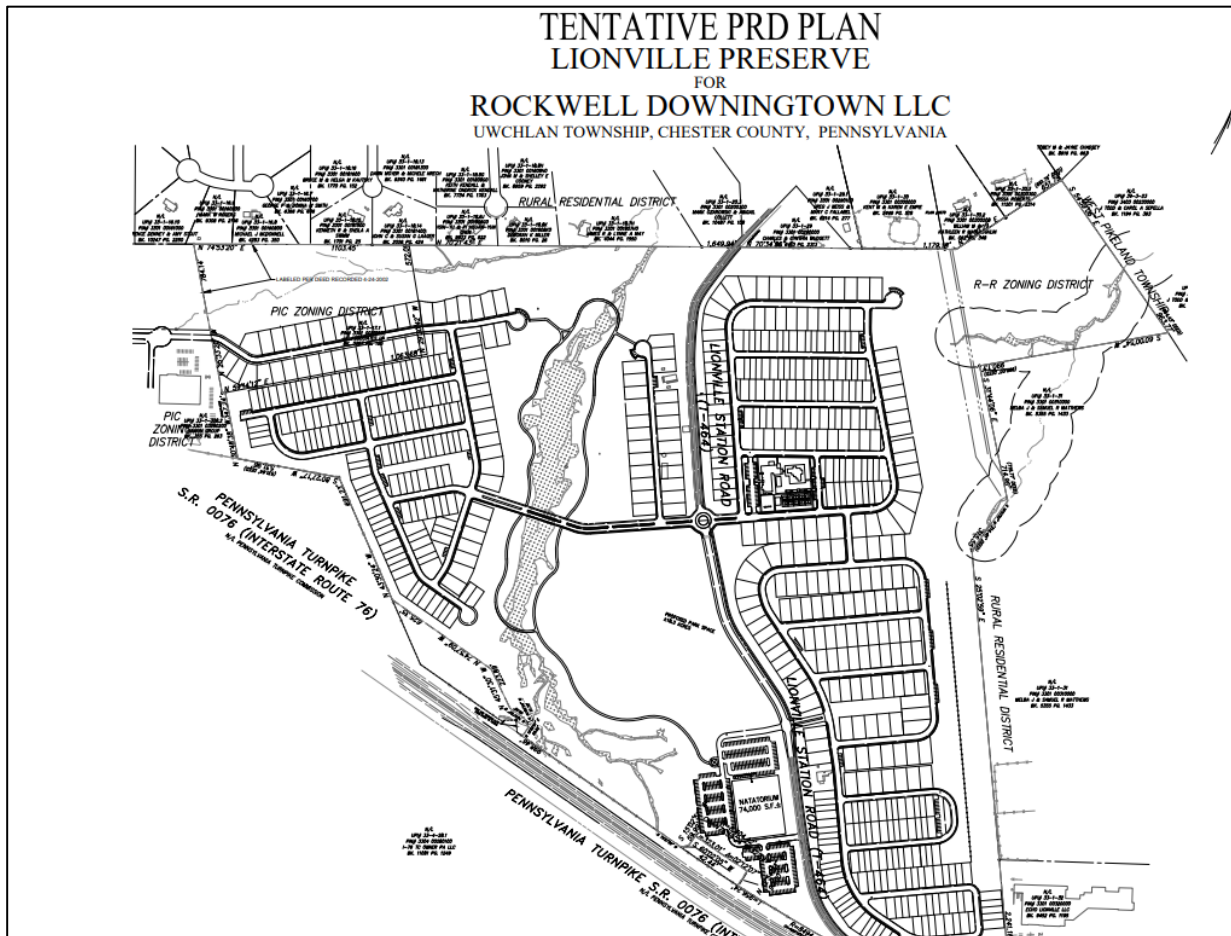
Watersheds 2045 can be accessed at www.chesco.org/watersheds2045. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management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

PRIMARY ISSUES:

Comments on Overall Design:

6. The plan includes several generally straight roads with limited horizontal curves, particularly the cul-de-sac to the west of Lionville Station Road. In these areas, the applicant should alleviate the linear impression of dwellings with front-facing garages by varying the dwellings' setbacks, providing porches, using small roof overhangs or other architectural elements to create differentiation, and introducing moderate horizontal curves along the roads.

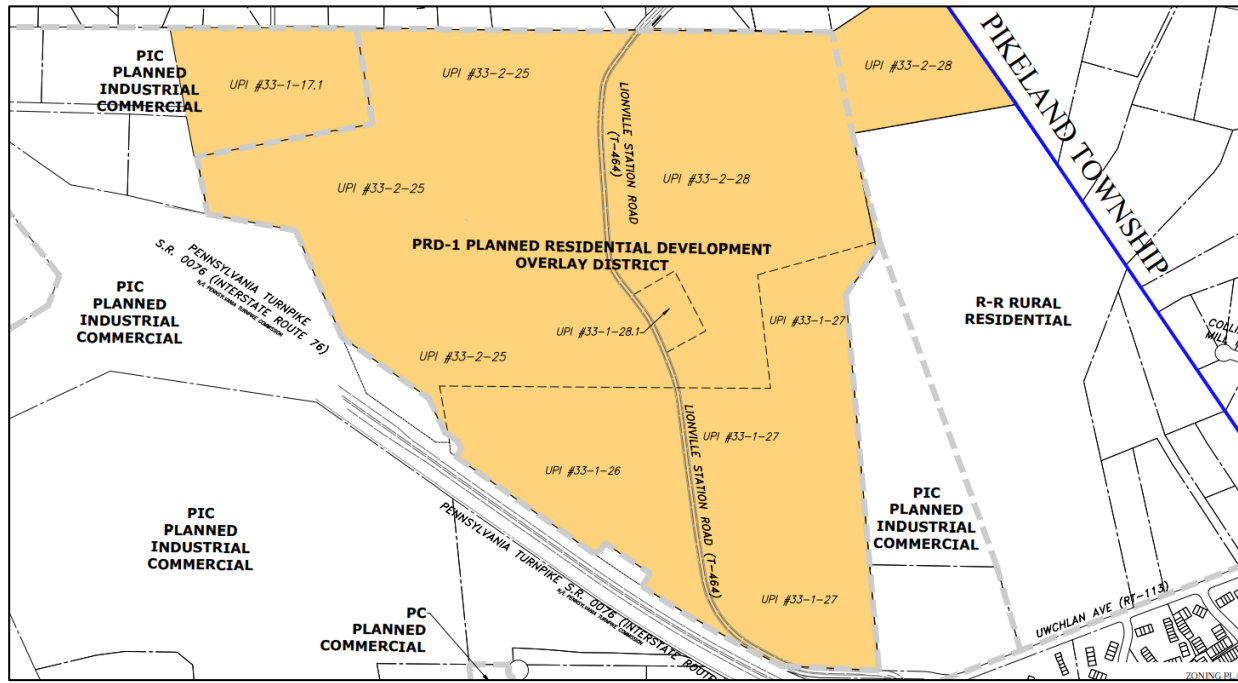
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 Re: Tentative Planned Residential Development Plan: Lionville Preserve for Rockwell
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 # Uwchlan Township - SD-09-25-18655, LD-09-25-18656, ZA-09-25-18657



***Detail of Tentative Planned Residential Development Plan:
 Lionville Preserve for Rockwell Downingtown LLC***

7. The applicant should investigate using common driveways at abutting single-family detached dwelling lots to reduce the widths of driveways that interrupt the sidewalks; common driveways may allow the use of side-entry garages to further alleviate the uniformity of the streetscape.
8. The roundabout along Lionville Station Road is an appropriate traffic-control design and should include a central feature to serve as a visual focal point, such as a gazebo.
9. The rear yard areas of the dwellings to the east of Lionville Station Road should receive special attention to provide additional privacy and separation from the road, such as using extensive landscaping, decorative walls or fences. The dwellings nearest the Pennsylvania Turnpike should also receive special attention to reduce the effects of noise and pollution. It will be preferable to relocate the dwellings nearest the Turnpike to other areas on the site. The applicant should also clarify whether the proposed lot sizes will permit rear decks.

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 Re: Tentative Planned Residential Development Plan: Lionville Preserve for Rockwell
 Downingtown LLC; Proposed PRD-1 Overlay District
 # Uwchlan Township - SD-09-25-18655, LD-09-25-18656, ZA-09-25-18657



PRD-1 Planned Residential Development Overlay District Location

10. The applicant should avoid orienting the side elevations of dwellings towards roadways (side elevations typically include fewer architectural features such as windows, doors, porches, pent roofs, etc. than front elevations); alternatively, a side door entrance or other architectural treatments can improve the aesthetics of side elevations that face the main roads.
11. The bulbs at the ends of the cul-de-sacs should include central landscaped islands to relieve the impression of extensive paving and provide visual features.
12. The Township and the applicant should contact the Pennsylvania Turnpike Commission regarding the Commission's plans for widening the Turnpike. If a significant volume of truck traffic is anticipated, the Township and the applicant could work with the Turnpike Commission to investigate whether a slip ramp could be possible at this site.
13. Areas for guest parking should be distributed more uniformly throughout the site. Instead of placing 90-degree parking along the outside radii of the cul-de-sacs, which are somewhat remote, the applicant should consider parallel parking along one side of the 28-foot cartways. Parallel parking spaces can also reduce the potential for vehicle lights to shine into the fronts and sides of adjacent dwellings.
14. The Uwchlan Township 2020 Comprehensive Plan's Map 2-9 "Historic & Cultural Resources" shows two Class 1 Historic Resources on the tract. The applicant and the Township's Historical Commission should discuss how these Historic Resources will fit in with the plan within their proper context.

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 Re: Tentative Planned Residential Development Plan: Lionville Preserve for Rockwell
 Downingtown LLC; Proposed PRD-1 Overlay District
 # Uwchlan Township - SD-09-25-18655, LD-09-25-18656, ZA-09-25-18657

15. Several lots at the southeast portion of the site appear to be in an area identified as an “agricultural buffer”; this should be clarified. Also, while the landscaping plans are preliminary, the final landscape plans for the agricultural buffer areas should include plant species that are compatible with the adjacent agricultural activities (i.e., which do not excessively shade crops in the agricultural areas or drop leaves that may interfere with crop growth).
16. The east-west road appears to include central islands; this is a desirable feature, and the applicant should indicate if these islands will be landscaped.
17. The Township 2020 Comprehensive Plan’s Map 4-3 “Plan for Parks, Recreation & Open Space-Land” shows a proposed park on the east side of Lionville Station Road, Map 4-4 “Plan for Parks, Recreation & Open Space-Walkway Network” designates this tract as “Property with Proposed Walkway and Open Space”, and Map 4-5 “Plan for Traffic & Circulation” shows a proposed east-west road from Lionville Station Road to a parcel to the west. The applicant and the Township should consider how the policies in the Township Comprehensive Plan can be implemented by this conditional use plan. Specifically, the trail proposed on the applicant’s plan should be designed to meet any adjacent existing or future trail.
18. “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 encourage the applicant to provide sidewalks throughout the development, especially to facilitate access to open space and trail areas. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**.

 PennDOT’s Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 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), which is available online at: www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.
19. We recognize that this is a tentative land development plan and that the grading plans on Sheets 05C-05-I are preliminary. We suggest that subsequent grading plans attempt to accommodate the topography of the site rather than impose a rigid geometric road and lot layout pattern
20. The sketch on the next page illustrates some of the design recommendations described above, including:
 - New trail alignment, also utilizing side paths in the residential streets that allows for better circulation around the western portion of the site.
 - Parking spaces pointing away from residential units.
 - Realignment of oddly shaped parcels to work better with the site.

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 Re: Tentative Planned Residential Development Plan: Lionville Preserve for Rockwell
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Suggested design revisions: trails, parking, parcel layouts

Natural Features Protection:

21. Because this plan is within a watershed designated as High Quality, the development plans should adhere to Pennsylvania regulations regarding riparian buffer requirements per Title 25, Chapter 102, Subsection 102.14. Under these requirements, riparian buffers for Special Protection watersheds, which include those designated as Exceptional Value and High Quality, restrict earth disturbance within 150 feet from the stream. In addition, the applicant should ensure that the riparian buffer is maintained or restored as a riparian forest buffer, per definition of PA Code, Title 25, Chapter 102, Subsection 102.14. The plans should show the delineated extent of the state-regulated riparian buffer.
22. Given the project's location in a watershed designated as High Quality (Trout Stocking Fishery), Migratory Fishes, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated. 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 buildings and support facilities.

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 Re: Tentative Planned Residential Development Plan: Lionville Preserve for Rockwell
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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.

23. The plan proposes lots developed on steep slopes. The applicant should consider reducing the number of lots on steep slopes or relocating those lots to other locations on the site. Refer to Uwchlan Township municipal ordinance subsection 265-618 Steep Slope Standards:
<https://ecode360.com/28542220?highlight=slope&highlight=sloped&highlight=slopes&highlight=steep&searchId=143770885848236#28542220>

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.

24. The plan shows wetlands on the tract. 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.
25. The plan shows a stream crossing. The applicant should be aware that an encroachment permit may be required by the Pennsylvania Department of Environmental Protection in accordance with its Rules and Regulations. The applicant should supply information on the installation technique and materials to ensure that there will be no stream degradation (or seepage of effluent into the stream).

Stormwater Management:

--- Water Resources Information ---

Uwchlan Township

Unnamed tributary to Pickering Creek, Pickering Creek Watershed, Schuylkill River Basin

No FEMA mapped Special Flood Hazard Areas on the property

MS4 community: Yes

Impairments for Unnamed Tributary to Pickering Creek: Assessed Use – Recreation, Pathogens (source unknown)

TMDL: None

Designated use: High Quality (Trout Stocking Fishery), Migratory Fishes

26. The applicant’s Conceptual Stormwater Management Report, dated September 16, 2025, indicates that “It is expected that a variety of stormwater management facilities will be used based on individual location, land use, and soil conditions. Examples include surface and underground infiltration basins, rain gardens, bio-filtration basins, and detention basins.” (second page).

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 Re: Tentative Planned Residential Development Plan: Lionville Preserve for Rockwell
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 # Uwchlan Township - SD-09-25-18655, LD-09-25-18656, ZA-09-25-18657

Stormwater management basins should be designed to conform with the natural drainage pattern and existing topography of the site, to limit earth disturbance, and minimize soil compaction. Applying these considerations enhances the potential of the stormwater basins to be a visual amenity and opportunity for passive recreation. To provide visual interest, the shape of the basins should be as natural looking as practical. The natural topography is usually curvilinear and less “boxy” or geometrically shaped. Creating a variety of slope changes so the sides of the basins undulate also mimics natural conditions. The appearance of the basins can be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic value. To maximize opportunities for passive recreation, the perimeters of the basins should incorporate features such as trails, viewpoints, and seating areas.

27. To ensure that the stormwater management facilities continue to function as designed, the applicant should include details on the frequency and proper inspection, operation, and maintenance of these systems in a Post-Construction Stormwater Management Plan. Also, since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with these facilities.
28. The applicant should submit a stormwater management report and Erosion and Sediment Pollution Control Plan for the site to Township and the Chester County Conservation District for review.

Comments on the Proposed PRD Ordinance:

29. We recommend that PRD-1 applicants create a “manual of written and graphic design guidelines” as part of Section 511.17 Design Standards, which would reflect a cohesive overall design, create common and compatible architectural characteristics, increase the overall aesthetic appeal of the PRD-1 and help create a “sense of place”. This is also specifically consistent with Section 511.1 of the proposed amendment, which lists the “fostering of a sense of place and community” as one of the purposes of the PRD-1. Additional design-related information is available in the County Planning Commission’s Suburban Center Design Guide, at:
<https://chescoplanning.org/MuniCorner/PDF/SuburbanCenterDesignGuide.pdf>
30. The previously-reviewed PRD Ordinance (CCPC# ZA-02-25-18420, ZM-02-25-18421) included provisions that encourage the supply of affordable housing; these provisions do not appear in the current version. We still recommend that the applicant and the Township strive to increase the supply of affordable housing. Chester County has established the “A+ Homes” initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the “A+ Homes” initiative is available online at:
<https://www.chescoplanning.org/Housing/aPlusHomes.cfm>. Additional information on housing affordability is available in the Chester County Planning’s website at:
<https://www.chescoplanning.org/housing/housing.cfm>. The Township can also contact Libby Horwitz, AICP, the Chester County Planning Commission’s Housing Planner for more details.

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Re: Tentative Planned Residential Development Plan: Lionville Preserve for Rockwell
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31. The applicant and Uwchlan Township should consider how the policies in the Township Comprehensive Plan can be implemented by a PRD-1. Specifically, a PRD-1 should provide trails that are integrated into the site's circulation pattern, and which also take advantage of any natural areas that offer opportunities for passive and non-invasive recreation. Trails in the PRD-1 should be designed to meet any adjacent existing or future trail. Uwchlan Township's policies regarding historic preservation, open space, roadway extensions and vehicle circulation should also be addressed.
32. Prior to acting on this amendment, the Township should determine if the zoning map amendment is generally consistent with its Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code.
33. Prior to acting on this amendment, the Township should ensure that it has met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Pennsylvania Municipalities Planning Code.

Other Comments:

34. The proposed 74,000 square foot natatorium building includes a large roof area that may 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 also 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 from the Chester County Planning Commission's *Clean and Sustainable Energy* webpage at: <https://chescoplanning.org/Environmental/CleanEnergy/SolarPower.cfm> and from the Delaware Valley Regional Planning Commission at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
35. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities and areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from the developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allow rooftop solar installations and other energy efficiency and environmental conservation actions.
36. 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.
37. The applicant and the Township should discuss the ultimate use of the small area within the R-2 Zoning District located at the northeast part of the site. This area contains sensitive environmental constraints but could be dedicated as passive open space.

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Re: Tentative Planned Residential Development Plan: Lionville Preserve for Rockwell
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38. The size and intensity of the proposed development and its proximity to a major transmission pipeline (Texas Eastern) may result in designation or expansion of a High Consequence Area (HCA). The US Department of Transportation's Pipelines and Hazardous Materials Safety Administration (PHMSA) guidelines require pipeline operators to map HCAs for new pipelines and update existing HCAs. Location within an HCA requires that pipeline operators meet a higher standard of safety. For additional information about the implications of an HCA, see this page on the Chester County Planning Commission Pipeline Information Center at:

<https://www.chescoplanning.org/pic/HCA.cfm>.

We recommend that any habitable development be set back consistent with the guidelines provided in accordance with the "Potential Impact Radius" shown in the graph located at the link above.

ADMINISTRATIVE ISSUES:

39. 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>.
40. 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 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 Uwchlan 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,

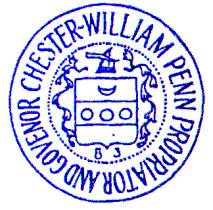


Wes Bruckno
Senior Review Planner

cc: Downingtown Area School District
Chester Valley Engineers, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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

October 1, 2025

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

Re: Final Subdivision - 190 Morningside Drive
 # Warwick Township - SD-08-25-18635

Dear Ms. Patton:

A final subdivision plan entitled "190 Morningside Drive", prepared by JMR Engineering, LLC and dated August 18, 2025, was received by this office on September 2, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

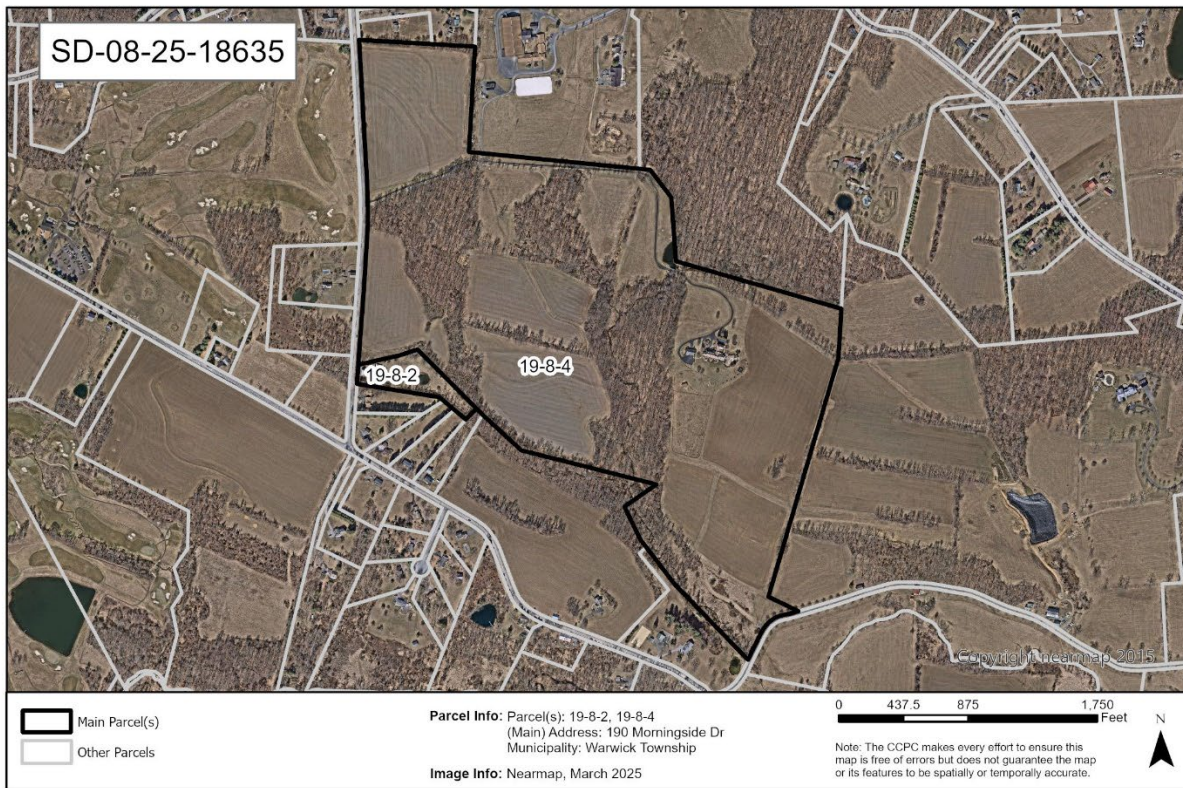
Location:	East side of Morningside Road (State Route 4093), (shown as Morningside <u>Drive</u> on the plan)
Site Acreage:	154.64 acres
Lots:	2 lots
Proposed Land Use:	Farm/Pasture Land, Single Family Residential
Municipal Land Use Plan Designation:	Natural Heritage Protection
UPI#:	19-8-4, 19-8-2

PROPOSAL:

The applicant proposes the adjustment of the lot line separating two lots; a 3.862-acre tract will be conveyed between the adjoining lots. The site is located in the Warwick Township NHP Natural Heritage Protection zoning district and contains one dwelling that will remain. The parcel is subject to a conservation easement in favor of the French and Pickering Creek Conservation Trust, but 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 Warwick Township issues should be resolved before action is taken on this subdivision plan.

Page: 2
 Re: Final Subdivision - 190 Morningside Drive
 # Warwick Township - SD-08-25-18635



COUNTY POLICY:

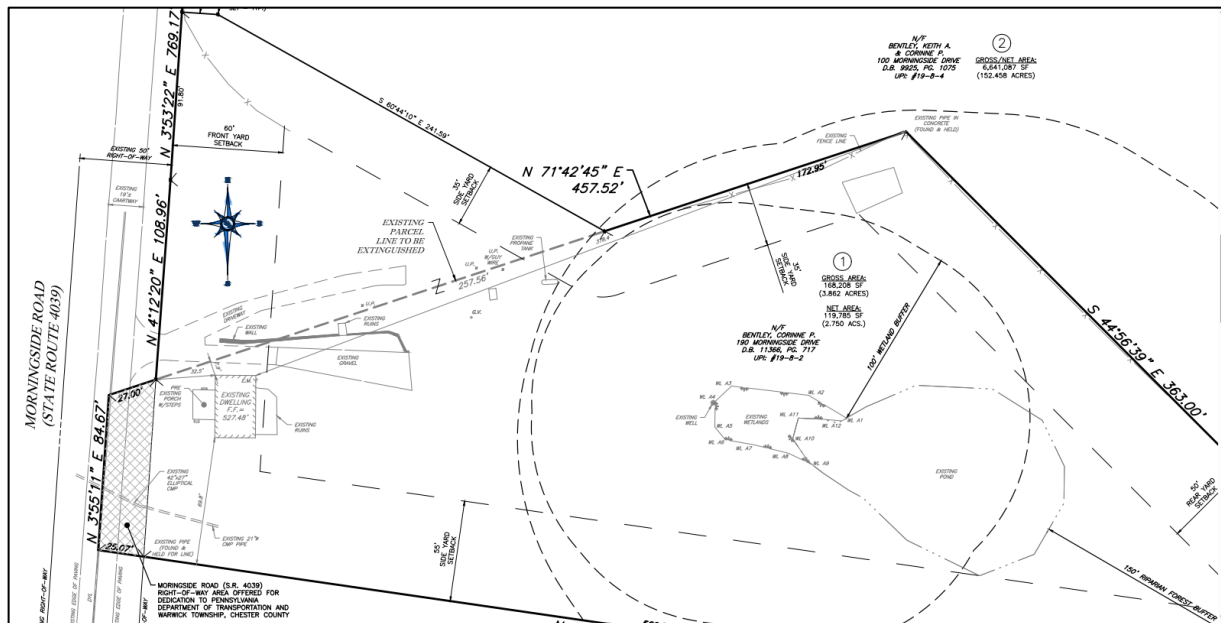
LANDSCAPES:

1. The site is located within the **Agricultural** and **Rural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The **Agricultural** landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. 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 **Agricultural** and **Rural Landscape Landscapes**.

PRIMARY ISSUES:

2. The applicant and the Township should verify that the proposed subdivision is consistent with the conservation easement land use terms of the French and Pickering Creek Conservation Trust.
3. We note that the applicant has offered an additional right-of-way for Morningside Road (State Route 4093) as indicated in Project General Note 9 on the plan.
4. The Township should consider asking the applicant to show the existing on-lot sewer disposal area and water well to demonstrate that the required isolation distances can be met. If the required isolation distances cannot be met, this may be the time to adjust the subdivision's design so that areas for a potential on-lot sewage disposal and/or a water well can be identified.

Page: 3
 Re: Final Subdivision - 190 Morningside Drive
 # Warwick Township - SD-08-25-18635



**Detail of 190 Morningside Drive
 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 Health Department, Warwick 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 Warwick Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

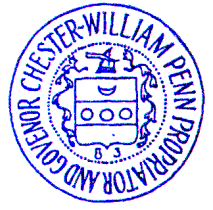
Wes Bruckno

Wes Bruckno
 Senior Review Planner

cc: JMR Engineering, LLC
 Keith and Corinne Bentley
 Chester County Health Department
 Anthony Antonelli, District Permits Manager, PennDOT
 Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
 Executive Director

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 (610) 344-6285 Fax (610) 344-6515

October 9, 2025

Jim Wendelgass, Interim Manager
 West Vincent Township
 729 Saint Matthews Road
 Chester Springs, PA 19425

Re: Conditional Use and Subdivision Plan - Preliminary Minor Subdivision Plan for 1414 Birchrun Road
 # West Vincent Township - CU-08-24-18219, SD-10-25-18675

Dear Mr. Wendelgass:

The Chester County Planning Commission has reviewed the Conditional Use - Preliminary Minor Subdivision Plan for 1414 Birchrun Road as submitted by West Vincent Township. The referral for review was received by this office on August 26, 2024. 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 Conditional Use and Subdivision for your consideration.

RECOMMENDATION: West Vincent Township should consider the comments in this letter before acting on the conditional use and subdivision plan application.

BACKGROUND:

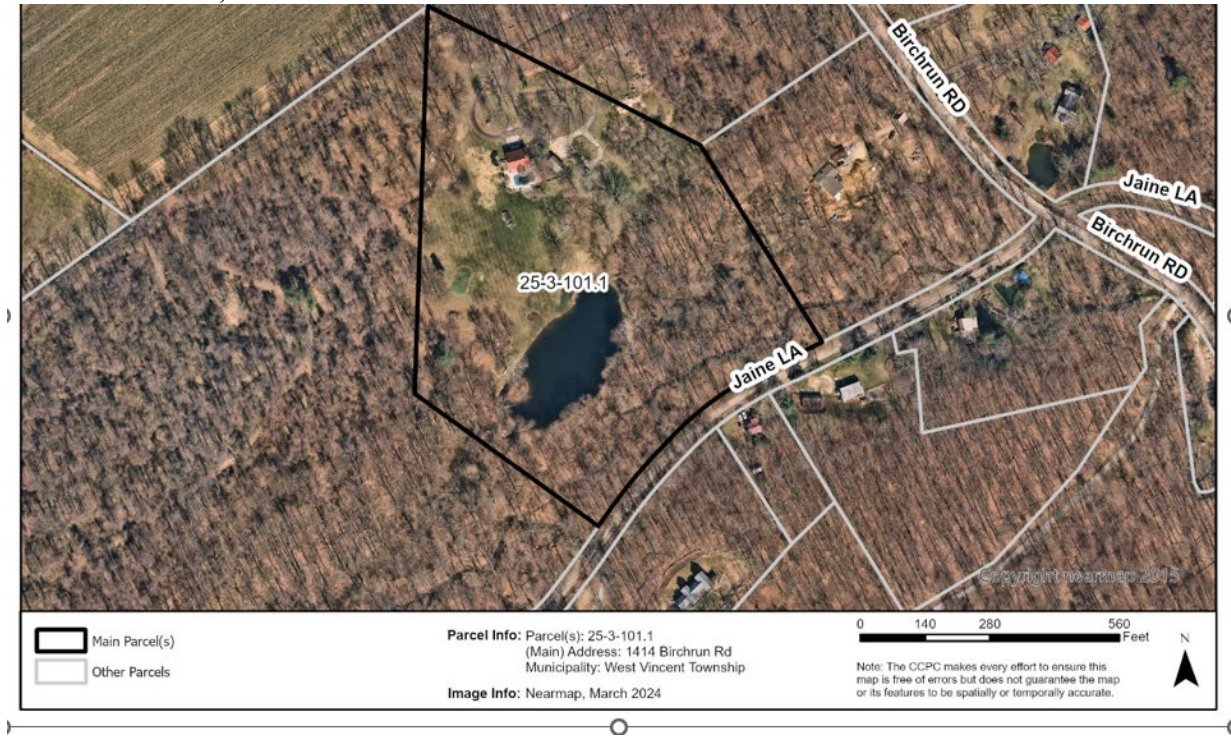
1. The applicant has proposed a subdivision that will involve the combination of two adjoining lots into one lot and the construction of a dwelling and associated structures. On-lot water and sewer facilities are proposed. The subdivision will require a conditional use to allow the proposed disturbance of areas within the Precautionary Slope Area (15% to 25%) and the Prohibitive Slope Area (over 25%), as regulated by the Township Zoning Ordinance.

LANDSCAPES:

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

Page: 2
 Re: Conditional Use and Subdivision Plan - Preliminary Minor Subdivision Plan for 1414 Birchrun Road
 # West Vincent Township - CU-08-24-18219, SD-10-25-18675

CU-08-24-18219, SD-10-25-18675



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 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.

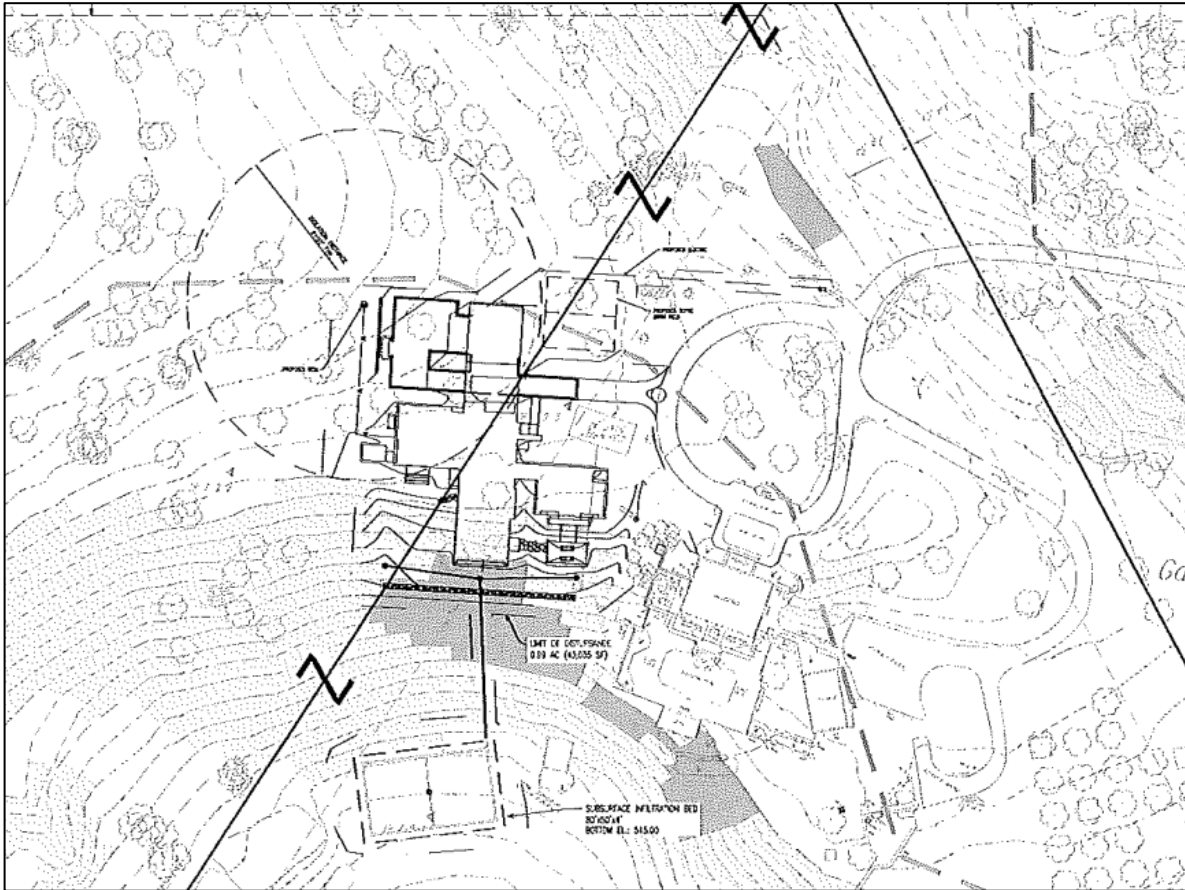
Watersheds 2045 can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

4. The applicant's submission references Section 390-219 (1)(a) and Sections 390-219 (2)(a) and (b). The Township's online Zoning Ordinance at: <https://ecode360.com/32400484#32400484> seems to suggest that the actual regulations that apply to this proposal are referenced in Section 390-23 **General Regulations**, Subsection 390-23A.(4) Sensitive area disturbance. The Township and the applicant may wish to clarify the Zoning Ordinance Sections that are the basis of the Conditional Use and Subdivision application.

We note that West Vincent Township's resource protection standards in its ordinances provide protections for steep slope areas (in Zoning Ordinance Sections 390-97 and 390-98) as well as woodlands. We encourage the Township and the applicant to work together to protect the Township's sensitive environmental resources as much as possible.

Page: 3
 Re: Conditional Use and Subdivision Plan - Preliminary Minor Subdivision Plan for 1414 Birchrun Road
 # West Vincent Township - CU-08-24-18219, SD-10-25-18675



*Detail of the 1414 Birchrun Road
 Conditional Use - Preliminary Minor Subdivision Plan*

5. It may be possible to avoid encroaching on a portion of the steep slope area to the south of the proposed dwelling if the dwelling could be moved northwards and the proposed infiltration bed could be moved farther south. An apparent retaining wall proposed in this area could also potentially be eliminated or constructed at a lower height. The Township Engineer should review this portion of the design.
6. The applicant should verify the future status of the existing structures on the site.

ADMINISTRATIVE ISSUES:

7. 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 West Vincent Township.

Page: 4

Re: Conditional Use and Subdivision Plan - Preliminary Minor Subdivision Plan for 1414 Birchrun Road

West Vincent Township - CU-08-24-18219, SD-10-25-18675

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 Vincent Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

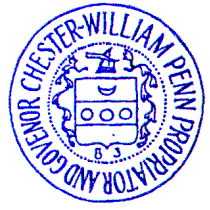
A handwritten signature in dark ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno
Senior Review Planner

cc: Howell Engineering
1414 Birchrun LLC



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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 601 Westtown Road
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 West Chester, PA 19380-0990
 (610) 344-6285 Fax (610) 344-6515

October 10, 2025

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

Re: Preliminary/Final Land Development - Willistown Township Public Works
 # Willistown Township – LD-09-25-18645

Dear Ms. Lodge:

A Preliminary/Final Land Development Plan entitled "Willistown Township Public Works", prepared by Gorski Engineering, Inc., and dated July 9, 2025, and last revised on August 11, 2025, was received by this office on September 12, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

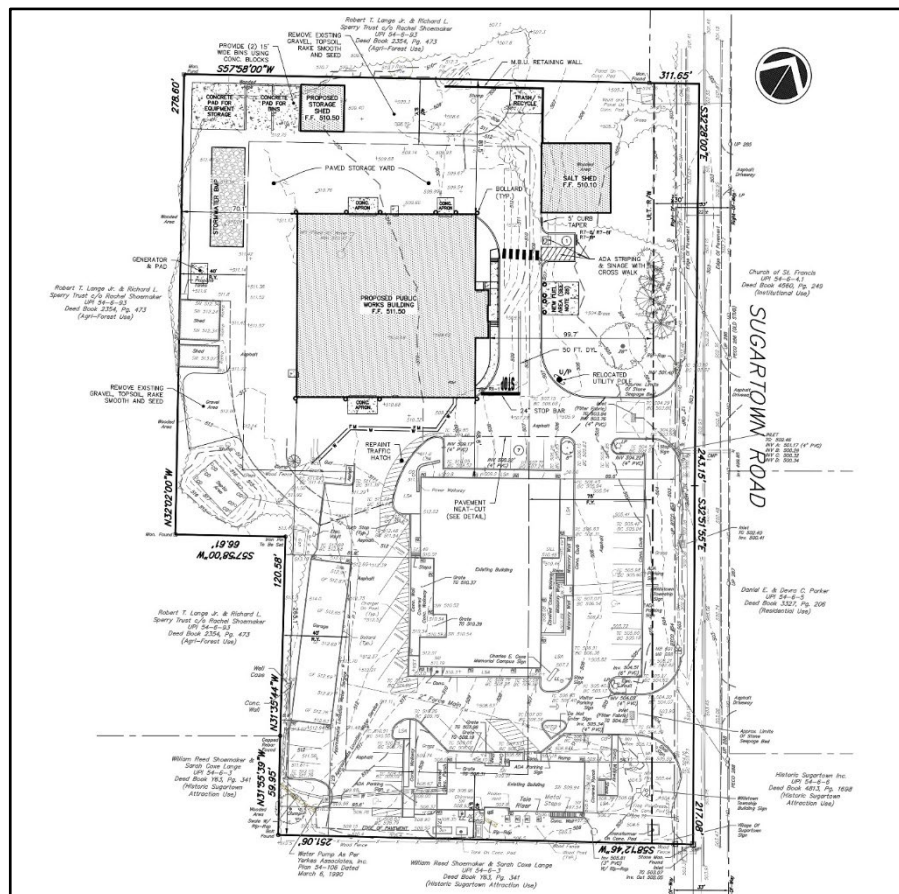
Location:	West side of Sugartown Road, north of Boot Road
Site Acreage:	3.00
Lots/Units:	1
Non-Res. Square Footage:	5,040
Proposed Land Use:	Institutional
New Parking Spaces:	1
Municipal Land Use Plan Designation:	Rural/Agricultural/Preserved/Suburban Low Density
UPI#:	54-6-2-E

PROPOSAL:

The applicant proposes the construction of a new public works building, a salt shed, a storage shed, and one additional parking space. Three public works garages, two sheds, and an existing salt storage area will be removed; the existing Township administration building and Township Police Department building will remain. The project site, which is served by onsite water and onsite sewer, is located in the RU Rural zoning district.

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

Page: 2
 Re: Preliminary/Final Land Development - Willistown Township Public Works
 # Willistown Township – LD-09-25-18645



Page: 3
 Re: Preliminary/Final Land Development - Willistown Township Public Works
 # Willistown Township – LD-09-25-18645

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Rural Landscape** designation 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 proposed land development is consistent with the objectives of the **Rural Landscape**.

WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Crum Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving stormwater management and reducing runoff; maintaining and protecting woodlands and tree canopies; protecting and restoring stream banks, riparian buffers, and in-stream habitat; and expanding source water protection efforts. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

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

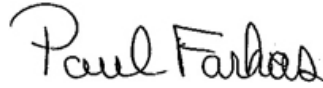
ADMINISTRATIVE ISSUES:

4. It is identified on page 2 of the September 3, 2025 plan review letter prepared by Yerkes Associates, Inc., that, on August 25, 2025, the Township Zoning Hearing Board approved the relief for the requested variances and special exceptions for this project. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board, the details of which, including any conditions of approval issued by the Board, should be indicated on the final plan.
5. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and the municipality.

Page: 4
Re: Preliminary/Final Land Development - Willistown Township Public Works
Willistown Township – LD-09-25-18645

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Gorski Engineering, Inc.
Chester County Health Department

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

10/1/2025 to 10/31/2025

The staff reviewed proposals for:

	Total
Miscellaneous Ordinance (Misc.) Amendments	1
Subdivision and Land Development Ordinance (SLDO) Amendments	1
Zoning Map Amendments	1
Zoning Ordinance Amendments	9
Zoning Ordinance Updates	1
TOTAL REVIEWS	13

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
City of Coatesville	ZA-09-25-18643	10/1/2025	Proposed - Zoning Ordinance Amendment Amending the definition of convenience store; Adding definitions of cannabinoid, "convenience store, small," Department of Health, Dispensary, Dispensary Facility, Grower/Processor, Grower/Processor Facility, Hookah, Hookah Bar/Lounge, Medical Marijuana, Retail Use, and Tobacco Store/Smoke Shop; adding the following by-right to the C-4 District: hookah bar/lounge, tobacco store/smoke shop, dispensary facility, and grower/process facility; adding new sections entitled "dispensary facility regulations," "hookah bar/lounge regulations," and "tobacco store/smoke shop regulations"; and adding the following by right uses to the C-1 District: indoor commercial recreation, office parking lot/garage; recreation, active; recreation area; restaurant, drive through; retail store; and tavern.	Consistent
Malvern Borough	ZA-09-25-18640	10/9/2025	Proposed - Zoning Ordinance Amendment Amendment: Short-Term Rental Units; and Fences and Walls.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Phoenixville Borough	SA-09-25-18647	10/7/2025	Proposed - SLDO Amendment Amend Incorrect Cross-References re: Landscaping, Planting, and open space.	Not Relevant
Phoenixville Borough	ZA-09-25-18646	10/8/2025	Proposed - Zoning Ordinance Amendment Regulation of Data Centers; Amending Borough Exemption to impose buffer requirements on municipal uses	Consistent
Tredyffrin Township	ZA-09-25-18653	10/16/2025	Proposed - Zoning Ordinance Amendment The Township proposes to add age-qualified single-family semi-detached dwelling (twin), and age-qualified single-family attached dwelling (townhouse), both subject to the provisions in Section 208-42.5, to the list of permitted uses in the Township's O Office District.	Consistent
Upper Uwchlan Township	ZA-09-25-18654	10/6/2025	Proposed - Zoning Ordinance Amendment Sign Regulations and Minimum Age of 25 Required for Short-Term Rentals	Consistent
Uwchlan Township	MA-09-25-18644	10/6/2025	Proposed - Misc Amendment The Board of Supervisors may appoint by resolution up to three alternate members of the Planning Commission in accordance with the requirements of Article II of the Municipalities Planning Code, 53 P.S. §10203(e).	Not Relevant
Uwchlan Township	ZA-09-25-18657	10/15/2025	Proposed - Zoning Ordinance Amendment Proposed PRD-1 Overlay District	Consistent
West Caln Township	ZM-10-25-18673	10/21/2025	Proposed - Zoning Map Amendment comprehensive update to zoning ordinance	Consistent
West Caln Township	ZO-10-25-18671	10/21/2025	Proposed - Zoning Ordinance Update comprehensive update to zoning ordinance	Consistent
West Chester Borough	ZA-09-25-18658	10/16/2025	Proposed - Zoning Ordinance Amendment The Borough proposes to amend its standards for off-street parking areas of three or more vehicles set forth in Section 112-602.P of its Zoning Ordinance.	Not Relevant

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
West Fallowfield Township	ZA-10-25-18689	10/24/2025	Proposed - Zoning Ordinance Amendment "Customary accessory agricultural and residential uses" are to be included in the uses by-right in the Ag District; and the introduction to the C Commercial District, (Uses by Right), is amended as follows: "In the C Commercial District, a property may be used, by right, for any one of the following purposes, and for no other" (the current text uses the word "building" and other minor changes are proposed.), and some of the Uses by Right in the C District are listed as singular, instead of plural in the current ordinance, and the I Industrial District is amended to add: "Any other use not provided for in the Zoning Ordinance, subject to compliance with the area and bulk criteria below, as well as the regulations applicable to the use to which it is most comparable. The Zoning Hearing Board shall have the authority to impose conditions on such use consistent with the character of the surrounding properties, the nature of the use, and the public health, safety and welfare."	Consistent
West Sadsbury Township	ZA-10-25-18677	10/20/2025	Proposed - Zoning Ordinance Amendment Petitioner desires to amend Part 6, Section 601 of the Zoning Ordinance to permit Industrial/Manufacturing, Light (as defined in Section 202 of the Zoning Ordinance) uses in the O-C District by conditional use. Petitioner further desires to amend Part 6 of the Zoning Ordinance to add a new Section 609 to provide for specific conditional use criteria for Industrial/Manufacturing, Light uses in the O-C District.	Consistent

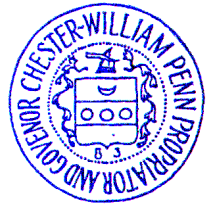
TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 10

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 10

Ordinance Review Letters



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

October 1, 2025

Ruthann Mowday, Executive Assistant
City of Coatesville
1 City Hall Place
Coatesville, PA 19320

Re: Zoning Ordinance Amendment – Definitions, Medical Marijuana, Hookah Bar, Tobacco Shop
and Related Regulations, Other Revisions
City of Coatesville - ZA-09-25-18643

Dear Ms. Mowday:

The Chester County Planning Commission has reviewed the proposed City of Coatesville Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 11, 2025. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. The City of Coatesville proposes the following amendments to its Zoning Ordinance:
 - A. Amending the definition of convenience store, adding definitions of cannabinoid; convenience store, small; Department of Health, dispensary, dispensary facility, grower/processor, grower/processor facility, hookah, hookah bar/lounge, medical marijuana, retail use, tobacco store/smoke shop;
 - B. Adding the following by-right uses to the C-4 District: hookah bar/lounge, tobacco store/smoke shop, dispensary facility, and grower/process facility;
 - C. Adding new sections entitled "dispensary facility regulations," "hookah bar/lounge regulations," and "tobacco store/smoke shop regulations";
 - D. Adding the following by right uses to the C-1 District: indoor commercial recreation, office parking lot/garage; recreation, active; recreation area; restaurant, drive through; retail store; and tavern.

LANDSCAPES:

2. The City of Coatesville 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 City of Coatesville Zoning Ordinance amendment is consistent with the objectives of the **Urban Center Landscape**.

Page: 2
 Re: Zoning Ordinance Amendment – Definitions, Medical Marijuana, Hookah Bar, Tobacco Shop and Related Regulations, Other Revisions
 # City of Coatesville - ZA-09-25-18643

COMMENTS:

3. The definition of Convenience Store includes the following:

“A convenience store which maintains 5% or more of its total display area for the sale of tobacco, tobacco products, vaping products, cannabinoid products of any kind whatsoever, or any combination thereof shall be considered a tobacco store/smoke shop for the purposes of this chapter.”

It may be difficult for the City to determine when a convenience store exceeds the 5% threshold; the City may need to measure floor area, determine how much floor area is constituted by a shelf that may contain tobacco-related materials as well as the other items not listed in the definition, how much of these items are in stock, track changes in stock over time, etc.

The definition of Retail Use also includes a limitation of 35% of the gross floor area of the building for certain listed activities; the enforcement of this limitation may be similarly difficult. The definition of convenience store also specifically excludes the sale of clothing; it may be difficult to administer this part of the ordinance when t-shirts, hats and similar items are sold on a transient basis. Also, some older convenience stores place their ATMs outside the store, which would appear to be prohibited by the terms of the definition.

In general, the City should consider how it will objectively measure the parameters in the definition. Alternatively, the City could regulate all tobacco sales and the other items in the definition by conditional use or special exception. We recommend that the City Solicitor specifically comment on this issue.

4. The Hookah Bar/Lounge and Tobacco Store/Smoke Shop Regulations state that no person under the age of 21 years old shall be permitted to be on the premises. The City should determine if this age limitation will apply to employees.
5. Hookah Bar/Lounge and Tobacco Store/Smoke Shops can occasionally serve food. The City should consider if it wants to regulate the provision of food in these facilities.
6. Some convenience stores are designed with tables and umbrellas outside the store where food can be consumed. The City should determine if it wishes to regulate this type of activity.
7. We recommend that the City Solicitor verify that the proposed amendment conforms to applicable Pennsylvania law (i.e., “The Medical Marijuana Act” of April 17, 2016, P.L. 84, No. 16.), and those of the Pennsylvania Department of Health.
8. The Ordinance permits hookah bar/lounge, tobacco store/smoke shop, dispensary facility, and grower/processor facility by-right in the Special Commercial Use (C-4) District. The City Zoning Map appears to include a C-4 area in the extreme northern part of the City along the west side of North First Avenue (State Route 82) and south of East Kings Highway (State Route 340), and another C-4 area farther south to the west of Wagontown Road and north of the railroad. Access to both areas may be constrained by physical and environmental limitations, and the City should consider whether limiting the listed uses to the C-4 District may inadvertently create practical difficulties that could prevent the uses from being created.

Page: 3
Re: Zoning Ordinance Amendment – Definitions, Medical Marijuana, Hookah Bar, Tobacco Shop
and Related Regulations, Other Revisions
City of Coatesville - ZA-09-25-18643

RECOMMENDATION: The City 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 City 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.

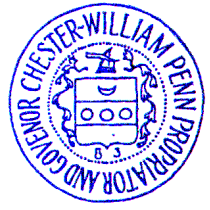
Sincerely,

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

Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

October 9, 2025

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

Re: Zoning Ordinance Amendment - Short-Term Rental Units; and Fences and Walls
Malvern Borough – ZA-09-25-18640

Dear Ms. Whitaker:

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

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition for the term “Short-Term Rental Unit” to Section 220-201;
 - B. Add Short-term rental unit to the list of uses permitted by right in the C1 Commercial, C2 Adaptive Re-Use Commercial, C3 Town Center Commercial, and C4 High Intensity Commercial zoning districts; and
 - C. Delete Section 220-2308, Fences and Walls, in its entirety, to be replaced by the proposed language set forth in Article II of the draft Ordinance. We note that the proposed language includes the addition of standards in Section 220-2308.E which address prohibited materials (“No fence or wall shall be constructed of fabric, tape, single-strand wire (such as electric fence or barbed wire), pallets, junk vehicles or parts, tree stumps, brush, drums, barrels, traffic cones, or other debris or repurposed objects or materials...”).

LANDSCAPES:

2. The Borough’s C1, C2, C3, and C4 districts are 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. Short-term rentals are an appropriate use in an **Urban Center Landscape** designation. We also acknowledge that the Borough’s 2022 Comprehensive Plan recommends that the Borough consider addressing short-terms rentals in its ordinances (Strategy 3.3-6, page 31).

Page: 2
Re: Zoning Ordinance Amendment - Short-Term Rental Units; and Fences and Walls
Malvern Borough – ZA-09-25-18640

COMMENTS:

3. We recommend that the Borough review the Short-term Rentals Planning eTool on the County Planning Commission's website for additional issues to consider, such as the maximum number of nights a residence can be rented per year, nuisance regulations, signage restrictions, ownership restrictions, and parking requirements, prior to finalizing the proposed ordinance language. This eTool, which includes resource links along with examples of adopted municipal ordinance standards, is available online at:

<https://chescoplanning.org/MuniCorner/eTools/15-ShortTermRentals.cfm>.

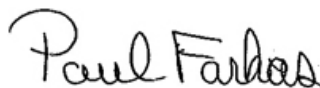
Additional examples of adopted short-term rental standards include the following:

- West Chester Borough permits short term rentals only in dwelling units in the TC Town Center zoning district by special exception, in accordance with the standards and criteria set forth in Section 112-915 of the Borough Zoning Ordinance: <https://ecode360.com/45957572>, along with the parking standards for short term rentals set forth in Section 112-603.D: <https://ecode360.com/45957562>.
 - Pocopson Township permits short-term rental units as an accessory use to a dwelling unit subject to all applicable provisions in Chapter 158 of the Township Code: <https://ecode360.com/30763762>.
4. While we endorse the Borough's efforts for updating its existing fence and wall regulations, we suggest that the Borough consider incorporating opacity requirements into its proposed fence standards. For instance, the Borough could require fences erected within a required front yard be see-through fences (fencing with a minimum one-to-one ratio of open areas to structural members). Additionally, the Borough could require opaque fences for the screening of any outdoor storage of equipment or materials.

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

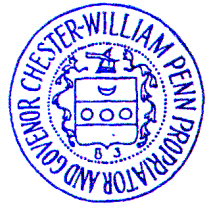
Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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October 7, 2025

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

Re: Subdivision and Land Development Ordinance Amendment – Corrections to Section
References
Phoenixville Borough - SA-09-25-18647

Dear Mr. Boelker:

The Chester County Planning Commission has reviewed the proposed Phoenixville Borough Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on September 12, 2025. We offer the following comments to assist in your review of the proposed Borough Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

Phoenixville Borough proposes to correct the Borough's Subdivision and Land Development Ordinance Section's cross-references relating to landscaping, planting and open space in the Borough Zoning Ordinance.

RECOMMENDATION: The County Planning Commission supports the adoption of the proposed Subdivision and Land Development Ordinance amendment.

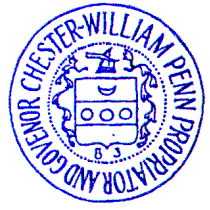
We request an official copy of the decision made by the Phoenixville Borough Council, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

Wes Bruckno
Senior Review Planner



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October 8, 2025

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

Re: Zoning Ordinance Amendment - Regulation of Data Centers, Amending Borough Exemption
for Municipal Use Buffer Requirements
Phoenixville Borough - ZA-09-25-18646

Dear Mr. Boelker:

The Chester County Planning Commission has reviewed the proposed Phoenixville Borough Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 12, 2025. We offer the following comments to assist in your review of the proposed Phoenixville Borough Zoning Ordinance amendment.

DESCRIPTION:

1. Phoenixville Borough proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition of "Data Centers";
 - B. Add Data Center as a special exception in the Industrial Zoning District, with requirements; and
 - C. Requiring that Municipal Uses on Borough-owned lots (which are currently exempted from the provisions of the Zoning Ordinance) will need to comply with the Ordinance's "Buffering/Screening" requirements.

LANDSCAPES:

2. Phoenixville 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 Borough Zoning Ordinance amendment is consistent with the objectives of the **Urban Center Landscape**.

Page: 2
 Re: Zoning Ordinance Amendment - Regulation of Data Centers, Amending Borough Exemption for Municipal Use Buffer Requirements
 # Phoenixville Borough - ZA-09-25-18646

COMMENTS:

3. Data Centers have become indispensable to meet the demands of artificial intelligence, telecommunication and computer systems; however, they are associated with high energy use, water consumption, noise, building mass, environmental protection, among other concerns. Although data centers have existed for many years, increased demand driven by artificial intelligence has caused an increase in their development. The sizes of Data Centers can range from shipping container-sized micro data centers to multi-building facilities that cover hundreds or thousands of acres. It is therefore appropriate that the Borough consider adopting an ordinance that can both permit Data Centers as well as mitigate potential adverse consequences.

Due to these concerns, we suggest that the Borough regulate Data Centers by conditional use rather than by special exception because the Borough Council may be better positioned to assess such matters. The Borough Council can "...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)).

The provisions in the proposed amendment are appropriate. We suggest that the Borough also address the issues that specifically apply to Data Centers, as well as performance standards:

- A. Data Centers are intensive energy users. We suggest that the Borough consider how a proposed Data Center's anticipated electricity demand may affect the capacity of the grid without creating the potential for brownouts or failures. Some other jurisdictions have considered requesting (or even requiring) Data Centers to reduce their energy consumption during periods of unusually high electricity demand. The potential for alternate power sources should also be discussed.
- B. The proposed amendment permits Data Centers in the I-Industrial Zoning District. The Industrial Zoning District comprises an area along the north side of West Bridge Street to Pothouse Road and another area along both sides of Second Avenue in the southeast portion of the Borough. These areas appear to be composed of non-residential land uses, but Zoning Ordinance Section 27-102 **Purpose and Objectives** encourages proposed structures to be compatible with their adjacent areas. Section 27-308.I of the Ordinance appears to require a minimum lot area of 10,500 square feet for buildings up to 60 feet in height. Section 27-301.2.B.(2)(I)1)c. permits Data Centers to be up to 40 feet in height but does not specify a minimum lot area (i.e., except for 10,500 square feet mentioned above). The maximum permitted floor area for a Data Center is not specifically mentioned but is indirectly limited by maximum impervious coverage and yard setback requirements. The Borough should consider whether a 10,500 square foot area is appropriate for a Data Center within the Industrial Zoning District, considering the potential effects of this type of land use.
- C. We note that potential Data Centers in the Industrial Zoning District will probably not have any effects on steep slopes or woodlands. However, the Borough should consider the effects of locating a Data Center near a floodplain (an Industrial Zoning District is located near the Schuylkill River).
- D. The Borough should assess the aesthetic effects of Data Centers; the amendment's screening requirements in Section 27-301.2.B.(2)(I)1)a. should also specifically address landscaping because Section 27-301.2.B.(2)(I)1)c. permits Data Centers to be up to 40 feet in height. The Borough could consider requiring conceptual illustrations of a proposed Data Center and a view analysis from adjacent areas.

Page: 3
 Re: Zoning Ordinance Amendment - Regulation of Data Centers, Amending Borough Exemption for Municipal Use Buffer Requirements
 # Phoenixville Borough - ZA-09-25-18646

- E. Some underused large structures have been proposed for re-use as Data Centers. In such cases, municipalities should ensure that re-use proposals that include external additions and modifications will be compatible with surrounding areas. Some external additions can be significant, such power generation facilities, electric substations, generators, etc. Additions and accessory structures should be landscaped, be set back from lot lines, and perhaps be restricted from front yard areas.
 - F. Some Data Centers operate with few routine (or without any) on-staff personnel or do not routinely require interior lighting. Security and site access concerns should be discussed with the applicant, which could include aesthetic fencing.
 - G. The Borough's first responders should assess how they will handle emergencies in Data Centers, especially those that involve electrical equipment, water systems, batteries, and hazardous materials.
 - H. The Borough should require documentation of review and approval from the Delaware River Basin Commission for any proposed substantial water withdrawals from the Schuylkill River or other waterbodies within the Delaware River Watershed, such as water used for cooling purposes. The Borough should also ensure that the release of water used for cooling will not adversely affect the receiving watershed, because such water may be of a higher temperature than that of the receiving water. The applicant for a Data Center should also discuss what will happen if adjacent water wells are affected by the Data Centers's water demands.
 - I. Data Centers should also indicate if methods to release excess heat from cooling water may require the use of cooling towers, with their attendant visible plumes of water vapor.
 - J. The economic lifecycle of Data Centers should be assessed, and the disposal of e-waste should be discussed.
 - K. The amendment should also assess the potential for vibrations that may be perceived through the ground, or which may be intermittent. The Borough may need to engage a person who is trained and qualified in the use of sound-measuring equipment to establish objective measurements to determine compliance with the Ordinance.
 - L. The Borough should review a data center model ordinance from Penn Future for additional recommendations, at: <https://www.pennfuture.org/datacenters>. The York County Planning Commission also prepared a model ordinance, at: <https://www.ycpc.org/Search?searchPhrase=data%20center&pageNumber=1&perPage=10&departmentId=-1>
4. We support the portion of the amendment requiring Municipal Uses on Borough-owned lots to comply with the Ordinance's "Buffering/Screening" requirements.

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

Page: 4
Re: Zoning Ordinance Amendment - Regulation of Data Centers, Amending Borough Exemption
for Municipal Use Buffer Requirements
Phoenixville Borough - ZA-09-25-18646

We request an official copy of the decision made by 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.

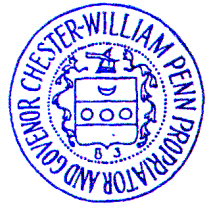
Sincerely,

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

Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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October 16, 2025

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

Re: Zoning Ordinance Amendment - Age-Qualified Dwellings, O Office District
Tredyffrin Township – ZA-09-25-18653

Dear Ms. McPherson:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 16, 2025. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Amend the definition of the term “Age-Qualified Dwelling(s)” in Section 208-6.B to state the following: “A dwelling use designed and operated for occupancy by persons 55 years of age or older in accordance with the applicable provisions of the Federal Fair Housing Act, including the Housing for Older Persons Act of 1995, and related regulations, as amended, and that complies with the applicable provisions of the Code for Age-Qualified Dwelling(s) in the zoning district where they are located”;
 - B. Add Age-Qualified Single-Family Semidetached Dwelling (Twin), and Age-Qualified Single-Family Attached Dwelling (Townhouse), both subject to the provisions in Section 208-42.5, to the list of permitted uses in the Township’s O Office District, as set forth in Section 208-40 Table 40.1; and
 - C. Add Section 208-42.5, Standards for Age-Qualified Dwellings in the O Office District. We note that the proposed standards include the following:
 - The lot or tract shall have a minimum net tract area of at least five acres.
 - The lot or tract must be adjacent to or across the street from a lot(s) located in a Residential district, where at least one such lot(s) is being devoted to residential use as a principal use.
 - The density shall not exceed five dwelling units per acre, net of existing public road rights of way, but inclusive of stormwater management facilities, and other portion of the lot or tract.
 - Building size and placement standards are provided, including a requirement that no more than six units may be attached in any single building.
 - The height of any age-qualified building or structure shall not exceed 35 feet.

Page: 2
 Re: Zoning Ordinance Amendment - Age-Qualified Dwellings, O Office District
 # Tredyffrin Township – ZA-09-25-18653

BACKGROUND:

2. Although it is our understanding that the purpose of this amendment is to allow for the redevelopment of a 10.02 acre site, situated on the northwest corner of Old Eagle School Road and East Swedesford Road (UPI# 43-6F-13, 675 East Swedesford Road), we note that it would also apply to all other eligible parcels/tracts within the O Office District.
3. The County Planning Commission recently reviewed a zoning amendment petition that addressed the addition of provisions to allow “Age-Qualified Dwelling(s) (TCS)” to the uses permitted in the Trout Creek Stormwater Overlay District (CCPC# ZA-07-25-18601, dated August 15, 2025). The amendment petition included a definition for the term “Age-Qualified Dwelling(s) (TCS),” a requirement that the lot or tract must be adjacent to or across the street from a Residential District, along with specific density, building size and placement, and height provisions for age-qualified dwellings.

The County Planning Commission recommended in our previous review letter (comment #6, page 3) that, if the Township supports the conceptual redevelopment of the 675 East Swedesford Road site for age-restricted residential development, then we suggest that the applicant and Township investigate the feasibility of the amending the base zoning designation of this site (O Office) instead. We acknowledge, and endorse, that the current submission addresses revisions to the O Office district rather than the Trout Creek Stormwater Overlay District, along with amending the existing of the definition of the term “Age-Qualified Dwelling(s)” rather than creating a separate definition for “Age-Qualified Dwelling(s) (TCS).” Additionally, a minimum five acre net tract area standard was added, and the maximum height of any age-qualified building or structure has been reduced from 45 feet of 35 feet. Furthermore, it is our understanding that the Township has developed a location map depicting parcels/tracts that may be eligible for age-qualified dwellings in the O Office District as part of its review of this amendment.

LANDSCAPES:

4. The areas of the Township that are located within an O Office district and also appear to meet the location requirements set forth in Section 208-42.5 are located within a **Suburban Landscape** or **Suburban Center Landscape** designation of *Landscapes3*, the 2018 Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The vision for the **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.

Single-family semidetached (twin), and single-family attached (townhouse) units, including age-restricted units, are appropriate uses in the **Suburban Landscape** and **Suburban Center Landscape** designations. LIVE Objective C of *Landscapes3* is to support safe and accessible places for people of all ages and abilities from children to seniors, through development of appropriate housing, community facilities, and amenities.

Page: 3
Re: Zoning Ordinance Amendment - Age-Qualified Dwellings, O Office District
Tredyffrin Township – ZA-09-25-18653

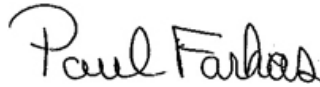
COMMENTS:

5. Prior to taking action on this amendment, the Township should consider whether the draft ordinance language is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of PA Municipalities Planning Code. As noted in our previous review, the Township's Comprehensive Plan does recommend that the Township ensure that zoning regulations continue to provide for a variety of residential housing types to meet the needs of aging residents (Recommendation 7.3, page 102), and it also specifically supports updating regulations in office and limited industrial districts to integrate more housing options (page 103).
6. The applicant and Township should refer to comments #8 through #11 of our previous letter pertaining to the potential redevelopment of the 675 East Swedesford Road site (UPI# 43-6F-13). According to our records, this site is located in the Swedesford/Devon Park designation on the Future Land Use map in the Township's 2021 Comprehensive Plan.

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

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: George W. Broseman, Kaplin Stewart
Rockwell Swedesford, LLC



THE COUNTY OF CHESTER



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Matthew J. Edmond, AICP
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October 6, 2025

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

Re: Zoning Ordinance Amendment - Minimum Age of 25 Required for Short-Term Rentals
Upper Uwchlan Township - ZA-09-25-18654

Dear Mr. Scheivert:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan 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 September 17, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. Upper Uwchlan Township proposes to amend Section 19 of Zoning Ordinance by adding a requirement that the owner of a short term rental unit must restrict the age of rental tenants to persons over 25 years of age. The prior version of the proposed Ordinance restricted rentals to persons over 21 years of age.

BACKGROUND:

2. The Chester County Planning Commission reviewed earlier versions of this amendment, and our comments were forwarded to the Township in letters dated June 13, 2025 (refer to CCPC # ZA-05-25-18535), July 2, 2025 (refer to CCPC # ZA-06-25-18566) and August 11, 2025 (refer to CCPC # ZA-07-25-18610). The addition of a minimum age requirement of 25 years for short-term rental tenants is reasonable. We have no further comments on this amendment.

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

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

Sincerely,

Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



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October 6, 2025

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

Re: Miscellaneous Ordinance Amendment: Adding Alternate Members to the Planning Commission
Uwchlan Township - MA-09-25-18644

Dear Mr. Kagel:

The Chester County Planning Commission has reviewed the proposal as submitted by Uwchlan Township. The referral for review was received by this office on September 15, 2025. While we have no official review comments under the provisions of the Pennsylvania Municipalities Planning Code, we offer the following comments to assist in your review of the submission.

DESCRIPTION:

1. Uwchlan Township proposes to amend its Township Code to allow the Board of Supervisors to appoint up to three alternate members of the Planning Commission in accordance with the requirements of the Municipalities Planning Code. The proposed amendment will be located in Chapter 51 of the Township Code of Ordinances, Part I: Administrative Legislation, which establishes the membership, appointments, terms, and compensation of the Township Planning Commission. (The Chester County Planning Commission classified this as a "Miscellaneous Amendment" because the amendment will be located in Part I: Administrative Legislation of the Township Code of Ordinances instead of in Part III: Land Use, which includes the Township's zoning regulations.)

COMMENT:

2. The Township's ordinances do not currently appear to provide for appointing alternate members of the Planning Commission. We agree that adding alternate members can help ensure that a quorum of voting members can be achieved and is appropriate.

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

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

Sincerely,

Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



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October 15, 2025

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

Re: Tentative Planned Residential Development Plan: Lionville Preserve for Rockwell
Downingtown LLC; Proposed PRD-1 Overlay District
Uwchlan Township - SD-09-25-18655, LD-09-25-18656, ZA-09-25-18657

Dear Mr. Kagel:

A plan entitled "Tentative PRD Plan Lionville Preserve", prepared by Chester Valley Engineers and dated September 16, 2025, was submitted by Uwchlan Township to this office on September 17, 2025 under the provisions of Section 704.(b) of Act 247, the Pennsylvania Municipalities Planning Code (MPC) as amended.

The County Planning Commission concurrently received a PRD-1 Planned Residential Development Overlay District submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). We offer the following comments on the proposed Planned Residential Development and on the PRD-1 Planned Residential Development Overlay District for your consideration.

PROJECT SUMMARY:

Location:	West side of Lionville Station Road, north of the Pennsylvania Turnpike
Site Acreage:	Approximately 253.80 acres
Lots/Units:	Six lots, 269 single-family dwellings, 342 townhouse dwellings
Non-Res. Square Footage:	Approximately 74,000 square foot natatorium
Proposed Land Use:	Single family residential, townhouse residential
New Parking Spaces:	604 spaces; four spaces per dwelling additionally
Municipal Land Use Plan Designation:	Commercial/Industrial
UPI#:	33-1-17.1, 33-1-27, 33-1-28.1, 33-1-26, 33-1-28, 33-1-25

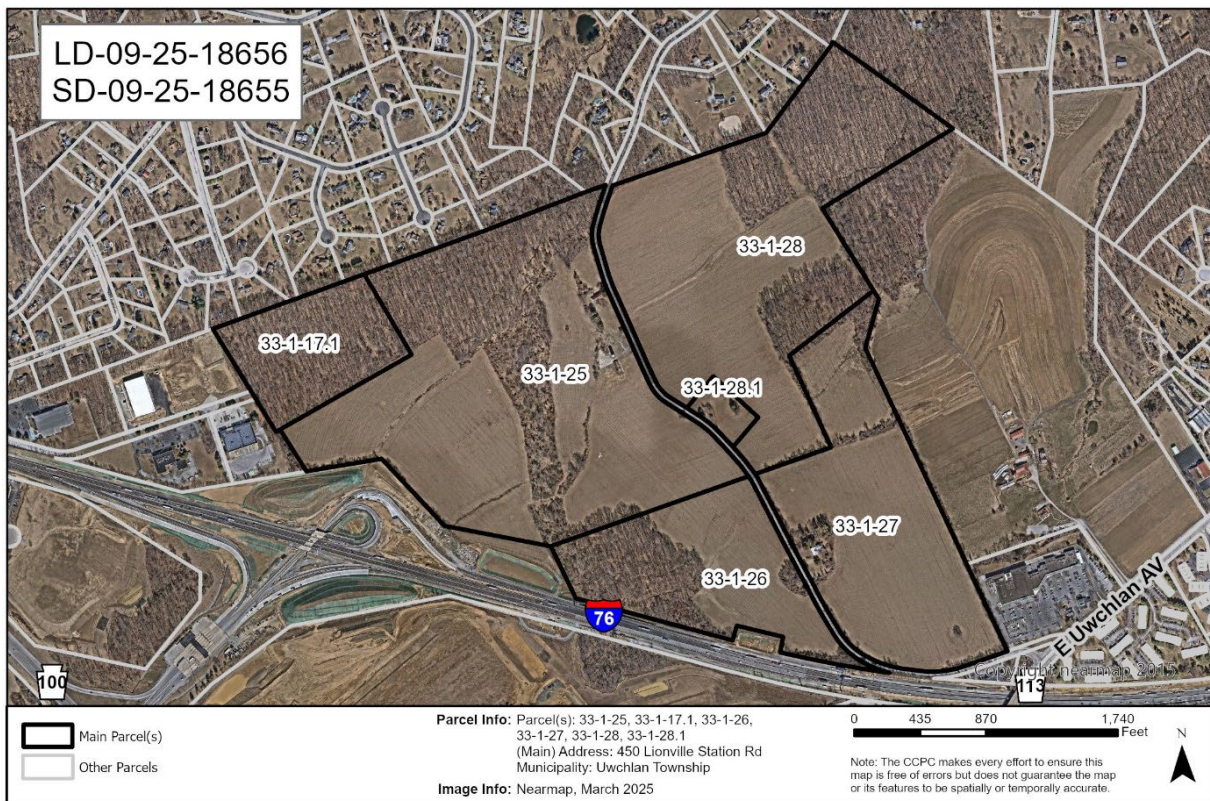
PROPOSAL:

1. The applicant proposes a Planned Residential Development on approximately 253.80 acres including 269 single-family dwellings, 342 townhouse dwellings, an approximately 74,000 square foot natatorium, private open space areas totaling 131.09 acres, and 28,342 feet of new roadway. The project site, which will be served by public water and public sewer facilities, is located in the Uwchlan Township PIC Planned Industrial-Commercial District, the R-R Rural Residential District, and the PRD-1 Planned Residential Development Overlay District.

Page: 2
 Re: Tentative Planned Residential Development Plan: Lionville Preserve for Rockwell
 Downingtown LLC; Proposed PRD-1 Overlay District
 # Uwchlan Township - SD-09-25-18655, LD-09-25-18656, ZA-09-25-18657

2. In addition, Uwchlan Township proposes the following amendments to its Zoning Ordinance:
- A PRD-1 Planned Residential Development Overlay District is proposed, including related definitions of Development Schedule, Development Sections, Green, Planned Residential Development (PRD), PRD Common Open Space, PRD Gross Tract Acre, and PRD Gross Tract Area;
 - Application and processing procedures for Tentative PRD approval and submission requirements (including a Transportation Impact Study to assess the impact of the proposed development of the local and regional roadway network), hearing requirements, use regulations, eligibility requirements, use regulations, density, recreational facilities and open space, design standards, landscaping, parking, utilities, historic resources, and other PRD-1-related standards, and
 - An amendment to the Uwchlan Township Zoning Map to show a PRD-1 Planned Residential Development Overlay 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 the proposed PRD-1 Planned Residential Development Overlay District and on the proposed PRD Plan.



Page: 3
 Re: Tentative Planned Residential Development Plan: Lionville Preserve for Rockwell
 Downingtown LLC; Proposed PRD-1 Overlay District
 # Uwchlan Township - SD-09-25-18655, LD-09-25-18656, ZA-09-25-18657

BACKGROUND:

3. The Chester County Planning Commission has reviewed a proposed Township Zoning Ordinance amendment that (among others) proposed a PRD-1 Planned Residential Development Overlay District. That review, CCPC# ZA-02-25-18420, ZM-02-25-18421, was forwarded to the Township in a letter dated March 3, 2025. We have no further comments on the proposed PRD-1 Planned Residential Development Overlay District (except for the items in Comments on the Proposed PRD Ordinance in this letter) or on the associated Township Zoning Map amendment.

COUNTY POLICY:

LANDSCAPES:

4. The proposed Tentative Planned Residential Development plan 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 Tentative Planned Residential Development plan is consistent with the objectives of the **Suburban Center Landscape**.

WATERSHEDS 2045:

5. *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.

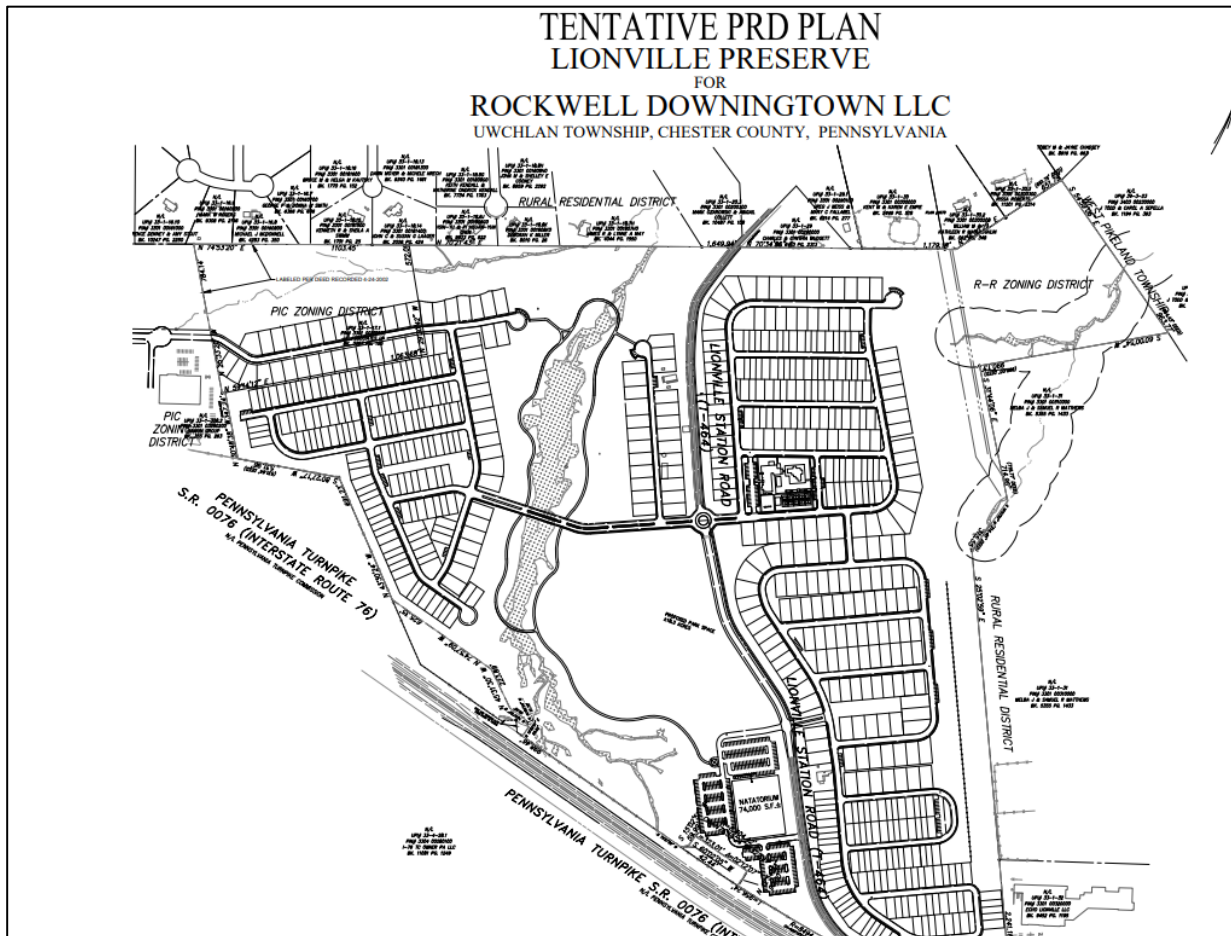
Watersheds 2045 can be accessed at www.chesco.org/watersheds2045. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management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

PRIMARY ISSUES:

Comments on Overall Design:

6. The plan includes several generally straight roads with limited horizontal curves, particularly the cul-de-sac to the west of Lionville Station Road. In these areas, the applicant should alleviate the linear impression of dwellings with front-facing garages by varying the dwellings' setbacks, providing porches, using small roof overhangs or other architectural elements to create differentiation, and introducing moderate horizontal curves along the roads.

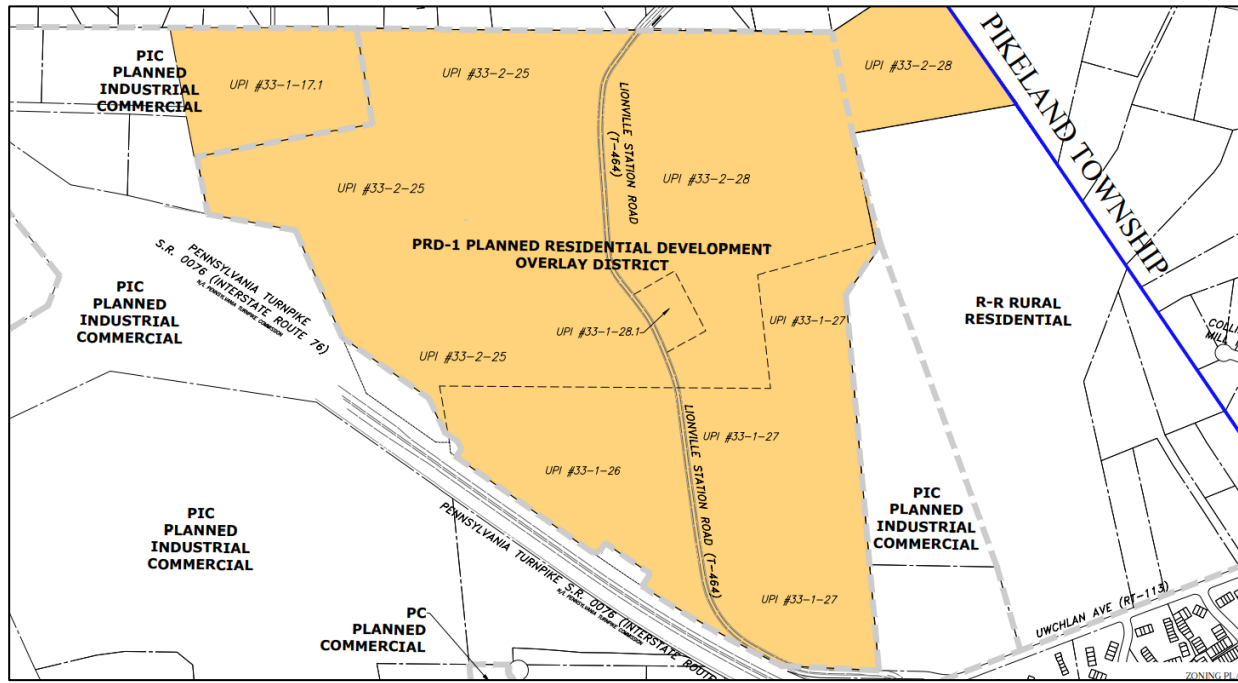
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 Re: Tentative Planned Residential Development Plan: Lionville Preserve for Rockwell
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***Detail of Tentative Planned Residential Development Plan:
 Lionville Preserve for Rockwell Downingtown LLC***

7. The applicant should investigate using common driveways at abutting single-family detached dwelling lots to reduce the widths of driveways that interrupt the sidewalks; common driveways may allow the use of side-entry garages to further alleviate the uniformity of the streetscape.
8. The roundabout along Lionville Station Road is an appropriate traffic-control design and should include a central feature to serve as a visual focal point, such as a gazebo.
9. The rear yard areas of the dwellings to the east of Lionville Station Road should receive special attention to provide additional privacy and separation from the road, such as using extensive landscaping, decorative walls or fences. The dwellings nearest the Pennsylvania Turnpike should also receive special attention to reduce the effects of noise and pollution. It will be preferable to relocate the dwellings nearest the Turnpike to other areas on the site. The applicant should also clarify whether the proposed lot sizes will permit rear decks.

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PRD-1 Planned Residential Development Overlay District Location

10. The applicant should avoid orienting the side elevations of dwellings towards roadways (side elevations typically include fewer architectural features such as windows, doors, porches, pent roofs, etc. than front elevations); alternatively, a side door entrance or other architectural treatments can improve the aesthetics of side elevations that face the main roads.
11. The bulbs at the ends of the cul-de-sacs should include central landscaped islands to relieve the impression of extensive paving and provide visual features.
12. The Township and the applicant should contact the Pennsylvania Turnpike Commission regarding the Commission's plans for widening the Turnpike. If a significant volume of truck traffic is anticipated, the Township and the applicant could work with the Turnpike Commission to investigate whether a slip ramp could be possible at this site.
13. Areas for guest parking should be distributed more uniformly throughout the site. Instead of placing 90-degree parking along the outside radii of the cul-de-sacs, which are somewhat remote, the applicant should consider parallel parking along one side of the 28-foot cartways. Parallel parking spaces can also reduce the potential for vehicle lights to shine into the fronts and sides of adjacent dwellings.
14. The Uwchlan Township 2020 Comprehensive Plan's Map 2-9 "Historic & Cultural Resources" shows two Class 1 Historic Resources on the tract. The applicant and the Township's Historical Commission should discuss how these Historic Resources will fit in with the plan within their proper context.

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15. Several lots at the southeast portion of the site appear to be in an area identified as an “agricultural buffer”; this should be clarified. Also, while the landscaping plans are preliminary, the final landscape plans for the agricultural buffer areas should include plant species that are compatible with the adjacent agricultural activities (i.e., which do not excessively shade crops in the agricultural areas or drop leaves that may interfere with crop growth).
16. The east-west road appears to include central islands; this is a desirable feature, and the applicant should indicate if these islands will be landscaped.
17. The Township 2020 Comprehensive Plan’s Map 4-3 “Plan for Parks, Recreation & Open Space-Land” shows a proposed park on the east side of Lionville Station Road, Map 4-4 “Plan for Parks, Recreation & Open Space-Walkway Network” designates this tract as “Property with Proposed Walkway and Open Space”, and Map 4-5 “Plan for Traffic & Circulation” shows a proposed east-west road from Lionville Station Road to a parcel to the west. The applicant and the Township should consider how the policies in the Township Comprehensive Plan can be implemented by this conditional use plan. Specifically, the trail proposed on the applicant’s plan should be designed to meet any adjacent existing or future trail.
18. “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 encourage the applicant to provide sidewalks throughout the development, especially to facilitate access to open space and trail areas. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**.

PennDOT’s Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 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), which is available online at: www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.
19. We recognize that this is a tentative land development plan and that the grading plans on Sheets 05C-05-I are preliminary. We suggest that subsequent grading plans attempt to accommodate the topography of the site rather than impose a rigid geometric road and lot layout pattern
20. The sketch on the next page illustrates some of the design recommendations described above, including:
 - New trail alignment, also utilizing side paths in the residential streets that allows for better circulation around the western portion of the site.
 - Parking spaces pointing away from residential units.
 - Realignment of oddly shaped parcels to work better with the site.

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Suggested design revisions: trails, parking, parcel layouts

Natural Features Protection:

21. Because this plan is within a watershed designated as High Quality, the development plans should adhere to Pennsylvania regulations regarding riparian buffer requirements per Title 25, Chapter 102, Subsection 102.14. Under these requirements, riparian buffers for Special Protection watersheds, which include those designated as Exceptional Value and High Quality, restrict earth disturbance within 150 feet from the stream. In addition, the applicant should ensure that the riparian buffer is maintained or restored as a riparian forest buffer, per definition of PA Code, Title 25, Chapter 102, Subsection 102.14. The plans should show the delineated extent of the state-regulated riparian buffer.
22. Given the project's location in a watershed designated as High Quality (Trout Stocking Fishery), Migratory Fishes, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated. 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 buildings and support facilities.

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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.

23. The plan proposes lots developed on steep slopes. The applicant should consider reducing the number of lots on steep slopes or relocating those lots to other locations on the site. Refer to Uwchlan Township municipal ordinance subsection 265-618 Steep Slope Standards:
<https://ecode360.com/28542220?highlight=slope&highlight=sloped&highlight=slopes&highlight=steep&searchId=143770885848236#28542220>

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.

24. The plan shows wetlands on the tract. 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.
25. The plan shows a stream crossing. The applicant should be aware that an encroachment permit may be required by the Pennsylvania Department of Environmental Protection in accordance with its Rules and Regulations. The applicant should supply information on the installation technique and materials to ensure that there will be no stream degradation (or seepage of effluent into the stream).

Stormwater Management:

--- *Water Resources Information* ---

Uwchlan Township

Unnamed tributary to Pickering Creek, Pickering Creek Watershed, Schuylkill River Basin

No FEMA mapped Special Flood Hazard Areas on the property

MS4 community: Yes

Impairments for Unnamed Tributary to Pickering Creek: Assessed Use – Recreation, Pathogens (source unknown)

TMDL: None

Designated use: High Quality (Trout Stocking Fishery), Migratory Fishes

26. The applicant’s Conceptual Stormwater Management Report, dated September 16, 2025, indicates that “It is expected that a variety of stormwater management facilities will be used based on individual location, land use, and soil conditions. Examples include surface and underground infiltration basins, rain gardens, bio-filtration basins, and detention basins.” (second page).

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Stormwater management basins should be designed to conform with the natural drainage pattern and existing topography of the site, to limit earth disturbance, and minimize soil compaction. Applying these considerations enhances the potential of the stormwater basins to be a visual amenity and opportunity for passive recreation. To provide visual interest, the shape of the basins should be as natural looking as practical. The natural topography is usually curvilinear and less “boxy” or geometrically shaped. Creating a variety of slope changes so the sides of the basins undulate also mimics natural conditions. The appearance of the basins can be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic value. To maximize opportunities for passive recreation, the perimeters of the basins should incorporate features such as trails, viewpoints, and seating areas.

27. To ensure that the stormwater management facilities continue to function as designed, the applicant should include details on the frequency and proper inspection, operation, and maintenance of these systems in a Post-Construction Stormwater Management Plan. Also, since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with these facilities.
28. The applicant should submit a stormwater management report and Erosion and Sediment Pollution Control Plan for the site to Township and the Chester County Conservation District for review.

Comments on the Proposed PRD Ordinance:

29. We recommend that PRD-1 applicants create a “manual of written and graphic design guidelines” as part of Section 511.17 Design Standards, which would reflect a cohesive overall design, create common and compatible architectural characteristics, increase the overall aesthetic appeal of the PRD-1 and help create a “sense of place”. This is also specifically consistent with Section 511.1 of the proposed amendment, which lists the “fostering of a sense of place and community” as one of the purposes of the PRD-1. Additional design-related information is available in the County Planning Commission’s Suburban Center Design Guide, at:
<https://chescoplanning.org/MuniCorner/PDF/SuburbanCenterDesignGuide.pdf>
30. The previously-reviewed PRD Ordinance (CCPC# ZA-02-25-18420, ZM-02-25-18421) included provisions that encourage the supply of affordable housing; these provisions do not appear in the current version. We still recommend that the applicant and the Township strive to increase the supply of affordable housing. Chester County has established the “A+ Homes” initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the “A+ Homes” initiative is available online at:
<https://www.chescoplanning.org/Housing/aPlusHomes.cfm>. Additional information on housing affordability is available in the Chester County Planning’s website at:
<https://www.chescoplanning.org/housing/housing.cfm>. The Township can also contact Libby Horwitz, AICP, the Chester County Planning Commission’s Housing Planner for more details.

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31. The applicant and Uwchlan Township should consider how the policies in the Township Comprehensive Plan can be implemented by a PRD-1. Specifically, a PRD-1 should provide trails that are integrated into the site's circulation pattern, and which also take advantage of any natural areas that offer opportunities for passive and non-invasive recreation. Trails in the PRD-1 should be designed to meet any adjacent existing or future trail. Uwchlan Township's policies regarding historic preservation, open space, roadway extensions and vehicle circulation should also be addressed.
32. Prior to acting on this amendment, the Township should determine if the zoning map amendment is generally consistent with its Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code.
33. Prior to acting on this amendment, the Township should ensure that it has met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Pennsylvania Municipalities Planning Code.

Other Comments:

34. The proposed 74,000 square foot natatorium building includes a large roof area that may 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 also 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 from the Chester County Planning Commission's *Clean and Sustainable Energy* webpage at: <https://chescoplanning.org/Environmental/CleanEnergy/SolarPower.cfm> and from the Delaware Valley Regional Planning Commission at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
35. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities and areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from the developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allow rooftop solar installations and other energy efficiency and environmental conservation actions.
36. 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.
37. The applicant and the Township should discuss the ultimate use of the small area within the R-2 Zoning District located at the northeast part of the site. This area contains sensitive environmental constraints but could be dedicated as passive open space.

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38. The size and intensity of the proposed development and its proximity to a major transmission pipeline (Texas Eastern) may result in designation or expansion of a High Consequence Area (HCA). The US Department of Transportation's Pipelines and Hazardous Materials Safety Administration (PHMSA) guidelines require pipeline operators to map HCAs for new pipelines and update existing HCAs. Location within an HCA requires that pipeline operators meet a higher standard of safety. For additional information about the implications of an HCA, see this page on the Chester County Planning Commission Pipeline Information Center at:

<https://www.chescoplanning.org/pic/HCA.cfm>.

We recommend that any habitable development be set back consistent with the guidelines provided in accordance with the "Potential Impact Radius" shown in the graph located at the link above.

ADMINISTRATIVE ISSUES:

39. 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>.
40. 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 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 Uwchlan 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,

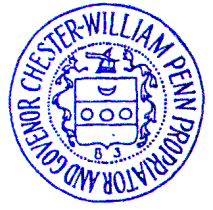


Wes Bruckno
 Senior Review Planner

cc: Downingtown Area School District
 Chester Valley Engineers, Inc.
 Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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

October 21, 2025

Kim Milane-Sauro, Assistant Township Manager
 West Caln Township
 721 West Kings Highway, PO Box 175
 Wagontown, PA 19376

Re: Zoning Ordinance and Zoning Map Updates
 # West Caln Township - ZO-10-25-18671, ZM-10-25-18673

Dear Ms. Milane-Sauro:

The Chester County Planning Commission has reviewed the proposed West Caln Township Zoning Ordinance and Zoning Map Updates as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 7, 2025. We offer the following comments to assist in your review of the proposed Zoning Ordinance and Zoning Map updates.

DESCRIPTION:

1. West Caln Township proposes a comprehensive revision and update to the Township's existing Zoning Ordinance and Zoning Map.

LANDSCAPES:

2. West Caln Township is located within the **Rural, Agricultural and Suburban Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The **Rural Landscape** is the Township's largest **Landscape** designation and is generally located in the northernmost portion of the Township. 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.

An **Agricultural Landscape** is located within the central portion of the Township. 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 southernmost portion of the Township is within the **Suburban Landscape**. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided.

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 Re: Zoning Ordinance and Zoning Map Updates
 # West Caln Township - ZO-10-25-18671, ZM-10-25-18673

The proposed Zoning Ordinance and Zoning Map updates are consistent with the objectives of the **Rural, Agricultural and Suburban Landscapes**.

COMMENTS:

3. The proposed Zoning Ordinance update is very comprehensive and addresses emerging land uses such as agrivoltaics, data centers, distribution centers, emerging energy systems (i.e., systems which are capable of converting a source of energy other than solar, wind, geothermal or outdoor wood-fired boiler sources, into energy), mini-warehouses, solar energy, trucking terminal/distribution center/fulfillment center, and concepts such as biotic diversity, environmental protection, forest protection, and others.
4. The proposed Zoning Map update appears to generally follow the overall concepts reflected in the 2020 West Caln Township Future Development Plan map. The area of the Village of Wagontown, as shown in the Future Development Plan map, has been expanded in the Zoning Map, and the Low Density Rural Residential areas in the Future Development Plan map have been changed into the SRR Site Responsive Residential zoning district. Prior to taking action on this amendment, the Township should ensure that the zoning ordinance and zoning map amendment are generally consistent with its Comprehensive Plan, as set forth in Section 603(j) of the MPC.
5. The proposed home occupation/home-based business (major and minor/no-impact) regulations appear to combine “no-impact home-based business” as defined in the Pennsylvania Municipalities Planning Code (MPC) with “minor home occupation”. Some of the Township’s requirements for no-impact home-based business are dissimilar from those of the MPC; for example:
 - a. The business activity shall be compatible with the residential use of the property and “surrounding uses” (The MPC includes “surrounding residential uses”).
 - b. The use is carried on entirely by the inhabitants of the dwelling and shall employ no employees other than family members residing in the dwelling. (The MPC only includes “The business shall employ no employees other than family members residing in the dwelling;” i.e., “The use is carried on entirely by the inhabitants of the dwelling” is not included in the MPC’s definition).
 - c. The use does not involve any customer, client, or patient visits, whether vehicular or pedestrian, to the dwelling. (this limitation is not included in the MPC).
 - d. The business activity shall only be conducted within the dwelling and the floor area devoted to such use shall not exceed 20% of the total floor area of the principal residential structure (the MPC uses 25%).

The Township Solicitor should determine whether the Township’s no-impact home-based business provisions should be more closely aligned with the MPC.

6. Section 350-703 (**Village District Special Design Standards**) promotes bicycle circulation in the Township’s villages, and the County Planning Commission endorses this provision. We also agree with the provisions encouraging the placement of garages and off-street parking areas in rear yard areas.
7. Cluster developments are permitted in the Rural Residential zoning district by-right, at a density of 0.75 dwellings per net acre. Conventional developments are also permitted in the Rural Residential district, but at a density of 0.5 dwellings per net acre, and with a minimum lot size of 20,000 square feet. After applying the Township’s requirement of 50% open space deducting constrained lands from the gross lot area, the Township may not be providing enough incentive to use the cluster option.

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Re: Zoning Ordinance and Zoning Map Updates

West Caln Township - ZO-10-25-18671, ZM-10-25-18673

To test the Township's proposed density provisions, it may be useful to apply them to a previously-approved subdivision to determine how the lot yield may be different in each case.

8. Section 350-603.C. (**Cluster Residential Development Standards**) requires public water and sewer facilities. Section 350-802.C(3) allows multi-family dwellings in the Rural Center Mixed Use District with densities up to four units per net acre, and at least 30% of the development must be composed of single-family detached units as specified in Section 350-802.C(4)(a). The Township should consider whether this density is adequate to meet the Township's future population estimates.

Also, community sewer and water facilities are permitted for multi-family developments in the Rural Center Mixed Use District, but cluster developments (in Section 350-603.C.) require public systems. The Township should determine whether this may represent an unnecessary limitation on the use of cluster developments.

The County Planning Commission recommends the use of cluster development designs where appropriate (refer to the County's *Cluster Subdivision Design Guide*, at:

<https://www.chescoplanning.org/MuniCorner/ConservationSubdivision/Introduction.cfm>.

9. The required submission for conceptual architectural renderings, models or photos for multi-family dwelling projects (in Section 350-1124.P) is a very helpful way to encourage developments to fit within the character of the surrounding area. The Township should encourage designs to reflect the vernacular character of the area, such as using design "palettes" showing compatible architectural treatments, colors, materials, textures, roof lines, etc.
10. The provisions in Section 350-1126. (**Open space configuration, use, ownership, and maintenance and protection**) are very useful. We also encourage applicants to regard stormwater management facilities in open space areas (basins, rain gardens, etc.) as integral and essential site amenities, by providing for no-impact access such as trails, benches, and viewing areas.

We also endorse allowing agricultural uses in open space areas in Section 350-1126.B.(2), although farmers and residents will need to cooperate during periods when normal agricultural activities result in noise, dust, and odors (this Section currently excludes commercial livestock operations involving highly offensive odors).

In all instances where open space areas (as well as homeowner associations) are proposed, the Township should ensure that the entities responsible for their perpetual maintenance are adequately capitalized to correct unanticipated events such as flood damage, sinkholes, erosion, etc.

11. Section **350-1129.A.(1)(b) and (c) (Recreational use (outdoor and indoor))** provides for setbacks for recreational facilities. When the Township reviews recreational facilities, it should be aware that the fast-growing sport of pickleball has sometimes caused significant problems for nearby neighbors because of the characteristic sounds from the balls and its erratic rhythm. Special consideration may be necessary to mitigate such sounds.
12. **Section 350-1136M. (Shopping center)** provides for pedestrian circulation throughout the shopping center, which shall extend to adjoining streets. This is consistent with "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, which is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of five feet in

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 Re: Zoning Ordinance and Zoning Map Updates
 # West Caln Township - ZO-10-25-18671, ZM-10-25-18673

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/>. Applicants should also construct sidewalks along adjacent roads.

The Township should also require dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's *Multimodal Circulation Handbook*.

13. As a general policy, we recommend that the applicant consider providing electric vehicle charging stations at shopping centers (as well as at other appropriate locations). The stations should be located nearest buildings to reduce costs for extending electrical lines, or they can be located at light poles. The provision of charging stations for electric vehicles can help increase the marketability of the facility, and some facilities have offered charging stations near building entrances as site amenities. Charging stations can encourage the wider acceptance of electric vehicles. Additional information on this topic is provided in the County Planning Commission's *Electric Vehicles* Planning eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/19-ev.cfm> and also at: <https://www.chescoplanning.org/Environmental/CleanEnergy/ElectricVehicles.cfm>.
14. We recommend that applicants and Township consider whether there may be any future potential for providing bus shelters in shopping centers and at multi-family developments. Additional information on this topic is provided in the County Planning Commission's *Multimodal Circulation Handbook*.
15. An author's note in Section 350-1138 (**Historic resources and uses within an historic resource**) states "New HR ordinance is in progress". The Township should review the Chester County Planning Commission's *Historic and Cultural Resource Preservation Planning* eTool at: <https://www.chescoplanning.org/MuniCorner/eTools/35-HistoricPlanning.cfm> and the *Historic Resource Protection Standards* eTool at: <https://www.chescoplanning.org/MuniCorner/eTools/36-HistoricStandards.cfm> for more information.
16. Section 350-1139 (**Accessory alternative energy systems: solar, wind, geothermal, outdoor wood-fired boilers, and emerging energy systems**) includes useful provisions. The Township may also want to ask applicants how e-waste from decommissioned systems will be handled. Solar energy systems are discussed in the County Planning Commission's eTool at: <https://www.chescoplanning.org/MuniCorner/eTools/82-SolarZoning.cfm> and also at: <https://chescoplanning.org/Environmental/CleanEnergy/SolarPower.cfm>
17. The provisions in Section 350-1139 (**Accessory outdoor wood-fired boilers**) are useful, but complaints from such boilers typically relate to odors and smoke, and such complaints may be difficult to investigate due to the times when odors and smoke typically occur and are noticeable, such as during nighttime. The Township may want to ask applicants to provide a contact person who can be notified when objectionable odor or smoke conditions occur.
18. Section 350-1141 (**Data centers**) is appropriate. The Township may also consider reviewing the data center model ordinance from Penn Future for additional recommendations, at: <https://www.pennfuture.org/datacenters>. The York County Planning Commission also prepared a model ordinance, at: <https://www.ycpc.org/Search?searchPhrase=data%20center&pageNumber=1&perPage=10&departmentId=-1>

Page: 5
 Re: Zoning Ordinance and Zoning Map Updates
 # West Caln Township - ZO-10-25-18671, ZM-10-25-18673

As a general note, some other jurisdictions have considered requesting (or even requiring) Data Centers to reduce their energy consumption during periods of unusually high electricity demand.

19. Section **350-1303.A. (Required off-street parking spaces)** includes:

“Off-street parking shall be provided to meet the demand of the proposed land use. The applicant shall calculate the demand based on accepted standards, such as those published in the Institute of Transportation Engineer’s Parking Generation Reports.”

This is a useful provision. The parking alternatives in Section 350-1304.A. relating to reserve parking areas, are authorized by conditional use. We suggest that reserve parking areas could be permitted during the land development review instead of by conditional use, which could result in faster processing.

20. We recommend that the Township review the Chester County Planning Commission’s *Electric Vehicles* eTool for issues to consider prior to finalizing the proposed ordinance update. This eTool, which includes links to model ordinance language, is available online at:

<https://www.chescoplanning.org/MuniCorner/eTools/19-ev.cfm>. Additional information on electric vehicle parking standards, including a model ordinance, is provided in PennDOT’s Electric Vehicle Supply Equipment Development Guidebook for Pennsylvania Local Governments (dated April 14, 2022), which is available online at:

<https://www.penndot.pa.gov/ProjectAndPrograms/Planning/EVs/Pages/EV-Model-Ordinance-Toolkit.aspx>.

21. Section 350-1405.A. **(Prohibited signs)**. appears to prohibit electronic message billboards. The Township Solicitor should verify that this prohibition is permissible.

22. Section **350-1212. (Keeping of animals)** does not appear to address the keeping of horses for personal transportation on lots less than three acres. The Township may wish to accommodate such activities by special exception or conditional use.

23. Prior to taking action on this amendment, the Township should ensure that it has met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the MPC. The Township Solicitor should advise whether the proposed zoning map update constitutes a comprehensive rezoning under MPC Section 609.(b)(2)(ii) **(Enactment of Zoning Ordinance Amendments)**, which would not require the notice to owners and posting of individual parcels.

RECOMMENDATION: West Caln Township should consider the comments in this letter before acting on the proposed Township Zoning Ordinance and Zoning Map updates.

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

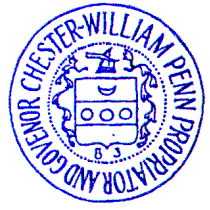
Sincerely,



Wes Bruckno
 Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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

October 16, 2025

Sean Metrick, Borough Manager
 West Chester Borough
 401 E. Gay Street
 West Chester, PA 19380

Re: Zoning Ordinance Amendment - Parking Areas For Three Or More Vehicles
 # West Chester Borough – ZA-09-25-18658

Dear Mr. Metrick:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 18, 2025. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Borough proposes to amend the parking standards for off-street parking areas having a required capacity of three or more vehicles as set forth in Section 112-602.P of the Borough Zoning Ordinance, with the addition of the following sentence at the end of Section 112-602.P(2): "In the case where the parking area abuts an alley, the Zoning Officer may waive the requirement for a curb upon recommendation from the Borough Public Works Director or Fire Department that due to the width of the alley a curb may create a potential hazard or damage to pedestrians or vehicles."

COMMENTS:

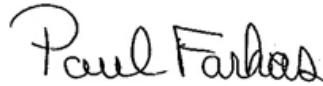
2. We recommend that the Borough consider alternative language that does not use the term "waiver" as this is typically under the purview of the Zoning Hearing Board, but instead utilizes language that exempts the requirement for a curb when certain conditions are met.
3. The Borough Solicitor should review the proposed ordinance language prior to the Borough taking action on this amendment.

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

Page: 2
Re: Zoning Ordinance Amendment - Parking Areas For Three Or More Vehicles
West Chester Borough – ZA-09-25-18658

We request an official copy of the decision made by 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.

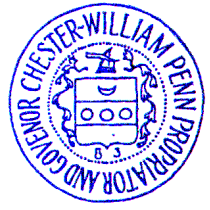
Sincerely,

A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive style with a large, looping 'P' and a distinct 'F'.

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

October 24, 2025

Gina M. Wheeler, Secretary
West Fallowfield Township
3095 Limestone Road, Suite 1
Cochranville, PA 19330

Re: Zoning Ordinance Amendment – Revisions to By-Right Uses in the Ag District, Text Revisions to the C District, “Other Use Not Provided for...” added in the I District
West Fallowfield Township - ZA-10-25-18689

Dear Ms. Wheeler:

The Chester County Planning Commission has reviewed the proposed West Fallowfield 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 October 16, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. West Fallowfield Township proposes the following amendments to its Zoning Ordinance:
 - A. "Agricultural uses..." (in accordance with additional regulations in the current Ordinance) "...and customary accessory agricultural and residential uses..." (also in accordance with additional regulations) are to be included as by-right uses in the Agricultural District; the current language only lists "Agricultural uses";
 - B. The introduction to the C Commercial District, (Uses by Right), is amended as follows: "In the C Commercial District, a property may be used, by right, for any one of the following purposes, and for no other:". The current text uses the word "building" instead of "property", and references to "lot or premises" are revised to improve clarity;
 - C. Some specified By Right uses in the C District are to be listed as singular land uses instead of plural land uses as in the current Ordinance, and
 - D. The I Industrial District is amended to add: "Any other use not provided for in the Zoning Ordinance, subject to compliance with the area and bulk criteria below, as well as the regulations applicable to the use to which it is most comparable. The Zoning Hearing Board shall have the authority to impose conditions on such use consistent with the character of the surrounding properties, the nature of the use, and the public health, safety and welfare."

COMMENT:

2. The proposed changes are appropriate. The provision addressing "Any other use not provided for in the Zoning Ordinance..." is also appropriate because the Zoning Hearing Board 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 912.1).

Page: 2

Re: Zoning Ordinance Amendment – Revisions to By-Right Uses in the Ag District, Text Revisions to the C District, “Other Use Not Provided for...” added in the I District
West Fallowfield Township - ZA-10-25-18689

The proposed amendment can also reduce the need for “use” variance appeals before the Zoning Hearing Board.

RECOMMENDATION: The County Planning Commission supports the adoption of the proposed West Fallowfield Township Zoning Ordinance amendment.

We request an official copy of the decision made by the West Fallowfield 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.

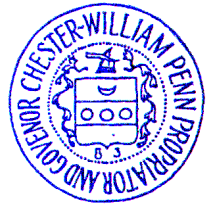
Sincerely,

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

Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

October 20, 2025

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

Re: Zoning Ordinance Amendment - To Permit Industrial/Manufacturing/ Light Uses in the O-C
District by Conditional Use, With Criteria
West Sadsbury Township - ZA-10-25-18677

Dear Ms. Oswald:

The Chester County Planning Commission has reviewed the proposed West Sadsbury 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 October 10, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. West Sadsbury Township received a petition to amend its Zoning Ordinance that will allow "Industrial/Manufacturing, Light" uses (as defined in Section 202 of the Zoning Ordinance) in the O-C Office-Commercial District by conditional use, including specific conditional use criteria.

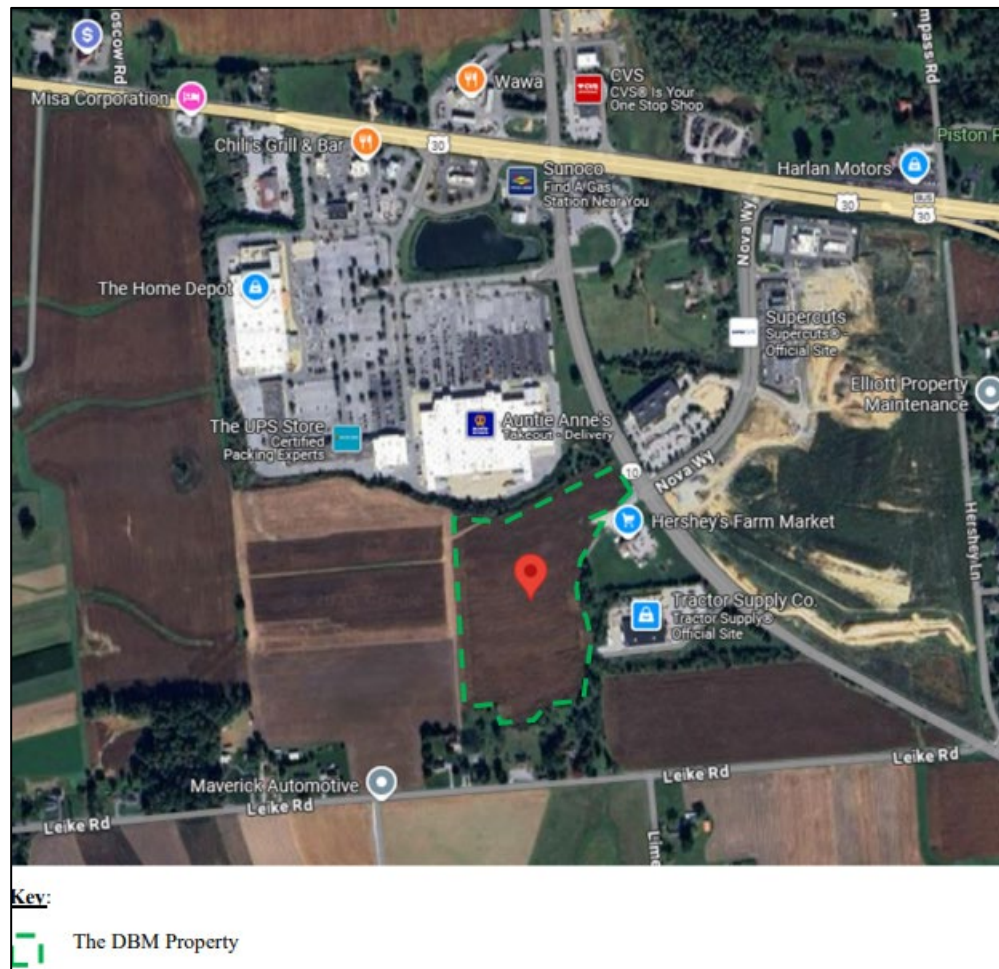
BACKGROUND:

2. West Sadsbury Township previously submitted to the Chester County Planning Commission a proposed Township Zoning Map amendment that would change the zoning designation of UPI # 36-5-11, a 15.52-acre tract located on the west side of Octorara Trail (State Route 10), from the O-C Office Commercial to the G-C General Commercial District. (Sadsbury Township is located to the east.) Our comments on that submission were submitted to the Township in a letter dated December 19, 2023 (refer to CCPC # ZM-11-23-17924).

We understand that the current petition to amend the Zoning Ordinance (to include Industrial/Manufacturing, Light uses in the O-C Office-Commercial District) was submitted by the owner of the tract that was the subject of the previously-proposed Zoning Map amendment. The petition for the amendment included an aerial photograph showing the petitioner's tract, shown on the next page of this letter.

We note that the Chester County Planning Commission's review of the currently-proposed amendment is limited to the proposed text changes in the O-C Office-Commercial District, although this letter includes contextual considerations in Comment 4.a. below. We are not offering any additional recommendations regarding the applicant's previously-proposed plans for the tract described above and reviewed in our previous letter.

Page: 2
 Re: Zoning Ordinance Amendment - To Permit Industrial/Manufacturing/ Light Uses in the O-C District by Conditional Use, With Criteria
 # West Sadsbury Township - ZA-10-25-18677



Excerpt from the Petition to Amend the West Sadsbury Township Zoning Ordinance

LANDSCAPES:

3. The O-C Office-Commercial District in West Salsbury Township is generally 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 Township Zoning Ordinance text amendment is consistent with the objectives of the **Suburban Landscape**.

COMMENTS:

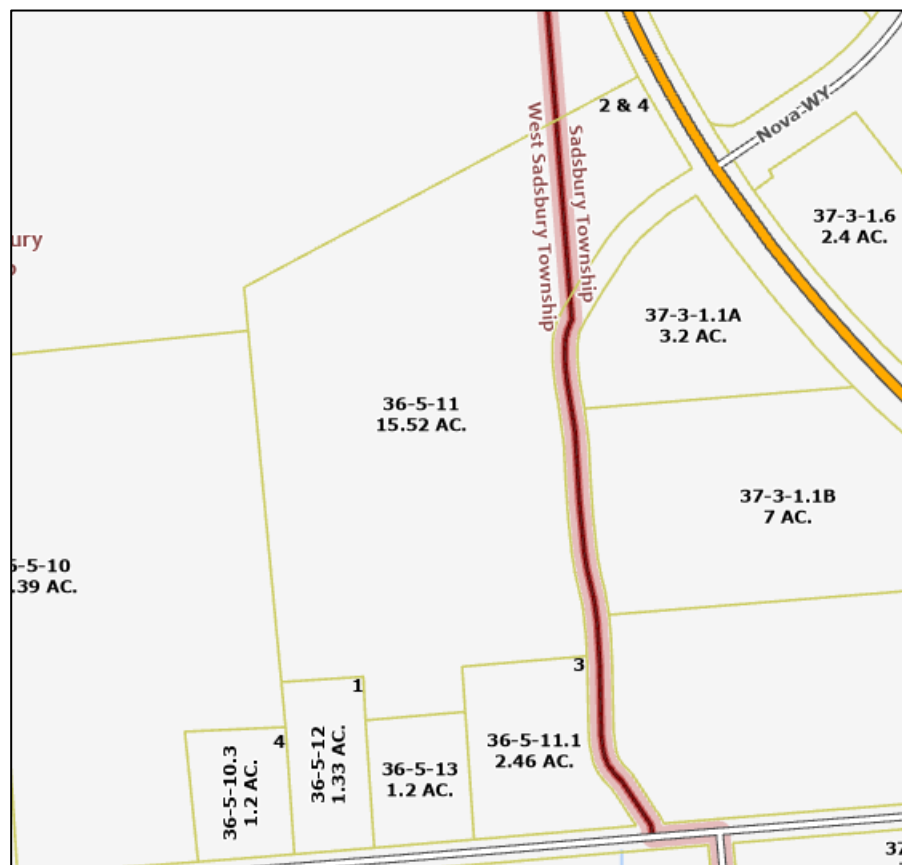
4. We recommend that the Township consider the proposed amendment to the O-C Office-Commercial District independently from matters relating to the petitioner's tract as identified in paragraph 2 of the "Petition to Amend the West Sadsbury Township Zoning Ordinance" and independently from the petitioner's proposed development as described in paragraphs 14-16 in the Petition.

Page: 3
 Re: Zoning Ordinance Amendment - To Permit Industrial/Manufacturing/ Light Uses in the O-C District by Conditional Use, With Criteria
 # West Sadsbury Township - ZA-10-25-18677

The Township should recognize that the proposed changes to the O-C Office-Commercial District could potentially apply to all Office-Commercial District tracts in the Township meeting the minimum net lot area requirement of 10 acres as proposed in new Section 609.1.A of the amendment and not necessarily be limited to the petitioner's tract.

However, we offer the following additional comments, which are included in this letter only to provide a more-complete and contextual assessment of the proposal:

- a. The petition (paragraph 23) states that the amendment is consistent with the community development goals as stated in Chapter IX of the Township's 1994 Comprehensive Plan. The Township adopted a revised Comprehensive Plan in 2024, which included a Future Land Use Map which designates the petitioner's parcel within the Agricultural Future Land Use category. The Township should consider how this petition relates to the Township's adopted future land use policies. (We note that the Township has not yet posted the 2024 adopted Plan on its website.)
- b. The petition (paragraph number 2) references Chester County Tax Parcel I.D. No. 36-5-1 and identifies it in the aerial shown above. The petitioner should verify the UPI identifier number, because County Records seem to identify this parcel as UPI # 36-5-11 (see below).



Excerpt from Chester County ChescoViews

Page: 4
Re: Zoning Ordinance Amendment - To Permit Industrial/Manufacturing/ Light Uses in the O-C
District by Conditional Use, With Criteria
West Sadsbury Township - ZA-10-25-18677

RECOMMENDATION: West Sadsbury Township should consider the comments in this letter before acting on the proposed Township Zoning Ordinance amendment. Its review should also be based on the adopted policies in the Township's 2024 Comprehensive Plan Update.

We request an official copy of the decision made by the West Sadsbury 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: Linda Shank, Secretary, Sadsbury Township

Act 537 Reviews

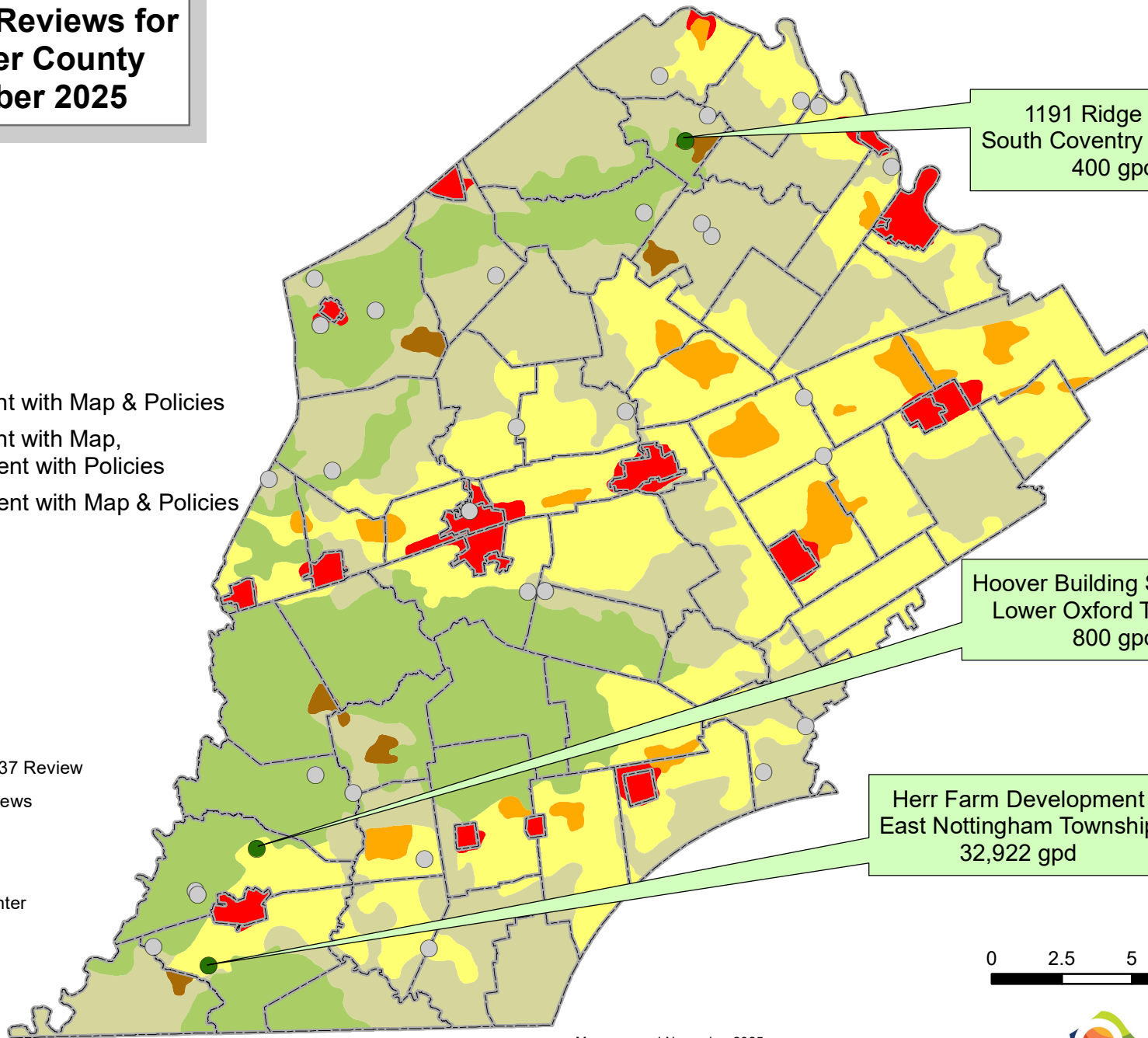
Act 537 Reviews for Chester County October 2025



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

Legend

- October Act 537 Review
- Previous Reviews
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



1191 Ridge Road
South Coventry Township
400 gpd

Hoover Building Specialists
Lower Oxford Township
800 gpd

Herr Farm Development
East Nottingham Township
32,922 gpd

0 2.5 5 7.5 10
Miles

Map prepared November 2025

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
November 12, 2025

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

East Nottingham Township, Herr Farm Redevelopment

The applicant is proposing the development of three warehouses, totaling 946,640sf on 117 acres. The site is located on Baltimore Pike between Barnsley Road and Graves Road. The amount of wastewater for the project is 32,922 gpd. The project is to be served by a public sewage disposal system managed by the Oxford Area Sewer Authority. This project is designated as a Suburban and Natural Landscape and is consistent with *Landscapes3*.

Lower Oxford Township, Hoover Building Specialists

The applicant is proposing a commercial land development of two lots on 7.3 acres. The site is located on Limestone Road, between Whiteside and Wyncote Drives. The amount of wastewater for the project is 800 gpd. The project is to be served by an individual on-lot sewage disposal. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

South Coventry Township, 1191 Ridge Road

The applicant is proposing a residential land development of one lot on 10.6 acres. The site is located on Ridge Road, west of the intersection with New Philadelphia 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 a Rural Center Landscape and is consistent with *Landscapes3*.

Action Requested

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

11/12/2025

Minor Revisions



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

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

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

Project Name & Municipality Herr's Farm Warehouses, East Nottingham Township

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

1. Date plan received by county planning agency. September 29, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency October 06, 2025

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

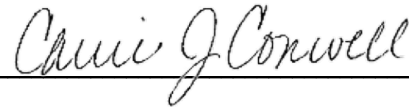
- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| ☒ | ☐ | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| ☒ | ☐ | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape. The county's Natural Landscapes is an overlay of all other landscapes and consists of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.</u> |
| ☒ | ☐ | 3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<u>*While industrial warehouse development is appropriately located within a Suburban Landscape designation, careful consideration of the proposed development activity is required due to its existing environmental characteristics. County mapping indicates that a portion of the project site is located within the core habitat of the Oxford Airport Barrens Natural Heritage area. The Serpentine Barren areas of Chester County are characterized by sparse, grassy vegetation with scattered trees, and they also contain species that are uncommon in Pennsylvania. Landscapes3 recognizes Serpentine Barren areas 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. Please see Section D for additional comments.</u> |
| ☒ | ☐ | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency |
| ☒ | ☐ | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| ☐ | ☒ | 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> |
| ☐ | ☐ | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| ☐ | ☒ | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| ☐ | ☒ | 9. Is there a county or areawide zoning ordinance? |
| ☐ | ☐ | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

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

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerSignature: Date: 10/8/2025Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: 601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

This project was reviewed by the Planning Commission, under PA Act 247, as Case Number LD-05-25-18517. It states that while an industrial warehouse development is appropriately located within a Suburban Landscape designation, careful consideration of the proposed development activity is required, due to the existing environmental characteristics of the project site, specifically the Serpentine Barren areas, which is identified as both a Natural Landscape feature as well as a Pennsylvania Natural Heritage Area. Additionally, the Act 247 review, noted a number of comments relating to access and circulation, design, and stormwater relevant to the Suburban Landscape. See the attached Act 247 review regarding these comments..

PC53-10-25-18666

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
 Matt Adams, Site Contact
 Dianna Wood, East Nottingham Township
 Spencer Address, Government Specialists Inc



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

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

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

Project Name & Municipality Hoover Building Specialists, Lower Oxford Township

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

1. Date plan received by county planning agency. August 18, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency October 16, 2025

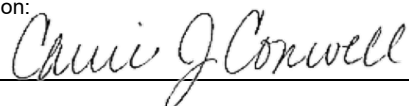
SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes No

- | | | | |
|-------------------------------------|-------------------------------------|-----|--|
| ☒ | ☐ | 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> |
| ☒ | ☐ | 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> |
| ☒ | ☐ | 3. | Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| ☒ | ☐ | 4. | Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the Elk Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| ☒ | ☐ | 5. | Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| ☐ | ☒ | 6. | Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| ☐ | ☐ | 7. | Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| ☐ | ☒ | 8. | Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| ☐ | ☒ | 9. | Is there a county or areawide zoning ordinance? |
| ☐ | ☐ | 10. | Does this proposal meet the zoning requirements of the ordinance? N/A |

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

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

If yes, will this project plan require the implementation of storm water management measures? Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at <http://www.chesco.org/water>.
18. Name, Title and signature of person completing this section:
Name: Carrie J. Conwell, AICP
Title: Senior Environmental Planner Signature: 
Date: 10/16/2025
Name of County or Areawide Planning Agency: Chester County Planning Commission
Address: Government Services Center, Suite 270
601 Westtown Road
P.O. Box 2747
West Chester, PA 19380-0990
Telephone Number: (610) 344-6285

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

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

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

This project was previously reviewed under PA Act 247, as Case Numbers SD-06-25-18563 and LD-06-25-18579 and is consistent with objectives of the Suburban Landscape.

PC53-10-25-18685

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
Richard Hoover, Hoover Building Specialists
Deborah Kinney, Lower Oxford Township
Doug Matthews, David Miller/Associates, Inc.



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

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

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

Project Name & Municipality 1191 Ridge Road, South Coventry Township

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

1. Date plan received by county planning agency. September 03, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency October 15, 2025

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| ☒ | ☐ | 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> |
| ☒ | ☐ | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Center Landscape. The vision for the Rural Center Landscape is the community focal point for the surrounding rural and agricultural areas that accommodates limited growth, with infrastructure at a village scale and character. Limited public or community sewer service are encouraged in this landscape.</u> |
| ☒ | ☐ | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| ☒ | ☐ | 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 Watershed. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| ☒ | ☐ | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| ☐ | ☒ | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| ☐ | ☐ | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| ☐ | ☒ | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| ☐ | ☒ | 9. Is there a county or areawide zoning ordinance? |
| ☐ | ☐ | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- | | | |
|-------------------------------------|-------------------------------------|---|
| ☐ | ☐ | 11. Have all applicable zoning approvals been obtained? N/A |
| ☐ | ☒ | 12. Is there a county or areawide subdivision and land development ordinance? No |
| ☐ | ☐ | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| ☒ | ☐ | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| ☐ | ☐ | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| ☐ | ☐ | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| ☒ | ☐ | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <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> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerSignature: Date: 10/15/2025

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

Address: 601 Westtown Road, Suite 270

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

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

This submission 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.

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

PC53-10-25-18678

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
 Evelyn Zack c/o Rotelle Group
 Amanda Shaner, South Coventry Township
 James Haklar, Penns Trail Environmental LLC

Discussion and Information Items

Design & Technology Division Update



DESIGN & TECHNOLOGY DIVISION

November 2025 (activities as of 10/31/25)

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

The 247 planners reviewed and processed plan and ordinance submittals. Staff addressed data requests from other divisions, municipalities and the public.

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

The Graphics team made progress this month, focusing on key initiatives like the West Whiteland Comprehensive Plan report. We continued developing the Sustainable HOAs video series and started the third intalment. The team also prepared presenations and a video for the CCPC 75th celabration. Design work was also completed for the 2026 work program, taking new photographs for use on upcoming projects. Additionally, the team generated various event flyers and presentations and provided graphic and webpage support to the Chester County 250th committee.

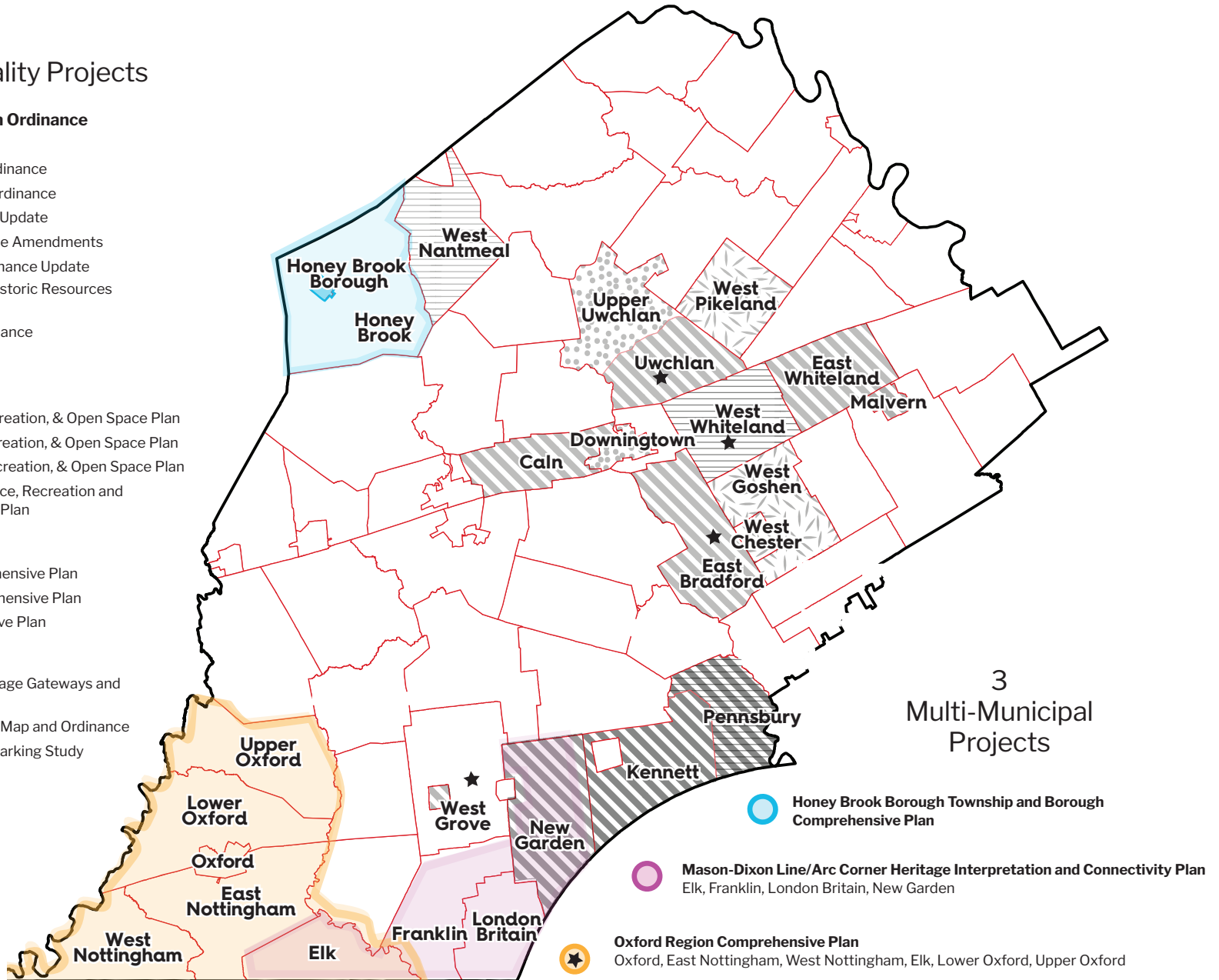
Community Planning

Municipalities with ongoing VPP projects, October 2025

★ Planning Commission Consulting Service

19 Single-Municipality Projects

-  **Zoning or Subdivision Ordinance**
- Caln Zoning Ordinance
 - ★ East Bradford Zoning Ordinance
 - 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
-  **Open Space**
- West Chester Parks, Recreation, & Open Space Plan
 - West Goshen Parks, Recreation, & Open Space Plan
 - West Pikeland Parks, Recreation, & Open Space Plan
 - London Britain Open Space, Recreation and environmental Resource Plan
-  **Comprehensive Plan**
- West Nantmeal Comprehensive Plan
 - ★ West Whiteland Comprehensive Plan
 - Pennsbury Comprehensive Plan
-  **Other**
- Upper Uwchlan Eagle Village Gateways and Mobility Plan
 - East Nottingham Official Map and Ordinance
 - Downingtown Borough Parking Study



COMMUNITY PLANNING REPORT

November 2025 (Activities as of 10/31/2025)

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 noted under other projects.

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: 80% Contract Term: 1/24-6/26 Consultant: Nanci Sarcinello Planning & GIS Monitor: Mark Gallant
The Task Force completed their review of the full draft Ordinance at their October meeting. The consultant expects to have the 2nd draft complete in time for us to meet on December 18th.

2. Downingtown Borough – Parking Study

Percentage Completed: 35% Contract Term: 3/25-2/26 Consultant: Walker Consultants Monitor: Kevin Myers
A parking study to address growth and redevelopment for the downtown core of Downingtown. Communication with the borough in October to confirm progress and consultant's invoice.

3. East Bradford Township – Zoning Ordinance Update

Percent Completed: 80% Contract Term: 8/22–7/25 Consultant: CCPC Lead Planner: Chris Patriarca
The Board of Supervisors continued their review of the draft ordinance in October.

4. East Nottingham Township - Official Map and Ordinance

Percent Complete: 1% Consultant: Brandywine Conservancy Contract Term: 9/25-8/27 Monitors: Mark Gallant and Luis Rodriguez
East Nottingham Township is developing an Official Map and Ordinance consistent with the 2012 Oxford Region Multi Municipal Comprehensive Plan, the 2022 Land Preservation Plan and *Landscapes3*. The Official Map and Ordinance will reflect the potential future public land and facilities—such as streets, trails, parks, and open space—the Township would consider acting upon if they become available. This is the first project that has been awarded under the mini-rolling grant. The Kick-off meeting was held on October 8th. The consultant is expected to complete a working draft of the Official Map to share with the Township Planning Commission soon.

5. East Whiteland Township – Zoning Ordinance Update

Percent Completed: 60% Contract Term: 9/23–2/26 Consultant: Bergmann Monitor: Chris Patriarca
Draft zoning text on-going. Met in October to discuss proposed amendments related to zoning along Route 30.

COMMUNITY PLANNING REPORT

6. Kennett Township – SALDO update

Percent Completed: 50% Contract Term: 8/24-7/26 Consultant: Chester County Planning Commission Lead PlannerCCPC

Planners: Jeannine Speirs &Planner Assistance: Nina Weisblatt

The Township is updating their SLDO to reflect the recent Zoning update as well as other changes. The project is progressing on schedule with a meeting held on 10/30 for section 5.

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

Percent Complete 0% Contract Term: 9/25-10/27 Consultant: Brandywine Conservancy Monitor: Chris Patriarca and Luis Rodriguez
London Britain Township will develop an Open Space, Recreation, and Environmental Resources Plan consistent with the 2019 London Britain Township Comprehensive Plan Update, the 2025 Mason Dixon Heritage Interpretation and Connectivity Plan, and Chester County's adopted Comprehensive Plan, *Landscapes3*. The Board of Supervisors will appoint a task force (Plan Advisory Committee) to prepare the draft plan and utilize Brandywine Conservancy (BC), with Recreation and Parks Solutions (RPS) acting as a sub-consultant, for consulting assistance to the task force. Project is progressing as planned. Kickoff meeting TBD.

8. Malvern Borough – Zoning Ordinance Amendments

Percent Completed: 80 % Contract Term: 8/24-8/26 Consultant: Thomas Comitta Associates Monitor: Jeannine Speirs
Updates to text and map to support implementation of Malvern Borough Comprehensive Plan. The was a meeting on October 10.

9. New Garden Township – Zoning Ordinance Update

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

10. Pennsbury Township – Comprehensive Plan Update

Percent Completed: 0% Contract Term: 9/25-10/27 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs and Nina Weisblatt
The township is finalizing their task force and then will organize their kick-off meeting, date TBD.

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

Percent Completed: 70% Contract Term: 9/24-8/27 Consultant: Bowman Monitor: Patty Quinn
The committee met to discuss PennDOT's feedback regarding possible intersection improvements and the survey results from summer outreach efforts on October 14th. Roughly 1,000 surveys were completed by residents and business owners. A second coordination meeting with PennDOT is being planned for November, and a follow-up meeting will be held with the committee on December 9th. Bowman consultants are hoping to have intersection alternatives to present to the public in February of 2026.

COMMUNITY PLANNING REPORT

12. Uwchlan Township - Zoning Ordinance Update

Percent Completed: 5% Contract Term: 9/25-8/27 Consultant: CCPC Planner: Mark Gallant
The Chester County Planning Commission (CCPC) will provide professional planning and support staff to update the Township Zoning Ordinance. October focused on the Nonconforming Uses article.

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

Percent Completed: 95 % Contract Term: 5/24-4/26 Consultant: Johnson, Mirmiran & Thompson/ Toole Rec. Monitor: Kevin Myers
The plan was submitted for the final VPP review and Act 247 review on 10/23/2025. The plan should be adopted before the end of this year.

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

Percent Completed: 15% Contract Term: 5/24-4/26 Consultant: Tool Recreation Planning Monitor: Mark Gallant
The Township expects to receive the draft plan recommendations soon.

15. West Grove Borough – Zoning Ordinance Amendments

Percent Completed: 90 % Contract Term: 4/23–3/26 Consultant: CCPC Lead Planner: Kevin Myers
A 2nd extension was granted through 3/26 to facilitate final edits to create the Hearing Draft and the adoption process. Communication with borough, solicitor, and zoning officer for last round of questions and edits to finalize public hearing draft to enter the adoption process.

16. West Nantmeal Township – Comprehensive Plan Update

Percent Completed: 85 % Contract Term: 6/24-5/26 Consultant: Castle Valley Consultants Monitor: Luis Rodriguez
The primary remaining task is the addition of an implementation plan in the comprehensive plan draft. There was no meeting in October.

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

Percent Completed 50 % Contract Term: 6/23–11/25 Consultant: Natural Lands Monitor: Chris Patriarca
Drafting of full document continued in October. A second extension will be made in November.

18. West Whiteland Township – Comprehensive Plan

Percent Completed: 60 % Contract Term: 7/24–6/26 Consultant: CCPC Lead Planner: Chris Patriarca
A public information meeting was held in October. Full draft document to be reviewed by the Task Force in November.

19. Pennsbury Township – Historic Resources Zoning Update

Percent Completed: 50% Contract Term: 8/25 -2/26 Consultant: CCPC Lead Planner: Jeannine Speirs
The township is updating elements of historic resources zoning article. The last meeting was October 14.

COMMUNITY PLANNING REPORT

MULTI-MUNICIPAL PROJECTS

A. Honey Brook Township and Borough – Comprehensive Plan

Percent Completed: 15 % Contract Term: 4/25- 3/28 Consultant: Brandywine Conservancy Monitors: Jeannine Speirs and Luis Rodriguez
A meeting was held on October 6th to review public participation results from the early-September community visioning session. Both Township and Borough residents provided input on topics such as places they love, areas in need of improvement, where they live and work, and feedback on the 2015 Future Land Use Map. Public comments were also made regarding the direction of the draft recommendations. At the next meeting, the Task Force will continue discussions focused on identifying and prioritizing heritage preservation needs.

B. Mason-Dixon Line/Arc Corner Heritage Interpretation and Connectivity Plan--London Britain, Franklin, Elk, and New Garden Townships

Percent Completed: 100 % Contract Term: 12/22-11/25 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs
The VPP review letter was completed in October.

C. Oxford Region Comprehensive Plan Update

Percent Completed: 40 % Contract Term: 1/24–12/26 Consultant: CCPC Lead Planner: Mark Gallant
Over the next few months, the CCPC Team (including Nina Weisblatt) will present existing conditions and plan chapters for Parks, Recreation, and Open Space, Multimodal Transportation, and Community Facilities and Services. An in-person meeting was held on October 22nd at the new MEDIC 94 facility to discuss ideas and concepts for the Plan maps.

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 resource and heritage interpretation network items.
- **Phoenixville Region Planning Committee** –The October 2025 meeting discussed work completed by the region regarding implementation of the Parks, Recreation, and Open Space plan section of the Regional Plan.
- **Pottstown Metropolitan Regional Planning Committee** – The October meeting was canceled.
- **Internal County Coordination**
Community Development: Libby Horwitz, Senior Housing & Economic Planner, Kevin Myers, Senior Urban Planner, Chris Patriarca, Senior Community Planner, Jeannine Speirs, Senior Community Planner
Housing Authority of Chester County: Libby Horwitz and Chris Patriarca
Facilities: David Blackburn, Heritage Preservation Coordinator
Historic Interpretive Network: Jeannine Speirs

COMMUNITY PLANNING REPORT

VPP INQUIRIES

County Consulting Assistance Inquiries or Requests

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

Cash Grant Inquiries (or VPP channel not established yet)

9. Borough of Modena (Open space/park plan)
10. New London (Comprehensive Plan Fall 2025)
11. Pocopson Township (Comprehensive Plan Fall 2025)
12. Kennett Township Comprehensive Plan Update (TBD)
13. East Marlborough (Village Master Plan for Unionville Village)

HISTORIC PRESERVATION & HERITAGE INTERPRETIVE NETWORK (HIN)

America 250 & Heritage Tourism Plan

- ❖ The October CC 250 Commission meeting was held on 2 October.
- ❖ Following the approval of the CC250 Communication Plan, all sub-committees were requested to create and submit a communications work plan to MarCom. MarCom discussed the need for a style guide to ensure there is editorial consistency across all products by the 250 Commission. Communication work plans are being requested from all of the CC250 committees. The Technology subcommittee of MarCom met twice and continued to refine the 250 website which was launched and reviewed by the CC250 Executive Committee.
- ❖ CC250 Commission approved the concept of a 16-panel brochure to highlight the Chester County Heritage Tourism plan policy of the heritage interpretive network and its themes as well as connections for the 250th in '26 and '27. Draft scope of work is being created and firms identified. Grant funds are offered by Friends of CC250/CCCF. When the funds are provided, the project will move forward.
- ❖ Blackburn and Speirs are attending the community engagement ZOOM 250 information meetings, sponsored by the CC Community Foundation. Speirs covers Kennett Square/Chadds Ford and the Main Line. Blackburn covers Phoenixville Southern Chester County and West Chester regions. Coatesville should be added before the end of the calendar year.
- ❖ Continue coordinating with Keep Chester County Beautiful (KCCB) for a Community Service element for CC250. Details on ways to engage with the program were provided at the October Commission meeting. There is outreach to larger organizations to share the information

COMMUNITY PLANNING REPORT

and to sign up to the Chester County Historic Preservation Network.

- ❖ Reviewed and discussed the Heritage Sites Committee's draft questionnaire for hosting organizations of the digital kiosks.
- ❖ Coordinated with PA DCED on Phase 1 kiosk contract requirements.
- ❖ CC 250 projects from County Depts:
 - Archives – exhibit panels were received by CCPC for review.
 - Communications, Commissioner's office – working to contract a videographer to plan and execute the video time capsule

Philadelphia Campaign HIN theme region

- ❖ Brandywine Battlefield Task Force (BBTF) & expanded Philadelphia Campaign Partnership planning and efforts -
 - Brandywine Battlefield Task Force is now planning for a Heritage Interpretive Network and 250th
 - Northern Philadelphia Campaign and Heritage Interpretive Network – Malvern Borough's Paoli Battlefield Committee is working with the Borough to contract with a Landscape Architect to prepare Phase 1 site plan outlining Paoli Battlefield Heritage Site improvements for 2025, 2026, and 2027.

Iron & Steel HIN theme region

- ❖ The steering committee, to date, received 15 responses from their questionnaire asking about Iron and Steel engagement for America and Brandywine 250, the Iron and Steel brochure, and involvement in the Iron and Steel collaborative. They may send it again to attempt to get more responses, depending on what is received by the end of October. The group is examining the existing brochure for edits and updates.

Outreach

- ❖ **Town Tours & Village Walks** – Initiated the process to reserve Courtroom #1 in West Chester's historic courthouse, for the kickoff in 2026.
- ❖ **Historic Preservation Network of Chester County:** Received updated heritage resource spreadsheets. All resources are split into the preservation districts created by CCHPN. The Board will work to ground truth various resources to ensure information is accurate.
- ❖ Provided feedback to a request concerning a draft data center ordinance for East Vincent. The long-term plans identify the site of the Pennhurst complex for the data center and calls for the demolition of all national Register eligible structures remaining on the Pennhurst site.
- ❖ Attended the Preservation Pennsylvania [PP] (the non-profit organization that advocates for historic preservation statewide) 2025 Historic Preservation Awards at Carrie Furnace in Pittsburgh. David served on the selection committee for projects recognized in 2025.
- ❖ Spoke at the annual West Whiteland Township Historic Preservation Awards which honors projects and people that contribute to preserving the township's historic resources.
- ❖ Chads Ford Days/Battle at Chadds Ford outreach and Paoli Battlefield Day outreach for Brandywine Battlefield studies and heritage interpretive network were held in September and were omitted from the previous months Board report.

COMMUNITY PLANNING REPORT

Review

County Owned Bridges

- ❖ October bridge meeting discussed required studies for the preferred alternatives for the rehab of historic Bridge 199.
- ❖ The reconstructed Camp Bonsul Road covered bridge was dedicated and reopened on 15 October.

Section 106

- ❖ Reviewed and approved archaeology report for the new retaining wall for St. Peter's Road. Reviewed and approved a proposal for an upgrade to communication tower equipment.
- ❖ Provided advice to the Chester County Health Department concerning a 106 review of a building being rehabbed in the Coatesville Historic District. Windows were replaced by a contractor before the full project review was complete.

ECONOMIC

- **Economy Report** – Census data updated and section one - completed in early October.

HOUSING

- **Adaptable Housing Guide** – Complete and posted online.
- **Accessible Housing Guide** – Drafting map.
- **Housing Workshops** - Planning for next year's workshops has been initiated to include recorded presentations and one-on-one meetings.
- **Land Acquisition** – Working with the Chester County Economic Development Council to identify sites appropriate for acquisition and development of affordably-priced housing. Obtained data from Chester County Tax Claim Bureau.
- **Organizational Convening** - Developing resource sharing hub for organizations. In-person coordination event was held October 7th. Developed unified terminology and project proposal for land capacity analysis.
- **Presentation** – Staff made an A+ Home presentation at the 2025 Pennsylvania Chapter of the American Planning Association (PAAPA) annual conference at Harrisburg in October.

URBAN CENTERS

- **Technical assistance/coordination**
 - 2025 Urban Centers Forum (UCF) focused on Active Transportation Plans and Bike Parks via a webinar in September following the 2025 UCF CCPC will update the Urban Centers Forum portion of the website including information about the forum as well as providing PowerPoint slides and a recording of the presentation on the CCPC YouTube channel.
 - Bike Park eTool presented at the 2025 UCF in the fall and the October APAPA conference on October 13th and will be made

COMMUNITY PLANNING REPORT

available to the public by the end of this year. CCPC Design and Technology Division assisted with creating an illustrative poster to accompany the Bike Park eTool.

- Atglen Borough zoning amendments for the “downtown” zoning districts are being reviewed by the zoning officer and solicitor for comment. Next meeting TBD.
- Presented a shorter version of the Active Transportation Plans and Bike Parks presentation on October 13th at a session of the annual conference of the Pennsylvania Chapter of the American Planning Association (APAPA).
- Attended the Coatesville High School Career Expo 2025 to represent CCPC. The event took place on Thursday, October 23, 2025. Hosted by the Chester County Economic Development Council (CCEDC) in partnership with Coatesville Area High Schools, the event was for students in grades 9–12 to explore various career paths.

Sustainability Division Update

Sustainability Division

Monthly Activities Report – October 2025 (Activities as of 9/30/25)

Summary:

- **EAC Fall Gathering:** CCPC is serving as this year's host community for the annual Fall Gathering of Environmental Advisory Councils (EACs), organized by WeConserve PA. This one-day conference draws 80-100 EAC members from across southeast PA and the Lehigh Valley and will be held on 11/15 at Penn State Great Valley. Our role in the event is helping to plan the program, curate sessions, and support sponsorship initiatives.
- **Sustainable Landscape Management Plan:** Site analysis is underway for creating a Sustainable Landscape Management Plan for the county's prison complex. CCPC met on site with maintenance staff for each facility to understand opportunities and constraints for stewarding the property. Staff toured the property with the Conservation District, who is interested in providing input on this project. A diagram of conceptual site improvements is in progress.
- **Open Space Summit:** CCPC is organizing a deep-dive educational session on the mechanics of open space preservation for the general public, open space supporters, and municipal open space committee members. The event is scheduled for the evening of 10/29 and will feature presenters from several land trusts, as well as a discussion of several case studies to illustrate "how open space happens". It will be held in a hybrid format, with the in-person component being held at the GSC.

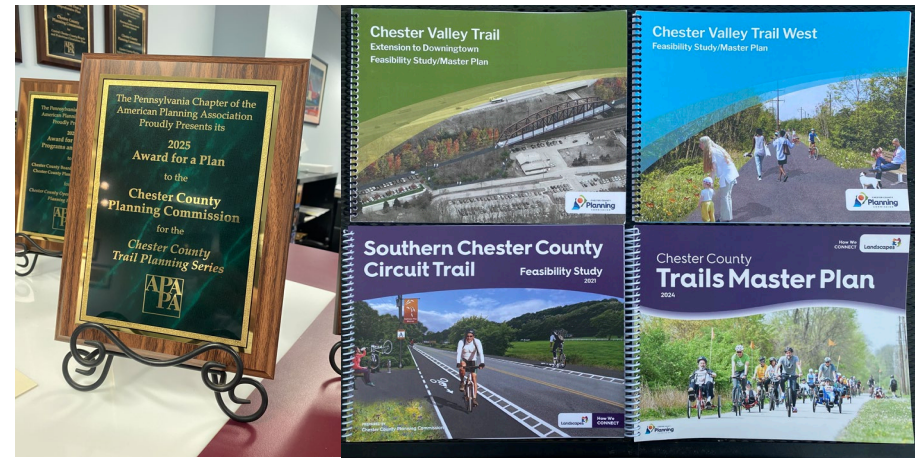
Multimodal Transportation Planning Division

Multimodal Transportation Planning Division

November 2025 (Activities as of 10/31/25)

APA PA Chapter Award for a Plan: Chester County Trail Planning Series

The Chester County Planning Commission received an 'Award for a Plan' from the American Planning Association's (APA) PA Chapter for the 'Chester County Trail Planning Series' at their annual conference held in Harrisburg, October 12th to 14th. The four plans in this series include the Chester Valley Trail (CVT) Extension to Downingtown Feasibility Study/Master Plan, the CVT West Feasibility Study/Master Plan, the Southern Chester County Circuit Trail Feasibility Study, and the Chester County Trails Master Plan.



The chapter awards committee “recognized the Chester County Trail Planning Series as a comprehensive and inclusive effort that goes well beyond traditional trail planning. By weaving together multiple plans into a cohesive vision and by engaging a broad range of communities and partners, the series sets a strong foundation for long term success. The committee was especially impressed by how quickly the work has moved from planning to implementation with tangible progress already underway”.

Many thanks and kudos to everyone in the Planning Commission - current and former - who contributed to the development of these plans. Special kudos go out to former Trails Planner and current Sustainability Director Rachael Griffith for her work in production of the CVT Extension to Downingtown plan and as Project Manager for the CVT West and Southern Chester County Circuit Trail plans. Special thanks also to current Trails Planner Steve Buck for his work managing and producing the crown jewel of these plans with the Chester County Trails Master Plan.

Steve Buck and Brian Styche will be delivering a presentation in early 2026 as part of the PA Chapter's 'Webinar Wednesday's' on lessons learned from the development of these plans. This will be the same presentation they delivered at the WeConserve PA's Greenways and Trails Summit in late September reported last month.

Rudolph and Arthur Covered Bridge Ribbon Cutting

A ribbon cutting ceremony was held Wednesday October 15th for the grand opening of the new Rudolph and Arthur covered bridge spanning the Big Elk Creek and connecting Elk and New London Townships in southern Chester County.

Work for the rehabilitation of the former existing bridge reached the final design phase when the remnants of Hurricane Ida completely washed away the bridge in September of 2021. Shortly thereafter it was decided to replace the structure in-kind with an all-new replica bridge.

The ribbon cutting ceremony was attended and remarks delivered by all three County Commissioners and the local State Representative John Lawrence with many local residents and others in attendance as well. Kudos to Eric Quinn, manager of the county's Bridge Management Program in the Facilities Department (and former CCPC transportation planner) as well as the contractor for a job well done.

For more information, please see the Chester County press release on the opening found here: <https://www.chesco.org/CivicAlerts.aspx?AID=1676>



Director's Report