



## CHESTER COUNTY PLANNING COMMISSION BOARD MEETING

Chester County Planning Commission  
Government Services Center – Suite 351 East

Hybrid Meeting  
January 14, 2026

### AGENDA

2:00 p.m.	1. <u>CALL TO ORDER</u>	
	A. Chair's Welcome	<i>Chair</i>
	2. <u>PUBLIC COMMENT</u>	<i>Chair</i>
	3. <u>ACTION ITEM</u>	
	A. Report of the Nominating Committee and Appointment of the 2026 Board Officers	<i>Commission</i>
	4. <u>PRESENTATIONS</u>	
	A. Points of Light – A tour of the Underground Railroad in Chester County	<i>Luis Rodriguez</i>
	B. Transportation Improvement Inventory (TII) and Transportation Priority Projects Brochure Overview	<i>Patty Quinn</i>
	C. 2025 Website & Social Media Analysis	<i>Carolyn Oakley</i>
2:30 p.m.	5. <u>ACTION ITEMS</u>	
	A. Approval of Commission Meeting Minutes – Dec. 10, 2025	<i>Commission</i>
	B. Approval of 2026 Proposed Work Program	<i>Commission</i>
	C. Act 247 Reviews – December 2026 Applications	<i>Commission</i>
	1) 247 Monthly Summary	<i>Geoff Creary</i>
	2) Review of Interest	<i>Act 247 Team</i>
	1. Downingtown Borough	LD-12-25-18749
	3) Subdivision and Land Development Plan Reviews (16)	
	1. Downingtown Borough	LD-11-25-18723
	2. Downingtown Borough	LD-12-25-18749
	3. East Bradford Township	SD-11-25-18713
	4. East Goshen Township	SD-11-25-18727
	5. East Nantmeal Township	SD-11-25-18726
	6. New London Township	SD-11-25-18743
	7. Penn Township	LD-11-25-18712

8. Penn Township	LD-11-25-18739
9. Penn Township	SD-11-25-18738
10. Pennsbury Township	SD-10-25-18705
11. Thornbury Township	SD-11-25-18724
12. Tredyffrin Township	LD-11-25-18725
13. Tredyffrin Township	SD-11-25-18731
14. West Brandywine Township	SD-10-25-18665
15. West Fallowfield Township	SD-10-25-18704
16. West Goshen Township	SD-11-25-18714

4) Comprehensive Plan, Zoning and Subdivision Ordinance  
Amendment, Miscellaneous Reviews (14)

1. City of Coatesville	ZA-11-25-18745
2. East Bradford Township	ZA-11-25-18733
3. East Coventry Township	ZA-11-25-18732
4. East Vincent Township	ZA-11-25-18728
5. Oxford Borough	SO-10-25-18707
6. Oxford Borough	ZM-11-25-18730
7. Oxford Borough	ZO-10-25-18708
8. Upper Uwchlan Township	SA-11-25-18719
9. Upper Uwchlan Township	ZA-11-25-18718
10. Uwchlan Township	ZA-11-25-18721
11. West Brandywine Township	ZA-12-25-18750
12. West Caln Township	ZM-11-25-18722
13. West Caln Township	ZO-11-25-18710
14. West Chester Borough	CP-10-25-18701

## D. Act 537 Reviews – December 2025 Applications

*Carrie Conwell*

## 1) Minor Applications (7)

1. East Coventry Township; Reserve at Fricks Lock, 18-1-61 – Consistent
2. London Britain Township; Fisher/Stoltzfus, 73-6-2 – Consistent
3. New Garden Township; 147 Maple Lane, 60-3-131 – Consistent
4. New Garden Township; Becker, 60-5-96.18D - Consistent
5. Penn Township; Star Roses and Plants, 58-1-15 - Consistent
6. West Brandywine Township; 132 Germany Hollow Road, 29-2-5.5 - Consistent
7. West Nantmeal Township; 127 E. Conestoga Road, 23-2-72 – Consistent

2:50 p.m. 6. DISCUSSION AND INFORMATION ITEMS

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

4:00 p.m. 7. ADJOURNMENT

# Action Items



MINUTES: Regular Monthly Meeting  
Chester County Planning Commission

Hybrid – GSC Suite 270  
December 10, 2025

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

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

STAFF PRESENT IN PERSON: Matthew Edmond, Director; Carol Stauffer, Assistant Director; Wesley Bruckno; Geoff Creary; Beth Cunliffe; Richard Drake; Bambi Griffin Rivera; Rachael Griffith; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Steve Buck; Carrie Conwell; Angela Dracup; Paul Farkas; Ryan Mawhinney; Jake Michael; Carolyn Oakley; Al Park; Chris Patriarca; Patty Quinn; Elle Steinman; Sally Warren.

VISITORS PRESENT IN PERSON: Dina Hitchcock; Monica Schryver; Curt Schryver; Katie Muth; A. Fiora.

VISITORS PRESENT VIA ZOOM: Rebecca's [surname unknown] iPhone; John & Joanna [surname unknown]; Hannah S.; Brooke Schultz; Avia Tenney.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center and via Zoom audio/video on Wednesday, December 10, 2025 was called to order at 2:01 P.M. by Chair Nate Cline.

PUBLIC COMMENT: East Vincent Township residents Monica Schryver, Dina Hitchcock, State Senator Katie Muth, and Joanna Tenney raised concerns regarding proposed data center development in East Vincent Township. Some of the concerns raised are as follows:

- Environmental and economic impacts
- Firefighting capacity, equipment, and training
- Security risks (especially given proximity to rail lines and a nuclear power plant emergency planning zone)
- Water usage, enforcement mechanisms, compliance fines, and cost distribution
- Decisions made in East Vincent Township will affect neighboring townships
- Five of six natural resource protection goals in the township's comprehensive plan could be compromised without proper guardrails, mitigation, and monitoring
- The data center site is only 874 feet from the Southeastern Veterans Center. Veterans with serious health conditions and suffering from PTSD would be compromised by constant operational noise

- Widespread industrialization could depress property values by 30–40%, shift financial burdens to residents and taxpayers, and undermine long-term county planning goals related to open space, farmland preservation, and community stability
- The Pennhurst property is an unremediated brownfield listed since 1995
- Residents who rely on private well water have concerns about groundwater plume disturbance if construction proceeds
- Anaerobic digesters were linked to data centers, noting that gas produced is often intended to power hyperscale facilities, reinforcing industrial clustering
- Formaldehyde emissions from a gas-fired power plant is a known carcinogen

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE NOVEMBER 12, 2025, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HEABERG, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of 2026 Planning Commission Meeting Schedule:

A MOTION TO APPROVE THE 2026 PLANNING COMMISSION MEETING SCHEDULE WAS MADE BY MR. HAMMOND, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Appointment of 2026 Officers Nominating Committee:

A MOTION TO APPOINT MR. HAMMOND, MR. WRIGHT, AND MR. FURMAN AS THE 2026 NOMINATING COMMITTEE MEMBERS WAS MADE BY MS. MORRISON, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

Mr. Creary reported that apartment reviews have increased significantly, nearly doubling what they were at the same point last year. Twins and Townhomes have seen a noticeable decline so far this year compared to previous trends. Single-family development is slightly higher than last year and remains steady. Agricultural reviews are down compared to last year. Non-residential activity (commercial, industrial, and institutional) overall remains largely consistent with last year.

Mr. Bruckno reported on the following Review of Interest: East Coventry Township, SD-10-25-18697. This review shows that the following suggested CCPC design revisions were used: a creative subdivision design, offering enhanced amenities, preserved open space, and an alternative to conventional cul-de-sac layouts.

A MOTION TO APPROVE THE TWENTY-FIVE (25) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY DR. FASIC, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-10-25-18697, SD-10-25-18692, LD-10-25-18686, LD-10-25-18687, LD-10-25-18688, SD-10-25-18683, LD-10-25-18702.

Mr. Cline recused himself from the following applications: SD-10-25-18674, SD-10-25-18700.

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

A MOTION TO APPROVE THE FIVE (5) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: ZA-10-25-18709; ZA-10-25-18690; ZA-10-25-18691.

Act 537 Reviews:

A MOTION TO APPROVE THE FIVE (5) MINOR ACT 537 REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: East Brandywine Township-Brandywine Wallace Elementary School.

Agriculture Security Area Reviews:

A MOTION TO APPROVE THE ONE (1) AG SECURITY AREA SEVEN-YEAR REVIEW WAS MADE BY MR. HEABERG, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Community Planning Division Update:

Ms. Griffin Rivera shared the current map of all active Vision Partnership Program grants illustrating the distribution of the 22 single-municipal projects and the locations of the two multi-municipal projects staff worked on in November.

Next, Ms. Griffin Rivera reported on the following CPD community engagements and events: Coatesville Alliance Annual Partner Event - Kevin Myers attended as a non-voting

board member representing Chester County; Business of Housing Event - Several CCPC staff attended this event which focused on housing affordability and its impact on economic growth; Coatesville Area Economic Forum - Kevin Myers attended this event which focused on economic conditions and initiatives in the Coatesville region and western Chester County.

Ms. Speirs presented an update on a new component of the County Heritage Tourism Plan, adopted by the County Commissioners in 2024. The Heritage Interpretive Network (HIN) connects historic, cultural, natural, and recreational sites across the county through shared heritage themes and coordinated visitor experiences. The Mason–Dixon Arc Corner project falls under the Evolving Values theme and focuses on historic boundary disputes that shaped Chester County and the surrounding region. The project was funded through a DCED Partnership Program, with the Brandywine Conservancy serving as the consultant and Chester County Planning as grant monitor. Heritage Centers were identified as mid-tier visitor destinations that can host modest visitation and interpretation. A subconsultant evaluated methods for sharing heritage information.

#### Sustainability Division Update:

Ms. Griffith reported that the Open Space Summit held in November was very successful, increasing public understanding of how open space preservation works in Chester County. Due to the volume of information presented, the session was recorded, and a time-stamped video is available.

Next, Ms. Griffith reported that CCPC served as the host for the annual WeConservePA Fall Gathering for Environmental Advisory Councils across southeastern Pennsylvania. The event received very positive feedback and attendees were directed to county's eTools.

Ms. Griffith went onto report on the second annual campaign sign recycling event, coordinated through Keep Chester County Beautiful. Collection sites were located at county facilities, providing improved logistical control. Preliminary estimates show substantial impact, estimating over 1,000 pounds of metal (sign frames) and approximately 800 pounds of plastic (film and corrugated) were collected at the Government Services Center alone.

Lastly, Ms. Griffith reported that the Open Space Accelerator Program is nearing launch. North Coventry Township's pilot project is nearing completion. Consultant selection to assist municipalities is planned for January. Municipal applications are expected to be solicited by summer 2026.

#### Multimodal Transportation Division Update:

Mr. Styche reported that the Annual Transportation Summit held in November was very successful. The Summit provided a high-level overview of the Transportation Improvement Program (TIP), an overview of the County's Bridge Management Program, recently released highway projects, Transportation for Rural Agriculture and the Grants Guide, public transit funding conditions, and trail development progress.

Next, Mr. Styche reported that PennDOT held public meetings where three alternatives (R2A, R2B, and R2C) were presented for the US 30 Coatesville–Downington Bypass. All alternatives impact Sadsbury Woods Preserve.

Mr. Styche went onto report that the fourth and final Municipal Manager Transportation Forum of the year will be held tomorrow, December 11, which will provide municipal managers with timely transportation updates. This program will continue in 2026.

Next, Mr. Styche reported that a consultant has been selected for Phase 1 of the P&T Trail project. CCPC is finalizing the technical scope and fee, with the goal of executing a contract in Q1 2026. The anticipated design timeline is 3–5 years. CCPC prepared a Local Share Account (LSA) grant application for enhanced security measures at a Downingtown Trestle bridge structure. LSA funding will be available in 2027 at the earliest, requiring interim protective actions.

Lastly, Mr. Styche reported that the FY27 TIP update is underway. No projects are being removed and no new projects are being added due to funding constraints. With construction costs increasing, several large projects' construction funding is being shifted to the long-range plan, although design will continue.

#### Design and Technology Division Update:

Mr. Creary shared a preview of the Pocopson Complex Land Stewardship Plan which focuses on reducing maintenance costs, improving sustainability, and enhancing visual quality through additional planting areas. This project is a collaborative effort between the GIS team and the Graphics team, coordinated by Ms. Griffith. The Graphics team developed a colorful, engaging plan layout designed to enhance public understanding by creating conceptual renderings to visualize proposed improvements. These renderings have proven especially effective in addressing safety and maintenance concerns raised by county staff responsible for managing the property. The draft report is complete, with final production targeted for January.

#### Director's Report:

Mr. Edmond highlighted the draft 2026 Work Program sections which aligns with the six Landscapes3 themes. Staff will review the 2026 Work Program in greater detail at the January board meeting, with formal adoption anticipated at that time. The Work Program has been redesigned to a visually enhanced, graphic-based PDF to improve readability and usability. The document is a catalog of the planning commission's most impactful work, focusing on major initiatives rather than day-to-day tasks. Structural changes include a new standalone chapter for Community Planning, a dedicated Design and Technology Innovation chapter, and the task-based elements of the Communications Plan. The remaining Communications Plan now serves as a reference and strategy document.

Next, Mr. Edmond reiterated that the final Quarterly Municipal Manager Transportation Forum of the year will be held tomorrow, December 11. Staff plans to present a coordinated annual outreach and events calendar in 2026 to ensure balanced scheduling and intentional engagement throughout the year.

Lastly, Mr. Edmond announced that Gina French, Graphic Supervisor, concluded her service with the County. The position will be reposted pending County approval. Work anniversaries include Ms. Griffith – 9 years of service, Mr. Styche - 13 years of service, and Ms. Stauffer – 35 years of service. The January board meeting will include adoption of the 2026 Work Program, discussion of organizational changes, and review of upcoming priorities and notable initiatives for the year.

**ADJOURNMENT**

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 4:21PM WAS MADE BY MR. HAMMOND, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

Matthew J. Edmond, Executive Director  
Chester County Planning Commission

MJE/ncs



# 2026 WORK PROGRAM

PRESERVE  
PROTECT  
APPRECIATE  
LIVE  
PROSPER  
CONNECT



## Table of Contents

1. Using the Work Program
2. Landscapes3 Implementation
  - Preserve Work Program
  - Protect Work Program
  - Appreciate Work Program
  - Live Work Program
  - Prosper Work Program
  - Connect Work Program
3. Community Planning
4. Innovation
5. Ongoing Activities
6. Communication Plan

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# 1. USING THIS WORK PROGRAM

The 2026 Work Program lists planned projects and events for 2026 and provides administrative project information including:

## Project Staffing

The lead division is listed under each project. In the case of multi-division team efforts, other divisions involved in the project are also listed.

## Time Frame

The time frame reflects the general timing of the project during the upcoming calendar year while noting if it will be a multiyear project.

## Funding

In some cases, specific grants are helping to fund efforts. These are noted when applicable.

## Staff Resources

There are three levels of staff resources — limited, moderate, and significant. Limited usually involves one person or a smaller team for a project that can be completed relatively quickly or easily. Moderate usually involves a larger project managed by one person or a small team. Significant projects involve multiple people or divisions.

## Communications

Three levels of communications are identified for each project. These levels are focused on the four primary audiences of municipalities, implementation partners, policymakers, and the public.

**Communications Level I** - A level I project pertains to a single event or entity. It can also be a simple brochure, tool, or study about one topic. This type of project may have a limited audience such as a single municipality.



**Communications Level II** - A level II project spans over a few months up to two years and includes more than one audience group. It also includes projects that have several public meetings, events, or an in-depth study.

**Communications Level III** - A level III project spans over one to three years and includes multiple audiences. The project would include multiple public meetings, hearings, and events. Extensive coordination with the executive director and the Chester County Commissioners is often necessary.

## Scoping Meetings

Scoping meetings provide an initial understanding of major projects, anticipated timeframe, expected level and type of assistance needed, and provide an opportunity for input on issues from attendees. The need for a scoping meeting is determined by the size and complexity of the project and is especially important for projects that involve multiple divisions. Follow-up meetings with the production and communications teams may be needed as the project progresses.

# 2. SIGNIFICANT LANDSCAPES3 IMPLEMENTATION EFFORTS



The items that follow are proposed projects and events for 2026 that implement Landscapes3. This section of the work program is structured around Landscapes3 and its six goal areas – Preserve, Protect, Appreciate, Live, Prosper, and Connect.

These projects and events are larger scale efforts that have a distinct beginning and ending point and have a clear deliverable that is produced by Planning Commission staff. Other significant or ongoing planning activities are described in Chapters 3 through 5 of the Work Program.

## Landscapes3 Update

Begin the county comprehensive planning process needed to update Landscapes3 and develop a new plan. The focus for 2026 will be early efforts to gather initial background data, research, and societal planning trends. A 33-month schedule is expected. Subsequent work in 2027 and 2028 will include stakeholder involvement, public outreach, and policy formation.

Lead Division – All divisions

Time Frame – Second half of year (continued into 2027 & 2028)

Staff Resources – Moderate

Communications – Level I

Scoping Meeting Needed – Yes

# 2026 PRESERVE GOALS



## 1. Open Space Summit

Work with the Department of Parks and Preservation to convene an open space summit. The event will highlight innovative preservation strategies that meet the challenges of today's land use issues and will inspire policymakers about the future of open space. Anticipated audience is elected officials (including county commissioners), municipal leadership, conservancy staff, and board members.

Lead Division - Sustainability

Time Frame - Q1

Staff Resources - Limited

Communications - Level I

Scoping Meeting Needed - Yes

## 2. Open Space Accelerator

Administer the Open Space Accelerator mini-grant program, including promoting the program, recruiting applicants, managing the application process, and coordinating contracting. Planning Commission staff will provide coordination and technical assistance for municipalities awarded funding for one year after project completion to advance implementation.

Lead Division - Sustainability

Time Frame - Full year

Staff Resources - Moderate

Communications - Level I

Scoping Meeting Needed - Yes



# 2026 PROTECT GOALS

## 1. Climate Action Plan Update

Update the county's Climate Action Plan to include a commentary on progress made since the last Climate Action Plan's adoption, an updated greenhouse gas inventory, and new and more specific/targeted actions.

Lead Division - Sustainability  
Timeframe - Full year  
Staff Resources - Significant  
Communications - Level III  
Scoping Meeting Needed - Yes

## 2. Data Center Planning Tools

Conduct research into the infrastructure needs of data centers and provide regulatory tools for municipalities to get ahead of their arrival. With DVRPC, develop a panel discussion for municipalities highlighting data center opportunities, concerns, and impact.

Lead Division - Sustainability  
Timeframe - First half of year  
Staff Resources - Limited  
Communications - Level I  
Scoping Meeting Needed - Yes

## 3. Sustainable HOAs

Explore the development of a Sustainable HOAs recognition program. Pilot a program that connects municipalities with HOAs to provide technical assistance and support in developing a Sustainability Action Plan. Host a public program specifically for HOAs.

Lead Division - Sustainability  
Time Frame - Full Year, will continue into 2027  
Staff Resources - Limited  
Communications - Level II  
Scoping Meeting Needed - Yes

## 4. EV Charging Station Project Management

Work with the Facilities Department to manage the design contract for Phase 2 of the county's public EV charging stations project.

Lead Division - Sustainability  
Time Frame - Full year  
Staff Resources - Limited  
Communications - No communications needed  
Scoping Meeting Needed - No

## 5. Sustainability at Pocopson Complex

Support the Pocopson Home in implementing recommendations from their 2024 Food Waste Reduction study and in converting a portion of their lawn to a wild-flower meadow. Support the implementation of the 2025 sustainable landscape management plans for the whole Pocopson Complex.

Lead Division - Sustainability  
Supporting Division - Design & Technology  
Time Frame - Full year  
Staff Resources - Limited  
Communications - Level I  
Scoping Meeting Needed - No

## 6. Municipal Lawn Conversion Projects

Work with the Chester County Conservation District to provide project management support and municipal education for implementing lawn to meadow conversion projects at up to six municipally owned sites, including Chester County's Pocopson Home.

Lead Division - Sustainability  
Timeframe - Full year  
Funding for this project from PA DCNR is pending  
Staff Resources - Limited  
Communications - Level I  
Scoping Meeting Needed - No

## 7. Countywide Tree Canopy Plan

Lead the development of a county-wide Tree Canopy Plan. CCPC will engage a diverse group of stakeholders to establish policy-level guidance and prioritization to strategically strengthen the county's tree canopy and increase its resilience. The plan will also identify areas to prioritize for future land preservation efforts. A grant of \$65,000 is pending from the DCNR C2P2 program.

Lead Division - Sustainability  
Supporting Division - Design & Technology  
Time Frame - Second half of year (continued into 2027)  
Staff Resources - Significant  
Communications - Level II  
Scoping Meeting Needed - Yes



# 2026 APPRECIATE GOALS

- **1. Town Tours and Village Walks**  
Continue the Town Tours and Village Walks program, now in its 32nd season, with an expanded schedule to mark the 250th anniversary of our nation.  
Lead Division - Community Planning  
Time Frame - Q1 - Q3  
Staff Resources - Significant  
Communications - Level II  
Scoping Meeting Needed - No

- **2. Chester County 250th Implementation**  
In 2025, the Planning Commission was tasked with administering the CC250 Commission board, whose efforts will extend into the Battle of the Brandywine commemoration in 2027. This includes projects, meetings, communications, and coordination for the Commission board and its committees and partners, along with implementation of special projects by CCPC staff.  
Lead Division: Community Planning  
Time Frame: Full year (continued into 2027)  
Staff Resources: Significant  
Communications: Level II  
Scoping Meeting Needed: No

- **3. Heritage Interpretive Network**  
Support the implementation of the county's Heritage Tourism Plan (and its six themes) and support the America 250PA Commission by facilitating partnerships, sharing information, and improving heritage sites. The emphasis of this effort will be on heritage centers, interpretive signage, logos, and branding for heritage themes, as well as interactive kiosks at ten to twenty gateways, heritage centers, or interpretive sites identified as part of the county's Heritage Interpretive Network.  
Lead Division: Community Planning  
Time Frame: Full year (continued into 2027)  
Staff Resources: Moderate  
Communications: Level II  
Scoping Meeting Needed: No

- **4. Historic Commission Leadership Luncheon**  
Conduct annual training and technical assistance to municipal historic commissions with training specific to the commission chairs. Potential subjects include federal historic preservation policy, ins and outs of the National Register process for listing, and/or preserving Chester County's historic landscapes.  
Lead Division: Community Planning  
Time Frame: Q1  
Staff Resources: Limited  
Communications: Level I  
Scoping Meetings Needed: Yes

- **5. Fall Workshop for Historic Commissions**  
Collaborate with the Chester County Historic Preservation Network to plan and conduct an annual fall training for municipal historic commissions, specifically the commission chairs and vice chairs. Potential subjects include federal historic preservation policy, ins and outs of the National Register process for listing, and preserving Chester County's historic landscapes.  
Lead Division: Community Planning  
Time Frame: Q4  
Staff Resources: Limited  
Communications: Level I  
Scoping Meeting Needed: No



# 2026 LIVE GOALS

## 1. Removing Housing Barriers

Work with municipalities to remove housing barriers through multiple efforts including: municipal housing workshops, housing best practices guides, large-scale housing planning projects, small-scale housing implementation projects identifying sites appropriate for additional housing, conceptual site plans of development sites, model ordinances, and outlines of zoning solutions that remove housing barriers.

Lead Division - Community Planning

Time Frame - Full year

Staff Resources - Moderate

Communications -Level I

Scoping Meeting Needed - No

## 2. Land Bank Administration

Establish and operate a Chester County Land Bank.

Lead Division - Community Planning

Time Frame - Full year

Staff Resources - Moderate

Communications -Level I

Scoping Meeting Needed - No

## 3. Housing Organization Coordination

Convene a housing organization coordination event to focus on implementation of housing initiatives to lower housing costs. Create and maintain an organized resource and best practice sharing hub similar to the PA Land Bank. Convene three regional advocacy groups to provide them with an opportunity to share information and collaborate on initiatives.

Lead Division - Community Planning

Time Frame - Full Year

Staff Resources - Moderate

Communications -Level II

Scoping Meeting Needed - Yes

## 4. Housing Site Identification

With the Chester County Economic Development Council (CCEDC), identify sites with opportunities for housing development based on tax delinquency. Provide information to support Land Bank, CCEDC, and Conservatorship efforts.

Lead Division - Community Planning

Time Frame - Second half of year

Staff Resources - Limited

Communications -Level I

Scoping Meeting Needed - Yes

## 5. Housing Capacity and Need Study

Based on municipal requests and guidance from Chester County housing organizations, undertake a study on housing capacity and need for the full county based on factors such as sewer capacity, land capacity, employment projections, and housing gaps. Provide a zoning analysis and samples of zoning update impacts utilizing ArcGIS based on municipal demand.

Lead Division - Community Planning

Time Frame - Full year

Staff Resources - Moderate

Communications -Level I

Scoping Meeting Needed - No

## 6. Accessible Housing Locations Guide

In support of the A+ Homes initiative for accessible homes, prepare a map and planning guide that identifies growth area locations for new housing with access to services and amenities. This guide will include municipal approaches and strategies to encourage housing in these areas.

Lead Division - Community Planning

Time Frame - First half of year (continued from 2025)

Staff Resources - Limited

Communications -Level I

Scoping Meeting Needed - Yes

## 7. Resident Advocacy Website Updates

Create and organize an online area for citizen housing resources.

Lead Division - Community Planning

Time Frame - Second half of year

Staff Resources - Limited

Communications -Level I

Scoping Meeting Needed - No

# 2026 PROSPER GOALS



## 1. Imagining Transit Oriented Communities

Complete regional rail station analysis, issue a report, and work with adjacent municipalities and SEPTA to identify specific development sites, draft potential ordinance changes, plan for potential public improvements, and encourage redevelopment.

Lead Division - Multimodal Transportation Planning

Supporting Divisions - Sustainability, Design and Technology, and Community Planning

Timeframe - First half of year

Staff Resources - Moderate

Communications - Level I

Scoping Meeting Needed - Yes

## 2. Housing Ratables Study

Based on municipal requests, complete an analysis of ratables by square foot for diverse housing types.

Lead Division - Community Planning

Time Frame - First half of year

Staff Resources - Limited

Communications - Level I

Scoping Meeting Needed - No

## 3. Urban Centers Forum

Coordinate and convene the annual Urban Centers Forum with a potential focus on the topics of ADU's, skill games and smoke shops, and funding and grant sources.

Lead Division - Community Planning

Time Frame - Q4

Staff Resources - Limited

Communications - Level I

Scoping Meeting Needed - Yes



# 2026 CONNECT GOALS

## 1. Chester County On-Road Bike Plan

Develop a countywide on-road bike plan to identify where on-road cycling is most feasible; highlight opportunities for future bike lane development, share-the-road (sharrows), and community connections designated routes. The DVRPC Level of Traffic Stress (LTS) and GIS Roadway data will be used to determine facilities and possible expansion for an on-road ebike network.

Lead Division - Multimodal Transportation Planning  
 Time Frame - Full year (continued from 2025)  
 Staff Resources - Moderate  
 Communications - Level I  
 Scoping Meeting Needed - Yes

## 2. Circuit Trails Extension Projects

Manage all aspects of new Circuit Trail development: extension of Struble Trail to Marsh Creek State Park & one mile extension to Reed's Road; Philadelphia & Thorndale (P&T) portion of the Chester Valley Trail; and the Enola Low Grade/Chester Valley Trail extension to Atglen. Work includes a promotional video and marketing efforts for the P&T segment.

Lead Division - Multimodal Transportation Planning  
 2026 Time Frame - Full year (continued from 2025)  
 Staff Resources - Significant  
 Communications - Level I  
 Scoping Meeting Needed - No

## 3. DVRPC Safety Study for Lincoln Highway

Coordinate with DVRPC for FY26 "Safe Streets for All," a funded Regional, High Injury Network Corridor Safety Study for Lincoln Highway in Caln Township, between Toth Avenue and King Street.

Lead Division - Multimodal Transportation Planning  
 Time Frame - Full year  
 Staff Resources - Limited  
 Communications - Level II  
 Scoping Meeting Needed - Yes

## 4. Better Bus Stops Project

With select municipalities and TMACC - improve bus stops in the West Chester Pike (Rte 3) corridor, including matching inbound and outbound stops, improved stop amenities (shelters and walkway connections), and safety improvements at intersections for safer pedestrian crossing (recommended in DVRPC's Better Bus Study & the Chester County Public Transportation Plan).

Lead Division - Multimodal Transportation Planning  
 Time Frame - Full year (continued from 2025)  
 Staff Resources - Moderate  
 Communications - Level I  
 Scoping Meeting Needed - Yes

## 5. Municipal Connector Trail Project

Work with local municipalities toward implementation of a connector trail for the Circuit Trails network (as recommended in the Chester County Trails Master Plan).

Lead Division - Multimodal Transportation Planning  
 Time Frame - Full year (continued from 2025)  
 Staff Resources - Moderate  
 Communications - Level I  
 Scoping Meeting Needed - Yes

## 6. Low-Cost Safety Improvements Guide

A digital resource to help municipalities make low-cost safety improvements for roadway and/or bike/pedestrian installations. This will include coordination with DVRPC and PennDOT safety planning crews.

Lead Division - Multimodal Transportation Planning  
 Time Frame - Full year  
 Staff Resources - Limited  
 Communications - Level I  
 Scoping Meeting Needed - Yes

## 7. Quarterly Transportation Forums

Hold quarterly online meetings to inform Municipal Managers about current transportation funding opportunities and initiatives to improve municipal relations and increase municipal participation in the transportation improvement development process.

Lead Division - Multimodal Transportation Planning  
 Time Frame - Full year - Quarterly meetings  
 Staff Resources - Limited  
 Communications - Level I  
 Scoping Meeting Needed - No

## 8. Transportation Forum

Convene the annual transportation forum, focusing on 2026 trail development. Provide trail status updates & promote county trail development projects. Guest speakers will outline the health and economic benefits trails offer, the importance of establishing a trail network, and trail opportunities from the On-Road Bike Plan.

Lead Division - Multimodal Transportation Planning  
 Time Frame - Q3  
 Staff Resources - Limited  
 Communications - Level II  
 Scoping Meeting Needed - Yes

## 9. Local Update of Census Addresses (LUCA)

Work with DCIS and other county departments to complete the Federally mandated LUCA process.

Lead Division - Multimodal Transportation Planning  
 Time Frame - Full year  
 Staff Resources - Limited  
 Communications - Level I  
 Scoping Meeting Needed - No



### 3. COMMUNITY PLANNING ASSISTANCE

The following plans and projects are being prepared for municipalities with assistance of the Community Planning Division staff.

<b>East Caln Township Zoning Ordinance</b>
Prepare an updated zoning ordinance for East Caln Township as a follow-up to their recently updated comprehensive plan.
Lead Division - Community Planning
Time Frame - Full year through 2027
Staff Resources - Moderate
Communications - Level I
Scoping Meeting Needed - Yes

<b>Kennett Township Subdivision and Land Development Ordinance</b>
Prepare an updated subdivision ordinance for Kennett Township that synchronizes with their recently updated zoning ordinance.
Lead Division - Community Planning
Time Frame - Full year (continued from 2024)
Staff Resources - Moderate
Communications - Level I
Scoping Meeting Needed - No

<b>Oxford Region Comprehensive Plan</b>
Prepare an update to the 2012 regional comprehensive plan of the Oxford Region.
Lead Division - Community Planning
Time Frame - Full year (continued from 2024)
Staff Resources - Moderate
Communications - Level I
Scoping Meeting Needed - No

<b>Pennsbury Township Historic Resources Zoning Ordinance Amendments</b>
Prepare updated zoning language for historic resources protection to strengthen their existing ordinance.
Lead Division - Community Planning
Time Frame - Q1 (continued from 2025)
Staff Resources - Limited
Communications - Level I
Scoping Meeting Needed - No

<b>Uwchlan Township Zoning Ordinance Update</b>
Prepare an update of the township zoning ordinance which was last comprehensively updated in 2014.
Lead Division - Community Planning
Time Frame - Full year through Q3, 2027
Staff Resources - Moderate
Communications - Level I
Scoping Meeting Needed - No

<b>West Grove Borough Zoning Ordinance Amendments</b>
Assist the borough with updates to their zoning ordinance as a follow-up to the completion of their comprehensive plan.
Lead Division - Community Planning
Time Frame - First half of year (continued from 2023)
Staff Resources - Moderate
Communications - Level I
Scoping Meeting Needed - No

<b>West Whiteland Township Comprehensive Plan</b>
Prepare a new, implementable comprehensive plan for West Whiteland Township.
Lead Division - Community Planning
Time Frame: First half of year (continued from 2024)
Staff Resources - Moderate
Communications - Level I
Scoping Meeting Needed - Yes (completed)

Staff will undertake other plans or ordinance projects as capacity allows.

## Vision Partnership Program Grant Projects

The Community Planning Division is responsible for administration of the VPP cash grants and contracts. The following municipal plans and projects are being developed with the assistance of consultants with funding from the Vision Partnership Grant Program. VPP grant monitoring is provided for each project by the Community Planning Division staff.

### Caln Township Zoning Ordinance Update

Consultant: Nanci Sarcinello Planning and GIS  
Time Frame – First half of year (continued from 2024)

### Downington Borough Parking Study

Consultant: Walker Consultants  
Time Frame – Q1 (continued from 2025)

### East Vincent Township

- Route 724 Corridor Study  
Consultant: Pennoni  
Time Frame – Full Year continuing into 2027

### East Marlborough Township

Unionville Village Master Plan  
Consultant: Bowman  
Time Frame – Full Year continuing into 2027

### East Nottingham Township

- Official Map and Ordinance  
Consultant: Brandywine Conservancy  
Time Frame – Q3  
(continued from 2025)

### East Whiteland Township

- Zoning Ordinance Update  
Consultant: Bergmann  
Time Frame – Q1 (continued from 2023)

### Honey Brook Township & Borough

- Joint Comprehensive Plan  
Consultant: Brandywine Conservancy  
Time Frame – Full Year through Q1, 2028  
(continued from 2025)

### London Britain Township – Open Space, Recreation and Environmental Resources Plan

Consultant: Brandywine Conservancy  
Time Frame – Full Year through Q4, 2027  
(continued from 2025)

**Londonderry Township Comprehensive Plan**  
Consultant: Brandywine Conservancy  
Time Frame – Full Year continuing into 2027

### Malvern Borough – Zoning Ordinance Amendments

Consultant: Thomas Comitta Associates  
Time Frame – Q1 - Q3 (continued from 2024)

### New Garden Township – Zoning Ordinance Update

Consultant: Michael Baker International  
Time Frame – First half of year  
(continued from 2024)

### Pennsbury Township

- Comprehensive Plan Update  
Consultant: Brandywine Conservancy  
Time Frame – Full year through Q3, 2027  
(continued from 2025)

### Pocopson Township Comprehensive Plan

Consultant: Brandywine Conservancy  
Time Frame – Full Year continues into 2027

### Upper Uwchlan Township

- Eagle Village Gateways and Mobility Plan  
Consultant: Bowman  
Time Frame – Full year through Q3, 2027  
(continued from 2024)

### Valley Township

- Zoning Ordinance Update  
Consultant: Pennoni  
Time Frame – Full year through Q3, 2027  
(continued from December 2025)

### West Chester Borough

- Parks, Recreation, and Open Space Plan Update  
Consultant: Johnson, Mirmiran & Thompson/ Toole Recreation  
Time Frame – First half of year (continued from 2024)

### West Goshen Township

- Parks, Recreation, and Open Space Plan  
Consultant: Tool Recreation Planning  
Time Frame – First half of year (continued from 2024)

### West Nantmeal Township – Comprehensive Plan Update

Consultant: Castle Valley Consultants  
Time Frame – First half of year (continued from 2024)

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

Consultant: Natural Lands  
Time Frame – First half of year (continued from 2023)



## 4. INNOVATION

The Design and Technology Division will undertake the following projects to enrich the work products of the Planning Commission, focusing on modernizing information delivery, improving decision-making tools, and enhancing public-facing communication.

### Chester County Map

The county map will be a specialized, detailed map that provides a comprehensive view of the transportation infrastructure, major institutions, places of interest, and other geographic features within the boundaries of Chester County. It will serve both as a navigational tool for the public and, more importantly, as an official administrative record for the county government.

Lead Division - Design and Technology

Time Frame - Full year

Staff Resources - Moderate

Communications - Level I

Scoping Meeting Needed - No

### Graphics Library

Establish a centralized, accessible, and searchable Visual Asset Library (VAL) containing digital drawings, photographs, and clipart. This collection will enable Planning Commission staff to quickly integrate visual elements into reports, review letters, and other documents, enhancing the clarity and graphic communication of complex planning principles.

Lead Division - Design and Technology

Supporting Divisions - Community Planning

Time Frame - Full year

Staff Resources - Moderate

Communications - Level I

Scoping Meeting Needed - No

### Act 247 Activity Map & Monthly Report

Update the public-facing Act 247 proposed activity map on the Planning Commission's website, while integrating more corresponding data to a layered, visual, and summarized approach. Along with the activity map, create a new monthly report format that will list the Act 247 reviews, but will be easier to follow.

Lead Division - Design and Technology

Time Frame - Full year

Staff Resources - Limited

Communications - Level I

Scoping Meeting Needed - No



# 5. ONGOING PLANNING ACTIVITIES

The following planning activities are important efforts that happen on an ongoing and annual basis.

## **Landscape3 Annual Progress Report**

Landscape3 Annual Progress Report of metrics and implementation successes. Select metrics are also tracked for the Climate Action Plan, Strategic Business Plan, County Strategic Plan, and Historic Preservation efforts.

## **Plan Review Letters**

Plan review letters for subdivisions, land developments, ordinances, sewage facilities plans, and Agricultural Security Areas.

## **Municipal Grant Opportunities**

Maintenance of municipal grant opportunities table and provision of consistency and support letters for projects, plans, and grant applications.

## **Administration of Boards and Commissions**

Administration of Chester County Planning Commission, Chester County America250 Commission (CC250), Keep Chester County Beautiful, Housing Choices Committee, and Environmental and Energy Advisory Board, including support of initiatives.

## **Protected Open Space Tracking (POST)**

Preparation of updated protected open space mapping and data summarizing the amount and type of permanently protected open space in Chester County.

## **Historic Preservation Coordination**

Coordination with Chester County Historic Preservation Network, Brandywine Battlefield Task Force, Iron and Steel Partnership, and other heritage theme groups.

## **Conservation Partner Coordination**

Coordination with conservancy, land trust, natural resource, agricultural, and energy partners, including but not limited to, Natural Lands, Brandywine Conservancy, and AgConnect

## **Housing and Economy Partner Coordination**

Coordination with multiple partners, such as the Housing Partnership for Chester County, DVRPC, the Chester County Economic Development Council, and others on housing and economic development issues.

## **Transportation Partner Coordination**

Coordination with transportation planning partners including DVRPC, PennDOT, SEPTA, the PA Turnpike Commission, SRPRA, TMACC and GVF regarding county and regional public transit, highway, freight and bicycle/pedestrian planning and implementation efforts.

## **Planning Information Updates**

Updates to planning information data and reports including:

- Annual housing report.
- Annual non-residential construction report.
- County Economy Dashboard website updates and maintenance in coordination with CCEDC.
- Transportation data inventory updates and analysis.
- Geographic information systems (GIS) updates for transportation, historic resources, demographics, and land use.

## **Outreach**

Assistance and outreach to municipalities and the general public.



# 6. COMMUNICATION PLAN

The Planning Commission's projects will need to be communicated to targeted audiences for participation.

Preserve Goal	Audience	Timeframe	Tools
Promote Open Space Summit (before and after)	Municipalities Partners Public	Q1 & Q2	Web, Social Media eNewsletter Custom Emails
Promote Open Space Accelerator	Municipalities	Q1	Municipal Emails Custom Emails
Promote POST Report Findings	Partners	Q2	Web, Social Media eNewsletter

Protect Goal	Audience	Timeframe	Tools
Promote Sustainable HOAs	Municipalities HOAs Homeowners	Full Year	Web, Social Media eNewsletter Partner Toolkit Partner Email
Promote Climate Action Plan Update (Community Events; Public Survey; Public Meetings)	Municipalities Public	Full Year	Web, Social Media eNewsletter Partner Toolkit Partner Email Survey
Promote Data Center Zoning Best Practices	Municipalities	Q2	Web eNewsletter Social Media Municipal Email

Appreciate Goal	Audience	Timeframe	Tools
Promote Town Tours	Public Partners	Summer (Q2 & Q3)	Web, Social Media eNewsletter Events Calendar Press Release
Support 250th Anniversary Celebration	Municipalities	Ongoing	Video, Social Media eNewsletter Web
Promote Historic Commission Leadership Luncheon	Historic Commission Leadership	Q1	Events Calendar Partner Email
Promote Workshops for Historic Commissions	Municipal Historic Commissions	Q4	Events Calendar Social Media Partner Toolkit Custom Email

Prosper Goal	Audience	Timeframe	Tools
Promote Urban Centers Forum (before and after)	Municipalities (Urban & Suburban Centers)	Q4	Web, Social Media eNewsletter Events Calendar Partner Toolkit Partner Emails
Promote Non-residential Construction Report	Municipalities Public Partners	Q1 & Q2	Web, Social eNewsletter

Live Goal	Audience	Timeframe	Tools
Promote Housing Organization Coordination Event	Partners	Q2 and Q4	Partner Email
Promote Accessible Housing Locations Guide	Municipalities Partners, Public	Q2	Web, Social Media eNewsletter
Promote Annual Housing Report	Municipalities Partners, Public	1st Half	Web, Social Media eNewsletter
Promote Resident Advocacy Web Area	Public Municipalities	Q4	Web, Social Media eNewsletter
Promote Housing Report	Municipalities Public, Partners	Q1 or Q2	Web, Social Media eNewsletter

Connect Goal	Audience	Timeframe	Tools
Promote Transportation Forum (before and after)	Partners	Q3	Web, Social Media eNewsletter Events Calendar Partner Toolkit Partner Email
Promote Low-Cost Safety Improvements Guide	Municipalities	Q3 or Q4	Web eNewsletter Muni Email
Promote On-Road Bike Plan	Partners Municipalities Public	Q4	Web, Social Media eNewsletter



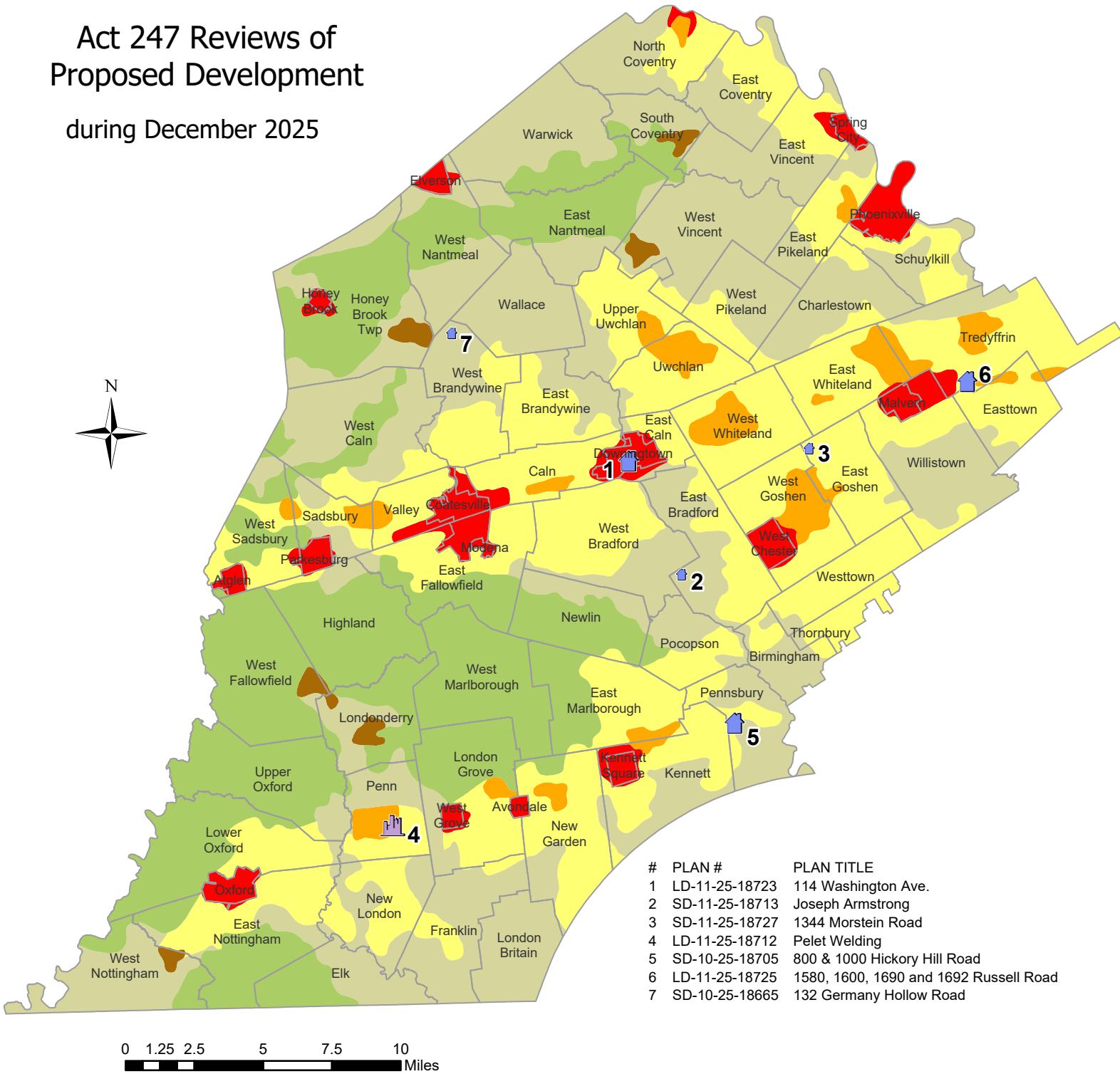
## 2026 WORK PROGRAM

# Act 247 Reviews

# Subdivision & Land Development

# Act 247 Reviews of Proposed Development

during December 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

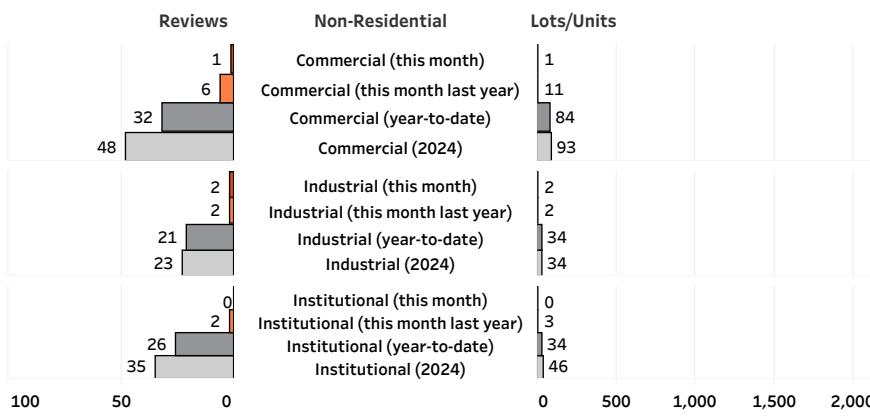
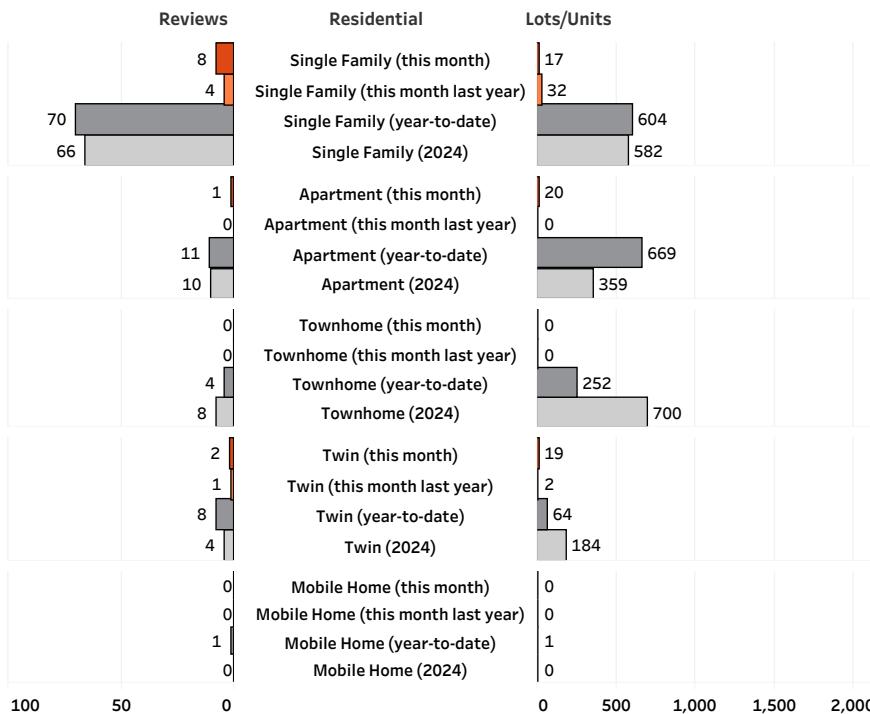
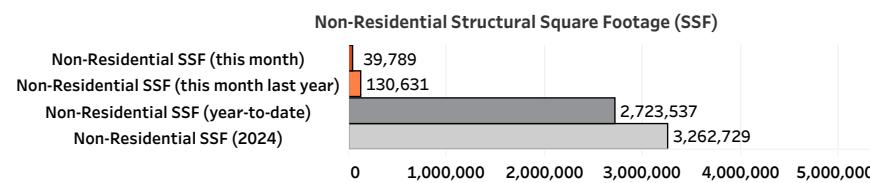
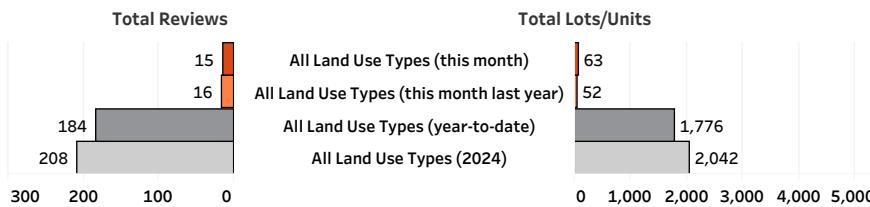
### Rural Resource Areas

- 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-11-25-18723	114 Washington Ave.
2	SD-11-25-18713	Joseph Armstrong
3	SD-11-25-18727	1344 Morstein Road
4	LD-11-25-18712	Pelet Welding
5	SD-10-25-18705	800 & 1000 Hickory Hill Road
6	LD-11-25-18725	1580, 1600, 1690 and 1692 Russell Road
7	SD-10-25-18665	132 Germany Hollow Road

## December 2025



## Subdivision and Land Development Reviews

12/1/2025 to 12/31/2025

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)
Downington Borough	LD-11-25-18723	114 Washington Ave.	12/17/2025	0.32	Apartment	20		Residential Apartment			Yes
East Bradford Township	SD-11-25-18713	Joseph Armstrong	12/12/2025	36.50	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land		0	Yes
East Goshen Township	SD-11-25-18727	1344 Morstein Road	12/11/2025	5.50	Single Family Residential	2		Residential Single Family Residential		540	Yes
East Nantmeal Township	SD-11-25-18726	Lot Line Change Plan for 4200 Conestoga Road	12/22/2025	9.80	Single Family Residential	2		Residential Single Family Residential		0	Yes
New London Township	SD-11-25-18743	Thunder Hill Meadows	12/22/2025	44.00	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
Penn Township	LD-11-25-18712	Pelet Welding	12/5/2025	21.01	Industrial	1	39,789	Industrial Manufacturing	1		Yes
Penn Township	LD-11-25-18739	Penn CSG 2 LLC Solar Project	12/15/2025	35.09	Industrial	1		Industrial Unique			Yes
Penn Township	SD-11-25-18738	107 S Jennersville Road & 695 W Baltimore Pike	12/22/2025	6.82	Commercial Single Family Residential	2		Commercial Lot Line Revision Residential Single Family Residential			Yes
Pennsbury Township	SD-10-25-18705	800 & 1000 Hickory Hill Road	12/23/2025	50.20	Single Family Residential	4		Residential Single Family Residential			Yes
Thornbury Township	SD-11-25-18724	1 & 2 Huntrise Lane	12/9/2025	4.00	Single Family Residential	2		Residential Single Family Residential			Yes
Tredyffrin Township	LD-11-25-18725	1580, 1600, 1690 and 1692 Russell Road	12/17/2025	7.08	Twin	18		Residential Twin			Yes
Tredyffrin Township	SD-11-25-18731	1580, 1600, 1690 and 1692 Russell Road	12/17/2025	5.78	Twin	1		Residential Twin			Yes

## Subdivision and Land Development Reviews

12/1/2025 to 12/31/2025

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)
West Brandywine Township	SD-10-25-18665	132 Germany Hollow Road	12/5/2025	38.30	Single Family Residential	2		Residential Single Family Residential			Yes
West Fallowfield Township	SD-10-25-18704	Christ S. Kauffman	12/1/2025	48.30	Agricultural	2		Agricultural Farm/Pasture Land			Yes
West Goshen Township	SD-11-25-18714	620 Norma Lane & 701 South Five Points Road	12/12/2025	1.96	Single Family Residential	2		Residential Single Family Residential			Yes
<b>Grand Totals of Subdivision and Land Development Reviews</b>		<b>15 Reviews</b>		<b>314.66 Acres</b>		<b>63 Lots/Units</b>	<b>39,789 Non-Res. Sq. Feet</b>		<b>1 Non-Res. Bldgs.</b>	<b>540 Linear Feet</b>	<b>Roadway</b>

There are **15** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

## Unofficial Sketch Plan Evaluations

**12/1/2025 to 12/31/2025**

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3
Downingtown Borough	LD-12-25-18749	Spotless Car Wash - Downingtown	12/22/2025	3.80	Commercial	1	0	Commercial Unique	0		Yes
<b>Grand Totals of Unofficial Sketch Evaluations</b>			<b>1 Reviews</b>	<b>3.80 Acres</b>		<b>1 Lots/Units</b>	<b>0 Non-Res. Sq. Feet</b>		<b>0 Non-Res. Bldgs.</b>	<b>Linear Feet</b>	<b>Roadway</b>

There are **1** sketch plans consistent, **0** sketch plans inconsistent, and **0** sketch plans with no relevance to **Landscapes3**.

**Conditional Use Reviews****12/1/2025 to 12/31/2025**

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

December 17, 2025

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

Re:      Preliminary/Final Land Development - 114 Washington Ave.  
#      Downingtown Borough - LD-11-25-18723

Dear Ms. Badman:

A preliminary/final land development plan entitled "114 Washington Ave.", prepared by Edward B. Walsh & Associates, Inc. and dated October 7, 2025, was received by this office on November 17, 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 Washington Avenue, east of Cox Alley
Site Acreage:	0.32 acre
Units:	20 units
Proposed Land Use:	Apartments
New Parking Spaces:	25 spaces
UPI#:	11-8-120.7, 11-8-134

### **PROPOSAL:**

The applicant proposes the construction of 20 residential apartment units and 25 parking spaces in an 18,800 square foot, four-story structure. The site, which will be served by public water and public sewer facilities, is located in the Downingtown Borough C-1 General Commercial zoning district. The site contains a garage that will be removed.

The applicant received approvals from the Downingtown Borough Zoning Hearing Board to permit a multifamily dwelling as a principal use in the C-1 District as well as other variances that are listed on the plan. (The dates of the approvals are not shown). The plan also indicates that conditional use approval will be necessary to pay a fee-in-lieu in exchange for providing required on-site parking; the plan does not indicate the status of that conditional use application.

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

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Re: Preliminary/Final Land Development - 114 Washington Ave.  
 # Downingtown Borough - LD-11-25-18723



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

### **WATERSHEDS 2045:**

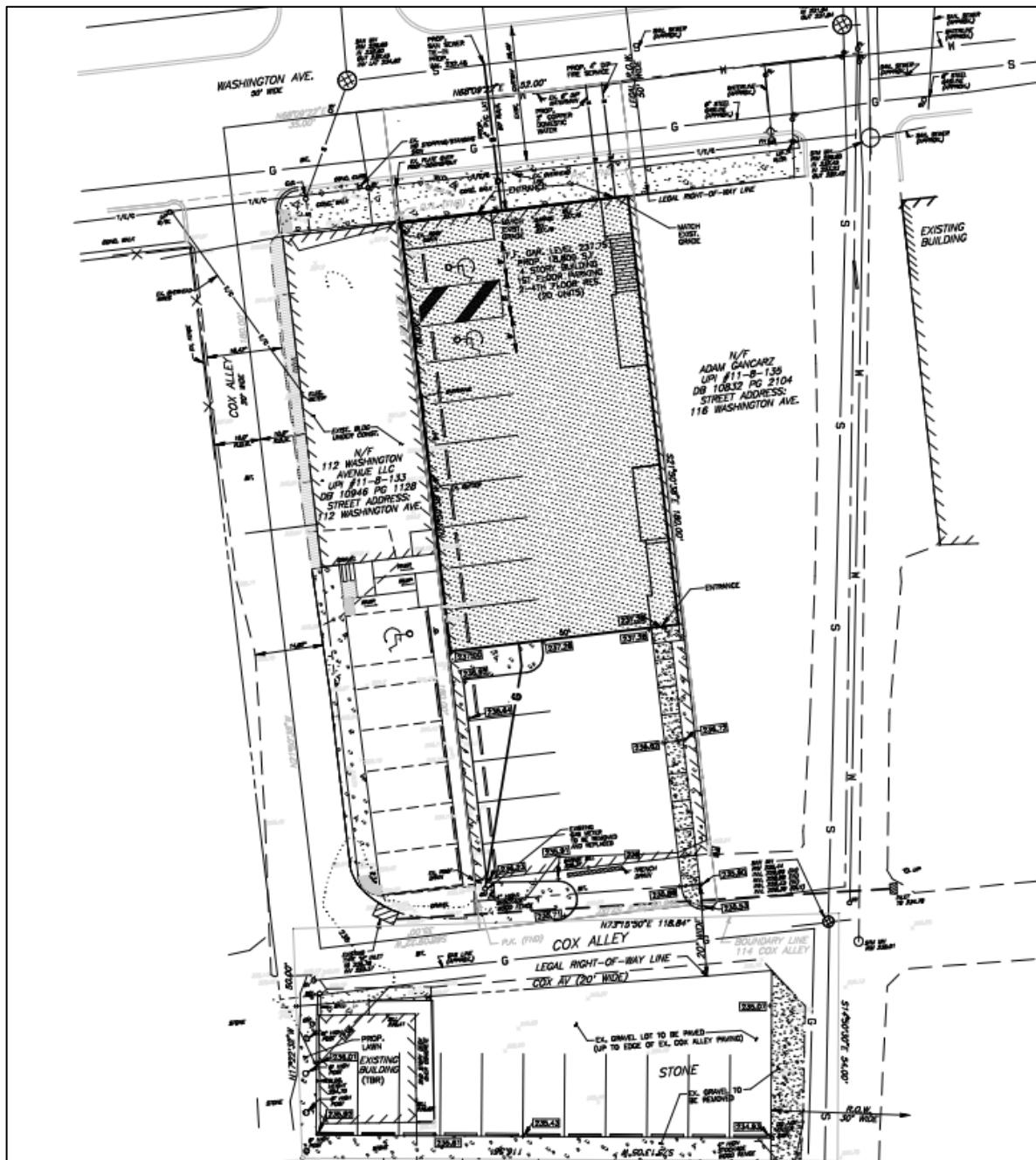
2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the East Branch of the Upper Brandywine Creek. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
  -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

**Watersheds 2045** can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

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Re: Preliminary/Final Land Development - 114 Washington Ave.  
 # Downingtown Borough - LD-11-25-18723

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



*Detail of 114 Washington Ave.  
 Preliminary/Final Land Development Plan*

Page: 4

Re: Preliminary/Final Land Development - 114 Washington Ave.  
# Downingtown Borough - LD-11-25-18723

**PRIMARY ISSUES:**

3. The applicant should clarify that pedestrian access to the building will be provided along Washington Avenue (in addition to access from the Cox Alley side of the site). We encourage the applicant to provide architectural elements along Washington Avenue to reflect the residential character of the building and avoid a blank wall along this portion of Washington Avenue.
4. The plan indicates that several waivers from the Borough Subdivision and Land Development Ordinance will be requested, including waivers relating to screening the parking area, reducing required landscaping, extending concrete curbs, as well as a waiver from the Ordinance's requirement for providing a 75-foot clear sight triangle. These waivers should be carefully reviewed by the Borough, and the applicant should be encouraged to provide some screening and landscaping to mitigate the effects of parked cars on adjacent areas. The Borough Engineer should be requested to review and comment on the proposed waiver to the required clear sight triangle requirement.

The Borough and the applicant should also consider measures to reduce the effects of a four-story building in this area. For example, the fourth floor could possibly be set back from the Washington Avenue elevation to reduce the impression of the building's bulk.

5. Note 2 of "ZONING NOTES 11-8-134" on Sheet 1 of the application (relating to a Borough Zoning Hearing Board approval for this application) states that "A conditional use to pay a fee-in-lieu of providing parking on-site must be provided." The Borough Solicitor should advise the Borough on how to address this conditional use in relation to the proposed land development application. As it reviews a conditional use application, the Borough would be permitted to "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 913.2(a)).
6. The plan indicates that eleven parking spaces for the site will be provided on a separate lot across Cox Alley to the south of the site. The Borough should consider requiring appropriate signage, pavement striping for pedestrian crossings, or other measures to ensure that that lot can be used safely by the residents. The applicant should also consider providing landscaping or other screening in this area to screen parked vehicles from adjacent areas.

**ADMINISTRATIVE ISSUES:**

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

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Re: Preliminary/Final Land Development - 114 Washington Ave.  
# Downingtown Borough - LD-11-25-18723

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

Sincerely,



Wes Bruckno  
Senior Review Planner

cc: Edward B. Walsh & Associates, Inc.  
Washington Ave. Associates, c/o Jean Debiasse  
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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P. O. Box 2747  
West Chester, PA 19380-0990  
(610) 344-6285      Fax (610) 344-6515

December 22, 2025

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

Re: Sketch Plan - Spotless Car Wash - Downingtown  
# Downingtown Borough - LD-12-25-18749

Dear Ms. Badman:

An unofficial sketch plan entitled "Spotless Car Wash - Downingtown", prepared by BL Companies and dated November 4, 2025, was received by this office on December 2, 2025. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code (MPC) as amended, our comments are offered as a planning service at the request of Downingtown Borough. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and Downingtown Borough in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by Downingtown Borough of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

## PROJECT SUMMARY:

Location:	Northeast intersection of Wallace Avenue (State Route 282) and East Pennsylvania Avenue (State Route 30)
Site Acreage:	3.80 acres
Lots/Units:	1 lot/1 structure
Non-Res. Square Footage:	13,274 square foot building renovation
Proposed Land Use:	Commercial
New Parking Spaces:	11 spaces
Municipal Land Use Plan Designation:	Mixed Use Neighborhood
UPI#:	11-4-7

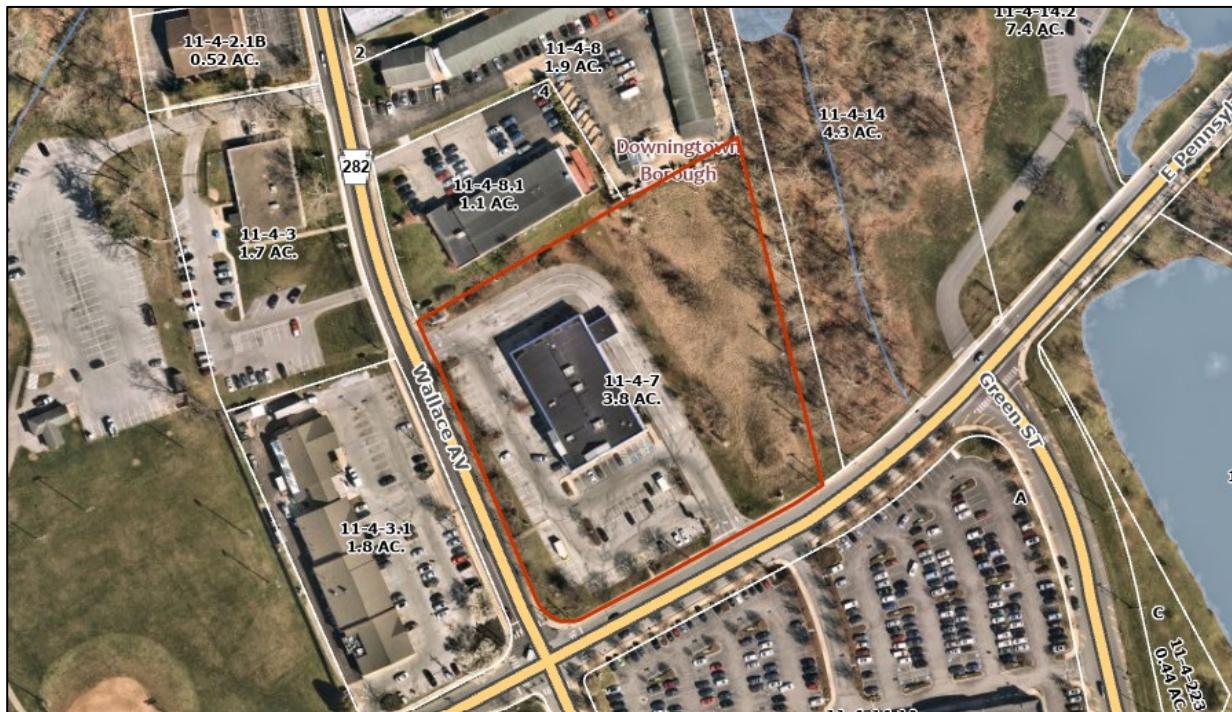
## PROPOSAL:

The applicant proposes the renovation of a 13,274 square foot commercial building for a car wash. The site, which is served by public water and sewer facilities, is located in the Downingtown Borough C-3 Highway Oriented Commercial/Central Business Revitalization zoning district.

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

Page: 2

Re: Sketch Plan - Spotless Car Wash - Downingtown  
# Downingtown Borough - LD-12-25-18749



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

We particularly endorse the adaptive reuse of a commercial building. [Landscapes3](#) “Prosper Goal” includes an **Objective** calling for maximizing community assets, capitalizing on existing infrastructure, and providing areas for residential and commercial growth. The revitalization of **Urban Centers** and the redevelopment of non-residential sites is also an important recommendation.

### **WATERSHEDS 2045:**

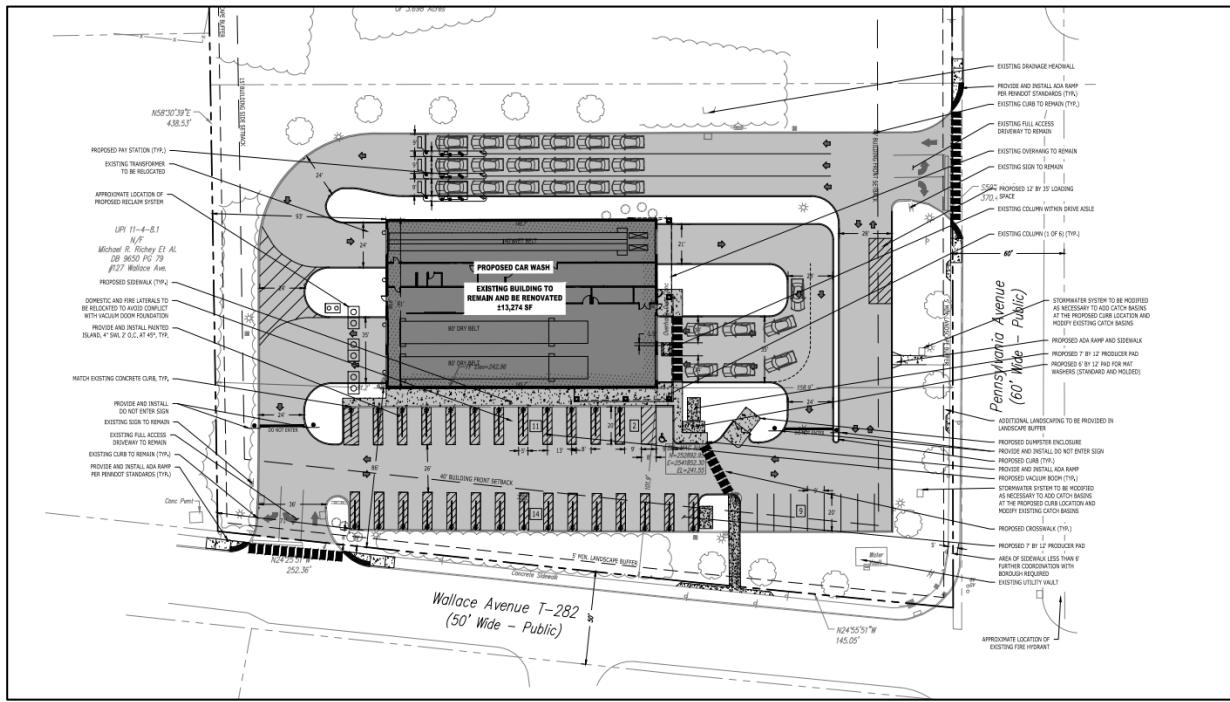
2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the East Branch of the Upper Brandywine Creek. The **Watersheds 2045** plan’s highest priority objectives within this watershed are:
  -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

**Watersheds 2045** can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

Page: 3

Re: Sketch Plan - Spotless Car Wash - Downingtown  
# Downingtown Borough - LD-12-25-18749

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



**Detail of Spotless Car Wash – Downingtown Sketch Plan**

### **PRIMARY ISSUES:**

3. This intersection at Wallace Avenue and East Pennsylvania Avenue represents an important focal point for residents and others travelling through the Borough and helps create a unique local identity and sense of place. For these reasons, we recommend that the Borough and the applicant improve and expand the intersection's landscaped area. For example, additional landscaping areas could be provided if some of the nine parking spaces in the southwest portion of the lot were eliminated.

In general, we suggest that the applicant and the Borough evaluate the entire anticipated parking demand for this facility (as well as the number of proposed vacuum stations) and determine whether all the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved (such as some of the nine spaces mentioned above). Reserve spaces could be converted to paved spaces in the future if it becomes evident that they are needed. Also, reserving parking spaces can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.

4. The applicant and the Borough should consider reducing the two lane/two-way travel lane on the southern part of the site to potentially one lane to the east, or removing it completely because it is not clear that this travel lane is essential (vehicles that enter at the site's southeastern driveway and immediately turn left will bypass the carwash queuing lanes, although those movements may allow vehicles to access the vacuum stations).

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Re: Sketch Plan - Spotless Car Wash - Downingtown  
# Downingtown Borough - LD-12-25-18749

5. The Borough and the applicant should discuss the future use of the eastern portion of the site, which abuts Kerr Park. The “Existing and Proposed Trail Map” in the Borough Comprehensive Plan shows a trail passing through Kerr Park, and the Borough and the applicant should discuss opportunities to connect this trail to the area’s existing sidewalks.

Although the sidewalks in this area generally appear to be located adjacent to the curbs (without a sidewalk verge or planting strip), it may be desirable to relocate the existing sidewalks farther from the adjacent roadways if it could be done without removing mature trees, perhaps by dedicating additional right-of-way in the interior of the site. This would also create opportunities for increased landscaping at the intersection. The site contains several mature trees that should be retained, but the Borough and the applicant should discuss whether more low-level landscaping is necessary to screen the site.

6. The Borough and the applicant should discuss how Borough’s sign regulations will be enforced; for example, some car wash facilities use temporary “blade” or “feather”-type signs, inflatable “tube man”-type signs, or semi-rigid signs. Such signs can distract motorists, especially at busy intersections, and can detract from a site’s overall aesthetics.
7. The plan shows three stacking lanes for entry into the car wash. The Borough and the applicant should discuss whether any “escape” land should be provided for drivers who decide not to remain in an entry lane.
8. The applicant should discuss how water will be prevented from falling from washed cars onto Wallace Avenue and freezing during cold weather, causing potentially dangerous ice conditions. Detailed discussions with the Borough about how the facility will dry the washed vehicles may be helpful.
9. Although much of the site currently appears to include impervious surfaces, the applicant and the Borough Engineer should discuss how stormwater will be managed.
10. The plan should clarify that Wallace Avenue (State Route 282) and East Pennsylvania Avenue (State Route 30) are State Routes.

#### ADMINISTRATIVE ISSUES:

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

Page: 5

Re: Sketch Plan - Spotless Car Wash - Downingtown  
# Downingtown Borough - LD-12-25-18749

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

Sincerely,



Wes Bruckno  
Senior Review Planner

cc: BL Companies  
Cardinall Associates III LLC  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
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



December 12, 2025

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

Re:      Preliminary/Final Subdivision - Joseph Armstrong  
 #      East Bradford Township – SD-11-25-18713

Dear Ms. Cantlin:

A Preliminary/Final Subdivision Plan entitled "Joseph Armstrong", prepared by Regester Associates, Inc., and dated October 3, 2025, was received by this office on November 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 subdivision for your consideration.

## PROJECT SUMMARY:

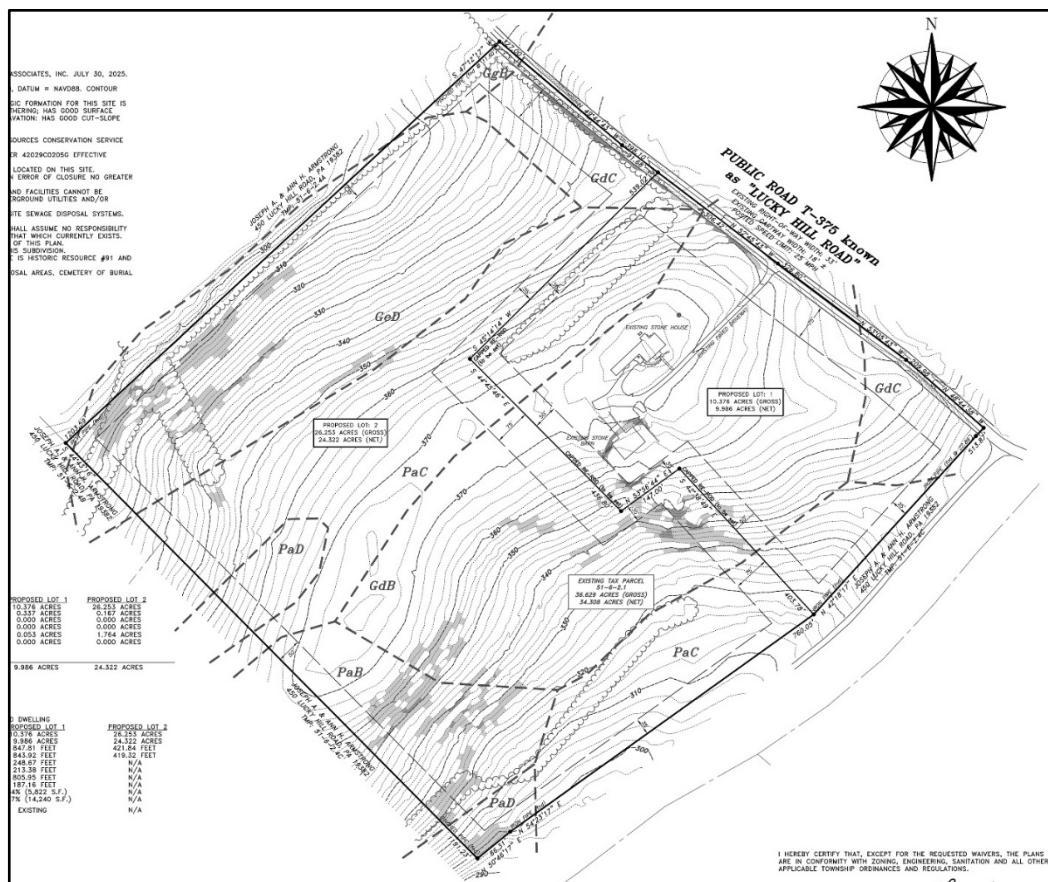
Location:	West side of Lucky Hill Road, south of West Strasburg Road
Site Acreage:	36.50
Lots/Units:	1 existing lot/2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Open Space/Conservation
UPI#:	51-6-2.1

## PROPOSAL:

The applicant proposes the creation of 2 lots. The existing residence and barn will remain on Lot 1, which is served by on-site water and on-site sewer. No development activity is proposed as part of the current plan submission. The project site is located in the R-1 Residential zoning district.

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

Page: 2

Re: Preliminary/Final Subdivision - Joseph Armstrong  
# East Bradford Township – SD-11-25-18713

Site Plan Detail: Preliminary/Final Subdivision - Joseph Armstrong

Page: 3  
Re: Preliminary/Final Subdivision - Joseph Armstrong  
# East Bradford Township – SD-11-25-18713

## **COUNTY POLICY:**

### **LANDSCAPES:**

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

### **PRIMARY ISSUES:**

2. County mapping records indicate that the project site is subject to an easement held by the Brandywine Conservancy (we note that the Township's Official Map, dated February 3, 2021, identifies this parcel as "Land Under Conservation Easement"). Prior to the Township taking action on this proposal, the applicant should provide the Township with appropriate documentation that the Brandywine Conservancy has reviewed and approved of the proposed subdivision plan. The details of the easement should be provided on the approved plan.
3. The Township's Historic Resources Map (last revised August 30, 2016) identifies the project site as a Class 1 historic property. Additionally, the Pennsylvania Historic Resource Survey Form – Narrative Sheet for this site, the Carter-Worth House & Farm, indicates that the existing residence and barn are protected with façade easements. The Township should reserve granting final plan approval until the proposal has been reviewed by the Township's Historical Commission. "Appreciate" Objective A of *[Landscapes3](#)*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: <https://www.chescoplanning.org/Landscapes3/Appreciate.cfm>.

### **ADMINISTRATIVE ISSUES:**

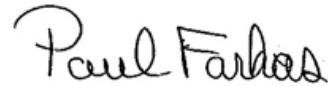
4. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: [www.chesco.org/256/Act-319---Clean-Green](http://www.chesco.org/256/Act-319---Clean-Green).
5. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

Page: 4

Re: Preliminary/Final Subdivision - Joseph Armstrong  
# East Bradford Township – SD-11-25-18713

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Joseph and Ann Armstrong  
Regester Associates, Inc.  
Chester County Assessment Office



# 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

December 11, 2025

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

Re:      Preliminary/Final Subdivision - 1344 Morstein Road  
#        East Goshen Township – SD-11-25-18727

Dear Mr. Davis:

A Preliminary/Final Subdivision Plan entitled "1344 Morstein Road", prepared by Edward B. Walsh & Associates, Inc., and dated April 11, 2024, and last revised on August 26, 2025, was received by this office on November 13, 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:

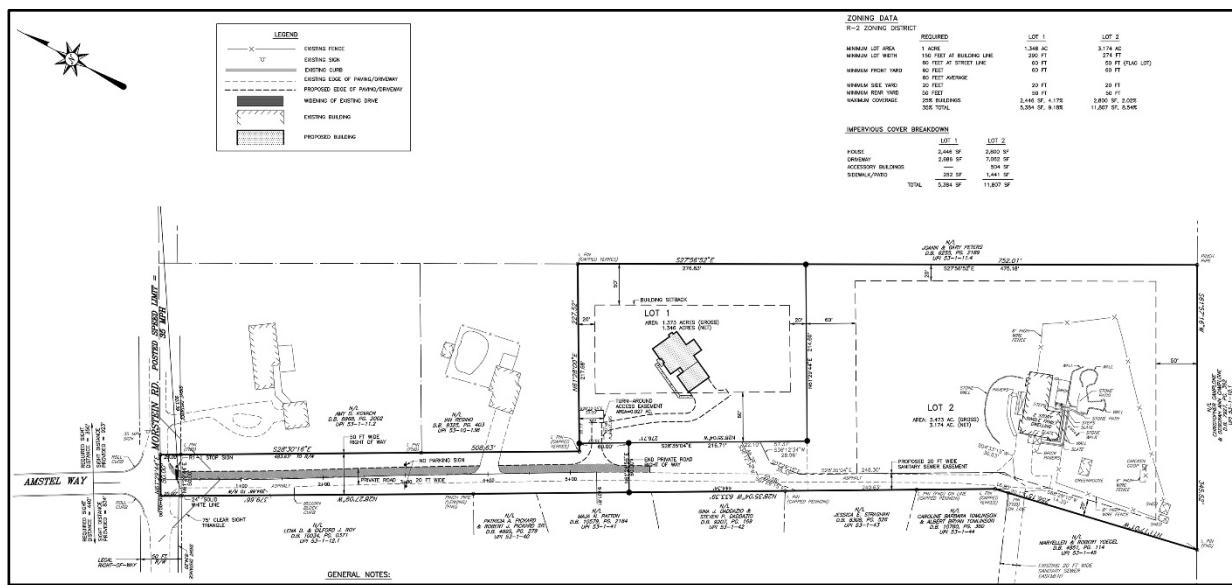
Location:	South side of Morstein Road, east of Eastwick Circle
Site Acreage:	5.50
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	53-1-11.1

## PROPOSAL:

The applicant proposes the creation of two single family residential lots. The existing residence will remain on Lot 2. The project site, which will be served by public water and public sewer, is located in the R-2 Low Density Suburban Residential zoning district. Access and utility rights to both lots will be provided from a private road right-of-way that also serves two adjoining parcels to the north; we acknowledge that an "Operation and Maintenance Agreement for 1344 Morstein Road" was included with the plan submission.

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

Page: 2

Re: Preliminary/Final Subdivision - 1344 Morstein Road  
# East Goshen Township – SD-11-25-18727

## BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# 8214-3, "Kevin Logue Subdivision," dated April 20, 1998, which addressed the conveyance of a 0.99 acre portion of UPI# 53-1Q-138 to UPI# 53-1-11.1, was approved by the Township on June 2, 1998. This proposal involves the further subdivision of Lot 2 of the previously approved plan.

Page: 3  
Re: Preliminary/Final Subdivision - 1344 Morstein Road  
# East Goshen Township – SD-11-25-18727

## **COUNTY POLICY:**

### **LANDSCAPES:**

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

### **WATERSHEDS 2045:**

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

## **PRIMARY ISSUES:**

4. We acknowledge that the site plan indicates that most of the mature trees on the project site will remain, and the Landscape Plan (Sheet 6) indicates that additional tree plantings will be provided on Lot 1. 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 proposed dwelling and support facilities. The “limits of disturbance” should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

## **ADMINISTRATIVE ISSUES:**

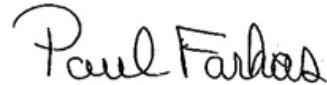
5. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. Post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

Page: 4  
Re: Preliminary/Final Subdivision - 1344 Morstein Road  
# East Goshen Township – SD-11-25-18727

7. According to the Subdivision & Land Development Ordinance Waiver Requests table on Sheet 1, the applicant is requesting two waivers from the provisions of the Township Subdivision and Land Development Ordinance, including a waiver from Section 205-52.A to not require curbing on the proposed private street. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
8. The applicant should verify the accuracy of the first UPI-Uniform Parcel Identifier number provided in General Note 19 on Sheet 1 (“53-1” is not a complete UPI number).
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 East Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

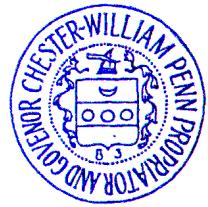


Paul Farkas  
Senior Review Planner

cc: Kyong-Aie Thomas  
Edward B. Walsh & Associates, Inc.



# 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

December 22, 2025

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

Re:      Final Subdivision – Lot Line Change Plan for 4200 Conestoga Road  
#      East Nantmeal Township – SD-11-25-18726

Dear Ms. Rutherford:

A final subdivision plan entitled “Lot Line Change Plan for 4200 Conestoga Road”, prepared by Hershey Surveying Inc. and dated October 20, 2025, was received by this office on December 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:	North side of Conestoga Road (State Route 401), west of Mansion Road
Site Acreage:	9.80 acres
Lots:	2 lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
UPI#:	24-4-2.3B, 24-4-2.3C

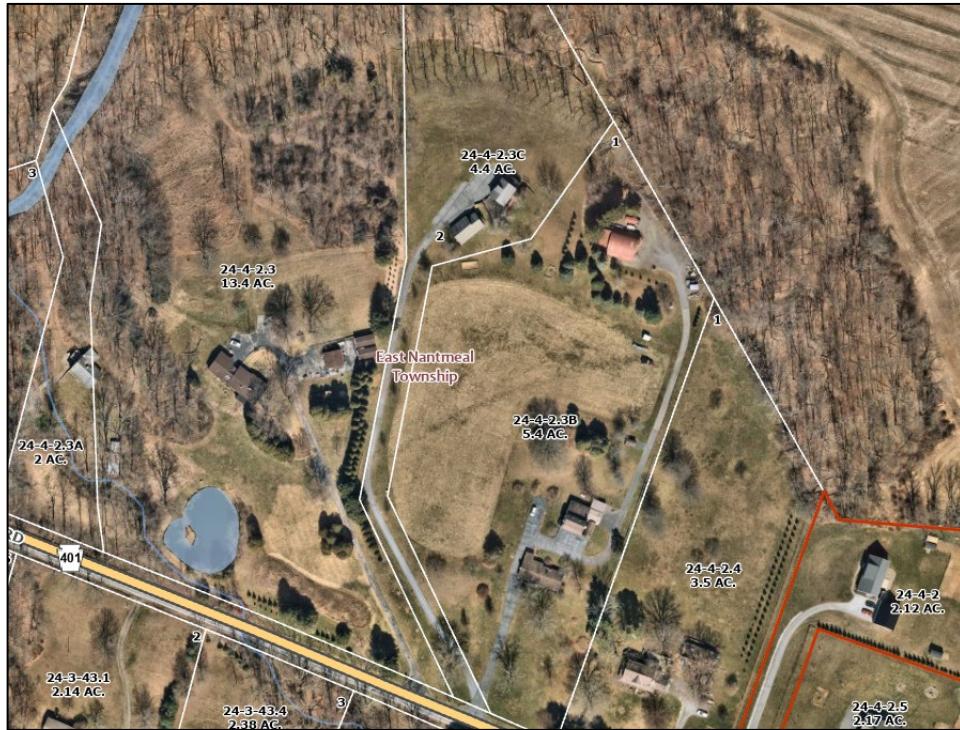
## PROPOSAL:

The applicant proposes the adjustment of the lot line separating two lots. The site, which is served by on-site water and sewer facilities, is located in the East Nantmeal Township AP Agricultural Preservation zoning district. The site contains two dwellings that will remain and no additional development is proposed by this subdivision.

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

Page: 2

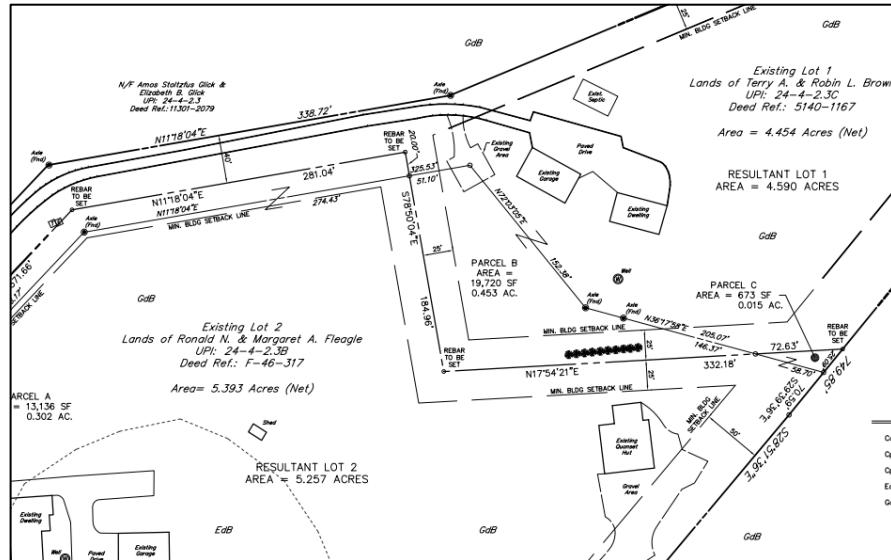
Re: Final Subdivision - Lot Line Change Plan for 4200 Conestoga Road  
# East Nantmeal Township - SD-11-25-18726



## **COUNTY POLICY:**

## LANDSCAPES:

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



---

***Detail of Lot Line Change Plan for 4200 Conestoga Road Final Subdivision Plan***

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Page: 3

Re: Final Subdivision - Lot Line Change Plan for 4200 Conestoga Road  
# East Nantmeal Township - SD-11-25-18726

PRIMARY ISSUES:

2. The applicant should show the sanitary sewer disposal field for "Existing Lot 1" to demonstrate that all isolation distances are observed.
3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies Conestoga Road (State Route 401) as a major collector. The Handbook (page 183) recommends an 80-foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Conestoga Road and that this area be offered for dedication to PennDOT.

ADMINISTRATIVE ISSUES:

4. 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 East Nantmeal Township.

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

Sincerely,

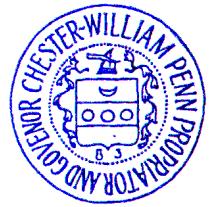


Wes Bruckno  
Senior Review Planner

cc: Hershey Surveying Inc.  
Terry A. Robin L. Brown  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT



# 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

December 22, 2025

Michael Corcoran, Township Manager  
New London Township  
PO Box 1002  
New London, PA 19360

Re:      Preliminary/Final Subdivision - Thunder Hill Meadows  
#      New London Township - SD-11-25-18743

Dear Mr. Corcoran:

A preliminary/final subdivision Plan entitled "Thunder Hill Meadows", prepared by Hillcrest Associates, Inc. and dated October 23, 2025, was received by this office on December 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:	East side of State Road, south of Lewisville Road
Site Acreage:	44.00 acres
Lots:	2 lots
Non-Res. Square Footage:	None proposed
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
New Parking Spaces:	None proposed
UPI#:	71-1-52.1, 71-3-38

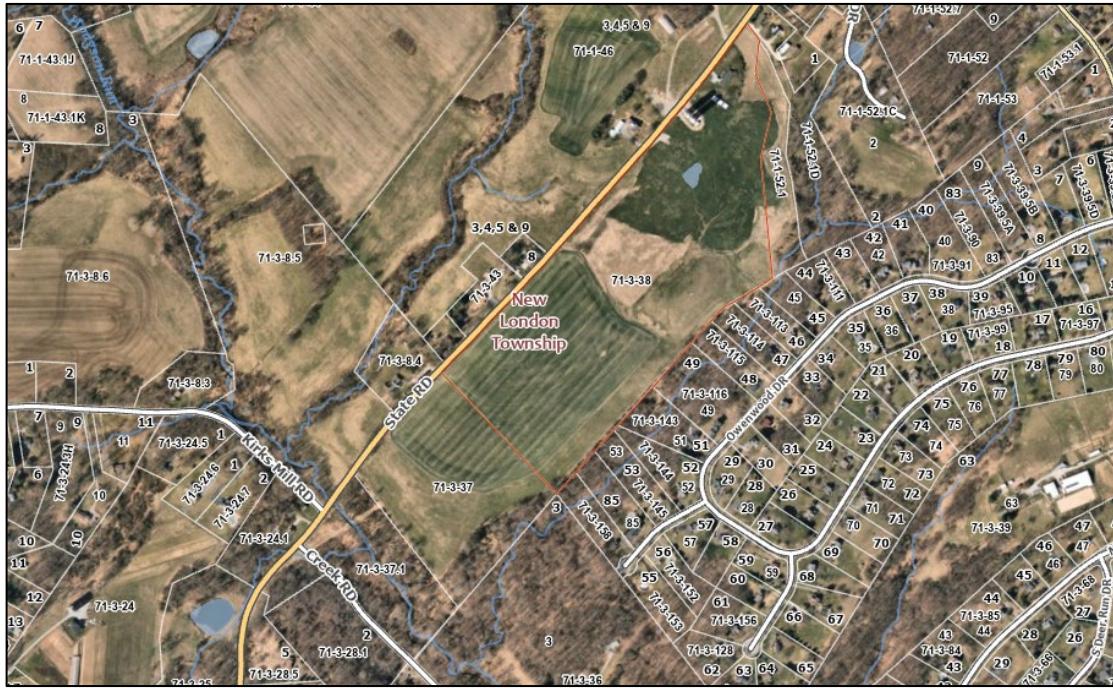
### **PROPOSAL:**

The applicant proposes the adjustment of the lot line separating two lots; UPI # 71-3-38 will receive 0.453 acre from UPI # 71-1-52.1 to result in an adjusted lot size of 1.453 acres. UPI # 71-1-52.1 will remain with 41.860 acres. The tract is subject to an agricultural conservation easement and served by on-site water and sewer facilities, and is located in the New London Township R-2 Medium Density residential zoning district. UPI # 71-3-38 contains one dwelling that will remain, and no additional development is proposed by this plan.

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

Page: 2

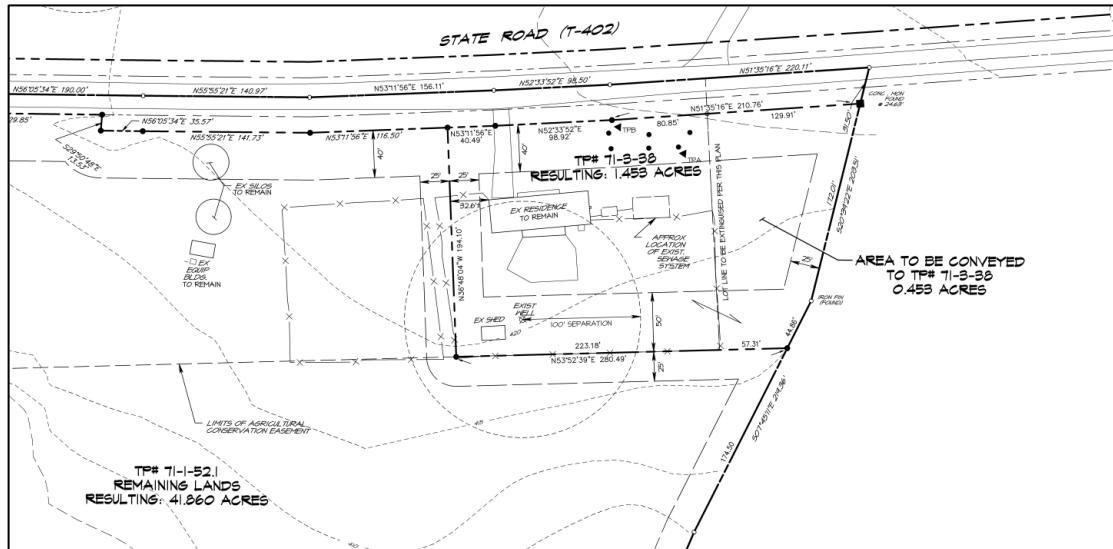
Re: Preliminary/Final Subdivision - Thunder Hill Meadows  
 # New London Township - SD-11-25-18743



## **COUNTY POLICY:**

### **LANDSCAPES:**

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



*Detail of Thunder Hill Meadows Preliminary/Final Subdivision Plan*

Page: 3

Re: Preliminary/Final Subdivision - Thunder Hill Meadows  
# New London Township - SD-11-25-18743

PRIMARY ISSUES:

2. The Township should consider asking the applicant to identify an area for a potential on-lot sewage replacement system that can be used in the event that the existing system fails.
3. The holder of the agricultural conservation easement on this tract should approve of the proposed subdivision.

ADMINISTRATIVE ISSUE:

4. 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 New London 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 New London 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: Thunder Hill Meadows LLC  
Hillcrest Associates, Inc.  
Chester County Health Department



# 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

December 5, 2025

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

Re:      Preliminary Land Development - Pelet Welding  
#      Penn Township - LD-11-25-18712

Dear Ms. Ianni:

A preliminary land development plan entitled "Pelet Welding", prepared by Mack Engineering Inc. and dated January 21, 2025, was received by this office on November 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:	North side of Five Star Road, east of South Jennersville Road
Site Acreage:	21.01 acres
Lots/Units:	1 lot/1 structure
Non-Res. Square Footage:	39,789 square feet
Proposed Land Use:	Manufacturing
New Parking Spaces:	112 spaces
UPI#:	58-4-50.3B

## PROPOSAL:

The applicant proposes the construction of a 39,789 square foot industrial building and 112 parking spaces. The site, which will be served by public water and on-site sewer facilities, is located in the Penn Township LI Limited Industrial zoning district.

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

Page: 2

Re: Preliminary Land Development - Pelet Welding  
# Penn Township - LD-11-25-18712



## COUNTY POLICY:

### LANDSCAPES:

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

### WATERSHEDS 2045:

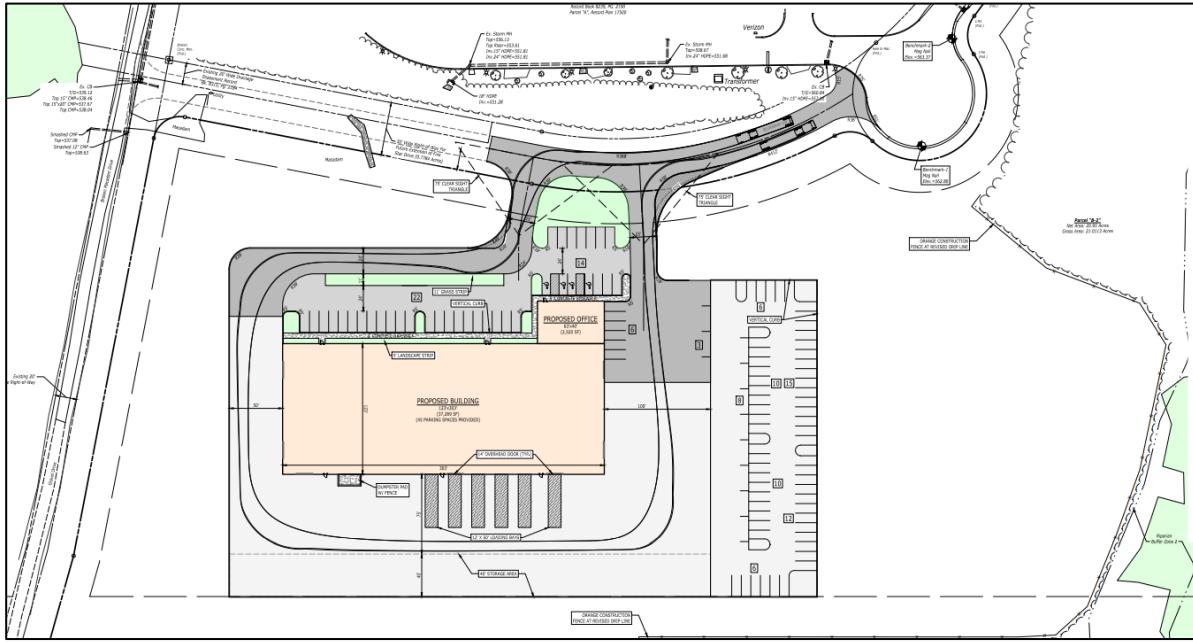
2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the West Branch of the White Clay Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
  - 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](http://www.chesco.org/watersheds2045).

Page: 3

Re: Preliminary Land Development - Pelet Welding  
# Penn Township - LD-11-25-18712

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



***Detail of Pelet Welding  
Preliminary Land Development Plan***

**PRIMARY ISSUES:**

3. Sheet 1 of 6 COVER SHEET indicates that a conditional use is required for specified uses, which shall also meet additional requirements. Penn Township should determine whether the applicant's proposed land use will require a conditional use approval. A conditional use approval will permit the Township Board of Supervisors to "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 913.2(a)). If a conditional use approval is granted, the final plan should accurately note the date and any conditions set as part of the approval, and the Township should verify that all applicable conditions of approval have been incorporated into the final plan.
4. The submission to the Chester County Planning Commission did not include a landscaping plan, although plant details are shown on Sheet 5 of 6 SITE DETAILS. The Township should determine if Section 1604, "Buffering, Screening and Landscaping" of the Penn Township Zoning Ordinance will apply to this submission. The applicant should maximize the use of native tree, shrub, and herbaceous species in the planting areas. [Landscape3](#) recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas (page 37).
5. The applicant should indicate whether there will be any materials stored outside, including any bulk items or material that may result in contaminated stormwater runoff, and whether vehicles will be washed on the site.

Page: 4

Re: Preliminary Land Development - Pelet Welding  
# Penn Township - LD-11-25-18712

6. The plan shows 112 parking spaces while the Township Zoning Ordinance requires 110 spaces. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility and determine whether all 112 spaces (or 110 spaces as required by the Zoning Ordinance) will be necessary. If fewer spaces are required, the extra spaces could be landscaped and held in reserve instead of being paved. The easternmost gravel spaces could be reserved and converted to paved spaces in the future if it becomes evident that they will be needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
7. The plan shows Five Star Drive to be extended. The applicant and the Township should coordinate its construction, as well as determine whether the bulb portion of the cul-de-sac should be eliminated.
8. The proposed building includes large roof areas 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 at: <https://www.dvRPC.org/EnergyClimate/AEOWG/>.
9. The Act 247 referral form that was submitted with the plan indicates that public water and on-site sewer facilities are proposed. A sanitary sewer easement is shown on the plan, but sewer and water connections are not shown on Sheet 4 of 6 UTILITY AND GRADING PLAN. The Chester County Planning Commission does not endorse the use of on-site water or sewer facilities for commercial or industrial uses due to the potential for high wastewater flows and the contamination of groundwater resources. We recommend that the applicant connect to public systems in consideration of potable water safety and water supply dependability when they become available.
10. Sheet 4 of 6 UTILITY AND GRADING PLAN indicates that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the operations and management plan for the stormwater facilities to the Township, which should be reviewed by the Township Engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the operation and maintenance plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Particular care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are located in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.

Page: 5  
Re: Preliminary Land Development - Pelet Welding  
# Penn Township - LD-11-25-18712

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

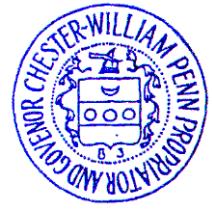


Wes Bruckno  
Senior Review Planner

cc: Pelco Ventures LLC  
Chester County Health Department  
Mack Engineering 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

December 15, 2025

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

Re:      Preliminary Land Development - Penn CSG 2 LLC Solar Project  
#      Penn Township - LD-11-25-18739

Dear Ms. Ianni:

A preliminary land development plan entitled "Penn CSG 2 LLC Solar Project", prepared by Mid-Penn Engineering Corporation and dated November 11, 2025, was received by this office on December 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:	East of South Jennersville Road (State Route 796), north of Briar Drive
Site Acreage:	35.09 acres
Lots:	1 lot
Non-Res. Square Footage:	No non-residential structures
Proposed Land Use:	Solar energy generation facility
New Parking Spaces:	No new spaces
Municipal Land Use Plan Designation:	Suburban Center and Sensitive Resource
UPI#:	58-4-50.3

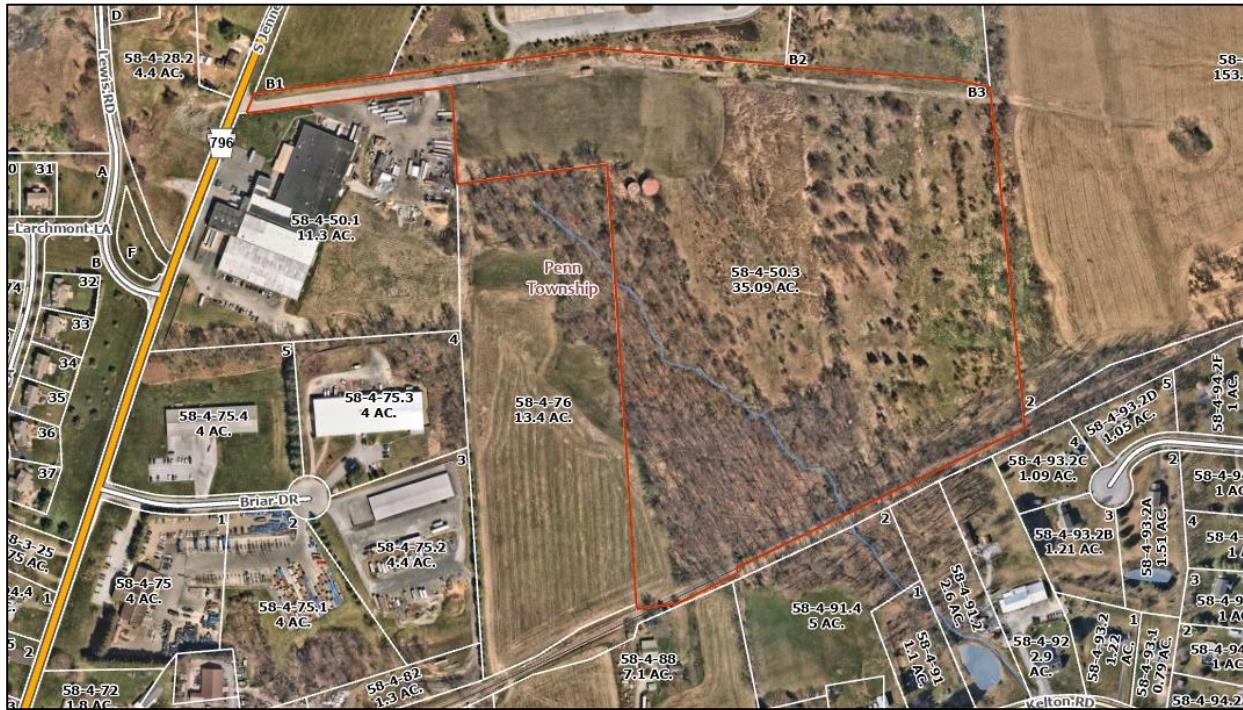
## PROPOSAL:

The applicant proposes the construction of ground-mounted "fixed-tilt" solar modules with associated electrical collection and distribution equipment, an access drive, stormwater management facilities, and security fencing on a 35.09-acre site. The site is located in the Penn Township LI Light Industrial zoning district. No water or sewer facilities are proposed.

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

Page: 2

Re: Preliminary Land Development - Penn CSG 2 LLC Solar Project  
 # Penn Township - LD-11-25-18739



## **COUNTY POLICY:**

### **LANDSCAPES:**

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

The proposed Solar Project is also consistent with the [Landscapes3 How We CONNECT Goal:](#)

“Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities”,

and is also consistent with the [Landscapes3 CONNECT Recommendation #9:](#)

“Support a resilient and clean energy network Provide technical assistance and support for policies and regulations that advance a resilient energy generation and distribution system, promote energy conservation, support renewable energy sources, and reduce greenhouse gases.”

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Re: Preliminary Land Development - Penn CSG 2 LLC Solar Project  
 # Penn Township - LD-11-25-18739

**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 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](http://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:**

3. Section 1610.D.1.b. of the Penn Township Zoning Ordinance (**RENEWABLE ENERGY**) requires a conditional use approval for solar energy systems as principal uses. The conditional use process will permit the Board of Supervisors to "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 913.2(a)).

4. The Township should also ensure that the proposed solar energy system complies with the Zoning Ordinance's provisions relating to glare in Section 1610. D.1.g., solar access easements in Section 1610.D.1.i., and setback requirements in Section 1610. D.1.j. and Section 1610.D.3. at:  
[https://www.penntownship.us/sites/g/files/vyhlif1061/f/uploads/penn\\_township\\_zoning\\_ordinances\\_adopted\\_2019.pdf](https://www.penntownship.us/sites/g/files/vyhlif1061/f/uploads/penn_township_zoning_ordinances_adopted_2019.pdf)

(The Penn Township Zoning Ordinance included in the Township's website appears to include two separate sections shown as "Section 1610.D.")

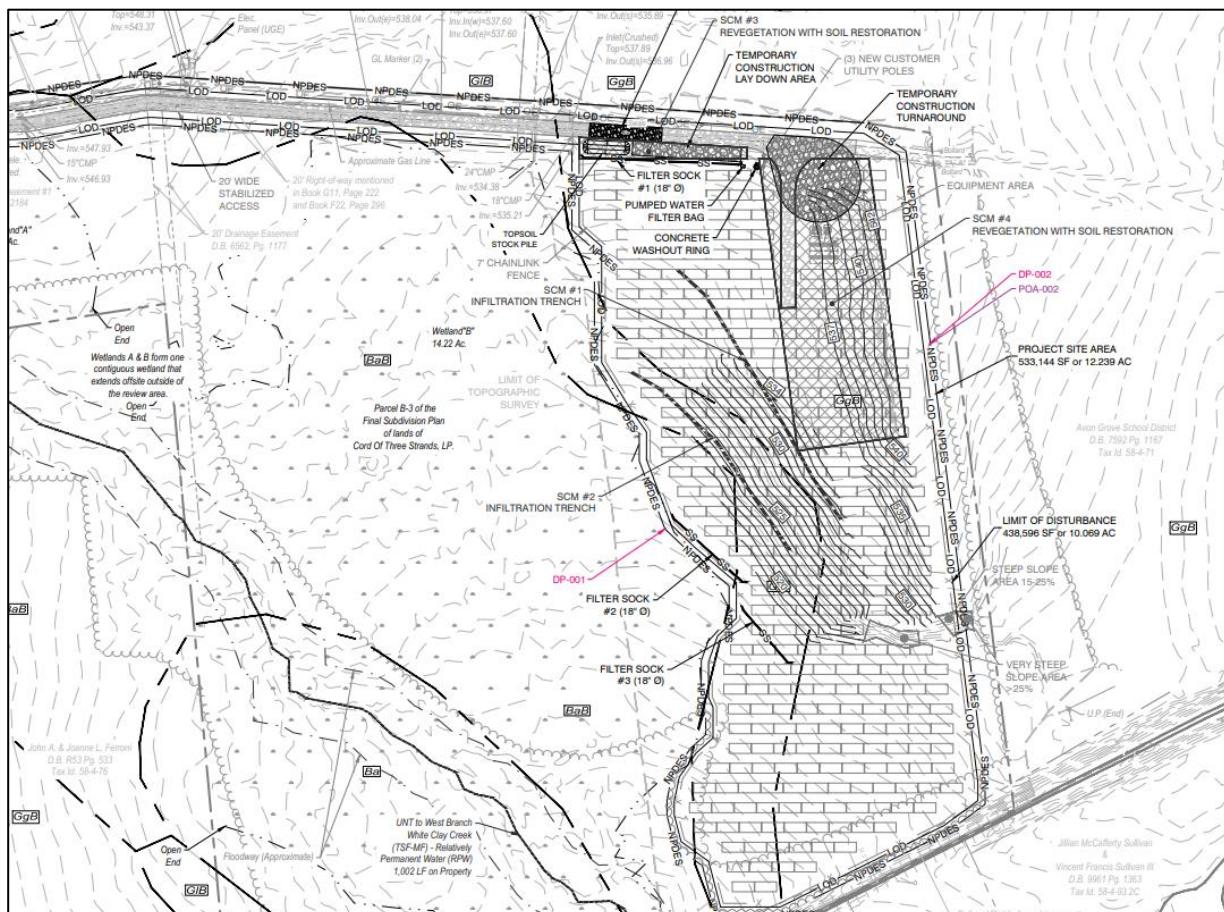
5. The site contains land within the 100-year floodplain. The County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems. The 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.

6. 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.

Page: 4

Re: Preliminary Land Development - Penn CSG 2 LLC Solar Project  
 # Penn Township - LD-11-25-18739

7. The site contains wetlands. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977). The Pennsylvania Department of Environmental Protection regulates all activities that affect bodies of water, including wetlands, under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact both agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.
8. The Township may want to ask the applicant how e-waste from the facility will be handled upon its eventual decommissioning as provided for in Penn Township Zoning Ordinance Section 1610.C.6.



**Detail of Penn CSG 2 LLC Solar Project  
 Preliminary Land Development Plan**

9. The plan appears to show a fence within a portion of the parcel owned by East Penn Railways, Inc., and the applicant should indicate whether an easement may be necessary.
10. The Township and the applicant should discuss how the proposed Solar Project will affect the residences in the RS-Residential Suburban Zoning District to the south.

Page: 5

Re: Preliminary Land Development - Penn CSG 2 LLC Solar Project  
# Penn Township - LD-11-25-18739

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno  
Senior Review Planner

cc: Mid-Penn Engineering Corporation  
Cord of Three Strands LP  
Chester County Health Department  
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

December 22, 2025

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

Re: Final Subdivision - 107 S Jennersville Road & 695 W Baltimore Pike  
# Penn Township - SD-11-25-18738

Dear Ms. Ianni:

A final subdivision plan entitled "107 S Jennersville Road & 695 W Baltimore Pike", prepared by Hillcrest Associates, Inc. and dated November 11, 2025, and last revised on October 23, 2025, was received by this office on December 1, 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:	Southeast intersection of West Baltimore Pike (State Route 3026) and South Jennersville Road (State Route 796)
Site Acreage:	6.82 acres
Lots:	2 lots
Proposed Land Use:	Lot line revision, single family residential
Municipal Land Use Plan Designation:	Suburban Center
UPI#:	58-4-56, 58-4-55

## PROPOSAL:

The applicant proposes to adjust the lot line separating two lots. No change to the site's water or sewer facilities are proposed. The site is located in the Penn Township LI Light Industrial zoning district and contains one dwelling that will remain. No additional development is proposed by this subdivision.

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

## COUNTY POLICY:

### LANDSCAPES:

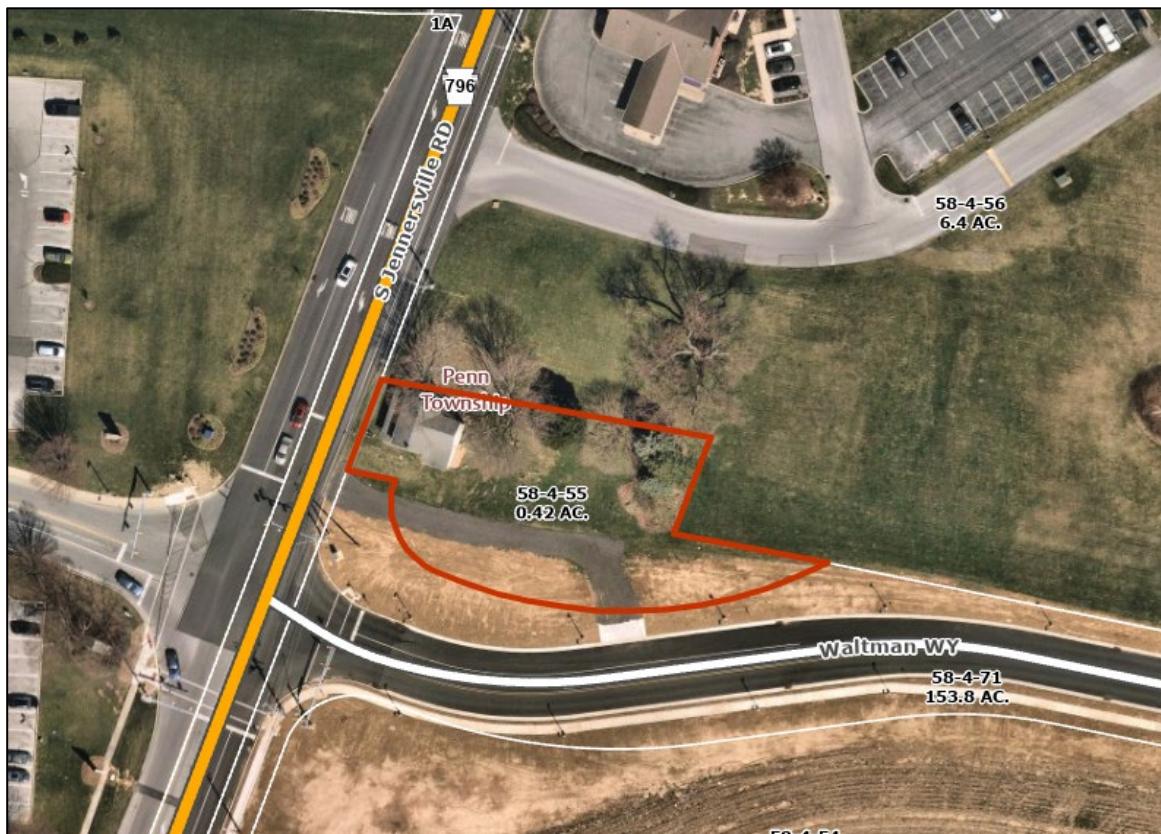
1. The site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future

Page: 2

Re: Final Subdivision - 107 S Jennersville Road & 695 W Baltimore Pike

# Penn Township - SD-11-25-18738

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**.

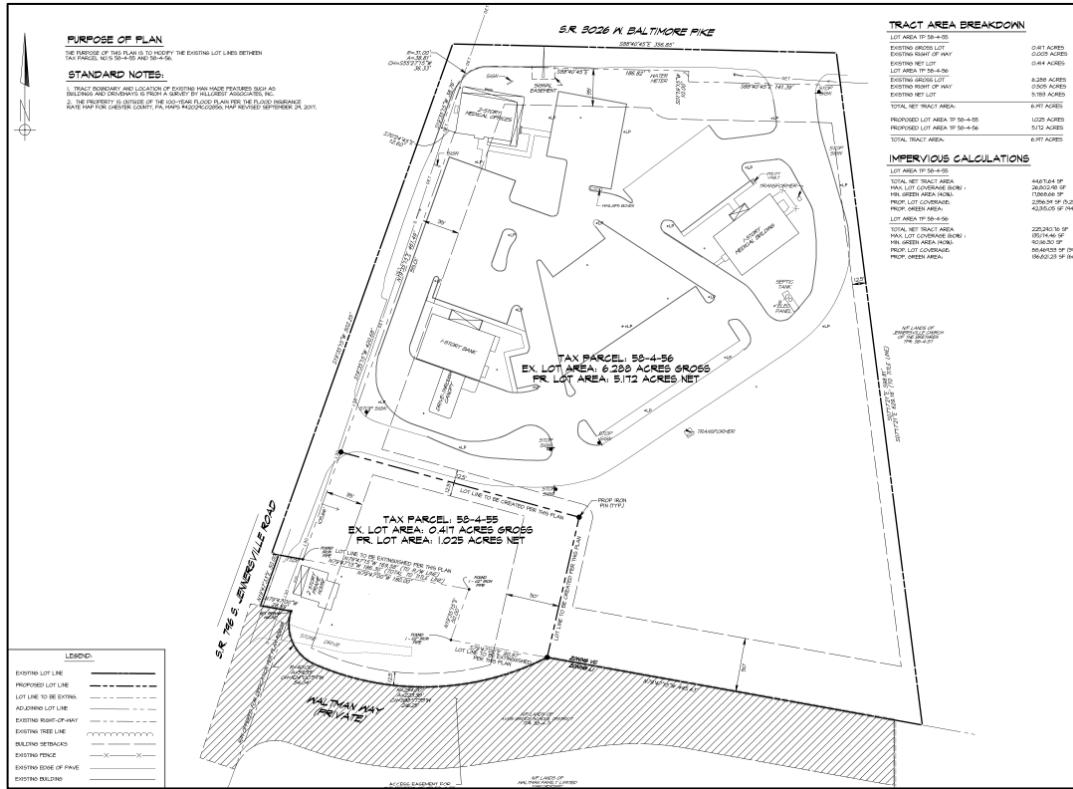


#### PRIMARY ISSUES:

2. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies West Baltimore Pike (State Route 3026) and South Jennersville Road (State Route 796) as minor arterials. The Handbook (page 183) recommends 100-foot-wide rights-of-way for minor arterials 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 roads and that these areas be offered for dedication.
3. The plan shows an access easement from Waltman Way to the south, a private road, to benefit the lot that is the subject of this subdivision. The Township should consider whether it is safer to remove the stone drive on South Jennersville Road and provide access to this lot (as well as any future use of the lot) only from Waltman Way instead of from South Jennersville Road.

Page: 3

Re: Final Subdivision - 107 S Jennersville Road & 695 W Baltimore Pike  
 # Penn Township - SD-11-25-18738



**Detail of Penn 107 S Jennersville Road & 695 W Baltimore Pike  
 Final Subdivision Plan**

#### ADMINISTRATIVE ISSUE:

4. 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 Penn Township.

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

Sincerely,

Wes Bruckno  
 Senior Review Planner

cc: Hillcrest Associates, Inc.  
 Mark Property Mgt II, LP c/o James E. Mark  
 Chester County Health Department  
 Anthony Antonelli, District Permits Manager, PennDOT  
 Francis J. Hanney, PennDOT



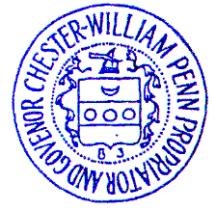
# THE COUNTY OF CHESTER

## 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



December 23, 2025

Dan Boyle, Township Manager  
Pennsbury Township  
702 Baltimore Pike  
Chadds Ford, PA 19317

Re:      Preliminary/Final Subdivision - 800 & 1000 Hickory Hill Road  
#        Pennsbury Township – SD-10-25-18705

Dear Mr. Boyle:

A Preliminary/Final Subdivision Plan entitled "800 & 1000 Hickory Hill Road", prepared by Hillcrest Associates, and dated September 15, 2025, was received by this office on November 24, 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 Hickory Hill Road, north of Hillendale Road
Site Acreage:	50.20
Lots/Units:	2 existing lots; 4 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	RC Resource Conservation; and Floodplain Overlay
UPI#:	64-3-86.2, 64-3-85.9

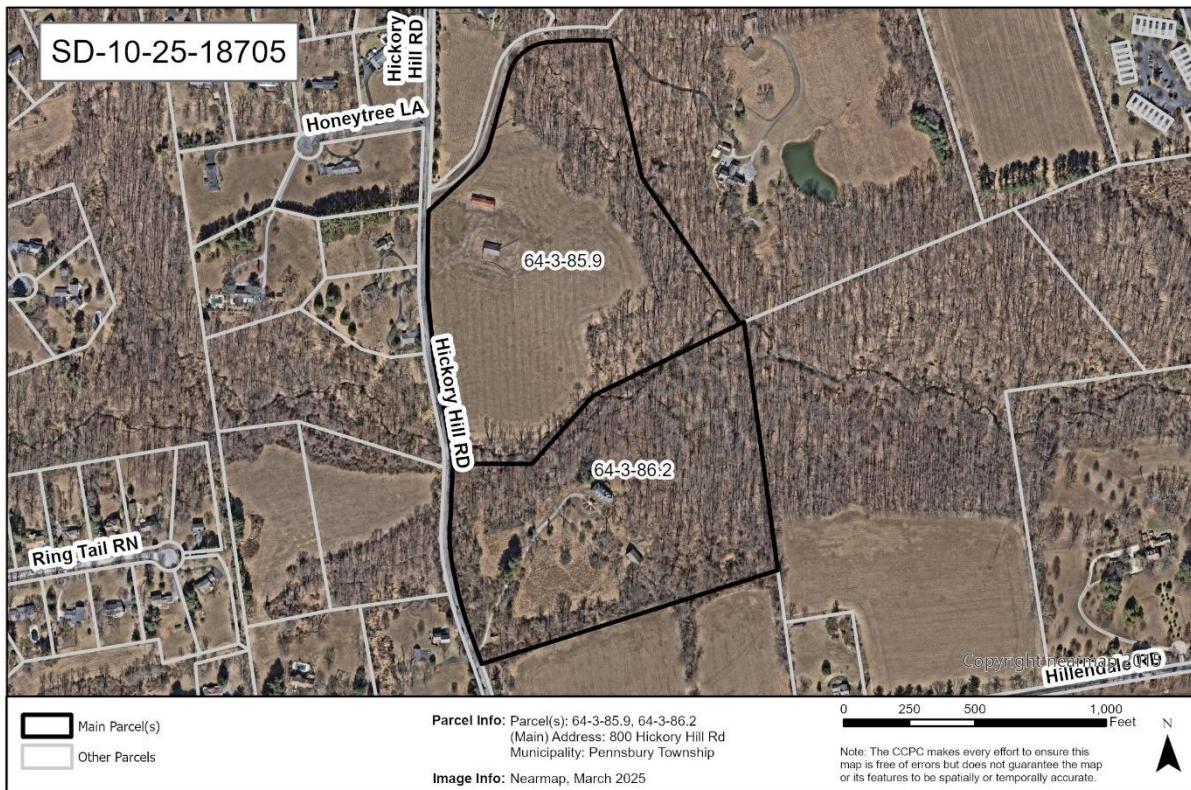
### **PROPOSAL:**

The applicant proposes the creation of 4 single family residential lots. While an existing barn and springhouse will remain on Lot 4, all other existing buildings will be removed. The project site, which will be served by onsite water and onsite sewer, is located in the R-1 Residential zoning district.

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

Page: 2

Re: Preliminary/Final Subdivision - 800 & 1000 Hickory Hill Road  
 # Pennsbury Township – SD-10-25-18705



## COUNTY POLICY:

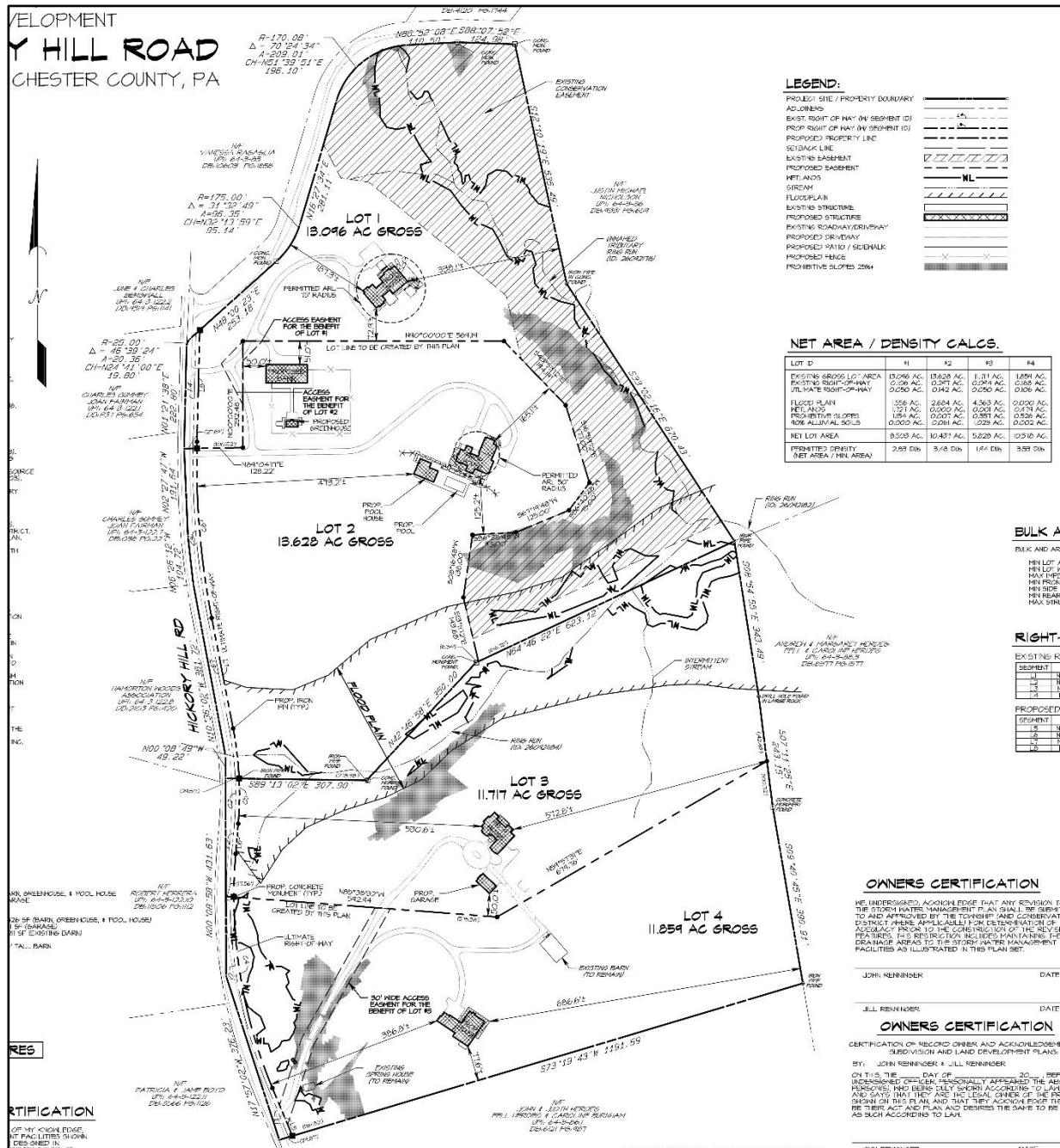
### LANDSCAPES:

1. The project site is located within the **Suburban Landscape**, **Rural Landscape**, and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed subdivision is consistent with the objectives of the **Suburban** and **Rural Landscapes**.

### WATERSHEDS 2045:

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

Page: 3

Re: Preliminary/Final Subdivision - 800 & 1000 Hickory Hill Road  
# Pennsbury Township – SD-10-25-18705

Site Plan Detail, Sheet 1: Preliminary/Final Subdivision - 800 &amp; 1000 Hickory Hill Road

**PRIMARY ISSUES:**

Zoning:

- Prior to taking action on this subdivision plan, the Township should verify the accuracy of the zoning information identified on the plan. While the site plan indicates that the project site is located in the R-2 Residential district, our copy of the current Township Zoning Map (dated September 2023) indicates that the project site is located in the R-1 Residential district.

Page: 4

Re: Preliminary/Final Subdivision - 800 & 1000 Hickory Hill Road  
 # Pennsbury Township – SD-10-25-18705

4. The Variance Requested table on Sheet 1 indicates that the applicant is requesting three variances from Section 162-2002, Accessory Uses, Buildings, and Structures, of the Township Zoning Ordinance. The Township should not grant final plan approval prior to the Zoning Hearing Board granting any variance requests. The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Board.

Historic Preservation:

5. The Historic Resource Impact Statement included with the plan submission, prepared by Richard Grubb & Associates, dated May 2025, indicates that an existing springhouse on 1000 Hickory Hill Road (UPI# 64-3-86.2) is a Class II historic resource on the Township Historic Resource Inventory and Map. The Impact Statement also indicates that an historic farmhouse, the Isaac Mendenhall House, situated across the street from the project site at 1001 Hickory Hill Road (UPI# 64-3-122.11) is also a Class II historic resource. We acknowledge that the mitigation measures on page 49 of the Impact Statement to minimize potentially negative impacts to the springhouse include the following:
  - Ensure the springhouse is properly protected from construction vehicles;
  - Ensure improvements to the driveway do not impact the springhouse;
  - Minimize or exclude entrance details such as light or signage;
  - Conduct an assessment of the building's condition and make repairs and improvements where necessary, including the repair and replacement of the wood shingled roof;
  - Consider replacing a restrictive covenant on the building and immediate property, which would require the yearly inspection of the interior and exterior by the Township, maintenance of the building in perpetuity, and maintenance of the immediate grounds; and
  - Incorporate an architectural design scheme that is sympathetic to the landscape, including its vernacular architecture.

We also acknowledge that mitigation measures are provided on page 49 for the Isaac Mendenhall House on the west side of Hickory Hill Road, which include enhancing the vegetation provided on the hillside east of the springhouse to minimize the appearance of the proposed development from the Isaac Mendenhall House. The Township should reserve granting final plan approval until the proposal has been reviewed by the Township's Historical Commission. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at:

<https://www.chescoplanning.org/Landscapes3/Appreciate.cfm>.

6. The project site is located within the Brandywine Battlefield National Historic Landmark and the 2010 American Battlefield Protection Program-Brandywine Battlefield area. According to Map 3.8 - 1989 National Landmark Archaeological Potential in the Brandywine Battlefield Preservation Plan, the project site is located within an area having high potential for battle-related archaeology. Care should be taken during any ground disturbance or development activity, and the Township Historical Commission should be immediately notified if any battle-related artifacts are discovered. When planning for this locally regionally, and nationally sensitive and important area, please refer to the Brandywine Preservation Plan and any pertinent Strategic Landscape projects for guidance. The Battlefield Preservation Plan is available online at: [www.chescoplanning.org/HisResources/bbpp.cfm](http://www.chescoplanning.org/HisResources/bbpp.cfm).

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Re: Preliminary/Final Subdivision - 800 & 1000 Hickory Hill Road  
# Pennsbury Township – SD-10-25-18705

Conservation Easement:

7. General Note 25 on Sheet 1 states that UPI# 64-3-85.9 is under a conservation easement with the Brandywine Conservancy, and we note that an existing conservation easement area is depicted within Lot 1. Prior to the Township taking action on this proposal, the applicant should provide the Township with appropriate documentation that the Brandywine Conservancy has reviewed and approved of the proposed subdivision plan.

U.S. Fish and Wildlife Service Review:

8. The Penn. Natural Diversity Index (PNDI) table on Sheet 1 indicates that further review is required by the U.S. Fish and Wildlife Service. If this is correct, then any additional studies required for this project should be reviewed by the U.S. Fish and Wildlife Service prior to the Township taking action on this plan submission.

Natural Features Protection:

9. The plan and 2025 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
10. The site plan depicts the location of both precautionary slope (15-25 percent slope) and prohibitive (greater than 25 percent) slope areas, and it appears that development activity will occur in precautionary slope areas. 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.
11. The site plan depicts the location of 50 foot wide riparian buffer zones 1 and 2. The Township should confirm that the site plan complies with the riparian buffer requirements in the Municipal Code. *Landscapes3* supports the comprehensive protection and restoration of the county’s ecosystems, including riparian corridors (“Protect” Objective B, page 63).
12. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

Page: 6

Re: Preliminary/Final Subdivision - 800 & 1000 Hickory Hill Road  
# Pennsbury Township – SD-10-25-18705

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

ADMINISTRATIVE ISSUES:

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. General Note 21 on Sheet 1 states that each property owner is responsible for the long term maintenance operation of the post-construction stormwater (PCSM) BMP's located 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.
16. The site plan depicts the location of an access easement on Lot 1 for the benefit of Lot 2. The details of this access easement should be incorporated into the deeds of both lots.
17. The site plan depicts the location of a 30 foot wide access easement on Lot 4 for the benefit of Lot 3. The details of this access easement should be incorporated into the deeds of both lots.
18. The Waiver Requested table on Sheet 1 indicates that the applicant is requesting a waiver from the plan scale requirements set forth in Section 402.A.1 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.
19. While General Note 23 on Sheet 1 indicates that the existing historic springhouse is located on Lot 1, the site plan itself indicates that the springhouse is located on Lot 4. This should be clarified by the applicant.
20. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.
21. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
22. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: [www.chesco.org/256/Act-319---Clean-Green](http://www.chesco.org/256/Act-319---Clean-Green).

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Re: Preliminary/Final Subdivision - 800 & 1000 Hickory Hill Road  
# Pennsbury Township – SD-10-25-18705

23. 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 Pennsbury 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: John and Jill Renninger  
Hillcrest Associates  
Chester County Health Department  
Chester County Conservation District  
Chester County Assessment Office



# THE COUNTY OF CHESTER

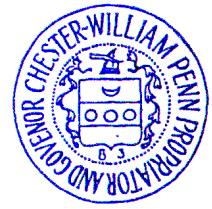
## COMMISSIONERS

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



December 9, 2025

Audrey Hudak, Manager  
Thornbury Township  
800 E. Street Road  
West Chester, PA 19382

Re:      Preliminary/Final Subdivision - 1 & 2 Huntrise Lane  
#      Thornbury Township – SD-11-25-18724

Dear Ms. Hudak:

A Preliminary/Final Subdivision Plan entitled "1 & 2 Huntrise Lane", prepared by Inland Design, and dated July 23, 2025, and last revised November 6, 2025, was received by this office on November 13, 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:	South side of Huntrise Lane, west of South Concord Road
Site Acreage:	4.00
Lots/Units:	2
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential (proposed lot line revision)
Municipal Land Use Plan Designation:	RR Rural Residential
UPI#:	66-2-1.4A, 66-2-1.4

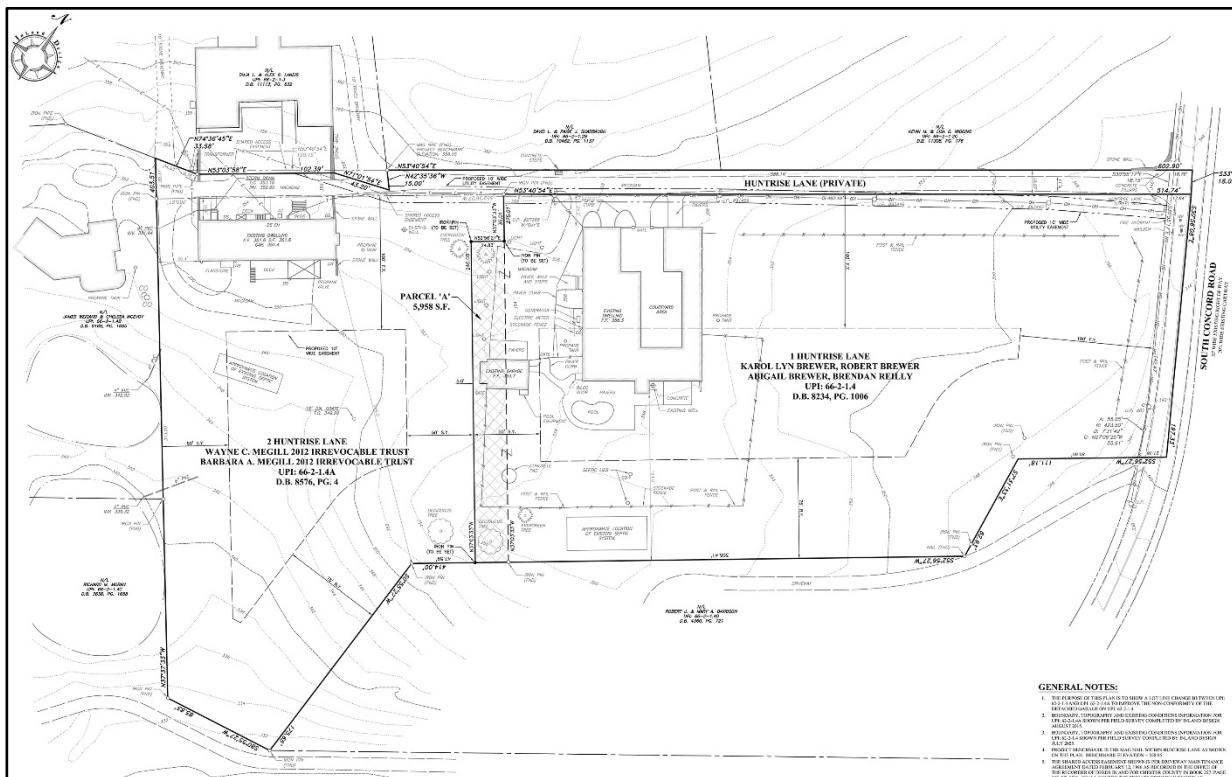
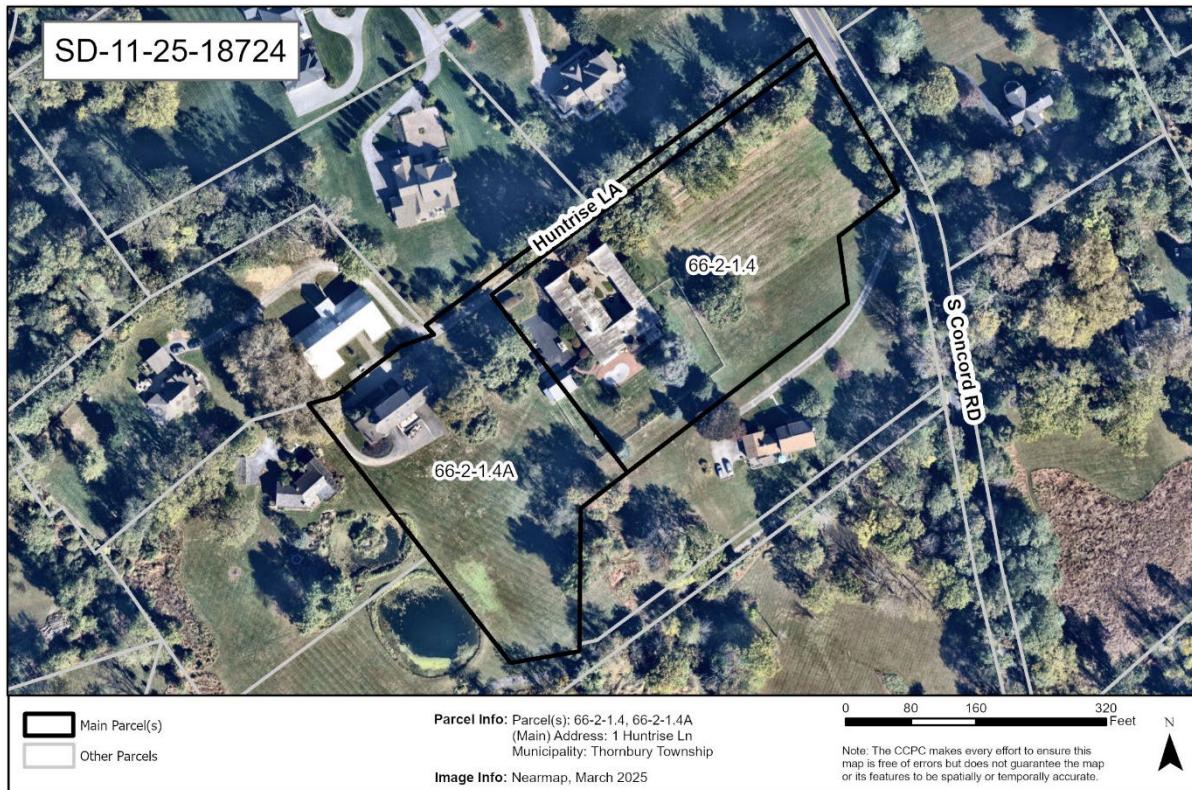
## PROPOSAL:

The applicant proposes a lot line revision between two single family residential lots, in order to address an encroachment issue. No development activity is proposed as part of the current plan submission. The project site is located in the R-1 Residential/Agricultural zoning district.

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

Page: 2

Re: Preliminary/Final Subdivision - 1 & 2 Huntrise Lane  
# Thornbury Township – SD-11-25-18724



Site Plan Detail: Preliminary/Final Subdivision - 1 & 2 Huntrise Lane

Page: 3  
Re: Preliminary/Final Subdivision - 1 & 2 Huntrise Lane  
# Thornbury Township – SD-11-25-18724

BACKGROUND:

1. The Chester County Planning Commission previously reviewed an earlier version of this subdivision plan on August 26, 2025 (CCPC# SD-08-25-18625). We note that the configuration of the proposed boundary between the two lots has been revised.

COUNTY POLICY:

LANDSCAPES:

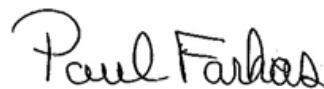
2. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium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

ADMINISTRATIVE ISSUES:

3. 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 Thornbury 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: Karol, Robert and Abigail Brewer  
Brendan Reilly  
Inland Design



# 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

December 17, 2025

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

Re:      Preliminary/Final Subdivision and Land Development-1580, 1600, 1690 and 1692 Russell Road  
#        Tredyffrin Township – SD-11-25-18731 and LD-11-25-18725

Dear Ms. McPherson:

A Preliminary/Final Subdivision and Land Development Plan entitled "1580, 1600, 1690 and 1692 Russell Road", prepared by Site Engineering Concepts, LLC, and dated November 7, 2025, was received by this office on November 17, 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 and land development for your consideration.

## PROJECT SUMMARY:

Location:	South side of Russell Road, west of Old Lancaster Road
Site Acreage:	5.78 (acreage of three lots to be consolidated); 7.08 (total acreage of the site of the proposed land development)
Proposed Land Use:	18 Age-qualified single family semi-detached (twin) dwelling units on proposed 5.78 acre lot
New Parking Spaces:	18
Municipal Land Use Plan Designation:	General Commercial
UPI#:	43-10J-76, 43-10J-78, 43-10J-79, and 43-10J-75

## PROPOSAL:

The applicant proposes the consolidation of three existing lots totaling 5.78 acres (UPI# 43-10J-76, 43-10J-78, and 43-10J-79) into one lot, along with the construction of 18 age-qualified single family semi-detached (twin) dwelling units, and 18 central off-street parking spaces, on the 5.78 acre lot. The existing office buildings on the proposed 5.78 acre lot will be removed. A secondary access connection will be provided on the adjoining lot to the west (UPI# 43-10J-75); while three parking spaces will be relocated on this adjoining lot, the existing buildings will remain. The project site, which will be served by public water and public sewer, is located in the C-1 Commercial zoning district.

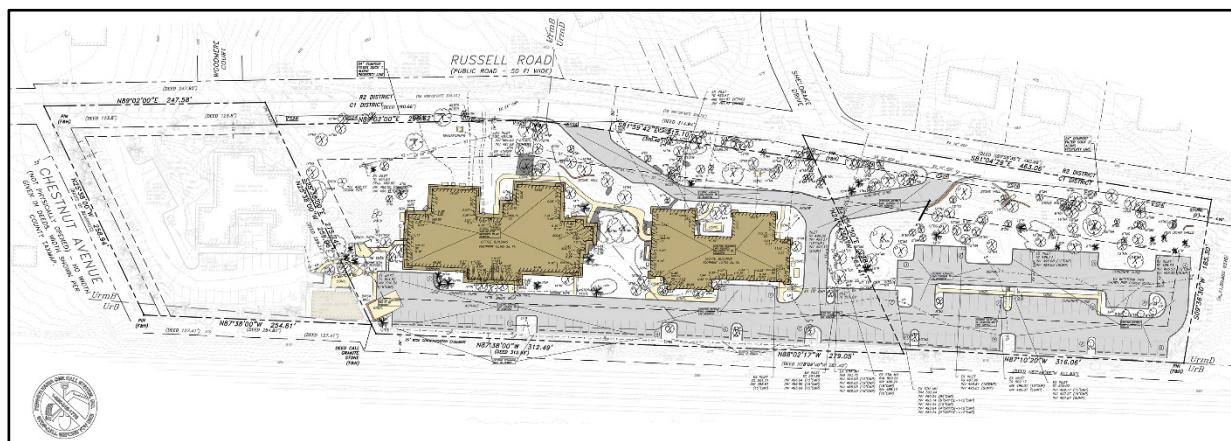
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision and land development plan.

Page: 2

Re: Preliminary/Final Subdivision and Land Development-1580, 1600, 1690 and 1692 Russell Road  
 # Tredyffrin Township – SD-11-25-18731 and LD-11-25-18725

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a zoning amendment petition to allow age-qualified single-family detached and semi-detached (twin) dwellings in the Township's C-1 Commercial District (CCPC# ZA-03-25-18465, dated March 18, 2025). It is our understanding that this zoning amendment was adopted by the Township on May 21, 2025. We note that this plan submission is being developed in accordance with these recently adopted standards (age-qualified twin dwelling units are permitted by-right in the C-1 district, in accordance with the standards set forth in Section 208-65 of the Township Zoning Ordinance).



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Re: Preliminary/Final Subdivision and Land Development-1580, 1600, 1690 and 1692 Russell Road  
 # Tredyffrin Township – SD-11-25-18731 and LD-11-25-18725



Conceptual Architectural Plan: 1580, 1600, 1690 and 1692 Russell Road

Page: 4  
 Re: Preliminary/Final Subdivision and Land Development-1580, 1600, 1690 and 1692 Russell Road  
 # Tredyffrin Township – SD-11-25-18731 and LD-11-25-18725

## **COUNTY POLICY:**

### **LANDSCAPES:**

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

### **WATERSHEDS 2045:**

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

### **PRIMARY ISSUES:**

4. While we acknowledge that sidewalks will be provided within the development, we recommend that sidewalks and crosswalk areas be provided along Russell Road, along with direct pedestrian access from Russell Road to the internal sidewalk network. Sidewalks are an essential design element in the **Suburban Landscape**, and pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Suburban Landscape**.
5. In its review of the proposed Landscape Plan (Sheet 11), the Township should ensure that adequate landscaping/vegetative screening is provided between the proposed development and adjoining railroad corridor to the south. Existing mature trees should be maintained wherever possible.

### **ADMINISTRATIVE ISSUES:**

6. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the **Valley Creek Watershed Act 167 Stormwater Management Plan** (February 2011).
7. 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](http://www.chesco.org/DocumentCenter/View/17339).

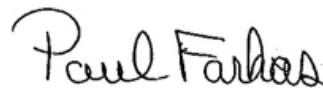
Page: 5

Re: Preliminary/Final Subdivision and Land Development-1580, 1600, 1690 and 1692 Russell Road  
# Tredyffrin Township – SD-11-25-18731 and LD-11-25-18725

8. The Act 247 County Referral Form indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from the developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions.
9. The applicant should demonstrate how snow disposal (i.e. snow storage) will be handled for this development. Consideration should be provided for a designated snow disposal area(s) on the project site. Central off-street parking areas should not be utilized for snow disposal areas.
10. The details of the proposed secondary access connection to UPI# 43-10J-75 to the west should be incorporated into the deeds of the affected lots.
11. The Waiver Request table on Sheet 4 indicates that the applicant is requesting a waiver from Section 181-13 of the Township Subdivision and Land Development Ordinance, in order to allow a combined preliminary/final land development plan submission. 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.
12. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
13. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Russell Road Developers, LLC  
Site Engineering Concepts, LLC  
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

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

December 5, 2025

Danielle Stoltzfus, Township Secretary  
West Brandywine Township  
198 Lafayette Road  
Coatesville, PA 19320

Re: Preliminary/Final Subdivision - 132 Germany Hollow Road  
# West Brandywine Township - SD-10-25-18665

Dear Ms. Stoltzfus:

A preliminary/final subdivision plan entitled "132 Germany Hollow Road", prepared by JMR Engineering and dated October 3, 2025, was received by this office on November 5, 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 Germany Hollow Road, south of Ednas Lane  
Site Acreage: 38.30 acres  
Lots: 2 lots  
Proposed Land Use: Single Family Residential  
UPI#: 29-2-5.5

## **PROPOSAL:**

The applicant proposes the creation of two lots; proposed Lot 1 will contain 10.786 net acres and proposed Lot 2 will contain 4.824 net acres. The site, which is served by on-site water and on-site sewer facilities, is located in the West Brandywine Township R-2 Rural Residential zoning district. The site contains one dwelling that will remain on proposed Lot 1, and a second dwelling is proposed on a 43,560 square foot building easement on proposed Lot 2. An easement on the parcel is held by the North American Land Trust.

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

Page: 2

Re: Preliminary/Final Subdivision - 132 Germany Hollow Road  
 # West Brandywine Township - SD-10-25-18665

**COUNTY POLICY:**

**LANDSCAPES:**

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

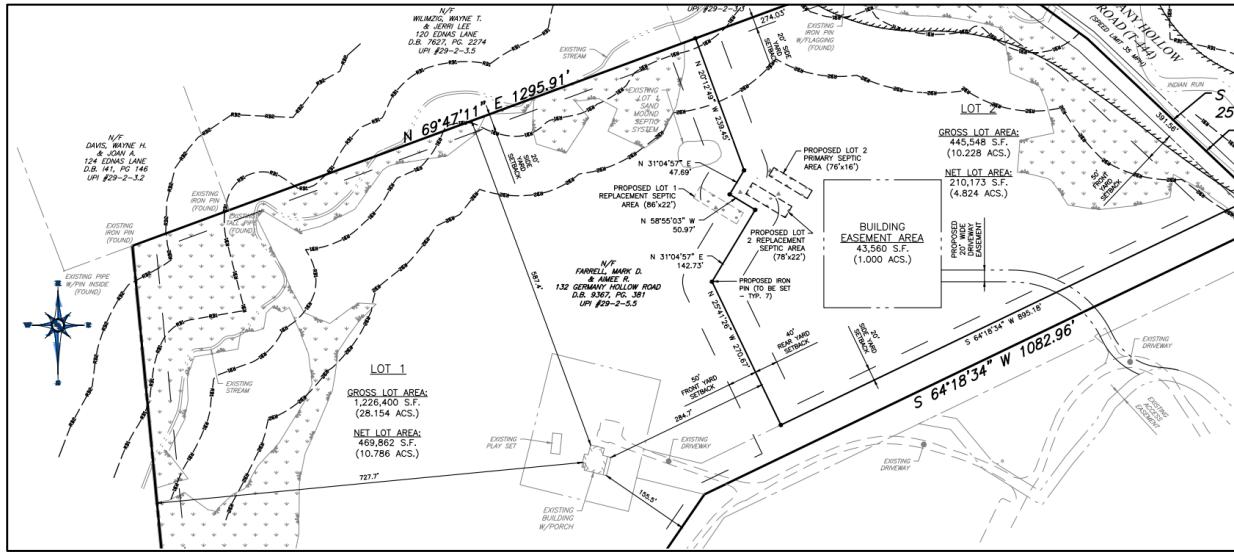


**PRIMARY ISSUES:**

2. The Act 247 referral form that was submitted by the Township indicates that this site is served by public water facilities. County records do not show this area within a public water treatment service area, and the applicant should clarify this matter. If on-site water wells serve the lots, the well locations should be shown to ensure that required separation distances are observed.
3. The lot line separating the proposed lots appears to be drawn to accommodate the proposed septic areas. It would be preferable if a straighter lot line was created to ensure that the lot boundaries are more easily identified.
4. The site is subject to a conservation easement in favor of the North American Land Trust. The Township should ensure that the Trust's easement permits the proposed subdivision and additional dwelling, and the applicable terms of the easement should be shown on the plan.

Page: 3

Re: Preliminary/Final Subdivision - 132 Germany Hollow Road  
 # West Brandywine Township - SD-10-25-18665



*Detail of 132 Germany Hollow Road  
 Preliminary/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, and West Brandywine Township.

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

Sincerely,

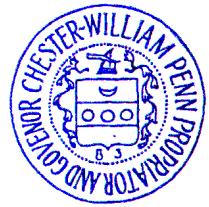
*Wes Bruckno*

Wes Bruckno  
 Senior Review Planner

cc: Katie Eck  
 JMR Engineering  
 Chester County Health Department



# 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

December 1, 2025

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

Re:      Final Subdivision - Christ S. Kauffman  
#      West Fallowfield Township - SD-10-25-18704

Dear Ms. Wheeler:

A final subdivision plan entitled "Christ S. Kauffman", prepared by Regester Associates, Inc. and dated July 17, 2025, was received by this office on November 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:	South side of Center Hall Road, east of Jebb Road
Site Acreage:	48.30 acres
Lots:	2 lots proposed
Non-Res. Square Footage:	0
Proposed Land Use:	Farm/Pasture Land
New Parking Spaces:	0
UPI#:	44-4-49

## PROPOSAL:

The applicant proposes the creation of two lots. The site, which is served by on-site water and sewer facilities, is located in the West Fallowfield Township Agricultural zoning district. Two dwellings and agricultural buildings are located on the site, which will remain. The plan does not propose any additional construction.

**RECOMMENDATION:** The County Planning Commission has no planning issued with the design of this subdivision. All West Fallowfield Township issues should be resolved before action is taken on this plan.

## COUNTY POLICY:

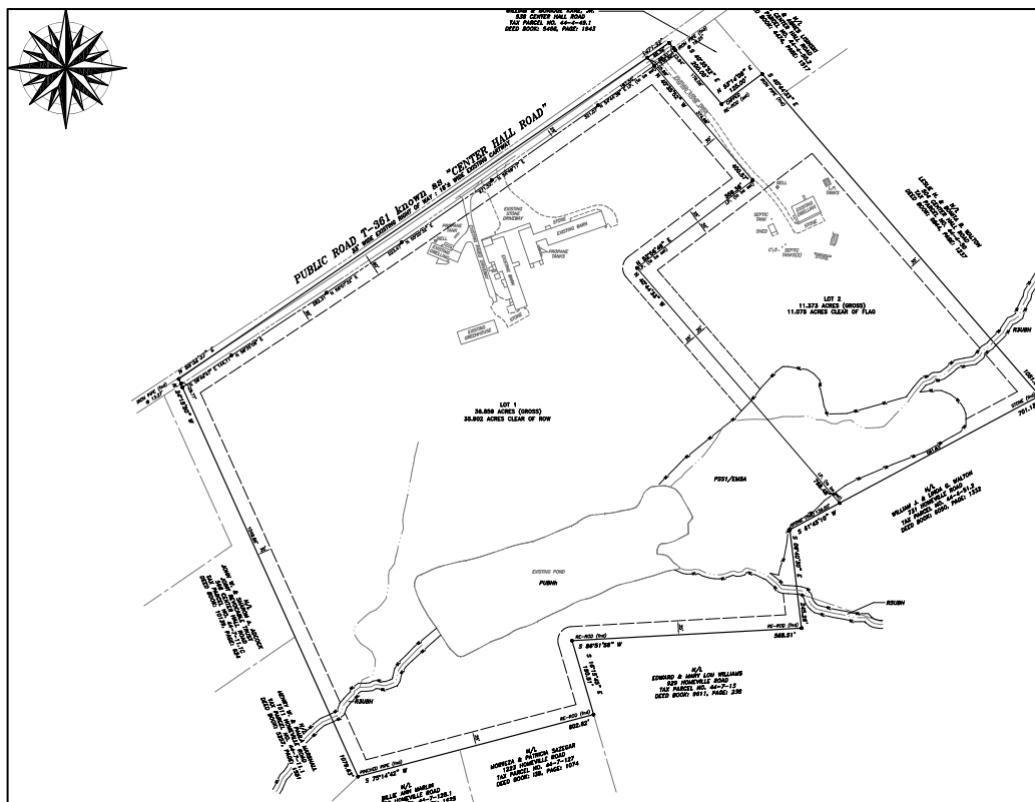
### LANDSCAPES:

1. The site is located within the **Agricultural Landscape** designation *Landscape3*, the 2018 County Comprehensive Plan, at: <https://www.chescoplanning.org/landscapes3/>. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The

Page: 2

Re: Final Subdivision - Christ S. Kauffman  
 # West Fallowfield Township - SD-10-25-18704

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 development is consistent with the objectives of the **Agricultural Landscape**.



*Detail of Christ S. Kauffman Final Subdivision Plan*

Page: 3  
Re: Final Subdivision - Christ S. Kauffman  
# West Fallowfield Township - SD-10-25-18704

ADMINISTRATIVE ISSUE:

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

This report does not review the plan for compliance with all aspects of your ordinance, as this is more appropriately done by agents of West Fallowfield 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: Regester Associates, Inc.  
Chester County Health Department  
Benjamin M. Kauffman, Anna D. Kauffman, Jacob B. Kauffman, and Linda K. Kauffman, owners



# 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



December 12, 2025

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

Re: Final Subdivision - 620 Norma Lane & 701 South Five Points Road  
 # West Goshen Township – SD-11-25-18714

Dear Mr. Bashore:

A Final Subdivision Plan entitled "620 Norma Lane & 701 South Five Points Road", prepared by Chester Valley Engineers, Inc. and dated October 21, 2025, was received by this office on November 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 subdivision for your consideration.

### **PROJECT SUMMARY:**

Location:	South of Maule Lane, at the end of Norma Lane
Site Acreage:	1.96
Lots/Units:	2 existing lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single family residential (proposed lot line revision)
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Residential Infill Development
UPI#:	52-5-144.1, 52-5-144.4

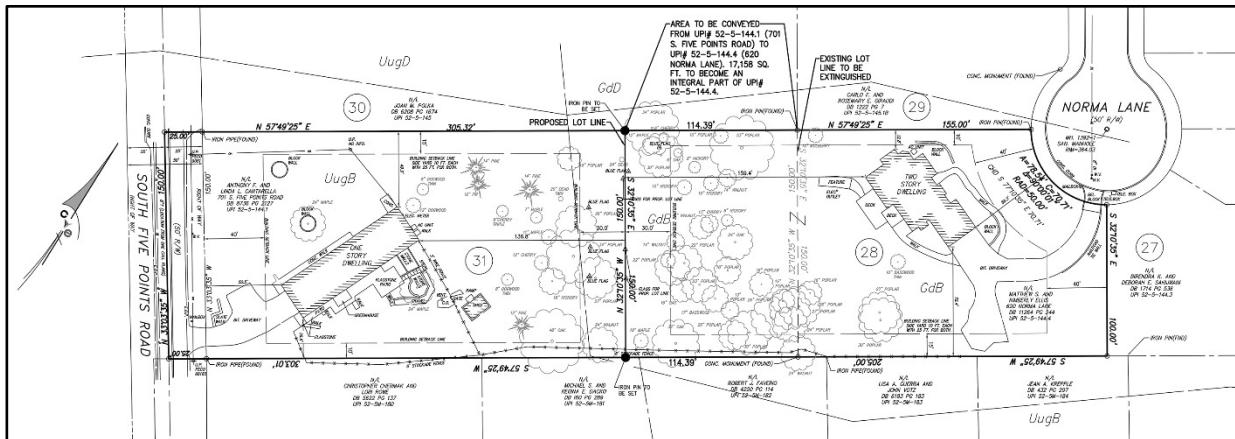
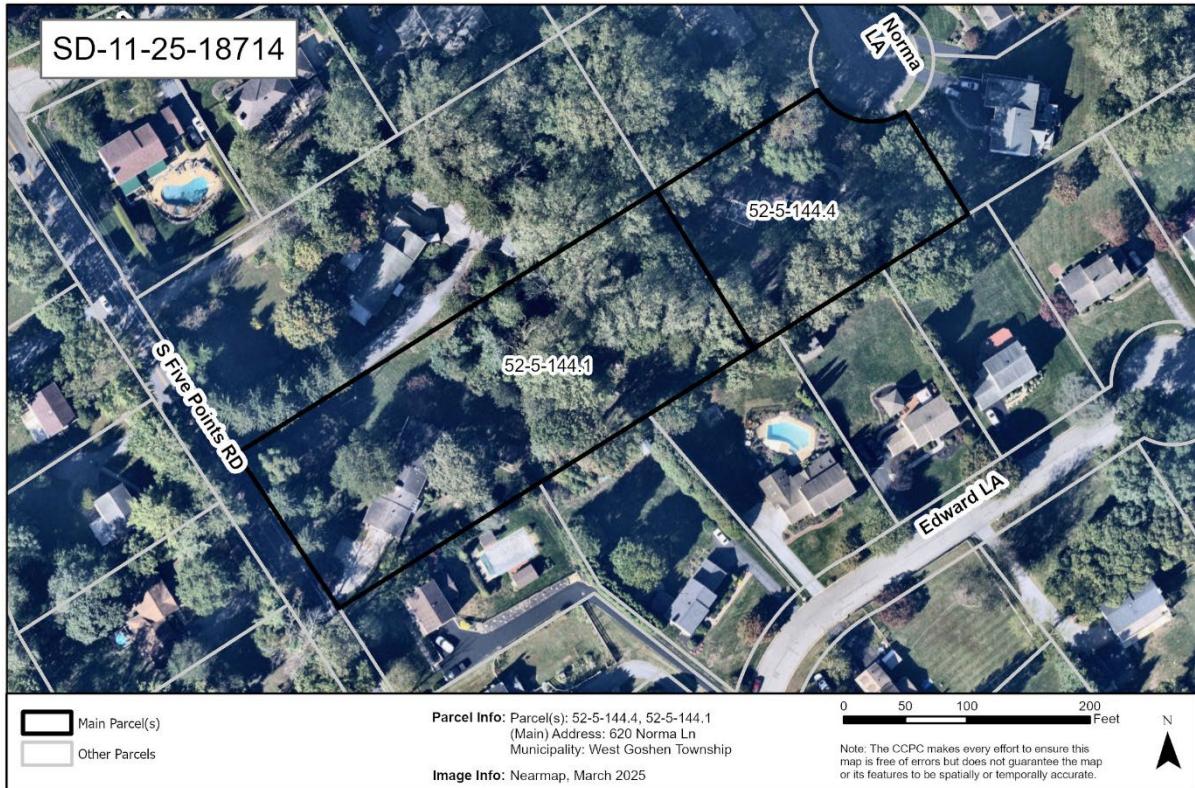
### **PROPOSAL:**

The applicant proposes the conveyance of a 17,158 square foot (0.39 acre) portion of UPI# 52-5-144.1 to UPI# 52-5-144.4. No development activity is proposed as part of the current plan submission. The project site is located in the R-3 Residential zoning district.

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

Page: 2

Re: Final Subdivision - 620 Norma Lane & 701 South Five Points Road  
# West Goshen Township – SD-11-25-18714



Site Plan Detail: Final Subdivision - 620 Norma Lane & 701 South Five Points Road

## **COUNTY POLICY:**

## LANDSCAPES:

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

Page: 3

Re: Final Subdivision - 620 Norma Lane & 701 South Five Points Road  
# West Goshen Township – SD-11-25-18714

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Matthew Ellis  
Chester Valley Engineers, Inc.

# Proposed Plan and Ordinance Reviews



# ORDINANCE PROPOSALS

12/1/2025 to 12/31/2025

The staff reviewed proposals for:

	Total
<b>Comprehensive Plans</b>	1
<b>Subdivision and Land Development Ordinance (SLDO) Amendments</b>	1
<b>Subdivision and Land Development Ordinance (SLDO) Updates</b>	1
<b>Zoning Map Amendments</b>	2
<b>Zoning Ordinance Amendments</b>	7
<b>Zoning Ordinance Updates</b>	2
<b>TOTAL REVIEWS</b>	<b>14</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
City of Coatesville	ZA-11-25-18745	12/12/2025	<b>Proposed - Zoning Ordinance Amendment</b>  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";	Consistent
East Bradford Township	ZA-11-25-18733	12/17/2025	<b>Proposed - Zoning Ordinance Amendment</b>  Amendment: site development standards (hours of operation), C-2 Commercial District.	Not Relevant

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Coventry Township	ZA-11-25-18732	12/1/2025	<b>Proposed - Zoning Ordinance Amendment</b>  Add data center by right in the C-1 Commercial and Business Campus District and LI Limited Industrial District; and data center development standards.	Consistent
East Vincent Township	ZA-11-25-18728	12/9/2025	<b>Proposed - Zoning Ordinance Amendment</b>  IMU – Industrial Mixed Use District - Uses by Special Exception - to allow a data center and energy technology campus use by special exception; and add special provisions for data center and energy technology campus development, with specific criteria and standards.	Consistent
Oxford Borough	SO-10-25-18707	12/10/2025	<b>Proposed - SLDO Update</b>  Subdivision and Land Development Ordinance (SLDO) Update	Consistent
Oxford Borough	ZM-11-25-18730	12/10/2025	<b>Proposed - Zoning Map Amendment</b>  Updated Zoning Map (in conjunction with Zoning Ordinance Update)	Consistent
Oxford Borough	ZO-10-25-18708	12/10/2025	<b>Proposed - Zoning Ordinance Update</b>  Zoning Ordinance Update	Consistent
Upper Uwchlan Township	SA-11-25-18719	12/8/2025	<b>Proposed - SLDO Amendment</b>  "SCREENING" AND "LANDSCAPING" in the Zoning Ordinance and in the Subdivision and Land Development Ordinance; definitions, and "NATURAL AND HISTORIC FEATURES CONSERVATION" AND "LANDSCAPE DESIGN, INSTALLATION AND MAINTENANCE STANDARDS"	Consistent
Upper Uwchlan Township	ZA-11-25-18718	12/8/2025	<b>Proposed - Zoning Ordinance Amendment</b>  SCREENING" AND "LANDSCAPING" in the Zoning Ordinance and in the Subdivision and Land Development Ordinance; definitions, and NATURAL AND HISTORIC FEATURES CONSERVATION" AND "LANDSCAPE DESIGN, INSTALLATION AND MAINTENANCE STANDARDS"	Consistent
Uwchlan Township	ZA-11-25-18721	12/1/2025	<b>Proposed - Zoning Ordinance Amendment</b>  Add definitions of : DISTRIBUTION/ FULFILLMENT CENTER, TRUCK TERMINAL, WAREHOUSE, specify that fulfillment centers or truck terminals are not allowed in the PIC Industrial-Commercial, PCID Planned Industrial Commercial Development, PI Planned Industrial Districts, add Truck Terminals, Distribution and Fulfillment Centers in the PIC Industrial-Commercial District by conditional use, with additional bulk, lot and other requirements.	Consistent
West Brandywine Township	ZA-12-25-18750	12/22/2025	<b>Proposed - Zoning Ordinance Amendment</b>  Short-Term Rental Facility by special exception in the R-2 Rural Residential and the RM Rural Mixed-Use District, with conditions	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
West Caln Township	ZM-11-25-18722	12/8/2025	<b>Proposed - Zoning Map Amendment</b> complete update	Consistent
West Caln Township	ZO-11-25-18710	12/8/2025	<b>Proposed - Zoning Ordinance Update</b> complete update	Consistent
West Chester Borough	CP-10-25-18701	12/3/2025	<b>Proposed - Comprehensive Plan</b> Comprehensive Plan Amendment: Park, Recreation, and Open Space Plan, prepared under the Chester County Vision Partnership Program (VPP).	Consistent

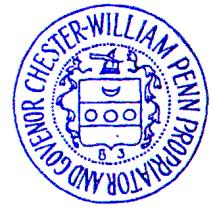
**TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 13**

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

# 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  
601 Westtown Road  
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December 12, 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-11-25-18745

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 November 26, 2025. We offer the following comments to assist in your review of the proposed City Zoning Ordinance amendment.

## DESCRIPTION:

The City of Coatesville proposes the following amendments to its Zoning Ordinance:

- A. Amend the definition of convenience store, adding definitions of cannabinoid; convenience store, small; Department of Health, dispensary, dispensary facility, grower/processor, grower/processor facility, hookah, hoochah bar/lounge, medical marijuana, retail use, tobacco store/smoke shop;
- B. Add the following by-right uses to the C-4 District: hookah bar/lounge, tobacco store/smoke shop, dispensary facility, and grower/process facility;
- C. Add new sections entitled "dispensary facility regulations," "hookah bar/lounge regulations," and "tobacco store/smoke shop regulations";
- D. Add the following by right uses to the C-1 District: indoor commercial recreation, office, office parking lot/garage; recreation, active; recreation area; restaurant, drive through; retail store; and tavern;
- E. Delete the definition of corner store;
- F. Include Grower/Processor Facility as a by-right use in the Light Industry (I-1) District;
- G. Include Grower/Processor Facility as a by-right use in the Heavy Industry (I-2) District; and
- H. Including Small convenience store (C-2, C-3) in Attachment 5 of the Zoning Ordinance entitled "City of Coatesville Table of Commercial Use Lot Area, Setback and Bulk Standards".

## BACKGROUND:

The Chester County Planning Commission reviewed an earlier version of this amendment and our comments were forwarded to the City in a letter dated October 1, 2025 (refer to CCPC # ZA-09-25-18643). The current submission includes a single line addition to Attachment 5 entitled "City of Coatesville Table of Commercial Use Lot Area, Setback and Bulk Standards" of the Zoning Ordinance, instead of including the entire table. We have no further comments on this amendment.

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

We do note that the description of the proposed amendment (under "CITY OF COATESVILLE CHESTER COUNTY, PENNSYLVANIA ORDINANCE NO. 1601-2025") does not appear to reference the proposed amendments listed in E through G in "**DESCRIPTION**" above in this letter; the City Solicitor should determine if these items should be included in the description.

**RECOMMENDATION:** The City should act on this amendment according to the recommendations of the City Solicitor.

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,



Wes Bruckno  
Senior Review Planner



# THE COUNTY OF CHESTER

## COMMISSIONERS

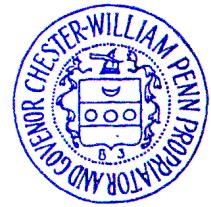
Josh Maxwell  
Marian D. Moskowitz  
Eric M. Roe

Matthew J. Edmond, AICP  
Executive Director

## PLANNING COMMISSION

Government Services Center, Suite 270  
601 Westtown Road  
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West Chester, PA 19380-0990

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



December 17, 2025

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

Re:      Zoning Ordinance Amendment - Site Development Standards, C-2 Commercial District  
#      East Bradford Township – ZA-11-25-18733

Dear Ms. Cantlin:

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 November 17, 2025. We offer the following comments to assist in your review of the proposed amendment.

### DESCRIPTION:

1. The Township proposes to amend subsection (6) of the site development standards for the C-2 Commercial district set forth in Section 115-35.A of the Township Zoning Ordinance, pertaining to hours of operation (we note that this section currently indicates that the uses permitted in this district shall not be open to the public between the hours of 12:00 midnight and 6:00 a.m., with the exception of the lodging aspect of hotels/motels). The proposed revisions include the following:

- The permitted hours of operation will be revised to indicate that, except as otherwise set forth in Section 115-35.A(6)(c), the uses permitted in the C-2 district shall not be open to the public between the hours of 12:00 midnight and 6:00 a.m., unless authorized as a conditional use by the Board of Supervisors (proposed Section 115-35.A(6)(a)).
- The addition of Section 115-35.A(6)(c), which states that the lodging aspect of a hotel/motel use shall not be subject to the hours of public operation limitations set forth within Section 115-35.A(6)(a); however, any eating and drinking establishments, and meeting, conference, convention, banquet or reception facility within a hotel/motel must cease operations by 2:00 a.m., and also that a hotel/motel use shall comply with the delivery truck or vehicle operating timeframes set forth in Section 115-35.A(6)(b).

### COMMENTS:

2. Allowing certain uses permitted in the C-2 district to operate up to 24 hours by conditional use appears to be appropriate. The conditional use process allows the Township 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" (Section 913.2(a), PA Municipalities Planning Code).

Page: 2

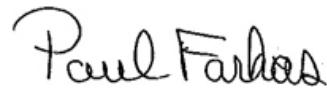
Re: Zoning Ordinance Amendment - Site Development Standards, C-2 Commercial District  
# East Bradford Township – ZA-11-25-18733

3. The last line in Section 115-36.A(6)(c), which currently states "...and a Hotel/Motel uses..." should be revised to state "..and a Hotel/Motel use...".

**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



# 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



December 1, 2025

Eugene C. Briggs, Jr., AICP, CZO, Township Manager  
East Coventry Township  
855 Ellis Woods Road  
Pottstown, PA 19465

Re:    Zoning Ordinance Amendment – Data Centers: Definition, Permitted By-Right in C-1 and LI  
Districts, with Standards  
#      East Coventry Township - ZA-11-25-18732

Dear Mr. Briggs:

The Chester County Planning Commission has reviewed the proposed East Coventry 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 November 14, 2025. We offer the following comments to assist in your review of the proposed East Coventry Township Zoning Ordinance amendment.

### DESCRIPTION:

1. The following amendments are proposed to the East Coventry Township its Zoning Ordinance:
  - A. Add a definition of data center;
  - B. Permit data centers by right in the C-1 Commercial and Business Campus District and in the LI Limited Industrial District; and
  - C. Amend the Zoning Ordinance's "General and Supplemental Regulations and Design Standards" to add parking, bulk and lot, utility, access, open space, equipment standards, environmental impact regulations, and other regulations relating to data centers.
2. The submission included a list of five properties owned by Constellation Energy Generation, LLC, which prepared the proposed Zoning Ordinance amendment that was submitted by the Township to the County Planning Commission. The Chester County Planning Commission's review of this submission does not include any assessment or analysis of the suitability of these five properties because the proposed amendment could apply to any parcel within the C-1 and LI District that meets the amendment's qualifying requirements. The Township should be aware that the amendment, if adopted, could potentially apply to other qualifying parcels in these Districts, and the County Planning Commission's review is limited to the text of the proposed Zoning Ordinance text amendment.

### LANDSCAPES:

3. The East Coventry Township C-1 Commercial and Business Campus and the LI Limited Industrial Districts are generally located in the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential

Page: 2

Re: Zoning Ordinance Amendment – Data centers: Definition, Permitted By-Right in C-1 and LI Districts, with Standards  
 # East Coventry Township - ZA-11-25-18732

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 East Coventry Township Zoning Ordinance amendment could be consistent with the objectives of the **Suburban Landscape**, but the Township should carefully consider the comments in this letter and craft changes to the proposed amendment that can limit the avoidable externalities potentially associated with data centers.

COMMENTS:

4. Data centers have become essential 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 concerns, among other issues.<sup>1</sup> Although data centers have existed for some years, their development has accelerated because of increased demand driven by the needs of artificial intelligence<sup>2</sup>. The sizes of data centers can range from shipping container-sized micro centers to multi-building facilities that cover hundreds or thousands of acres. It is therefore appropriate that the Township consider adopting an ordinance that can both permit data centers as well as mitigate their potential adverse effects.

Due to these concerns, we suggest that the Township regulate data centers by conditional use rather than by-right as proposed in the amendment, because the Township Supervisors will be better positioned to assess the potential effects of these land uses. As the Township Supervisors review a future data center proposal, the Supervisors 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.” (Pennsylvania Municipalities Planning Code, Section 913.2(a)).

The provisions in the proposed amendment are generally useful, but we suggest that the Township critically address the issues that specifically apply to data centers as suggested below as well as consider additional performance standards as permitted by the Pennsylvania Municipalities Planning Code.

Specific Suggestions:

5. Data centers are intensive energy users. We suggest that the proposed ordinance assess 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 proposed ordinance should consider whether on-site power generation will be permitted and it should regulate emissions, noise, and other related issues as necessary. The potential for alternate or renewable energy sources should also be considered.

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<sup>1</sup> This year, America’s total spending to build data centers will exceed construction spending on all commercial offices (New York Wall Street Journal, 10/21/25).

<sup>2</sup> Currently over 5,000 data centers in US; medium-sizes use >110 million gallons water per year (Environmental and Energy Study Institute, 6/25/25: eesi.org).

Page: 3

Re: Zoning Ordinance Amendment – Data centers: Definition, Permitted By-Right in C-1 and LI Districts, with Standards  
# East Coventry Township - ZA-11-25-18732

6. The Township should consider requiring a data center operator to provide routine public reports on environmental impacts such as water usage, air quality and noise levels, including regular/continuous monitoring of such impacts. The Township should also consider the potential effects of locating a data center near a floodplain or near the Schuylkill River.
7. The ordinance should consider a proposed data center's aesthetic effects and whether the Township's requirements in the Subdivision and Land Development Ordinance Sections [22-428 Landscaping, Screening and Buffering](#), [22-513 Open Space, Landscaping, Screening and Buffering](#), and Zoning Ordinance Section [27-1309 Landscape Screens](#), will be adequate. The Township could also require conceptual illustrations of a proposed data center and a view analysis from adjacent areas, including façade treatments and architectural designs that will help the facility be more compatible with its surrounding areas.
8. If the Township determines that data centers should be permitted and can be appropriately regulated in the C-1 and LI Districts, the ordinance should encourage the adaptive reuse of large structures. In such cases, the ordinance should require that adaptive reuses involving external additions (such as power generation facilities, electric substations, generators, etc.) will be compatible with surrounding areas. Additions and accessory structures should be landscaped be set back from lot lines and perhaps be restricted from front yard areas. Zoning bonuses could be considered to encourage applicants to adaptively re-use such structures.
9. Some data centers operate with few routine (or without any) on-staff personnel or do not typically require much interior lighting. Security and site access concerns should be addressed in the ordinance, which could include the use of aesthetically designed fencing.
10. The Township's first responders should assess how they will handle emergencies in data centers, especially those that involve electrical equipment, water systems, hazardous materials, and confined spaces.
11. Section 27-1339 A. of the proposed amendment requires the use of public water and sewer facilities. This Section should require an applicant to identify the public water and sewer service provider and should show that the provider has adequate capacity to serve the data center. If supplemental water is permitted to be drawn from the aquifer, the applicant should provide information showing that groundwater usage will not reduce the availability of water for those who rely on wells.

The ordinance should also more-fully consider how data centers will be cooled, such as by recirculated (closed-loop) water- or air-cooling systems. If water is used for cooling, the Township should require documentation of review and approval from the Delaware River Basin Commission for any proposed substantial withdrawals from the Schuylkill River. An applicant should also show that any release of water used for cooling will not adversely affect the receiving watershed through thermal pollution, because coolant water may be of a higher temperature than the receiving waterbody. Also, an applicant should indicate whether facilities such as cooling towers may be needed to remove excess heat from the water (some methods to remove heat from water may require the use of cooling towers, with their attendant visible plumes of water vapor.)

12. Section 27-1339 C.2. of the proposed amendment contains a requirement for trail head parking. This is an important provision because the Schuylkill River Trail passes through the C-1 and LI Districts. The Township should, however, coordinate this provision with the policies of the East Coventry Township Greenway and Trail Master Plan.

Page: 4

Re: Zoning Ordinance Amendment – Data centers: Definition, Permitted By-Right in C-1 and LI Districts, with Standards  
 # East Coventry Township - ZA-11-25-18732

Also, Section 27-1339 C.3. of the proposed amendment refers to an offer to dedicate an easement over open space for parkland or for other various purposes; the Township should consider how setbacks, screening, and safety for trail users can be used to ensure that a data center will be compatible with a trail and park area.

13. The C-1 and LI Districts contain substantial residential areas and neighborhoods and many (or all) of the large parcels in these Districts that could host a data center are adjacent to homes. For these reasons, the proposed ordinance should include ample screening and setbacks to protect these residential areas.

Section 27-1339 E. of the proposed ordinance includes exceptions to the Township's "Area, Bulk and Dimensional Standards" in Zoning Ordinance Section 27-1104, and the Township should specifically scrutinize these exceptions. For example:

- i. The amendment's proposed maximum building height is 120 feet, while the maximum permitted height in the C-1 and LI Districts for other uses is 65 feet. The Township should determine whether it is appropriate to almost double the maximum permitted height for data centers.
- ii. The proposed minimum building setback is 100 feet; this setback may not be adequate considering the proximity to residential uses. For example, Loudoun County in Virginia requires a 200-foot setback from residentially zoned properties, with a stepped-back building façade, and York County's model ordinance requires a 100-300 foot buffer. (See the York County model and the Loudoun County ordinance in Comment 16 below. Note that the Loudoun County ordinance also includes design provisions relating to fenestration, façade surfaces, building step-backs, "green walls", etc.).
- iii. Proposed Section 27-1339 F.1.c. limits accessory structures to 500 square feet and not more than four per lot; because a data center may include more than one lot, the Township should clarify whether the limitation should be applied to "lot" or "tract".

14. The ordinance should assess the economic lifecycle of data centers and the disposal of e-waste.

15. The ordinance should require an applicant to conduct a base-line sound study prior to any proposed construction and again after the data center is fully operational to demonstrate that sound levels measured at the property line of any residential or other sensitive uses (potentially including farms, parks, health clinics, schools, etc.) conform to the Township's regulations.

The sound study should also assess the potential for vibrations that may be conducted or perceived through the ground, or which may be of an intermittent nature. The Township may need to engage a person who is trained and qualified in the use of sound-measuring equipment to establish objective compliance with the ordinance. However, it may be difficult to assess compliance during times when sound disturbances may be most noticeable, such as during nights and weekends, or when Township staff may be unavailable to respond to complaints.

16. The Township should review how other municipalities regulate data centers:

- Penn Future prepared a model data center ordinance, at: <https://www.pennfuture.org/datacenters>.
- The York County Planning Commission also prepared a model ordinance, at: <https://www.ycpa.org/Search?searchPhrase=data%20center&pageNumber=1&perPage=10&departmentId=-1>
- The Loudoun County data center ordinance is available at: <https://online.encodeplus.com/regs/loudouncounty-va-crosswalk/doc-viewer.aspx#secid-859>

Page: 5

Re: Zoning Ordinance Amendment – Data centers: Definition, Permitted By-Right in C-1 and LI Districts, with Standards  
# East Coventry Township - ZA-11-25-18732

17. As the Township considers this amendment, it should be guided by the policies and recommendations in the 2015 Pottstown Metropolitan Regional Comprehensive Plan at:

[https://pottstownmetroregion.com/wp-content/uploads/2015/12/pmrpc\\_compplan\\_final\\_web.pdf](https://pottstownmetroregion.com/wp-content/uploads/2015/12/pmrpc_compplan_final_web.pdf), in which the Township participated. Specifically, the Township should review the Development Guidelines for Business, Industrial and Manufacturing in **Chapter 5 Future Land Use**.

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

We request an official copy of the decision made by the East Coventry 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

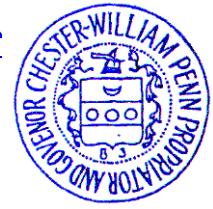
Josh Maxwell  
Marian D. Moskowitz  
Eric M. Roe

Matthew J. Edmond, AICP  
Executive Director

## PLANNING COMMISSION

Government Services Center, Suite 270  
601 Westtown Road  
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West Chester, PA 19380-0990

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



December 9, 2025

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

Re:      Zoning Ordinance Amendment - Data Center Campus, Data Center Campus Development by  
Special Exception in the IMU – Industrial Mixed Use District (Supplemental Submission)  
#      East Vincent Township - ZA-11-25-18728

Dear Mr. Zienkowski:

The Chester County Planning Commission has reviewed the proposed East Vincent 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 November 14, 2025. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

### DESCRIPTION:

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

- A. Allow Data Center Campus (DCC) and Data Center Campus Development use by special exception in the IMU – Industrial Mixed Use District;
- B. Adopt definitions for: “applicant” (i.e., applying only for the purposes of the proposed amendment); “approve, approved, approval”; “determine, determines, determined, determination”; “direct, “directed”; “owner or owner/operator”; “to the satisfaction of”; “township”; “data center”, “data center campus (“DCC”)”, “data center accessory uses”, “data center equipment (“DCE”)”, “daytime ambient sound”; “nighttime ambient sound”; and “sensitive receptors”;
- C. Add area, bulk and lot regulations, accessory uses, parking standards, fencing, truck idling, buffering regulations, lighting, natural resource conservation, LEED certification, the preparation of a concept plan, an economic impact analysis, a traffic impact analysis, a water and sewer analysis, electric use, tree and tree replacement standards, an environmental impact study, regulations regarding sound and the preparation of a sound study, regulations pertaining to generator operation, an emergency response plan, a community benefits agreement, and other provisions.

Page: 2

Re: Zoning Ordinance Amendment - Data Center Campus, Data Center Campus Development by Special Exception in the IMU – Industrial Mixed Use District (Supplemental Submission)  
 # East Vincent Township - ZA-11-25-18728

**BACKGROUND:**

The Chester County Planning Commission reviewed a prior version of this Township Zoning Ordinance amendment and our comments were forwarded to the Township in a letter dated September 23, 2025 (refer to CCPC # ZA-09-25-18648). In a Township letter to the County Planning Commission, dated November 13, 2025, the Township stated that the prior version of the amendment was tabled and underwent a lengthy revision and review process.

The Township's letter to the County Planning Commission also stated that, by way of background, an applicant had submitted a conditional use application under the provisions of the Industrial Mixed-Use District for a proposed data center related to a tract owned by the applicant.

The Chester County Planning Commission's review of this submission does not include any assessment or analysis of the suitability of any particular tract because the proposed amendment could apply to any parcel within the IMU-Industrial Mixed Use District that meets the amendment's qualifying requirements; the Township should be aware that the amendment, if adopted, could potentially apply to other qualifying parcels in the IMU District, and the County Planning Commission's review is limited to the text of the proposed Zoning Ordinance text amendment.

**LANDSCAPES:**

2. The East Vincent Township IMU – Industrial Mixed Use District, where Data Centers and Energy Technology Campus land uses would be permitted by this amendment, are generally located in the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided.

The proposed East Vincent Township Zoning Ordinance amendment could be consistent with the objectives of the **Suburban Landscape**, but the Township should carefully consider the comments in this letter and craft changes to the proposed amendment that can limit the avoidable externalities potentially associated with data centers and data center campus land uses.

**COMMENTS:**

3. As noted in our review of a previous version of this amendment, data centers have become essential to meet the demands of artificial intelligence, telecommunications, and computer systems; and they are also associated with high energy use, water consumption, noise, building mass, environmental protection, among other concerns. It is appropriate that East Vincent consider adopting an ordinance that will permit data centers as well as mitigate potential adverse effects.

The provisions in the currently-proposed amendment are appropriate and address many of the matters that the County Planning Commission raised in our previous review. We continue to recommend that the Township consider the additional comments discussed in this letter.

Page: 3

Re: Zoning Ordinance Amendment - Data Center Campus, Data Center Campus Development by Special Exception in the IMU – Industrial Mixed Use District (Supplemental Submission)  
 # East Vincent Township - ZA-11-25-18728

4. Because data centers can result in significant land use, energy and environmental concerns that extend far beyond the physical limits of a data center site, we continue to suggest that the Township regulate these facilities by conditional use rather than by special exception as proposed in this amendment, because the Township Supervisors may be better positioned to assess such wider community impacts. The Board of Supervisors can impose reasonable conditions on such proposed facilities and "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 913.2(a)).
5. The Purpose statement in proposed ***Section 27-2806. Special Provisions for Data Center Campus Development*** clearly expresses the Township's reasons for creating the proposed ordinance to protect the:  
 "...public health, safety, and welfare of its residents by establishing environmental, performance and other standards, including, but not limited to, limits on noise, water use, energy demand, and monitoring, reporting, and enforcement mechanisms to ensure compliance with Township ordinances and state and federal law, and consistent with Pennsylvania's Clean Energy Goals, Chester County's Landscapes3 planning framework..."

The East Vincent Township IMU – Industrial Mixed Use District, where data centers and data center campus land uses would be permitted by this amendment, are within the "High Intensity Mixed Use" designation in the 2018 East Vincent Township Comprehensive Plan's Map 9, "Future Development Plan". (The East Vincent Township Comprehensive Plan is available at: [https://www.eastvincent.org/vertical/sites/%7B5B8F1E55-6CA8-450E-BB40-12A8385B1313%7D/uploads/EVT\\_COMP\\_PLAN\\_FINAL\\_VERSION\\_10-04-2018\\_v1.1.pdf](https://www.eastvincent.org/vertical/sites/%7B5B8F1E55-6CA8-450E-BB40-12A8385B1313%7D/uploads/EVT_COMP_PLAN_FINAL_VERSION_10-04-2018_v1.1.pdf))

Page 24 in the Comprehensive Plan describes the High Intensity Mixed Use designation as:

"These areas include the "Jones Motors" and "Pennhurst" sites and some adjacent properties. These areas are currently zoned PO-Industrial/Professional/Office Research, Commercial Mixed-Use and Industrial Mixed-Use. Since all these districts promote higher intensity development that include a variety of uses, it is recommended that they be combined into a single zoning district that promotes large-scale planned development that includes residential and non-residential use. The new zoning should also incorporate design standards to insure future development results in high quality streetscapes within a walkable pedestrian scale community."

Also, the area is within the Schuylkill River Heritage Area. As described on page 8 of the Comprehensive Plan:

"This area, which is now referred to as the Schuylkill River Greenways National Heritage Area, covers the Schuylkill River watershed in Schuylkill, Berks, Chester, Montgomery, and Philadelphia Counties. This region is nationally significant for the role that its people, places, and events played during the American, Industrial, and Environmental Revolutions. The Heritage Area provides public drinking water to 1.5 of the 3.2 million people across five counties."

As stated in the East Vincent Township Comprehensive Plan, the IMU District includes a variety of uses (e.g., residential and non-residential). For these reasons, the proposed ordinance should include ample screening and setbacks, as well as other provisions to protect nearby residential areas.

Page: 4

Re: Zoning Ordinance Amendment - Data Center Campus, Data Center Campus Development by Special Exception in the IMU – Industrial Mixed Use District (Supplemental Submission)  
# East Vincent Township - ZA-11-25-18728

The following issues should be addressed in the proposed ordinance:

A. Proposed **Sections 27-2806.6.4.D. Sound, Noise and Vibration Limits, 27-2806.6.4.E. Lighting Standards, 27-2806.6.4.F. Environmental Impact Analysis** and **27-2806.6.4.G. “Prospective Sound and Vibration Study”** assesses very technical matters. The Township will need to engage a person who is trained and qualified in the use of specialized equipment necessary to establish objective measurements to determine compliance with these requirements. Also, the provisions relating to noise should specifically include vibrations perceived through the ground, or which may be intermittent. However, it may be difficult to assess compliance during times when sound disturbances may be most noticeable, such as during nights and weekends, or when Township staff may be unavailable to respond to complaints.

Also, proposed **Section 27-2806.7.C.(2)**. refers to the “...final escrow release for any data center land development phase.” Escrow funds, as regulated in the Municipalities Planning Code Section 509, typically relate to financial security necessary to ensure the completion of physical improvements. If proposed **Section 27-2806.7.C.(2)**. relates to ensuring compliance with sounds, vibration or other non-physical parameters, the Township Solicitor should provide specific advice on this Section.

B. The Township should consider requiring a data center operator to provide routine public reports on environmental impacts such as water usage, air quality and noise levels, including regular/continuous monitoring of such impacts. The Township should also consider the potential effects of locating a data center near a floodplain or near the Delaware River.

C. Proposed **Section 27-2806.6.E. Electric Use Analysis (“EUA”)** addresses the estimated impacts on electric rates or power availability for other uses directly attributable to the data center campus. Some other municipalities have attempted to require data center operators to reduce their power demands during periods of excessive demands on the grid, to avoid brownouts or blackouts.

D. Proposed **Section 27-2806.7.E. “Community Benefits Agreement”** (CBA) should be reviewed by the Township Solicitor to determine if it is consistent with the applicable provisions of the MPC. This proposed Section states that the CBAs “... are intended to offset the impacts of DCC developments on local resources and infrastructure including, but not limited to, environmental resources, historical resources, emergency responders (fire, emergency medical services and police), roads, sanitary sewer and local government administration....” However, the Township Solicitor should confirm that the CBA is allowable under the provisions of the MPC, specifically Article V-A Municipal Capital Improvement. As noted above, the Township Supervisors (or Zoning Hearing Board as part of a special exception approval) can impose reasonable conditions on such proposed facilities and “...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance.” (Municipalities Planning Code, Section 913.2(a)).

E. The Township’s amendment should more-fully address the use of water for cooling the data center, and whether significant withdrawals from the aquifer will be required. The Township should ensure that any release of water used for cooling (the ordinance requires a closed-loop system, but occasional releases may be necessary) will not adversely affect the watershed, because such water may be at a higher temperature than that of the receiving water. The applicant should also discuss what will happen if adjacent water wells are affected by the facility’s water use. Applicants 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.

Page: 5

Re: Zoning Ordinance Amendment - Data Center Campus, Data Center Campus Development by Special Exception in the IMU – Industrial Mixed Use District (Supplemental Submission)  
 # East Vincent Township - ZA-11-25-18728

- F. The amendment's Tree Mitigation and Replacement Standards refer to a "Township Arborist." The Township should clarify how the position of Township Arborist will be appointed or created.
- 6. The Township has proposed to permit "Data Center Campus" as well as "Data Center Campus Development" in different sections in the IMU-Industrial Mixed Use District. It is not clear how these two land uses are different, or why they should be listed separately in the IMU District. If these two uses are essentially the same, the Township should consistent terminology.
- 7. Section **27-2806. Special Provisions for Data Center Campus Development** Subsection 3.C.(4) requires that:

"For Building Coverage in excess of 300,000 square feet, all proposed DCC buildings must be designed and constructed to meet the standards of the LEED Gold certification program and achieve LEED Gold certification. Additionally, Applicant must purchase 1 TDR for every 4,000 square feet of Building Coverage above and beyond 300,000 SF of proposed building coverage, rounded up to the nearest TDR..."

US Green Building Council LEED certifications are not typically granted before construction is complete because information about a facility's energy usage over time would not be available, and applicants may not be able to provide such information at an application phase. However, it is still appropriate to require facilities to be designed to reasonably strive towards achieving a LEED certification. Applicants can also register with the US Green Building Council at any time to indicate the intent to pursue a LEED certification. Applicants can also apply for pre-certification for projects in the design phase to gain recognition of sustainable goals prior to completion. (refer to: <https://www.usgbc.org/leed>).

In addition, the use of transferable development rights for non-residential development is unusual, but the Pennsylvania Municipalities Planning Code, Section 619.1 **Transferable Development Rights** does not appear to be specifically prohibit their use in non-residential developments. However, the Township should be able to describe how it arrived at the proposed ratio of "...1 TDR for every 4,000 square feet of Building Coverage above and beyond 300,000 SF of proposed building coverage..." in this Section.

- 8. Data centers are intensive energy users. We suggest that the Township consider how a data center's anticipated electricity demand may affect the capacity of the grid without creating the potential for brownouts or failures. Also, the definition of DCC specifically excludes "Any fossil fuel based power generation system, (except as stated in the definition of Backup Generator below)..." as well as using biomass, anaerobic digestion or nuclear power. The definition of Data Center Accessory Uses does mention "...renewable energy generation system uses ... to supply power to the DCC during normal operations or as backup power sources..." but does not specifically include a definition of Backup Generator. This should be clarified.

Also, it may be difficult for a data center to operate when power from the grid is lost, and it may be even more difficult to continue operations without some form of temporary fossil-fuel based power generation. (Battery-based backup power supplies may not be adequate for more than short power outages). This may need further consideration by the Township.

Page: 6

Re: Zoning Ordinance Amendment - Data Center Campus, Data Center Campus Development by Special Exception in the IMU – Industrial Mixed Use District (Supplemental Submission)  
# East Vincent Township - ZA-11-25-18728

9. Proposed ***Section 27-2806.5 DCC Special Exception Application Section 5.C.(2)*** requires “Additional Documentation including a Concept Plan” and supporting documentation. This is a useful provision, and the Township should recognize that changes to such a Concept Plan may be necessary to respond to new circumstances and flexibility may be necessary.
10. Some data centers and DCCs operate without significant (or minimal) on-staff personnel and require minimal interior lighting. Additional security and site access concerns should be discussed with the applicant to ensure that only authorized personnel can enter the center and its grounds.
11. The Township’s first responders should assess how they will handle emergencies especially when data centers involve electrical equipment, water systems and hazardous materials. The provisions in ***Section 27-2806.6.F.(1)*** (relating to “...potential impacts ... during periods of emergency power, fire, and fire suppression and control... storage of oil-based or other combustible materials...and release of gasses and/or other ...” and “...potential stationary and mobile sources of fine particulate matter...”) should be reviewed by the Township’s first responders. The ***Emergency Response Plan*** in ***Section 27-2806.7.A.*** should also be reviewed by the Township’s first responders.
12. The spelling of “recepter” probably should be changed to “receptor” because of its contextual usage.
13. The Township should review how other municipalities regulate data centers:
  - Penn Future prepared a model data center ordinance, at: <https://www.pennfuture.org/datacenters>.
  - The York County Planning Commission also prepared a model ordinance, at: <https://www.ycpa.org/Search?searchPhrase=data%20center&pageNumber=1&perPage=10&departmentId=-1>
  - The Loudoun County data center ordinance is available at: <https://online.encodeplus.com/regs/loudouncounty-va-crosswalk/doc-viewer.aspx#secid-859>

**RECOMMENDATION:** East Vincent 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 East Vincent 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

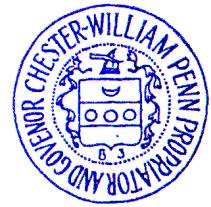
Josh Maxwell  
Marian D. Moskowitz  
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Matthew J. Edmond, AICP  
Executive Director

## PLANNING COMMISSION

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601 Westtown Road  
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West Chester, PA 19380-0990

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



December 10, 2025

Pauline Garcia-Allen, Borough Manager  
Oxford Borough  
P.O. Box 380  
Oxford, PA 19363

Re: Subdivision and Land Development Ordinance Update  
# Oxford Borough – SO-10-25-18707

Dear Ms. Garcia-Allen:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance (SLDO) Update 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 October 28, 2025. We offer the following comments to assist in your review of the proposed SLDO Update.

### DESCRIPTION:

1. Oxford Borough proposes to update its SLDO. We note that the proposed revisions, which are intended to achieve the goals and objectives of the Borough's 2024 Comprehensive Plan, modernize the ordinance to address deficiencies in guiding new development, preserve historic resources and character, and ensure safe, multi-modal access and circulation, include the following:
  - A. Residential Building Design standards are provided in Article 34. The purpose of these design standards is to: preserve the integrity of the traditional neighborhood character of the Borough while allowing for the construction of new residential buildings to meet modern living needs, ensure that the original design and residential integrity of existing structures are maintained over time, and encourage the incorporation of Universal Design practices, increasing the availability of accessible homes;
  - B. Nonresidential Building Design standards are provided (Article 35), which are designed to achieve the objectives set forth in Section 22-35.2, which includes improving the ambience and visual quality of the Borough's commercial and mixed-use areas by maintaining and increasing density, encouraging compatible building forms, and promoting consistent streetscape design;
  - C. Town Center Building Design standards are provided in Article 36, the purpose of which includes advancing the goal of allowing new construction and renovation in the Town Center that contributes to its traditional and historic character; and
  - D. The addition of digital plan submission requirements (this issue is further addressed in comment #10).
2. The Borough also proposes to update its Zoning Ordinance and Zoning Map, which is addressed by the County Planning Commission in a separate review letter (CCPC# ZO-10-25-18708 and ZM-11-25-18730).

Page: 2  
 Re: Subdivision and Land Development Ordinance Update  
 # Oxford Borough – SO-10-25-18707

**LANDSCAPES:**

3. Oxford 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 SLDO Update is consistent with the objectives of the **Urban Center Landscape**. We endorse the Borough's efforts in the preparation of this comprehensive SLDO update.
4. The Borough is located in the Town Center, Town Residential, and Commerce land use categories on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan. The SLDO Update is consistent with the recommended strategies for these land use categories, as set forth on pages 5-14 to 5-16 of the Multimunicipal Comprehensive Plan.

**COMMENTS:**

5. For ease of use purposes, we recommend that the Borough provide a Table of Contents, which was not included in the draft ordinance submitted for our review.
6. The graphics and tables provided throughout the proposed ordinance, particularly the graphics provided for both residential and nonresidential building design standards and the graphics provided for town center building design standards, are clear and easy to interpret.
7. There are several instances where the label for a figure is provided on a separate page than the figure itself. For example, while the label for Figure 12-2 is located immediately after the definition of Building Height, Figure 12-2 is provided on the following page. For ease of use purposes, the Borough should ensure that the Figure labels are located on the same page as the Figure itself in the adopted ordinance.
8. The Borough should ensure that a consistent Section number format is utilized throughout the SLDO. While some sections utilize the “22-##.##” format, such as § 22-10.1 Title, other sections utilize the “22.##.##” format (for instance, “§22.21.2 Permits, Inspections, & Fees”). We note that the “22-##.##” format is utilized in the draft zoning ordinance reviewed by the County Planning Commission (CCPC# ZO-10-25-18708), and it also appears to be the format utilized in the online copy of the Borough Code available at <https://ecode360.com/OX0928>.
9. The draft ordinance contains several references to an Official Map. For instance, Section 22-31.1.A.1 states that the “location and width of all streets shall conform to the Official Map or to such parts thereof as may have been adopted by the Borough.” However, it is our understanding that the Borough has not yet prepared a draft Official Map or adopted an Official Map in accordance with Article IV of the PA MPC. The Borough, in consultation with its Solicitor, should verify whether it is appropriate to reference an Official Map in its SLDO at this time.
10. We endorse that the Administration and Review Procedures in Part 4 include digital submission requirements. The County Planning Commission endorses the incorporation of digital submission requirements into municipal Subdivision and Land Development Ordinances, particularly at the preliminary plan stage, as this creates increased efficiency in sharing plan information amongst municipal offices, along with (long-term) efficiency gains in sharing plan information with county and state offices.

Page: 3  
Re: Subdivision and Land Development Ordinance Update  
# Oxford Borough – SO-10-25-18707

For clarity purposes, we recommend that Section 22-40.3.B.1 be revised to indicate the acceptable digital format(s) for an electronic copy of a plan submission (e.g. digital PDF).

11. The Borough should verify the accuracy of the section reference provided in the last sentence in Section 22-43.6.A.6. According to the Borough Code available online at <https://ecode360.com/37715455>, the Borough's Sidewalk Construction and Repair standards are set forth in Part 7, rather than Part 1, of Chapter 21 of the Borough Code. Additionally, the last sentence in this section contains an outdated reference to a Borough Ordinance adopted in 1987 ("Ord. 606, 5/5/1987"), which should be deleted.

**RECOMMENDATION:** The County Planning Commission supports the adoption of the proposed SLDO Update, after consideration of the comments in this review letter.

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

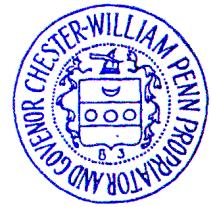
Sincerely,



Paul Farkas  
Senior Review Planner



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

December 10, 2025

Pauline Garcia-Allen, Borough Manager  
Oxford Borough  
P.O. Box 380  
Oxford, PA 19363

Re:    Zoning Ordinance and Zoning Map Update  
#    Oxford Borough – ZO-10-25-18708 and ZM-11-25-18730

Dear Ms. Garcia-Allen:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance and Zoning Map Update as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 28, 2025. We offer the following comments to assist in your review of the proposed update.

### DESCRIPTION:

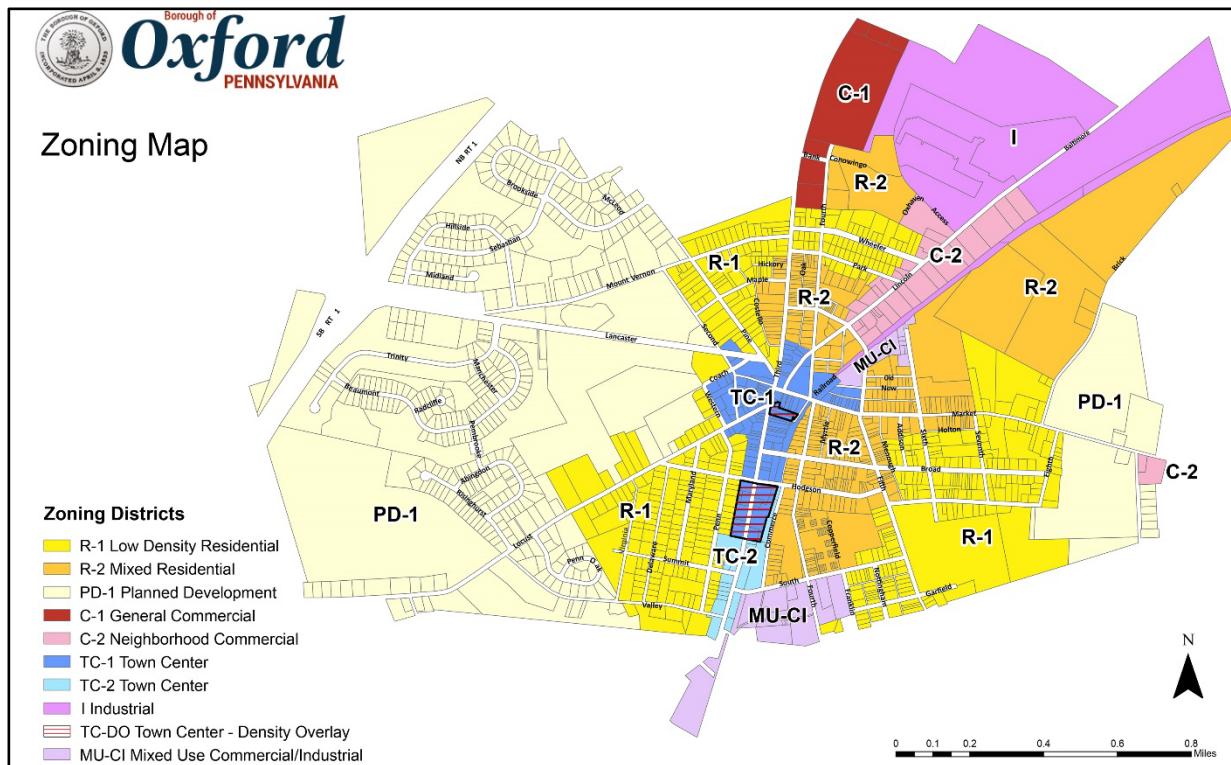
1. Oxford Borough proposes a comprehensive update of its Zoning Ordinance. We note that the proposed revisions, which are intended to achieve the goals and objectives of the Borough's 2024 Comprehensive Plan, modernize the ordinance to address deficiencies in guiding new development, preserve historic resources and character, and ensure safe, multi-modal access and circulation, include the following:
  - A. The implementation of a Town Center (TC-1 and TC-2 Town Center zoning districts), with permitted densities consistent with the existing area;
  - B. Revised accessory dwelling unit standards will be provided in Section 27-23.4. Accessory dwelling units will be permitted by-right in the R-1 Low Density Residential, R-2 Mixed Residential, PD-1 Planned Development, and C-2 Neighborhood zoning districts;
  - C. The addition of short-term rental standards (proposed Section 27-23.27). Short-term rentals will be permitted by conditional use in the R-1 Low Density Residential, R-2 Mixed Residential, PD-1 Planned Development, C-1 General Commercial, C-2 Neighborhood Commercial, TC-1 Town Center, and TC-2 Town Center zoning districts;
  - D. The addition of requirements for electric vehicle charging stations established as part of a non-residential or mixed-use off-street parking area (proposed Section 27-31.7); and
  - E. The keeping of chickens, and the keeping of bees, will be permitted in all districts except the TC-1 Town Center and TC-2 Town Center districts, in accordance with the standards in Sections 27-23.14.C and Section 27-23.14.D, respectively, along with the provisions in Chapter 2, Animals, of the Borough Code.
2. The Borough also proposes to update its Zoning Map. The proposed map includes the creation of the TC-1 and TC-2 Town Center districts, along with the creation of a Town Center - Density Overlay District, which is intended to allow for larger mixed-use development to advance the housing, economic, and social goals in certain areas of the Town Center where the size of the development parcels, the location of transportation infrastructure, and the absence of on-site historic buildings would support such redevelopment.

Page: 2

Re: Zoning Ordinance and Zoning Map Update

# Oxford Borough – ZO-10-25-18708 and ZM-11-25-18730

3. The Borough also proposes to update its Subdivision and Land Development Ordinance, which is addressed by the County Planning Commission in a separate review letter (CCPC# SO-10-25-18707).



*Proposed Zoning Map, Oxford Borough*

### LANDSCAPES:

4. Oxford Borough is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed zoning ordinance and zoning map update is consistent with the objectives of the **Urban Center Landscape**. We endorse the Borough's efforts in the preparation of this comprehensive zoning ordinance and zoning map update.

5. The Borough is located in the Town Center, Town Residential, and Commerce land use categories on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan. The SLDO Update is consistent with the recommended strategies for these land use categories, as set forth on pages 5-14 to 5-16 of the Multimunicipal Comprehensive Plan.

### COMMENTS:

6. The graphics and tables provided throughout the proposed ordinance, including Table 21.1 – Permitted Use Table, are clear and easy to interpret. The proposed Zoning Map is also easy to interpret.

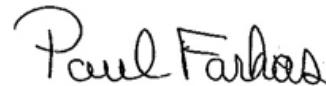
Page: 3  
Re: Zoning Ordinance and Zoning Map Update  
# Oxford Borough – ZO-10-25-18708 and ZM-11-25-18730

7. For ease of use purposes, we recommend that the Borough provide a Table of Contents, which was not included in the draft ordinance submitted for our review.
8. The Borough should ensure, for ease of use purposes, that the figure labels are located on the same page as the associated figure (we note that, while the label for Figure 13-1 is located immediately after the definition of accessory dwelling unit, Figure 13-1 itself is located on the following page).
9. Section 27-23.20.B.7 provides a reference to a previously adopted Borough Ordinance (“...shall be in accordance with Oxford Borough Ordinance 620 §20-101 et seq”). For clarity purposes, we recommend that this reference be replaced with the correct section number of the Borough Code.

**RECOMMENDATION:** The County Planning Commission supports the adoption of the proposed zoning ordinance and zoning map update, after consideration of the comments in this review letter.

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

## COMMISSIONERS

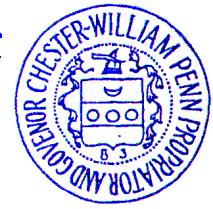
Josh Maxwell  
Marian D. Moskowitz  
Eric M. Roe

Matthew J. Edmond, AICP  
Executive Director

## PLANNING COMMISSION

Government Services Center, Suite 270  
601 Westtown Road  
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West Chester, PA 19380-0990

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



December 8, 2025

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

Re:      Zoning Ordinance and Subdivision and Land Development Ordinance Amendments – Screening and Landscaping: Definitions, Natural and Historic Features Conservation, Landscape Design, Installation and Maintenance Standards  
#        Upper Uwchlan Township – ZA-11-25-18718, SA-11-25-18719

Dear Mr. Scheivert:

The Chester County Planning Commission has reviewed the proposed amendments to the Upper Uwchlan Township Zoning Ordinance and to the Township Subdivision and Land Development Ordinance as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Sections 609(e) and 505(a). The referral for review was received by this office on November 10, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance and Subdivision and Land Development Ordinance amendments.

### DESCRIPTION:

1. Upper Uwchlan Township proposes the following amendments to its Zoning Ordinance and Subdivision and Land Development Ordinance:
  - A. Screening requirements in the Township Zoning Ordinance are to be applied as under the landscape plan requirements of the Township Subdivision and Land Development Ordinance;
  - B. A screening requirement in the Zoning Ordinance requires that various structures (water towers, storage tanks, etc.,) which rise above the roof line shall be architecturally compatible or shielded from view from any street and shall be approved by the Township before construction; and other internal Zoning Ordinance section references to the Subdivision and Land Development Ordinance are changed for conformity;
  - C. Definitions of “Effective Screen”, “Planting”, and “Street Tree” in the Subdivision and Land Development Ordinance are deleted and the definitions of “Improvements” and “Woodland” in the Ordinance are amended;
  - D. Definitions of “Tree”, “Shade Tree”, “Specimen”, and “Tree, Street” in the Subdivision and Land Development Ordinance are proposed;
  - E. Provisions in the Subdivision and Land Development Ordinance relating to natural and historic features conservation and the preservation of woodlands and hedgerows are amended (for example, removal of trees over eight inches dbh (diameter at breast height) are prohibited; the current dimension is six inches dbh) and other regulations relating to tree removal, preservation, calculation of existing tree areas and other related provisions are proposed, including a calculation of a tree replacement schedule;

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Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments – Screening and Landscaping: Definitions, Natural and Historic Features Conservation, Landscape Design, Installation and Maintenance Standards

# Upper Uwchlan Township – ZA-11-25-18718, SA-11-25-18719

- F. Landscape design, installation and maintenance standards in the Subdivision and Land Development Ordinance are extensively amended, including the addition of a “Screening and Perimeter Buffer Land Use Chart” that requires a “Screening Buffer or a Perimeter Buffer for Proposed Land Uses” in relation to adjoining land uses, with calculations for required plantings; and
- G. Other landscaping standards for street trees, site element screening, perimeter buffers, species selection, screening of parking lots, etc. are added.

GENERAL COMMENTS:

Comments on the Proposed Zoning Ordinance Amendments:

2. In Section 200-7; the cross-referencing of landscaping standards between the Zoning Ordinance and the Subdivision and Land Development Ordinance are appropriate and can make the interpretation and administration of both Ordinances more efficient.
3. The provisions in the amendment are generally extensive and thorough. The Township may want to “test” the proposed design requirements by applying them to a recently approved land development to determine how the proposed requirements could change the approved design (or how the design would be improved). This could help the Township identify potential areas of further improvement.
4. Some municipalities have included conceptual illustrations depicting their desired types of planting screens and landscape designs. For example, the “Village Design Guidelines” in Appendix E of the 2025 Upper Uwchlan Township Comprehensive Plan includes extensive design-related suggestions, including some examples regarding landscaping, and the proposed Subdivision and Land Development Ordinance could refer to these design guidelines as representing the Township’s preferred concepts for landscaping. Also, the Township could prepare a separate guideline illustrating the specific landscape designs that are contemplated in the Ordinance, and which could be included as non-binding recommendations.

Comments on Specific Subdivision and Land Development Ordinance Sections:

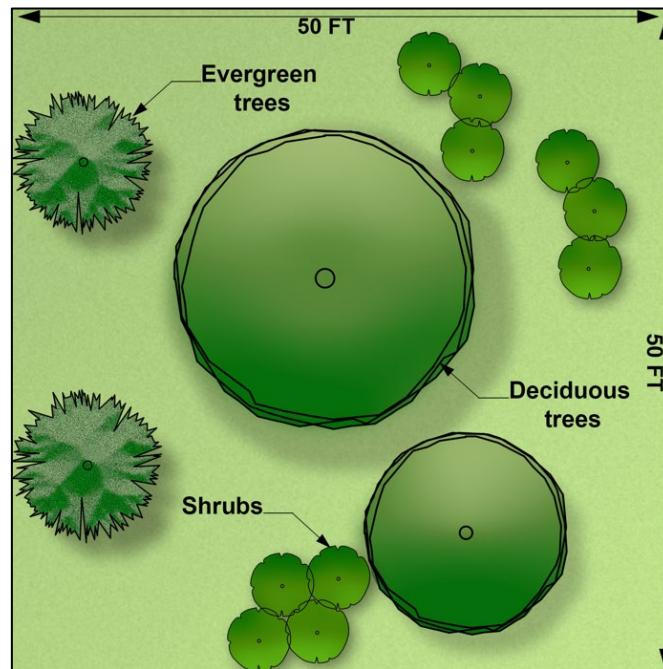
5. In Section 162-57.A(3), the Township should define “site element” (as it is used in “Landscape design, installation and maintenance standards”).
6. In Section 162-55.B.(5), the proposed ordinance language makes no differentiation between native and exotic invasive species regarding what comprises a woodland. Aside from calculating the number of trees in each size category, the Township should identify tree species on the existing conditions plan. The Township might also consider including provisions that exclude stands of predominantly invasive trees from protection; if so, the Township should include provisions for removing those trees and replacing them with native species, perhaps elsewhere on site. Replacement trees could be much smaller; 2-4 feet in height if provided as containerized plantings.
7. In Section 162-55-B.(7), when replacing trees, the Township should recognize that larger trees typically have higher mortality rates than smaller trees. We recommend increasing the number of replacement trees for each category and decreasing the size of the required replacement trees; two or two and one-half feet in height would be preferable.

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Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments – Screening and Landscaping: Definitions, Natural and Historic Features Conservation, Landscape Design, Installation and Maintenance Standards  
 # Upper Uwchlan Township – ZA-11-25-18718, SA-11-25-18719

Recommendations on tree protection is available in the Chester County Planning Commission's website at: <https://www.chescoplanning.org/Environmental/Woodlands/OrdinanceStandards.cfm> and information on additional related eTools can be found at: <https://www.chescoplanning.org/MuniCorner/eTools/46-Woodlands.cfm>

8. In Section 162-55-B.(8), regarding "Permitted Tree Replacement Substitutions", it may be challenging to fit all the required replacement trees onto a site, which makes the substitution provisions in this Section important. We recommend including a clause that gives the Township additional discretion to approve substitutions.
9. In Section 162-55-B.(11), the Township should review the tree size requirements, including consideration of replacement trees. Also, the Township should clarify that the table shown in Subsection B.(7) is the "compensatory tree requirement" mentioned in this Section, because the phrase does not seem to appear elsewhere in the Ordinance. We recommend including the "compensatory tree requirement" phrase in Subsection (7) to clarify the reference in Subsection (11).
10. In Section 162-55-B.(12), the fund addressed in Section may not accrue significant revenue pursuant to the permitted substitutions outlined in Subsection (8). If the Township is interested in generating revenue for trees to be located on Township-owned properties, it may wish to remove or modify the provisions for substitutions.
11. In Section 162-57-B.(2), the screening buffer requirements in this Section are required to be 50 feet in width, and the planting requirements are specified at 50 feet in length. The Township should ensure that the screening buffer requirements are adequate to meet the Township's anticipated requirements. The sketch below suggests how the requirements might appear in a conceptual 50-foot by 50-foot area:



*Conceptual plantings in a 50-ft square area*

Page: 4

Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments – Screening and Landscaping: Definitions, Natural and Historic Features Conservation, Landscape Design, Installation and Maintenance Standards  
# Upper Uwchlan Township – ZA-11-25-18718, SA-11-25-18719

The Township should determine if this level of screening would be adequate between, for example, residential and industrial uses. Additional plantings could be considered when such land uses are in proximity.

12. For additional recommendations regarding plantings in Section 162-57-C.(4), the Chester County Planning Commission has prepared a list of recommended street trees, at:  
<https://www.chescoplanning.org/environmental/woodlands/TreeList.cfm>
13. Section 162-57-H.(6) states that “Invasive plants shall be required to be removed within the limit of disturbance when present on a site being developed. Such plants shall not be used to satisfy any landscaping requirement of this chapter.” This is a substantial and potentially effective requirement, and it should probably include replacement requirements such as our suggestion relating to Section 162-55-B.(5) in Comment #6 above

**RECOMMENDATION:** Upper Uwchlan Township should consider the comments in this letter before acting on the proposed Township Zoning Ordinance and Subdivision and Land Development Ordinance amendments.

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

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

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December 1, 2025

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

Re:    Zoning Ordinance Amendment – Add Definitions for Warehouses, Distribution and Truck Terminals and Delete as By-Right Uses in the PIC, PCID, PI Districts and Allow by Conditional Use.

#      Uwchlan Township - ZA-11-25-18721

Dear Mr. Kagel:

The Chester County Planning Commission has reviewed the proposed 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 November 12, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

## DESCRIPTION:

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

- A. Add definitions for: Distribution/ Fulfillment Center, Truck Terminal, and Warehouse;
- B. Add a specification that Fulfillment Centers or Truck Terminals are not allowed in the PIC Industrial-Commercial District, the PCID Planned Commercial Industrial Development District or in the PI Planned Industrial District;
- C. Add Truck Terminals, Distribution and Fulfillment Centers in the PIC Industrial-Commercial District by conditional use, with additional bulk, lot and other requirements.

## LANDSCAPES:

- 2. The PIC Industrial-Commercial District, the PCID Planned Commercial Industrial Development District and the PI Planned Industrial Districts are generally located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed Uwchlan Township Zoning Ordinance amendment is consistent with the objectives of the **Suburban Center Landscape**.

Page: 2

Re: Zoning Ordinance Amendment – Add Definitions for Warehouses, Distribution and Truck Terminals and Delete as By-Right Uses in the PIC, PCID, PI Districts and Allow by Conditional Use.

# Uwchlan Township - ZA-11-25-18721

COMMENTS:

3. As stated in the proposed amendment's preamble, we agree that there has been a significant increase in the various types, sizes and numbers of proposed truck terminals, distribution and fulfillment centers and warehousing facilities, and such uses should be located in appropriate zoning districts with convenient access to major arterial roadways.
4. The proposed regulations relating to truck terminals, distribution and fulfillment centers are generally appropriate. The Township should, however, consider how many parcels could potentially qualify as truck terminals and distribution/fulfillment centers, given the proposed requirements in Section **507.10 b.** that such uses include "...no less than 150 acres and have direct frontage on one major highways; be located at least 1,000 feet from a residential property and be located within 2,000 feet of the driveway of the property to the entrance of the PA Turnpike Interchange, Exit 312."
5. We agree with the proposed requirement in Sections **507.10 b.5.** and **6.** that "...External building materials shall be of colors that are low-reflective, subtle, or earth tone." and "...High performance building construction is strongly encouraged and buildings shall also be constructed in order to allow for roof-mounted solar energy systems."
6. The Township should also encourage applicants to consider designs that incorporate "green roofs" or "white roofs"; 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. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvRPC.org/EnergyClimate/AEOWG/>.

Other municipalities have encouraged applicants to design facilities with the anticipation of achieving a Leadership in Energy and Environmental Design (LEED) Certification by the U.S. Green Building Council (note that a LEEDS Certification cannot be required at the time of application because a facility's actual operational and efficiency data would be unknown at that time).

7. Proposed Section **507.10.b.7.** provides that "The use shall provide related facilities and amenities to provide for comfort, convenience and safety of those engaged in the trucking distribution industry. Said facilities shall be located on the same property as the principle use." The Township may want to specify the types of "related facilities and amenities...on the same property..." as the principal use that will be allowed by this Section.
8. Proposed Section **507.10.b.8.** provides that "Daily operations plan shall be submitted for review and approval by the Township; including the nature of on-site activities, types of materials stored, frequency of distribution and restocking, total number of employees per shift, and general scale of operation in terms of market area." Some of the information required by this Section may not be available at the time of a conditional use submission or could change depending on market conditions. The Township should consider how the information required by this Section would be necessary to evaluate a conditional use application.

Page: 3

Re: Zoning Ordinance Amendment – Add Definitions for Warehouses, Distribution and Truck Terminals and Delete as By-Right Uses in the PIC, PCID, PI Districts and Allow by Conditional Use.  
# Uwchlan Township - ZA-11-25-18721

9. Proposed Section **507.10.b.9.** provides that “In addition the original traffic study, the applicant shall submit a pre-tenant and post-tenant traffic study once a tenant is determined.” The Township should consider how the pre-tenant traffic study may be different from the original traffic study, or include requirements for different information. Also, a tenant may not have been identified at the time of the conditional use application, or such information may not be available due to the different business practices of potential tenants.

**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 Uwchlan 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  
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December 22, 2025

Danielle Stoltzfus, Township Secretary  
 West Brandywine Township  
 198 Lafayette Road  
 Coatesville, PA 19320

Re:      Zoning Ordinance Amendment - Short-Term Rentals in the R-1, R-2 and RM Districts  
 #      West Brandywine Township - ZA-12-25-18750

Dear Ms. Stoltzfus:

The Chester County Planning Commission has reviewed the proposed West Brandywine Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on December 5, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

### DESCRIPTION:

1. West Brandywine Township proposes to amend its Zoning Ordinance to include a Short-Term Rental Facility and regulate it by special exception in the R-1 Agricultural/Residential, the R-2 Rural Residential and the RM Rural Mixed-Use Districts, with provisions, conditions and limitations including:
  - A. The Short-Term Rental may be composed of several bedrooms or an entire dwelling;
  - B. Parking, sewer provisions, record keeping, and inspections are required;
  - C. Enforcement provisions as well as other related conditions are included; and
  - D. Definitions of "occupant", "rent or rental", "transient visitor", and "bedroom" are included in the Zoning Ordinance amendment but only as applicable to the proposed short term rental facility, and definitions of "bedroom" and "short-term rental facility" are included in **Chapter 1 General Provisions** of the Township Code.

### LANDSCAPES:

2. The R-1 Agricultural/Residential, R-2 Rural Residential and the RM Rural Mixed-Use Districts in West Brandywine Township are generally located in the **Rural** and **Suburban Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs.

The 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

Page: 2

Re: Zoning Ordinance Amendment - Short-Term Rentals in the R-1, R-2 and RM Districts  
# West Brandywine Township - ZA-12-25-18750

focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed Zoning Ordinance amendment is consistent with the objectives of the **Rural** and **Suburban Landscapes**.

The proposed amendment is also consistent with the *Landscapes3* “How We Live” goals and objectives because short-term rentals can provide needed additional income for home owners to help them remain in their homes (if the dwelling is owner-occupied), continue to properly maintain them and thereby indirectly offer additional housing opportunities, and help preserve neighborhood character. The amendment is also consistent with the “Appreciate” goals and objectives if a rental is proposed for a historic structure.

COMMENTS:

3. The Township may want to consider whether short-term rentals must be located only in an owner-occupied dwelling, or whether the dwelling can be used exclusively by non-owners. The Township Solicitor should also advise on this distinction.
4. **Section 200-100.6 SHORT-TERM RENTAL A.10** of the proposed amendment states: “Prior to granting the initial short-term rental permit, a successful inspection of the property by the Township Building inspector and authorized by a Township Building Code Official shall be required.” The Township should clarify what constitutes a “successful” inspection; perhaps this Section should require that the facility comply with all requirements of the Pennsylvania Uniform Construction Code, Sewage Facilities Code, and other applicable regulations.
5. **Section 200-100.6 A.14.(a)** of the amendment requires that the unit owner’s name and/or a designated agent in charge be posted within the unit, as well as a telephone number where that party can be reached on a 24-hour basis. This is a useful provision, and this information should also be provided to the Township.
6. **Section 200-100.6 B. Enforcement** of the amendment allows the Township Zoning Officer or the Officer’s designee to take administrative enforcement action against the owner of a short-term rental and includes disciplinary actions to respond to nuisances, including a formal warning, a suspension or revocation of a short-term rental permit, etc. Although these enforcement actions would be helpful to ensure that the provisions in the short-term rental ordinance are enforced as well as offer an opportunity for an owner to correct alleged deficiencies, it is not clear that they are consistent with the enforcement procedures of the Municipalities Planning Code Section 617.2, which sets forth the process for enforcing the provisions of a zoning ordinance. The Township Solicitor should review these actions and procedures to ensure that they are consistent with the Municipalities Planning Code. Perhaps the Supervisors should ask the Township Solicitor whether another part of the Township Code might be a better location for the short-term rental ordinance and its provisions.
7. The preamble to the proposed amendment refers to AN ORDINANCE TO AMEND CHAPTER 200 OF THE WEST BRANDYWINE TOWNSHIP CODE, ENTITLED “THE WEST BRANDYWINE TOWNSHIP ZONING ORDINANCE OF 1984, AS AMENDED”. However, the text of the amendment includes changes to **Chapter 1 General Provisions** of the Township Code, which is separate from the Zoning Ordinance. The Township Solicitor should determine if the preamble should be revised.
8. The Township can find additional information on regulating short term rentals in the Chester County eTool at <https://www.chescoplanning.org/MuniCorner/eTools/15-ShortTermRentals.cfm>.

Page: 3

Re: Zoning Ordinance Amendment - Short-Term Rentals in the R-1, R-2 and RM Districts  
# West Brandywine Township - ZA-12-25-18750

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

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

Sincerely,



Wes Bruckno  
Senior Review Planner



# THE COUNTY OF CHESTER

## COMMISSIONERS

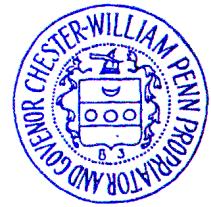
Josh Maxwell  
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## PLANNING COMMISSION

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December 8, 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-11-25-18710, ZM-11-25-18722

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 November 11, 2025. We offer the following comments to assist in your review of the proposed Zoning Ordinance and Zoning Map updates.

### **DESCRIPTION:**

West Caln Township proposes comprehensive revisions and updates to the Township's Zoning Ordinance and Zoning Map.

### **BACKGROUND:**

The Chester County Planning Commission reviewed previous versions of these amendments and our comments were submitted to the Township in a letter dated October 21, 2025 (refer to CCPC #10-25-18671, CCPC #10-25-18673). In a letter dated November 4, 2025 to the County Planning Commission, the Township Solicitor indicated that the current versions are only slightly revised from the previous submissions. Minor changes include clarifications that interior renovations are not required to be reviewed by the Township Historical Commission and language to remove conditional use approval for reserve parking areas. We have no further comments on the current submission.

### **RECOMMENDATION:** West Caln Township should act on the proposed Township Zoning Ordinance and Zoning Map updates according to the recommendations of the Township Solicitor.

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  
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Eric M. Roe

Matthew J. Edmond, AICP  
Executive Director

## PLANNING COMMISSION

Government Services Center, Suite 270  
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December 3, 2025

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

Re: West Chester Borough – Parks, Recreation, and Open Space (PROS) Plan (update)  
Act 247 and Vision Partnership Program Review  
VPP Contract #22565  
Act 247 Review #: CP-10-25-18701

Dear Mr. Metrick:

The referral for review was received by this office on October 23, 2025. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 and 302 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Program (VPP) Review required by Section 8.5 of the VPP Grant Manual dated February 2023.

This review notes the project's consistency with *Landscapes3* and with the VPP Grant Contract (dated April 24, 2024) and Scope of Work (dated January 31, 2024). Kevin Myers served as the VPP Grant Monitor for this project. ***Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.***

## **DESCRIPTION:**

West Chester Borough has developed an updated Parks, Recreation, and Open Space Plan to address the following:

- Parks and Open Space Inventory
- Facilities and Programming Plan
- Maintenance Organization and Plan
- Operations and Management Plan
- Financial Plan
- Implementation Framework

The Plan provides a page explaining “how to use this plan” (page iv) and an executive summary towards the beginning (pages v- vii), which is helpful for the reader to understand how to navigate this extensive document (a 296 page PDF). The Plan is organized into three parts with the introduction and plan chapters (“the Plan” with actions/recommendation) first, followed by the inventory/data (“the Foundation”), and the Appendixes last. An implementation framework is provided by Chapter 10 and Chapter 3 outlines the “Six Big Moves” prioritized by the plan, addressing leadership and responsibility for implementation, providing strategic tips for grants, addressing funding and phasing, and including an implementation matrix outlining costs, resources, and responsibilities for each action and prioritization of actions within each plan chapter.

The Plan is well-organized and user-friendly with clear mapping, graphics, and photos to help the reader visualize the plan content. A summary of the public process and outreach is included on pages 5 and 6 and feedback is woven throughout the plan in various sections titled “What we heard.”

### **CONSISTENCY WITH *LANDSCAPES3*:**

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

The proposed Parks, Recreation, and Open Space (PROS) Plan is well-organized and provides an extensive plan to maintain, support, and enhance parks and recreation areas, open space, and natural areas that are consistent with the objectives of the *Landscapes3 urban center* designation including planning principles for infrastructure including small parks, central greens, and active recreational facilities.

The proposed West Chester PROS Plan is consistent with applicable goal areas (Preserve, Protect, Live, Connect) presented in *Landscapes3*. Recommendations that will specifically promote achievement of the following County policies include, but are not limited to:

- ***Landscapes3 - Preserve Recommendation 4:*** Create additional recreation properties. Create additional recreational properties such as parks, playgrounds, sports fields, trails, and water trails.
  - Under Parks for All – An overarching recommendation at the top of the page is stated as follows: “Invest in system-wide upgrades including modernized facilities, improved accessibility, enhanced landscaping, and expanded amenities to ensure all parks meet community needs now and in the future.” (page 108 Ch. 10: Implementation)
  - Under Parks for All – Recommended action – “Explore vacant and unused properties to expand total park acreage and fulfill unmet community needs, such as a skate-spot.” (page 108 Ch. 10: Implementation and pages 38-45 Ch. 4: Parks for All)
- ***Landscapes3 – Protect Objective D:*** Promote the environmental, aesthetic, and economic value of protecting and restoring natural resources to residents and municipalities.
  - Under A Borough Ready for the Future – Recommended action – “Establish a dedicated Green Crew in park maintenance with specialized training in natural resource management.” (page 115 Ch. 10: Implementation)
  - Under Parks for All – Recommended action – “Explore underutilized, Borough-owned, surface parking lots as outlined in the 2018 Comprehensive Parking Plan. Applicable if and when the Borough constructs a parking garage, rendering these lots useless and available as park land.” (page 109 Ch. 10: Implementation and page 39 Ch. 4: Parks for All)

- ***Landscapes3 - Live Recommendation 10:*** Enhance and expand recreational opportunities. Enhance existing recreational options and explore new recreational opportunities in underserved areas of the county.
  - Under Parks for All – Undertaking master plans for and redevelopment of three priority parks is a recommended action for John O. Green park, Horace Pippen park, and Hoopes park. (page 108 Ch. 10: Implementation and page 37 Ch. 4: Parks for All)
  - Under Parks for All – Recommended action – “Explore flood-prone parcels along Goose Creek to help alleviate stormwater concerns and provide a wetland park experience; something the Borough does not currently have.” (page 109 Ch. 10: Implementation and page 41 Ch. 4: Parks for All)
- ***Landscapes3 – Live Objective E:*** Foster healthy living by supporting walkability and access to quality recreation options, and healthy and affordable food.
  - Under A Borough Ready for the Future – Recommended action – “Plan for small events in parks where programs are not typically held.” (page 111 Ch. 10: Implementation)
  - Under Active Together – Recommended action – “Assess participation and community feedback regularly, adjust programs accordingly, and continue pursuing sustainable staffing and funding models through partnerships and grants.” (page 112 Ch. 10: Implementation)
  - Under A Borough Ready for the Future – Recommended action – “Plan and Convene a Parks & Recreation Stakeholder Summit.” (page 113 Ch. 10: Implementation)
- ***Landscapes3 – Connect Recommendation 2:*** Advance multimodal transportation. Provide technical assistance and guidance review to advance multimodal transportation options.
  - Under Go West Chester – Recommended action – “Explore the Turk’s Head Trail as a safe, off-road option for bicyclists, pedestrians, and West Chester University Students to commute and recreate safely via active transportation.” (page 109 Ch. 10: Implementation and pages 57-60 Ch. 5: Go West Chester)
  - Under Go West Chester – Recommended action – “Expand Bicycle Parking downtown and in all West Chester Borough parks.” (page 110 Ch. 10: Implementation)
  - Under Go West Chester – Recommended action – “Explore Regional Trail Connections as highlighted in past County Plans.” (page 110 Ch. 10: Implementation)

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

The West Chester Borough PROS Plan is consistent with the VPP Grant Contract and has addressed the tasks listed in the Scope of Work (Appendix B, January 31, 2024).

#### **OTHER COMMENTS:**

To assist in the Plan’s implementation, we recommend that all members of the borough council and planning commission be provided with copies of the plan after adoption and the plan be placed on the Borough website. The following are suggested edits for increased user readability and

comprehension, particularly oriented around consistency between plan chapters and the implementation table in Chapter 10, identification of recommendations, and ease of reference/use for the reader:

1. Chapter 10, implementation table page 108-115. We suggest adding chapter numbers to each table to tie the table to the corresponding plan chapter. For example, the first table in Chapter 10 Implementation is for “Parks for All” on page 108 – we suggest the chapter number be included for ease of reference in each instance, in this case it should read: “Chapter 4: Parks for All.”
2. Consider numbering all recommendations so they can be easily referenced by a number in addition to their title. We note that the recommendations in Chapter 8 beginning on page 88 are numbered, however not all of the recommendations in the previous chapters are numbered. We also suggest that each recommendation be given a specific number both in the chapter and in the implementation table in Chapter 10 beginning on page 99.

For example, the first recommendation under Chapter 8, A Borough Ready for the Future on page 88 is listed as recommendation 1, however we suggest this be changed to recommendation 8.1 both on page 88 and on page 113 in the implementation table as follows:

“8.1. Establish and Adopt an Annual Parks and Recreation Work Program.”

3. Chapter 10, implementation table page 108-115. We suggest considering adding a page citation into the table for each action/recommendation for ease of reference and additional information for each action. For example, the first action listed in the table on page 108 can be found on page 37 (Chapter 4 Parks for All).
4. Ensure the text of the recommendations/actions in the chapters and implementation table are the same to avoid confusion and for ease of recognition.

Below is the text for recommendation 1 from page 88, Chapter 8:

### **Recommendations**

#### **1. Establish and Adopt an Annual Parks and Recreation Work Program**

Note the text for this same recommendation in the implementation table on page 113 is not the same (see below). We suggest that the text be the same for all recommendations/actions in both instances for consistency and ease of recognition. As per comment 2 above, we also suggest that this recommendation/action be numbered 8.1, and all recommendations be similarly numbered.

Action Step	Costs	Resources	Responsibilities
Establish an annual work program for parks and recreation including park projects	Staff time	Borough Manager & Council support	Park & Recreation Director and Program Coordinator

5. We suggest the way recommendations (actions) are presented within the plan chapters be both clearly indicated and the same in each chapter. In Chapter 6, Active Together, the recommendations are numbered but should be clearly designated by inserting the title “Recommendations” on page 66 prior to the listing of the recommendations (see below) as is the case in some of the other chapters.

*Strategic Priorities:* In the public opinion survey, service to children and youth and feeling safe and welcome in parks were the top priorities. To turn ideas into action, West Chester Borough should pursue a phased approach that prioritizes equity, access, and sustainable growth. Recommendations fall into four priority areas.

#### 1. Broaden Access and Inclusion

Programs should reach every neighborhood. The Borough should begin by phasing in events at underutilized parks and partnering with the Melton Community Center to create Borough-wide access to indoor programming. Priority should be placed on serving children, teens, and working families through expanded after-school, school holiday, and summer options.

6. Ensure the actions in the implementation table are consistent with the recommendations in the plan chapters. For example, we were unable to locate the third action on page 110 “Expand Bicycle Parking downtown and in all West Chester Borough parks” within Plan Chapter 5: Go West Chester. It is not clear whether all of the recommendations/actions within the plan chapters are all listed within the implementation table or vice-versa. As an aside, we suggest using one term instead of using “recommendation” in the plan chapters but using “Action Step” in the implementation table. We suggest using one or the other for consistency and comprehension.
7. We note a correction should be made on the Table of Contents as under Part 1 “The Plan” #3 is titled “Five Big Moves” – this should be corrected to read “Six Big Moves” as stated elsewhere in the plan including but not limited to Chapter 3 and on page 17.

### **RECOMMENDATION:**

Based on our review, the proposed plan is consistent with *Landscapes3* and the VPP Grant Contract. The PROS Plan Update Task Force was thoughtful in their decision-making throughout the update and there was significant public input into the planning process, resulting in a proposed PROS Plan that should serve the Borough well over the course of the plan’s planning horizon. We suggest few modifications outlined in “Other Comments” above would assist with the useability and implementation of the plan. Upon adoption, the Borough may apply for reimbursement under Section 8.7 of the VPP Grant Manual, February 2023.

Page 6 of 6  
West Chester Borough PROS Plan  
VPP Contract # 22565  
Act 247 Review #: CP-10-25-18701

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

Sincerely,



Kevin Myers  
CCPC Urban Planner

cc: Patrick McCoy, West Chester Borough Council Chair  
Keith A. Kurowski, Director of West Chester Parks and Recreation Department  
Andrew Mears, PLA, Johnson, Mirmiran and Thompson, Inc.  
Bambi Griffin Rivera, Division Director, Chester County Planning Commission

# Act 537 Reviews

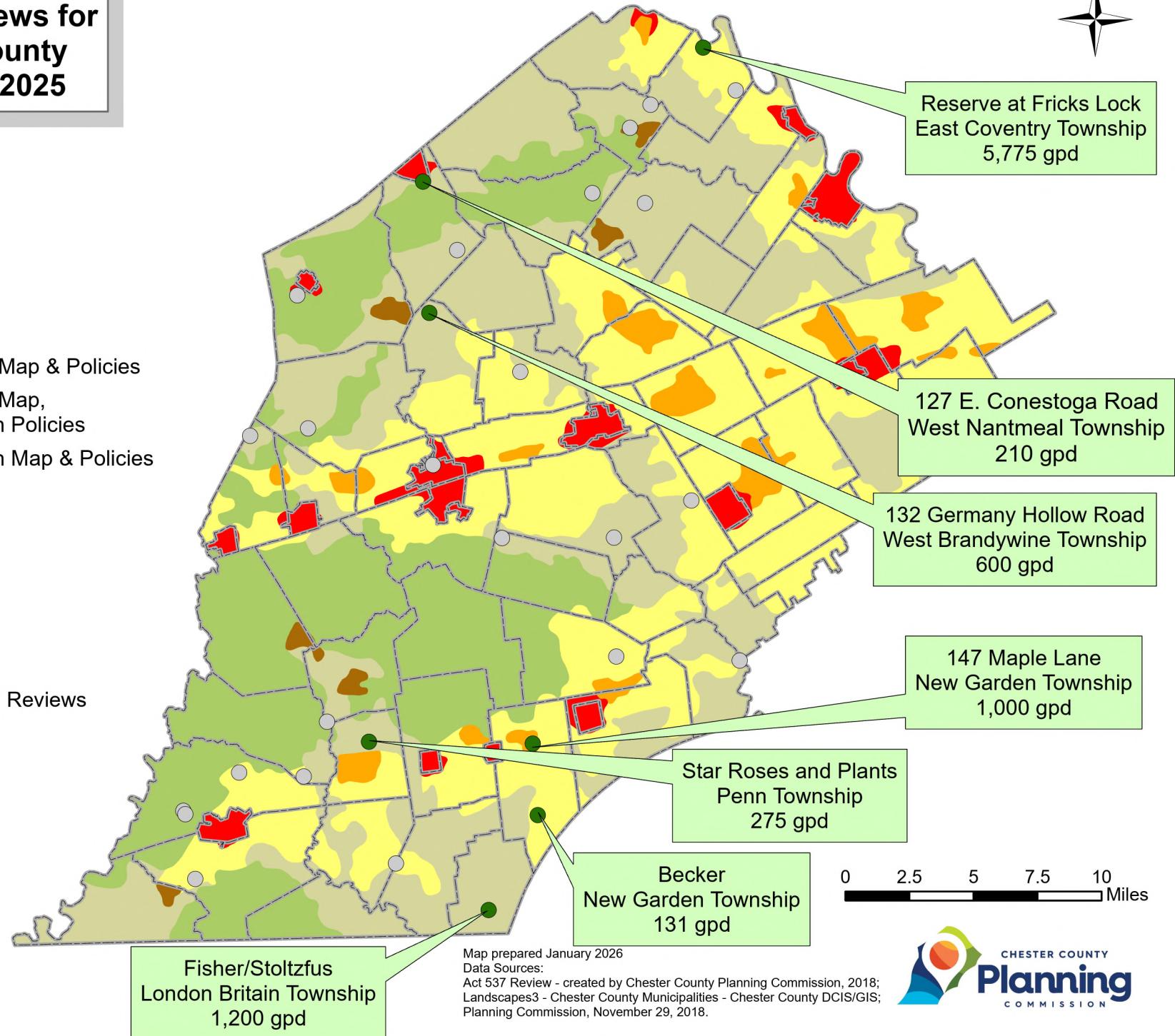
## Act 537 Reviews for Chester County December 2025



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

### Legend

- December Act 537 Reviews
- Previous Reviews
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



Chester County Planning Commission  
January 14, 2026

## ENVIRONMENTAL PLANNING ACTIVITIES

### *Sewage Facilities Planning*

#### MAJOR REVISIONS TO MUNICIPAL PLANS:

**None**

#### MINOR REVISIONS TO MUNICIPAL PLANS:

##### **East Coventry Township, Reserve at Fricks Lock**

The applicant is proposing a residential development of 14-lots on 6.87 acres. The site is located on Fricks Lock Road, near the intersection with New Schuylkill Road (PA 724). The amount of wastewater for the project is 5,775 gpd. The project is to be served by a public sewage disposal system managed by North Coventry Municipal Authority. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

##### **London Britain Township, Fisher/Stoltzfus**

The applicant is proposing a residential development of two lots on 48.25 acres. The site is located on New London Road and PA Route 896. The amount of wastewater for the project is 1,200 gpd. The project is to be served by on-lot sewage disposal system. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

##### **New Garden Township, 147 Maple Lane**

The applicant is proposing residential land development of one lot on 5.1 acres. The site is located on Maple Lane and Center Street. The amount of wastewater for the project is 1,000 gpd. The project is to be served by individual on-lot sewage disposal systems. This project is designated as a Suburban Center Landscape and is consistent with *Landscapes3*.

##### **New Garden Township, Becker**

The applicant is proposing a residential land development of an in-law suite on 1.9 acres. The site is located on Yeager Drive and Newark Road. The amount of wastewater for the project is 131 gpd. The project is to be served by an individual on-lot sewage disposal systems. This project is designated as Suburban Landscape and is consistent with *Landscapes3*.

##### **Penn Township, Star Roses and Plants**

The applicant is proposing a commercial nursery expansion of 17,445 square feet on 80.33 acres. The site is located on Lewis Road, at the intersection with Ewing Road and Jennersville Road. The amount of wastewater for the project is 275 gpd. The project is to be served by the existing on-lot sewage disposal systems. This project is designated as Rural Landscape and is consistent with *Landscapes3*.

**West Brandywine Township, 132 Germany Hollow Road**

The applicant is proposing a residential land development of one lot on 38.3 acres. The site is located on Germany Hollow Road, west of the intersection with PA Route 82. The amount of wastewater for the project is 600 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

**West Nantmeal Township, 127 E. Conestoga Road**

The applicant is proposing a residential land development of one lot on 1.38 acres. The site is located on Conestoga Road, on the municipal line between West Nantmeal Township and Elverson Borough. The amount of wastewater for the project is 210 gpd. The project is to be served by a public sewage disposal system, managed by the Municipal Authority of Elverson Borough. This project is designated as an Urban Landscape and is consistent with *Landscapes3*.

**Action Requested**

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

1/14/26

# Minor Revisions



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

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

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

Project Name & Municipality Reserve at Fricks Lock, East Coventry Township

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

1. Date plan received by county planning agency. October 30, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 02, 2025

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

Yes      No

<input checked="" type="checkbox"/> <input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i> )? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u>
<input checked="" type="checkbox"/> <input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u>
<input checked="" type="checkbox"/> <input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/> <input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/> <input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/> <input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/> <input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b> If yes, describe impacts
<input type="checkbox"/> <input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/> <input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/> <input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? <b>N/A</b>

## 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, AICPTitle: Senior Environmental PlannerSignature: Date: 12/2/2025

Name of County Planning Agency: Chester County Planning Commission

Address: 601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

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

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

The Chester County Planning Commission previously reviewed this project, under PA Act 247, as Case Number SD-01-25-18386 and is consistent with the Suburban Landscape.

PC53-12-25-18746

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  
Jacqueline Erixson, Site Contact  
Eugene Briggs, Jr., AICP, CZO, East Coventry Township  
Glen Kelczewski, Bercek & Associates



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

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

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

Project Name & Municipality Benjamin Stoltzfus, London Britain Township

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

1. Date plan received by county planning agency. October 29, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 11, 2025

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i> )? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b> If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? <b>N/A</b>

## 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?  
We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA and PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023.

If yes, will this project plan require the implementation of storm water management measures? Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at <http://www.chesco.org/water>.

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

Name: Carrie J. Conwell, AICP  
Title: Senior Environmental Planner  
Date: 12/11/2025

Signature: 

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

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

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

This project was previously reviewed by the Planning Commission, under PA Act 247, as Case Number SD-09-25-18660 and was determined to be consistent with the objectives of the Rural Landscape.

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

PC53-12-25-18755

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

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

cc: Elizabeth Mahoney, PaDEP  
Chester County Health Department  
Benjamin Stoltzfus & Samuel Fisher, Site Contact  
Carolyn Matalon, London Britain Township  
Aileen Parish, London Britain Township  
Edward Beideman, Willow Run Consulting, Inc



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

**Note to Project Sponsor:** To expedite the review of your proposal, one copy of your completed planning package and 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 147 Maple Lane, New Garden Township

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

1. Date plan received by county planning agency. October 20, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 10, 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 *et seq.*)? Landscapes 3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.
2. Is this proposal consistent with the comprehensive plan for land use? According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Center Landscape. 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. Public sewer systems are supported in this landscape when available.
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
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?  
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, AICPTitle: Senior Environmental PlannerSignature: Date: 12/10/2025

Name of Countywide Planning Agency: Chester County Planning Commission

Address: 601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

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

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

This project was previously reviewed by the Planning Commission, under PA Act 247, as Case Number SD-05-25-18511, and was determined to be consistent with the objectives of the Suburban Center Landscape.

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

PC53-12-25-18747

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  
George Regester, Site Contact  
Christopher Himes, New Garden Township  
Jeff Miller, Evans Mill Environmental LLC



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

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

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

Project Name & Municipality Becker Property/Yeager Drive, New Garden Township

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

1. Date plan received by county planning agency. October 21, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 10, 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 et seq.)? Landscapes 3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024
2. Is this proposal consistent with the comprehensive plan for land use? According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.
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
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?  
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, AICPTitle: Senior Environmental PlannerSignature: Date: 12/10/2025

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.

PC53-12-25-18752

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  
Brent Becker, Site Contact  
Rober Weer, New Garden Township  
Christopher Himes, New Garden Township  
Ann Green, Ann Green Environmental Consulting



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

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

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

Project Name & Municipality Star Roses and Plants, Penn Township

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

1. Date plan received by county planning agency. October 27, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 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 *et seq.*)?  
Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.
2. Is this proposal consistent with the comprehensive plan for land use?  
According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.
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 Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the Big Elk Creek 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.
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?  
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: 12/12/2025

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 Planning Commission previously reviewed this project under PA Act 247, as Case LD-05-18506, and was determined to be consistent with the Rural Landscape.

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

PC53-12-25-18760

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  
Star Roses and Plants, Site Contact  
Caitlin Ianni, Penn Township  
Ann Green,



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

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

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

Project Name & Municipality 132 Germany Hollow Road, West Brandywine Township

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

1. Date plan received by county planning agency. October 29, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 12, 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 et seq.)? Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.
2. Is this proposal consistent with the comprehensive plan for land use? According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.
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 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 Indian Run. 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.
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: \*Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.
7. Will any known historical or archaeological resources be impacted by this project? **Not Known.** If yes, describe impacts
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?  
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: 12/12/2025

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.

This project was previously reviewed by the Planning Commission, under PA Act 247, as Case Number SD-10-25-18665, and was determined to be consistent with the Rural Landscape.

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

PC53-12-25-18758

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

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

cc: Elizabeth Mahoney, PaDEP  
Chester County Health Department  
Mark & Aimee Farrell, Site Contact  
Dale Barnett, West Brandywine Township  
Mark Bryan, Environmental Management & Consulting, Inc.



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

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

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

Project Name & Municipality 127 E. Conestoga Drive, West Nantmeal Township

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

1. Date plan received by county planning agency. October 08, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency November 25, 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 *et seq.*)?  
Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.
2. Is this proposal consistent with the comprehensive plan for land use? According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Urban Center Landscape. The vision for the Urban Center Landscape is historic downtown and established neighborhoods serving as civic, economic and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Public sewer systems are encouraged in this landscape.
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 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.
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: 11/25/2025

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.

PC53-11-25-18741

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  
Thomas Pletcher, Site Contact  
Deborah Kolpak, West Nantmeal Township  
Meghan Shomper, Inland Design

# Discussion and Information Items

# Sustainability Division Update

## Sustainability Division

### Monthly Activities Report – January 2026 (Activities as of 12/30/25)

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#### **Summary:**

**Climate Action Plan Update:** Penn State students wrapped up their greenhouse gas inventory for Chester County as part of their work through the Local Climate Action Plan (LCAP) program. Their findings will be presented at the 1/28 Environmental and Energy Advisory Board meeting and will form the basis of updated actions for the plan update.

**Resources for Planning for Data Centers:** CCPC is working with CCATO, MCATO, and Montgomery County to plan an educational event for municipal staff and officials on various aspects of data center development. The event is being planned for early March. CCPC is also developing a white paper for municipalities on regulating data centers.

**Keep Chester County Beautiful:** Keep Chester County Beautiful submitted award nominations for Keep PA Beautiful's volunteer of the year (Jim Warihay of Uwchlan Township's EAC) and Community Partner award (Jahaco, for their support of this year's campaign sign collection initiative). Keep Chester County Beautiful is working with the America250PA Chester County Commission to develop a volunteerism campaign to encourage groups to adopt roadways, historic sites, and other public places throughout the county. More information on the campaign to follow.

**Electricity Load Growth:** CCPC's Sustainability Division along with staff from the CCEDC, wrapped up participation in a 6 month-long national cohort led by the National Renewable Energy Lab to become better educated on how to address rapid growth in demand for electricity. Topics covered included: sources of electric load growth and trends; grid planning and load forecasting; technology solutions to address increased electricity demand, policy solutions. Data centers were a major focus of the cohort discussion. The cohort provided a forum to learn about how other communities are planning for and directed infrastructure improvements and ensuring adequate power supply for economic development needs.

# Multimodal Transportation Planning Division

# Multimodal Transportation Planning Division

January 2026 (Activities as of 12/31/25)

## Awards Season

Perhaps due to the State Budget impasse earlier this year there was a flurry of program award announcements from both the PA Department of Community and Economic Development (PA DCED) and Department of Transportation (PennDOT) in December, as per the following:

The Commonwealth Financing Authority announced the awarded projects from the following PA DCED programs at their meeting held December 18th:

### Act 13 Programs (funded by the Marcellus Legacy Fund):



**Pennsylvania  
Department of Community  
& Economic Development**

<u>Flood Mitigation Program</u>		<u>Award</u>
<b>Recipient</b>	<b>Project</b>	
West Chester Borough West Whiteland Township	West Chester Brick Storm Sewer Rehabilitation - Phase II Burgoyne Road Embankment	\$65,000 \$60,000
<b>TOTAL:</b>		<b>\$125,000</b>

### Greenways, Trails and Recreation (GTR) Program

<b>Recipient</b>	<b>Project</b>	<b>Award</b>
Chester County Kennett Area Park Authority	Chester Valley Trail West, Enola Low Grade Extension, Phase I Anson B. Nixon Park - Historic Water Works	\$50,000 \$110,000
New Garden Township	Smedley Preserve Phase 1	\$56,000
Schuylkill Township	Sedgley Farms Park Master Plan	\$60,000

Uwchlan Township West Bradford Township	Shamona Peck Nature Play Area and Park Improvements Embreeville Park	\$195,000 \$20,000 <b>TOTAL: \$491,000</b>
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#### Watershed Restoration and Protection Program

Recipient	Project	Award
New London Township	New London Kirk Farm Stream Restoration	\$150,000
		<b>TOTAL: \$150,000</b>

**GRAND TOTAL: \$766,000**

#### **Local Share Account (LSA)**

Most likely the biggest grant funding opportunity in the Commonwealth is the PA DCED's Statewide LSA which distributes funds from the Gaming Economic Development & Tourism Fund for "Projects that improve the quality of life in the community". Statewide there were **1,329 projects** approved **totaling \$282,364,944**. In Chester County alone there were **51 project awards** totaling **\$11,664,083**.

Highlighted awards include:

- Coatesville City - Fire Apparatus - \$600,000
- East Fallowfield Township - Reconstruction of Mortonville Road Bridge - \$475,000
- Sadsbury Township - Octorara Road Bridge Replacement - \$511,563
- Tredyffrin Township - Friendship Park Revitalization - \$350,000
- West Chester Borough - WCFD Fire Engine Replacement - \$818,576
- West Nottingham Township - OAHA History Center Acquisition - \$700,000

A complete summary of the Chester County awards for both the Act 13 and LSA is included in the Board packet as an attachment. The following is a link to the complete listing of awards statewide: <https://dced.pa.gov/download/approved-projects-cfa-board-meeting/?wpdmdl=119301&refresh=695c2366189181767646054>

PennDOT also announced awards for their version of the Multimodal Transportation Fund (MTF) on December 23<sup>rd</sup>, and the Green Light-Go! Program on December 30<sup>th</sup>. The following is a listing of Chester County recipients for each program:

**MTF:**

- West Bradford Township - installation of naturalized trails, ADA pedestrian improvements, and new culverts on Broad Run Road - \$113,920
- West Goshen Township - storm sewer and pedestrian improvements on Montgomery Avenue - \$126,827
- **TOTAL: \$240,747**

Press release with full listing of project awards Statewide: <https://www.pa.gov/governor/newsroom/2025-press-releases/shapiro-admin-invests-more-than--47-million-in-54-transportation>

**Green Light-Go!:**

- East Whiteland Township - modernize Lancaster Avenue and Conestoga Road - \$191,870
- Upper Uwchlan Township - upgrade detection and controller equipment at Route 100 and Graphite Mine Road - \$920,306
- West Whiteland Township - upgrade multiple intersections along Route 100 and Commerce Drive - \$389,640
- **TOTAL: \$1,501,816**

Press release with full listing of project awards Statewide: <https://www.pa.gov/agencies/penndot/news-and-media/newsroom/statewide/2025/shapiro-administration-invests-nearly--30m-in-municipal-traffic->

Note: The PA Department of Conservation and Natural Resources (PA DCNR) Community Conservation Partnerships Program (C2P2) award announcements are expected any day now at the time this was written, so we will share those results at the Board Meeting if they are announced between now and then.

<b>Local Share Account (LSA) Statewide Program - Gaming Economic Development &amp; Tourism Fund</b>			
<b>Recipient</b>	<b>Project</b>	<b>Award</b>	
Avondale Borough	2025 Road Paving Program	\$150,000	
Caln Township	Electric Police Patrol Vehicles	\$142,763	
Caln Township	Thorndale Fire Company - Rescue Pumper	\$350,000	
Chester County Economic Development Council	Bryn Mawr Rehab Hospital Patient Lifts	\$100,000	
Chester County Economic Development Council	Longwood Gardens Security Enhancements - Phase 2	\$200,000	
Chester County Economic Development Council	Safe Harbor Expansion Project	\$350,000	
Chester County Economic Development Council	UAC Ambulances	\$401,082	
Chester County Economic Development Council	UAC Monitors	\$104,961	
Coatesville City	Fire Apparatus	\$600,000	
Downingtown Borough	Downingtown Area Flood Planning	\$375,000	
East Bradford Township	Disc Style Chipper (15") with 139 hp engine	\$75,000	
East Caln Township	Bell Tavern Park Improvement Project	\$388,440	
East Coventry Township	Ellis Woods Road Bridge Rehabilitation Project	\$263,803	
East Coventry Township	Heating, Ventilation and Cooling System and Electric Panel Upgrades	\$48,076	
East Fallowfield Township	Reconstruction of Mortonville Road Bridge	\$475,000	
East Pikeland Township	Snyder Avenue Sewer Extension	\$100,000	
East Whiteland Township	Down East Park Culvert and Parking Improvement Project	\$100,000	
Franklin Township	Stream Restoration	\$250,000	
Honey Brook Township	Honey Brook Fire Company Engine Grant	\$250,000	
Kennett Township	Tenant Build-out for Kennett Area Community Service	\$330,000	
Londonderry Township	Salt Shed	\$150,000	
Malvern Borough	Heritage Center at Paoli Memorial	\$325,000	
Newlin Township	LSA Boom Mowing Machine Application	\$191,490	
North Coventry Township	Laurelwood Road Bridge Replacement	\$250,000	
North Coventry Township	North Coventry EMS Vehicle Replacement	\$202,000	
North Coventry Township	Police Vehicle Purchase	\$66,532	
Parkesburg Borough	Parkesburg Borough Refuse and Pickup Truck	\$100,000	
Sadsbury Township	Compass Road Bridge Replacement	\$100,000	
Sadsbury Township	Octorara Road Bridge Replacement	\$511,563	
Schuylkill Township	Schuylkill Township Municipal Complex Renovation	\$350,000	
South Coventry Township	Ridglea Water System Meter Replacement Project	\$106,309	
Spring City Borough	Spring City Boat Launch Park Access & Recreation Improvements	\$193,922	

Spring City Borough	Station Upgrades	\$34,189
Tredyffrin Township	Friendship Park Revitalization	\$350,000
Tredyffrin Township	Royers Greaves School for the Blind Green Energy Project	\$200,000
Upper Uwchlan Township	Traffic Signal Upgrades	\$200,000
Uwchlan Township	Police Department Body Camera Replacement	\$32,160
Uwchlan Township	Shamona Peck Nature Play	\$50,000
Valley Forge Sewer Authority	Major Station Pump Replacements	\$200,000
Valley Township	Emergency Repair of Collapsing Fire Station Driveway	\$175,000
Wallace Township	Wallace Township Trail Extension and Bridge	\$200,000
West Brandywine Township Municipal Authority	Sewer System Repairs	\$100,000
West Caln Township	PW Loader	\$150,000
West Chester Borough	West Chester Fire Department Fire Engine Replacement	\$818,576
West Goshen Sewer Authority	Wastewater Treatment Plant Pumps Replacement Project	\$250,000
West Nottingham Township	OAHA History Center Acquisition	\$700,000
West Pikeland Township	Replacement Police Vehicles	\$118,727
West Vincent Township	New Patrol Vehicle	\$64,490
West Vincent Township	Purchase of Compact Track Loader and Roller	\$120,000
West Whiteland Township	Rehabilitation of Grubbs Mill Pump Station	\$150,000
Willistown Township	Pump Station 3 Interceptor Replacement	\$150,000
	<b>51 projects - GRAND TOTAL:</b>	<b>\$11,664,083</b>
Local Share Account (LSA) website:		
<a href="https://dced.pa.gov/business-assistance/business-financing/local-share-account-lsa/">https://dced.pa.gov/business-assistance/business-financing/local-share-account-lsa/</a>		

# Design & Technology

## Division Update

## DESIGN & TECHNOLOGY DIVISION

January 2026 (activities as of 12/31/25)

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

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

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

The Graphics team made progress this month, focusing on key initiatives like the West Whiteland Comprehensive Plan report. Further design work for the 2026 work program. The team also further refined a series of renderings for the Pocopson Complex Land Stewardship Plan displaying proposed improvements. Additionally, the team generated various event flyers and presentations and provided graphics for the CCPC webpage.

# Community Planning

# Municipalities with ongoing VPP projects, December 2025

★ Planning Commission Consulting Service

## 22 Single-Municipality Projects

### Zoning or Subdivision Ordinance

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

### Open Space

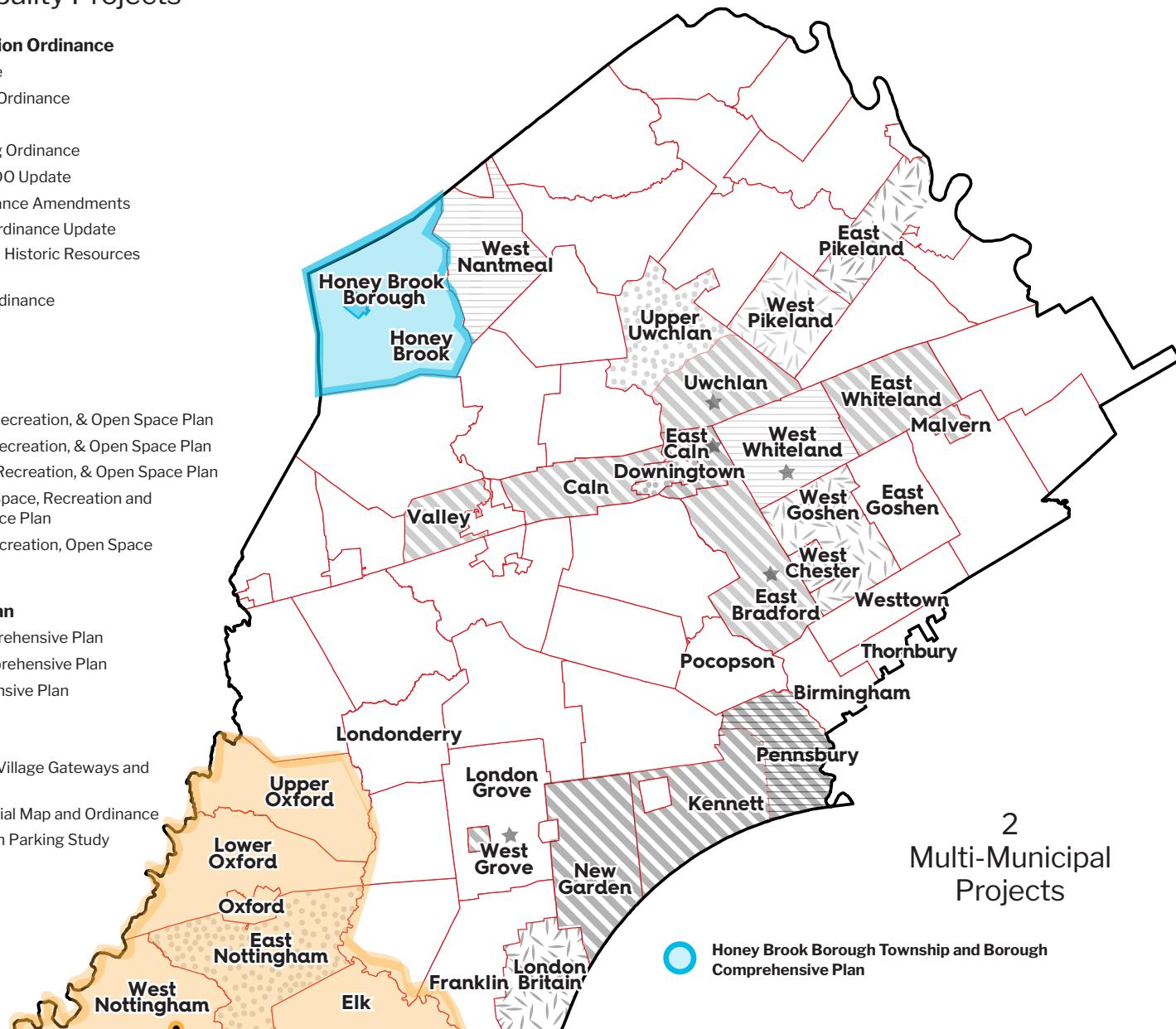
- West Chester Parks, Recreation, & Open Space Plan
- West Goshen Parks, Recreation, & Open Space Plan
- West Pikeland Parks, Recreation, & Open Space Plan
- London Britain Open Space, Recreation and environmental Resource Plan
- East Pikeland park, Recreation, Open Space and Trail Plan

### 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



2  
Multi-Municipal  
Projects

Honey Brook Borough Township and Borough  
Comprehensive Plan

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

## COMMUNITY PLANNING REPORT

December 2025 (Activities as of 12/31/2025)

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 under other projects.

#### SINGLE MUNICIPALITY

##### 1. Caln Township – Zoning Ordinance Update

Percent Completed: 85% Contract Term: 1/24-6/26 Consultant: Nanci Sarcinello Planning & GIS Monitor: Mark Gallant  
The Task Force completed their review of the full draft Ordinance at their December meeting (12/18) with a focus on their Mixed-Use Village District. The consultant expects to have the 2<sup>nd</sup> draft completed in January.

##### 2. Downingtown Borough – Parking Study

Percentage Completed: 75% 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. A virtual meeting with a presentation of the draft study by the consultant was held 12/3. The project remains on schedule.

##### 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. Awaiting Township final edits to proceed with the Act 247 review period.

##### 4. East Nottingham Township - Official Map and Ordinance

Percent Complete: 50% Consultant: Brandywine Conservancy Contract Term: 9/25-8/27 Monitors: Mark Gallant & Luis Rodriguez  
A meeting was held on December 8<sup>th</sup>. A workshop for landowners will be conducted sometime around mid-January, with a follow-up public info meeting. The consultant will 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.

##### 6. Kennett Township – SALDO update

Percent Completed: 50% Contract Term: 8/24-7/26 Consultant: CCPC Planners: Jeannine Speirs & Nina Weisblatt  
The Township is updating their SLDO to reflect the recent Zoning update as well as other changes. The project is progressing ahead of schedule at the Township's request. Currently draft sections are getting input from Township staff and Engineers.

## COMMUNITY PLANNING REPORT

### 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. No update yet. Kickoff meeting TBD in January.

### 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. There was a meeting on December 12 where the simultaneous (non-VPP) SLDO update was also discussed as the projects tie together.

### 9. New Garden Township – Zoning Ordinance Update

Percent Completed: 75% Contract Term: 7/24-6/26 Consultant: Michael Baker International Monitor: Libby Horwitz  
No December 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 planning their kick-off meeting for January 6.

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

Percent Completed: 70% Contract Term: 9/24-8/27 Consultant: Bowman Monitor: Patty Quinn  
Bowman consultants are coordinating with engineers from PennDOT and hoping to have intersection alternatives to present to the public in February of 2026.

### 12. Uwchlan Township - Zoning Ordinance Update

Percent Completed: 5% Contract Term: 9/25-8/27 Consultant: CCPC Planner: Mark Gallant  
There was no meeting in December.

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

Percent Completed: 98 % Contract Term: 5/24-4/26 Consultant: Johnson, Mirmiran & Thompson/ Toole Rec. Monitor: Kevin Myers  
The final joint VPP review/Act 247 review was sent on 12/3. The plan was presented at the borough planning commission meeting on 12/15 and should be adopted by council early next year.

## COMMUNITY PLANNING REPORT

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

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

### 15. West Grove Borough – Zoning Ordinance Amendments

Percent Completed: 95% Contract Term: 4/23-3/26 Consultant: CCPC Lead Planner: Kevin Myers  
A 2<sup>nd</sup> 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.  
Finalization of Hearing Draft is underway in preparation for adoption process in the first quarter of 2026.

### 16. West Nantmeal Township – Comprehensive Plan Update

Percent Completed: 95% Contract Term: 6/24-5/26 Consultant: Castle Valley Consultants Monitor: Luis Rodriguez  
The comprehensive plan draft is nearly complete, pending the finalization of remaining requirements prior to adoption. There was no meeting in December.

### 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  
A second extension was granted in December. Full draft document anticipated in January.

### 18. West Whiteland Township – Comprehensive Plan

Percent Completed: 65% Contract Term: 7/24-6/26 Consultant: CCPC Lead Planner: Chris Patriarca  
Task Force and Township comments incorporated into draft document. Full draft document tentatively scheduled to go before the Task Force for approval in January to advance to the Township Planning Commission.

### 19. Pennsbury Township – Historic Resources Zoning Update

Percent Completed: 70% Contract Term: 8/25-2/26 Consultant: CCPC Lead Planner: Jeannine Speirs  
The Township is updating elements of historic resources zoning article and the current step is to begin the MPC review process starting with the Township Planning Commission.

### 19. Valley Township – Zoning Amendments

Percent Completed: 0% Contract Term: 12/25-7/27 Consultant: Pennoni Associates Monitor: Kevin Myers  
The township is undertaking minor amendments to the zoning ordinance. The kick-off meeting was held December 9th.

## 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 Both Township and Borough residents have provided input for areas in need of improvement, feedback on the 2015 Future Land Use Map and other topics. A postcard survey will be mailed to both the Borough and Township to gather additional information from the public. A Meeting was held on 12/3.

#### C. Oxford Region Comprehensive Plan Update

Percent Completed: 45 % Contract Term: 1/24–12/26 Consultant: CCPC Lead Planner: Mark Gallant Over the last 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. A meeting was held 12/4.

### OTHER PROJECTS

- **Oxford Region** – Administration assistance to the regional planning group (ORPC) and associated sub-groups: The ORPC Regional EAC and The ORPC Historic Sub-Committee; Mark Gallant. Mark is serving as the Region's secretary throughout the Plan update. Jeannine Speirs and David Blackburn are assisting with historic resources and heritage interpretation network items.
- **Phoenixville Region Planning Committee** – The December 2025 meeting discussed work completed by the region regarding implementation of the Transportation plan section of the Regional Plan. Additional discussion was held regarding a land development in West Vincent Township and its consistency with the Regional Plan and continuing support for moving the potential Devault Trail forward with assistance from TMACC and other partners.
- **Pottstown Metropolitan Regional Planning Committee** The December meeting included a lengthy discussion of data centers and how regional planning may impact where they may be permitted within the broader region.
- **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 (Winter 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 December CC 250 Commission meeting was held on 12/4.
- ❖ MarCom presented an editorial guide to the Commission, for written materials, for review and comment. The Technology subcommittee of MarCom met twice and continued to refine the 250 website which was launched and reviewed by the CC250 Executive Committee.
- ❖ A summary of the approved 16-panel brochure concept was sent to the CC Community Foundation for review to ensure criteria for funding was met.
- ❖ Continued to attend 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. Attendees are being briefed with instructions to add their events to the CC250 calendar.
- ❖ Attended West Chester University America250 Committee meeting and provided an update on the County Commission's activities. Meeting separately with WCU faculty to discuss the CC 250 exhibit and the exhibits being mounted at the University in 2026.
- ❖ Coordinated with Keep Chester County Beautiful for a Community Service element for CC250. Maps of locales for cleanup were drafted along with instructions to sign up. The CC Historic Preservation Network will be provided the map and application materials for distribution
- ❖ Coordinating with Heritage Sites Committees who will contact potential kiosks sites with their questionnaire for hosting organizations.
- ❖ Coordinated with Phase 1 kiosk grant contract RFP requirements. Coordinating roles for various entities on Kiosk Phase 1.

## COMMUNITY PLANNING REPORT

- ❖ Submitted \$311,100 grant application for Phase 2 kiosk project to PA DCED LSA grant program.
- ❖ CCPC is providing technical updates to the Battle of the Clouds interactive map as a 250<sup>th</sup> County-Local East Goshen and West Goshen collaborative effort.
- ❖ CC 250 projects from County Depts:
  - Archives – exhibit panels were received by CCPC for review, which was completed, and exhibit was completed & fabricated
  - Communications, Commissioner's office – created a shortened video time capsule outline to meet budget constraints. Commissioner's Communication office approved shorter outline. New Commissioners Communications Director is planned to execute the project with CCPC input.

### 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 250<sup>th</sup> in spring 2026.
  - Northern Philadelphia Campaign and Heritage Interpretive Network – Malvern Borough's Paoli Battlefield Committee and neighboring Paoli Memorial Grounds/Associates are working together to provide coordinated access and interpretation. The Borough has contracted with a Landscape Architect to prepare Phase 1 site plan outlining Paoli Battlefield Heritage Site improvements for 2025, 2026, and 2027. Paoli Memorial Grounds/Associates is working to fundraise to create a Heritage Center structure for visitors and information and to try to move indoors to preserve the original obelisk that marks the mass grave.

### Iron & Steel HIN theme region

No activity in December. Work on the brochure will resume in January 2026.

### Outreach

- ❖ **Town Tours & Village Walks** – Courtroom #1 in West Chester's historic courthouse, is reserved for the 2026 kickoff.
- ❖ Attended end of the year partner gathering sponsored by Chester County Convention & Visitor Bureau.
- ❖ Attended annual municipal gathering sponsored by the Brandywine Conservancy.
- ❖ Attended the Tredyffrin Township Historic Commission meeting to learn about their 2025 accomplishments and 2026 work plan.

### Review

- ❖ County Owned Bridges December bridge meeting discussed required studies for preferred alternatives to rehab historic Bridge 199.
- ❖ Discussed emerging alternatives for Bridge 199 with the SHPO. As the bridge is determined eligible for the National Register, the State Historic Preservation Office requested a public meeting to talk directly with stakeholders regarding their concerns and the emerging alternatives for rehab/restoration.

## COMMUNITY PLANNING REPORT

### Section 106

- ❖ Reviewed and approved report for National Register eligibility of properties adjacent to a PennDOT road project. The project, in Charlestown Township, focuses on improvements to the intersection Route 401 and West Valley Hill Road. Reviewed and approved two proposals to upgrade communication tower equipment.

### ECONOMIC

- **Economy Report** – 2025 report complete and posted online.

### HOUSING

- **Accessible Housing Guide** – Drafting map.
- **Housing Workshops** - Planning for next year's workshops has been initiated to include recorded presentations and one-on-one meetings.
- **Organizational Convening** - Developing resource share hub for organizations. Scoping land capacity study as requested by partner organizations.

### URBAN CENTERS

- **Technical assistance/coordination**

- Atglen Borough zoning amendments for the “downtown” zoning districts are being reviewed by the zoning officer and solicitor for comment. Next meeting TBD.

# Director's Report