



CHESTER COUNTY PLANNING COMMISSION BOARD MEETING

Chester County Planning Commission
Government Services Center – Room 270

Hybrid Meeting
July 8, 2026

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
A. Chair's Welcome *Chair*
2. PUBLIC COMMENT *Chair*
3. PRESENTATIONS *Jake Michael*
A. 2025 Housing Report
B. 2025 Non-Residential Development Report
- 2:30 p.m. 4. ACTION ITEMS
- A. Approval of Commission Meeting Minutes – June 10, 2026 *Commission*
- B. Act 247 Reviews – June 2026 Applications *Commission*
- 1) 247 Monthly Summary *Geoff Creary*
- 2) Reviews of Interest *Wes Bruckno*
1. Municipal ordinances that have actively incorporated CCPC's Data Center Ordinance Guide
- 3) Subdivision and Land Development Plan Reviews (23)
- | | |
|---------------------------|----------------|
| 1. Caln Township | LD-05-26-18913 |
| 2. City of Coatesville | SD-05-26-18942 |
| 3. East Caln Township | LD-04-26-18906 |
| 4. East Coventry Township | SD-05-26-18926 |
| 5. East Goshen Township | SD-05-26-18938 |
| 6. Elk Township | SD-05-26-18930 |
| 7. Kennett Township | SD-05-26-18917 |
| 8. Kennett Township | SD-05-26-18918 |
| 9. Kennett Township | SD-05-26-18919 |
| 10. New Garden Township | SD-05-26-18934 |
| 11. Parkesburg Borough | SD-05-26-18927 |
| 12. Penn Township | SD-05-26-18932 |
| 13. Pennsbury Township | SD-05-26-18946 |

14. Upper Oxford Township	SD-05-26-18943
15. Uwchlan Township	CU-05-26-18922
16. Uwchlan Township	LD-05-26-18925
17. Uwchlan Township	SD-05-26-18921
18. West Chester Borough	LD-05-26-18908
19. West Chester Borough	SD-05-26-18910
20. West Goshen Township	LD-05-26-18947
21. West Goshen Township	SD-05-26-18948
22. West Nantmeal Township	LD-03-26-18869
23. West Nantmeal Township	SD-03-26-18870

4) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (18)

1. East Brandywine Township	ZA-06-26-18971
2. East Caln Township	ZA-05-26-18952
3. East Pikeland Township	ZA-05-26-18936
4. Elk Township	ZA-04-26-18902
5. London Grove Township	ZA-06-26-18959
6. New Garden Township	ZM-05-26-18909
7. New Garden Township	ZO-04-26-18905
8. Oxford Borough	ZA-05-26-18916
9. Parkesburg Borough	ZA-06-26-18961
10. Penn Township	ZM-06-26-18958
11. Upper Uwchlan Township	ZA-05-26-18939
12. Uwchlan Township	ZA-06-26-18965
13. Wallace Township	ZA-05-26-18953
14. West Chester Borough	ZA-05-26-18941
15. West Goshen Township	ZA-05-26-18933
16. West Nantmeal Township	ZA-06-26-18966
17. West Vincent Township	ZA-05-26-18920
18. West Whiteland Township	CP-04-26-18897

C. Act 537 Reviews – June 2026 Applications

Jake Michael

1) Minor Applications (2)

1. Elk Township; Siple, 70-5-10, Consistent
2. Honey Brook Township; Living God Lutheran Church, 22-8-69, Inconsistent

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

- A. Design & Technology Division Update
- B. Community Planning Division Update
- C. Sustainability Division Update
- D. Multimodal Transportation Planning Division Update
- E. Director's Report

Geoff Creary
Bambi Griffin Rivera
Rachael Griffith
Brian Styche
Matthew Edmond

4:00 p.m. 6. ADJOURNMENT

Action Items



MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 270
June 10, 2026

MEMBERS PRESENT IN PERSON: Nate Cline, Chair; Roberta Cosentino, Vice Chair; Frank Furman; Matt Hammond; Mike Heaberg.

MEMBERS PRESENT VIA ZOOM: Doug Fasick; Molly Morrison.

STAFF PRESENT IN PERSON: Matthew Edmond, Director; Carol Stauffer, Assistant Director; Carrie Conwell; Geoff Creary; Paul Farkas; Bambi Griffin Rivera; Rachael Griffith; Gene Huller; Erin Luchetti; Jake Michael; Nancy Shields; Brian Styche; Amy Zimmerman.

STAFF PRESENT VIA ZOOM: Chris Bittle; Wes Bruckno; Steve Buck; Beth Cunliffe; Carolyn Oakley; Al Park; Chris Patriarca; Patty Quinn; Elle Steinman.

VISITORS PRESENT IN PERSON: Robert Boos; Seung Ah Byun; Steven Kline; Rebecca Hayden.

VISITORS PRESENT VIA ZOOM: Evan Leahy.

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, June 10, 2026 was called to order at 2:02 P.M. by Chair Nate Cline.

PUBLIC COMMENT: None

PRESENTATION:

Mr. Boos presented on PENNVEST's funding programs for clean water infrastructure projects in Pennsylvania. PENNVEST manages a state revolving fund with over \$15 billion invested across 5,400 projects since 1988, providing low-interest loans (1%-2.25%) and some grants for drinking water, wastewater, stormwater, and other non-point source projects across the Commonwealth. The agency meets quarterly to approve funding applications for construction-ready projects and offers electronic application processing through a web-based system.

Mr. Michael reported on the following 2025 Landscapes3 metrics for the Live, Prosper, and Connect goals highlighting data and trends from 2018 through 2025: Affordable Housing, Housing Diversity, Access to Parks, Solid Waste, Non-residential Development, Urban Center Prosperity, Workforce Development Progress, Active Transportation, Public Transportation, Improved Travel Time, Coordinating Utilities, and Utilities Consistency. More information can be found here:

<https://chescoplanning.org/Landscapes3/0-Home.cfm>.

ACTION ITEMS:Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR MAY 13, 2026 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:Subdivision and Land Development Reviews:

Mr. Creary reported that development review activity for the month was significantly influenced by the White Clay Point project, which caused a substantial increase in the average monthly proposed residential units compared to last year's average. No apartment units were proposed during the month, remaining significantly lower than last year. Year-to-date monthly average townhome, twin, and agricultural subdivision proposals are higher than last year's monthly average. No mobile home or industrial development proposals were received this month. Institutional development activity increased slightly and remains consistent with levels observed during the previous year.

Mr. Farkas reported on the following Review of Interest: West Chester Borough, LD-04-26-18882. This submission is the third distinct design proposal reviewed for this site. All three unique iterations remain active concurrent applications.

A MOTION TO APPROVE THE THIRTEEN (13) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HEABERG, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-03-26-18871; LD-04-26-18900; SD-04-26-18903; SD-04-26-18890.

Mr. Cline recused himself from the following applications: LD-04-26-18900; SD-04-26-18903; SD-04-26-18895; LD-04-26-18882.

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

A MOTION TO APPROVE THE EIGHT (8) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MS. COSENTINO, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: CA-04-26-18904.

Act 537 Reviews:

A MOTION TO APPROVE THE ONE (1) MAJOR AND THREE (3) MINOR ACT 537 REVIEWS WAS MADE BY MR. FURMAN, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: East Marlborough Township; New Bolton Center Veterinary Diagnostic Center.

DISCUSSION AND INFORMATION ITEMS:

Multimodal Transportation Division Update:

Mr. Styche highlighted activities held during Bike Week (May 11–15) in partnership with TMACC and other regional organizations. Steve Buck was the featured presenter at TMACC’s Breakfast Briefing. CCPC participated in Bike to Work Day and won the Horns Trophy for the most participation from a large company.

Next, Mr. Styche reported on the successful reopening of St. Peter’s Road, which had been closed due to severe slope instability that threatened a portion of the roadway. Construction was completed by Loftus Construction at a cost of just under \$7 million. This project had previously been identified as a priority in the county’s Transportation Priority Projects Brochure.

Lastly, Mr. Styche reminded attendees that the first public meeting for the Bikes (and More!) Plan will be held virtually later this evening at 7p.m. Additional opportunities for involvement and input into plan development are anticipated later this fall.

Design and Technology Division Update:

Mr. Creary reported on a successful collaborative effort between CCPC and the Chester County A250 Commission to create and distribute commemorative Chester County A250 flags across Chester County.

Next, Mr. Creary provided an update on efforts to preserve and modernize historical digital content. Several educational animations originally created in Adobe Flash had previously been converted to HTML5. The final remaining animation, the Battle of the Clouds, had not yet been updated to HTML5, but was successfully migrated from Flash into Adobe Animate and exported as a usable video format.

Lastly, Mr. Creary highlighted ongoing work by the GIS team to modernize and improve county mapping resources. The Agricultural Security Area mapping project is being converted into a new interactive application. As part of this effort, staff completed the integration of municipal future land use maps, countywide zoning maps, and georeferenced planning data.

Community Planning Division Update:

Ms. Griffin Rivera provided an update on active municipal planning projects across the county. Two major multi-municipal projects remain underway, and 20 single-municipality projects remain active. Recently Completed Projects include Caln Township’s Zoning Ordinance Amendment, West Nantmeal Township’s Comprehensive Plan, and Downingtown Borough’s Parking Study.

Next, Ms. Griffin Rivera reported that Jeannine Speirs and David Blackburn presented Living Landscapes - Bridging Cultural Heritage and Conservation, at a conference in Harrisburg.

Ms. Griffin Rivera went on to report that the Town Tours and Village Walks Program is fully underway. In addition to the traditional “13 Tours for 13 Colonies” program, staff reintroduced Armchair Tours, a lecture series offering educational programming. The Chester County 250 eNewsletter has expanded from a monthly publication to a weekly format to accommodate the growing number of events and activities.

Lastly, Ms. Griffin Rivera provided an update on recruitment efforts for the Housing and Economic Development Planner position. A new, more creative and visually engaging job advertisement was developed for social media platforms.

Sustainability Division Update:

Ms. Griffith welcomed two summer interns, Amy Zimmerman and Erin Luchetti who will assist with planning and sustainability initiatives.

Next, Ms. Griffith reported significant progress on the county's Climate Action Plan Update. Public outreach activities have been conducted throughout April, May, and June at numerous community events. Two surveys were conducted and results are currently being analyzed, with findings expected to be presented to the board once data collection is complete.

Ms. Griffith went onto report that CCPC and the Chester County Conservation District launched a collaborative municipal meadow initiative funded by a grant awarded by the Pennsylvania Department of Conservation and Natural Resources (DCNR).

Next, Ms. Griffith announced the upcoming launch of the Open Space Accelerator Mini-Grant Program. The program is designed to help municipalities advance planning and implementation strategies for projects identified in comprehensive plans or open space and recreation plans. Selected consultants are currently being finalized through the contracting process.

Ms. Griffith went onto report that the Open Space Summit focused on applying land conservation strategies to broader community challenges. The summit brought together stakeholders from the agricultural, housing, and conservation sectors.

Lastly, Ms. Griffith provided an update on efforts to expand food-waste composting opportunities within Chester County. CCPC partnered with Ag Connect, the Chester County Economic Development Council, and the Chester County Solid Waste Authority to examine opportunities for farm-based composting operations.

Director's Report:

Mr. Edmond provided updates on the following ongoing public engagement initiatives. The Town Tours and Village Walks Program continues throughout the summer. This program will take a brief hiatus after the June 18 tour resuming with the July 16th tour. The Chester County 250 flag campaign continues to expand countywide visibility for the semiquincentennial celebration.

Next, Mr. Edmond announced a partnership with Chester County 2020 to revive and expand the county's planning awards program. The awards program had previously focused primarily on citizen planners but was discontinued during the COVID-19 pandemic. The revitalized program will feature broader award categories. The awards ceremony is scheduled for October 15, 2026. Municipalities, organizations, consultants, and individuals will be encouraged to submit nominations, including self-nominations.

Mr. Edmond went onto report strong participation in this year's internship program.

Next, Mr. Edmond announced that CCPC plans to submit the Data Center Ordinance Project, developed in partnership with Montgomery County, for consideration in the Pennsylvania Chapter of the American Planning Association (APA PA) annual awards program.

Mr. Edmond went onto report the following planning updates: West Whiteland Township is expected to adopt its updated Comprehensive Plan; updated Housing and Non-Residential Development Reports are expected to be released in the coming month; and the public comment period for the region's Transportation Improvement Program (TIP) Update will be open until June 22.

Lastly, Mr. Edmond concluded with a discussion of long-term population trends in Chester County. According to DVRPC projections, Chester County is expected to gain approximately 100,000 additional residents over the next 25 years, moving it from the 7th largest county in Pennsylvania to the 5th largest within the next decade. The projected growth reinforces the need for proactive planning efforts.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:48PM WAS MADE BY MR. FURMAN, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

Matthew J. Edmond, Executive Director
Chester County Planning Commission

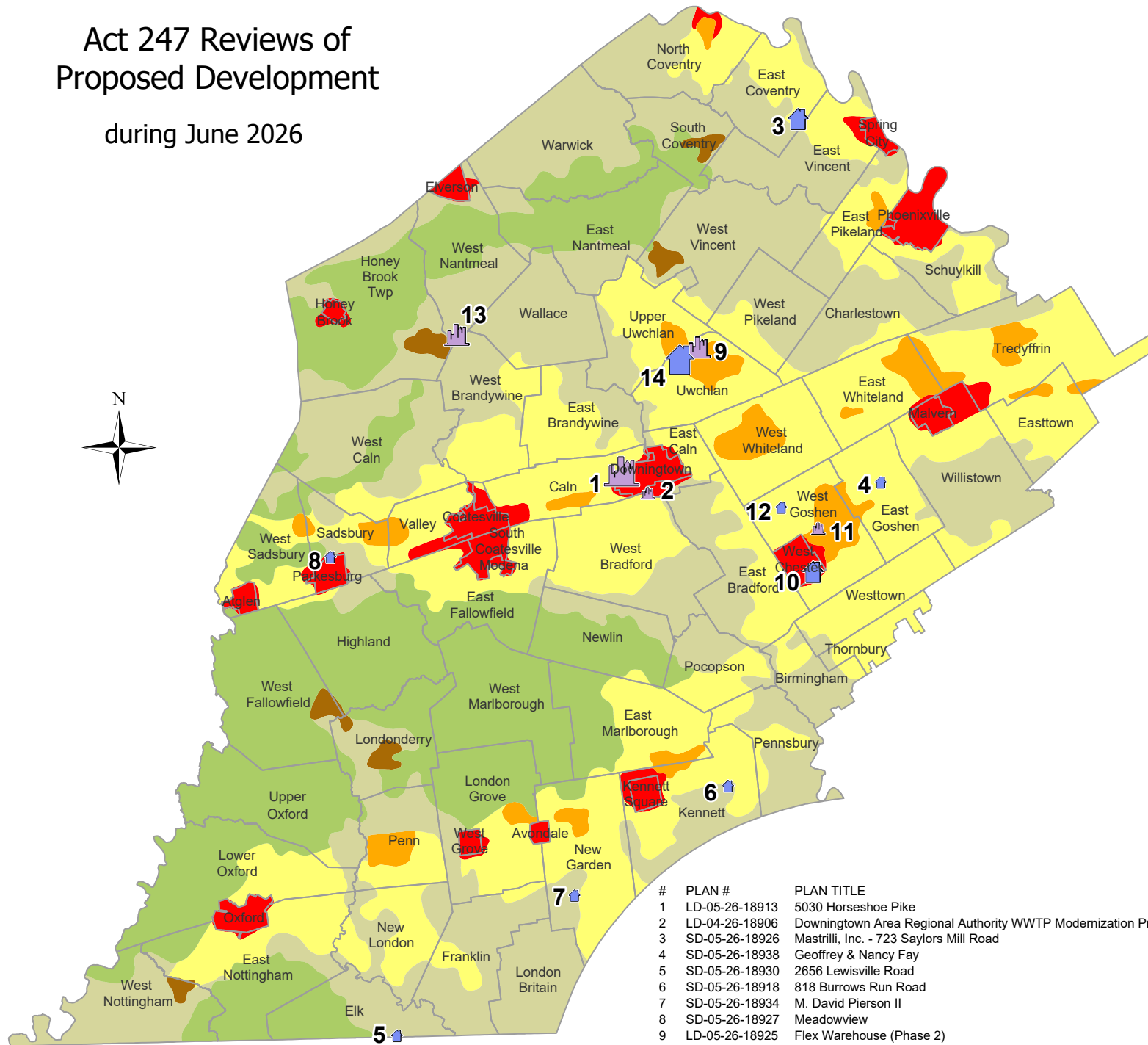
MJE/ncs

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development

during June 2026



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes3

Landscapes3

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

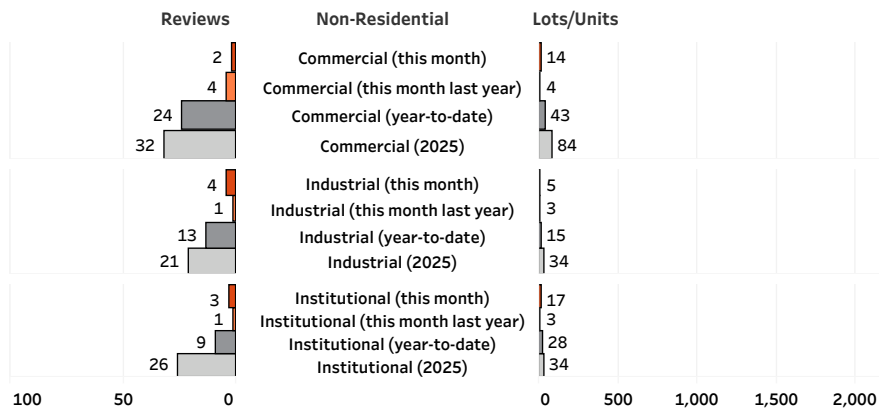
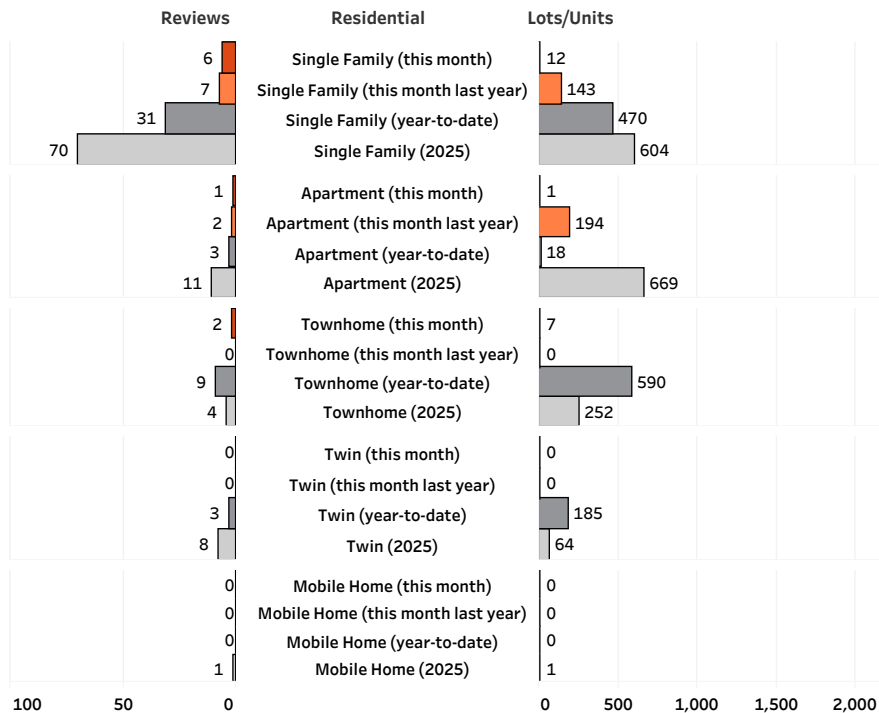
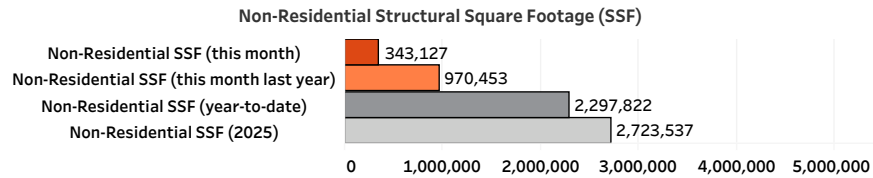
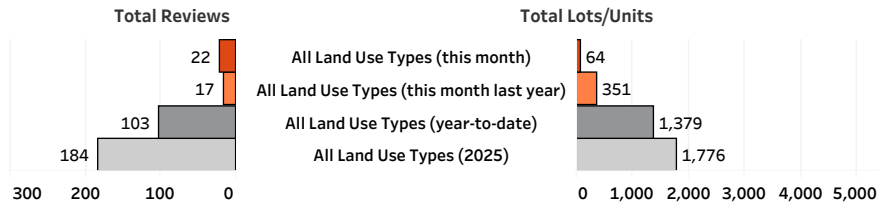
Rural Resource Areas

- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	LD-05-26-18913	5030 Horseshoe Pike
2	LD-04-26-18906	Downingtown Area Regional Authority WWTP Modernization Project Design
3	SD-05-26-18926	Mastrilli, Inc. - 723 Saylor's Mill Road
4	SD-05-26-18938	Geoffrey & Nancy Fay
5	SD-05-26-18930	2656 Lewisville Road
6	SD-05-26-18918	818 Burrows Run Road
7	SD-05-26-18934	M. David Pierson II
8	SD-05-26-18927	Meadowview
9	LD-05-26-18925	Flex Warehouse (Phase 2)
10	LD-05-26-18908	TRBL Walnut, LLC
11	LD-05-26-18947	Fernhill Road ALG.
12	SD-05-26-18948	DePrisco 2-Lot Subdivision
13	LD-03-26-18869	Hammell-O'Donnell Business Park (Lots 1-3)
14	CU-05-26-18922	Eagleview Town Center - Phase 2 - Lot 17

June 2026



Subdivision and Land Development Reviews 6/1/2026 to 6/30/2026

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
Caln Township	LD-05-26-18913	5030 Horseshoe Pike	6/12/2026	61.00	Institutional	9	203,211	Institutional Nursing Home/Assisted Living	9		Yes
City of Coatesville	SD-05-26-18942	Tax Parcel 16-2-226	6/25/2026	0.07	Single Family Residential	1		Residential Single Family Residential			Yes
East Caln Township	LD-04-26-18906	Downingtown Area Regional Authority WWTP Modernization Project Design	6/12/2026	12.40	Institutional	6	9,470	Institutional Unique	6		Yes
East Coventry Township	SD-05-26-18926	Mastrilli, Inc. - 723 Saylors Mill Road	6/12/2026	14.30	Single Family Residential	3		Residential Single Family Residential			Yes
East Goshen Township	SD-05-26-18938	Geoffrey & Nancy Fay	6/24/2026	3.90	Single Family Residential	2		Residential Single Family Residential		0	Yes
Elk Township	SD-05-26-18930	2656 Lewisville Road	6/17/2026	10.80	Agricultural Single Family Residential	2		Agricultural Farm/Pasture Land Residential Single Family Residential			Yes
Kennett Township	SD-05-26-18917	Basciani / Stinson Properties	6/10/2026	5.78	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Mushroom House		0	Yes
Kennett Township	SD-05-26-18918	818 Burrows Run Road	6/5/2026	22.31	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land		0	Yes
Kennett Township	SD-05-26-18919	Legacy Fields	6/4/2026	35.00	Institutional Institutional	2		Institutional School Institutional Government		0	Yes

Subdivision and Land Development Reviews 6/1/2026 to 6/30/2026

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
New Garden Township	SD-05-26-18934	M. David Pierson II	6/24/2026	30.00	Agricultural Single Family Residential	2		Agricultural Farm/Pasture Land Residential Single Family Residential		0	Yes
Parkesburg Borough	SD-05-26-18927	Meadowview	6/25/2026	30.00	Apartment Townhouse	2		Residential Apartment Residential Townhouse			Yes
Penn Township	SD-05-26-18932	2980 Newark Road and 110 Corby Road	6/16/2026	28.00	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
Pennsbury Township	SD-05-26-18946	Windmill Hollow	6/18/2026	69.29	Agricultural	1		Agricultural Farm/Pasture Land			Yes
Upper Oxford Township	SD-05-26-18943	Sher-Rockee Mushroom Farms, LLC	6/24/2026	64.84	Agricultural Agricultural	2		Agricultural Mushroom House Agricultural Farm/Pasture Land			Yes
Uwchlan Township	LD-05-26-18925	Flex Warehouse (Phase 2)	6/11/2026	8.78	Industrial	1	35,000	Industrial Warehouse	1		Yes
Uwchlan Township	SD-05-26-18921	Flex Warehouse (Phase 2)	6/11/2026	8.78	Industrial	2		Industrial Lot Line Revision			Yes
West Chester Borough	LD-05-26-18908	TRBL Walnut, LLC	6/5/2026	0.34	Townhouse	5		Residential Townhouse			Yes
West Chester Borough	SD-05-26-18910	TRBL Walnut, LLC	6/5/2026	0.34	Townhouse	1		Residential Townhouse			Yes
West Goshen Township	LD-05-26-18947	Fernhill Road ALG.	6/24/2026	2.00	Industrial	1	3,375	Industrial Addition to Existing	1		Yes
West Goshen Township	SD-05-26-18948	DePrisco 2-Lot Subdivision	6/24/2026	1.31	Commercial Single Family Residential	2		Commercial Retail Residential Single Family Residential			Yes

Subdivision and Land Development Reviews 6/1/2026 to 6/30/2026

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
West Nantmeal Township	LD-03-26-18869	Hammell-O'Donnell Business Park (Lots 1-3)	6/2/2026	118.86	Industrial	1	92,071	Industrial Manufacturing	1		Yes
West Nantmeal Township	SD-03-26-18870	Hammell-O'Donnell Business Park (Lots 1-3)	6/2/2026	118.86	Commercial	13		Commercial Office Park			Yes
Grand Totals of Subdivision and Land Development Reviews		22 Reviews		646.96 Acres		64 Lots/Units	343,127 Non-Res. Sq. Feet		18 Non-Res. Bldgs.	0 Linear Feet Roadway	

There are **22** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations
6/1/2026 to 6/30/2026

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
--------------	--------	-------	----------------	---------	----------	------------	-------------------------	------------------	--------------------	--------------------	-------------------------------

No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

Conditional Use Reviews 6/1/2026 to 6/30/2026

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes? (Yes, No, N/R)
Uwchlan Township	CU-05-26-18922	Eagleview Town Center - Phase 2 - Lot 17	6/5/2026	8.73	Apartment Commercial	94	2,400	Residential Apartment Commercial Addition to Existing	1		Yes
Grand Totals of Conditional Use Reviews		1 Reviews		8.73 Acres		94 Lots/Units	2,400 Non-Res. Sq. Feet		1 Non-Res. Bldgs.	Linear Feet Roadway	

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

Subdivision & Land Development Letters



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

June 12, 2026

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

Re: Preliminary Land Development - 5030 Horseshoe Pike
Caln Township - LD-05-26-18913

Dear Ms. Swan:

A preliminary land development plan entitled "5030 Horseshoe Pike", prepared by Edward B. Walsh & Assoc., Inc. and dated June 16, 2025, was received by this office on May 15, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

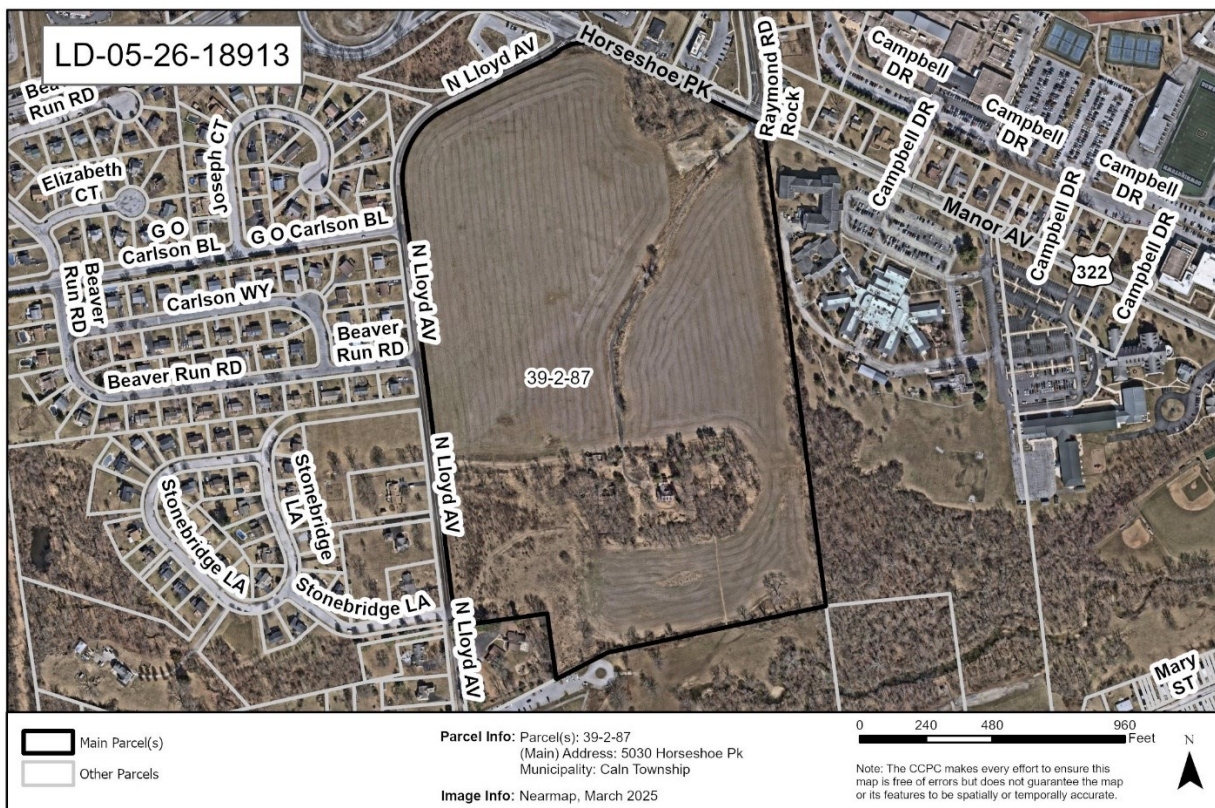
Location:	East of North Lloyd Avenue, to the south of Manor Avenue (State Route 322) and the State Route 30 interchange.
Site Acreage:	46.6 acres
Lots/Units:	9 structures, 1,140 beds
Square Footage:	203,211 square feet
Proposed Land Use:	Convalescent Home/Nursing Home
New Parking Spaces:	847 spaces
Municipal Land Use Plan Designation:	Medium Low Density Residential - Older Adult Residential Option
UPI#:	39-2-87

PROPOSAL:

The applicant proposes the construction of nine convalescent home/nursing home institutional structures totaling 203,211 square feet and 847 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Caln Township R-2 Residential zoning district. Convalescent home/nursing home is permitted by conditional use in the R-2 District

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

Page: 2
 Re: Preliminary Land Development - 5030 Horseshoe Pike
 # Caln Township - LD-05-26-18913



BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a proposed Caln Township Zoning Map and Zoning Ordinance text amendment, a subdivision plan and a land development plan all relating to the proposed development for this site. That review, CCPC# ZM-10-24-18284, SD-10-24-18273, LD-10-24-18276, was submitted to the Township in a letter dated November 14, 2024.

The Caln Township Board of Commissioners approved a two-lot subdivision of a portion of this site in connection with a proposal to develop an approximately 14.5-acre portion of the site ("Lot 1") with a medical center building. This current proposal relates to a proposed convalescent home and/or nursing home on approximately 46.6 acres portion of the site ("Lot 2").

COUNTY POLICY:

LANDSCAPES:

2. This site is within the **Suburban Landscape** and **Urban Landscape** designations of **Landscapes3**, the 2018 County Comprehensive Plan, at <https://www.chescoplanning.org/landscapes3/>. The northwestern portion of the site is located in the **Suburban Landscape**; the vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided.

Page: 3
 Re: Preliminary Land Development - 5030 Horseshoe Pike
 # Caln Township - LD-05-26-18913

The larger, southeastern portion of the site is located within 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. 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 plan is consistent with the objectives of the **Suburban** and **Urban Center Landscapes**.

WATERSHEDS 2045:

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

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

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

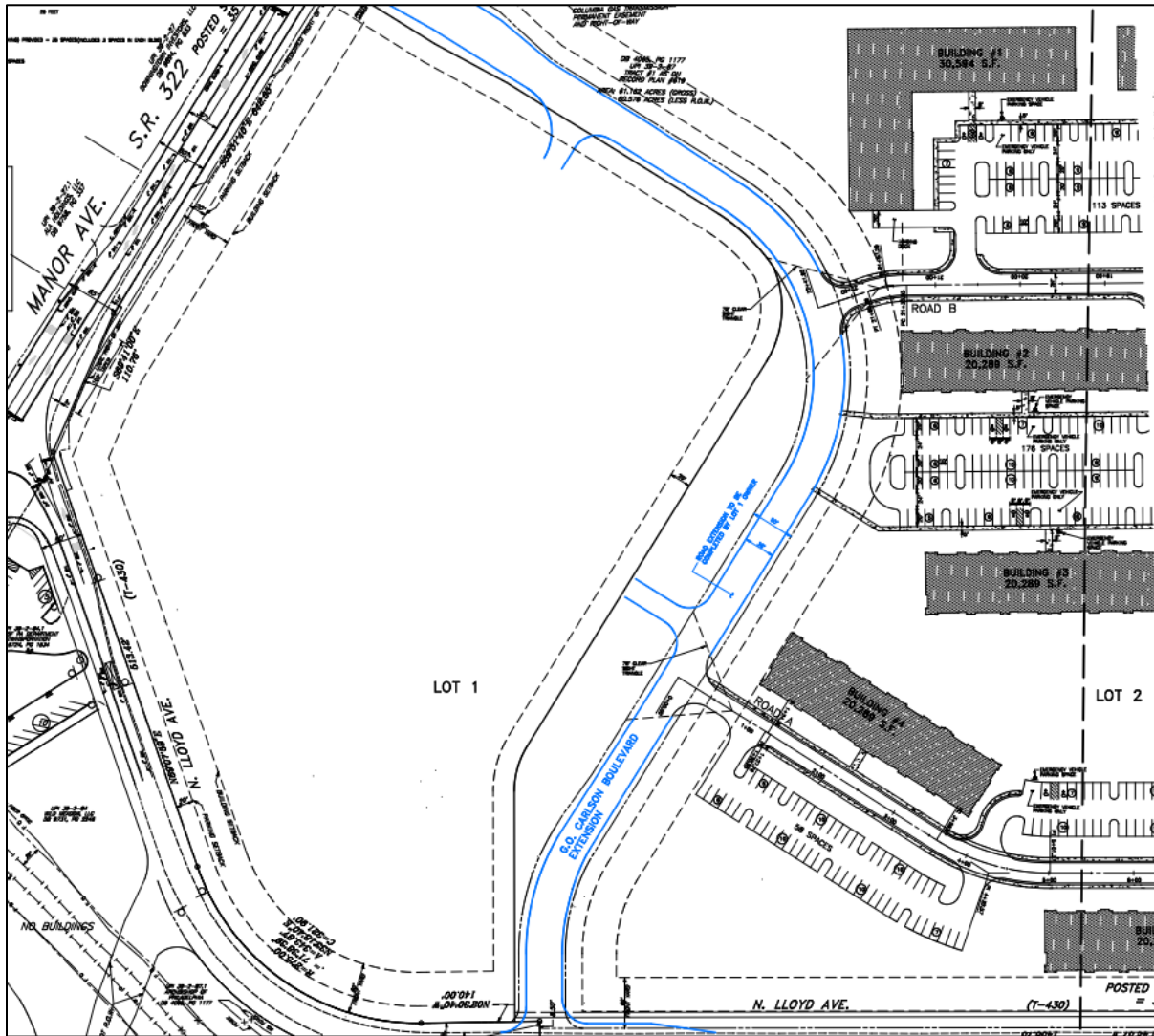
Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

PRIMARY ISSUES:

4. The Township and applicant should ensure that they are coordinating with PennDOT's plans for the new State Route 322 diverging diamond interchange associated with the US 30 Bypass reconstruction, as shown in the preferred alternative at <https://us30-chesco.com/project-information/eastern-section/us-322-interchange/>
5. The plan shows 847 parking spaces. The Township should evaluate the anticipated parking demand for this facility 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. The reserved spaces could be converted to paved spaces in the future if it becomes evident that they are 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.
6. We recommend the applicant and Township refer to the Emergency Access design element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the emergency access connections. This design element is available online at <https://www.chescoplanning.org/Guides/Multimodal/Introduction.cfm>
7. We commend the applicant for providing a sidewalk system throughout the site. Sidewalks are an essential design element for new construction in **Suburban** and **Urban Center Landscapes**; "Connect" Objective C of ***Landscapes3*** is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. The applicant and the

Page: 4
 Re: Preliminary Land Development - 5030 Horseshoe Pike
 # Caln Township - LD-05-26-18913

Township should therefore also work to integrate pedestrian access to this site with the surrounding areas, especially to the adjacent Beaver Creek Trail and to Lloyd Park to the south. We encourage the applicant to provide more shade trees in the parking lots and along the sidewalks. It may also be preferable to separate the trail system on the site from the sidewalks that are adjacent to parking areas to better-protect pedestrians from vehicles and enhance their walking experience.



*Detail of the northern part of the 5030 Horseshoe Pike
 Preliminary Land Development Plan*

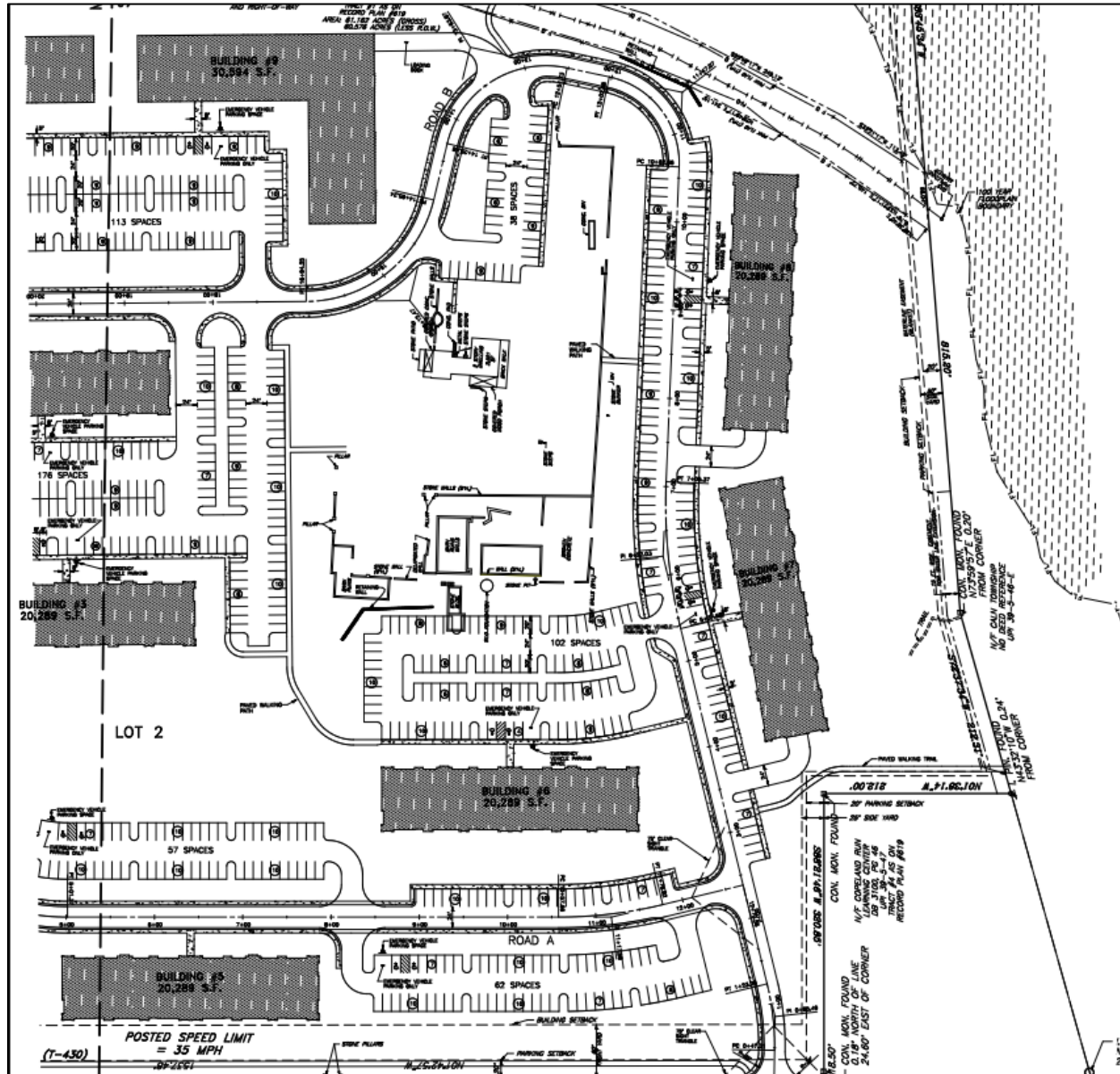
8. Sidewalks should be at least five feet in width as recommended by PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA). Some areas on the site may require sidewalks wider than five feet because wheelchairs will probably be used. The applicant should also attempt to remove places where the sidewalks turn at 90-degree angles, which can make wheelchair use more difficult. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook, at <https://www.chescoplanning.org/Guides/Multimodal/>

Page: 5

Re: Preliminary Land Development - 5030 Horseshoe Pike

Caln Township - LD-05-26-18913

The applicant and the Township should also refer to the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the proposed pedestrian facilities.



*Detail of the southern part of the 5030 Horseshoe Pike
Preliminary Land Development Plan*

9. The Township Engineer should review and comment on the applicant's traffic impact study, including the proposed build-out levels-of-service.
10. General Note 12 on the plan indicates that the existing residential structure will be restored and utilized as a community center. Figure 8 in the 2017 Caln Township Comprehensive Plan shows historical sites but does not appear to include this existing residence. The Township's Historical Commission should

Page: 6
 Re: Preliminary Land Development - 5030 Horseshoe Pike
 # Caln Township - LD-05-26-18913

review the applicant's plans for this structure and suggest how it can be integrated into the site while preserving important architectural features.

11. The *Caln Township Mobility & Connectivity Study* in the 2017 Caln Township Comprehensive Plan shows G.O. Carlson Boulevard extending through this site, and we endorse the Township's implementation of this policy.
12. The proposed buildings include 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/>.
13. This proposal includes several large, paved areas. The applicant should consider providing canopies over portions of the paved areas that incorporate photovoltaic energy systems, which can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Canopies can also reduce the heat island effect of the paved areas, and electric vehicle charging stations can be incorporated into the parking areas under the canopies. Additional information on alternative energy systems such as photovoltaic systems is available at <https://www.dvrpc.org/EnergyClimate/AEOWG/> and at the Chester County Planning Commission's *Clean and Sustainable Energy* page, at <https://www.chescoplanning.org/Environmental/CleanEnergy/>.
14. The proposed stormwater management basins should be designed to conform with the natural drainage pattern and existing topography of the site, to limit earth disturbance, and minimize soil compaction. Applying these considerations enhances the potential of the stormwater basins to be a visual amenity and opportunity for passive recreation. To provide visual interest, the shape of the basins should be as natural looking as practical. The natural topography is usually curvilinear and less "boxy" or geometrically shaped. Creating a variety of slope changes so the sides of the basins undulate also mimics natural conditions. The appearance of the basins can be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic value. To maximize opportunities for passive recreation, the perimeters of the basins should incorporate features such as trails, viewpoints, and seating areas.
15. The building elevations along Lloyd Avenue and the G.O. Carlson Boulevard extension may be visually prominent; the applicant and the Township should discuss how its design and architecture can fit into this part of Caln Township. Additional landscaping could be considered for this elevation as well as other parts of the site's perimeter.
16. The Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.
17. The proposed alignment of the western extension of the Chester Valley Trail passes to the south of this site. The applicant could consider providing an opportunity for a future connection to the Trail from

Page: 7
 Re: Preliminary Land Development - 5030 Horseshoe Pike
 # Caln Township - LD-05-26-18913

this site, as a potential future site amenity. The applicant should also provide more-comprehensive pedestrian facilities leading to the nearby Beaver Creek Trail. A trailhead for the Beaver Creek Trail should be considered for an appropriate location on this site, as well as pedestrian furniture and shade structures along the trail to provide opportunities for trail users to rest.

18. The proposed alignment of the western extension of the Chester Valley Trail passes to the south of this site. The applicant could consider providing an opportunity for a future connection to the Trail from this site, as a potential future site amenity. The applicant should also provide more-comprehensive pedestrian facilities leading to the nearby **Lloyd Park** and Beaver Creek Trail. A trailhead for the Beaver Creek Trail should be considered for an appropriate location on this site, as well as pedestrian furniture and shade structures along the trail to provide opportunities for trail users to rest.
19. The land development is in proximity to a Columbia Gas Transmission pipeline. The applicant should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <https://www.palcall.org/>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at <http://www.chescoplanning.org/pic/introduction.cfm>.

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

The development may also result in on-site population that is located within 1,000 feet or less of a transmission pipeline. The application should include verification that:

- (a) The applicant has contacted the pipeline operator and has provided the pipeline operator with documentation detailing the proposed development activity and where the activity is to occur;
- (b) The applicant has made sufficient access to the pipeline available to the pipeline operator for routine maintenance and emergency operations in conjunction with existing easements; and
- (c) The pipeline operator has reviewed the documents for compatibility with continued or proposed safe operation of the transmission pipeline.

We recommend that any habitable development be set back consistent with the guidelines provided in accordance with the "Potential Impact Radius" shown in the graph located at the Chester County Pipeline Information Center at www.chescoplanning.org/pic/introduction.cfm.

ADMINISTRATIVE ISSUES:

20. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of

Page: 8
Re: Preliminary Land Development - 5030 Horseshoe Pike
Caln Township - LD-05-26-18913

stormwater from construction activities. Additional information on this topic is provided online at:
<https://www.chesco.org/284/ErosionStormwater>.

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

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

Sincerely,

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

Senior Review Planner

cc: Edward B. Walsh & Assoc., Inc.
Wild Meadows, LLC
Department of Emergency Services Technical Division
Chester County Conservation District

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

June 25, 2026

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

Re: Preliminary/Final Subdivision - Tax Parcel 16-2-226
 # City of Coatesville - SD-05-26-18942

Dear Ms. Mowday:

A preliminary/final subdivision plan entitled "Tax Parcel 16-2-226", prepared by Cavanaugh's Surveying Services and dated February 18, 2026, was received by this office on May 26, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	Southeast intersection of Coates Street and Sewer Alley, north of Memphis Street
Site Acreage:	0.07 acre
Lots:	Two lots to be merged
Proposed Land Use:	Single Family Residential
UPI#:	16-2-227, 16-2-226

PROPOSAL:

The applicant proposes to combine two lots into one lot. The site, which is served by public water and sewer facilities and contains one dwelling, is located in the City of Coatesville RN-4 zoning district.

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

COUNTY POLICY:**LANDSCAPES:**

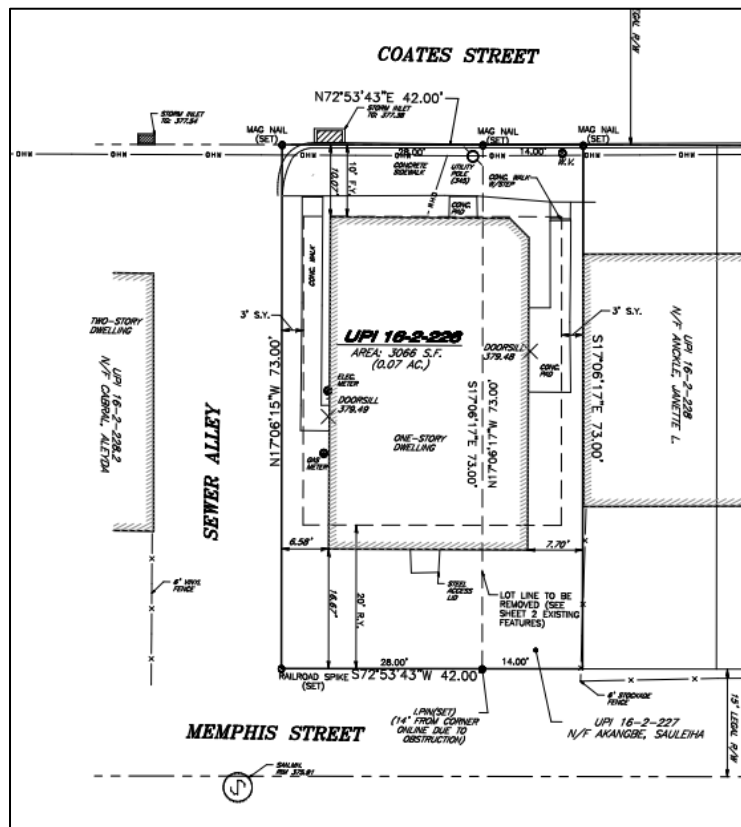
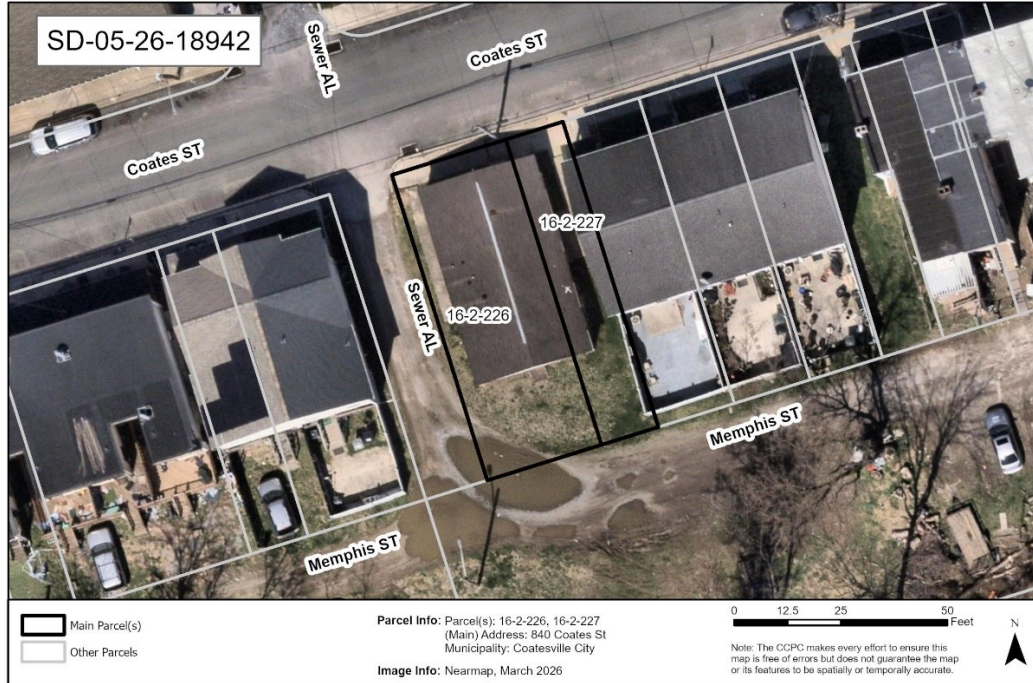
1. The site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town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

Page: 2

Re: Preliminary/Final Subdivision - Tax Parcel 16-2-226

City of Coatesville - SD-05-26-18942

public transportation and roadway systems. The proposed subdivision is consistent with the objectives of the **Urban Center Landscape**.



Detail of Tax Parcel 16-2-226 Preliminary/Final Subdivision Plan

Page: 3
Re: Preliminary/Final Subdivision - Tax Parcel 16-2-226
City of Coatesville - SD-05-26-18942

PRIMARY ISSUE:

2. Although no new development is proposed by this plan, we suggest that any future development plans ensure that the sidewalk along the site is in good condition, and that any new structure is compatible with the architectural character of this portion of the City. The City should also determine whether any improvements are necessary along Memphis Street and Sewer Alley, such as correcting any stormwater and drainage issues.

ADMINISTRATIVE ISSUE:

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

This report does not review the plan for compliance with all aspects of your ordinance, as this is more appropriately done by agents of the City of Coatesville. 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: Cavanaugh's Surveying Services
Sauleiha Akangbe

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

June 12, 2026

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

Re: Preliminary/Final Land Development - Downingtown Area Regional Authority WWTP
 Modernization Project Design
 # East Caln Township - LD-04-26-18906

Dear Ms. Kelly:

A Preliminary/Final Land Development Plan entitled "Downingtown Area Regional Authority WWTP Modernization Project Design", prepared by Entech Engineering and dated April 30, 2026, was received by this office on May 13, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land Development for your consideration.

PROJECT SUMMARY:

Location:	West side of Brandywine Avenue, north of the East Branch of the Brandywine Creek
Site Acreage:	21.2775 acres
Lot:	1 lot
Non-Res. Square Footage:	7,170 square feet
Proposed Land Use:	Wastewater treatment plant
UPI#:	40-3-9.2

PROPOSAL:

The Township's Act 247 referral form indicates that the applicant proposes the construction of a 2,300 square foot building addition for a total of 7,170 square feet. The applicant's Project Narrative, dated April 30, 2026 indicates that the project involves the modernization and expansion of the Downingtown Regional Water Pollution Control Center to address aging infrastructure, improve flood resilience, and increase treatment reliability and capacity to meet projected wastewater flows. The project includes the construction of new process and storage structures, tankage, infrastructure improvements, architectural upgrades, and site restoration. The project site, which will be served by public water and public sewer facilities, is located in the East Caln Township I-1 zoning district.

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

Page: 2

Re: Preliminary/Final Land Development - Downingtown Area Regional Authority WWTTP
Modernization Project Design

East Caln Township - LD-04-26-18906



BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a sketch plan for this site. That review, CCPC# LD-08-25-18631 and dated September 8, 2025, addressed additions to the Downingtown Area Regional Authority Wastewater Treatment Plant totaling 10,750 square feet.

The County Planning Commission subsequently reviewed a subdivision for this site. That review, SD-10-25-18674 and dated November 6, 2025, addressed the addition of a 3.6-acre parcel to a 21.245-acre tract. The applicant's Project Narrative indicated that the Township approved a subdivision plan in December 2025 for the addition of approximately 3.59 acres located on the west side of the Downingtown Area Regional Authority Wastewater Treatment Plant site.

We have no further comments on the design of the land development.

COUNTY POLICY:

LANDSCAPES:

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

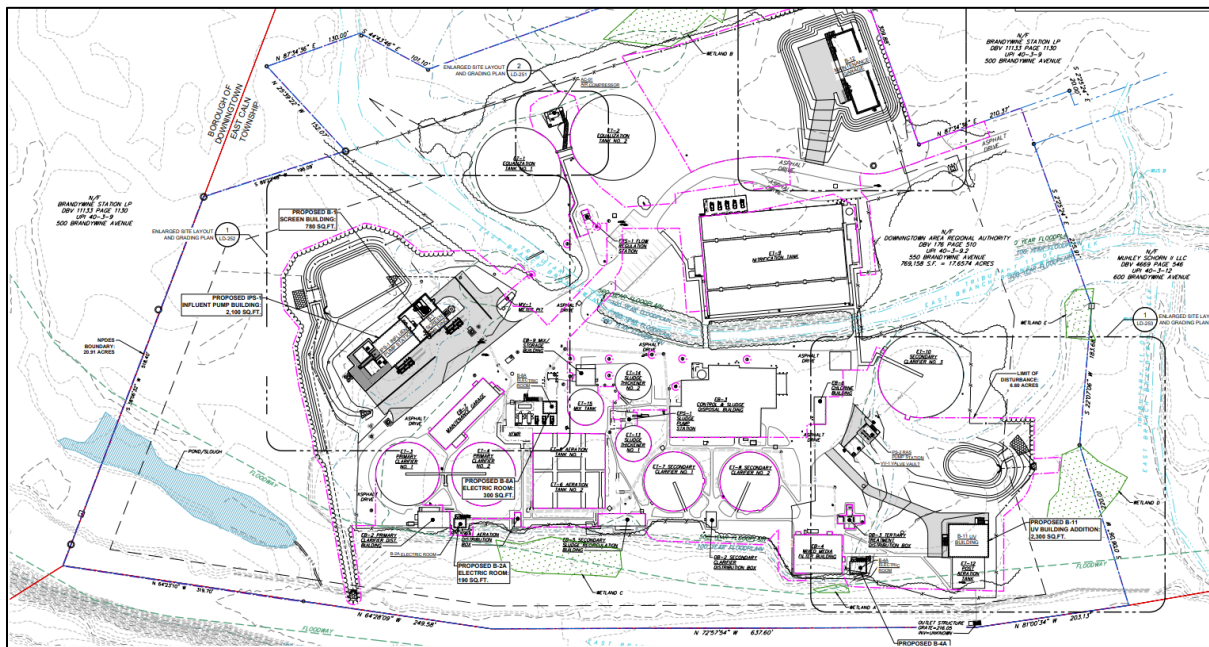
Page: 3
 Re: Preliminary/Final Land Development - Downingtown Area Regional Authority WWTP
 Modernization Project Design
 # East Caln Township - LD-04-26-18906

WATERSHEDS 2045:

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

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

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



***Detail of Downingtown Area Regional Authority WWTP
 Modernization Project Design
 Preliminary/Final Land Development Plan***

ADMINISTRATIVE ISSUES:

4. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and East Caln Township.
5. 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

Page: 4
 Re: Preliminary/Final Land Development - Downingtown Area Regional Authority WWTP
 Modernization Project Design
 # East Caln Township - LD-04-26-18906

stormwater from construction activities. Additional information on this topic is provided online at:
<https://www.chesco.org/284/ErosionStormwater>.

6. The Chester County Planning Commission signature block includes unnecessary text. The signature block should be revised to indicate that this proposal will be reviewed by the Chester County Planning Commission.

CHESTER COUNTY PLANNING COMMISSION

Reviewed by the Chester County Planning Commission
on _____ 20 _____

Secretary

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

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

Sincerely,



Wes Bruckno
 Senior Review Planner

cc: Downingtown Area Regional Authority
 Entech Engineering

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

June 12, 2026

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

Re: Preliminary/Final Subdivision - Mastrilli, Inc. - 723 Saylors Mill Road
 # East Coventry Township - SD-05-26-18926

Dear Mr. Briggs:

A preliminary/final subdivision plan entitled "Mastrilli, Inc. - 723 Saylors Mill Road", prepared by Carta Engineering and dated April 28, 2026, was received by this office on May 13, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	Northeast side of Bethel Church Road and Saylors Mill Road
Site Acreage:	14.30 acres
Lots:	3 lots
Proposed Land Use:	Single Family Residential
UPI#:	18-5-165

PROPOSAL:

The applicant proposes the creation of three lots. The site, which is served by on-site water and sewer facilities, is located in the East Coventry Township R-1 Residential zoning district.

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

COUNTY POLICY:**LANDSCAPES:**

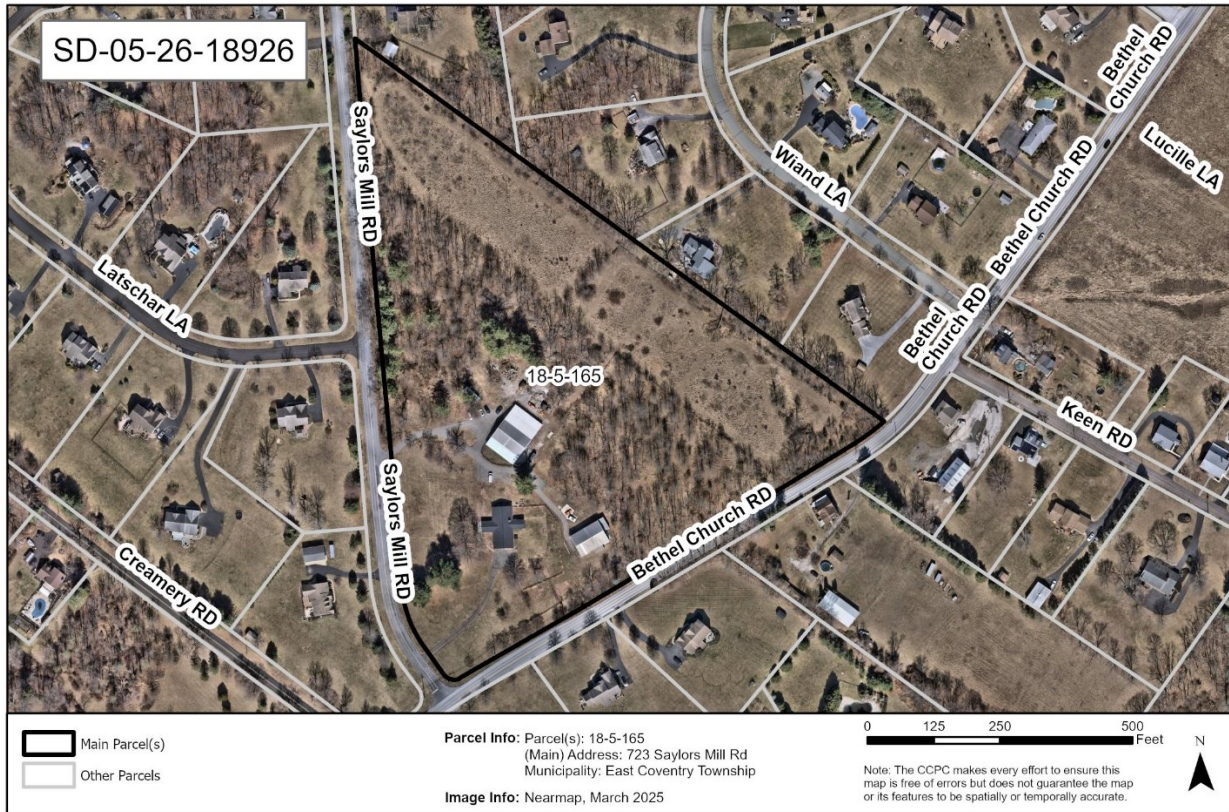
The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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

Page: 2

Re: Preliminary/Final Subdivision - Mastrilli, Inc. - 723 Saylors Mill Road

East Coventry Township - SD-05-26-18926

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:

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

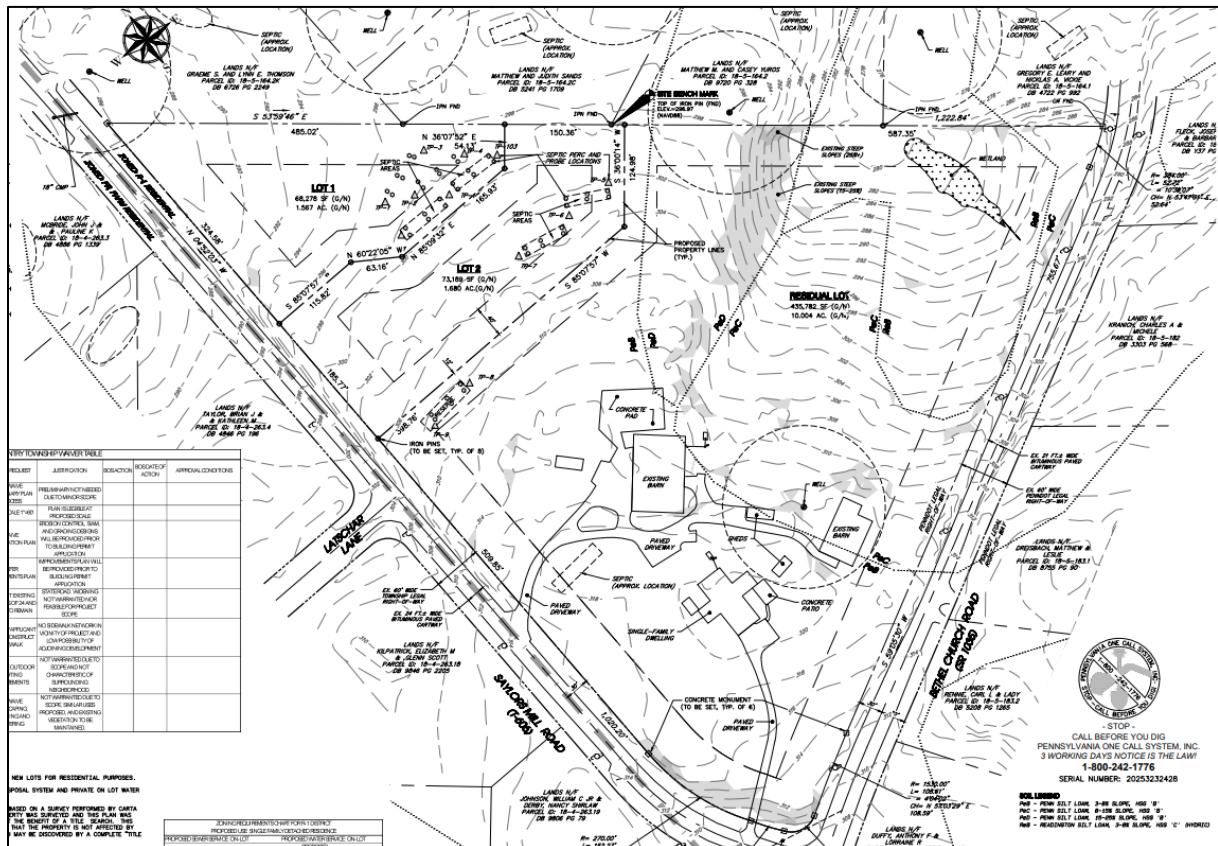
- protecting forested headwaters, first order streams, and vegetated riparian corridors;
- encouraging holistic planning to reduce potential conflict between development and natural resources; and
- addressing stormwater runoff and causes of impairments.

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

PRIMARY ISSUES:

2. Proposed Lots 1 and 2 are somewhat irregularly shaped and contain relatively narrow buildable areas. Probe test locations are shown for both proposed Lots, but water well locations should also be shown to demonstrate that the required isolation distances can be observed. Proposed driveways should also be shown to ensure that clear sight distances can be provided.

Re: Preliminary/Final Subdivision - Mastrilli, Inc. - 723 Saylors Mill Road
East Coventry Township - SD-05-26-18926



Detail of Mastrilli, Inc. - 723 Saylors Mill Road
Preliminary/Final Subdivision Plan

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

ADMINISTRATIVE ISSUES:

4. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
5. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.

Page: 4

Re: Preliminary/Final Subdivision - Mastrilli, Inc. - 723 Saylors Mill Road
East Coventry Township - SD-05-26-18926

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

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

Sincerely,

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

Wes Bruckno
Senior Review Planner

cc: Carta Engineering
Mastrilli, Inc.
Chester County Health Department
Chester County Conservation District

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

June 24, 2026

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

Re: Preliminary/Final Subdivision - Geoffrey & Nancy Fay
 # East Goshen Township – SD-05-26-18938

Dear Mr. Davis:

A Preliminary/Final Subdivision Plan entitled "Geoffrey & Nancy Fay", prepared by InLand Design, and dated January 30, 2026, and last revised on April 22, 2026, was received by this office on May 28, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

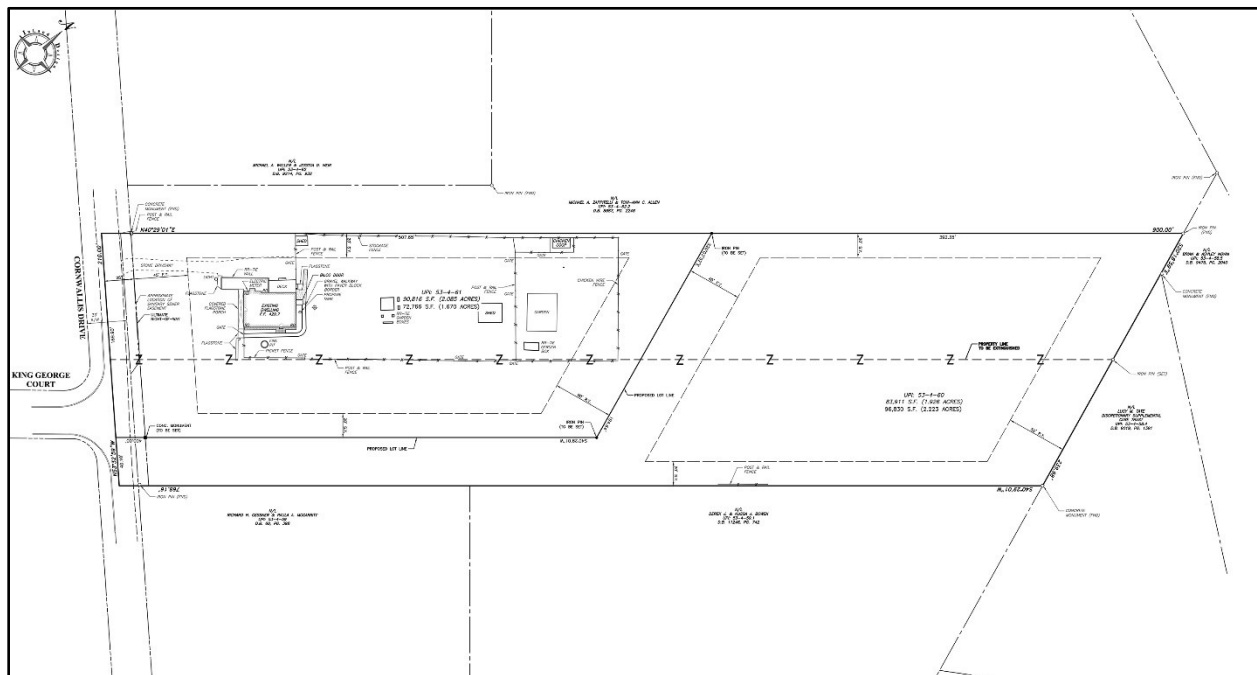
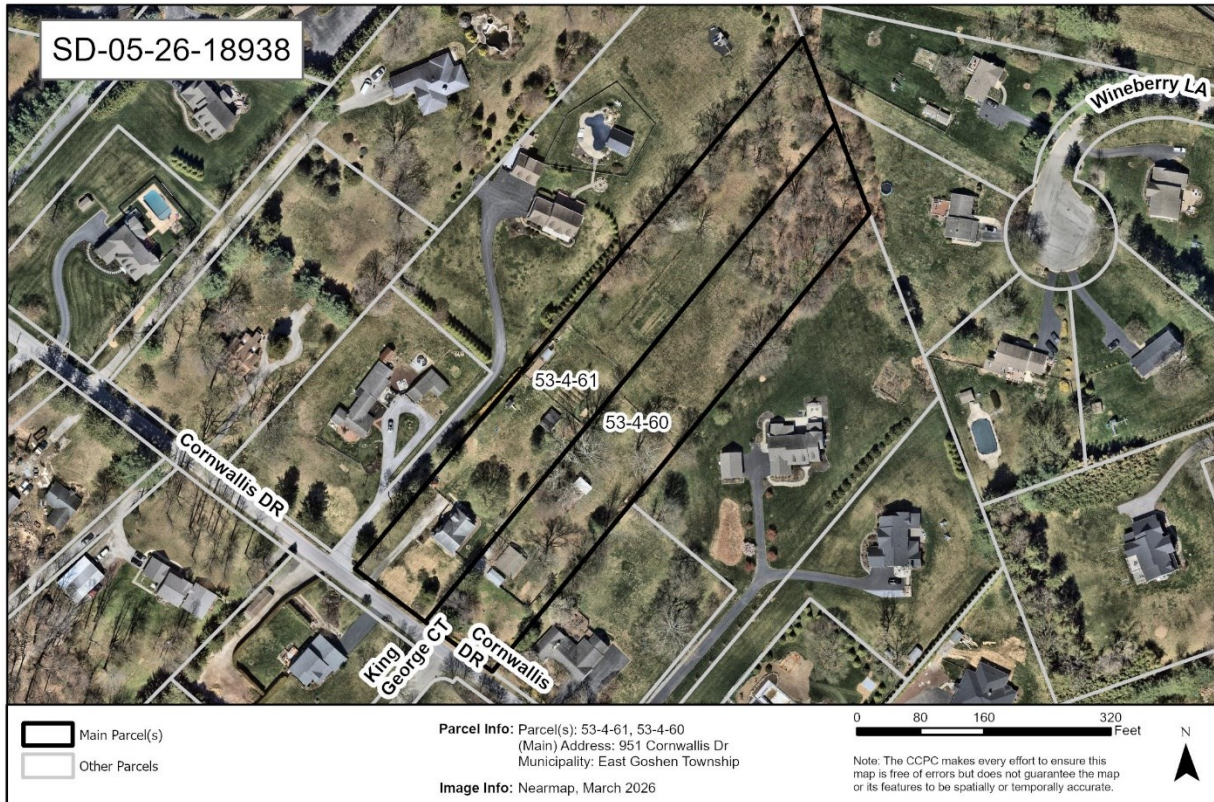
Location:	East side of Cornwallis Drive, north of Colonial Lane
Site Acreage:	3.90
Lots/Units:	2 existing lots
Non-Res. Square Footage:	0
Proposed Land Use:	Lot line revision between two single family residential lots
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	53-4-60, 53-4-61

PROPOSAL:

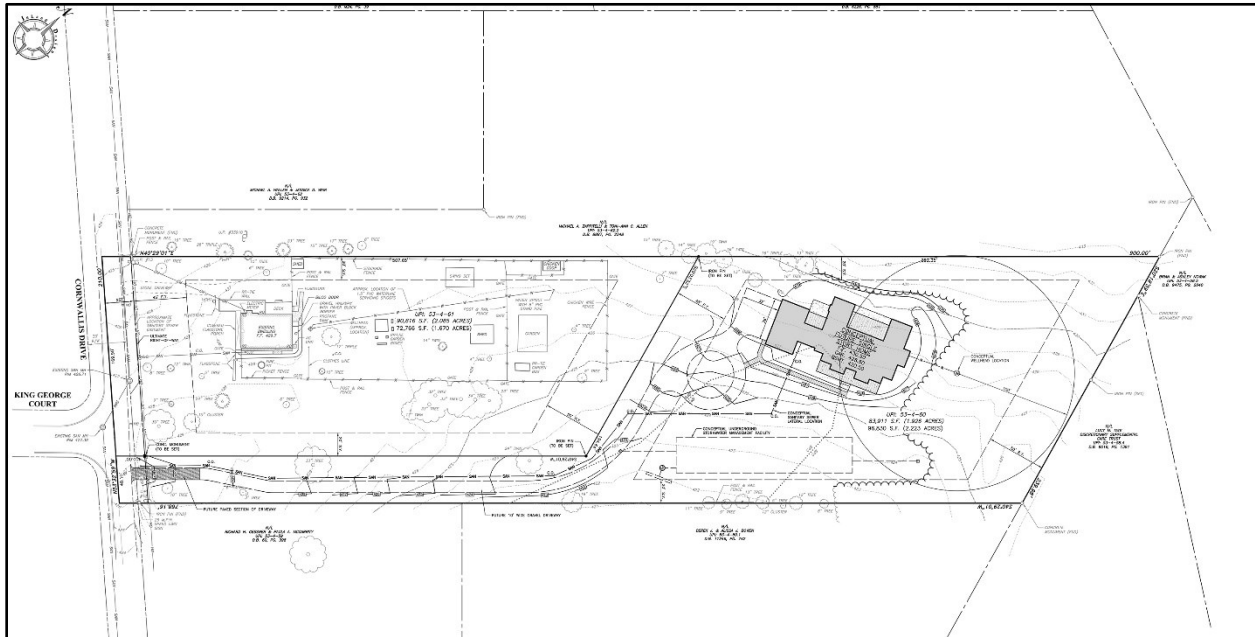
The applicant proposes a lot line revision between two existing single family residential lots. While the existing dwelling on UPI# 53-4-61 will remain; the existing dwelling on UPI# 53-4-60 will be removed, and a new dwelling will be constructed on the reconfigured lot. The project site, which will be served by onsite water and public sewer, is located in the R-2 Low Density Residential zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the waiver issues discussed in comment #3, and all Township issues should be resolved before action is taken on this subdivision plan.

Page: 2
 Re: Preliminary/Final Subdivision - Geoffrey & Nancy Fay
 # East Goshen Township – SD-05-26-18938



Page: 3
 Re: Preliminary/Final Subdivision - Geoffrey & Nancy Fay
 # East Goshen Township – SD-05-26-18938



Site Plan Detail, Sheet 4: Preliminary/Final Subdivision - Geoffrey & Nancy Fay

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

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

Page: 4
 Re: Preliminary/Final Subdivision - Geoffrey & Nancy Fay
 # East Goshen Township – SD-05-26-18938

PRIMARY ISSUES:

3. According to the Waiver Request table on Sheet 1, the applicant is requesting seven waivers from Article VIII-Supplementary Studies and Plans of the Township Subdivision and Land Development Ordinance, including waivers from Section 205-37, Stormwater Management, and Section 205-37.1, Individual On-Lot Stormwater Management (we note the site plan depicts the location of a “conceptual underground stormwater management facility” on the reconfigured UPI# 53-4-60). Additionally, the applicant is requesting a waiver to allow this proposal to be reviewed as a combined preliminary/final plan. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

The Township should not grant the requested waivers from Section 205-37, Stormwater Management, or Section 205-37.1, Individual On-lot Stormwater Management, because the plans include proposed demolition and development on the site, including new development with additional impervious area, and an underground stormwater management facility on the northeast portion of the site. Additionally, the applicant would be required to address applicable stormwater management regulations (Chapter 195 of the Township Code). A Post-Construction Stormwater Management Report should be provided by the applicant.

4. The plan and 2026 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwelling and support facilities. The limits of 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.

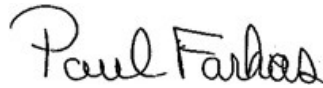
ADMINISTRATIVE ISSUES:

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

Page: 5
Re: Preliminary/Final Subdivision - Geoffrey & Nancy Fay
East Goshen Township – SD-05-26-18938

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,

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

Paul Farkas
Senior Review Planner

cc: Geoffrey and Nancy Fay
InLand Design
Chester County Health Department
Chester County Water Resources Authority

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

June 17, 2026

Michael Corcoran, Township Manager
 Elk Township
 952 Chesterville Road, P.O. Box 153
 Lewisville, PA 19351

Re: Final Subdivision - 2656 Lewisville Road
 # Elk Township – SD-05-26-18930

Dear Mr. Corcoran:

A Final Subdivision Plan entitled "2656 Lewisville Road", prepared by TerraWorks, and dated April 14, 2026, was received by this office on May 18, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

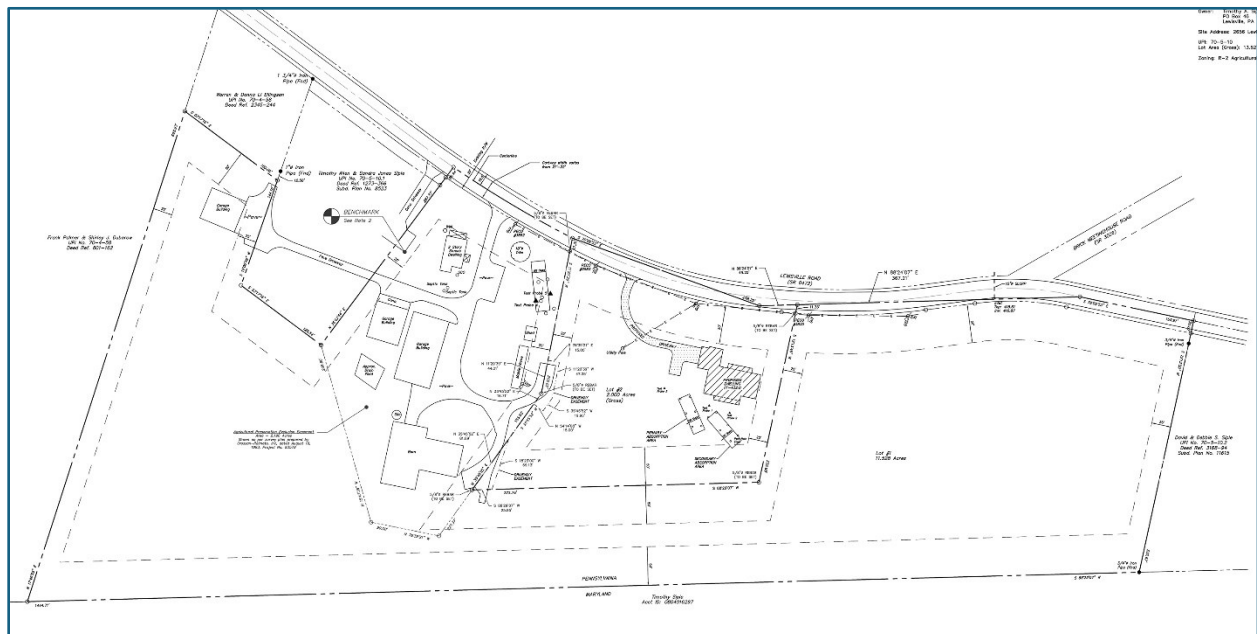
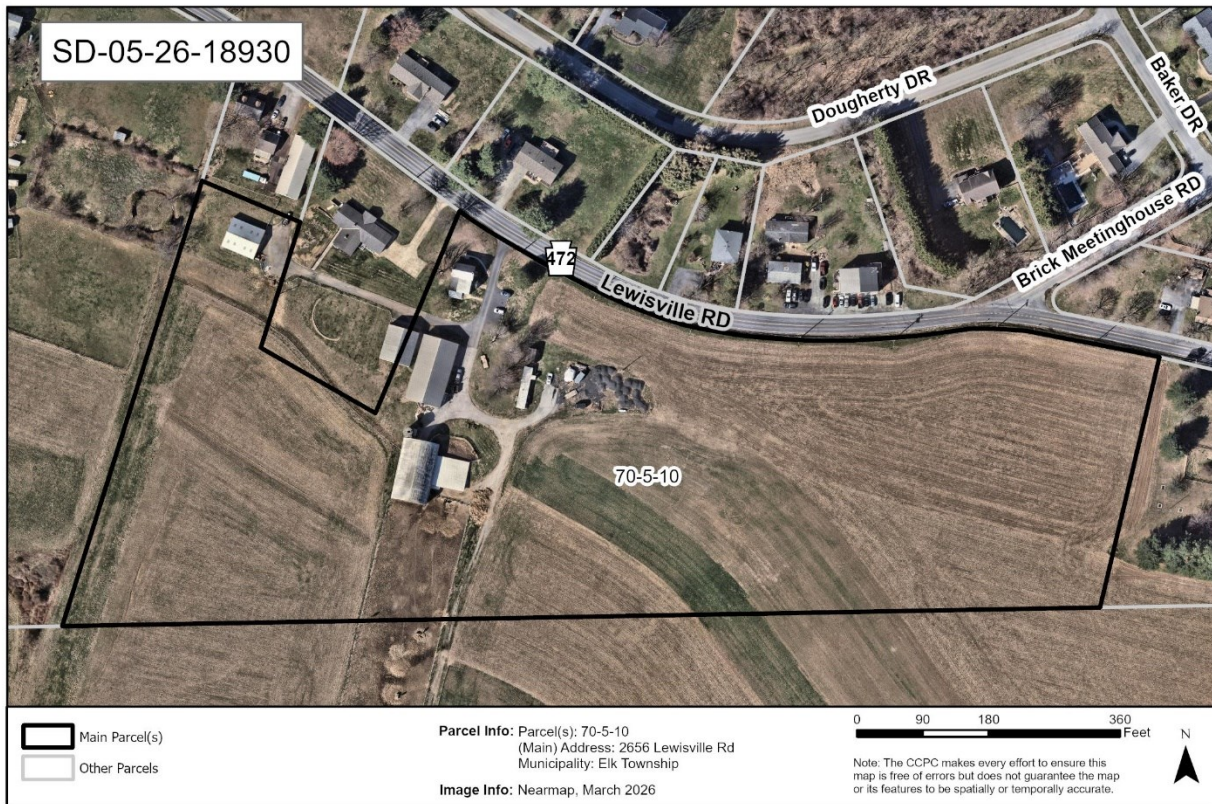
Location:	South side of Lewisville Road, west of Chesterville Road
Site Acreage:	10.80
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Agricultural (Farm/Pasture Land), Single Family Residential
Municipal Land Use Plan Designation:	Rural
UPI#:	70-5-10

PROPOSAL:

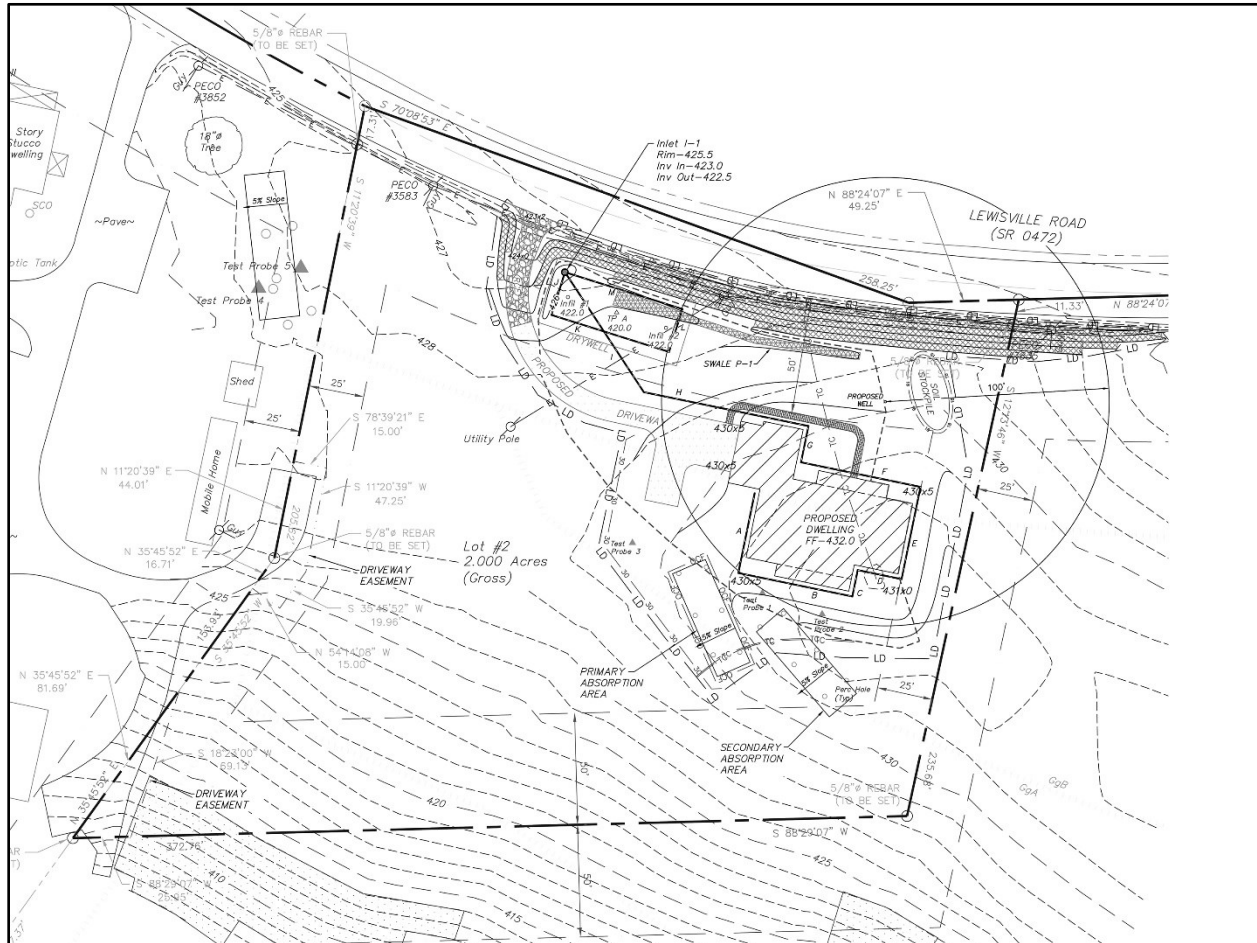
The applicant proposes the creation of 2 lots. A single family dwelling will be constructed on Lot 2. The project site, which will be served by onsite water and onsite sewer, is located in the R-2 Agricultural-Residential zoning district. A plan note on Sheet 1 indicates that, on March 10, 2026, the Township Zoning Hearing Board granted a variance from the two acre minimum lot size requirement set forth in Section 606.B of the Township Zoning Ordinance (the Zoning requirements table on Sheet 1 indicates that the net lot area of Lot 2 is 1.87 acres). The project site adjoins Cecil County, Maryland.

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

Page: 2
 Re: Final Subdivision - 2656 Lewisville Road
 # Elk Township – SD-05-26-18930



Page: 3
 Re: Final Subdivision - 2656 Lewisville Road
 # Elk Township – SD-05-26-18930



Site Plan Detail, Sheet 4 (Proposed Dwelling on Lot 2): Final Subdivision - 2656 Lewisville Road

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**.

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

WATERSHEDS 2045:

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

Page: 4
 Re: Final Subdivision - 2656 Lewisville Road
 # Elk Township – SD-05-26-18930

runoff; protecting groundwater resources; restoring water quality in impaired streams; and creating and enhancing water-based recreational opportunities. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. The land of the proposed subdivision is part of the County Agricultural Land Preservation Program and is protected by an agricultural conservation easement. It is our understanding that this subdivision plan was approved by the County Agricultural Land Preservation Board on August 26, 2025, and it is also our understanding that this is a county only agricultural easement (no state approval is required). All applicable details of the agricultural conservation easement should be identified on the final plan. Any newly created deeds should indicate that this subdivision plan exhausted the residential house right and residential subdivision right allowed by the agricultural easement.

ADMINISTRATIVE ISSUES:

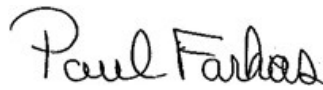
4. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
5. According to the Waivers table on Sheet 1, the applicant is requesting four waivers from the provisions of the Township Subdivision and Land Development Ordinance, including a waiver from the street width standards in Section 507, and a waiver from the standards for monuments and markers set forth in Section 517. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
6. The site plan depicts the location of a driveway easement on Lot 2 for the benefit of Lot 1. The details of this easement should be incorporated into the deeds of both lots.
7. 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.
8. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
9. A 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>.

Page: 5
Re: Final Subdivision - 2656 Lewisville Road
Elk Township – SD-05-26-18930

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Elk 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: Timothy Siple
TerraWorks
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Mirlene SaintVal, P.E., Senior Manager of Transportation Services, PennDOT
John R. Otten, Senior Civil Engineer Supervisor, PennDOT
Chester County Assessment Office
Chester County Department of Parks and Preservation
William Goldman, Planner III, Cecil County, MD Dept. of Land Use and Development Services
Stephen O'Connor, Director, Cecil County, MD Dept. of Land Use and Development Services

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

June 10, 2026

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

Re: Final Subdivision - Basciani / Stinson Properties
 # Kennett Township – SD-05-26-18917

Dear Ms. Dobbins:

A Final Subdivision Plan entitled "Basciani / Stinson Properties", prepared by David M. Lisanti, P.E., LLC, and dated February 25, 2026, was received by this office on May 11, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

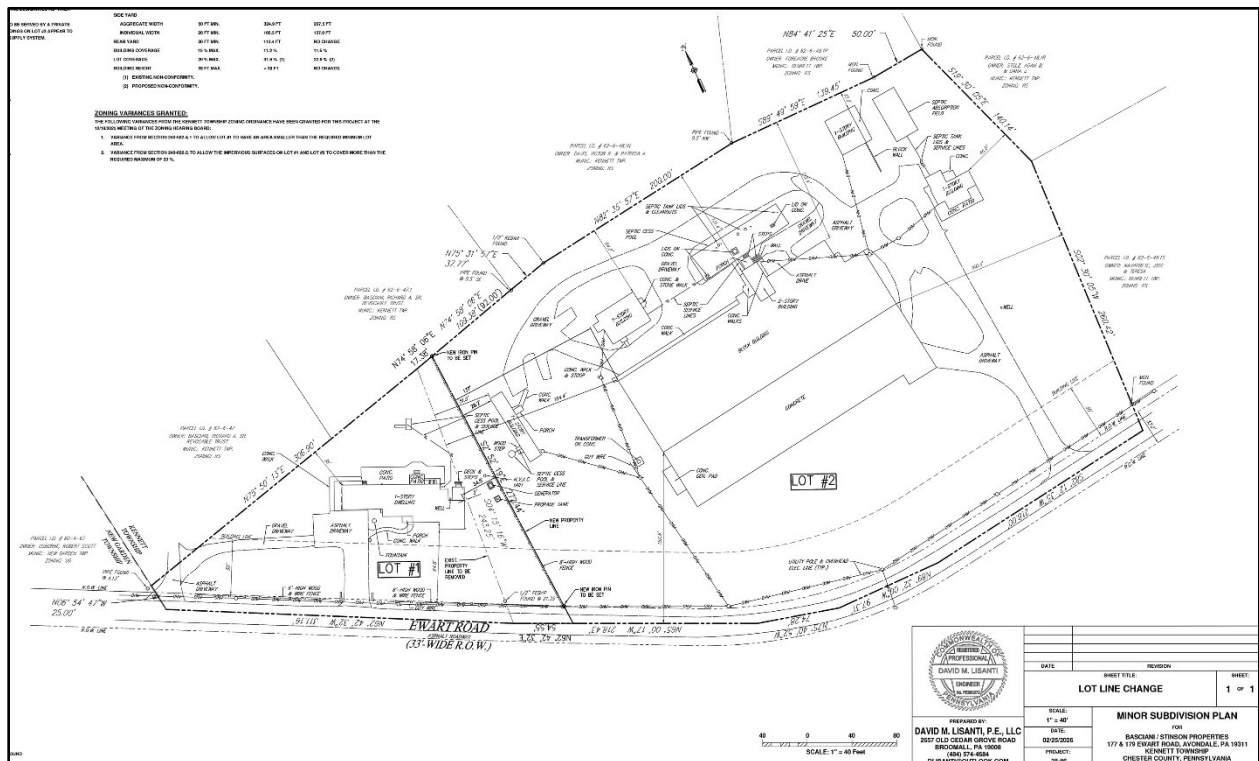
Location:	North side of Ewart Road, west of Whitney Drive
Site Acreage:	5.78
Lots/Units:	2 existing lots
Non-Res. Square Footage:	0
Proposed Land Use:	Lot line revision between two existing lots (Single Family Residential, and Agricultural)
New Parking Spaces:	0
Municipal Land Use Plan Designation:	AI Specialized Ag & Industry
UPI#:	62-6-63.1, 62-6-64

PROPOSAL:

The applicant proposes the conveyance of an approximately 0.17 acre portion of Lot 2 (UPI# 62-6-63.1) to Lot 1 (UPI# 62-6-64). No development activity is proposed as part of the current plan submission. The project site is located in the RS Residential Suburban zoning district. The Zoning Variances Granted table indicates that, on December 10, 2025, the Township Zoning Hearing Board granted two variances for this project. While County mapping records appear to indicate that a small portion of UPI# 62-6-64 is located in New Garden Township, we note that the portion of Lot 2 to be conveyed to Lot 1 is located entirely in Kennett Township.

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

Page: 2
 Re: Final Subdivision - Basciani / Stinson Properties
 # Kennett Township – SD-05-26-18917



Site Plan Detail: Final Subdivision - Basciani / Stinson Properties

Page: 3
Re: Final Subdivision - Basciani / Stinson Properties
Kennett Township – SD-05-26-18917

COUNTY POLICY:

LANDSCAPES:

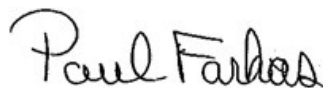
1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium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

ADMINISTRATIVE ISSUES:

2. The plan does not include the municipal, and County Planning Commission review, signature blocks. This information should be added to the plan.
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 accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Kennett 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: Billy Basciani
David M. Lisanti, P.E., LLC
Stinson Farms, LLC
William M. Basciani Sr. Revocable Trust
Christopher Himes, Township Manager, New Garden Township

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

June 5, 2026

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

Re: Final Subdivision - 818 Burrows Run Road
 # Kennett Township – SD-05-26-18918

Dear Ms. Dobbins:

A Final Subdivision Plan entitled "818 Burrows Run Road", prepared by Hillcrest Associates, Inc., and dated March 16, 2026, was received by this office on May 6, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

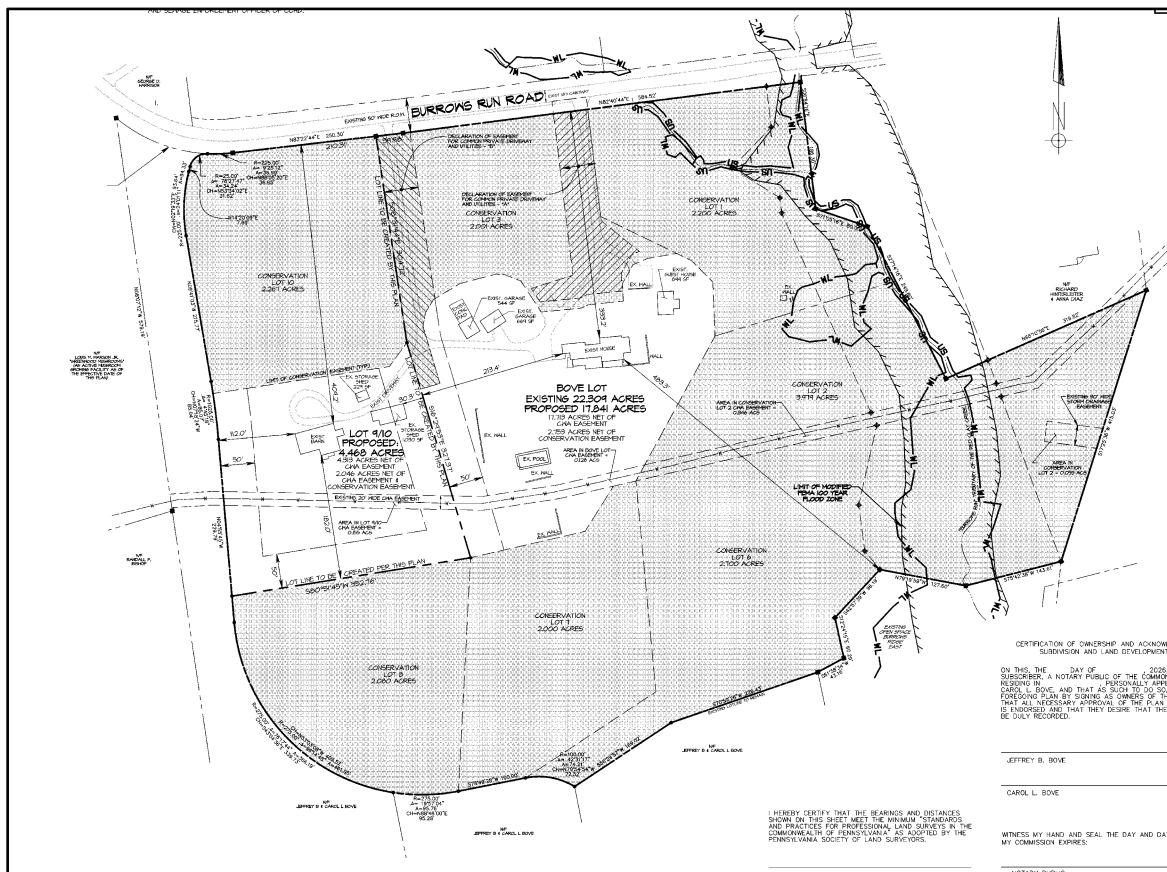
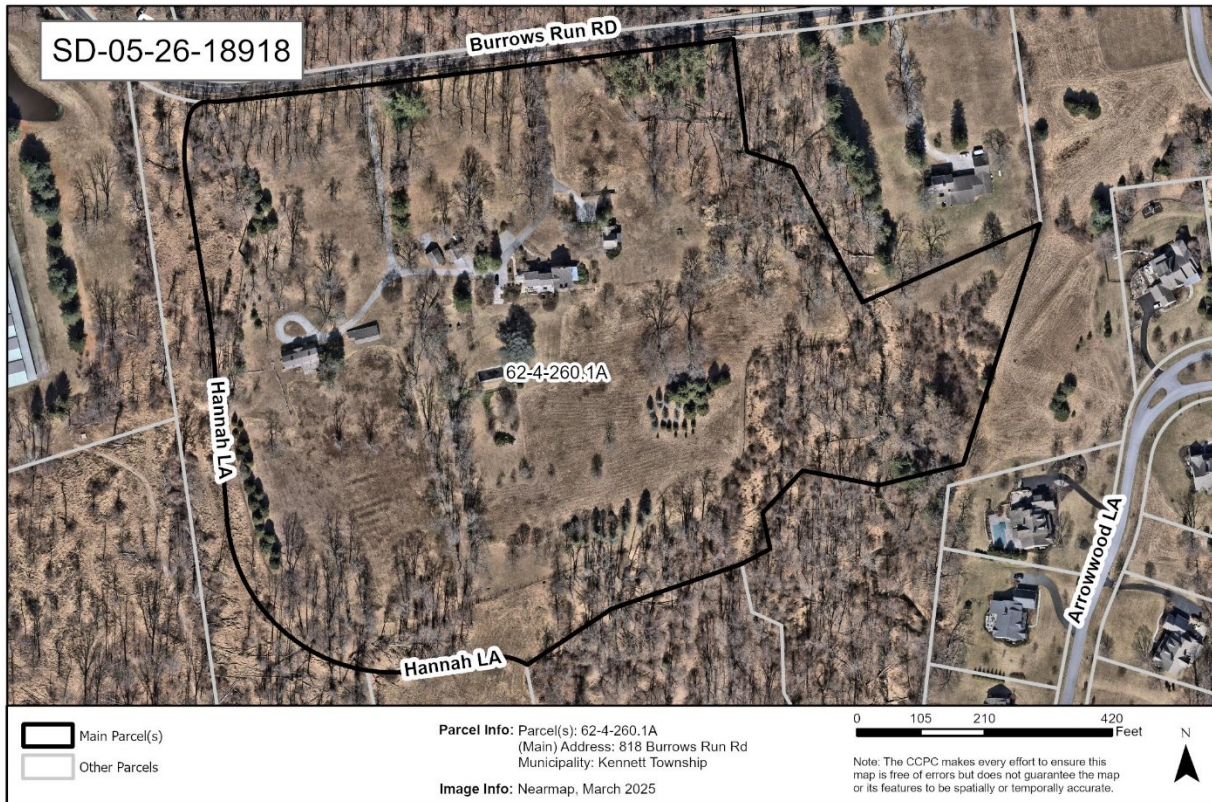
PROJECT SUMMARY:

Location:	South side of Burrows Run Road, west of Arrowwood Lane
Site Acreage:	22.31
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential, Agricultural
New Parking Spaces:	0
Municipal Land Use Plan Designation:	RR Rural Residential; and SR Suburban Residential
UPI#:	62-4-260.1A

PROPOSAL:

The applicant proposes the creation of 2 lots. No development activity is proposed as part of the current plan submission. The project site is located in the RR Rural Residential zoning district.

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



Page: 3
Re: Final Subdivision - 818 Burrows Run Road
Kennett Township – SD-05-26-18918

BACKGROUND:

1. The County Planning Commission previously reviewed a subdivision plan that included the current project site. CCPC# SD-12-12-7166, dated January 3, 2013, addressed the consolidation of 13 lots totaling 42.74 acres into four lots. According to our records, this subdivision plan was approved by the Township on November 11, 2013. The current proposal involves the further subdivision of the “Bove Lot” depicted on the previously approved plan (the other three lots on the previously approved plan were labeled Lots 1 through 3). We also note that, while the high protection conservation easement area on the previously approved plan was generally located along the eastern portion of the Bove lot, this easement area now extends across a major portion of the current project site (this issue is further discussed in comment #3).

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Rural Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. As an overlay of all other landscapes, the county’s **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed subdivision is consistent with the objectives of the **Rural Landscape**.

PRIMARY ISSUES:

3. The site plan indicates that a portion of both proposed lots are located within an existing high protection conservation easement per an easement agreement with the Delaware Nature Society. The applicant should provide documentation to the Township that the Nature Society is aware that a plan is proposed for this site, and approves of its design as it related to the easement.
4. The site plan depicts the location of “conservation lot” areas numbered 1, 2, 3, 6, 7, 8, and 10, which do not correspond to existing county parcel boundaries. The applicant should clearly indicate what these conservation lot boundaries represent on the current plan submission (in particular, if they are in any way related to the conservation easement with the Delaware Nature Society). If these conservation lot boundaries are not required, then we suggest for clarity purposes that they be removed.

ADMINISTRATIVE ISSUES:

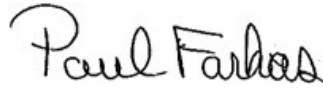
5. The site plan depicts the location of two driveway easement areas, along with an existing 20 foot wide CWA easement that traverses the site. The details of these easements should be incorporated into the deeds of the appropriate lots.
6. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.

Page: 4
Re: Final Subdivision - 818 Burrows Run Road
Kennett Township – SD-05-26-18918

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Jeffrey B. and Carol L. Bove
Hillcrest Associates, Inc.
Chester County Assessment Office

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

June 4, 2026

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

Re: Preliminary/Final Subdivision - Legacy Fields
 # Kennett Township and Kennett Square Borough – SD-05-26-18919

Dear Ms. Dobbins:

A Preliminary/Final Subdivision Plan entitled "Legacy Fields", prepared by Howell Surveying LLC, and dated July 3, 2025, was received by this office on May 7, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

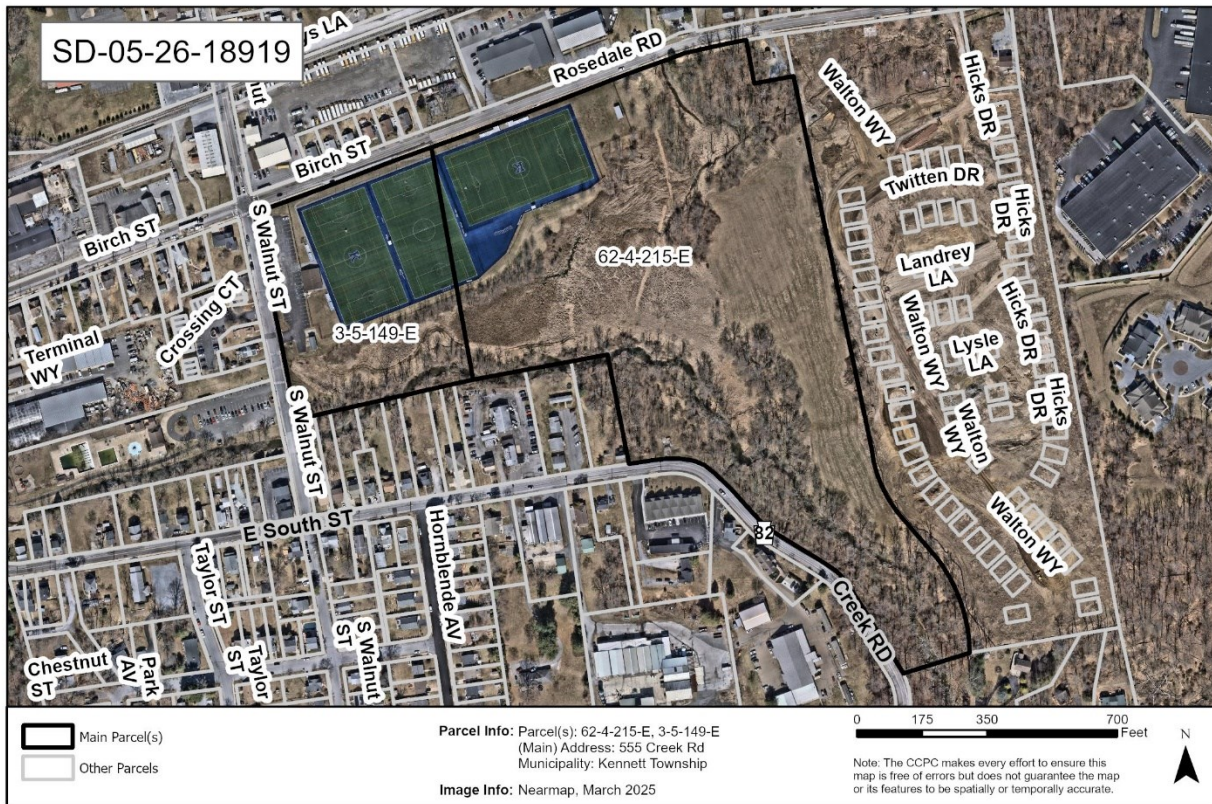
Location:	South side of Rosedale Road, west of Walton Way
Site Acreage:	35.00
Lots/Units:	1 existing lot, 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Institutional
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Kennett Township: RC Rural Conservation; Kennett Square Borough: Character Area 2-Birch Street
UPI#:	62-4-215-E, 3-5-149-E

PROPOSAL:

The applicant proposes the creation of two lots. The project site is located in the LI Limited Industrial district in Kennett Township, and the OI-1 Office and Industrial district in Kennett Square Borough. No development activity is proposed as part of the current plan submission. It is our understanding that the purpose of this submission is to convey a portion of the site to Kennett Township for its placement of a public walking trail in conjunction with the Kennett Trails Alliance.

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 - Legacy Fields
 # Kennett Township and Kennett Square Borough – SD-05-26-18919

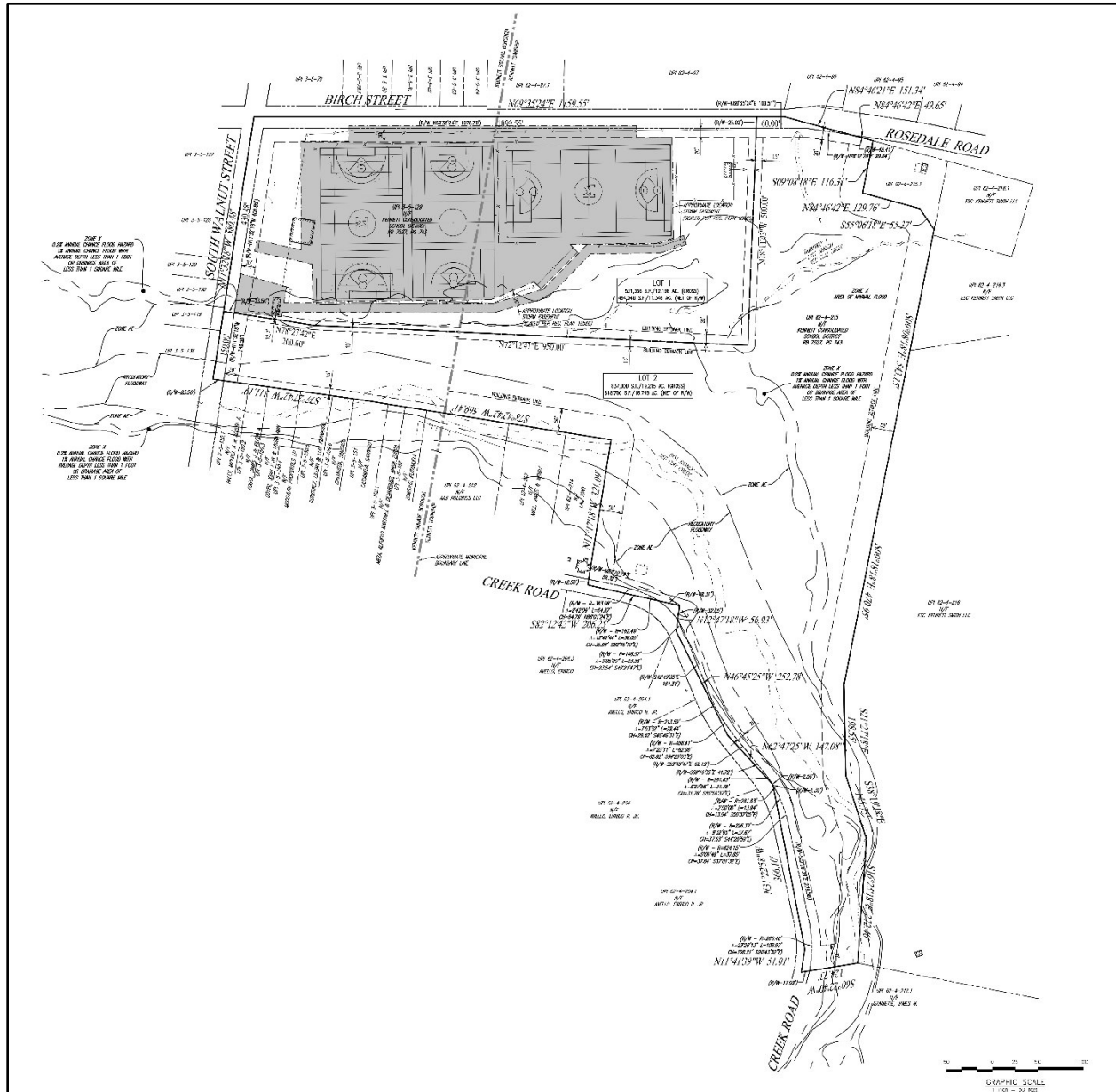


POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape**, **Urban Center 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. Furthermore, low to medium density mixed use development and infill development, community institutional uses such as schools and senior housing, and land available for new industrial and heavy commercial uses in appropriate locations, should be taken into consideration for planning activities in this designation. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. 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 **Urban Center Landscapes**.

Page: 3
 Re: Preliminary/Final Subdivision - Legacy Fields
 # Kennett Township and Kennett Square Borough – SD-05-26-18919



Site Plan Detail: Preliminary/Final Subdivision - Legacy Fields

PRIMARY ISSUES:

- While we acknowledge that no development activity is proposed as part of the current plan submission, we recommend that all-weather materials be utilized in the construction of any (future) trail corridors constructed on this site, which will accommodate a wider variety of uses, and be handicapped-accessible.

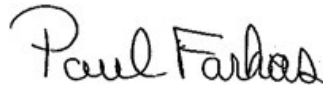
Page: 4
Re: Preliminary/Final Subdivision - Legacy Fields
Kennett Township and Kennett Square Borough – SD-05-26-18919

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 accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Howell Surveying
Kennett Consolidated School District
Joseph Nowak, CZO, Planning & Zoning Coordinator, Kennett Square Borough

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

June 24, 2026

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

Re: Final Subdivision - M. David Pierson II
 # New Garden Township - SD-05-26-18934

Dear Mr. Himes:

A final subdivision plan entitled "M. David Pierson II", prepared by Regester Associates, Inc. and dated May 5, 2026, was received by this office on May 26, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	North side of Laurel Heights Road, west of Kelleher Drive
Site Acreage:	Approximately 31.5 acres
Lots:	2 lots proposed
Proposed Land Use:	Farm/Pasture Land, Single Family Residential
Municipal Land Use Plan Designation:	Resource Protection (2017 Comprehensive Plan)
UPI#:	60-5-27

PROPOSAL:

The applicant proposes the creation of two lots. The project site, which will be served by onsite water and onsite sewer facilities, is located in the New Garden Township R-1 Low Density Residential zoning district. A "conceptual dwelling" is shown on proposed Lot 2, which will have access from Blackhorse Lane over and existing right-of-way. Proposed Lot 1 contains several dwellings and other structures that will remain.

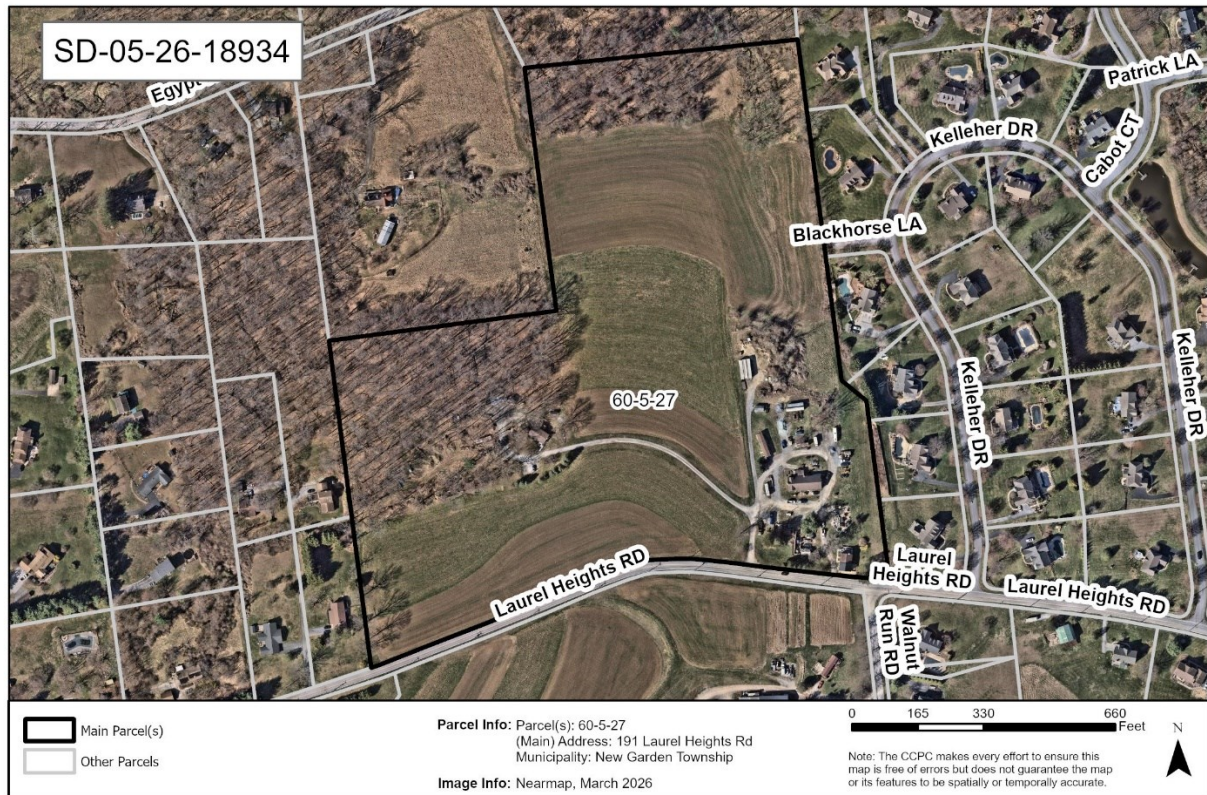
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all New Garden Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:**LANDSCAPES:**

1. The site is located within the **Rural Landscape** 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

Page: 2
 Re: Final Subdivision - M. David Pierson II
 # New Garden Township - SD-05-26-18934

development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**.



WATERSHEDS 2045:

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

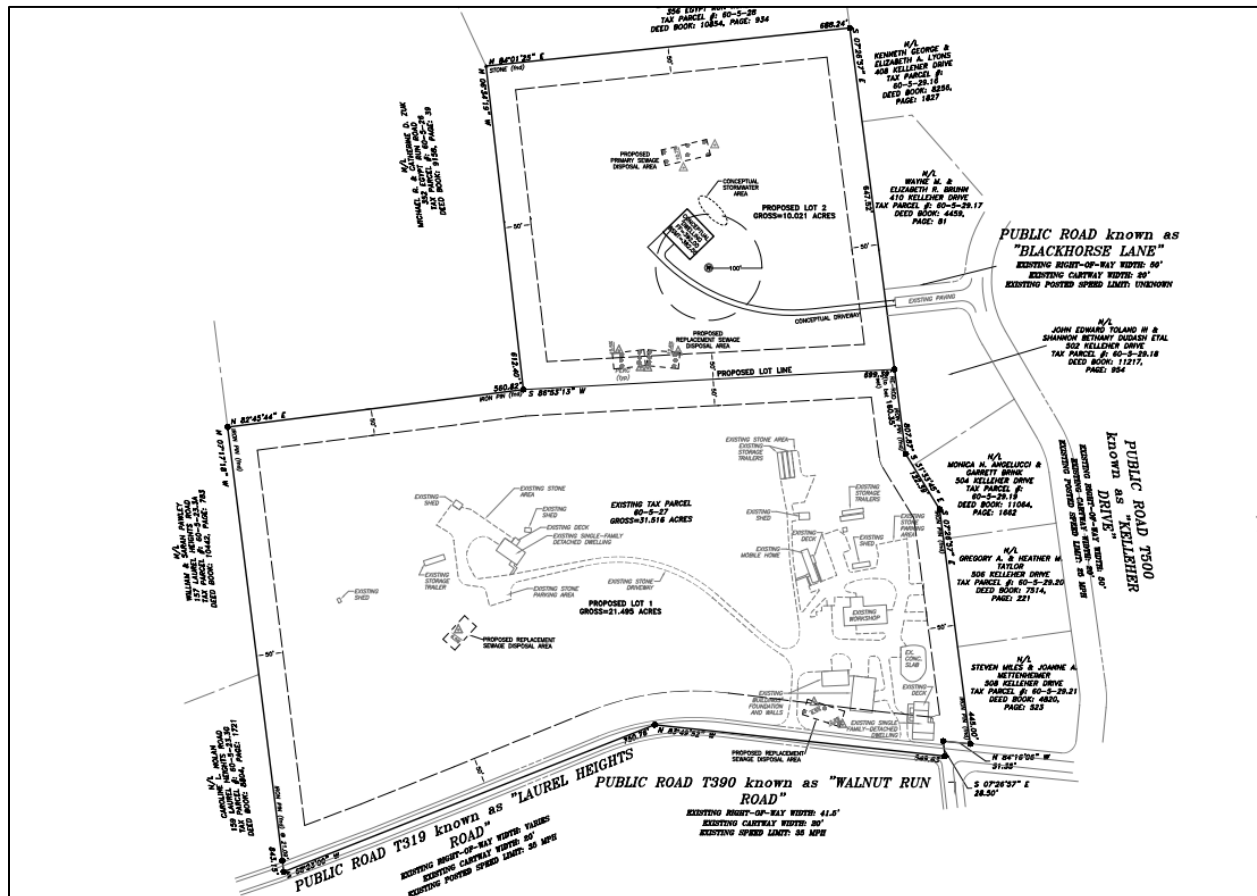
- protecting and restoring riparian corridors and first order streams;
- addressing sources of water quality impairments;
- reducing stormwater runoff and mitigating flooding; and
- promoting and expanding water-based recreational opportunities and access.

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

PRIMARY ISSUES:

3. The "Historic Resources" map in the 2017 Township Comprehensive Plan's Historic Resources Map identifies this site as "Parcels containing historic resources" and further identifies it as the Edward W. Pierson site at 101 Walnut Road. The "Future Open Space Protection Priorities" map also places this site within the "Priority parcels" category. The Township and the applicant should discuss how these Township policies may affect the subdivision.

Page: 3
 Re: Final Subdivision - M. David Pierson II
 # New Garden Township - SD-05-26-18934



*Detail of M. David Pierson II
 Final Subdivision Plan*

4. A proposed water well is shown for proposed Lot 1, but the water well on Lot 2 should be shown to demonstrate the required isolation distances can be met.
5. Aerial photography indicates that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwelling and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

ADMINISTRATIVE ISSUES:

6. 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>.

Page: 4
Re: Final Subdivision - M. David Pierson II
New Garden Township - SD-05-26-18934

7. 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>.
8. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and New Garden 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 Garden 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,



Senior Review Planner

cc: Mark D. Pierson
Regester Associates, Inc.
Chester County Health Department
Chester County Conservation District



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

June 25, 2026

Raymond Sheller, Borough Manager
Parkesburg Borough
351 West First Avenue Building 1
Parkesburg, PA 19365

Re: Preliminary/Final Subdivision - Meadowview
Parkesburg Borough - SD-05-26-18927

Dear Mr. Sheller:

A preliminary/final subdivision plan entitled "Meadowview", prepared by Howell Engineering and dated April 24, 2026, was received by this office on May 26, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	West side of North Church Street (State Route 10), north of Washington Avenue. The northern portion of the site is within Sadsbury Township
Site Acreage:	30.00 acres
Lots:	2 lots
Proposed Land Use:	Apartment, Townhouse
Municipal Land Use Plan Designation:	Open Space and/or Parks and Flexible Residential
UPI#:	8-2-1

PROPOSAL:

The applicant proposes the creation of two lots. The site, which is served by public water and sewer facilities, is located in the Parkesburg Borough R-5 Residential zoning district. The site contains a multi-family building. No additional development is proposed by this subdivision.

BACKGROUND:

This site is to the southeast of the 130 residential unit "Meadowview" land development (which is proposed on the northern lot to be created by this subdivision and share the access point with the apartments that will be located on the southern lot proposed by this subdivision), which the Chester County Planning Commission reviewed in a letter dated March 22, 2024 (refer to CCPC # LD-02-24-18008). The Meadowview land development proposed an access road to North Church Street (State Route 10).

Page: 2
 Re: Preliminary/Final Subdivision - Meadowview
 # Parkesburg Borough - SD-05-26-18927

We understand that one of the goals of this subdivision is to divide the multi-family building and pond from the tract and redirect an existing stream in a curvilinear fashion with buffering to meet certain Pennsylvania Department of Environmental Protection and Federal Emergency Management Administration requirements, and then proceed with the “Meadowview” townhouse development on the larger parcel.

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

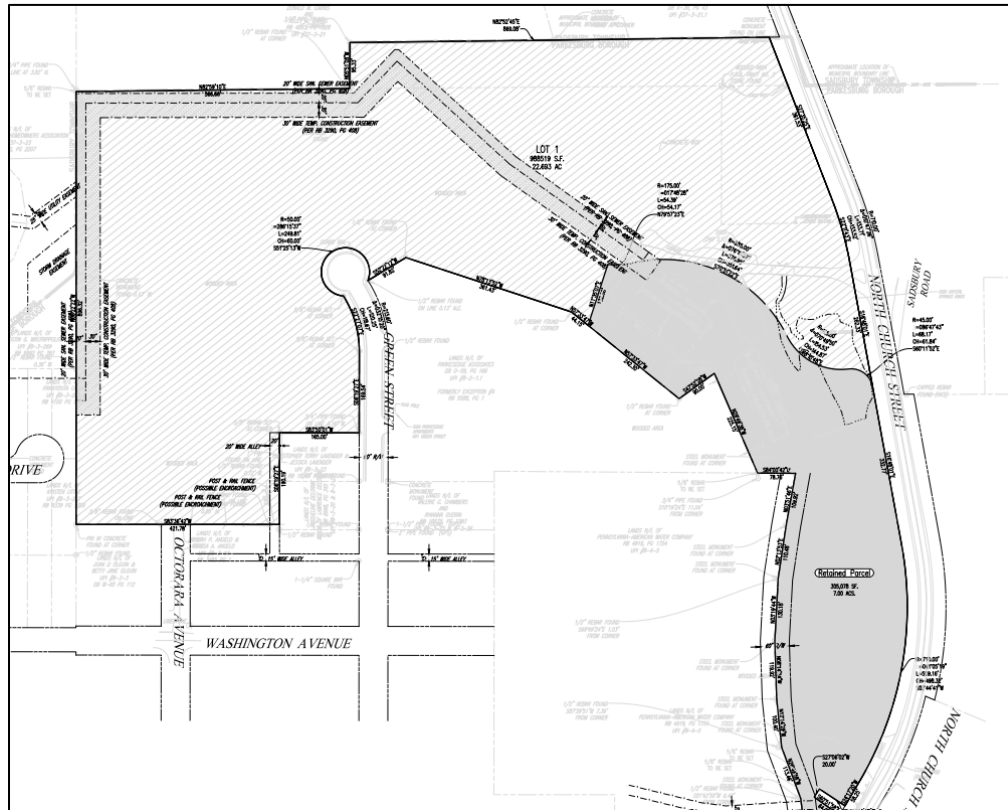


COUNTY POLICY:

LANDSCAPES:

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

Page: 3
 Re: Preliminary/Final Subdivision - Meadowview
 # Parkesburg Borough - SD-05-26-18927



Detail of Meadowview Preliminary/Final Subdivision Plan

PRIMARY ISSUE:

- The Borough should ensure that any future development of this site conforms to the Borough's required wetlands and woodlands protection as expressed in the Borough [Subdivision and Land Development Ordinance, Section 96-41 Natural or historic feature preservation](#), and in the Borough Zoning Ordinance [Article XXI Riparian Corridor Conservation District](#).

ADMINISTRATIVE ISSUE:

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

Sincerely,

Wes Bruckno

Wes Bruckno
 Senior Review Planner

cc: Howell Engineering
 EPC Holdings 584 LLC
 D.R. Horton, Inc

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

June 16, 2026

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

Re: Final Subdivision - 2980 Newark Road and 110 Corby Road
 # Penn Township - SD-05-26-18932

Dear Ms. Ianni:

A final subdivision plan entitled "2980 Newark Road and 110 Corby Road", prepared by Padula Engineering and dated May 6, 2026, was received by this office on May 20, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	North side of intersection Newark Road (State Route 896) and Corby Road (State Route 3032)
Site Acreage:	28.00 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
UPI#:	58-3-16.2, 58-3-16.1

PROPOSAL:

The applicant proposes the revision of the lot line separating two lots. The site, which is by public water and sewer facilities, is located in the Penn Township RS Residential Suburban zoning district. The site contains one dwelling that will remain and no additional development is proposed by this plan.

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

COUNTY POLICY:**LANDSCAPES:**

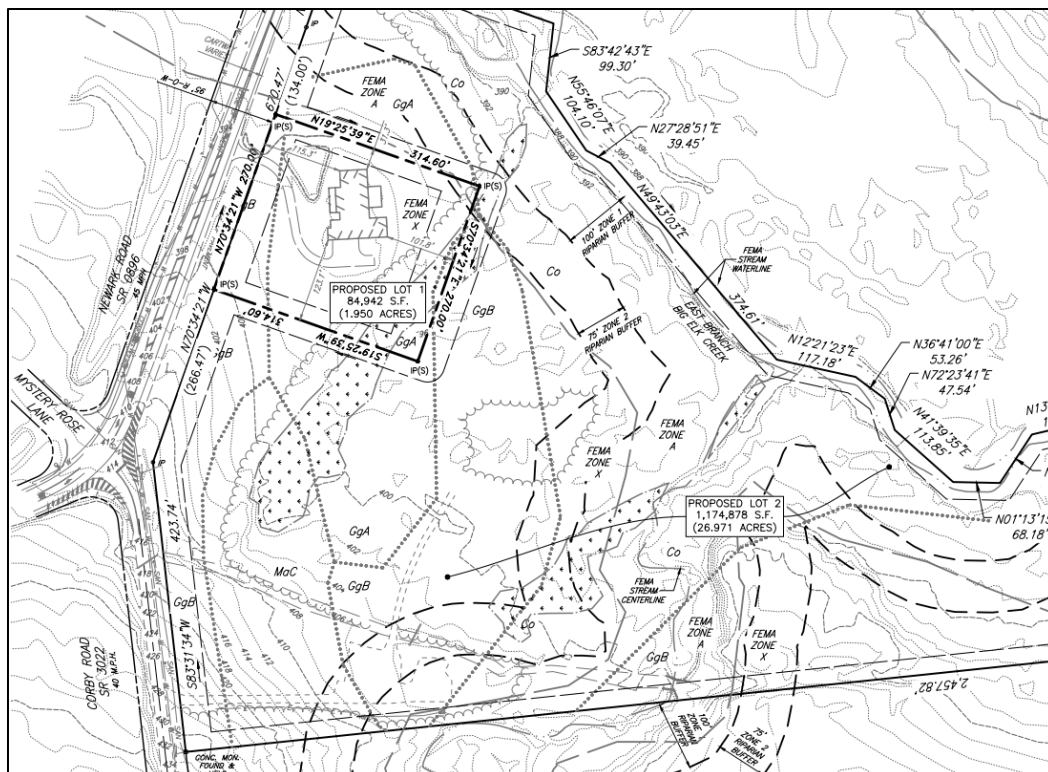
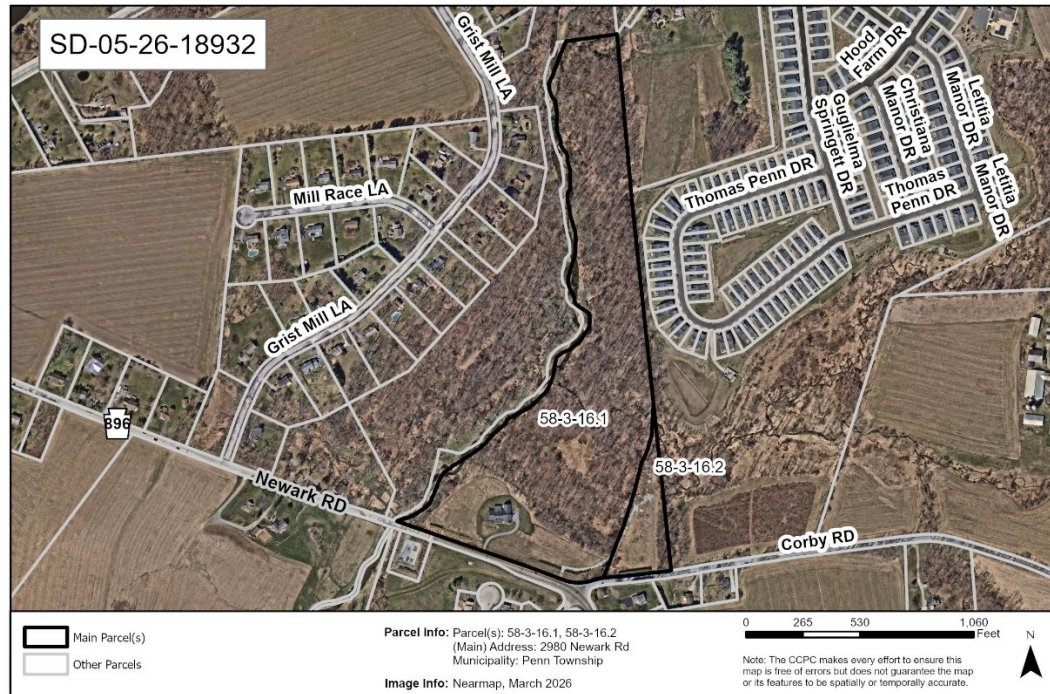
1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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

Page: 2

Re: Final Subdivision - 2980 Newark Road and 110 Corby Road

Penn Township - SD-05-26-18932

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**.



Page: 3

Re: Final Subdivision - 2980 Newark Road and 110 Corby Road

Penn Township - SD-05-26-18932

ADMINISTRATIVE ISSUE:

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

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

June 18, 2026

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

Re: Preliminary/Final Subdivision - Windmill Hollow
 # Pennsbury Township – SD-05-26-18946

Dear Mr. Boyle:

A Preliminary/Final Subdivision Plan entitled "Windmill Hollow", prepared by Howell Engineering, and dated April 13, 2026, was received by this office on May 21, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

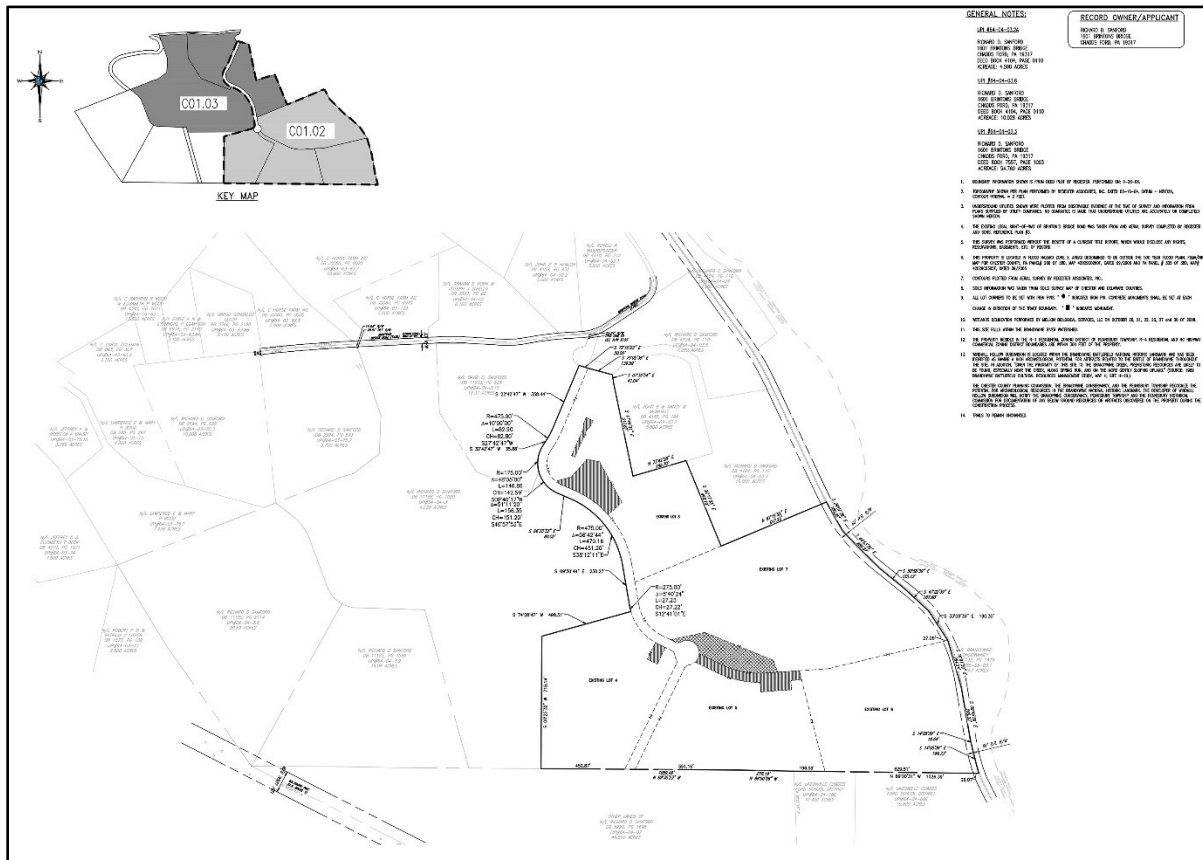
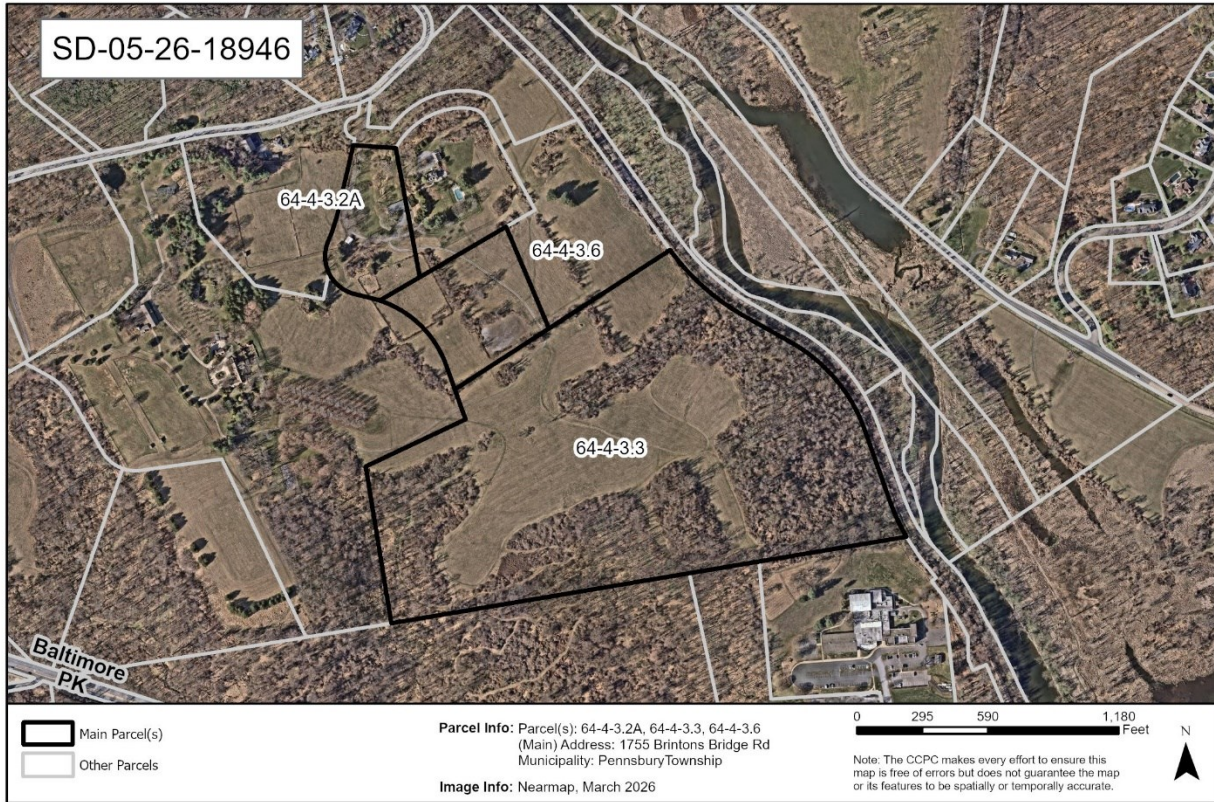
Location:	South side of Brintons Bridge Road, north of Baltimore Pike
Site Acreage:	69.29
Lots/Units:	3 existing lots, 1 proposed lot
Non-Res. Square Footage:	0
Proposed Land Use:	Agricultural (Farm/Pasture Land)
Municipal Land Use Plan Designation:	RC Resource Conservation
UPI#:	64-4-3.3, 64-4-3.6, 64-4-3.2A

PROPOSAL:

The applicant proposes the consolidation of three existing lots into one lot. No development activity is proposed as part of the current plan submission. The project site is located in the R-1 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 - Windmill Hollow
 # Pennsbury Township – SD-05-26-18946



Site Plan Detail, Sheet 1: Preliminary/Final Subdivision - Windmill Hollow

Page: 3
 Re: Preliminary/Final Subdivision - Windmill Hollow
 # Pennsbury Township – SD-05-26-18946

BACKGROUND:

1. The County Planning Commission previously reviewed a subdivision plan that included the three lots that comprise the current project site. CCPC# 8394-6, dated August 19, 2008, addressed the creation of 11 single family residential lots from a 152.94 acre project site. According to our records, this plan was approved by the Township on June 14, 2017, and recorded in two separate phases. We note that the lots that comprise the current project site were part of Phase 2 of the previously approved plan.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Rural Landscape** and **Natural Landscape** designations 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. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed subdivision is consistent with the objectives of the **Rural Landscape**.

PRIMARY ISSUES:

3. As stated in General Note 13 on Sheet 1, 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. While we acknowledge that no development activity is proposed as part of the current plan submission, care should be taken during any future 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/bbpb.cfm.
4. General Note 14 on Sheet 1 indicates that the existing trail on the site will remain ("trails to remain unchanged.") We recommend that the location of the existing trail be shown on the site plan (it is our understanding that this trail is located along the eastern portion of UPI# 64-4-3.3). We also suggest that the property owner dedicate their portion of the existing trail right-of-way to the Township as part of this plan submission.

ADMINISTRATIVE ISSUES:

5. According to County Tax Assessment records, the project site 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) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: www.chesco.org/256/Act-319--Clean-Green.

Page: 4
Re: Preliminary/Final Subdivision - Windmill Hollow
Pennsbury Township – SD-05-26-18946

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

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

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

Paul Farkas
Senior Review Planner

cc: Richard Sanford
Howell Engineering
Chester County Assessment Office

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

June 24, 2026

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

Re: Final Subdivision - Sher-Rockee Mushroom Farms, LLC
 # Upper Oxford Township – SD-05-26-18943

Dear Ms. Daggett:

A Final Subdivision Plan entitled "Sher-Rockee Mushroom Farms, LLC", prepared by Regester Associates, Inc., and dated May 5, 2026, was received by this office on May 28, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

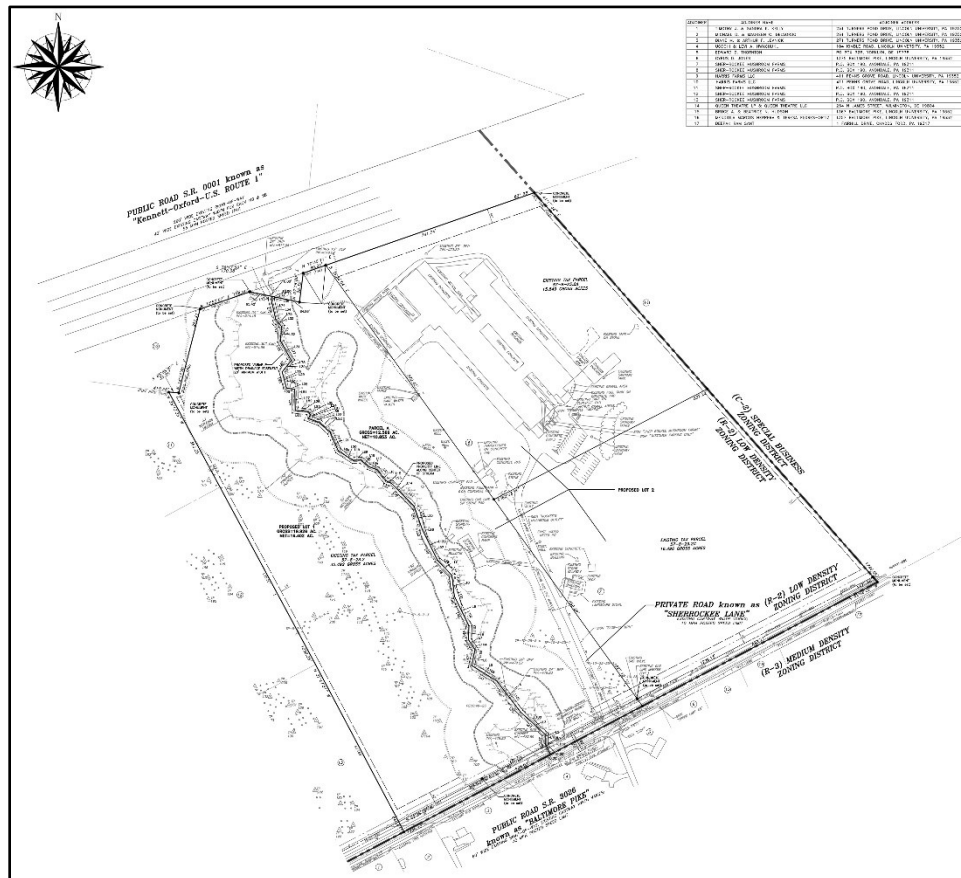
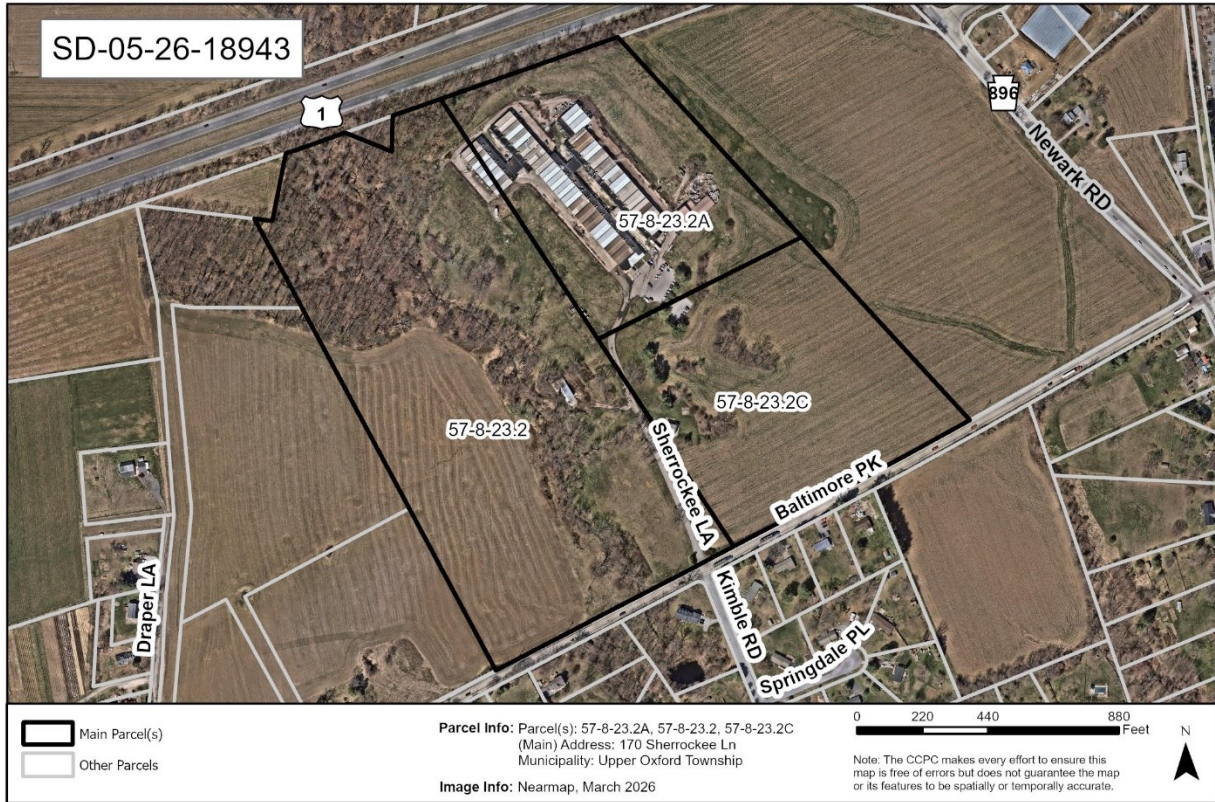
Location:	North side of Baltimore Pike, west of Newark Road
Site Acreage:	64.84
Lots/Units:	3 existing lots; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Agricultural (Mushroom House, Farm/Pasture Land)
Municipal Land Use Plan Designation:	Rural
UPI#:	57-8-23.2, 57-8-23.2A, 57-8-23.2C

PROPOSAL:

The applicant proposes the consolidation of three existing lots into two lots. No development activity is proposed as part of the current plan submission. The project site is located in the R-2 Low Density Residential zoning district.

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

Page: 2
 Re: Final Subdivision - Sher-Rockee Mushroom Farms, LLC
 # Upper Oxford Township – SD-05-26-18943



Site Plan Detail, Sheet 2: Final Subdivision - Sher-Rockee Mushroom Farms, LLC

Page: 3
 Re: Final Subdivision - Sher-Rockee Mushroom Farms, LLC
 # Upper Oxford Township – SD-05-26-18943

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a preliminary subdivision plan on a 64.2 acre site that included a portion of the current project site (UPI# 57-8-23.2). CCPC# SD-09-24-18256, “The Reserve at Upper Oxford, LLC,” dated October 25, 2024, addressed the creation of 30 single family residential lots, 3,748 linear feet of public roadway, and 13.05 acres of open space from a 64.2 acre site. It is our understanding that preliminary plan approval was granted by the Township Board of Supervisors on August 11, 2025.

We note that the prior plan submission identified that the land on the east side of the creek was “to be retained by (the) current landowner” (no development activity was depicted on this portion of the prior subdivision plan submission). The lot boundary along the creek shown on the prior plan submission appears to correspond with the lot boundary along the creek shown on the current plan submission.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Rural Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan, adjoining a **Suburban Landscape** designation to the west. 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 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 **Rural Landscape**.

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

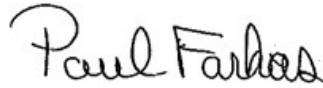
ADMINISTRATIVE ISSUES:

3. According to County Tax Assessment records, the project site 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) to determine if this proposal could affect the applicant’s tax status. Additional information on this topic is provided online at: www.chesco.org/256/Act-319--Clean-Green.
4. The site plan depicts the location of a proposed variable width drainage easement (20 foot minimum width) along the proposed lot boundary. The details of this easement should be incorporated into the deeds of both lots.
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 accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

Page: 4
Re: Final Subdivision - Sher-Rockee Mushroom Farms, LLC
Upper Oxford Township – SD-05-26-18943

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: The Reserve at Upper Oxford LLC
Regester Associates, Inc.
Sher-Rockee Mushrooms Farms, LLC
Chester County Assessment Office

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

June 5, 2026

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

Re: Conditional Use Plans: Eagleview Town Center - Phase 2 - Lot 17
 # Uwchlan Township - CU-05-26-18922

Dear Mr. Kagel:

A conditional use plan entitled "Eagleview Town Center - Phase 2 - Lot 17", prepared by Chester Valley Engineers, Inc. and dated May 6, 2026, was received by this office on May 7, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed preliminary/final subdivision and land development plan for your consideration.

PROJECT SUMMARY:

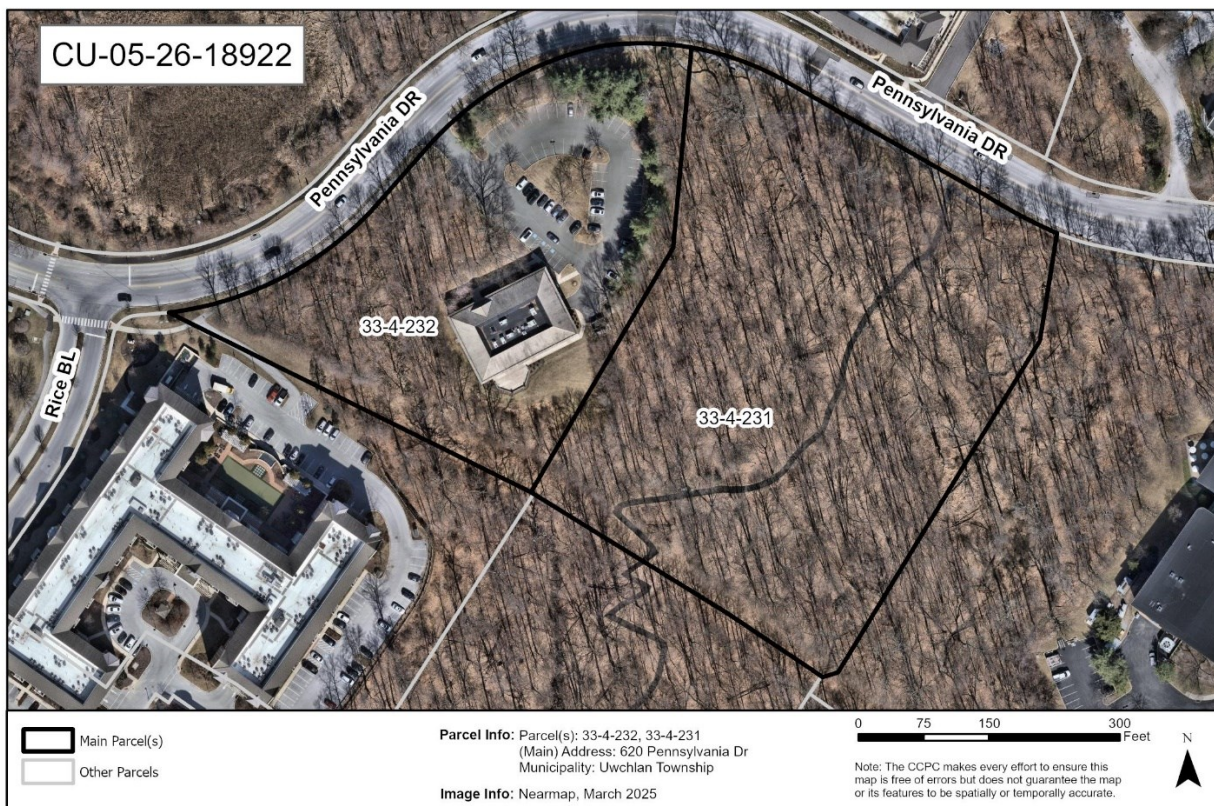
Location:	West side of Pennsylvania Drive, to the north of Eagleview Boulevard
Site Acreage:	Approximately 8.7 acres
Lots:	2 lots
Proposed Land Use:	Multi-Family Residential
New Parking Spaces:	288 parking spaces; 66 spaces in reserve
Municipal Land Use Plan Designation:	Commercial/Industrial
UPI#:	33-4-232, 33-4-231

PROPOSAL:

The applicant proposes the construction of two apartment buildings on two lots, with 288 parking spaces and 66 spaces in reserve, as part of a Conditional Use Order issued by the Township in a decision dated November 10, 2025. A separate 2,400 square foot addition is also proposed on an adjacent office building. The site, which is served by public water and sewer facilities, is located in the Uwchlan Township PCID Planned Commercial Industrial Development zoning district. This submission is a requirement of the Conditional Use Order, as shown on Sheet 8 of the Plan.

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

Page: 2
 Re: Conditional Use Plans: Eagleview Town Center - Phase 2 - Lot 17
 # Uwchlan Township - CU-05-26-18922



COUNTY POLICY:

LANDSCAPES:

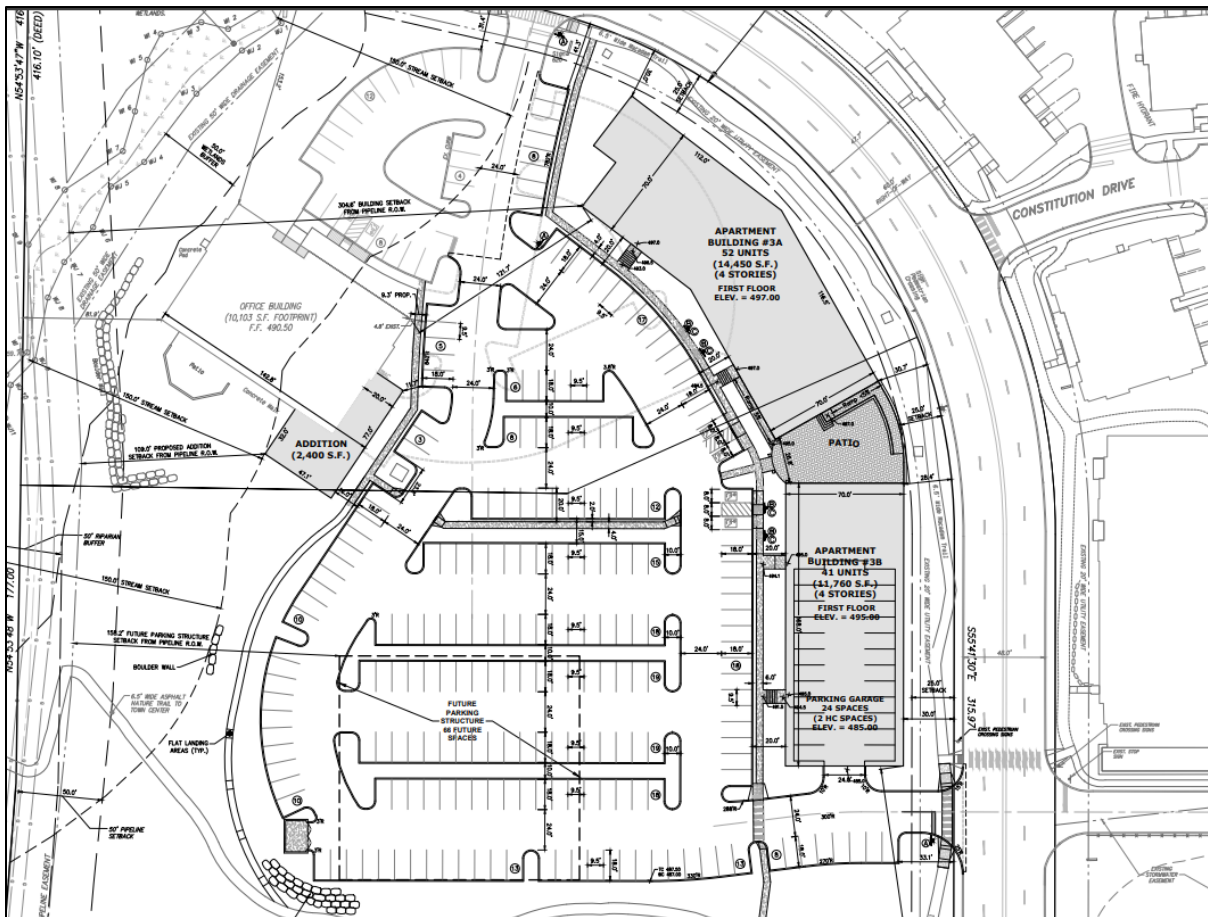
1. The site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth 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 conditional use plan 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 **Upper Brandywine Creek** watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
 - protecting first order streams, riparian corridors, and existing woodlands;
 - reducing stormwater runoff; mitigating flood risks;
 - implementing source water protection measures; and
 - promoting and expanding water-based recreational opportunities and access.

Page: 3
 Re: Conditional Use Plans: Eagleview Town Center - Phase 2 - Lot 17
 # Uwchlan Township - CU-05-26-18922

Watersheds 2045 can be accessed at www.chesco.org/watersheds2045. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



**Detail of Eagleview Town Center - Phase 2 - Lot 1
 Conditional Use Plan**

Comments:

3. The primary pedestrian and vehicle access to the buildings appears to be from their western sides, near the parking areas. The buildings' elevations along Pennsylvania Drive should use windows, different textures and colors, variations in setbacks, etc. to avoid the impression of blank walls or uniform surfaces.
4. The westernmost parking areas may result in significant walking distances from the buildings, especially for pedestrians carrying groceries or other items. The applicant should consider providing roofed structures in parts of the parking areas to offer protection from precipitation and create shade and perhaps adding benches. Such roof areas could also offer opportunities for photo-voltaic energy systems to improve the site's long-term sustainability and reduce its reliance on energy from the grid. Additional information on long-term sustainability is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.

Page: 4
 Re: Conditional Use Plans: Eagleview Town Center - Phase 2 - Lot 17
 # Uwchlan Township - CU-05-26-18922

Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

Notably, Conditional Use Order 5.r., as shown on Sheet 8 of the Plan, requires that the applicant provide a non-binding guidance document describing how it could achieve the goals of transitioning to 100% clean and renewable energy electricity by 2035; providing photo-voltaic energy systems could help meet these goals.

5. We commend the applicant for retaining the asphalt nature trail to the Town Center.
6. The plans delineate a 50-foot wetlands buffer. 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.
7. The plan proposes development adjacent to steep slopes. The applicant should refer to Uwchlan Township Municipal Code, Part III Land Use, Chapter 265 Zoning, Article 6 Supplementary Regulations for All Districts, Section 618 [Steep Slope Standards](#) and ensure compliance along steep slopes.
8. An area of woodland is to be removed. The Township should determine whether the provisions of Zoning Ordinance Section [619 Woodland protection standards](#). will apply, including disturbance limitations and woodland replacement standards.

Stormwater Considerations:

9. The stormwater management plans indicate that an underground stormwater management bed will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit an 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 subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.
10. Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. 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 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: Conditional Use Plans: Eagleview Town Center - Phase 2 - Lot 17
Uwchlan Township - CU-05-26-18922

11. The applicant should establish a de-icing plan for the parking lot, sidewalk areas and other paved areas that minimize the amounts of de-icing chemicals and pollutants that will directly infiltrate to groundwater or run off the site. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: The Hankin Group
Chester County Conservation District
Chester Valley Engineers, Inc.

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

June 11, 2026

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

Re: Preliminary/Final Subdivision and Land Development - Flex Warehouse (Phase 2)
 # Uwchlan Township - SD-05-26-18921, LD-05-26-18925

Dear Mr. Kagel:

A preliminary/final subdivision and land development plan entitled "Flex Warehouse (Phase 2)", prepared by Bohler Engineering and dated May 5, 2026, was received by this office on May 13, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	North side of Haywood Drive, east of East Township Line Road
Site Acreage:	8.78 acres
Lots/Units:	2 lots
Non-Res. Square Footage:	35,000 square feet
Proposed Land Use:	Industrial
New Parking Spaces:	43 spaces
UPI#:	33-1-328.1

PROPOSAL:

The applicant proposes the adjustment of the lot line separating two lots and the construction of a 35,000 square foot warehouse. The site, which will be served by public water and sewer facilities, is located in the Uwchlan Township PIC Planned Industrial-Commercial zoning district.

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

Page: 2

Re: Preliminary/Final Subdivision and Land Development - Flex Warehouse (Phase 2)

Uwchlan Township - SD-05-26-18921, LD-05-26-18925



COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed subdivision and 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 **Upper Brandywine Creek** watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
 - protecting first order streams, riparian corridors, and existing woodlands;
 - reducing stormwater runoff; mitigating flood risks; implementing source water protection measures; and
 - promoting and expanding water-based recreational opportunities and access.

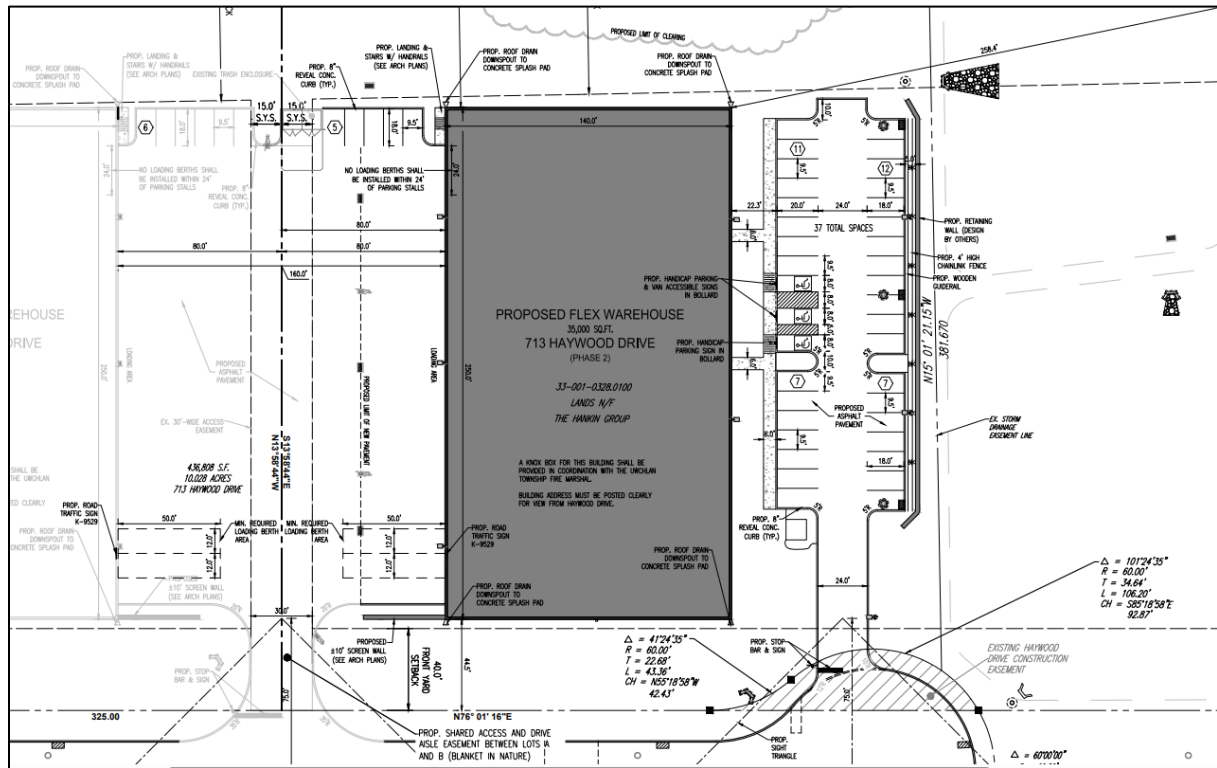
Watersheds 2045 can be accessed at www.chesco.org/watersheds2045.

Page: 3

Re: Preliminary/Final Subdivision and Land Development - Flex Warehouse (Phase 2)

Uwchlan Township - SD-05-26-18921, LD-05-26-18925

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 Flex Warehouse (Phase 2)
Preliminary/Final Subdivision and Land Development Plan

PRIMARY ISSUES:

- The plan shows 43 proposed parking spaces. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility 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. The reserved spaces could be converted to paved spaces in the future if it becomes evident that they are 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.
- We endorse the use of the common driveway serving the lot to the west. All necessary access easements should be reflected in the deeds of both lots.
- The Township and the applicant should consider how the adjacent Lionville Preserve development to the east may relate to the applicant's land development plan and consider whether sidewalks should be constructed on this site. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**. "Connect" Objective C of **Landscapes3**, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.

Page: 4

Re: Preliminary/Final Subdivision and Land Development - Flex Warehouse (Phase 2)

Uwchlan Township - SD-05-26-18921, LD-05-26-18925

The applicant and Township should refer to the Pedestrian Facilities Design Element in Chapter 3 of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the proposed pedestrian facilities. The Handbook is available online at <https://chescoplanning.org/Guides/Multimodal/>.

6. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed and access the facility to address on-site emergencies.
7. 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/>.

Water Resources Information:

Uwchlan Township

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

No FEMA mapped Special Flood Hazard Areas on the property

MS4 community: Yes

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

TMDL: None

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

Stormwater Considerations:

8. Aerial imagery of the site from April of 2026 suggests that there may be existing drainage concerns in the detention basin around the outlet structure, as well as minor erosion issues. The plan indicates that additional grading and earth moving will be done in this basin as part of the second phase of development on the site. The applicant should use that opportunity to address any existing issues and ensure the detention basin in its finished state will comply with all local and state regulations related to drainage timeframes. For public health and safety concerns, a detention basin should return to its normal dry state within 24-72 hours after a storm event to prevent issues with mosquito breeding and other vectors.
9. The landscaping plan does not indicate any planting or seeding in the existing infiltration basin during this phase of construction. If the basin is not already naturalized, we recommend that the applicant consider installing a rain garden or meadow plant mix to maximize the basin's infiltration capacity. Basin naturalization also provides added benefits for pollinators and local wildlife and requires less regular maintenance than a traditional turf grass basin.
10. It is possible that the existing bioretention facility may require restoration and/or revegetation after the completion of construction activities to ensure that those activities have not compromised the facility's

Page: 5

Re: Preliminary/Final Subdivision and Land Development - Flex Warehouse (Phase 2)

Uwchlan Township - SD-05-26-18921, LD-05-26-18925

long-term functionality. Successful bioretention systems require healthy vegetative communities and uncompacted soil columns. In addition to protecting the bioretention facility from sedimentation and heavy equipment during construction, the applicant should also ensure that the facility's plantings are cared for throughout the construction process. Especially in the first one to three years after planting, extra maintenance may be required to help plants thrive.

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

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Bohler Engineering
Chester County Conservation District
The Hankin Group, Inc.

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

June 5, 2026

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

Re: Preliminary Subdivision and Land Development - TRBL Walnut, LLC
 # West Chester Borough – SD-05-26-18910 and LD-05-26-18908

Dear Mr. Metrick:

A Preliminary Subdivision and Land Development Plan entitled "TRBL Walnut, LLC", prepared by Inland Design, LLC, and dated April 27, 2026, was received by this office on May 7, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	Southeast corner of Willow Alley and South Walnut Street
Site Acreage:	0.34
Lots/Units:	2 existing lots; 1 proposed lot
Non-Res. Square Footage:	0
Proposed Land Use:	Five new townhouse units; two existing twin residential units to remain
Municipal Land Use Plan Designation:	Medium Density Neighborhood Conservation
UPI#:	1-10-92, 1-10-93

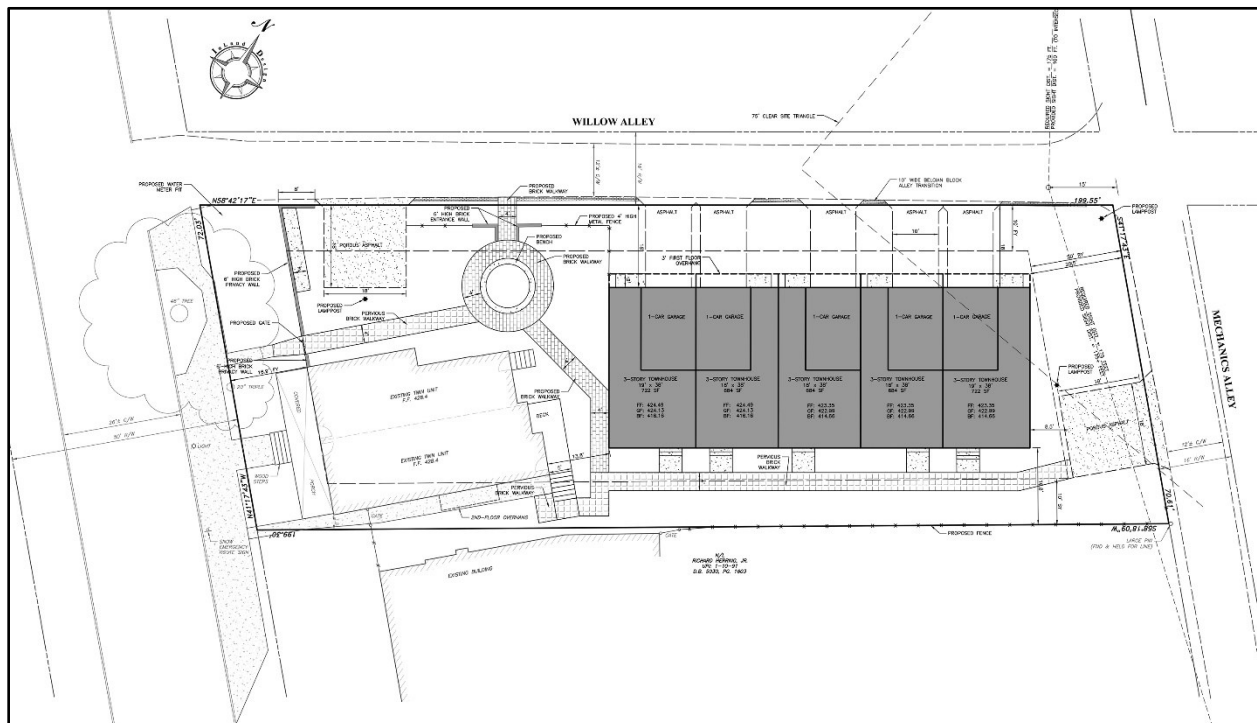
PROPOSAL:

The applicant proposes the consolidation of two existing lots totaling 0.34 acres into one lot, along the construction of five townhouse units. The two existing twin residential units will remain. The project site, which will be served by public water and public sewer, is located in the NC-2 Neighborhood Conservation 2 zoning district.

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

Page: 2

Re: Preliminary Subdivision and Land Development - TRBL Walnut, LLC
West Chester Borough – SD-05-26-18910 and LD-05-26-18908



Site Plan Detail, Sheet 4: Preliminary Subdivision and Land Development - TRBL Walnut, LLC

Page: 3
 Re: Preliminary Subdivision and Land Development - TRBL Walnut, LLC
 # West Chester Borough – SD-05-26-18910 and LD-05-26-18908

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed 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 Goose Creek subbasin of the Chester Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving stormwater management to increase infiltration and protect baseflow; restoring stream channels and vegetated riparian corridors; addressing legacy and emerging contaminants; reducing nutrient pollution; and promoting source water protection methods. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. Map 2: Historic Resources Inventory in the Borough's 2011 Historic Preservation Plan indicates that both parcels that comprise the project site, along with adjoining parcels to the south, west, and north, contain historic resource that contributed to the 2005 West Chester Borough National Register Historic District Boundary increase. The applicant and Borough should ensure that the design of the proposed development respects the design, materials, and massing of the neighboring historic resources. "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: <http://www.chescoplanning.org/Landscapes3/Appreciate.cfm>.
4. While building elevations/renderings were not included with the plan submission, it appears that the new units will be facing southwards. We recommend that the applicant and the Borough, in its review of the proposed Landscape Plan (Sheet 11), consider additional landscaping along the southern boundary between the proposed units and the parking lot for the apartment building on the adjoining parcel to the south.
5. We recommend that, given the proximity to student housing and potential noise issues, the proposed townhouse units be constructed with enhanced sound insulation.

ADMINISTRATIVE ISSUES:

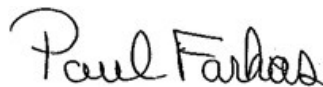
6. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

Page: 4
Re: Preliminary Subdivision and Land Development - TRBL Walnut, LLC
West Chester Borough – SD-05-26-18910 and LD-05-26-18908

7. According to the Waiver Requests table on Sheet 1, the applicant is requesting two waivers from the provisions of the Borough Subdivision and Land Development Ordinance, including a waiver from the requirement for providing clear-sight triangles at all street intersections, as set forth in Section 97-27.F(7). 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 plan and the Act 247 County Referral Form both indicate 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 Borough 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. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: TRBL Walnut LLC
Inland Design, LLC

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

June 24, 2026

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

Re: Preliminary/Final Land Development - Fernhill Road ALG.
 # West Goshen Township – LD-05-26-18947

Dear Mr. Bashore:

A Preliminary/Final Land Development Plan entitled "Fernhill Road ALG.", prepared by Howell Engineering, and dated May 4, 2026, was received by this office on May 28, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

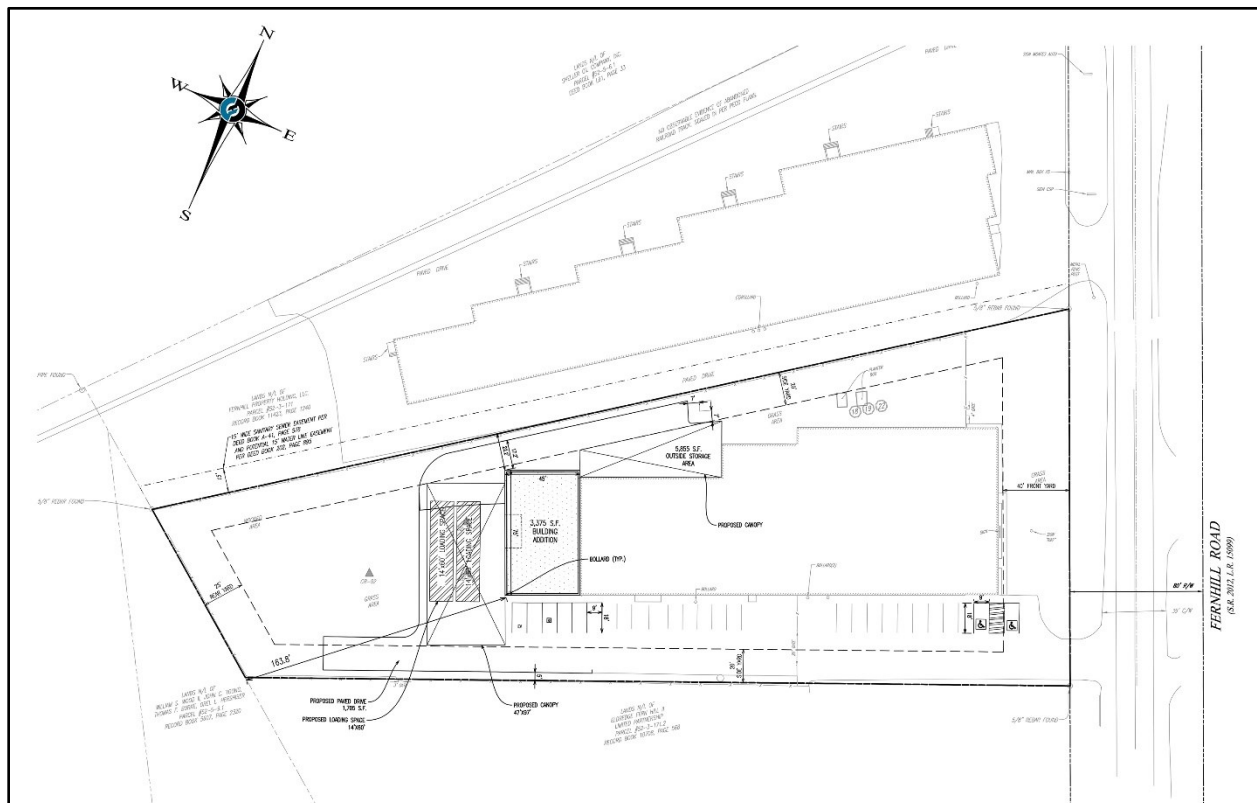
Location:	West side of Fernhill Road, south of Goshen Road
Site Acreage:	2.00
Lots/Units:	1 lot
Proposed Land Use:	3,375 square foot addition to existing industrial building
New Parking Spaces:	6
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-3-171.4

PROPOSAL:

The applicant proposes the construction of a 3,375 square foot industrial building addition, and 6 additional parking spaces. We also note the site plan depicts the location of a canopy for an outdoor storage area. No new sewage disposal or water supply is proposed as part of this submission. The project site is located in the I-3 General Industrial zoning district.

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

Page: 2
 Re: Preliminary/Final Land Development - Fernhill Road ALG.
 # West Goshen Township – LD-05-26-18947



Page: 3
 Re: Preliminary/Final Land Development - Fernhill Road ALG.
 # West Goshen Township – LD-05-26-18947

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting first order streams, riparian corridors, and existing woodlands; reducing stormwater runoff; mitigating flood risks; implementing source water protection measures; and promoting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

Lighting Plan:

3. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 16) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

Access and Circulation:

4. We recommend that the applicant and Township provide sidewalks for this development. In addition to sidewalks being an essential design element in the Suburban Landscape, the Pedestrian Circulation Plan map in the Township's 2019 Comprehensive Plan indicates that sidewalks should be provided along Fernhill Road from the Phoenixville Pike/Old Fern Hill Road/Goshen Road intersection to the Fern Hill Road/Turner Lane intersection to the south, then southwards along Turner Lane to Lincoln Avenue. "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.

Stormwater Management:

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

Page: 4
 Re: Preliminary/Final Land Development - Fernhill Road ALG.
 # West Goshen Township – LD-05-26-18947

6. The limit of disturbance (LOD) delineated on the plans may not accurately represent the area of earth disturbance. The Township's Stormwater Management Regulations define "Earth Disturbance" (or "Earth Disturbance Activity") as "A construction or other human activity which disturbs the surface of the land, including but not limited to clearing and grubbing; grading; excavations; embankments; road maintenance; land development; building construction; and the moving, depositing, stockpiling, or storing of soil, rock, or earth materials." The LOD boundaries should reflect the proper area according to this definition, which should include construction activities.
7. The applicant should avoid siting the subsurface MRC bed under the truck loading area and preferably under open space to increase infiltration of runoff from area above, and minimize the impacts of compaction from activity above the bed. If the location of the subsurface MRC bed remains under proposed paved area, the applicant should ensure construction sequence of installation of the driveway so as to avoid impacting the functionality of the basin.
8. The unnamed tributary and Taylor Run designated uses are Trout Stocking Fishes (TSF), Migratory Fishes (MF) by the state. Increases in impervious cover elevates the risk of thermal degradation in streams, which could impact fish populations. To minimize thermal impacts to the receiving streams, the applicant should provide details of the types of vegetation to be planted in the basins. If proposed plans do not intend to design and install naturalized stormwater management BMPs, we recommend such plantings to improve nutrient and sediment removal and improve wildlife and pollinator habitat. The landscape plan should incorporate raingarden seed mix and appropriate water-tolerant native shrubs into the design to promote greater plant uptake.
9. The Stormwater Note on Sheet 8 states that the Post-Construction Stormwater Management (PCSM) Report includes calculations for stormwater management of total impervious coverage. The applicant should provide the Township with the full Post-Construction Stormwater Management Report for review, if not yet provided.
10. The offsite drainage area (8,950 square feet) outside of the LOD is labeled "Offsite to Bed" on Sheet 11. The applicant should clarify where the stormwater runoff from this area is managed.
11. The Operation and Maintenance details for "All Infiltration BMPS" should be removed from Sheet 9 because there are no proposed infiltration facilities. If the applicant includes these details, then the reference to Upper Oxford Township should be corrected to West Goshen Township.
12. To ensure that the stormwater management controls continue to function as designed, the applicant should include information on the frequency and proper inspection, operation, and maintenance of these systems an Inspection, Operation and Maintenance Plan. Additionally, since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.

ADMINISTRATIVE ISSUES:

13. According to the Waivers Requested table on Sheet 1, the applicant is requesting a waiver from Section 72-42 of the Township Subdivision and Land Development Ordinance, to allow the project to be submitted and reviewed as a preliminary/final application, along with a waiver from Section 71-18.A of Chapter 71-Stormwater Management of the Township Code, to allow the use of a

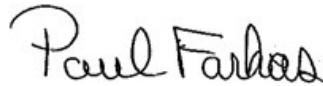
Page: 5
Re: Preliminary/Final Land Development - Fernhill Road ALG.
West Goshen Township – LD-05-26-18947

subsurface MRC bed in lieu of infiltration for this project. 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.

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of 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: Tom Gakis
AAA Hellenic Marble, LLC
Howell Engineering
Chester County Water Resources Authority

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

June 24, 2026

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

Re: Final Subdivision - DePrisco 2-Lot Subdivision
 # West Goshen Township – SD-05-26-18948

Dear Mr. Bashore:

A Final Subdivision Plan entitled "DePrisco 2-Lot Subdivision", prepared by Horizon Engineering Associates, LLC, and dated February 20, 2025, was received by this office on May 27, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

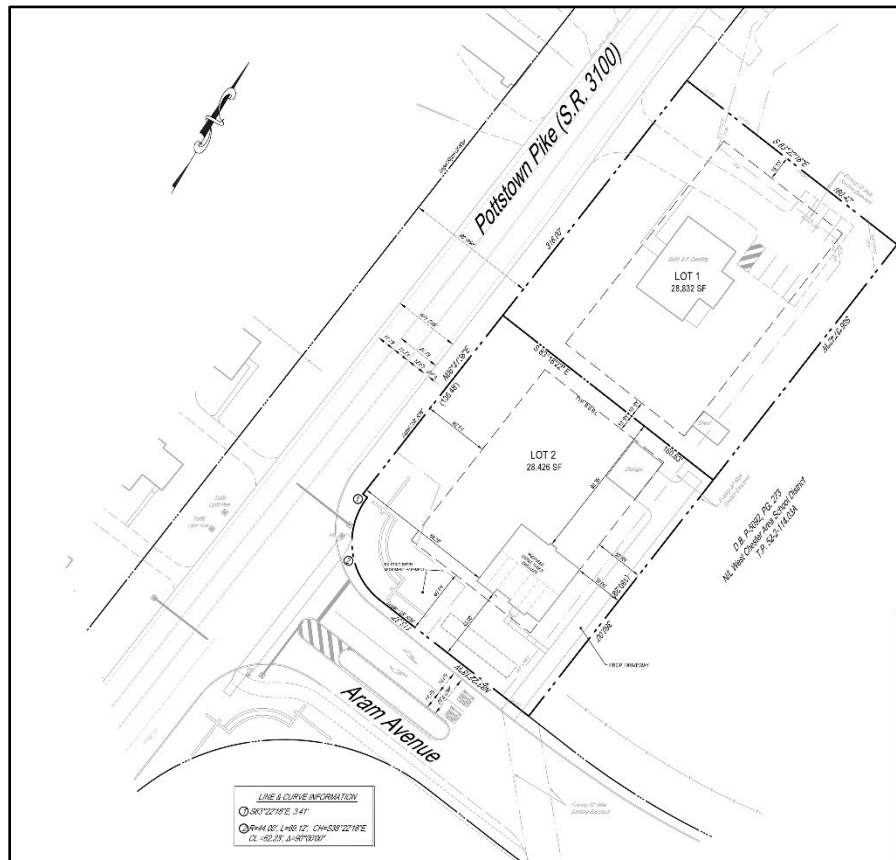
Location:	Northeast corner of Pottstown Pike and Aram Avenue
Site Acreage:	1.31
Lots/Units:	1 existing lot; 2 proposed lots
Proposed Land Use:	Lot 1: existing building (1st floor commercial retail, 2nd floor residential) Lot 2: proposed single family dwelling
Municipal Land Use Plan Designation:	Residential Infill Development
UPI#:	52-2-105

PROPOSAL:

The applicant proposes the creation of 2 lots. Vehicular access to Lot 2 will be provided from Aram Avenue. The project site, which will be served by public water and public sewer, is located in the R-3 Residential zoning district.

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

Page: 2
 Re: Final Subdivision - DePrisco 2-Lot Subdivision
 # West Goshen Township – SD-05-26-18948



Site Plan Detail, Sheet 2: Final Subdivision - DePrisco 2-Lot Subdivision

Page: 3
 Re: Final Subdivision - DePrisco 2-Lot Subdivision
 # West Goshen Township – SD-05-26-18948

BACKGROUND:

1. The County Planning Commission previously reviewed a subdivision plan that involved UPI# 52-2-105. CCPC# 7316-4, dated March 17, 2005, which addressed lot line revisions between UPI# 52-2-105 and an adjoining 28.43 acre lot owned by the West Chester Area School District, was approved by the Township on April 27, 2005.

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting first order streams, riparian corridors, and existing woodlands; reducing stormwater runoff; mitigating flood risks; implementing source water protection measures; and promoting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

Landscaping:

4. We recommend, in its review of the proposed Landscape Plan (Sheet 5), that the applicant and Township, in consultation with the adjoining landowner, determine the need for any additional plantings between the proposed dwelling on Lot 2 and the existing athletic fields on the adjoining lot to the east owned by the West Chester Area School District.

Access and Circulation:

5. The applicant and Township should provide sidewalks for this development, in order to provide (long-term) pedestrian access to the north along Pottstown Pike and to the east along Aram Avenue. In addition to sidewalks being an essential design element in the Suburban Landscape, "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.

Page: 4
 Re: Final Subdivision - DePrisco 2-Lot Subdivision
 # West Goshen Township – SD-05-26-18948

Stormwater Management:

6. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. The Waivers table on Sheet 1 indicates that the applicant is requesting two waivers from the provisions of the Township Subdivision and Land Development Ordinance: a waiver to permit stormwater drainage pipe culverts to be constructed of high density polyethylene (HDPE) pipe instead of concrete pipe; and a waiver from Section 72-30.C to permit storm drain pipes to be 12 inch diameter of the 15 inch diameter minimum. The applicant and Township should verify the accuracy of the Section reference provided in Waiver #1 (according to the online copy of the Township Code provided online at <https://ecode360.com/WE0457>, Section 72-24.C is currently identified as “Reserved”).

Existing stormwater pipes along Aram Avenue and Pottstown Pike are 18” HDPE. HDPE is an acceptable alternative to concrete. We recommended following PennDOT Drainage Standards for minimum pipe diameters, specifically:

- Within public street right-of-way - minimum pipe diameter should be 18”.
- Outside public street right-of-way, vehicular loading - minimum pipe diameter should be 15”.
- Outside public street right-of-way, non-vehicular loading (e.g., yards and open space) - minimum pipe diameter may be reduced to 12”.

The requested waivers should be reviewed by the Township Engineer. Additionally, the Township should review these provisions of the SALDO to ensure they do not conflict with other provisions of the Township Code, including the Stormwater Ordinance.

8. The applicant should provide the Township with the full Post-Construction Stormwater Management Report for review, if they haven’t already done so.
9. To ensure that the stormwater management controls continue to function as designed, the applicant should include information on the frequency and proper inspection, operation, and maintenance of these systems in an Inspection, Operation and Maintenance Plan. Additionally, since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.

ADMINISTRATIVE ISSUES:

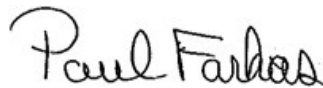
10. The site plan depicts the location of an “existing entry monument easement” on Lot 2 (the monument signs for the Woodlands at Greystone development, and Robert E. Lambert Park). The details of this easement should be incorporated into the deed of Lot 2.
11. The site plan depicts the location of an existing 20 foot wide “sanitary easement” on the project site. The details of this easement should be incorporated into the deeds of both proposed lots.

Page: 5
Re: Final Subdivision - DePrisco 2-Lot Subdivision
West Goshen Township – SD-05-26-18948

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of 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: Sal and Laura DePrisco
Horizon Engineering
Chester County Water Resources Authority

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

June 2, 2026

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

Re: Preliminary Subdivision and Land Development - Hammell-O'Donnell Business Park (Lots 1-3)
 West Nantmeal Township - SD-03-26-18870, LD-03-26-18869

Dear Ms. Kolpak:

A preliminary subdivision and land development plan entitled "Hammell-O'Donnell Business Park (Lots 1-3)", prepared by Howell Engineering, and dated January 23, 2026, was received by this office on May 6, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	North side of Column Drive, east of Chestnut Tree Road (State Route 4025)
Site Acreage:	19.6 acres
Lots/Units:	3 lots to be merged; one structure
Non-Res. Square Footage:	92,071 square feet
Proposed Land Use:	Commercial
New Parking Spaces:	94 spaces
UPI#:	23-6-16.4, 23-6-16.5, 29-9-1, 29-1-1.3, 29-1-1.4, 23-6-16 (total site)

PROPOSAL:

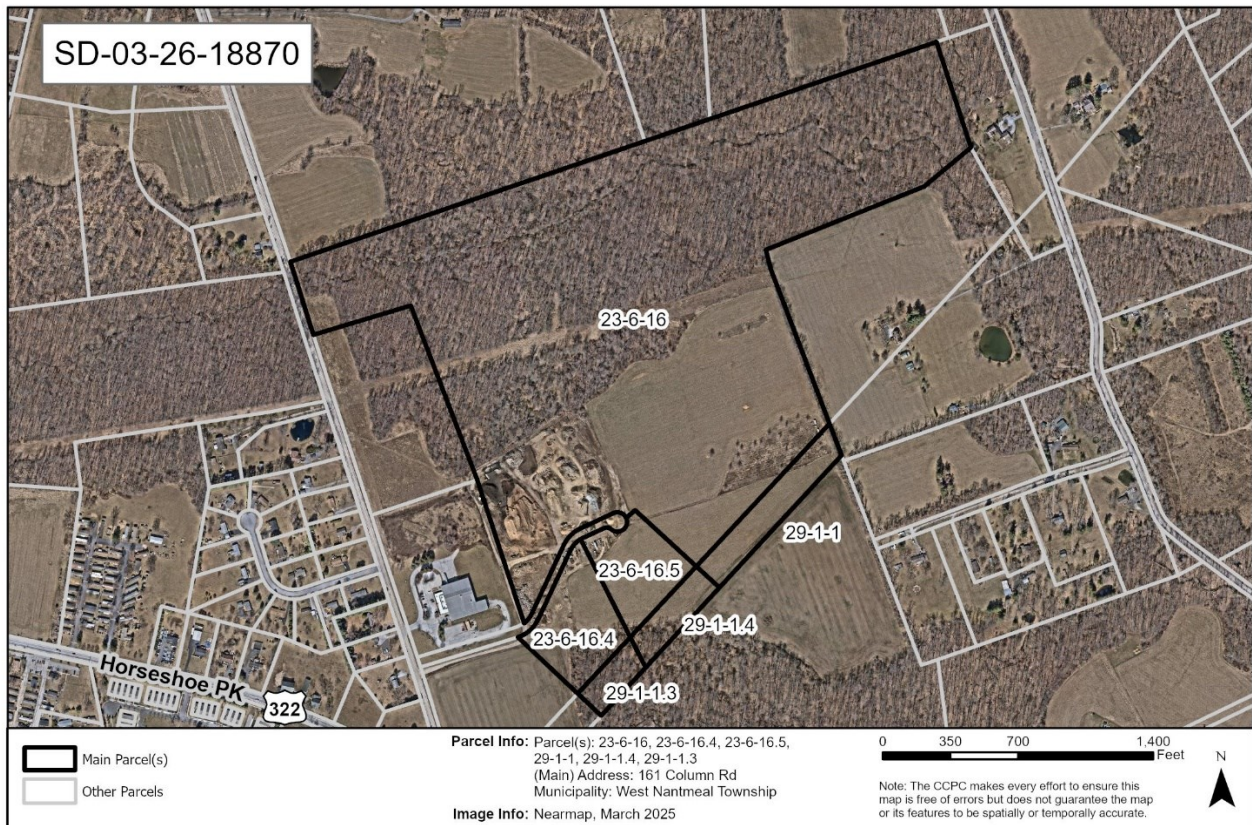
The applicant proposes the consolidation of three lots and the construction of a 92,071 square foot commercial structure and 94 parking spaces on a portion of the Hammell-O'Donnell Business Park. The site, which will be served by public water and public sewer facilities, is located in the West Nantmeal Township LI Limited Industrial zoning district zoning district.

The Hammell-O'Donnell Business Park is bisected by the municipal boundary separating West Nantmeal Township to the north and West Brandywine Township to the south. The Act 247 referral for this subdivision and land development was submitted to the County Planning Commission by West Nantmeal Township.

Page: 2

Re: Preliminary Subdivision and Land Development - Hammell-O'Donnell Business Park (Lots 1-3)
West Nantmeal Township - SD-03-26-18870, LD-03-26-18869

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



BACKGROUND:

1. The Chester County Planning Commission previously reviewed subdivision and land development plans for the Hammell-O'Donnell Business Park that contains these lots. The Chester County Planning Commission review #SD-05-25-18512, dated September 2, 2025, addressed the reconfiguration of six lots into ten lots for proposed professional office and industrial uses.

Chester County Planning Commission #LD-10-25-18686, dated November 24, 2025, reviewed a 5,750 square foot industrial building and seven parking spaces as well as a 97,046 square foot paved area on the 50.952-acre Lot 4 of the Hammell-O'Donnell Business Park.

COUNTY POLICY:

LANDSCAPES:

2. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms

Page: 3

Re: Preliminary Subdivision and Land Development - Hammell-O'Donnell Business Park (Lots 1-3)
West Nantmeal Township - SD-03-26-18870, LD-03-26-18869

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 and land development are consistent with the objectives of the **Rural Landscape**.

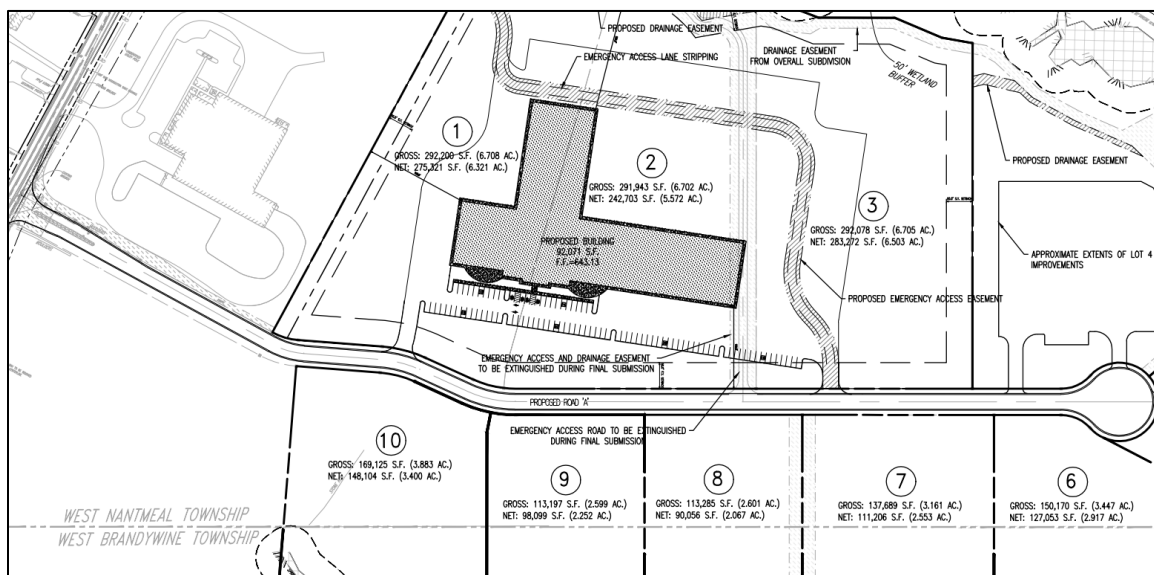
WATERSHEDS 2045:

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

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

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

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 Preliminary Hammell-O'Donnell Business Park (Lots 1-3)
Subdivision and Land Development Plan**

PRIMARY ISSUES:

4. The applicant should elaborate on the activities proposed for the “AREA FOR STORAGE OF MATERIALS/EQUIPMENT” to the north of the proposed structure and indicate whether any materials will be stored on the paved area that may cause hydrocarbons or other contaminants to flow from the lot.

Page: 4

Re: Preliminary Subdivision and Land Development - Hammell-O'Donnell Business Park (Lots 1-3)
West Nantmeal Township - SD-03-26-18870, LD-03-26-18869

5. West Nantmeal Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.
6. The West Nantmeal Township Fire Marshal should verify the design and location of all proposed fire-protection facilities and review the design and location of the emergency access easement.
7. No trash disposal area is shown on the plan. The applicant should identify how trash disposal will be handled for this development and should show the location of any outdoor disposal area with all associated landscaping and screening measures.
8. The plan shows 94 parking spaces. The applicant and the Township should evaluate the anticipated parking demand for this facility and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are 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.

Water Resources Information:

West Nantmeal Township

Indian Run, East Branch Brandywine Creek, Delaware River Basin

FEMA Special Flood Hazard Area (SFHA) Zone A

MS4 community: No

Impairments for Indian Run:

Assessed Use – Recreation:

Pathogens – Source unknown

TMDL: Christina River Basin High-Flow and Low-Flow TMDLS:

Nutrients, Low Dissolved Oxygen, Bacteria, Sediment (High Flow)

Nutrients, Low Dissolved Oxygen (Low Flow)

Designated use: High Quality – Cold Water Fishes (HQ-CWF), Migratory Fishes (MF)

Stormwater Considerations:

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

Page: 5

Re: Preliminary Subdivision and Land Development - Hammell-O'Donnell Business Park (Lots 1-3)
West Nantmeal Township - SD-03-26-18870, LD-03-26-18869

11. The proposed infiltration basin stormwater facility should be designed to conform with the natural drainage pattern and existing topography of the site, to limit earth disturbance, and minimize soil compaction. Applying these considerations enhances the potential of the stormwater basins to be a visual amenity. To provide visual interest, the shape of the basins should be as natural looking as practical. The natural topography is usually curvilinear and less "boxy" or geometrically shaped. Creating a variety of slope changes so the sides of the basins undulate also mimics natural conditions. The appearance of the basins can be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic value.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Howell Engineering
Hammell O'Donnell Properties LLC
Chester County Conservation District
Chester County Department of Emergency Services Technical Division

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

6/1/2026 to 6/30/2026

The staff reviewed proposals for:

	Total
Comprehensive Plans	1
Zoning Map Amendments	2
Zoning Ordinance Amendments	14
Zoning Ordinance Updates	1
TOTAL REVIEWS	18

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Brandywine Township	ZA-06-26-18971	6/24/2026	Proposed - Zoning Ordinance Amendment Data Center amendment - by conditional use in the CS/LI Commercial Service/Limited Industrial District	Consistent
East Caln Township	ZA-05-26-18952	6/23/2026	Proposed - Zoning Ordinance Amendment Lighting ordinance.	Not Relevant
East Pikeland Township	ZA-05-26-18936	6/12/2026	Proposed - Zoning Ordinance Amendment I-Industrial and U-Utility Districts: definitions, special exceptions deleted in I District, CU regulations revised, Zoning Uses Table revised, General Regulations & Design Standards updated, etc.	Consistent
Elk Township	ZA-04-26-18902	6/9/2026	Proposed - Zoning Ordinance Amendment Amendment: solar energy systems (previous review CCPC# ZA-10-2518693, dated 11/18/2025).	Consistent
London Grove Township	ZA-06-26-18959	6/24/2026	Proposed - Zoning Ordinance Amendment Allow data center and data center campus by conditional use in the Industrial district	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
New Garden Township	ZM-05-26-18909	6/18/2026	Proposed - Zoning Map Amendment Updated zoning map created as part of Zoning Ordinance Update (CCPC# ZO-04-26-18905).	Consistent
New Garden Township	ZO-04-26-18905	6/18/2026	Proposed - Zoning Ordinance Update Zoning Ordinance Update, prepared under the Chester County Vision Partnership Program (VPP).	Consistent
Oxford Borough	ZA-05-26-18916	6/5/2026	Proposed - Zoning Ordinance Amendment Amendment: Parking and Loading.	Consistent
Parkesburg Borough	ZA-06-26-18961	6/24/2026	Proposed - Zoning Ordinance Amendment Sheds at non-conforming lots/uses can be set back 0-feet; not over 10 feet high.	Consistent
Penn Township	ZM-06-26-18958	6/24/2026	Proposed - Zoning Map Amendment Rezone four tracts from the Institutional Open Space District to the Residential Agricultural District.	Consistent
Upper Uwchlan Township	ZA-05-26-18939	6/17/2026	Proposed - Zoning Ordinance Amendment Add definitions for data center, data center accessory use, data center campus, principal façade, principal building façade and sensitive receptor; section 200-44.b titled "use regulations" for the II Limited Industrial district to add a new subparagraph b(13) to add data center and data center campus as uses permitted by conditional use in the Limited Industrial district; to add a new section 200-72.4 titled "data center and data center campus" to add regulations applicable to data centers and data center campuses and section 200-73.h to add a parking requirement for data centers.	Consistent
Uwchlan Township	ZA-06-26-18965	6/25/2026	Proposed - Zoning Ordinance Amendment Supplemental regulations for INDUSTRIAL USES, Performance Standards for Warehouses/Logistics Facilities, Performance Standards for Data Centers, Application and Review Procedures, definitions of Data Center, Data Center Accessory Use, Expansion, Fulfillment Center, Height of Building, Industrial Use, Level of Service (LOS), Logistics Facility; Small Logistics Facility, Large Logistics Facility, High-Impact Logistics Facility, On-Site Power Generation, Outdoor Storage, Sensitive Receptor, Trip, Truck, Truck-Terminal, Warehouse/Logistics Facility.	Consistent
Wallace Township	ZA-05-26-18953	6/25/2026	Proposed - Zoning Ordinance Amendment data center	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
West Chester Borough	ZA-05-26-18941	6/18/2026	Proposed - Zoning Ordinance Amendment Amendment: data centers (to be permitted by conditional use in the ID Industrial Zoning District).	Consistent
West Goshen Township	ZA-05-26-18933	6/12/2026	Proposed - Zoning Ordinance Amendment The Township proposes the addition of Article XXVIII, Historic Resource Protection Standards, to its Zoning Ordinance. New or amended definitions related to historic resources are also provided.	Consistent
West Nantmeal Township	ZA-06-26-18966	6/25/2026	Proposed - Zoning Ordinance Amendment Allow data center in the I-1 Limited Industrial district by conditional use; and regulations.	Consistent
West Vincent Township	ZA-05-26-18920	6/5/2026	Proposed - Zoning Ordinance Amendment Data centers as a conditional use exclusively in PC/LI Planned Commercial/Limited Industrial District.	Consistent
West Whiteland Township	CP-04-26-18897	6/4/2026	Proposed - Comprehensive Plan Comprehensive Plan Update, prepared under the Chester County Vision Partnership Program (VPP).	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 17

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 17

Ordinance Review Letters



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

June 24, 2026

Luke Reven, Township Manager
East Brandywine Township
1214 Horseshoe Pike
Downingtown, PA 19335

Re: Zoning Ordinance Amendment - Data Center Ordinance
East Brandywine Township - ZA-06-26-18971

Dear Mr. Reven:

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

DESCRIPTION:

1. East Brandywine Township submitted an amendment to its Zoning Ordinance ("PLANNING COMMISSION SUBCOMMITTEE: DATA CENTER ORDINANCE Redline after May 12, 2026"), that included the following:
 - A. Definitions of Data Center, Data Center Campus, Data Center Accessory Use, and Sensitive Receptor;
 - B. Regulating Data Center by conditional use in the CS/LI Commercial Service/Limited Industrial District;
 - C. Adding bulk and lot requirements;
 - D. Adding regulations relating to energy use, back-up power, water supply, thermal mitigation, electronic waste plan, noise and vibration standards, and other related provisions.

BACKGROUND:

2. The Chester County Planning Commission reviewed a curative amendment to add Data Center as a permitted ("by-right") use in the East Brandywine Township R-2 Residential District. No specific regulations or standards relating to a Data Center were included. The application to the Township also referred to a 25.59-acre parcel located on the south side of 500 East Reeceville Road, UPI #30-4-2, in the Township's R-2 Residential District (refer to CCPC # CA-04-26-18904, dated May 15, 2026).

LANDSCAPES:

3. The CS/LI Commercial Service/Limited Industrial District in East Brandywine Township 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

Page: 2
 Re: Zoning Ordinance Amendment - Data Center Ordinance
 # East Brandywine Township - ZA-06-26-18971

on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. Furthermore, low to medium density mixed use development and infill development, community institutional uses such as schools and senior housing, and land available for new industrial and heavy commercial uses in appropriate locations, should be taken into consideration for planning activities in this designation. The proposed zoning ordinance amendment is consistent with the objectives of the **Suburban Landscape**.

COMMENTS:

4. We agree that Data Centers should be regulated by conditional use. The conditional use process allows the Supervisors to impose reasonable conditions on proposed Data Centers and "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 913.2(a)). We encourage the Township Supervisors to attach such conditions and safeguards as necessary.
5. Data Centers are to be permitted in the CS/LI Commercial Service/Limited Industrial District, which is located in the southern portion of the Township to the west of Horseshoe Pike. Section 399-102.9 of the proposed amendment requires that "...Data Centers over 100,000 square feet in gross floor area shall have a minimum lot area of 5 acres..." and that "...Data Center principal buildings, Data Center Accessory Uses, and truck idling areas shall have a minimum setback from all property lines of 250 feet." The Township should verify that these bulk and lot and setback provisions can be potentially met by a parcel(s) in the CS/LI District.
6. The Chester County Planning Commission, in conjunction with the Montgomery County Planning Commission, prepared a **Data Center Ordinance Guide**, at <https://www.chescoplanning.org/UandI/DataCenters/>. The guide provides factual information about data centers' land use impacts based on current knowledge and research from many partners throughout Pennsylvania, and model ordinance language for local regulation. The **Guide** is also a baseline framework that the Township should consult for additional suggestions as it creates data center regulations.
7. The proposed amendment requires the submission of an Electronic Waste Plan and requires that the owner notify the Township of closure if operations are permanently ceased. We suggest that the Township consider requiring applicants to evaluate other land uses that may be supported in any obsolete (closed) structure, which may be appropriate for CS/LI District. Reusing such structures will be consistent with the [Landscapes3](#) **"How We Prosper"** Goal:

"Support redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth."

Such reuse is further explained on page 23 of the **Data Center Ordinance Guide**, at <https://www.chescoplanning.org/UandI/DataCenters/>

8. The Ordinance could also require data center applicants to provide conceptual illustrations of the proposed facilities as viewed from prominent adjacent areas. This can help identify areas where additional landscaping and screening would be appropriate.

Page: 3
Re: Zoning Ordinance Amendment - Data Center Ordinance
East Brandywine Township - ZA-06-26-18971

RECOMMENDATION: East 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 East 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,

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

Wes Bruckno
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

June 23, 2026

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

Re: Zoning Ordinance Amendment - Lighting
East Caln Township - ZA-05-26-18952

Dear Ms. Kelly:

The Chester County Planning Commission has reviewed the proposed East Caln Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 27, 2026. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. East Caln Township proposes to amend Zoning Ordinance Article VI, "General Regulations," Subsection 225-17.I (Lighting) to require that:

"...all commercial and industrial buildings or uses, as well as all commercial, industrial, or residential common areas or HOA spaces, must submit the specifications for the proposed lighting whenever new lighting fixtures are to be installed or existing lighting fixtures are to be replaced. If, after reviewing the specifications, the Township Engineer determines that the proposed lighting will have a significant impact on the Township or adjacent property, preliminary and final lighting plans that comply with this Article and Chapter shall be submitted prior to installation."

LANDSCAPES:

2. East Caln Township is located within the **Urban Center** and **Suburban Landscape** designations 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 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

Page: 2
 Re: Zoning Ordinance Amendment - Lighting
 # East Caln Township - ZA-05-26-18952

provided. Furthermore, low to medium density mixed use development and infill development, community institutional uses such as schools and senior housing, and land available for new industrial and heavy commercial uses in appropriate locations, should be taken into consideration for planning activities in this designation. The proposed Township Zoning Ordinance amendment is consistent with the objectives of the **Suburban Landscape** and the **Urban Center Landscape**.

COMMENTS:

3. Providing necessary lighting levels and avoiding light trespass, disabling glare and other light-related nuisances is appropriate in **Urban Center** and **Suburban Landscape** areas.
4. The proposed amendment requires that when the Township Engineer determines that proposed lighting will have a significant impact on the Township or adjacent property, lighting plans must be submitted prior to their installation. The Township should add an objective measurement to this requirement; for example, Section 185-54 Lighting, in the Township's Subdivision and Land Development Ordinance (relating to Mobile Home Parks) requires that:

“All streets and parking compounds shall be lighted in accordance with the Township Zoning Ordinance [Chapter 225]. All lighting shall be so arranged as to reflect the light away from adjoining premises and public rights-of-way.”

This appears to be a simple and easily-measurable standard. The Township should also consider how the proposed amendment will relate to digital changeable-message signs.

5. In general, we recommend that all lighting should be downward-pointing to limit “skyglow” and reduce glare on surrounding roads and light fixtures should use the minimum amount of light intensity that is necessary for safely and illumination. The Township could also refer to any of the several “dark sky” associations that strive to preserve and protect the nighttime environment.
6. The Township should determine whether the proposed amendment will apply to any replacement of existing lighting fixtures or should it apply to a significant replacement (such as over 50 percent). The Township may not always be aware of instances where lighting is replaced, and enforcement of this provision may therefore be difficult.
7. The Township should also review the suggestions in the Chester County **Outdoor Lighting** eTool, at <https://www.chescoplanning.org/MuniCorner/eTools/30-OutdoorLighting.cfm>

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

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

Sincerely,



Wes Bruckno
 Senior Review Planner

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

June 12, 2026

Kimberly B. Moretti, Manager
 East Pikeland Township
 PO Box 58
 Kimberton, PA 19442-0058

Re: Zoning Ordinance Amendment – Definitions, I and U District Revisions, Zoning Uses Table
 Revised, General Regulations and Design Standards Updated, etc.
 # East Pikeland Township - ZA-05-26-18936

Dear Ms. Moretti:

The Chester County Planning Commission has reviewed the proposed East Pikeland 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 May 15, 2026. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

East Pikeland Township proposes the following amendments to its Zoning Ordinance:

- A. Definitions are added or revised for Facility Owner, Operator, Hub Height (relating to a wind turbine), Occupied Building, Turbine Height (relating to a wind turbine), Wind Turbine, Facility, Data Center, Data Center Accessory Use, Data Center Operator, and Utility;
- B. Selected regulations in the I-Industrial and U-Utility Districts are revised; and
- C. Several General Regulations and Design Standards are updated.

LANDSCAPES:

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

COMMENTS:

2. It appears that the amendment deletes Special Exceptions in the I-Industrial and U-Utility Districts (conditional uses are retained). The Township may still want to regulate some land uses by special exception in these Districts which the Zoning Hearing Board may be appropriately positioned to review, such as Day Care Center, Supplemental Retail or Service Commercial Establishment (currently regulated by conditional use) and some other land uses, because this will help better distribute the land

Page: 2

Re: Zoning Ordinance Amendment – Definitions, I and U District Revisions, Zoning Uses Table Revised, General Regulations and Design Standards Updated, etc.
East Pikeland Township - ZA-05-26-18936

use review responsibilities between the Board of Supervisors and the Zoning Hearing Board. Both may “...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, Sections 912.1 and 913.2(a)). We encourage the Township to attach such conditions and safeguards as necessary.

3. Data Centers are regulated as a conditional use in the U-Utility District, with additional requirements and standards. The Chester County Planning Commission, in conjunction with the Montgomery County Planning Commission, prepared a **Data Center Ordinance Guide** at <https://www.chescoplanning.org/UandI/DataCenters/>. The **Guide** provides information about data centers' land use impacts based on current knowledge and research from many partners throughout Pennsylvania and includes model ordinance language for local regulation. The **Guide** is also a baseline framework that the Township should consult for additional suggestions as it creates data center regulations.
4. The Township Zoning Ordinance contains decommissioning standards that would apply to Data Centers as well as other conditional uses in the U-Utility District and in the I-Industrial District. Data Centers can take the form of large, windowless structures that may be dissimilar to any other land use in the U-Utility District and in the I-Industrial District. The proposed decommissioning standards for Data Centers are therefore appropriate.

We suggest that the Township also consider a provision in the decommissioning standards that require applicants to evaluate other land uses that may be supported in the obsolete structure(s), and which may be appropriate for the U-Utility District and in the I-Industrial District. Reusing such structures will be consistent with the [Landscapes3](#) “**How We Prosper**” Goal:

“Support redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth.”

5. **Article XVII - General Regulations & Design Standards** in the Township Zoning Ordinance includes typical provisions commonly included in zoning ordinances, but also includes many design-related elements relating to construction details, electric vehicle charging stations, detailed landscape design and planting requirements, bioretention and rainwater infiltration, lighting and illumination and design, environmental and noise regulations, trail design, water regulations including chemical composition, pump and yield requirements, etc. Specific construction details can evolve with new procedures and materials and modifications to such requirements are often necessary and helpful, but strict administration of the Zoning Ordinance may require that any departure from the Ordinance’s provisions may require variances. Some of the Zoning Ordinance’s design provisions may also conflict with related regulations in Article IV Development Design Standards in the Township’s Subdivision and Land Development Ordinance. Therefore, we suggest that in the future, the Township review the design-related elements in the Zoning Ordinance to determine if they would be better-located in the Township Subdivision and Land Development Ordinance, where modifications and waivers may be granted to achieve superior designs.

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

Page: 3

Re: Zoning Ordinance Amendment – Definitions, I and U District Revisions, Zoning Uses Table
Revised, General Regulations and Design Standards Updated, etc.

East Pikeland Township - ZA-05-26-18936

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

Sincerely,

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

Wes Bruckno
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

June 9, 2026

Michael Corcoran, Township Manager
Elk Township
952 Chesterville Road, PO Box 153
Lewisville, PA 19351

Re: Zoning Ordinance Amendment - Solar Energy Systems
Elk Township – ZA-04-26-18902

Dear Mr. Corcoran:

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 May 12, 2026. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for the following terms to Section 200: Solar Energy Systems, Enterprise or Accessory Use Systems, and Principal or Commercial Use Systems;
 - B. Add “Solar Energy Systems – Enterprise or Accessory use” to the list of accessory uses permitted in the R-H Residential, R-1 Residential, R-2 Agricultural Residential, AP Agricultural Preservation, LV Lewisville Village, and C-1 Village Commercial districts;
 - C. Add “Solar Energy Systems –Principal or Commercial use” to the list of uses permitted by conditional use in the R-2 Agricultural Residential and C-2 General Commercial Districts; and
 - D. Add Section 1325, Solar Energy Systems in Article XII – Supplemental Regulations. This section provides specific standards for both Enterprise or Accessory Use Solar Energy Systems, and for Principal or Commercial Use Systems.

COMMENTS:

2. The County Planning Commission has reviewed two earlier versions of this zoning amendment, the latest of which occurred on November 18, 2025 (CCPC# ZA-10-25-18693). The revisions to the latest version of the draft ordinance language appear to be limited to the following: add “Solar Energy Systems –Principal or Commercial use” to the list of uses permitted by conditional use in the R-2 Agricultural Residential district; remove “Solar Energy Systems –Principal or Commercial use” from the list of uses permitted by conditional use in the AP Agricultural Preservation district; and add “Solar Energy Systems – Enterprise or Accessory use” to the list of accessory uses permitted in the AP Agricultural Preservation District. We endorse the Township’s efforts in incorporating solar energy system standards into its Zoning Ordinance. *Landscapes3*, the 2018 County Comprehensive Plan, supports a resilient and clean energy network (CONNECT Recommendation 9, page 131).

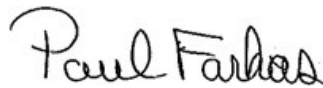
Page: 2
Re: Zoning Ordinance Amendment - Solar Energy Systems
Elk Township – ZA-04-26-18902

3. The Oxford Region Multimunicipal Comprehensive Plan includes a chapter on Energy Conservation (Chapter 16). Action 16-8 on page 16-9 of the Comprehensive Plan speaks to renewable energy sources: “Promote appropriate on-site energy generation such as solar, wind, methane digesters, and other alternative technologies in areas and land uses deemed appropriate by the municipality.” The suggested method to implement Action 16-8 is to ensure that alternative technologies are permitted accessory uses in appropriate districts. As stated in our previous review letter, this zoning amendment implements Action 16-8 and is, therefore, consistent with the Region’s policies.

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

June 24, 2026

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

Re: Zoning Ordinance Amendment – Data Centers
London Grove Township - ZA-06-26-18959

Dear Mr. Battin:

The Chester County Planning Commission has reviewed the proposed London Grove 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 June 4, 2026. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. London Grove Township proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for Data Center, Data Center Accessory Use; Data Center Campus, Principal Building, Principal Façade, and Sensitive Receptor;
 - B. Regulate Data Centers and Data Center Campuses shall be permitted in the Industrial District by conditional use;
 - C. Add bulk and lot regulations, and
 - D. Add specific conditional use regulations, parking requirements and other regulations applicable to data centers.

LANDSCAPES:

2. The Industrial District in London Grove Township is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. Furthermore, low to medium density mixed use development and infill development, community institutional uses such as schools and senior housing, and land available for new industrial and heavy commercial uses in appropriate locations, should be taken into consideration for planning activities in this designation. The proposed zoning ordinance amendment is consistent with the objectives of the **Suburban Landscape**.

Page: 2
 Re: Zoning Ordinance Amendment – Data Centers
 # London Grove Township - ZA-06-26-18959

COMMENTS:

3. We agree that Data Centers should be regulated by conditional use. The conditional use process allows the Supervisors to impose reasonable conditions on proposed Data Centers and "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 913.2(a)). We encourage the Township Supervisors to attach such conditions and safeguards as necessary.
4. The Chester County Planning Commission, in conjunction with the Montgomery County Planning Commission, prepared a **Data Center Ordinance Guide**, at <https://www.chescoplanning.org/UandI/DataCenters/>. The **Guide** provides factual information about data centers' land use impacts based on current knowledge and research from many partners throughout Pennsylvania, and model ordinance language for local regulation. The **Guide** is also a baseline framework that the Township should consult for additional suggestions as it creates data center regulations.
5. The Ordinance could also require data center applicants to provide conceptual illustrations of the proposed facilities as viewed from prominent adjacent areas. This can help identify areas where additional landscaping and screening would be appropriate.
6. Sections 27-1847.14 and 27-1847.15 of the proposed amendment require the submission of an electronic waste plan and a decommissioning plan. We suggest that the Township consider requiring applicants to evaluate other land uses that may be supported in any obsolete (closed) structure, which may be appropriate for the Industrial District. Reusing such structures will be consistent with the [Landscapes3](#) "How We Prosper" Goal:

"Support redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth."

Such reuse is further explained on page 23 of the **Data Center Ordinance Guide**, at <https://www.chescoplanning.org/UandI/DataCenters/>

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

Sincerely,



Wes Bruckno
 Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

June 18, 2026

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

Re: Zoning Ordinance Update – New Garden Township
Act 247 and Vision Partnership Planning Grant – Combined Review
VPP Contract #22705 - Act 247 Reviews: ZO-04-26-18905, ZM-05-26-18909

Dear Mr. Himes:

The referral for review was received by this office on May 4, 2026. This letter serves as both the official Act 247 review pursuant to the provisions of Section 609(e) of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Review required by Section 7.3 of the Vision Partnership Program Grant Manual dated February 2024.

This review notes the project's consistency with Landscapes3 and with the VPP Grant Contract (dated June 6, 2024) and Scope of Work (Appendix B). Chris Patriarca served as the VPP Grant Monitor for this project. **Consistency with Landscapes3 and the VPP Grant Contract are required prior to grant reimbursement.**

DESCRIPTION:

New Garden Township has developed a comprehensive update to their 1997 Zoning Ordinance. This update includes a complete overhaul of the existing districts and full reorganization of the ordinance and zoning map that serves to implement the Township comprehensive plan as well as make it more user-friendly and easier to navigate for both the Township and general public. The updated ordinance is organized as follows:

- Article I – Administration: Consolidates Articles from the existing ordinance into a single article and updates appropriately based on the MPC and contemporary practices.
- Article II – Definitions: Adds and revises terms while removing unused ones. New graphics added for select terms for greater clarity and context.
- Article III – Districts: Existing districts revised and reorganized. Provides for a Parks and Open Space district to address these areas specifically; Low, Medium, and Flex residential districts; Village Center district for Toughkenamon with a complimentary Village Gateway district leading to and from the village; Mixed-Use Corridor along the bulk of Route 41 with a smaller Mixed-Use Corridor (Light) at the southeastern corner of the Township; an Enterprise district south and east of Avondale for more intense uses; an Innovation District in much of the northwestern area

of the Township for a variety of commercial uses; and an Airport District to best serve the needs of the New Garden Airport.

- Article IV – Uses: Provides for a wide variety of expanded and new supplemental use regulations.
- Article V – Historic preservation: Provides for a single resource class and opportunities for additional uses.
- Article VI – Natural resources protection. Removes the Flood Hazard standards from zoning and instead references back to the standalone, Chapter 96, Floodplain Management to address floodplains in zoning. Other resource protection standards ranging from steep slopes to rare species addressed.
- Article VII – Parking and circulation: Provides for updated standards and greater flexibility in the determination of minimum parking spaces while capping the maximum number allowed.
- Article VIII – Nuisances.
- Article IX – Buffers, screening, and landscaping.
- Article X – Signs: Fully revised and updated, content-neutral.
- Article XI – Nonconformities.

CONSISTENCY WITH *LANDSCAPES3*:

The Zoning Ordinance Update is consistent with the policies of *Landscapes3*. According to *Landscapes3*, New Garden Township is classified within four separate designations: **Suburban Center**, **Suburban**, **Agricultural**, and **Rural**. Those policies include, but are not limited to:

- The vision for the **Suburban Center Landscape** are regional economic, population, and transportation centers with varying land uses. They incorporate medium to high intensity mixed use development and intensification of existing developed areas that also incorporate preservation and reuse of historic buildings. Additionally, roads, sidewalks and paths with convenient access to parks, public gathering areas, and community facilities should be provided. Furthermore, low to medium density mixed use development and infill development, community institutional uses such as schools and senior housing, and land available for new industrial and heavy commercial uses in appropriate locations, should be taken into consideration for planning activities in this designation. The **Suburban Center Landscape** encompasses the areas of Toughkenamon.
- 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 types and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The **Suburban Landscape** is the dominant classification and is located throughout the Township.
- The vision for the **Rural Landscape** is open and wooded lands, with scattered villages, farms, and residential uses. Very limited development occurs, preserving significant areas of open space and critical natural and cultural resources. Additionally, expanded access to natural areas, parks,

and trails should be provided. The **Rural Landscape** is concentrated at the southwestern extent of the Township and generally features agricultural uses and single-family homes on larger lots.

- The vision for the **Agricultural Landscape** is large concentrations of active and diverse farm operations, along with related support services. The **Agricultural Landscape** is centered on large-scale mushroom operations in the vicinity of Route 1 and Newark Road and the former Loch Nairn Golf Course.

The New Garden Township Zoning Ordinance Update is consistent with all six goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect) presented in *Landscapes3*. Although not an exhaustive listing, below are objectives from *Landscapes3*, followed by selected policies from New Garden's Update, that implement County objectives. These objectives and strategies include:

- **Appreciate Objective B:** Protect historic town centers and villages for continued prominence in our future growth and sense of place.
 - §200-310 VC – Village Center. This Section provides an area in and around Toughkenamon Village that establishes an area, accessible for Township residents and others, as a continued, mixed-use, commercial center of the Township. The proposed language allows for Toughkenamon to continue to evolve and serve as the historic commercial center of the Township.
- **Connect Objective D:** Ensure that rail, aviation, and select highway facilities provide for a safe, efficient, and competitive transport of freight, goods, and people through and within the county.
 - §200-316 AP – Airport. The updated Airport Development Zone district is designed to facilitate the functions of the New Garden Airport and support the business and services that it offers.
- **Live Objective A:** Provide opportunities for a diverse housing mix that complements community character and contributes to vibrant, safe, and inclusive neighborhoods.
 - As illustrated in the use chart under §200-404, the update proposes to permit a wide variety of housing options throughout numerous residential and mixed-use districts. With many of these options proposed to be permitted by-right, the proposed update is successful in providing greater opportunities for housing diversification throughout the Township.
- **Preserve Objective A:** Protect a significant portion of Chester County as preserved farms, open space, forests, public parks, or nature preserves.
 - §200-306 PO – Parks and Open Space. This Section was created to preserve and enhance natural landscapes, recreational areas, and green spaces for the enjoyment and well-being of the Township and its residents by: protecting environmentally sensitive areas, providing opportunities for outdoor recreation, and promoting ecological sustainability.
- **Prosper Objective F:** Support the redevelopment of traditional main streets while encouraging other commercial areas to incorporate the walkability, sense of place, and human-scale of these existing main streets.
 - §200-313 MU – Mixed-Use Corridor. This District is designed to support measured and thoughtful redevelopment of the Route 41 corridor. It provides for a mix of compatible

Page 4 of 4

Zoning Ordinance Update – New Garden Township

VPP Contract #22705 - Act 247 Reviews: ZO-04-26-18905, ZM-05-26-18909

residential, commercial, and office space opportunities across various modes of transportation designed to provide vital services to the surrounding residential neighborhoods.

- **Protect Objective B:** Support comprehensive protection and restoration of the county's ecosystems including woodlands, wetlands, surface waters, riparian corridors, groundwater, floodplains, soil health, steep slopes, aquatic and wildlife habitats, and natural heritage areas.
 - Article VI – Natural Resource Protection. This reformatted Article provides for a wide variety of protections for features ranging from steep slopes to wetlands.

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

Except for items related to the Board of Supervisors public hearing and deliverables to the Township after its adoption, the ordinance is consistent with the VPP Grant Contract and has addressed the tasks listed in the Scope of Work (Appendix B, dated June 6, 2024).

OTHER COMMENTS:

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

1. As part of the overall ordinance review, several non-substantive, suggested corrections were identified. These suggested edits will be provided under separate cover.
2. We recommend all members of the Board of Supervisors, the Planning Commission, and Zoning Hearing Board be provided with copies of the ordinance after adoption.

RECOMMENDATION:

Based on our review, the proposed Zoning Ordinance Update is consistent with *Landscapes3* and has fulfilled the VPP Grant Contract. The Township may apply for reimbursement under Section 8.7 of the VPP Grant Manual (2024), following adoption.

Upon adoption, and as required by Section 608 of the Pennsylvania Municipalities Planning Code, we request a copy of the decision made by the Board of Supervisors.

Sincerely,



Chris Patriarca, AICP
Senior Community Planner

CC: Ted Gallivan, Board of Supervisors, Chair
Samantha McLean, AICP, Michael Baker International



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

June 5, 2026

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

Re: Zoning Ordinance Amendment - Parking and Loading Standards
Oxford Borough – ZA-05-26-18916

Dear Ms. Garcia-Allen:

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 May 6, 2026. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition for the term “Infill Development” to Section 27-136;
 - B. Amend subsection 2 of Section 27-262, Storage of Vehicles, pertaining to Inoperative or Unlicensed Vehicles;
 - C. Amend subsection 3 of Section 27-311, pertaining to the applicability of parking and loading requirements;
 - D. Delete subsections 4 and 6 of Section 27-311, Loading and Provisions, and renumber Section 27-311.5 as 27-311.4;
 - E. Change the title of Section 27-312 from “Residential Use Parking Requirements” to “General Residential Use Parking Requirements,” along with various amendments to the existing standards, including the addition of Section 27-312.3.B, which states that, for properties in the TC-1 Town Center 1 district, the parking space requirements of Section 27-312.3(A) shall only apply to additional dwelling units being added beyond any existing dwelling units;
 - F. Change the title of Section 27-313 from “Off-Street Parking Requirements” to “Commercial/Non-Residential Off-Street Parking Requirements,” along with various amendments to the existing standards;
 - G. Amend subsections 1 and 5 of Section 27-314, Location of Parking;
 - H. Amend Section 27-316, Alternative Parking Arrangements; and
 - I. Add subsection D to Section 27-318, Off-Street Loading Areas, which states that off-street loading areas shall not be required for any use, building or structure in the TC-1 Town Center 1 district.

Page: 2
Re: Zoning Ordinance Amendment - Parking and Loading Standards
Oxford Borough – ZA-05-26-18916

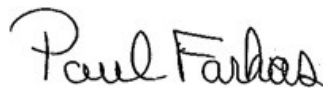
COMMENTS:

2. Section 27-312.4.B(1) states “Garages shall be set back a minimum of 20 feet from the nearest edge of the sidewalk or public right-of-way, whichever is further...” The Borough should review these provisions to ensure that this requirement does not preclude or inadvertently impact alley accessed garages.
3. The extra explanatory language provided after the word “required” in Section 27-313.2.A(1) (“...for new development, infill development, or any change or expansion of use for existing structures”) appears to be unnecessary. We suggest that this language be deleted.

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

June 24, 2026

Raymond Sheller, Borough Manager
Parkesburg Borough
351 West First Avenue, Building 1
Parkesburg, PA 19365

Re: Zoning Ordinance Amendment - Exception for Sheds to Allow Zero Setback on Non-Conforming Lots
Parkesburg Borough - ZA-06-26-18961

Dear Mr. Sheller:

The Chester County Planning Commission has reviewed the proposed Parkesburg Borough Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 5, 2026. We offer the following comments to assist in your review of the proposed Borough Zoning Ordinance amendment.

DESCRIPTION:

1. Parkesburg Borough proposes to amend its Zoning Ordinance to include an exception for sheds to allow zero setback on non-conforming lots.

The current language in Zoning Ordinance Section 2005.2 reads: "Unless otherwise specified in this Ordinance, accessory uses, buildings and structures shall be setback from side and rear lot lines for a minimum distance equal to the height of the accessory buildings and structures provide such setback shall not be less than fifteen (15) feet from a lot line."

The proposed amended text reads: "Unless otherwise specified in this Ordinance, accessory uses, buildings and structures shall be setback from side and rear lot lines for a minimum distance equal to the height of the accessory buildings and structures provide such setback shall not be less than fifteen (15) feet from a lot line. However, where there exists a residence on a lot which is nonconforming in dimensions or use, the setback requirement for a shed of normal size (not exceeding 12' by 16' and no higher than 10' high) shall be permitted with a zero yard setback from the side and rear yard - but must not be placed in the front yard"

LANDSCAPES:

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

Page: 2

Re: Zoning Ordinance Amendment - Exception for Sheds to Allow for Zero Setback on Non-Conforming Lots

Parkesburg Borough - ZA-06-26-18961

COMMENTS:

3. It is reasonable for the Borough to create opportunities for residents to build sheds on non-conforming residential lots when such sheds would otherwise be prohibited by the Borough's zoning regulations; many of such lots may have been created prior to the Borough's adoption of a zoning ordinance. However, the Borough should consider whether the amendment may be too broad because it may create instances where sheds could abut each other, or where it will be impossible for owners to maintain the side of a shed located on a lot line. It may be better to require a nominal setback for sheds, which could create the (technical) potential for owners to maintain all sides of a shed without trespassing. This may also be appropriate because residents may not always know their exact lot lines in the absence of a property survey.
4. It may be unnecessary to include the phrase "...of normal size..." because the text includes maximum dimensions ("...not exceeding 12' by 16' and no higher than 10' high...").
5. The Borough should correct the spelling of "Accessory" in the preamble.

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

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

Sincerely,

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

Wes Bruckno
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

June 24, 2026

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

Re: Zoning Map Amendment - Rezone Four Tracts from the IOS Institutional Open Space District to the RA Residential Agricultural District
Penn Township - ZM-06-26-18958

Dear Ms. Ianni:

The Chester County Planning Commission has reviewed the proposed Penn Township Zoning Map amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 4, 2026. We offer the following comments to assist in your review of the proposed Township Zoning Map amendment.

DESCRIPTION:

Penn Township proposes to rezone the following four parcels from the IOS Institutional Open Space District to the RA Residential Agricultural District:

1. UPI 58-2-15 at 496 North Jennersville Road (approximately 3 acres)
2. UPI 58-2-14.1 at 478 North Jennersville Road (approximately 33.7 acres)
3. UPI 58-2-16 at 185 Phillips Mill Road (approximately 78 acres) and
4. UPI 58-2-17 at 111 Phillips Mill Road (approximately 81.9 acres)

These parcels are cumulatively located east of North Jennersville Road, west of Phillips Mill Road, and north of Ewing Road, numbered according to the list above and as shown below:



*Exhibit, "B" Map of Properties to be Rezoned;
as submitted by the Township*

Page: 2
 Re: Zoning Map Amendment - Rezone Four Tracts from the IOS Institutional Open Space District to the RA Residential Agricultural District
 # Penn Township - ZM-06-26-18958

BACKGROUND:

1. The Chester County Planning Commission reviewed the updated 2024 Penn Township Comprehensive Plan, which included a Future Land Use Map that placed these parcels in the Rural Future Land Use category (refer to CCPC # CP-03-24-18036, dated May 1, 2024).

AREA EVALUATION:

2. The following land use planning policies and regulations are relevant to the site of the proposed Zoning Map amendment:

Land Use: The tract is used for agricultural purposes.

Adjacent Zoning: The adjacent areas are within the RA Residential Agricultural District except for UPI 58-2-17 (approximately 81.9 acres), which is to the southwest of the other three parcels proposed for rezoning and which will remain in the IOS Institutional Open Space District.

Municipal Comprehensive Plan: Map 16 “Future Land Use” in “Exhibit B” of the 2024 Penn Township Comprehensive Plan, shows these parcels within the Rural Future Land Use category.

Water and Sewer Facilities: The tract is not within a public water or sewer service area.

LANDSCAPES:

3. The area proposed for rezoning is 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 Zoning Map amendment is consistent with the objectives of the **Rural Landscape**.

COMMENTS:

4. The parcel to the west of UPI 58-2-17 (111 Phillips Mill Road, approximately 81.9 acres), which is not proposed for rezoning and which will remain in the IOS District, is within an Agricultural Security Area adopted by the Township in accordance with the Agricultural Security Area Act (Act 43). Adoption of an agricultural security area is a public policy statement for the preservation of agriculture. The Township should verify that its proposed Zoning Map will retain adequate opportunities for the land uses permitted in the IOS District.
5. Prior to taking action on this amendment, the Township should ensure that the draft zoning map amendment is generally consistent with its Comprehensive Plan as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code. The Township should also ensure that it has met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Municipalities Planning Code.

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

Page: 3
Re: Zoning Map Amendment - Rezone Four Tracts from the IOS Institutional Open Space District to
the RA Residential Agricultural District
Penn Township - ZM-06-26-18958

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

Sincerely,

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

Wes Bruckno
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

June 17, 2026

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

Re: Zoning Ordinance Amendment – Data Centers by Conditional Use in the LI Limited Industrial District, Regulations and Parking Requirements
Upper Uwchlan Township - ZA-05-26-18939

Dear Mr. Scheivert:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 18, 2026. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. Upper Uwchlan Township proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for data center, data center accessory use, data center campus, principal façade, principal building façade and sensitive receptor;
 - B. Add use regulations for data centers and data center campus in the LI limited Industrial District, by conditional use;
 - C. Add regulations applicable to data centers and data center campuses; and
 - D. Add a parking requirement for data centers.

LANDSCAPES:

The LI limited Industrial District is located within the **Suburban Landscape** and **Suburban Center 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 **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 careful consideration of will need to expand to create an integrated multimodal network. The proposed Township Zoning Ordinance amendment is consistent with the objectives of the **Suburban** and **Center Landscapes**. However, careful

Page: 2

Re: Zoning Ordinance Amendment – Data Centers by Conditional Use in the LI Limited Industrial District, Regulations and Parking Requirements
 # Upper Uwchlan Township - ZA-05-26-18939

consideration of the potential impacts of a data center will need to be addressed if a data center proposal is submitted at a future date.

COMMENTS:

2. “Data center” and “data center campus” are proposed to be regulated as conditional uses in the LI limited Industrial District, with additional requirements and standards. The Chester County Planning Commission, in conjunction with the Montgomery County Planning Commission, prepared a **Data Center Ordinance Guide** at <https://www.chescoplanning.org/UandI/DataCenters/>. The **Guide** provides information about data centers' land use impacts based on current knowledge and research from many partners throughout Pennsylvania and includes model ordinance language for local regulation. The **Guide** is also a baseline framework that the Township should consult for additional suggestions as it creates data center regulations.
3. The Building Design Requirements in proposed Section 200-72.4.E. are appropriate, and we suggest that applicants provide several conceptual illustrations of the data center from significant vantage points as well as from sensitive receptors.
4. The amendment discusses Energy Usage in proposed Section 200-72.4.F. Electrical grid constraints under PJM Interconnection (the regional grid operator) and PECO's current infrastructure plan should be part of this discussion.
5. The Noise and Vibration requirements in proposed Section 200-72.4.G as well as the Data Center Noise Standards Tables are extensive and may require the Township to employ persons with specialized knowledge and experience to effectively interpret these standards.
6. The amendment requires data centers to be designed to include air-cooled or closed-loop water circulation systems to cool processing equipment. The Township should verify whether a proposed water-cooled (evaporative) system will result in the release of visible water vapor, and how its visibility will affect nearby areas. The applicant should also discuss whether the cooling water will involve any compounds, corrosion inhibitors, biocides, dissolved solids, or trace metals that may be released and any necessary remediation. Water demand during drought conditions should also be evaluated.
7. The proposed amendment contains useful decommissioning standards that would apply to data centers. Data centers can take the form of large, windowless structures that may be dissimilar to any other land use in the LI limited Industrial District. The proposed decommissioning standards for data centers are therefore appropriate.

However, Section 200-72.4N.(a) requires that “All above-ground structures, equipment, and accessory facilities shall be removed.” Alternatively, instead of requiring structures to be removed, we suggest that the Township consider requiring applicants to evaluate other land uses that may be supported in the obsolete structure(s) and which may be appropriate for the LI limited Industrial District. Reusing such structures will be consistent with the [Landscapes3](#) “How We Prosper” Goal:

“Support redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth.”

Page: 3

Re: Zoning Ordinance Amendment – Data Centers by Conditional Use in the LI Limited Industrial District, Regulations and Parking Requirements

Upper Uwchlan Township - ZA-05-26-18939

8. The proposed amendment classifies on-site energy generation facilities as a separate principal use, and the Township should consider whether the LI District (where data centers would be permitted) should allow a second principal use to accommodate on-site energy generation facilities.

RECOMMENDATION: The Chester County Planning Commission commends Upper Uwchlan Township for its proactive work on this land use. 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 Upper 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,

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

Wes Bruckno
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

June 25, 2026

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

Re: Zoning Ordinance Amendment - Supplemental Regulations: Industrial Uses, Data Centers
Uwchlan Township - ZA-06-26-18965

Dear Mr. Kagel:

The Chester County Planning Commission has reviewed the proposed Uwchlan Township Zoning Ordinance amendment submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 9, 2026. 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. Amend the Supplemental Regulations to add a new Section 621, which will apply to Industrial Uses;
- B. Specify that Industrial Uses regulated by Section 621 shall be permitted only within the PI-Planned Industrial District, the PIC-Planned Industrial-Commercial District, and the PCID-Planned Commercial Industrial District, and also specify that Industrial Uses are prohibited in all other zoning districts;
- C. Add locational requirements and performance standards for Warehouses/Logistics Facilities in the PI, PIC and PCID Districts, by-right or by conditional use (Small Logistics Facility is permitted by-right in the PI, PIC and PCID Districts, Large Logistics Facility is permitted by conditional use in the PI, PIC, and PCID Districts, and High-Impact Logistics Facility is permitted by conditional use in the PI and PIC Districts);
- D. Add separate performance standards for Data Centers and regulate this land use as a Conditional Use in the PI, PIC and PCID District;
- E. Add Dimensional and Design Standards for Warehouses/Logistics Facilities, Data Centers, and related accessory uses, including requirements for an Enhanced Buffer for High-Impact Uses;
- F. Add application and review procedures, and
- G. Add definitions of Data Center, Data Center Accessory Use, Expansion, Fulfillment Center, Height of Building, Industrial Use, Level of Service (LOS), Logistics Facility (Small Logistics Facility, Large Logistics Facility and High-Impact Logistics Facility), On-Site Power Generation, Outdoor Storage, Sensitive Receptor, Trip, Truck, Truck-Terminal, Warehouse/Logistics Facility.

Page: 2

Re: Zoning Ordinance Amendment - Supplemental Regulations: Industrial Uses, Data Centers

Uwchlan Township - ZA-06-26-18965

LANDSCAPES:

2. Industrial uses, logistics facility, warehouse/logistics facility and data centers in Uwchlan Township are to be permitted within the Planned Industrial, Planned Industrial Commercial, and Planned Commercial Industrial Development zoning districts, and which are generally located in the **Suburban** and **Suburban Center 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. Furthermore, low to medium density mixed use development and infill development, community institutional uses such as schools and senior housing, and land available for new industrial and heavy commercial uses in appropriate locations, should be taken into consideration for planning activities in this designation.

The vision for the **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 Township Zoning Ordinance amendment is consistent with the objectives of the **Suburban** and **Suburban Center Landscapes**.

COMMENTS:

3. Proposed **Section 621.102 Applicability** states that “This Section shall apply to all new Industrial Uses or any Substantial Change in Operation or Use...” and a “Substantial Change in Operation or Use shall include, but not be limited to...” (among other changes):
 1. A change from one Industrial Use to another Industrial Use
 2. A change from a non-Industrial Use to an Industrial Use
 3. The addition of overnight operations where none currently exist;
 4. An increase in electrical demand exceeding 20%;
 5. An increase in truck trips exceeding 20% of those documented in the most recent approved traffic study;
 6. An increase in water consumption or wastewater generation exceeding 20%;
 7. Installation or expansion of substations, battery energy storage systems, backup generation, cooling systems, or other major utility infrastructure;
 8. A change that results in materially different traffic patterns, noise characteristics, hours of operation, infrastructure demand, or environmental impacts...

It may be difficult for the Township to enforce the provisions triggered by these changes because several may not be apparent or may be in effect only temporarily, such as a change from a non-industrial use to an industrial use that does not result in significant external changes, a transient increase in electrical demand, truck trips, water consumption or wastewater generation, or periodic equipment upgrades and other temporary changes. The Township may want to quantify these parameters using more objective measurements that also reflect long-term changes in the intensity of the land uses and associated activities.

Page: 3

Re: Zoning Ordinance Amendment - Supplemental Regulations: Industrial Uses, Data Centers

Uwchlan Township - ZA-06-26-18965

4. The proposed **Performance Standards for Warehouses/Logistics Facilities** in **Sections 621.501, 621.502** and **621.503** are anticipated to reduce potential adverse effects of industrial, logistics and warehouse/logistics facility land uses, and these land uses are further regulated as by-right or by conditional use as listed in the amendment.

Data centers and other land uses in this amendment are also specifically regulated in the Supplemental Regulations Section by conditional use, with additional requirements and standards. We agree that data centers should be regulated by conditional use. The conditional use process allows the Supervisors to impose reasonable conditions on proposed data centers and "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 913.2(a)). We encourage the Township Supervisors to attach such conditions and safeguards as necessary.

5. The Chester County Planning Commission, in conjunction with the Montgomery County Planning Commission, prepared a **Data Center Ordinance Guide** at <https://www.chescoplanning.org/UandI/DataCenters/>. The **Guide** provides information about data centers' land use impacts based on current knowledge and research from many partners throughout Pennsylvania and includes model ordinance language for local regulation. The **Guide** is also a baseline framework that the Township can consult for additional suggestions as it creates data center regulations.
6. The amendment provides for a review of utility uses in proposed **Section 621.604. Energy and Utilities**. Electrical grid constraints under PJM Interconnection (the regional grid operator) and PECO's current infrastructure plan should also be part of this Section.
7. The standards in **Section 621.502. Noise** and the **Noise and Vibration** provisions in proposed **Section 621.602** are appropriate and may require the Township to employ specialists to effectively interpret and enforce these standards.
8. The provisions in proposed **Section 621.607. Lighting and Visual Impacts** (relating to data centers) are appropriate, but we suggest that this also apply to the other industrial uses under Supplemental Regulations; i.e., applicants should provide several conceptual illustrations of the data center from significant vantage points (such as from adjacent roadways) as well as from sensitive receptors.
9. **Section 621.610. Data Center Decommissioning** in the proposed amendment contains useful decommissioning standards that would apply to data centers. Data centers can take the form of large, windowless structures that may be dissimilar to other land uses regulated in the Township's zoning districts. Therefore, we suggest that the Township include a provision that requires applicants to more fully evaluate other land uses that may be supported in the obsolete decommissioned structures, and which may be appropriate within the Township's PI, PIC and PCID Districts. Reusing such structures will be consistent with the [Landscapes3](#) **"How We Prosper"** Goal:

"Support redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth."

Such potential for reuse is further discussed on page 23 of the **Data Center Ordinance Guide**, at <https://www.chescoplanning.org/UandI/DataCenters/>

Page: 4

Re: Zoning Ordinance Amendment - Supplemental Regulations: Industrial Uses, Data Centers

Uwchlan Township - ZA-06-26-18965

10. Proposed **Section 621.611. Public Engagement** can be a useful means to inform the public about the nature of a proposed development, including its location, scale, and general characteristics. This Section requires that a representative(s) of the applicant with knowledge of the project and the ability to answer questions from the public about the project's location, scale, and parameters shall participate in the meeting. The amendment also requires that the public meeting be advertised in a manner consistent with "public notice" as defined by the Pennsylvania Municipalities Planning Code.

The Township should, however, clarify that the meeting will not satisfy the requirements of **Section 508** of the **Pennsylvania Municipalities Planning Code** or the required review periods in that Section. The Township should also clarify whether the public will be able to ask questions about a proposed data center, who will have standing to participate in the meeting, present alternative viewpoints, and make suggestions to the applicant and the Township.

RECOMMENDATION: Uwchlan 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,

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

Wes Bruckno
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

June 25, 2026

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

Re: Zoning Ordinance Amendment – Data Centers in the I-Industrial District, by Conditional Use
Wallace Township - ZA-05-26-18953

Dear Ms. Randzin:

The Chester County Planning Commission has reviewed the proposed Wallace Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 29, 2026. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. Wallace Township proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for Data Center, Data Center Accessory Uses, Substation and Low Water Withdrawal Data Center (“Closed Loop”);
 - B. Regulate data centers in the I-Industrial District by conditional use;
 - C. Add bulk and lot regulations, including: a minimum lot size of 50 acres, a data center building may be a maximum of 250,000 square feet, there may not be more than one data center on a property for every twenty-five acres, data centers may not be located within 1,000 feet of a school, cemetery or licensed daycare, or within 1,000 feet of another data center on another property in the Township;
 - D. Setback regulations from residential areas and residential zoning districts (no data center buildings or accessory structure shall be 400 feet or less from a residential district or the property line of an occupied residential use, and no data center substation shall be less than 1,000 feet from a residential district or the property line of an existing occupied residential use etc.);
 - E. Specific conditional use regulations, parking requirements and other regulations applicable to data centers.

LANDSCAPES:

2. Wallace Township is almost exclusively 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 zoning ordinance amendment consistent with the objectives of the **Rural Landscape**, but the Township should review the comments in this letter to encourage data centers to be more appropriately located and more compatible with the Township and its **Rural Landscape** character.

Page: 2

Re: Zoning Ordinance Amendment – Data Centers in the I-Industrial District, by Conditional Use
Wallace Township - ZA-05-26-18953

COMMENTS:

3. Data centers have become necessary to meet the demands of artificial intelligence, industry, transportation, commerce, telecommunications, etc., but they are associated with high levels of energy use and water consumption, noise, building mass, environmental protection, among other concerns. Effective municipal data center ordinances typically include extensive provisions intended to mitigate their potential adverse effects. Most municipalities also recognize that data centers can affect areas that extend beyond their property lines. We support the Township Board of Supervisors' recognition of the broad potential effects of a data center.

“Data center” is proposed to be regulated as a conditional use in the Wallace Township Industrial District, with additional requirements and standards. We agree that data centers should be regulated by conditional use. The conditional use process allows the Supervisors to impose reasonable conditions on proposed Data Centers and “...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance.” (Municipalities Planning Code, Section 913.2(a)). We encourage the Township Supervisors to attach such conditions and safeguards as necessary.

4. The Chester County Planning Commission, in conjunction with the Montgomery County Planning Commission, prepared a **Data Center Ordinance Guide** at <https://www.chescoplanning.org/UandI/DataCenters/>. The **Guide** provides information about data centers' land use impacts based on current knowledge and research from many partners throughout Pennsylvania and includes model ordinance language for local regulation. The **Guide** is also a baseline framework that the Township should consult for additional suggestions as it creates data center regulations.
5. The amendment provides for a review of Utility Impacts in proposed Section 1328.B. and Energy Supply is discussed in Section 1328.H. Electrical grid constraints under PJM Interconnection (the regional grid operator) and PECO's current infrastructure plan should also be part of these Sections.
6. The Screening, Facades and Design Requirements in proposed Section 1328.D. are appropriate, and we suggest that applicants provide several conceptual illustrations of the data center from significant vantage points as well as from sensitive receptors.
7. The Noise and Vibration requirements in proposed Section 1328.E. as well as the Data Center Noise Standards Tables are extensive and may require the Township to employ specialists to effectively interpret these standards.
8. The amendment requires data centers to be designed to include air-cooled or closed-loop water circulation systems to cool processing equipment. The Township should verify whether a proposed water-cooled (evaporative) system will result in the release of visible water vapor, and how its visibility will affect nearby areas. The applicant should also discuss any compounds, corrosion inhibitors, biocides, dissolved solids, and trace metals that may be released from cooling water and any necessary remediation. Water demand during drought conditions should also be evaluated.
9. Data centers can take the form of large, windowless structures that may be dissimilar to any other land use in the Industrial District. Section 1328.J. in the proposed amendment contains useful decommissioning standards that would apply to data centers. The proposed decommissioning standards are therefore appropriate. However, we suggest that the Township include a provision that requires applicants to more-fully evaluate other land uses that may be supported in the obsolete decommissioned

Page: 3
Re: Zoning Ordinance Amendment – Data Centers in the I-Industrial District, by Conditional Use
Wallace Township - ZA-05-26-18953

structures, and which may be appropriate for the Industrial District. Reusing such structures will be consistent with the [Landscapes3](#) “How We Prosper” Goal:

“Support redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth.”

Such potential reuse is further discussed on page 23 of the **Data Center Ordinance Guide**, at <https://www.chescoplanning.org/UandI/DataCenters/>

10. To avoid the potential for inadvertently creating circumstances where no data center could be constructed in the Township, the Township may want to inventory the potential sites that may qualify for data center construction in relation to the proposed ordinance’s locational requirements (i.e., location in the Industrial District, a minimum 50 acre tract, no data center within 400 feet or less from a residential district or the property line of an occupied residential use, nor located within 1,000 feet of a school, cemetery or licensed daycare; data centers may not be located within 1,000 feet of another data center on another property in the Township, etc.).

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

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

Sincerely,



Wes Bruckno
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

June 18, 2026

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

Re: Zoning Ordinance Amendment - Data Centers
West Chester Borough – ZA-05-26-18941

Dear Mr. Metrick:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 19, 2026. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for the following terms to Section 112-202: Data Center; Data Center Accessory Use; Data Center Campus; and Sensitive Receptor;
 - B. Amend Section 112-304.C, by adding "Data Center and Data Center Campus subject to the provisions of Section 112-917" to the list of uses permitted by conditional use in the ID Industrial District;
 - C. Amend the Dimensional requirements of the ID Industrial District set forth in Section 112-304.B, by adding a separate column for data centers; and
 - D. The addition of Section 112-917, "Data Centers and Data Center Campus." Minimum lot size and minimum setback requirements, screening of mechanical equipment requirements, building design requirements, and requirements for various studies/plans for a data center development (including an energy usage plan, noise and vibration studies, detailed estimates of daily and annual water usage, wastewater disposal analysis, emergency response plan, construction plans, electronic waste plan, and a decommissioning plan), are provided.

LANDSCAPES:

2. The Borough's ID Industrial zoning district is situated on the west side of South Bolmar Street, and the north side of East Rosedale Avenue, south of East Union Street (we note that the adjoining land to the east and to the south is located in West Goshen Township's Multipurpose District). This area of the 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.

Page: 2
 Re: Zoning Ordinance Amendment - Data Centers
 # West Chester Borough – ZA-05-26-18941

The proposed zoning amendment is consistent with the objectives of the **Urban Center Landscape**. However, careful consideration of the potential impacts of a data center will need to be addressed if a plan for a data center development is submitted at a future date.

COMMENTS:

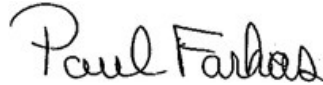
3. Data centers have become an essential component in meeting the demands of artificial intelligence (AI), telecommunications, and computer systems, and they are associated with matters related to high energy use, high water consumption, noise, building mass, and environmental protection, among other concerns. Thus, it is appropriate that the Borough consider an ordinance that can mitigate the potential adverse consequence of such matters, and we agree that data centers should be regulated by conditional use. The conditional use process allows Borough Council to impose reasonable conditions on proposed Data Centers and "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (PA Municipalities Planning Code, Section 913.2(a)).
4. The Chester County Planning Commission, in conjunction with the Montgomery County Planning Commission, has prepared a Data Center Ordinance Guide, which is currently available online at: <https://www.chescoplanning.org/UandI/DataCenters/>. This Guide, which provides information about data center's land use impacts based on current knowledge and research from numerous partners through Pennsylvania, includes model ordinance language for local municipalities. We acknowledge, and endorse, that the draft Ordinance addresses many of the issues (e.g. an energy usage plan, emergency response plan, and decommissioning standards), that the model ordinance suggests. We offer the following comments to assist the Borough in its development of the proposed ordinance language.
5. While the Building Design Requirements set forth in Section 112-917.D appear to be appropriate, we suggest that the applicant be required to provide several conceptual renderings of the data center from prominent adjacent areas, including sensitive receptors.
6. Section 112-917.E addresses Energy Usage. We suggest that electrical grid constraints under PJM Interconnection, the regional transmission grid operator, and PECO's current infrastructure plan, should be part of this discussion.
7. The Noise and Vibration requirements in Section 112-917.F, including the data center noise standards tables, are very extensive, and may require the Borough to employ persons with specialized knowledge and experience to effectively administer these standards.
8. Since Section 112-917.I(1) indicates that energy generation facilities shall be considered a separate principal use, the Borough may want to ensure that multiple principal uses are permitted on a site in their ID Industrial District.
9. While the proposed decommissioning standards appear to be appropriate, we suggest that the Borough include a requirement, as set forth on page 24 of the Data Center Ordinance Guide (Item #3, Decommissioning Ordinance Language), that an extension of one year may be granted by the Borough if the property owner can demonstrate that they are actively marketing the site for a compatible replacement use. **Landscapes3** supports redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth (PROSPER Objective C, page 105).

Page: 3
Re: Zoning Ordinance Amendment - Data Centers
West Chester Borough – ZA-05-26-18941

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

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

Paul Farkas
Senior Review Planner

cc: Chris Bashore, Township Manager, West Goshen Township

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

June 12, 2026

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

Re: Zoning Ordinance Amendment - Historic Resource Protection Standards
 # West Goshen Township – ZA-05-26-18933

Dear Mr. Bashore:

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 May 13, 2026. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Add new definitions for the following terms in Section 84-8: Cultural Studio; Demolition or Demolish; Demolition by Neglect; Historic Resources(s); Historic Resources Inventory; Preserve or Preservation; Reconstruct or Reconstruction; Rehabilitate or Rehabilitation; Restore or Restoration; and Wireless Site;
 - B. Amend the existing definition of the term “site” in Section 84-8;
 - C. Delete the existing definition of “Historic Structure” in Section 84-8;
 - D. Amend Section 84-67.A(6), pertaining to permits; and
 - E. Add Article XXVIII, Historic Resource Protection Standards. Purpose and Intent Standards, standards and references to an Historic Resource Inventory, General Provisions, Demolition by Neglect standards, and “Violations and penalties; enforcement” standards are provided.

COMMENTS:

2. We endorse the Township’s efforts for incorporating historic resource protection standards into its Zoning Ordinance. Item #2 of Priority Issue #6 – Historic Resource Protection of the Township’s 2019 Comprehensive Plan is to amend the Zoning Ordinance to include historic resource protection measures. We offer the following comments to assist the Township in its development of the proposed ordinance language.

Page: 2
Re: Zoning Ordinance Amendment - Historic Resource Protection Standards
West Goshen Township – ZA-05-26-18933

3. The document header incorrectly indicates that definitions related to historic resources are provided in Section 84-7 of the Zoning Ordinance, rather than Section 84-8. This should be corrected by the Township.
4. The phrase “act of altering” in the definition of “Preserve or Preservation” could be misconstrued to imply that the focus of preservation is on the act of altering, rather than maintaining and repairing the existing materials. This should be clarified by the Township.
5. The wording of the terminology for the definition of “Rehabilitate or Rehabilitation” should be reconsidered, because “changing its use...” is an adaptive reuse, not a rehabilitation. We recommend that the Township consider utilizing the following terminology, or similar language, for this definition: “the process of returning a historic resource to a state of utility through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the resource which are significant to its historical, architectures and cultural values.”
6. According to the online copy of the Township Code available at <https://ecode360.com/WE0457/>, two different definitions of the term “site” are provided in Chapter 69-Soil Erosion and Sediment Control and Chapter 71-Stormwater Management of the Township Code, both of which differ from the definition of “site” in the draft ordinance. The Township should consider creating a single definition for this term that applies to the entire Township Code.
7. The reference to Section 84-7 of the Zoning Ordinance provided in Section 3 of the draft Ordinance should be changed to Section 84-8.
8. The Township should provide their rationale for deleting the existing definition of the term “historic structure.” In particular, how will the Township define structures that are not buildings going forward.
9. Section 84-134.B indicates that the information provided in the Township’s Historic Resources Inventory includes the approximate year that the historic resource was built. The Township should ensure that this information is provided for all historic resources in the Historic Resources Inventory (Exhibit A of the draft Ordinance).
10. While Section 84-135.A, Documentation Procedures Prior to Demolition, references the demolition application, it is worded as if the demolition application has already been approved. This should be clarified by the Township.
11. The Township should clarify what is meant by the term “substantial” in Section 84-135.B(1). This term is not used in the definition for demolition.
12. Section 84-135.C(6) should be revised to indicate that, if the Board of Supervisors approves a demolition permit, then the Historic Commission is given a specific number of days to photograph and document the historic property.
13. We suggest that Section 84-135.D, Exemption for Properties in Conservatorship, be revised to include language about maintaining utilities, e.g. maintain plumbing to prevent leaks and provide heating as needed to not cause damage from burst pipes.

Page: 3
Re: Zoning Ordinance Amendment - Historic Resource Protection Standards
West Goshen Township – ZA-05-26-18933

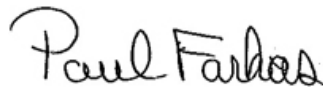
14. The Township should consider adding language about stabilizing historic structures that are ruins to the demolition by neglect standards in Section 84-136.E, so that they do not fall into further disrepair (historic resources that are in ruins can still be considered historic sites or structures).
15. Additional information on this topic is provided in the County Planning Commission's Historic Resource Protection Standards planning eTool. This eTool, which includes examples of adopted municipal ordinance standards, is currently available at:
<https://www.chescoplanning.org/MuniCorner/eTools/36-HistoricStandards.cfm>.

“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>.

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



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

June 25, 2026

Deborah M. Kolpak, Township Secretary/Treasurer
West Nantmeal Township
1011 Daisy Point Road
Pottstown, PA 19465

Re: Zoning Ordinance Amendment – Data Centers in the I-1 Limited Industrial District by
Conditional Use
West Nantmeal Township - ZA-06-26-18966

Dear Ms. Kolpak:

The Chester County Planning Commission has reviewed the proposed West Nantmeal Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 9, 2026. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. West Nantmeal Township proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for data center and data center accessory use;
 - B. Regulate data centers in the I-1 Limited Industrial District by conditional use;
 - C. Add data center bulk and lot regulations;
 - D. Add data center performance requirements including screening, noise and vibration, water and energy use, wastewater, utilities (including “Alternative Independent Water and Energy Generation Systems”), decommissioning, and
 - E. Add other regulations applicable to data centers.

LANDSCAPES:

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

Page: 2

Re: Zoning Ordinance Amendment – Data Centers in the I-1 Limited Industrial District by
Conditional Use

West Nantmeal Township - ZA-06-26-18966

The proposed zoning ordinance amendment is consistent with the objectives of the **Rural and Agricultural Landscapes**, but the Township should review the comments in this letter to encourage data centers to be more compatible with the Township and its **Rural and Agricultural Landscape** character and ensure they are permitted in appropriate locations.

COMMENTS:

3. Data centers have become necessary to meet the demands of artificial intelligence, industry, transportation, commerce, telecommunications, etc., but they are associated with high levels of energy use and water consumption, noise, building mass, environmental protection, among other concerns. Effective municipal data center ordinances typically include extensive provisions intended to mitigate their potential adverse effects. Most municipalities also recognize that data centers can affect areas that extend beyond their property lines. We support the Township Board of Supervisors' recognition of the broad potential effects of a data center.

“Data center” is proposed to be regulated as a conditional use in the West Nantmeal Township I-1 Limited Industrial District (located in areas to the south of the Pennsylvania Turnpike and to the south of Elverson Borough, and in the southernmost portion of the Township as well as in a small area to the west of Honey Brook Township south of Creek Road). We agree that data centers should be regulated by conditional use. The conditional use process allows the Supervisors to impose reasonable conditions on proposed data centers and “...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance.” (Municipalities Planning Code, Section 913.2(a)). We encourage the Township Supervisors to attach such conditions and safeguards as necessary.

4. The Chester County Planning Commission, in conjunction with the Montgomery County Planning Commission, prepared a **Data Center Ordinance Guide** at <https://www.chescoplanning.org/UandI/DataCenters/>. The **Guide** provides information about data centers' land use impacts based on current knowledge and research from many partners throughout Pennsylvania and includes model ordinance language for local regulation. The **Guide** is also a baseline framework that the Township should consult for additional suggestions as it creates data center regulations.
5. The **Screening, Facades and Design Requirements** in proposed **Section 215-123.1.C.** are appropriate, and we suggest that applicants provide several conceptual illustrations of the data center from significant vantage points along roadways and from residential areas.
6. The **Noise and Vibration** standards in proposed **Section 215-123.1.D.** as well as the **Data Center Noise Standards Tables** are extensive and may require the Township to employ specialists to effectively interpret and enforce these standards.
7. **Section 215-123.1.E.(5)** of the amendment requires data centers to be designed to include air-cooled or closed-loop water circulation systems to cool processing equipment. The Township and applicant should verify whether a proposed water-cooled (evaporative) system will result in the release of visible water vapor, and how its visibility will affect nearby areas. The applicant should also discuss any compounds, corrosion inhibitors, biocides, dissolved solids, and trace metals that may be released from cooling water and any necessary remediation.

Page: 3

Re: Zoning Ordinance Amendment – Data Centers in the I-1 Limited Industrial District by
Conditional Use

West Nantmeal Township - ZA-06-26-18966

8. The amendment provides for a review of **Energy Supply** in proposed **Section 215-123.1.G.**, and should address potential electrical grid constraints under PJM Interconnection (the regional grid operator) and PECO's current infrastructure plan. Water supply during drought periods should also be reviewed.
9. Proposed **Section 215-123.1.H.(6)** states:

“If deemed feasible by the Applicant, a commitment on the part of the Data Center to offer the Data Center’s back up power generators or main generation system to supply power to the local grid in times of emergency or prolonged power outages for the community that are highly detrimental to the health, welfare and safety of the community.”

It appears that this Section encourages an applicant to offer back up power for public use during an emergency, which is a helpful provision, but the last part of the sentence should probably read: “...or prolonged power outages when such outages can become detrimental to the health, welfare and safety of the community.” Also, the applicant should be required to demonstrate why such offers of back-up power may not be feasible if that is the applicant’s position.

10. Data centers can take the form of large, windowless structures that may be dissimilar to any other land use in the Township. Proposed **Section 215-123.1.J.** contains useful decommissioning standards that would apply to data centers and are therefore appropriate. However, we suggest that the Township include a provision that requires applicants to more-fully evaluate other land uses that may be supported in obsolete decommissioned structures, and which may be appropriate for the Limited Industrial District. Reusing such structures will be consistent with the [Landscapes3](#) “**How We Prosper**” Goal:

“Support redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth.”

Such potential reuse is further discussed on page 23 of the **Data Center Ordinance Guide**, at <https://www.chescoplanning.org/UandI/DataCenters/>

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

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

Sincerely,



Wes Bruckno
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

June 5, 2026

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

Re: Zoning Ordinance Amendment – Data Center as Conditional Use in PC/LI Planned
Commercial/Limited Industrial District
West Vincent Township - ZA-05-26-18920

Dear Mr. Ryan:

The Chester County Planning Commission has reviewed the proposed West 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 May 6, 2026. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. West Vincent Township proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for DATA CENTER, DATA CENTER ACCESSORY STRUCTURES, AMBIENT NOISE LEVEL, and DECIBEL (DB);
 - B. Regulate data centers as a conditional use exclusively in PC/LI Planned Commercial/Limited Industrial District;
 - C. Add height, setback, noise, lot, bulk, screening, and other related regulations;
 - D. Add requirements relating to Utilities and Infrastructure;
 - E. Require an Environmental Impact Assessment, and
 - F. Include Decommissioning and Closure provisions.

COMMENTS:

2. We agree that data centers should be regulated by conditional use. The conditional use process allows the Supervisors to impose reasonable conditions on proposed Data Centers and "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 913.2(a)). We encourage the Township Supervisors to attach such conditions and safeguards as necessary.

Page: 2

Re: Zoning Ordinance Amendment – Data Center as Conditional Use in PC/LI Planned
Commercial/Limited Industrial District
West Vincent Township - ZA-05-26-18920

3. In proposed Section 390-175.2 Data Centers, Subsection A. states:

“Applicants bear the burden of proof to demonstrate that all development and operational aspects of the proposed data center will not adversely affect the health, safety, welfare, or character of surrounding areas.”

This is a potentially extensive requirement, and the Township Solicitor should advise the Township on any related limits that may apply on the administration of this provision. The ordinance could require the submission of specific studies and plans such as an Energy Usage Plan, Water Feasibility Study, Drought Response Plan, Wastewater Disposal Analysis, Thermal Impact Mitigation Plan, Pre- and Post-Construction Noise Studies, Emergency Response Plan, Electronic Waste Disposal Plan, and Decommissioning Plan. Such plans and studies provide transparency into planned data center operations and provide municipal decision makers with enough information to establish reasonable conditions to protect the health, safety and welfare of the community.

4. Notably, proposed Section 390-175.2.F.2 provides that:

“Noise from operations, including cooling units and backup generators, shall not exceed 45 dBA or 60 dBC at the property line adjoining any residential zone between 10:00 pm and 7:00 am, and shall not exceed 40 dBA at other times. These thresholds are consistent with health-based guidelines established by the American National Standards Institute (ANSI), the World Health Organization (WHO), and the US Environmental Protection Agency (EPA), and are intended to protect against both high frequency and low-frequency tonal noise.”

The linkages to the guidelines established by the American National Standards Institute, the World Health Organization and the US Environmental Protection Agency help to establish measurements suggested by objective agencies.

5. In proposed Section 390-175.2 Subsection K., Decommissioning and Closure, the Township should consider including a requirement for the applicant to propose other land uses for the data center structure which would be permitted in the PC/LI Planned Commercial/Limited Industrial District and which would not necessarily require the entire removal of the structure.
6. The Ordinance could also require data center applicants to provide conceptual illustrations of the proposed facilities as viewed from prominent adjacent areas. This can help identify areas where additional landscaping and screening would be appropriate.
7. The Chester County Planning Commission, in conjunction with the Montgomery County Planning Commission, prepared a Data Center Ordinance Guide at <https://www.chescoplanning.org/UandI/DataCenters/>. The Guide provides information about data centers' land use impacts based on current knowledge and research from many partners throughout Pennsylvania and includes model ordinance language for local regulation. The Guide is also a baseline framework that the Township should consult for additional suggestions as it creates its data center ordinance.
8. The Phoenixville Regional Planning Committee (PRPC) prepared a consistency review of this amendment and submitted its comments to the Township in a letter dated May 27, 2026. The Planning Committee recommended several improvements to the amendment, including more buffering

Page: 3
Re: Zoning Ordinance Amendment – Data Center as Conditional Use in PC/LI Planned
Commercial/Limited Industrial District
West Vincent Township - ZA-05-26-18920

requirements, better water resource protection for consistency with the PRPC Environmental Resources Plan, consideration of renewable energy systems to promote consistency with the Energy Conservation and Sustainability Plan, consistency with the Community Facilities Plan, and concluded that:

“The draft data center ordinance requires revision for consistency with the Phoenixville Regional Comprehensive Plan as follows:

- Public water service shall be required
- The water service feasibility study shall require that public supply areas will not suffer from excessive water withdrawal

In addition, the following changes are recommended to advance policies of the PRPC:

- Residential and road frontage buffers should be more explicitly specified
- Renewable energy and backup battery systems should be required”

The Township should carefully consider PRPC’s recommendations in its review of the draft ordinance.

RECOMMENDATION: West 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 West 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



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

June 4, 2026

John R. Weller, AICP, Director of Planning & Zoning
West Whiteland Township
101 Commerce Drive
Exton, PA 19341

Re: Comprehensive Plan Update
West Whiteland Township – CP-04-26-18897

Dear Mr. Weller:

The Chester County Planning Commission has reviewed the proposed Comprehensive Plan as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 301.3. The referral for review was received by this office on April 20, 2026. We offer the following comments to assist in your review of the proposed Comprehensive Plan.

DESCRIPTION:

1. West Whiteland Township proposes to update its existing Comprehensive Plan. The draft Update, which follows a different process and format than traditional comprehensive plans, is intended to have an added focus on the Township's priority goals. We acknowledge that the Public Participation Process is outlined in Appendix D, and the Recommended Implementation items are provided in Chapter 6, Implementation. This Comprehensive Plan was prepared under the Chester County Vision Partnership Program (VPP), funded in part through a grant from the Chester County Board of Commissioners.

LANDSCAPES:

2. West Whiteland Township is located within the **Suburban Center Landscape**, **Suburban Landscape**, and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. Furthermore, low to medium density mixed use development and infill development, community institutional uses such as schools and senior housing, and land available for new industrial and

Page: 2
Re: Comprehensive Plan Update
West Whiteland Township – CP-04-26-18897

heavy commercial uses in appropriate locations, should be taken into consideration for planning activities in this designation. 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 Comprehensive Plan is consistent with the objectives of *Landscapes3*.

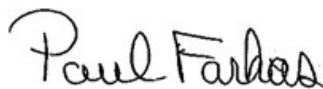
COMMENTS:

3. We endorse the Township's efforts in preparing the Comprehensive Plan Update. The text is well written, and the maps are easy to interpret.
4. We recommend that the Township consider providing Chapter 6, Implementation as a separate document, in addition to its inclusion in the Comprehensive Plan, and posting it on the Township's website. This will allow the Township's goals and objectives and implementation strategy, as well as the work program necessary for their implementation, to be read and distributed more widely.
5. To assist in the Plan's implementation, we recommend that all members of the Board of Supervisors, the Township Planning Commission, and Zoning Hearing Board, be provided with official copies after adoption.

RECOMMENDATION: We endorse the Township's efforts in preparing this update, and support the adoption of the proposed Comprehensive Plan Update.

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

Sincerely,



Paul Farkas
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County June 2026

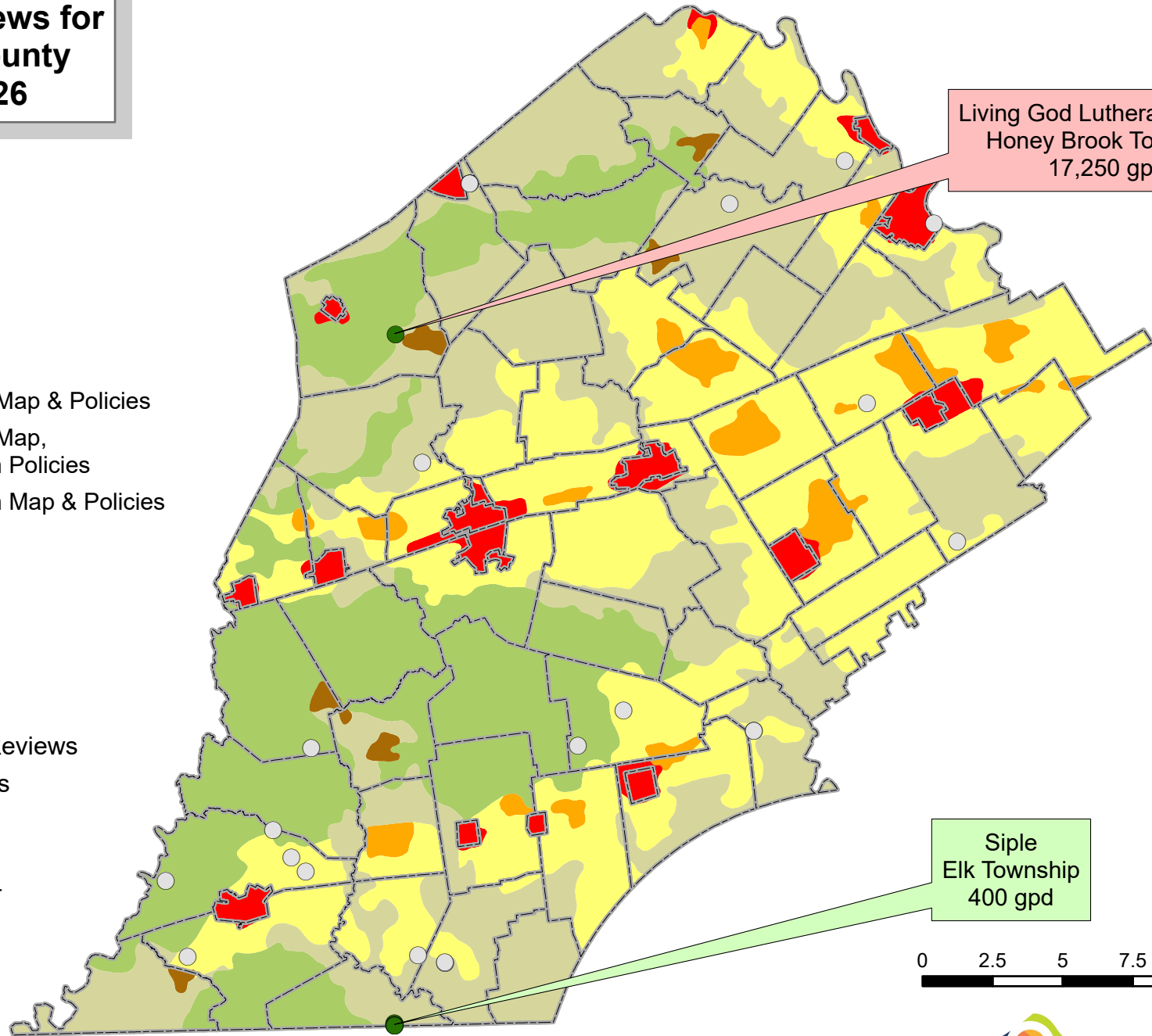


Living God Lutheran Church
Honey Brook Township
17,250 gpd

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

Legend

- June 2026 537 Reviews
- Previous Reviews
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



0 2.5 5 7.5 10
Miles

Map prepared July 2026

Data Sources:

Act 537 Review - created by Chester County Planning Commission, 2018;
Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS;
Planning Commission, November 29, 2018.



Chester County Planning Commission
July 8, 2026

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

Elk Township, Siple

The applicant is proposing a residential development of one lot on 10.8 acres. The site is located on Lewisville Road, east of the intersection with Windsong Drive. The amount of wastewater for the project is 400 gpd. The project is served by an individual on-lot sewage disposal system. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

Honey Brook Township, Living God Lutheran Church

The applicant is proposing a residential development of 69 dwellings on 25.29 acres. The site is located on Route 322, west of the intersection with Birdell Road. The amount of wastewater for the project is 17,250 gpd. The project is to be served by a public sewage disposal system, managed by the Northwestern Chester County Municipal Authority. This project is designated as a Rural Landscapes and is inconsistent with *Landscapes3*.

Action Requested

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

7/8/26

Minor Revisions





SEWAGE FACILITIES PLANNING MODULE

COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW

(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name & Municipality Siple, Elk Township

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

1. Date plan received by county planning agency. April 20, 2026
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency June 01, 2026

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

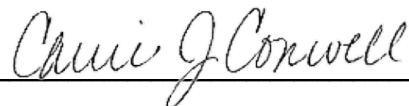
- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| ☒ | ☐ | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| ☒ | ☐ | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural 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> |
| ☒ | ☐ | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| ☒ | ☐ | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the Little Elk Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| ☒ | ☐ | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| ☐ | ☒ | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| ☐ | ☐ | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| ☐ | ☒ | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| ☐ | ☒ | 9. Is there a county or areawide zoning ordinance? |
| ☐ | ☐ | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

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

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerSignature: Date: 6/1/2026Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

PC53-05-26-18954

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
 Tim & Kristen Siple, Site Contacts
 Michael Corcoran, Elk Township
 Ann Green, Soil Sage Consulting



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

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and 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 Living God Lutheran Church, Honey Brook Township

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

1. Date plan received by county planning agency. April 21, 2026
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency June 17, 2026

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| ☒ | ☐ | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| ☐ | ☒ | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed 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. The proposed development is also located within the county's Natural Landscapes, which is an overlay of all other landscapes, and consists of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. Sewage facility impacts should be minimized in this landscape, and natural resources should be preserved or restored.</u> |
| ☐ | ☒ | 3. Does this proposal meet the goals and objectives of the plan? <u>If no, describe goals and objectives that are not met While we are aware that the proposed development is located within the public sewer service area and is adjacent to residential land uses to the east, the removal of a large number of trees, located within the Natural Features overlay, is generally inconsistent with the preservation focus of the vision for the Rural Landscape.</u> |
| ☒ | ☐ | 4. Is this proposal consistent with the use, development, and protection of water resources? <u>If no, describe inconsistency Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the West Branch Brandywine Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| ☒ | ☐ | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? <u>If no, describe inconsistencies:</u> |
| ☐ | ☒ | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? <u>If yes, describe impact:</u> |
| ☐ | ☐ | 7. Will any known historical or archaeological resources be impacted by this project? Not Known. <u>If yes, describe impacts</u> |
| ☐ | ☒ | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| ☐ | ☒ | 9. Is there a county or areawide zoning ordinance? |
| ☐ | ☐ | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

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

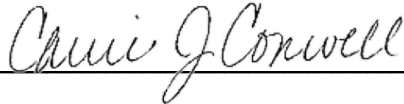
18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Date: 6/17/2026

Signature: 

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

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

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

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

PC53-06-26-18957

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

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

cc: Elizabeth Mahoney, PaDEP
 Chester County Health Department
 Scott Risbon, Site Contact
 Kristy Deischer-Eddy, Honey Brook Township
 Allan Zimmerman, Commonwealth Engineers, Inc.

Discussion and Information Items

Design & Technology Division Update

DESIGN & TECHNOLOGY DIVISION

July 2026 (activities as of 6/30/26)

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

Staff administered Act 247 reviews, processing all incoming land development, subdivision, and ordinance submittals. They addressed data requests from other divisions, municipalities and the public. Staff also addressed data and map requests from other divisions, and outside entities.

The GIS/Tech team provided technical assistance to the Community Planning, Sustainability, and Multimodal Transportation Divisions by fulfilling diverse mapping and data requirements. The team finished up the online Trail Finder webpage and refined the app version. They also conceptualized the mapping needs for the Chester County Bikes (and More!) plan, worked on A+ Homes Accessible Guide, and advanced the Oxford Region Comprehensive Plan mapping. While continuing the department's AGOL migration, staff also provided ongoing technical assistance to Section 247 planners and managed logistics for various CCPC meetings.

The Graphics team made noteworthy advancements over the past month, including preparing the Oxford Region Comprehensive Plan report design, furthered material for the Chester County 2020 planning awards, assistance with America 250 graphics, and technical graphic concepts for the upcoming Chester County Bikes (and More!) plan. Beyond these major projects, the team produced various event flyers and webpage assets while collaborating across departments to implement digital accessibility standards and advancing CCPC's transition toward ADA digital accessibility compliance.

Community Planning Division Update



Municipalities with ongoing VPP or CPA projects, June 2026

★ Planning Commission Community Planning Assistance

19 Single-Municipality Projects



Zoning or Subdivision Ordinance

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



Open Space

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



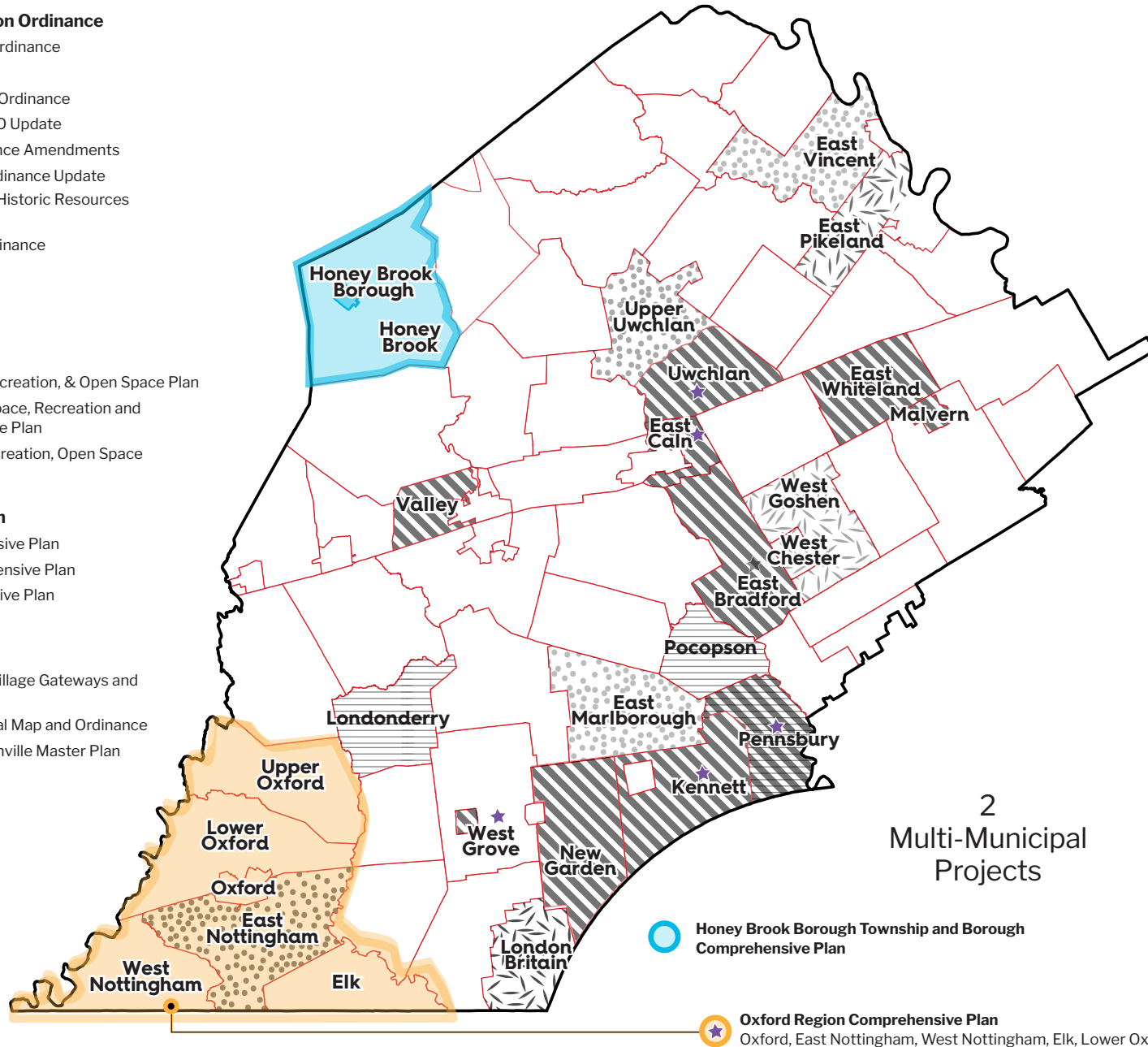
Comprehensive Plan

- Pennsbury Comprehensive Plan
- Londonderry Comprehensive Plan
- Pocopson Comprehensive Plan



Other

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



COMMUNITY PLANNING REPORT

July 2026 (Activities as of 6/30/2026)

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

MUNICIPAL ASSISTANCE

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

SINGLE MUNICIPALITY

1. East Bradford Township – Zoning Ordinance Update

Percent Completed: 80% Contract Term: 8/22–7/25 Consultant: CCPC

Lead Planner: Chris Patriarca

No update for June.

2. East Caln Township – Zoning Ordinance Update

Percent Completed: 25% Contract Term: 1/26–12/27 Consultant: CCPC

Lead Planner: Chris Patriarca

Reviewed supplemental use standards and definitions.

3. East Marlborough Township – Unionville Master Plan

Percent Completed: 30% Contract Term: 2/26–1/27 Consultant: Bowman

Monitor: Jeannine Speirs and Luis Rodriguez

The consultant completed the Community Visioning Charrette and gathered public input on challenges, opportunities, concepts, and priorities for the Village of Unionville. The next Steering Committee meeting is scheduled for June 25th to review charrette results and discuss next steps.

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

Percent Completed: 55% Contract Term: 9/25-4/27 Consultant: Natural Lands

Monitor: Nina Weisblatt and Mark Gallant

No June update.

5. East Nottingham Township - Official Map and Ordinance

Percent Complete: 95% Consultant: Brandywine Conservancy Contract Term: 9/25-8/27 Monitors: Mark Gallant & Luis Rodriguez

The Township submitted a revised Official Map Ordinance for VPP and Act 247 review. The project is currently awaiting review and comment.

6. East Whiteland Township – Zoning Ordinance Update

Percent Completed: 60% Contract Term: 9/23 - 8/26 Consultant: Bergmann

Monitor: Chris Patriarca

No update for June.

7. Kennett Township – SALDO update

Percent Completed: 80% Contract Term: 8/24-7/26 Consultant: CCPC

Planners: Jeannine Speirs & Nina Weisblatt

The second draft was completed and sent to the Township 6/26. The township is moving forward with advertising their public meeting.

COMMUNITY PLANNING REPORT

July 2026 (Activities as of 6/30/2026)

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

Percent Complete 30% Contract Term: 9/25 - 10/27 Consultant: Brandywine Conservancy Monitor: Chris Patriarca and Luis Rodriguez
Task Force reviewed draft vision and goals, inventory maps, and prioritization mapping for agricultural and natural resources. Discussion focused on preserving the Township's rural character, natural resources, and recreational opportunities. Next meeting scheduled for 7/21.

9. Londonderry Township – Comprehensive Plan

Percent Complete 25% Contract Term: 2/26 - 1/28 Consultant: Brandywine Conservancy Monitor: Chris Patriarca and Luis Rodriguez
Reviewed resource preservation standards and the demographic profile. An overview of the May public event was also discussed.

10. Malvern Borough – Zoning Ordinance Amendments

Percent Completed: 85% Contract Term: 8/24 - 8/26 Consultant: Thomas Comitta Associates Monitor: Jeannine Speirs
The Borough submitted a request for extension in June.

11. New Garden Township – Zoning Ordinance Update

Percent Completed: 90% Contract Term: 7/24 - 6/26 Consultant: Michael Baker International Monitor: Chris Patriarca
Joint Act 247-VPP review completed. Adoption scheduled for July.

12. Pennsbury Township – Comprehensive Plan Update

Percent Completed: 45% Contract Term: 9/25-10/27 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs & Nina Weisblatt
On June 25th the consultants presented their draft goals and objectives related to guiding growth to the task force.

13. Pocopson Township – Comprehensive Plan Update

Percent Completed: 10% Contract Term: 2/26 - 1/28 Consultant: Brandywine Conservancy Monitor: Kevin Myers and Nina Weisblatt
Task force met on June 1st to recap the May public open house and begin discussion of Natural and Historic Resources inventories and initial recommendations for these chapters.

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

Percent Completed: 70% Contract Term: 9/24 - 08/26 Consultant: Bowman Monitor: Patty Quinn
A public meeting was held on June 1st to determine which intersection improvements held the most support from the community. Next steps include finalization of the mobility plan and board acceptance. Bowman's goal is to complete their plan by the end of summer.

15. Uwchlan Township - Zoning Ordinance Update

Percent Completed: 40% Contract Term: 9/25 - 8/27 Consultant: CCPC Lead Planner: Mark Gallant
We have begun working our way through the Supplemental Regulations and will continue to update the districts for continued discussion in September.

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

Percent Completed: 80% Contract Term: 5/24-10/26 Consultant: Tool Recreation Planning Monitor: Mark Gallant
The draft Plan will be presented to the Board of Supervisors next month.

Community Planning Activities – July Board Meeting 2026 (June 2026 Activities)

COMMUNITY PLANNING REPORT

July 2026 (Activities as of 6/30/2026)

17. West Grove Borough – Zoning Ordinance Amendments

Percent Completed: 100 % Contract Term: 4/23–3/26 Consultant: CCPC Lead Planner: Kevin Myers
The updated Zoning Ordinance and accompanying amendments to the Subdivision Ordinance and related materials were adopted on June 3rd.

★ West Whiteland Township – Comprehensive Plan

Percent Completed: 100 % Contract Term: 7/24–6/26 Consultant: CCPC Lead Planner: Chris Patriarca
Adopted on Wednesday, June 10th.

18. Pennsbury Township – Historic Resources Zoning Update

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

19. Valley Township – Zoning Amendments

Percent Completed: 25% Contract Term: 12/25 -7/27 Consultant: Pennoni Associates Monitor: Kevin Myers
No meeting in June, next meeting scheduled for September.

MULTI-MUNICIPAL PROJECTS

A. Honey Brook Township and Borough – Comprehensive Plan

Percent Completed: 65 % Contract Term: 4/25- 3/28 Consultant: Brandywine Conservancy Monitors: Jeannine Speirs and Luis Rodriguez
The consultant met with the Task Force to review and refine the draft implementation matrix and discuss outstanding items for inclusion in the Comprehensive Plan. The consultant will continue drafting the plan and compiling Task Force feedback in advance of the August 5 meeting, where the draft plan will be reviewed.

B. Oxford Region Comprehensive Plan Update

Percent Completed: 70 % Contract Term: 1/24–12/26 Consultant: CCPC Lead Planner: Mark Gallant
We are working our way through the 2nd drafts of most chapters and will present the 1st drafts of Energy Conservation and Land Use and Housing in July and August, respectively. The project will need a 6 month extension to accommodate final review and adoption.

OTHER PROJECTS

- **Oxford Region** – Administration assistance to the regional planning group (ORPC) and associated sub-groups
- **Phoenixville Region Planning Committee** – Met on June 24th to review consistency reviews for East Pikeland zoning amendments and Schuylkill SLDO amendments, continue discussion regarding a data center model ordinance for the region, and updates regarding trail projects.
- **Pottstown Metropolitan Regional Planning Committee** – Meeting focused on comments received as part of the Act 247 process for the comp plan.

COMMUNITY PLANNING REPORT

July 2026 (Activities as of 6/30/2026)

Internal County Coordination

Community Development: Senior Community Planners Chris Patriarca and Jeannine Speirs, Kevin Myers, Senior Urban Planner

Facilities: David Blackburn, Heritage Preservation Coordinator

Housing Authority of Chester County: Chris Patriarca

Historic Interpretive Network: Jeannine Speirs

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

America 250

❖ Attended:

- Community engagement ZOOM 250 information meetings sponsored by CC Community Foundation. Attendees discuss their event ideas and status, are briefed on local events, i.e., Dare to Declare 250th readings, CC250 website and event calendar, etc.
- The June CC250 Commission meeting was held on June 4th.
- Attended Marketing and Communication and Technology Committee meetings.
- Attended budget planning meeting for 2027 requests from Marketing and Communications.
- Tabled at Chester County Veterans Affairs Vet Fest at West Chester University.
- Promoted CC250 to Schuylkill Greenways summer kayak program participants.
- Attended naturalization ceremony at the Founding Forward campus, adjacent to Valley Forge.
- ❖ Coordinated: Delivery of the CC250 flags continued. Staff delivered flags to municipalities, county facilities, schools, and legislators across the county. There were seven formal flag hand off events throughout the county: June 5th, Oxford Borough; June 8th, North Coventry Township; June 15th, Tredyffrin Township; June 18th, Kennett Square Borough; and June 21st, Pocopson Township.
- ❖ The 250 newsletters are being released weekly through July. A special expanded edition was released on June 29th for the 4th of July week for the 250th Anniversary.

Philadelphia Campaign HIN theme region

No updates for June.

Iron & Steel HIN theme region

- ❖ Iron and Steel meeting was held on June 4th. Edits on text revisions were reviewed and approved. Changes needed to be made to the driving tour map and brochure graphics were identified. Group will identify potential designers and discuss at the next meeting.

Outreach

- ❖ Town Tours and Village Walks in June: Malvern, June 4th; Barnard Station, June 11th; Caln Society of Friends Meetinghouse, June 18th.
- ❖ Attended the annual award and volunteer recognition dinner held by the Chester County Historic Preservation Network.
- ❖ Assisted CCPC's Sustainability workgroup and tabled at the annual Upper Uwchlan Block Party provided CC250 giveaways.
- ❖ Attended monthly Chester County Historic Preservation Network Board meeting on June 19th.

COMMUNITY PLANNING REPORT

July 2026 (Activities as of 6/30/2026)

Review

- ❖ Attended a design review meeting for County Bridge 111 [Allerton Road] to review and approve design choices for rock veneer on the new abutments and cast concrete caps for the wing walls on the bridge approaches. All elements were approved for installation.

Section 106

- ❖ No 106 actions in June.

HOUSING

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

URBAN CENTERS

Technical assistance/coordination

- ❖ Attended: 2nd meeting for the Coatesville Strategic Plan on June 2nd (funded by and work completed via PA DCED), June 3rd meeting of the Western Chester County Chamber regional planning committee (monthly meeting), the June 5th Strawberry Festival to assist the Sustainability Division with public engagement for the Climate Action Plan update, Western Chester County Chamber Future Focus event on June 18th, June 11th meeting of the 2nd Century Alliance board (monthly meeting), and Kennett Square Birch Street ribbon cutting on June 11th (funded in part by DCD CRP).
- ❖ Met with new Parkesburg manager on June 3rd at Parkesburg borough hall.
- ❖ Atglen zoning amendments: Sent last round of items for review/comment to the solicitor and zoning officer on June 17th.
- ❖ Met with West Grove to discuss potential Official Map CPA project.
- ❖ Worked on draft contract and scope of work for future Spring City comprehensive plan update (CPA).

Sustainability Division Update



Sustainability Division

Monthly Activities Report – June 2026 (Activities as of 6/30/26)

Climate Action Plan Update:

A second public survey was launched on 6/5, focusing on prioritizations of greenhouse gas mitigation and climate resilience actions. Additionally, the CCPC team completed public engagement events for the plan update, which included tabling at events in Phoenixville, Malvern, Oxford, Glenmoore, West Chester, Coatesville, and Upper Uwchlan.

The CCPC Sustainability Division presented initial work on the Climate Resiliency component of the Climate Action Plan at the Environmental and Energy Advisory Board's meeting on June 24. An extensive stakeholder engagement process is being planned and will begin in July.

Open Space Accelerator:

CCPC Launched the Open Space Accelerator mini-grant program on 6/22. Consultants selected to provide planning services to municipalities through this program are Natural Lands, Brandywine Conservancy, and Simone Collins Landscape Architecture. Applications are being accepted on a rolling basis.

EV Charging at County Facilities:

The installation of public EV charging stations (Level 2) is underway at 12 county facilities: two Struble Trail trailheads; two Schuylkill River Trail trailheads; the Black Rock Sanctuary; Hibernia Park; Exton Park; Pocopson Home; Nottingham Park; Warwick Park; and Exton Library. Construction is anticipated to be completed in early 2027.

Design has begun for additional charging stations at several other county facilities including the Government Services Center, Springton Manor Park, and the county's future Coroner forensic facility.

Multimodal Transportation Division Update



Multimodal Transportation Planning Division

July 2026 (Activities as of 6/30/26)

Phoenix Wheel

On Saturday, June 6th, the Borough of Phoenixville held a ribbon cutting ceremony for the dedication of the newly refurbished Phoenix Wheel, located adjacent to Phoenixville Borough Hall on Bridge Street. The 78 foot tall structure formerly operated in Asbury Park New Jersey for 93 years before it was ultimately disassembled and placed into storage. It was the vision of Barbara Cohen who led the charge to revive the wheel originally fabricated by the Phoenix Bridge Company in 1893 and bring it back to Phoenixville where it now stands. Many local dignitaries and elected officials including Commissioner Marian Moskowitz were on hand to deliver remarks and honor Barbara for her work in establishing this placemaking opportunity for all Phoenixville residents and visitors alike to enjoy. While the wheel itself will not operate, it will serve as an attraction and a reminder of Phoenixville's industrial legacy. For more information on the history of the Phoenix Wheel and its restoration efforts, please visit the Schuylkill River Heritage Center's webpage: <https://www.phoenixvillefoundry.org/phoenix-wheel-restoration/>

DVRPC Program Awards

At their meeting held Thursday June 25th, the DVRPC Board approved project awards for the following programs:

The Transportation and Community Development Initiative (TCDI) Program received a total of 21 applications seeking \$3.14M from which there were 9 awards totaling \$1.4M. Chester County recipients include:

- London Grove Township - \$200,000 - Route 41 Corridor and Community Visioning Plan
- Uwchlan Township - \$125,000 - Comprehensive Active Transportation Plan
- West Whiteland Township - \$150,000 - Streetscape and Mobility Plan for Exton Crossroads



The Regional Trails Program received 43 applications from both PA and NJ applicants seeking \$11.44M with 17 project awards totaling \$4.5M, 5 in NJ and 12 in PA. Chester County recipients include:

- East Caln Township - \$100,000 - East Branch Brandywine Trail Feasibility Study
- West Whiteland Township - \$400,000 - Chester Valley Trail Connector via Exton Park

Big Boy No. 4014

The world's largest operating steam locomotive, the Union Pacific's Big Boy No. 4014 will be rolling through the Schuylkill River valley on July 2nd as it heads toward Philadelphia as part of the America 250 celebrations. The MTP Division is planning a field trip to see it as it passes through Pottstown, Royersford and Phoenixville, location TBD. We will be sure to share any photos / videos of this massive train at the July Board meeting. If anyone would like to see it in person, but is unable to on July 2nd, it will once again roll through on its return trip July 7th. For more information on the train, its history, and current schedule, please visit the following Union Pacific website:

<https://www.up.com/about-us/history/steam/big-boy-4014>



Director's Report

