



CHESTER COUNTY PLANNING COMMISSION BOARD MEETING

Chester County Planning Commission
Oxford Borough Municipal Building
1 Octoraro Alley, Oxford, PA 19363

Hybrid Meeting
October 8, 2025

AGENDA

3:30 p.m. 1. CALL TO ORDER

A. Chair's Welcome

Chair

2. PUBLIC COMMENT

Chair

3:35 p.m. 3. ACTION ITEMS

A. Approval of Commission Meeting Minutes – Sept 10, 2025

Commission

B. Act 247 Reviews – September 2025 Applications

Geoff Creary

1) 247 Monthly Summary

2) Subdivision and Land Development Plan Reviews (10)

- | | |
|----------------------------|----------------|
| 1. Caln Township | SD-08-25-18630 |
| 2. East Caln Township | LD-08-25-18631 |
| 3. Lower Oxford Township | SD-08-25-18634 |
| 4. Phoenixville Borough | SD-08-25-18626 |
| 5. Pocopson Township | SD-09-25-18649 |
| 6. Tredyffrin Township | SD-08-25-18621 |
| 7. West Nantmeal Township | SD-05-25-18512 |
| 8. West Nantmeal Township | LD-08-25-18628 |
| 9. West Nantmeal Township | SD-08-25-18627 |
| 10. West Sadsbury Township | SD-06-25-18587 |

3) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (1)

1. East Vincent Township ZA-09-25-18648

C. Act 537 Reviews - September 2025 Applications

Carrie Conwell

1) Major Applications (1)

1. Penn Township Plan Special Study – Consistent

2) Minor Applications (1)

1. West Vincent Township; 1414 Birchrun Road, 25-3-101.1 -
Consistent

3:45 p.m. 4. DISCUSSION AND INFORMATION ITEMS

- | | |
|---|-----------------------------|
| A. Multimodal Transportation Planning Division Update | <i>Brian Styche</i> |
| B. Design & Technology Division Update | <i>Geoff Creary</i> |
| C. Community Planning Division Update | <i>Bambi Griffin Rivera</i> |
| D. Sustainability Division Update | <i>Rachael Griffith</i> |
| E. Director's Report | <i>Matt Edmond</i> |

4:00 p.m. 5. ADJOURNMENT

Action Items



MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 351 East
September 10, 2025

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

MEMBERS PRESENT VIA ZOOM: Doug Fasick; Frank Furman; Andrew Wright.

STAFF PRESENT IN PERSON: Matthew Edmond, Director; Carol Stauffer, Assistant Director; Carolyn Conwell; Geoff Creary; Beth Cunliffe; Richard Drake; Paul Farkas; Mark Gallant; Bambi Griffin Rivera; Rachael Griffith; Jake Michael; Kevin Myers; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Steve Buck; Angela Dracup; Gene Huller; Carolyn Oakley; Al Park; Chris Patriarca; Patty Quinn; Sally Warren.

VISITORS PRESENT IN PERSON: Bryce Pledger; Zoe Powell.

VISITORS PRESENT VIA ZOOM: Zaid Ajlani.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 351 East and via Zoom audio/video on Wednesday, September 10, 2025 was called to order at 2:04 P.M. by Chair Nate Cline.

PUBLIC COMMENT: None

Mr. Cline welcomed Bryce Pledger, a student at Avon Grove Charter High School. Mr. Pledger was job shadowing Mark Gallant, CCPC Senior Community Planner.

PRESENTATION:

Mr. Michael gave an overview of CCPC's Strategic Business Plan (SBP), a department level plan, which includes the following: open space planning, housing advocacy; historic preservation; trails planning; economic development; agricultural development; and transportation planning. Mr. Michael then showed how CCPC's SBP supports the County's broader Strategic Plan which addresses the following: health and human services; public safety; economy; growth, preservation and environment; financial management; and governance. Mr. Michael also presented on Managing for Results, a countywide system for measuring departmental performance against strategic goals in the following areas: protected open space; viable/protected farmland; historic inventory/standards; housing diversity; non-residential development; active transportation; and improved travel time. More information

can be found on the following: CCPC's 2024 Strategic Business Plan on page 153 in the [County's Budget](#); archived [Past County Budgets](#); and general [Strategic Plan/MFR](#) information.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE AUGUST 13, 2025 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

Mr. Creary reported that compared to this month last year: total reviews, single family homes, and apartment units increased; townhomes and twin reviews decreased; and agricultural reviews remained the same.

Mr. Farkas reported on the following Review of Interest: Lower Oxford Township, LD-07-25-18596. This review emphasizes significant industrial expansion and concerns focusing on environmental impacts, stormwater management, and over-provision of parking.

The board then began a discussion on how strident the CCPC's 247 review letters should be, with some members arguing for a stronger tone and others urging caution. The board requested CCPC to review the 247 review letter's current structure, comparing them to neighboring county's 247 review letters, and adding a discussion item to a future board agenda for staff to report back their findings.

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

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

A MOTION TO APPROVE THE TEN (10) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MS. DUNCAN, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: MA-07-25-18611.

Act 537 Reviews:

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

DISCUSSION AND INFORMATION ITEMS:Sustainability Division Update:

Ms. Griffith reported that her team took a summer field view to the Stroud Water Research Center where they observed indoor lab simulations of water quality and creek conditions, viewed outdoor research on stream bank stabilization, and discussed water quality challenges. Ms. Griffith's team also visited Bondsville Mill Park, a former mill site that is now restored as a municipal park with a pollinator garden.

Next, Ms. Griffith reported that the Climate Action Plan is being updated through the state's Local Climate Action Plan and working with Penn State Students. The county hopes to engage a consultant to refine county-level actions and set realistic targets under current funding. A municipal assistance program grant application has been submitted to the PA Department of Community & Economic Development.

Lastly, Ms. Griffith reported that planning is underway for the Fall Open Space Summit, working with conservancies to determine topics. The target audience will be the general public that are open space supporters & advocates, including municipal open space committee members. A tentative Summit program may split into two sessions: Session 1 (virtual) will be an educational overview of open space preservation, conservation easements, and funding sources; Session 2 (in-person) will be a panel discussion on intersections of open space with climate resilience, land use, and housing. November 2025 dates are being discussed.

Multimodal Transportation Division Update:

Mr. Styche reported on the Bus Shelter Initiative. Phoenixville installed a bus shelter using county grant money. The bus shelter is located at the intersection of Church & Main streets, and includes a bench, solar lighting, a new pedestrian bump out, and street trees. The initiative's budget was \$25,000, divided into two grants of \$12,500 each, one of which was given to Phoenixville Borough to use toward the bus shelter. The other \$12,500 was given to West Chester Borough for a shelter on High Street, a PennDOT road, which is under HOP review, delaying installation.

Next, Mr. Styche reported that a Philadelphia judge issued an injunction blocking planned SEPTA service cuts and delayed a fare increase of 21.5% until September 14. In a recent development, \$394M of capital funds in the state's Public Transportation Trust Fund are being transferred to SEPTA by PennDOT's Secretary Carroll for operations and for restoring full service. Mr. Edmond added that this will eventually hamper SEPTA's ability to replace fleet and repair infrastructure.

Lastly, Mr. Styche announced that a virtual Transportation Forum will be held on November 19. Also, statements of interest have been received for phase 1 of Chester Valley's Trail's P&T Corridor design. Consultant selections will follow.

Design and Technology Division Update:

Mr. Creary recognized the D&T teams' accomplishments: Graphics teams Town Tours and Village Walks participation and the creation of a Sustainable HOAs Video Series; GIS's 247 modeling collaboration with a major technical transition from ArcMap to ArcGIS Pro.

Community Planning Division Update:

Ms. Griffin Rivera displayed the August VPP municipal assistance projects map noting that there are 20 single municipal projects and 3 multi-municipal projects active across Chester County noting that the 2025 Fall Round 2 VPP application cycle is now open with pre-application meetings available through September 22 and full applications due by September 26.

Next, Ms. Griffin Rivera reported that the 2025 Town Tours and Village Walks program is finished. There were 823 participants who attended the TTVWs throughout the summer with the final tour being held at Historic Yellow Springs.

Lastly, Ms. Griffin Rivera reported that the new multi-session Housing Workshop format is replacing the prior Housing Summit format with interactive, invitation-only workshops that pair municipalities with housing partners.

Kevin Myers reported that the Urban Centers Forum is scheduled for Thursday, September 25, 5:30–7:00 p.m., online only. Topics will include Active Transportation Plans and bike parks (pump tracks, jump lines, and skills parks). A bike park eTool is under development.

Director's Report:

Mr. Edmond reported on the following events:

- Town Tours and Village Walks wrap-up: 677 citizens attended, an additional 150 participants were involved as volunteers, staff, or county representatives, adding up to a total engagement of over 830 individuals.
- Upcoming APA PA Statewide Conference: Scheduled for October 12–14 in Harrisburg, with nearly a dozen CCPC staff members attending and nearly half presenting at sessions.
- Fall Workshops and Summits:
 - September 17 - Housing Workshop #2 in Phoenixville.
 - September 26 - Urban Center Forum, online only.
 - October 8 – Planning Commission Board off-site board meeting and tour in Oxford.
 - November 19 – Transportation Summit, online only.

- Other November events: Chamber of Business & Industry housing event, We Conserve PA event at PSU Great Valley, and the Open Space Summit.
- 75th Anniversary Celebration: Tuesday, October 28 at Historic Yellow Springs, focusing on 75 years of CCPC accomplishments, honoring current/past staff, board members, and partners. The program will include stories, reflections, and a futurism panel with an emphasis on community and partnership contributions.

Next, Mr. Edmond reported that Colin Murtoff, CCPC's GIS specialist, will receive a Top TDM Professional Award from GVF Transportation at GVF's Insights event on September 22.

Lastly, Mr. Edmond reported that SEPTA service cuts have been reversed, but fare increases remain. Concerns remain about long-term funding gaps if the state legislature does not provide backfill. Planners will continue monitoring SEPTA's Bus Revolution and Reimagining Regional Rail initiatives.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:45 PM WAS MADE BY MS. COSENTINO, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

Matthew J. Edmond, Executive Director
Chester County Planning Commission

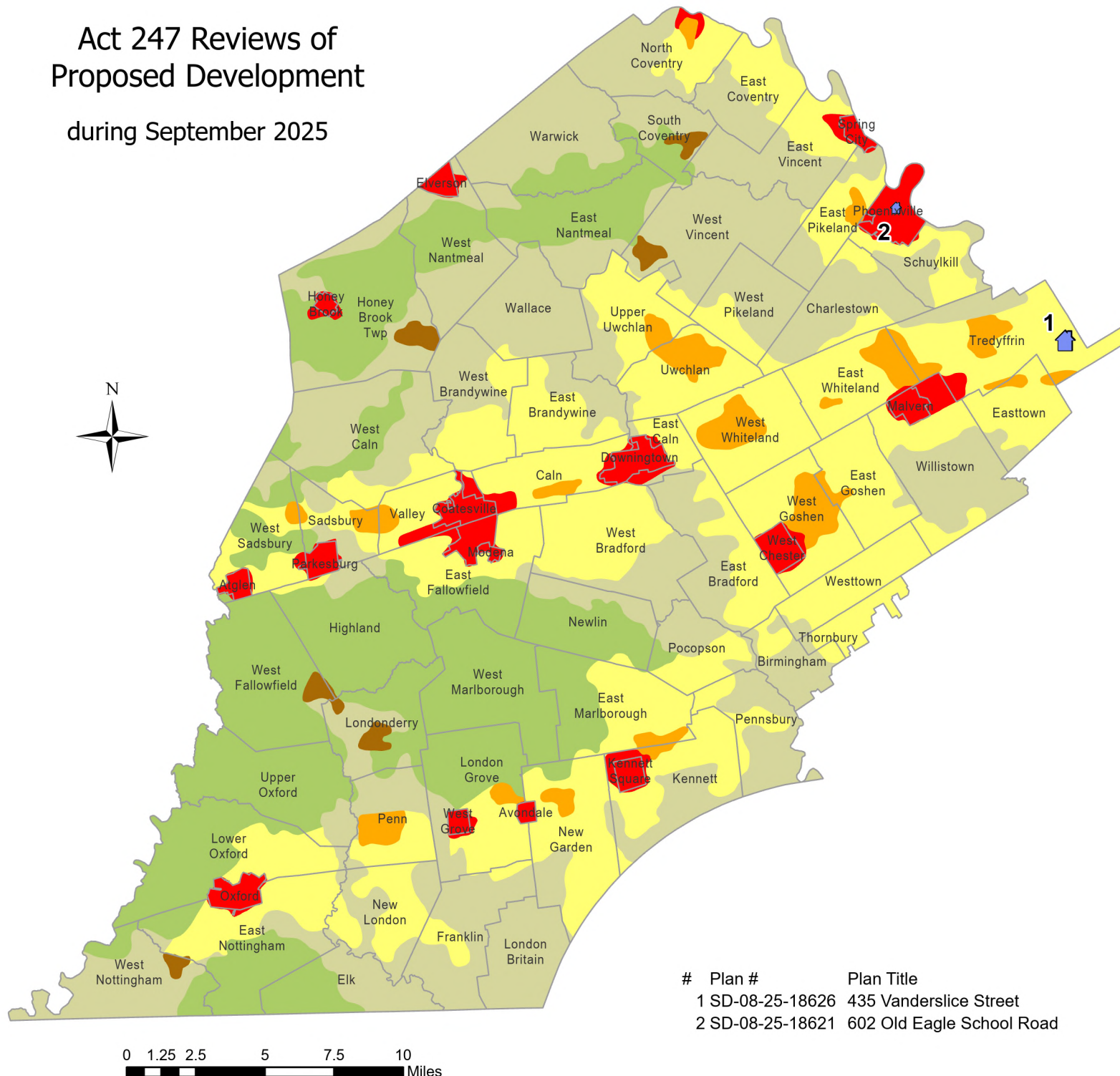
MJE/ncs

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development

during September 2025



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes3

Landscapes3

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

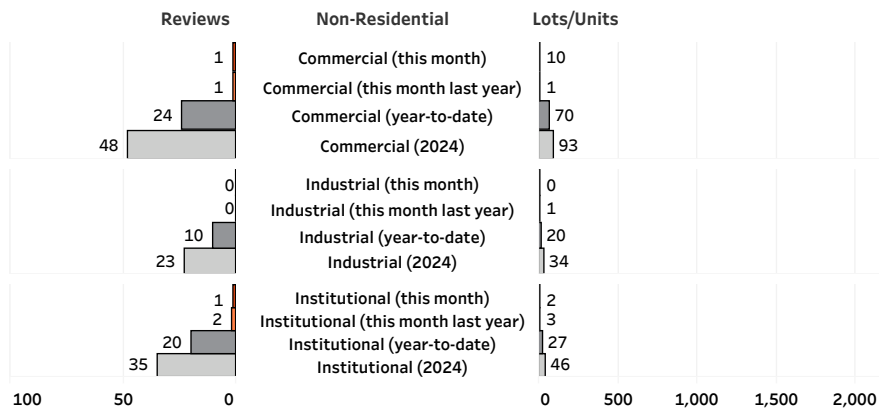
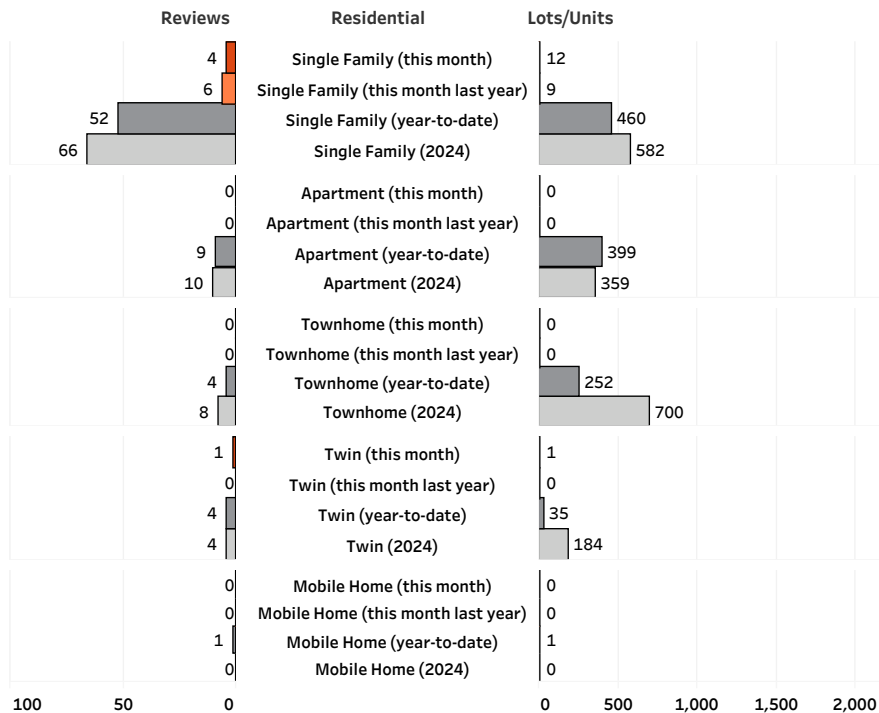
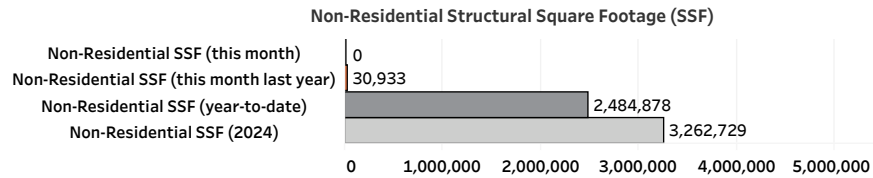
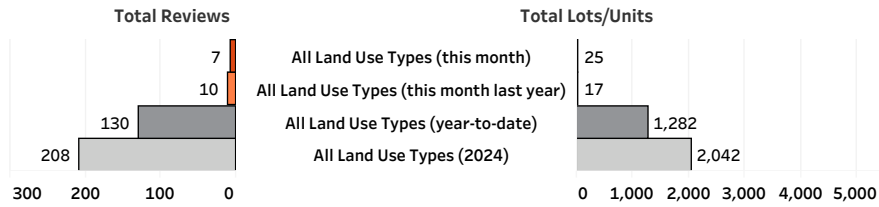
Rural Resource Areas

- Rural
- Agricultural

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

#	Plan #	Plan Title
1	SD-08-25-18626	435 Vanderslice Street
2	SD-08-25-18621	602 Old Eagle School Road

September 2025



Subdivision and Land Development Reviews 9/1/2025 to 9/30/2025

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Caln Township	SD-08-25-18630	John J. McLucas & Ruth M. McLucas	9/8/2025	11.51	Single Family Residential	2		Residential Single Family Residential			Yes
Lower Oxford Township	SD-08-25-18634	Dale S. Boyd and Kelli S. Boyd and Shirley B. Lamkin	9/19/2025	10.88	Single Family Residential	2		Residential Single Family Residential			Yes
Phoenixville Borough	SD-08-25-18626	435 Vanderslice Street	9/8/2025	0.21	Twin Single Family Residential	2		Residential Twin Single Family Residential			Yes
Pocopson Township	SD-09-25-18649	1415 & 1417 Lenape Road	9/24/2025	1.05	Single Family Residential	1		Residential Single Family Residential			Yes
Tredyffrin Township	SD-08-25-18621	602 Old Eagle School Road	9/17/2025	6.30	Single Family Residential	6		Residential Single Family Residential		330	Yes
West Nantmeal Township	SD-05-25-18512	Hammell-O'Donnell Business Park	9/2/2025	125.80	Commercial	10		Commercial Office Park		2,285	Yes
West Sadsbury Township	SD-06-25-18587	Parkesburg Point Youth Center	9/8/2025	4.83	Institutional Institutional	2		Institutional Child Daycare Institutional Open Space Conservation			Yes
Grand Totals of Subdivision and Land Development Reviews		7 Reviews		160.58 Acres		25 Lots/Units	0 Non-Res. Sq. Feet		Non-Res. Bldgs.	2,615 Linear Feet Roadway	

There are **7** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 9/1/2025 to 9/30/2025

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
East Caln Township	LD-08-25-18631	Downingtown Area Regional Authority WWTP Modernization Project Design	9/8/2025	12.40	Institutional	1	10,750	Institutional Unique	6		Yes
West Nantmeal Township	LD-08-25-18628	Stoltzfus - 11 Sweet Water Road	9/5/2025	50.10	Commercial	1	16,500	Commercial	1		Yes
West Nantmeal Township	SD-08-25-18627	Stoltzfus - 11 Sweet Water Road	9/5/2025	50.10	Single Family Residential Agricultural Commercial	3	0	Residential Single Family Residential Agricultural Farm/Pasture Land Commercial			Yes
Grand Totals of Unofficial Sketch Evaluations		3 Reviews		112.60 Acres		5 Lots/Units	27,250 Non-Res. Sq. Feet		7 Non-Res. Bldgs.	Linear Feet Roadway	

There are **3** sketch plans consistent, **0** sketch plans inconsistent, and **0** sketch plans with no relevance to **Landscapes3**.

Conditional Use Reviews
9/1/2025 to 9/30/2025

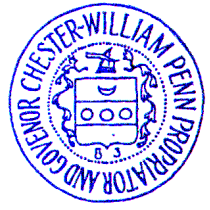
Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes (Yes, No, N/R)
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No Conditional Use Reviews were conducted during this timeframe.

Subdivision & Land Development Letters



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

September 8, 2025

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

Re: Final Subdivision - John J. McLucas & Ruth M. McLucas
Caln Township - SD-08-25-18630

Dear Ms. Miller:

A final subdivision plan entitled "John J. McLucas & Ruth M. McLucas", prepared by JMR Engineering LLC and dated July 21, 2025, was received by this office on August 19, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

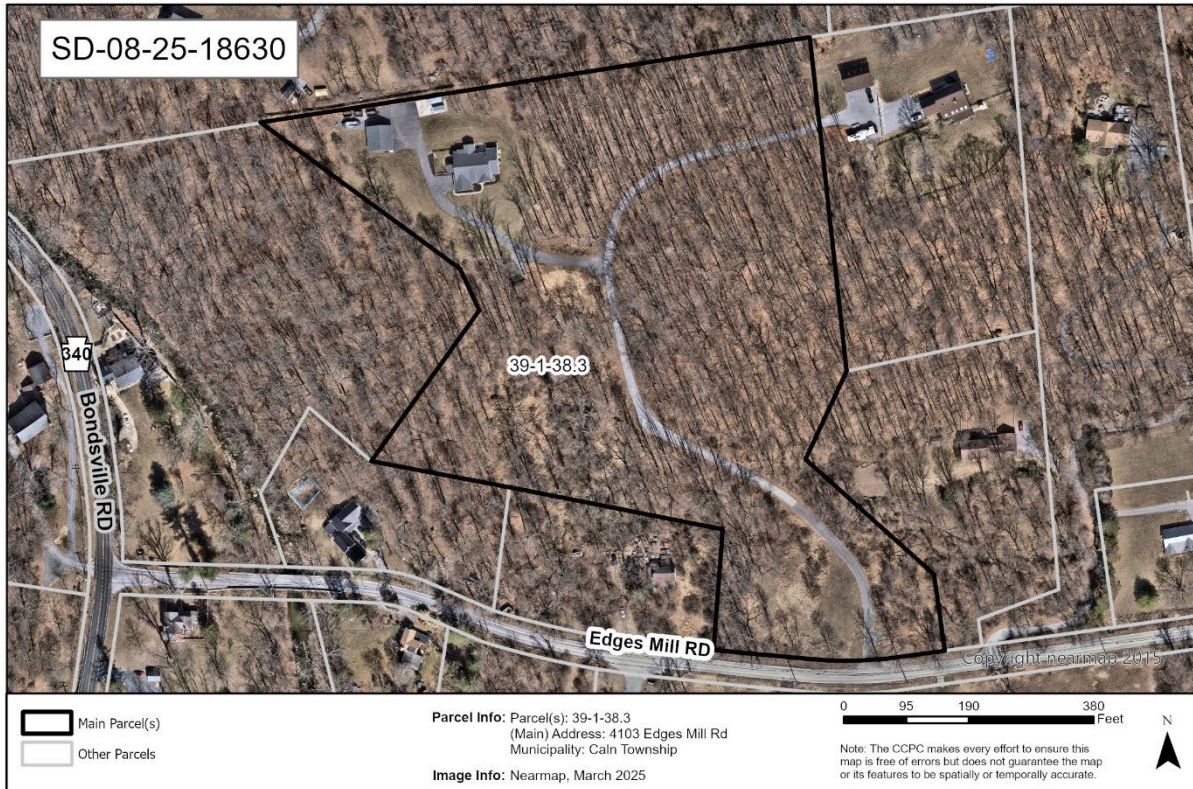
Location:	North side of Edges Mill Road, east of Bondsville Road
Site Acreage:	11.51 acres
Lots:	2 lots proposed
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	39-1-38.3

PROPOSAL:

The applicant proposes the creation of two lots from an 11.51-acre tract. The site, which contains a single-family dwelling that will remain on one of the proposed lots, and is served by on-site water and sewer facilities, is located in the Caln Township R-1 Low to Medium Density Zoning District. No additional development is shown on this plan.

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

Page: 2
 Re: Final Subdivision - John J. McLucas & Ruth M. McLucas
 # Caln Township - SD-08-25-18630



COUNTY POLICY:

LANDSCAPES:

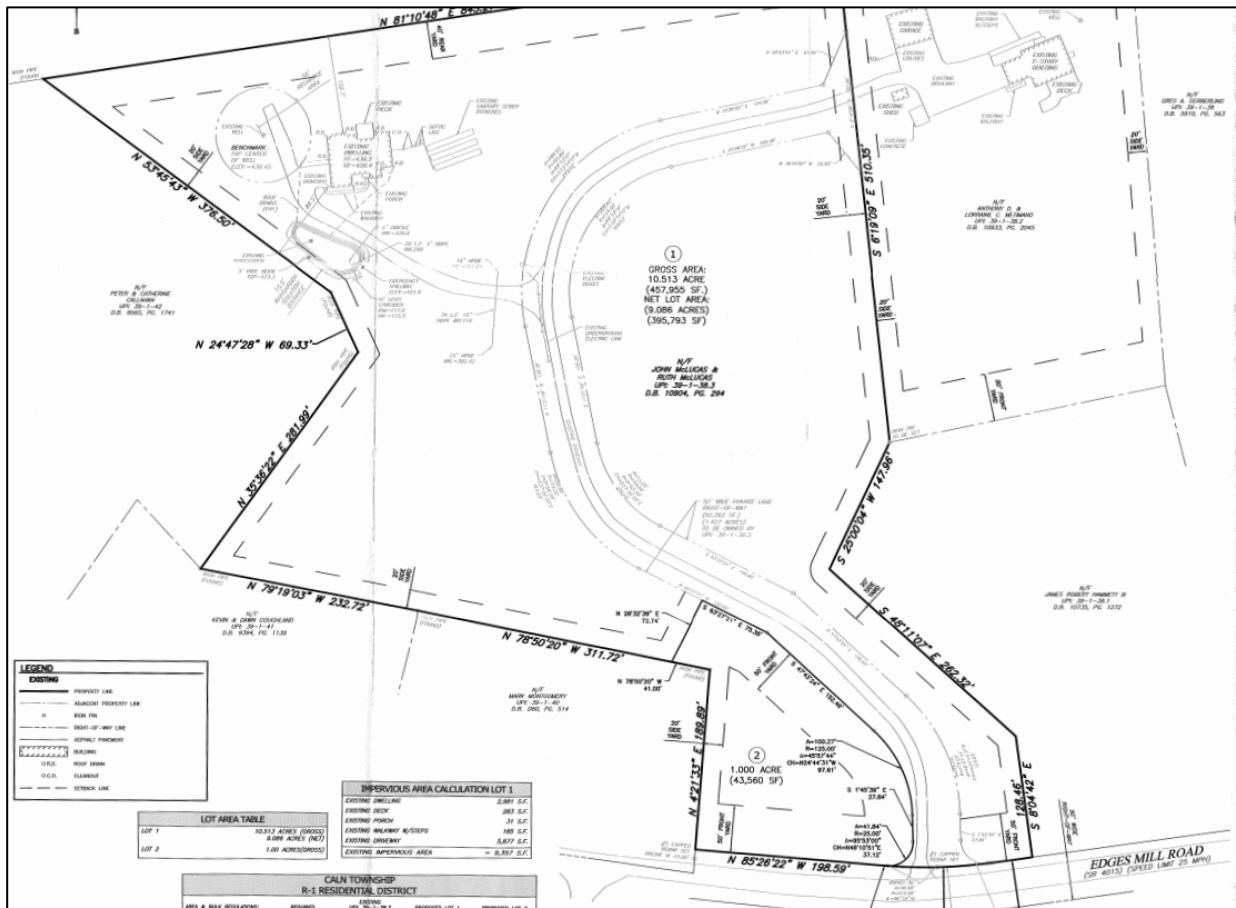
1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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

PRIMARY ISSUES:

2. The proposed lot (Lot 2) will contain 43,560 square feet but is significantly constrained by areas of steep slope. The Chester County Planning Commission recommends that areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as from adverse effects on water quality, wildlife habitat, slope stability, and scenic views.

If Lot 2 is to be proposed for development in the future, the Township should determine if the applicant should show proposed water and sewer facilities for this lot as required by Caln Township Subdivision and Land Development Ordinance **Section 137-11A.(5) [7]**. Also, the Township should determine whether the applicant should show how the plan will comply with the provisions of Caln Township Zoning Ordinance **Section 155-36 Steep Slope Overlay District**.

Page: 3
 Re: Final Subdivision - John J. McLucas & Ruth M. McLucas
 # Caln Township - SD-08-25-18630



- If proposed Lot 2 is to be developed in the future, we recommend that this Lot share the existing driveway, using an access easement, that serves the dwelling on Lot 1 (as well as a dwelling on UPI # 39-1-38.2 to the east). Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs as well as avoid another driveway entrance onto Edges Mill Road.

ADMINISTRATIVE ISSUE:

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

Page: 4
Re: Final Subdivision - John J. McLucas & Ruth M. McLucas
Caln Township - SD-08-25-18630

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

Sincerely,

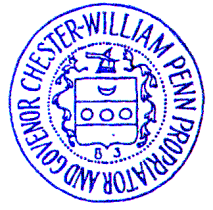
A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno
Senior Review Planner

cc: JMR Engineering LLC
John J. McLucas & Ruth M. McLucas
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
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Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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Government Services Center, Suite 270
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(610) 344-6285 Fax (610) 344-6515

September 8, 2025

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

Re: Sketch Plan - Downingtown Area Regional Authority WWTP Modernization Project Design
East Caln Township - LD-08-25-18631

Dear Ms. Kelly:

A sketch plan entitled "Downingtown Area Regional Authority WWTP Modernization Project Design", prepared by Entech Engineering and dated August 19, 2025, was received by this office on August 19, 2025. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of East Caln Township.

Although submitted to the Chester County Planning Commission as a sketch plan, we have reviewed it in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	West side of Brandywine Avenue, north of the East Branch of the Brandywine Creek
Site Acreage:	12.40 acres (as indicated on the 247 referral form), 15.9 acres (as indicated in the ZONING/SITE DATA note on the plan)
Lots:	1 lot
Non-Res. Square Footage:	10,750 square feet - additional structures proposed
Proposed Land Use:	Wastewater treatment plant
UPI#:	40-3-9.2-E

PROPOSAL:

The applicant proposes additions to the Downingtown Area Regional Authority Wastewater Treatment Plant totaling 10,750 square feet. The site is served by public water and public sewer facilities and is located in the East Caln Township I-1 Industrial zoning district.

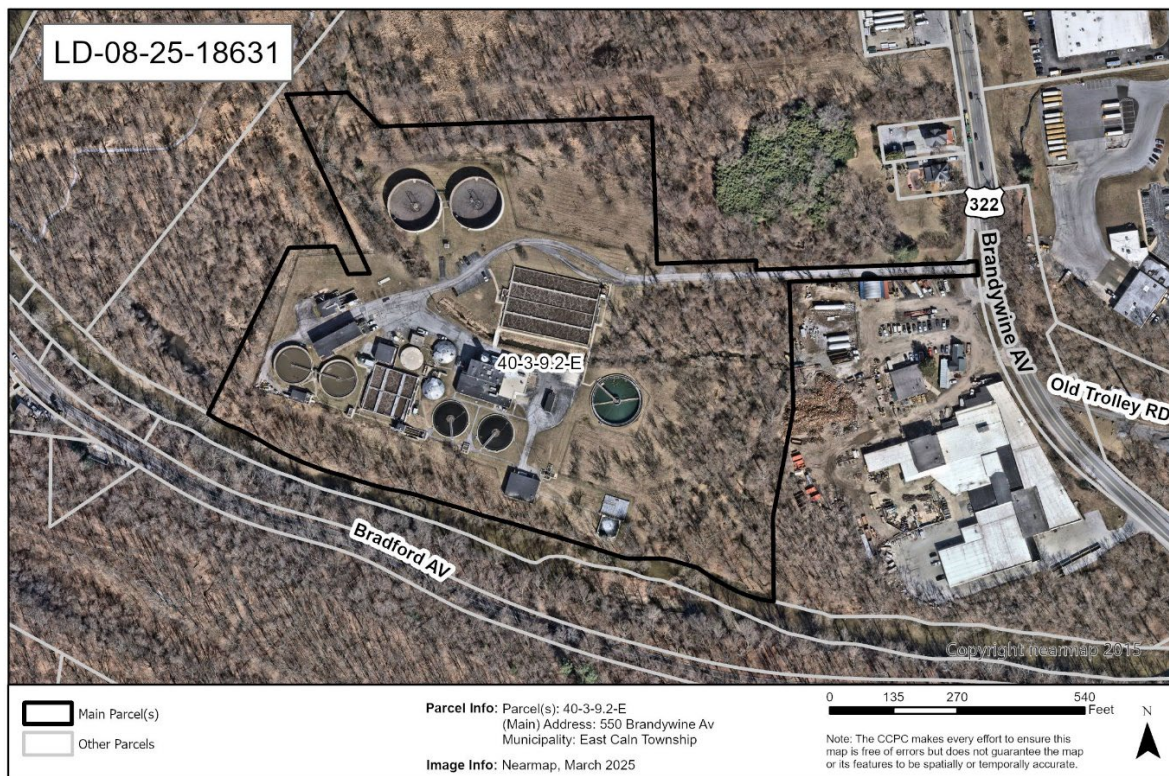
As indicated in the applicant's Project Narrative, dated August 11, 2025:

"This project involves the modernization and expansion of the Downingtown Regional Water Pollution Control Center, owned and operated by the Downingtown Area Regional Authority (DARA). The purpose of the project is 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,

Page: 2
 Re: Sketch Plan - Downingtown Area Regional Authority WWTP Modernization Project Design
 # East Caln Township - LD-08-25-18631

infrastructure improvements, architectural upgrades, and site restoration.... Major upgrades include a new garage, new screening facility, influent pump station, grit removal system, ultraviolet disinfection system, aeration improvements, equalization tank rehabilitation, floodproofing of key structures, and SCADA integration. Aging equipment will be replaced, and several existing facilities will be demolished or retrofitted. The improvements are confined to the existing plant site and land being acquired as part of this project. The overall proposed lot size is 15.9 acres.”

RECOMMENDATION: The Chester County Planning Commission has no comments on the design of the plan. All East Caln Township 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 public transportation and roadway systems. The proposed land development is consistent with the objectives of the **Urban Center Landscape**.

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.

Detail of Downingtown Area Regional Authority WWTP Modernization Project Design Sketch Plan

3. 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>.

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Re: Sketch Plan - Downingtown Area Regional Authority WWTP Modernization Project Design
East Caln Township - LD-08-25-18631

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.

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,

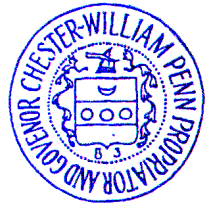
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Wes Bruckno
Senior Review Planner

cc: Downingtown Area Regional Authority
Entech Engineering
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
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Matthew J. Edmond, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
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(610) 344-6285 Fax (610) 344-6515

September 19, 2025

Deborah Kinney, Secretary
Lower Oxford Township
220 Township Road
Oxford, PA 19363

Re: Final Subdivision - Dale S. Boyd and Kelli S. Boyd and Shirley B. Lamkin
Lower Oxford Township – SD-08-25-18634

Dear Ms. Kinney:

A Final Subdivision Plan entitled "Dale S. Boyd and Kelli S. Boyd and Shirley B. Lamkin", prepared by Crossan-Raimato, Inc, and dated August 18, 2025, was received by this office on August 26, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

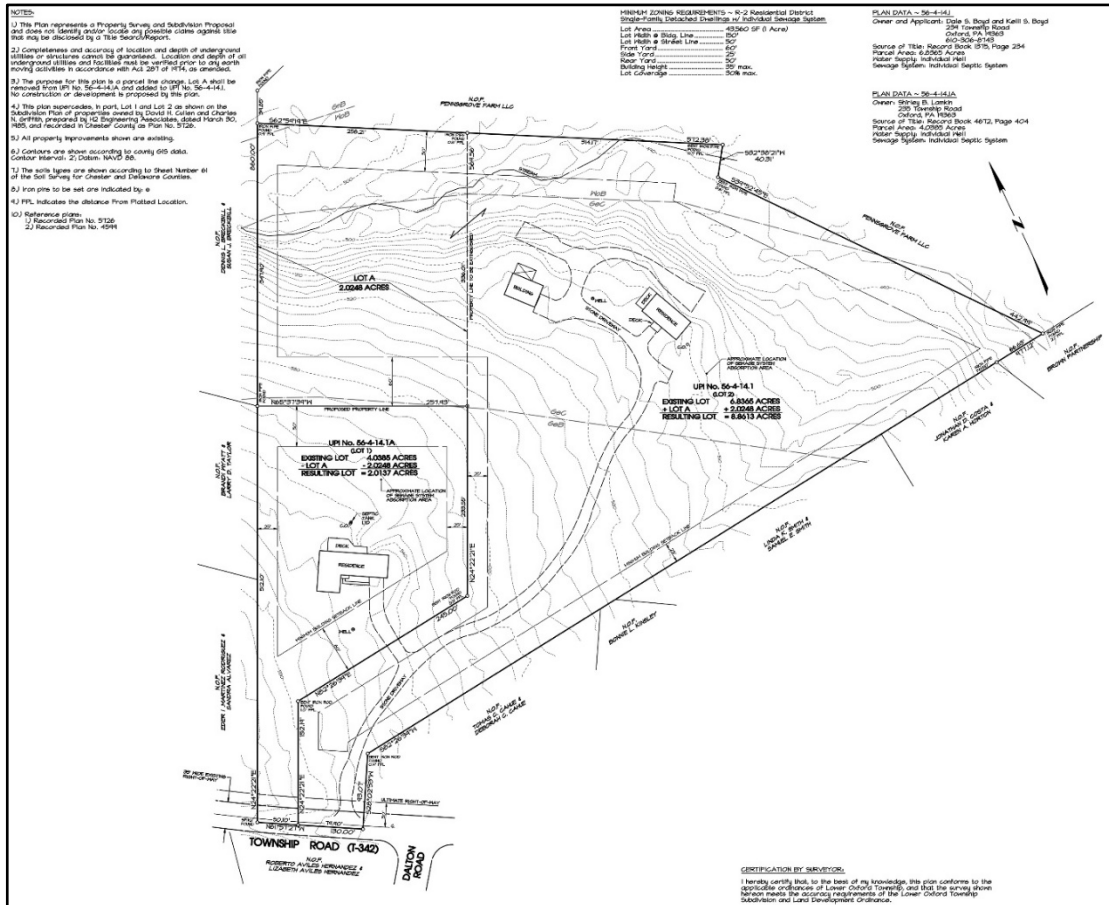
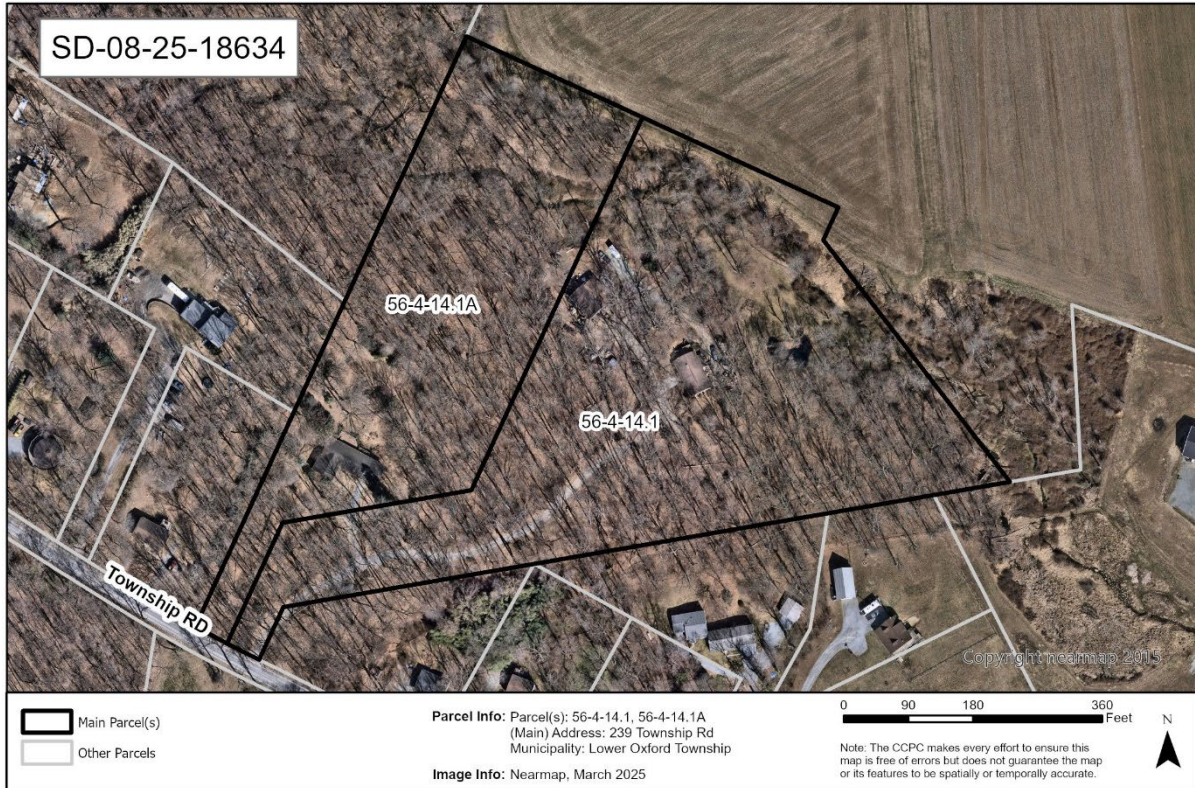
Location:	North side of Township Road, west of Cullen Road
Site Acreage:	10.88
Lots/Units:	2
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural
UPI#:	56-4-14.1A, 56-4-14.1

PROPOSAL:

The applicant proposes the conveyance of Lot A, a 2.04 acre portion of UPI# 56-4-14.1A, to UPI# 56-4-14.1. No development activity is proposed as part of the current plan submission. The project site is located in the R-2 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 - Dale S. Boyd and Kelli S. Boyd and Shirley B. Lamkin
 # Lower Oxford Township – SD-08-25-18634



Site Plan Detail: Final Subdivision - Dale S. Boyd and Kelli S. Boyd and Shirley B. Lamkin

Page: 3
 Re: Final Subdivision - Dale S. Boyd and Kelli S. Boyd and Shirley B. Lamkin
 # Lower Oxford Township – SD-08-25-18634

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan, adjoining an **Agricultural Landscape** designation to the north. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed subdivision is consistent with the objectives of the **Suburban 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.

PRIMARY ISSUES:

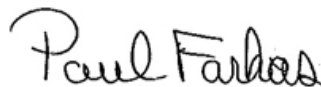
2. While we acknowledge that the site plan depicts the location of the existing on-site water and sewer facilities for both lots, we suggest that the applicant provide the location of replacement septic systems for both lots as part of this plan submission.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

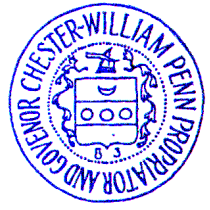


Paul Farkas
 Senior Review Planner

cc: Dale S. and Kelli S. Boyd
 Crossan-Raimato, Inc.
 Shirley Lamkin
 Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

September 8, 2025

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

Re: Preliminary/Final Subdivision - 435 Vanderslice Street
Phoenixville Borough - SD-08-25-18626

Dear Mr. Boelker:

A preliminary/final subdivision plan entitled "435 Vanderslice Street", prepared by Inland Design LLC and dated August 6, 2025, was received by this office on August 19, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

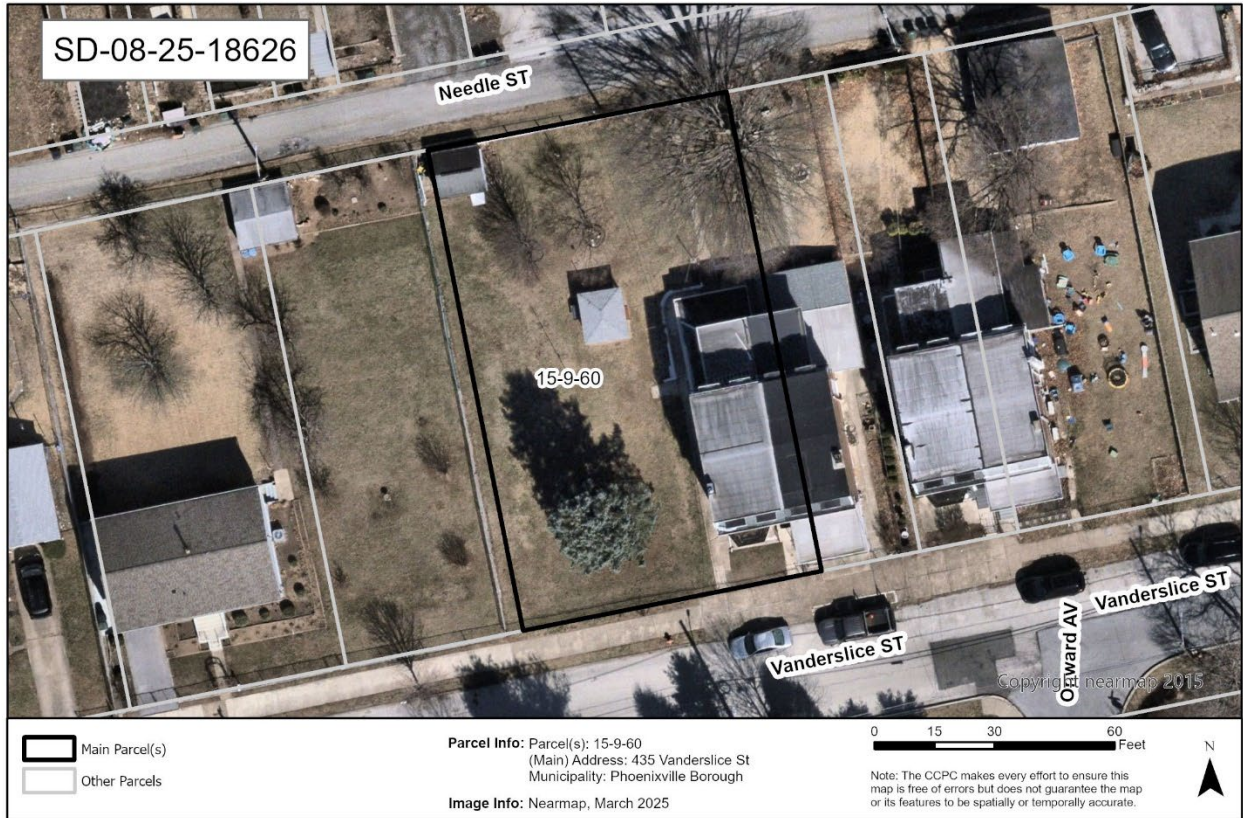
Location:	North side of Vanderslice Street, south side of Needle Street
Site Acreage:	0.21 acre
Lots:	2 lots proposed
Proposed Land Use:	Twin, Single Family Residential
Municipal Comprehensive Plan:	Residential Infill
UPI#:	15-9-60

PROPOSAL:

The applicant proposes the subdivision of one lot into two lots. The site, which contains one unit of a two-unit dwelling which will remain on one of the proposed lots, is served by public water and public sewer facilities and is located in the Phoenixville Borough RI Residential Infill zoning district. An 18 by 18-foot parking area is proposed on the lot that will contain the existing dwelling, but the plan does not show any additional development on the proposed additional lot.

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

Page: 2
 Re: Preliminary/Final Subdivision - 435 Vanderslice Street
 # Phoenixville Borough - SD-08-25-18626



COUNTY POLICY:

LANDSCAPES:

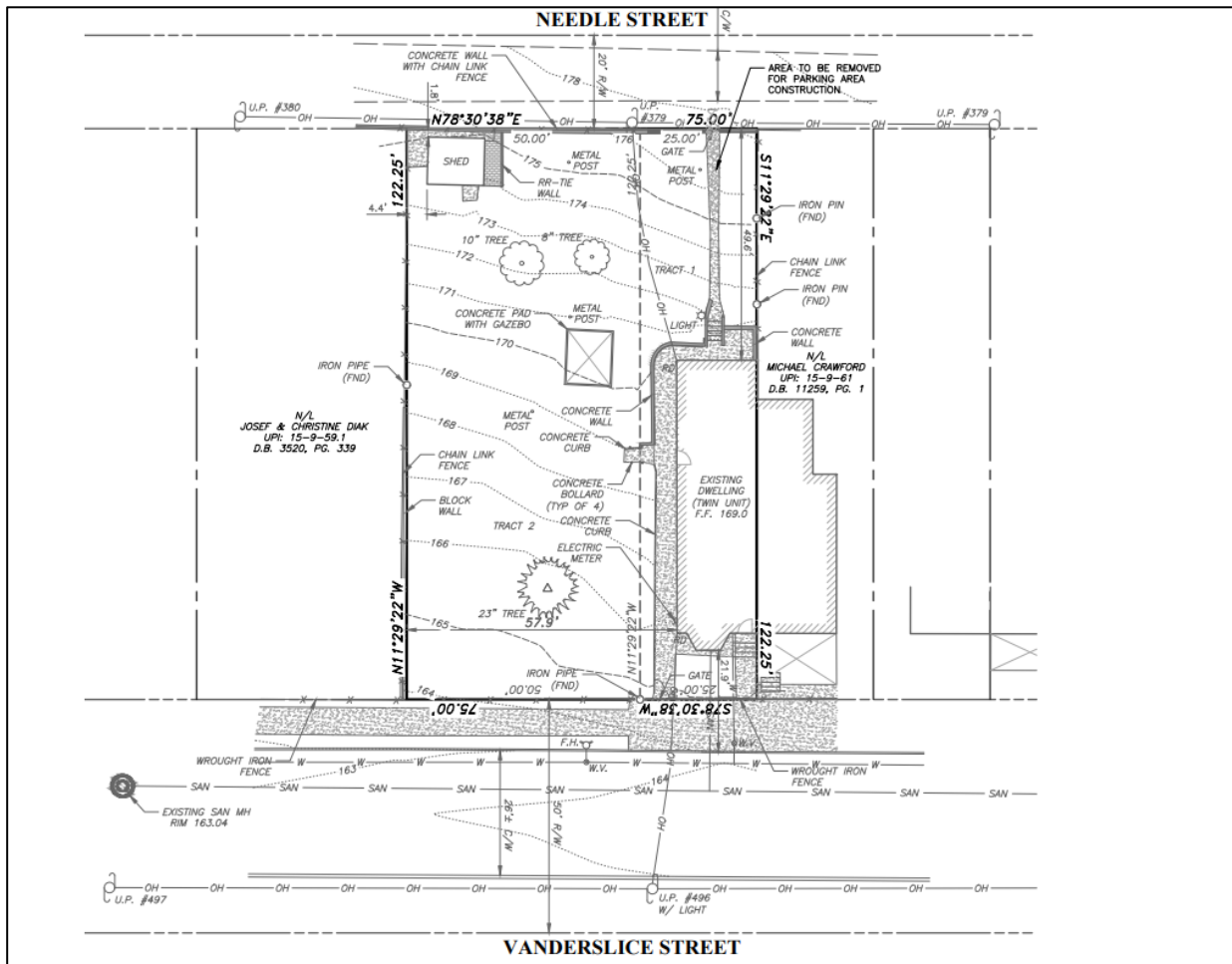
1. The site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town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

PRIMARY ISSUES

2. This site is within the “North Central” area as shown on the “Neighborhood Map” in the 2022 Phoenixville Borough Comprehensive Plan. This designation suggests that the area has a distinctive character that has received special recognition by the Borough. Therefore, we suggest that when the Borough receives a proposal for construction on this site, the Borough should encourage the applicant to design a structure that represents a harmonious transition between the (approximately) early 20th Century-era dwellings to the east and the later 20th Century-era dwellings to the west. Such a transitional style could include compatible colors, roof lines, a front porch, and a build-to line on Vanderslice Street.

Page: 3
 Re: Preliminary/Final Subdivision - 435 Vanderslice Street
 # Phoenixville Borough - SD-08-25-18626

We also suggest that all off-street parking be located on Needle Street as shown for the existing dwelling on the site. A common off-street parking area for both lots on Needle Street could also be considered, to provide additional opportunities for landscaping.



*Detail of 435 Vanderslice Street
 Preliminary/Final Subdivision Plan*

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

Page: 4
Re: Preliminary/Final Subdivision - 435 Vanderslice Street
Phoenixville Borough - SD-08-25-18626

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

Sincerely,

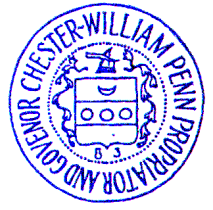
A handwritten signature in dark ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno
Senior Review Planner

cc: Inland Design LLC
Providence Capital Group



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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

September 24, 2025

Neil D. Vaughn, Manager
 Pocopson Township
 664 S Wawaset Road
 West Chester, PA 19382

Re: Preliminary Subdivision - 1415 & 1417 Lenape Road
 # Pocopson Township – SD-09-25-18649

Dear Mr. Vaughn:

A Preliminary Subdivision Plan entitled "1415 & 1417 Lenape Road", prepared by Howell Engineering, and dated June 12, 2025, was received by this office on September 15, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

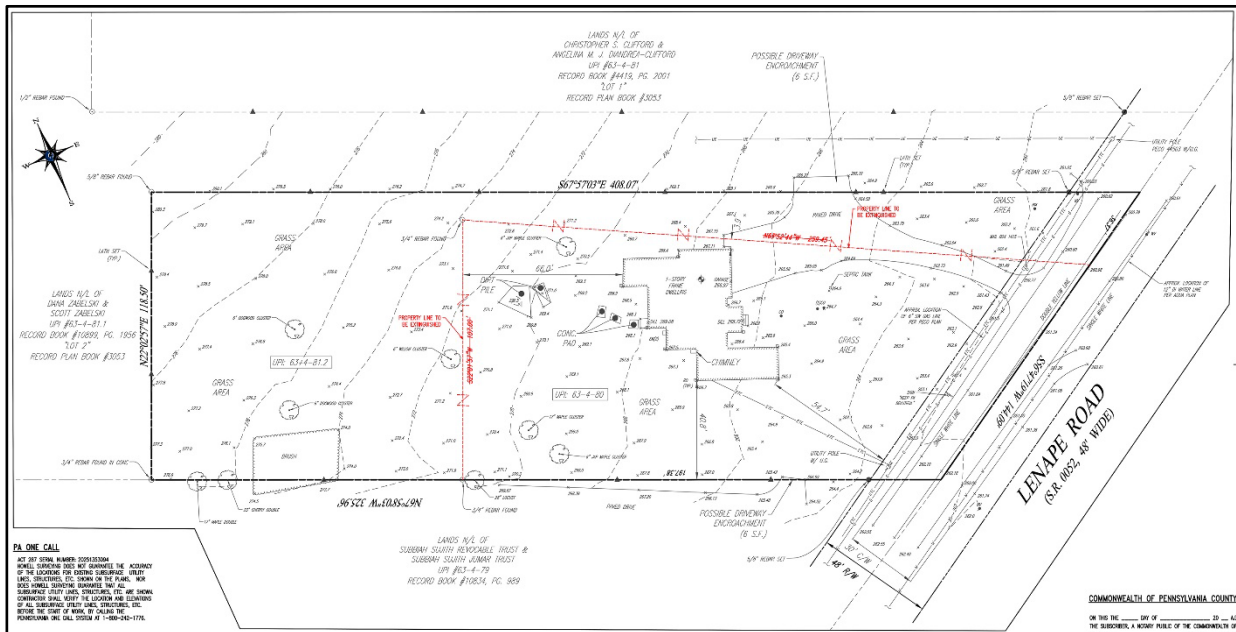
Location:	West side of Lenape Road, south of Clarks Lane
Site Acreage:	1.05
Lots/Units:	2 existing lots; 1 proposed lot
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Crossroads Mixed Use
UPI#:	63-4-81.2, 63-4-80

PROPOSAL:

The applicant proposes the consolidation of two existing lots into one lot. No development activity is proposed as part of the current plan submission. The project site is located in the RA Residential & Agricultural zoning district.

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

Page: 2
 Re: Preliminary Subdivision - 1415 & 1417 Lenape Road
 # Pocopson Township – SD-09-25-18649



Site Plan Detail: Preliminary Subdivision - 1415 & 1417 Lenape Road

Page: 3
 Re: Preliminary Subdivision - 1415 & 1417 Lenape Road
 # Pocopson Township – SD-09-25-18649

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a subdivision plan pertaining to the creation of UPI# 63-4-81.2. CCPC# 5207, “Henry B. Gray, Sr.,” dated December 17, 1979, which addressed the creation of three lots from a 5.48 acre site, was approved by the Township on March 17, 1980. While we acknowledge that the previously approved plan indicates that an 0.48 acre lot (existing UPI# 63-4-81.2) was to be conveyed to an adjoining parcel (existing UPI# 63-4-80), County mapping records indicate that this conveyance has not occurred.

COUNTY POLICY:

LANDSCAPES:

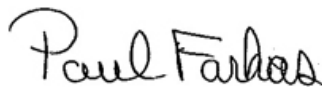
2. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium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

ADMINISTRATIVE ISSUES:

3. The site plan identifies a possible driveway encroachment onto the adjoining parcel to the north (UPI# 63-4-81.1). If the encroachment issue is valid, the applicant and the adjoining property owner should use this opportunity to resolve this issue.
4. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

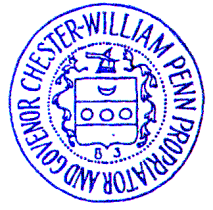


Paul Farkas
 Senior Review Planner

cc: Chris Clifford
 Howell Engineering
 Angela Clifford



THE COUNTY OF CHESTER



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Matthew J. Edmond, AICP
Executive Director

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

September 17, 2025

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

Re: Preliminary Subdivision - 602 Old Eagle School Road
Tredyffrin Township – SD-08-25-18621

Dear Ms. McPherson:

A Preliminary Subdivision Plan entitled "602 Old Eagle School Road," prepared by Howell Engineering, and dated August 1, 2025, was received by this office on August 18, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

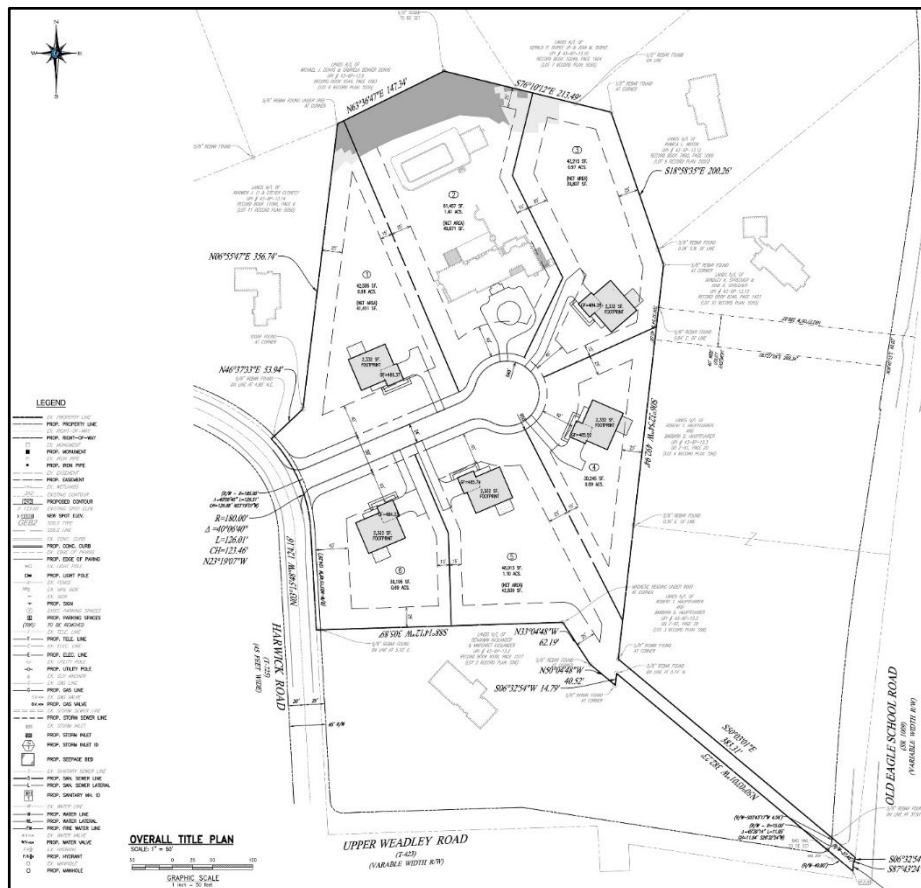
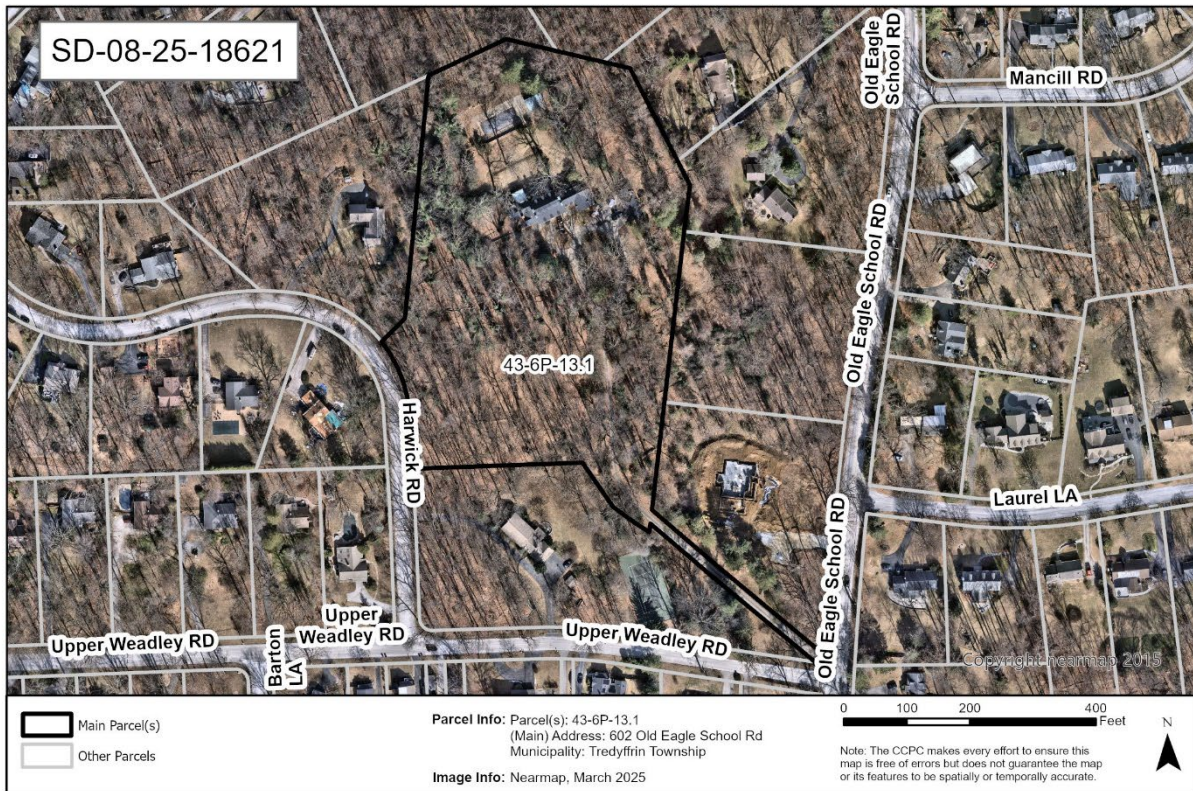
PROJECT SUMMARY:

Location:	East side of Harwick Road, north of Upper Weadley Road
Site Acreage:	6.30
Lots/Units:	1 existing lot; 6 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential - Low Density
UPI#:	43-6P-13.1

PROPOSAL:

The applicant proposes the creation of 6 single family residential lots, and 330 linear feet of private roadway. The existing dwelling will remain on Lot 2. The project site, which will be served by public water and public sewer, is located in the R-1 Residence 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: Preliminary Subdivision - 602 Old Eagle School Road
 # Tredyffrin Township – SD-08-25-18621

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Trout Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring first order streams and vegetated riparian buffers; restoring water quality to reduce impairments and support native aquatic species; and implementing comprehensive stormwater management. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. The 2011 Township Historic Resources Atlas identifies the project site contains a Class II Historic Resource. The applicant and the Township should work to mitigate any negative impacts on the integrity of the existing historic resource. "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>.
4. The plan and 2025 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. While we acknowledge that the applicant is requesting two waivers from the woodland conservation standards in the Township Code (which is further addressed in comment #7), the removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
5. The site plan indicates that the existing panhandle that extends to Old Eagle School Road (SR 1009) to the immediate north of the Old Eagle School Road/Upper Weadley Road intersection will be part of Lot 5, and it appears that the existing driveway located within this panhandle will be removed. We recommend that Lot 5 be deed restricted from direct vehicular access onto Old Eagle School Road.

Page: 4
 Re: Preliminary Subdivision - 602 Old Eagle School Road
 # Tredyffrin Township – SD-08-25-18621

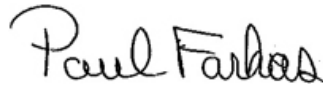
ADMINISTRATIVE ISSUES:

6. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. According to the Waiver Requests table on Sheet 1, the applicant is requesting two waivers from the woodland conservation standards set forth in Chapter 203 of the Township Code, including a waiver from Section 203-5.G to permit the disturbance of more than 50 percent of woodlands on slopes of less than 15 percent. 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 Act 247 County Referral Form indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from the developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions.
9. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
10. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

Page: 5
Re: Preliminary Subdivision - 602 Old Eagle School Road
Tredyffrin Township – SD-08-25-18621

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

Sincerely,

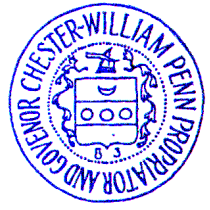
A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive, flowing style.

Paul Farkas
Senior Review Planner

cc: 1010 Wayne LLC
Howell Engineering
Chester County Conservation District
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



COMMISSIONERS
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Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

September 2, 2025

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

Re: Preliminary Subdivision - Hammell-O'Donnell Business Park
West Nantmeal Township - SD-05-25-18512

Dear Ms. Kolpak:

A preliminary subdivision plan entitled "Hammell-O'Donnell Business Park", prepared by Howell Engineering, dated September 9, 2018 and last revised on March 10, 2025, was received by this office on August 18, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

Location:	East of Chestnut Tree Road (State Route 4025), at the end of Column Drive; A portion of the site to the south is located in West Brandywine Township
Site Acreage:	125.80 acres
Lots:	10 lots
Proposed Land Use:	Office/Industrial Park
UPI#:	23-6-16.5, 23-6-16.4, 29-1-1.4, 29-1-1.3, 29-1-1, 23-6-16

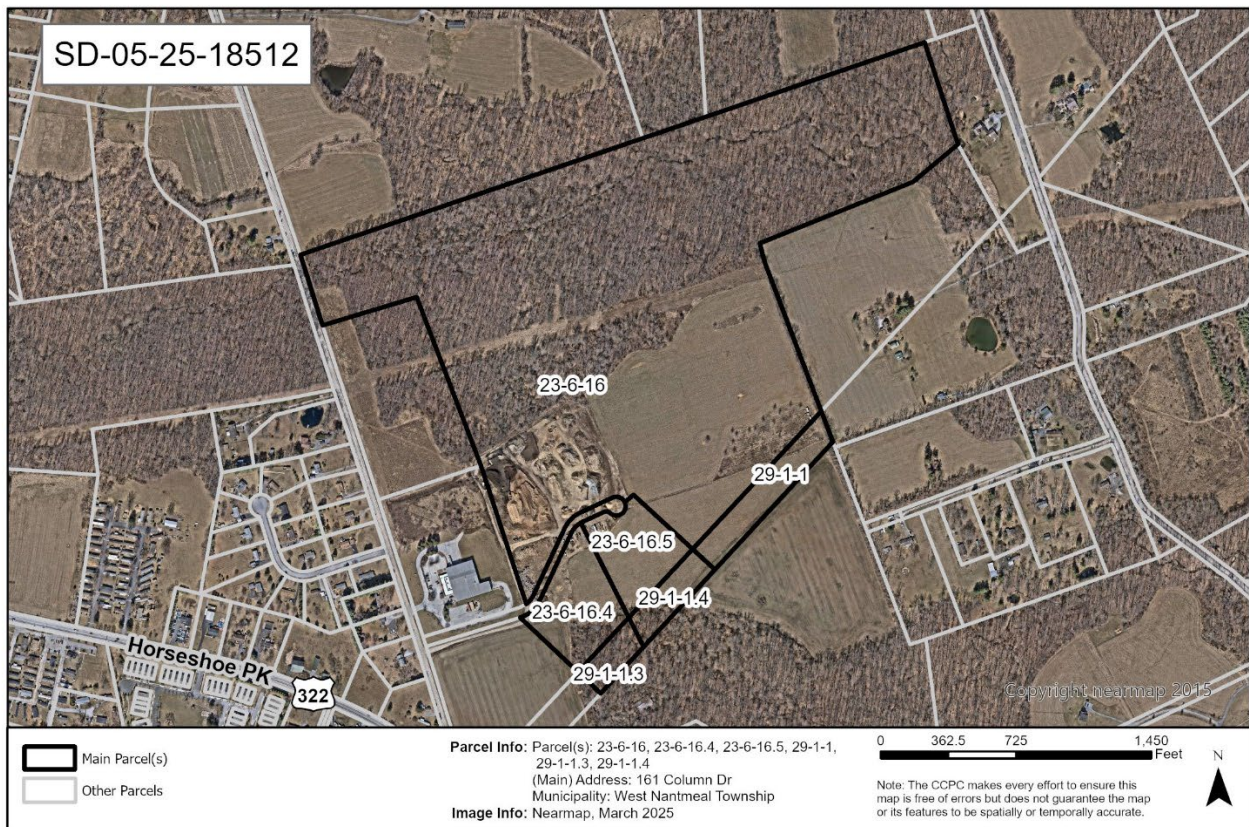
PROPOSAL:

The applicant proposes the reconfiguration of six lots into ten lots for proposed professional office and industrial uses, which will all be served by public water and public sewer facilities. Six of the ten proposed lots are bisected by the municipal boundary separating West Nantmeal Township to the north and West Brandywine Township to the south. The northern portion of the site located in the West Nantmeal Township LI Limited Industrial zoning district, and the southernmost portion of the site is located in the West Brandywine Township LI Limited Industrial district.

This plan was submitted by West Nantmeal Township. We understand that both West Nantmeal and West Brandywine Townships have requested that the applicant submit individual applications to each Township due to the location of the municipal boundary passing through the site.

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

Page: 2
 Re: Preliminary Subdivision - Hammell-O'Donnell Business Park
 # West Nantmeal Township - SD-05-25-18512



COUNTY POLICY:

LANDSCAPES:

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

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 Subdivision - Hammell-O'Donnell Business Park
 # West Nantmeal Township - SD-05-25-18512

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 Hammell-O'Donnell Business Park
 Preliminary Subdivision Plan***

PRIMARY ISSUES:

3. Both West Nantmeal and West Brandywine Townships should consider whether a roadway connection should be provided from the West Nantmeal portion of the site to the West Brandywine portion, because both municipalities have placed the respective portions of the site within similar zoning districts. An internal roadway connection will also avoid the need for another roadway connection to Horseshoe Pike (State Route 322) in West Brandywine Township.
4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies Chestnut Tree Road (State Route 4025) as a minor collector. The Handbook (page 183) recommends a 80-foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Chestnut Tree Road and that it be offered for dedication to PennDOT.
5. The Act 247 referral form that was submitted with the plan indicates that a Homeowners' Association will be created. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to intervene and maintain common owned facilities, determine the schedule for HOA formation, timing for construction of common facilities, and determine the schedule for transfer of ownership from the

Page: 4
 Re: Preliminary Subdivision - Hammell-O'Donnell Business Park
 # West Nantmeal Township - SD-05-25-18512

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

6. The 2020 West Brandywine Township Comprehensive Plan shows improvements to the Chestnut Tree Road (State Route 4025) and the Horseshoe Pike (State Route 322) intersection, as reflected by the Chester County 2019 Transportation Improvement Program. The applicant and both Townships should discuss potential roadway improvements for this area.
7. The site contains land within the 100-year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.
8. The northern portions of proposed Lots 1 and 2 appear to be drawn near wetland boundaries, but some wetland areas are located within proposed Lot 3. The Township and the applicant should discuss whether it is preferable to design lot lines that do not attempt to reflect wetland boundaries at this stage of the subdivision, because it may be easier to design straight lot lines (even if the lot lines pass through wetlands using offsets when necessary at corners), or alternatively re-locate the lot lines to be farther separated from the wetlands.
9. West Nantmeal Township should verify that the provisions of Township Zoning Ordinance Section 215-20 **Wetlands and Hydric Soil Overlay District**, Section D.(2) are observed: "A fifty-foot buffer zone shall be applied to all areas that have been delineated as wetlands, as measured from the perimeter of the wetlands area. No encroachment or earth disturbance activities shall be permitted within the required buffer zone."
10. Woodlands are located in the northern portion of the site, which are separated from the proposed lots by wetlands. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The applicant and the Township should discuss how the sensitive environmental features in this portion of the site will be protected. Alternatively, the northern portion of the site could be deed-restricted from further development.
11. The proposed subdivision appears to be in proximity to a Texas Eastern gas transmission pipeline. Applicants 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.pa1call.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>.

Page: 5
Re: Preliminary Subdivision - Hammell-O'Donnell Business Park
West Nantmeal Township - SD-05-25-18512

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 Pennsylvania Department of Transportation permit is required for new or revised access on to Chestnut Tree Road (State Route 4025) and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
14. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and West Nantmeal and West Brandywine Townships.

This report does not review the plan for compliance with all aspects of your ordinance, as this is more appropriately done by agents of West Nantmeal and West Brandywine Townships. 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,

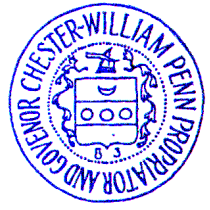


Wes Bruckno
Senior Review Planner

cc: Dale Barnett, West Brandywine Township
Howell Engineering
Hammell O'Donnell Properties LLC
Chester County Conservation District
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



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September 5, 2025

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

Re: Sketch Plan - Stoltzfus - 11 Sweet Water Road
West Nantmeal Township - SD-08-25-18627, LD 08-25-18628

Dear Ms. Kolpak:

An unofficial sketch plan entitled "Stoltzfus - 11 Sweet Water Road", prepared by All County and Associates, Inc. and dated July 3, 2025, was received by this office on August 13, 2025. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code (MPC) as amended, our comments are offered as a planning service at the request of West Nantmeal Township.

This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and West Nantmeal Township in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by West Nantmeal Township of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	The north and south sides of Sweet Water Road, and to the south of Ridge Road (State Route 23)
Site Acreage:	49.99 acres
Lots:	3 lots proposed
Non-Res. Square Footage:	24,300 square feet (as indicated in the Act 247 Form)
Proposed Land Use:	Single Family Residential, Farm/Pasture Land, Commercial
Parking Spaces:	7 existing spaces
Municipal Land Use Plan:	Suburban Residential, Commercial
UPI#:	23-3-1.4, 23-3-1.2A

PROPOSAL:

The applicant proposes the subdivision of two lots into three lots and a land development proposing the construction of a 16,500 square foot workshop, a 3,200 square foot barn (as shown on the plan) and two dwellings. The plan indicates that a dwelling on proposed Lot 3 is shown on the plan for reference only. The site, which contains an existing dwelling and other structures that are to remain, is served by on-site water and on-site sewer facilities and is located in the R-3 Suburban Residential zoning district (southern portion) and in the C-1 Village Commercial zoning district (northern portion).

Page: 2
 Re: Sketch Plan - Stoltzfus - 11 Sweet Water Road
 # West Nantmeal Township - SD-08-25-18627, LD 08-25-18628

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

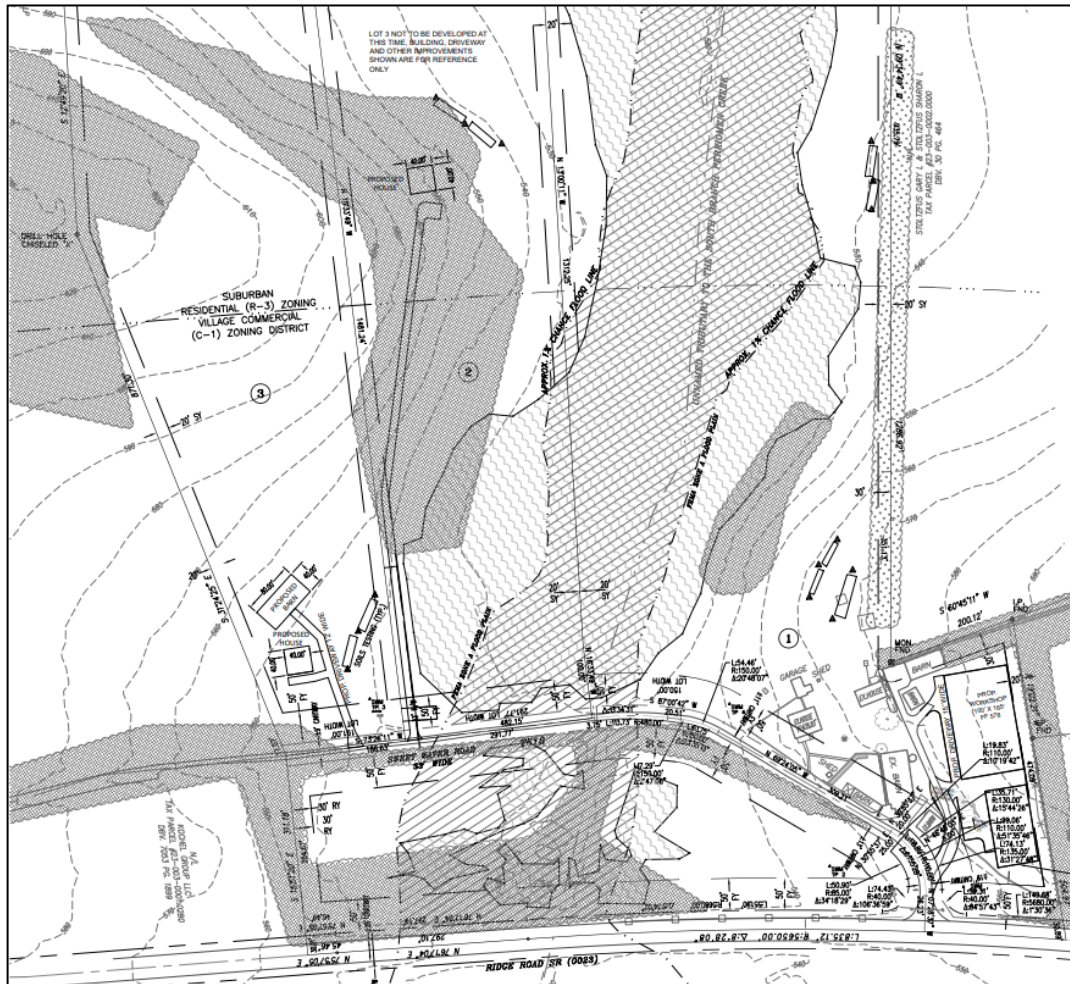
LANDSCAPES:

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

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



Page: 3
 Re: Sketch Plan - Stoltzfus - 11 Sweet Water Road
 # West Nantmeal Township - SD-08-25-18627, LD 08-25-18628



Detail of Stoltzfus - 11 Sweet Water Road Sketch Plan

PRIMARY ISSUES:

2. A note on proposed Lot 2 states that: "LOT 3 NOT TO BE DEVELOPED AT THIS TIME, BUILDING, DRIVEWAY AND OTHER IMPROVEMENTS SHOWN ARE FOR REFERENCE ONLY". The applicant should clarify whether this note applies to the building and driveway shown on Lot 2 or on Lot 3.

Regardless of which Lot this note applies to, proposed Lot 2 shows a proposed house served by a long driveway within a wooded area, requiring the disturbance of a portion of the woodland. 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 building and support facilities. We recommend that any disturbance to the woodland areas on this site be limited to the extent practicable.

3. It may be preferable to locate all potential house locations (i.e., those shown on Lots 2 and 3) using a flag lot in the area of proposed Lot 3, with a single driveway from Sweet Water Road. This may require an access easement but would result in less disturbance to the woodland areas on the site. (The Township and the applicant should also be aware that the Township Zoning Ordinance Section 405(D)(1) appears to require a special exception to construct a dwelling in the C-1 Village Commercial zoning district.)

Page: 4
 Re: Sketch Plan - Stoltzfus - 11 Sweet Water Road
 # West Nantmeal Township - SD-08-25-18627, LD 08-25-18628

4. The applicant should place landscaping to the north of the proposed parking area and workshop along Sweet Water Road, to preserve the viewshed in this area.
5. The plan would be easier to interpret if it is oriented with north at the top of the drawing.
6. The site contains delineated wetlands. The applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.
7. The site contains land within the 100-year flood plain. The County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

A portion of Sweet Water Road is within the 100-year flood plain. The applicant and the Township should specifically consider how any development in the eastern portion of Sweet Water Road on this site can be accessed in the event that a portion of the road becomes flooded.

8. The Township's first responders should review the condition of Sweet Water Road to determine if their vehicles can access additional developments in this area. The Township Engineer should advise the Township whether any improvements will be necessary for this road.
9. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies Ridge Road (State Route 23) as a minor arterial. The Handbook (page 183) recommends an 80-100 foot-wide rights-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Ridge Road and be offered for dedication to PennDOT.

We appreciate the opportunity to be a party to the design process prior to engineering and the associated costs which may preclude design revisions. If you have any questions in regard to this review, we will be glad to discuss this project at your convenience. The County Planning Commission staff is also available to meet with the applicant and West Nantmeal Township to discuss this project in further detail.

Sincerely,

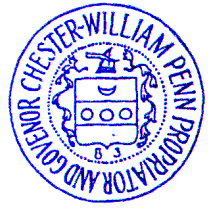


Wes Bruckno
 Senior Review Planner

cc: Stevie S. Stoltzfus and Rachael S. Stoltzfus
 All County and Associates, Inc.



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

September 8, 2025

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

Re: Final Subdivision - Parkesburg Point Youth Center
West Sadsbury Township - SD-06-25-18587

Dear Ms. Oswald:

A final subdivision plan entitled "Parkesburg Point Youth Center", prepared by Herbert E. MacCombie, Jr., P.E., Consulting Engineers and Surveyors, Inc. and dated June 2, 2025, was received by this office on August 20, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	South sides of Upper Valley Road in West Sadsbury Township and Main Street (State Route 3066) in Parkesburg Borough, the municipal boundary separating West Sadsbury Township and in Parkesburg Borough is to the east of the site
Site Acreage:	4.83 acres
Lots:	2 lots proposed
Proposed Land Use:	Child Daycare, Open Space Conservation
UPI#:	36-5-135

PROPOSAL:

The applicant proposes to subdivide one lot into two lots. The site, which is served by public water and sewer facilities, is located in the RLD Residential Low Density zoning district in West Sadsbury Township. An adjoining parcel in Parkesburg Borough will receive an access easement to one of the subdivided lots.

The site contains a day care center that will remain, and the subdivided lot will be utilized as open space and for future recreational opportunities by the adjoining parcel in Parkesburg Borough. No additional development is proposed by this subdivision. The subdivision was submitted to the Chester County Planning Commission by West Sadsbury Township.

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

Page: 2
 Re: Final Subdivision - Parkesburg Point Youth Center
 # West Sadsbury Township - SD-06-25-18587



COUNTY POLICY:

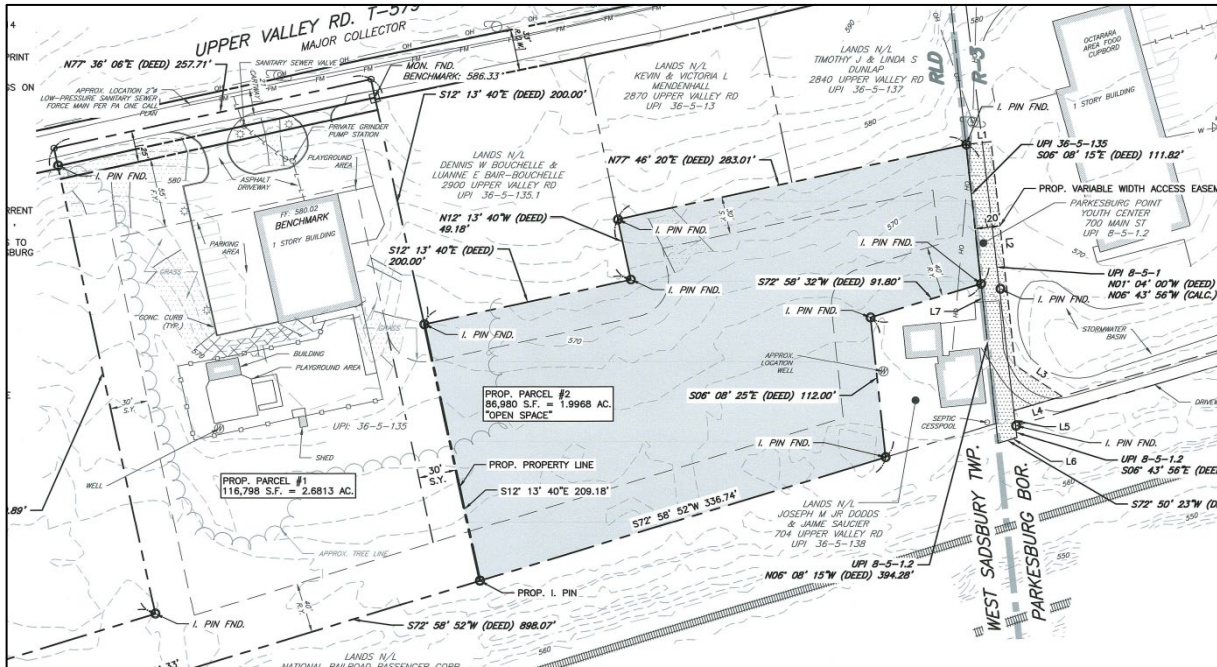
LANDSCAPES:

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

PRIMARY ISSUES:

2. The plan shows a small lot (UPI # 36-5-138, approximately 0.24 acre in size) adjacent to proposed Parcel #2. UPI # 36-5-138 appears to utilize on-lot water and sewer facilities and is outside the Pennsylvania American Water Company's water and sewer service area, which is to the east in Parkesburg Borough. The water and sewer facilities on UPI # 36-5-138 also appear to be located very close to the lot lines. If future water and sewer facilities cannot be extended to serve UPI # 36-5-138, the applicant and the Township may wish to contact the owner of that lot to determine if some of the area from proposed Parcel #2 could be conveyed to UPI # 36-5-138 (perhaps by easement) to be used for a potential replacement of on-lot water and sewer facilities in the event that the current facilities on that lot need to be replaced.

Page: 3
 Re: Final Subdivision - Parkesburg Point Youth Center
 # West Sadsbury Township - SD-06-25-18587



*Detail of Parkesburg Point Youth Center
 Final Subdivision Plan*

3. The deeds to all affected lots should reflect the terms of the proposed access easement.

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

Wes Bruckno

Wes Bruckno
 Senior Review Planner

cc: Herbert E. MacCombie, Jr., P.E., Consulting Engineers and Surveyors, Inc.
 Parkesburg Point Youth Center, c/o Dwane Walton, Executive Director
 Rochelle Gresh, Manager, Parkesburg Borough

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

9/1/2025 to 9/30/2025

The staff reviewed proposals for:

	Total
Zoning Ordinance Amendments	1
TOTAL REVIEWS	1

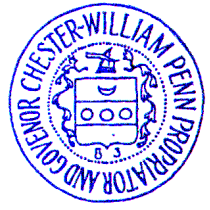
MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Vincent Township	ZA-09-25-18648	9/23/2025	Proposed - Zoning Ordinance Amendment IMU – Industrial Mixed Use District - Uses by Special Exception - to allow a data center and energy technology campus use by special exception; and add special provisions for data center and energy technology campus development, with specific criteria and standards.	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 1
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 1

Ordinance Review Letters



THE COUNTY OF CHESTER



COMMISSIONERS
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Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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Government Services Center, Suite 270
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(610) 344-6285 Fax (610) 344-6515

September 23, 2025

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

Re: Zoning Ordinance Amendment - Data Center and Energy Technology Campus Use by Special Exception
East Vincent Township - ZA-09-25-18648

Dear Mr. Zienkowski:

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

DESCRIPTION:

1. East Vincent Township proposes the following amendments to its Zoning Ordinance:
 - A. Allow a Data Center and Energy Technology Campus (DCET) use by special exception in the IMU – Industrial Mixed Use District;
 - B. Adopt definitions for: data center, data center and energy technology campus ("DCET"), data center accessory uses, data center equipment ("DCE"), sensitive receptores, and small modular reactor;
 - C. Add bulk and lot regulations for a DCET;
 - D. Add provisions for DCETs including: parking standards, buffering regulations, the preparation of a master plan, an economic impact analysis, a traffic impact analysis, a water and sewer analysis, electric use, tree and tree replacement standards, an environmental impact study, regulations regarding sound and the preparation of a sound study, regulations pertaining to generator operation, an emergency response plan, and a community benefits agreement.

COMMENTS:

2. Data Centers (DCETs) have become indispensable to meet the demands of artificial intelligence, telecommunications, and computer systems; and they are associated with matters related to high energy use, water consumption, noise, building mass, environmental protection, among other concerns. It is appropriate that East Vincent consider adopting an ordinance that can mitigate the potential adverse consequences of such factors.

Page: 2
 Re: Zoning Ordinance Amendment - Data Center and Energy Technology Campus Use by Special Exception
 # East Vincent Township - ZA-09-25-18648

Because DCETs result in significant land use, energy and environmental concerns that extend far beyond the physical limits of a data center site we therefore suggest that the Township regulate DCETs by conditional use instead of by special exception as the Township Supervisors may be better positioned to assess such wider community impacts. The Board of Supervisors can impose reasonable conditions on proposed DCETs 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)).

The provisions in the proposed amendment are appropriate, and we suggest that the Township consider some additional matters:

- A. DCETs are intensive energy users. We suggest that the Township consider how a DCET's anticipated electricity demand may affect the capacity of the grid without creating the potential for brownouts or failures.
- B. Proposed Section 27-2806 "Data Center Standards and Criteria", Section 5 requires a Master Plan. This is a useful provision, but the reference in Subsection A. to a "sketch plan" should be clarified that the sketch plan is not to be construed as a preliminary or final plan under the provisions of the Pennsylvania Municipalities Planning Code, Section 502.
- C. Some DCETs operate without any on-staff personnel and do not require any interior lighting. Security and site access concerns should be discussed with the applicant.
- D. The Township's first responders should assess how they will handle emergencies in DCETs, especially those that involve electrical equipment, water systems and hazardous materials.
- E. The Township's amendment requires proof of review and approval from the Delaware River Basin Commission for water withdrawals of 100,000 gallons per day or more than any 30-day average from any source or combination of sources within the River Basin (as well as other withdrawals). The Township should ensure that the release of water used for cooling the DCET will not adversely affect the watershed, because such water may be at a higher temperature than that of the receiving water. The applicant for a DCET should also discuss what will happen if adjacent water wells are affected by the DCET's water use.
- F. DCETs should also indicate if methods to release excess heat from cooling water may require the use of cooling towers, with their attendant visible plumes of water vapor.
- G. The economic lifecycle of a DCET should be assessed, and the disposal of e-waste should be discussed.
- H. The amendment's "Tree and Tree Replacement Standards" allow "...Up to sixty percent (60%) of existing trees (including woodlands) are permitted to be cleared if the following conditions are met...", and "... The total caliper of the cleared trees shall be replaced to the satisfaction of the Township Arborist." The Township should clarify who will be designated as the Township Arborist.
- I. Proposed Section 27-2806.12. "Sound; Sound Study; Generator Operation" should also assess the potential for vibrations that may be perceived through the ground, or which may be intermittent. The Township may need to engage a person who is trained and qualified in the use of sound-measuring equipment to establish objective measurements to determine compliance with the Ordinance.
- J. Proposed Section 27-2806.14. "Community Benefits Agreement" should be reviewed by the Township Solicitor to determine if it is consistent with the applicable provisions of the MPC.
- K. The Township should also assess the aesthetic effects of a DCET, specifically because proposed Section 27-2806.4. "Area and Bulk Regulations" permits a maximum building height of 90 feet and a gross building size of 300,000 square feet. The Township could consider requiring a view analysis of a proposed DCET from "SENSITIVE RECEPTORES" [SIC].

Page: 3

Re: Zoning Ordinance Amendment - Data Center and Energy Technology Campus Use by Special Exception

East Vincent Township - ZA-09-25-18648

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

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

Sincerely,

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

Wes Bruckno
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County September 2025

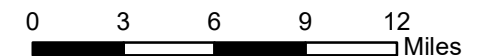
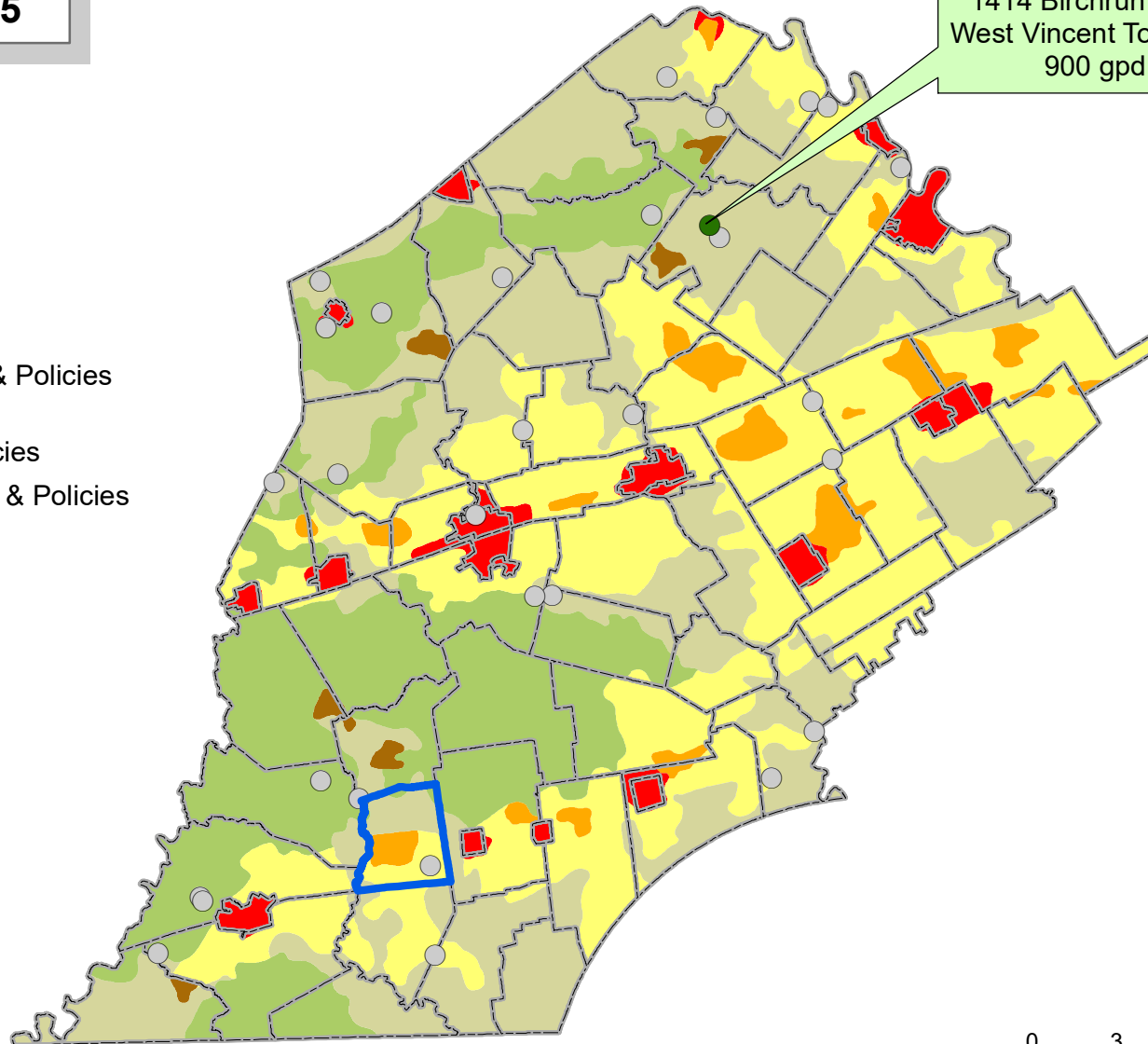


1414 Birchrun Road
West Vincent Township
900 gpd

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

Legend

- September Act 537 Review
- Previous Reviews
- Penn Township Special Study
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



Map prepared October 2025
Data Sources:
Act 537 Review - created by Chester County Planning Commission, 2018;
Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS;
Planning Commission, November 29, 2018.



Chester County Planning Commission
October 8, 2025

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

Penn Township Act 537 Sewage Facilities Plan Special Study

MINOR REVISIONS TO MUNICIPAL PLANS:

West Vincent Township, 1414 Birchrund Road

The applicant is proposing a residential land development of one lot on 60.21 acres. The site is located on Birchrund Road near the intersection with Janie Lane. The amount of wastewater for the project is 900 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural and Natural Landscape and is consistent with *Landscapes3*.

TOPIC: Penn Township Act 537 Sewage Facilities Plan Special Study - Consistent**Background**

The Special Study was prepared to consider long-term wastewater management alternatives for Penn Township, as the contract with Conard Pyle will expire in 2026. The Special Study proposes to evaluate the capacity of the existing wastewater treatment plant and conveyance facility and addresses the Township's desire to serve future development.

Discussion

As presented, the areas proposed to be served by the Penn Township/Aqua Pennsylvania WWTP are located within the Suburban and Suburban Center Landscapes, which are designated growth areas of Landscapes3, which is generally consistent with Landscapes3 Connect Objective F, which states, "Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well-maintained infrastructure." The use of drip irrigation disposal in the Rural Landscape, as proposed, is consistent the Landscapes3 Protect Objective E, which states, "Promote groundwater recharge, stormwater runoff and pollution reduction, flood mitigation and resiliency and water quality improvement and protection to support safe and healthy communities."

The proposed Plan is also consistent with *Watersheds2045* Objective 4.4 of Goal 4, "Protect water quality and stream baseflows by promoting sound land management practices designed to infiltrate stormwater runoff, promote groundwater recharge, and minimize the direct flow of overland runoff into streams."

The Planning Commission supports the Plan and recommended that DEP approve the Plan.

Action Requested

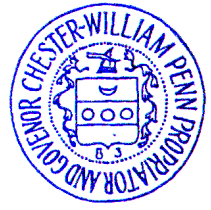
Staff requests ratification of the attached review letters containing the comments noted above.

10/8/2025

Major Revisions



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
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(610) 344-6285 Fax (610) 344-6515

September 9, 2025

Victor Mantegna, Chairman
Penn Township Board of Supervisors
260 Lewis Road
West Grove, PA 19390
office@penntownship.us

Re: Penn Township Act 537 Sewage Facilities Plan Special Study

Dear Mr. Mantegna:

The Chester County Planning Commission (Planning Commission) has reviewed the Penn Township Act 537 Sewage Facilities Plan Special Study for Aqua Pennsylvania Wastewater, Inc., dated July 29, 2025, as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by GHD Engineering and was received on August 12, 2025. The Special Study was prepared to consider long-term wastewater management alternatives for Penn Township, as the contract with Conard Pyle, for use of treated effluent on their nursery stock, is set to expire in 2026. The Special Study proposes to evaluate the capacity of the existing wastewater treatment plant and conveyance facility. The Study updates projections from the 2011 Plan. The Special Study also addresses the Township's desire to serve future development through the retention of the permitted stream discharge plant, while also proposing to move the location of the permitted outfall from the current location (currently on the Conard Pyle property), and installing a rapid infiltration basin and drip disposal system on two properties owned by Aqua PA Wastewater, located north of US Route 1.

The following comments are offered based on review of the document:

A. Consistency of the Draft Act 537 Plan Special Study with the County Comprehensive Plan *Landscapes3*:

1. *Landscapes3* Map:

Landscapes3 designates the areas included in the service area for the Penn Township/Aqua Pennsylvania WWTP as being located primarily within the Suburban and Suburban Center Landscapes. Additionally, the two parcels proposed for drip disposal are located within the Rural Landscape. The Planning Commission finds the proposal to be generally consistent with the Map of *Landscapes3* (2018).

2. *Landscapes3* Plan:

As presented, the areas proposed to be served by the Penn Township/Aqua Pennsylvania WWTP are located within the Suburban and Suburban Center Landscapes, which are designated growth areas of *Landscapes3*. As such, the proposed Special Study is generally consistent with *Landscapes3* Connect Objective F, which states, "Coordinate water and sewage facilities planning with land use planning so that

development is directed toward designated growth areas with adequate and well-maintained infrastructure.” The use of drip irrigation disposal in the Rural Landscape, as proposed, is consistent the *Landscapes3* Protect Objective E, which states, “Promote groundwater recharge, stormwater runoff and pollution reduction, flood mitigation and resiliency and water quality improvement and protection to support safe and healthy communities.”

B. Consistency of the Selected Alternative with *Landscapes3*:

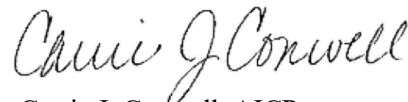
The selected alternative for the Special Study is to address the upcoming contract expiration with Conard Pyle, while continuing to serve existing and future customers in the existing service area using the existing permitted wastewater treatment plant and adding two drip disposal fields. The proposed alternative is consistent with *Landscapes3* Connect Goal, “Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities” and Protect Objective E, which states, “Promote groundwater recharge, stormwater runoff and pollution reduction, flood mitigation and resiliency and water quality improvement and protection to support safe and healthy communities.” As proposed, the selected alternative is consistent with *Landscapes3*.

C. Consistency with the County Water Resources Plan – *Watersheds2045*:

Watersheds2045, the County’s Integrated Water Resources Plan, identifies Objective 4.4 of Goal 4, “Protect water quality and stream baseflows by promoting sound land management practices designed to infiltration stormwater runoff, promote groundwater recharge, and minimize the direct flow of overland runoff into streams.” As such, the proposed Special Study for Penn Township and Aqua Pennsylvania is consistent with the objectives of *Watersheds2045*.

Thank you for the opportunity to offer comments on this Plan. We hope these comments will be of assistance as you prepare your submission of this planning document to the PA DEP. Please forward a copy of the DEP-approved document, once adopted by the Township. If you have any questions, please contact me at 610-344-6285 or cconwell@chesco.org.

Sincerely,



Carrie J. Conwell, AICP
Senior Environmental Planner

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
Caitlin Ianni, Penn Township
Emily Salvatore, EIT, GHD

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 1414 Birchrun LLC, West Vincent Township

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

1. Date plan received by county planning agency. July 22, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency August 29, 2025

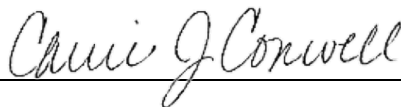
SECTION C. AGENCY REVIEW (See Section C of instructions)

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| ☒ | ☐ | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| ☒ | ☐ | 2. Is this proposal consistent with the comprehensive plan for land use?
<u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural 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 <u>This proposed project is consistent with the Rural Landscape if provisions are employed that protect the site's sensitive natural features as referenced in the Act 247 review CU-08-24-18219.</u> |
| ☒ | ☐ | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as Exceptional Value Waters -the French Creek watershed. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| ☒ | ☐ | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| ☐ | ☒ | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| ☐ | ☐ | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| ☐ | ☒ | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| ☐ | ☒ | 9. Is there a county or areawide zoning ordinance? |
| ☐ | ☐ | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

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: <u>Carrie J. Conwell, AICP</u>
Title: <u>Senior Environmental Planner</u> Signature: <u></u>
Date: <u>8/29/2025</u>
Name of County or Areawide Planning Agency: <u>Chester County Planning Commission</u>
Address: <u>Government Services Center, Suite 270</u>
<u>601 Westtown Road</u>
<u>P.O. Box 2747</u>
<u>West Chester, PA 19380-0990</u>
Telephone Number: <u>(610) 344-6285</u> |

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

PC53-08-25-18637

The county planning agency must complete this Component within 60 days.
This Component and any additional comments are to be returned to the applicant.

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
Mark Janiczek, Site Contact
Tommy Ryan, West Vincent Township
David DiCecco, D.L. Howell and Associates

Discussion and Information Items

Multimodal Transportation Planning Division

Multimodal Transportation Planning Division

October 2025 (Activities as of 9/30/25)

Transportation Equity in Chester County

On Tuesday, September 16th, Alex Sankaran from the MTP Division participated in a community panel discussion on Transportation Equity in Chester County at West Chester university's Business and Public Management Center. The event was co-sponsored by the West Chester University Office of Sustainability and the West Chester Green Team. Other panelists included: Dr. Michael Burns, a WCU English Professor and avid cyclist; Connor Deschemaker from Transit for All PA; Jordan Norley, former mayor of West Chester; and Tim Phelps, Executive Director of TMACC. Dr. Bradley Flamm, the Director of the Office of Sustainability at WCU, led the discussion.



Alex described some of the work that he does for CCPC in his role as a Transportation Planner, as well as the goals and objectives of the MTP division. Additionally, he responded to questions pertaining to bike/ped issues, general infrastructure, and the roadway network and pointed to CCPC's recent completion of the Public Transportation Plan Update. Alex also participated in the discussion with other panelists regarding bike lanes, bus stops, and park and ride lots.

The event had approximately 20 people in attendance and was video recorded by the University, available here: <https://www.youtube.com/watch?v=M47j4HvCQfE>

WeConservePA Greenways & Trails Summit

Both Steve Buck and Brian Styche delivered presentations at the WeConservePA Greenways & Trails Summit held September 21-23 at the Harrisburg Hilton Hotel. Steve Buck participated in a panel presentation on Monday afternoon titled "*Advancing the Circuit Trails: Mile by Mile, County by County*". Other panelists included: Sarah Stuart, Trails and Transportation Manager, City of Philadelphia Streets Department; Christian Regosch, Senior Transportation Planner, Bucks County Planning Commission; Donna Fabry, Principal Trails & Open

Space Planner, Montgomery County Planning Commission; and Lou Hufnagle, AICP, Manager, Infrastructure, Delaware County Planning Department. The session provided an update on the current status of building out the Circuit toward completing the network by 2040, including a summary of high priority projects across the five counties.

On Tuesday morning, Brian Styche and Steve Buck led a session titled *“Countywide Trail Planning: From Concept to Implementation”*. This session addressed successful public engagement techniques, elements to look for and address when determining trail alignments and working with partners to secure funding for all trail development phases. Other elements addressed within the presentation included selecting the appropriate trail typology/design standard for the proposed use; preparing capital development plans; seeking/leveraging grant funds; and identifying and budgeting for the needs of long-term maintenance. The presentation featured examples of how these plans, including The Chester Valley Trail - Extension to Downingtown Feasibility Study/Master Plan, The Chester Valley Trail West - Feasibility Study/Master Plan, the Southern Chester County Circuit Trail Feasibility Study and the Chester County Trails Master Plan are paving the way toward advancing many miles of new public trails throughout the county.

The latter presentation on Countywide Trail Planning will be delivered again in early 2026 as part of the APA PA Webinar Wednesday series. We will report to the Board once the final time and date for that presentation is determined.



Quarterly Transportation Forum #3

The third in our series of quarterly Transportation Forums for Municipal Managers was held Thursday September 25th. Patty Quinn provided a status update on production of the Transportation Improvement Inventory (TII) and Transportation Priority Projects Brochure. Alex Sankaran reported on the SEPTA funding situation. Steve Buck provided a status report on our trail development projects, and Brian Styche discussed upcoming funding opportunities. The final installment of 2025's quarterly forums will be held on Thursday, December 11th. These forums have been well received by the municipal managers and are planned to continue in 2026.

Design & Technology Division Update



DESIGN & TECHNOLOGY DIVISION

October 2025 (activities as of 9/30/25)

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

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

The GIS/Tech team actively supported the Community Planning, Sustainability, and Multimodal Transportation Divisions by addressing a wide array of mapping and data requirements. Major project work included developing the Land Stewardship Project mapping, refining the Open Space Prioritization web experience, and advancing the Trail Finder App. The team also refined POST online mapping and updated the base mapping for Transit Oriented Communities. Beyond specific projects, staff provided continuous mapping assistance to the 247 planners, handled setup for various Planning Commission meetings, and delivered specialized GIS support to TMACC.

The Graphics team made progress this month, focusing on key initiatives like the West Whiteland Comprehensive Plan report and presentation materials for the APA conference. We continued developing the Sustainable HOAs video series and prepared for its third installment. Design work was also completed for the new pollinator garden signage, graphic identities for the Heritage Interpretive Network, and updated CCPC website event banners. Additionally, the team generated various event flyers and presentations and provided graphic and webpage support to the Chester County 250th committee.

Community Planning

Municipalities with ongoing VPP projects September, 2025

★ Planning Commission Consulting Service

18 Single-Municipality Projects

Zoning or Subdivision Ordinance

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

Open Space

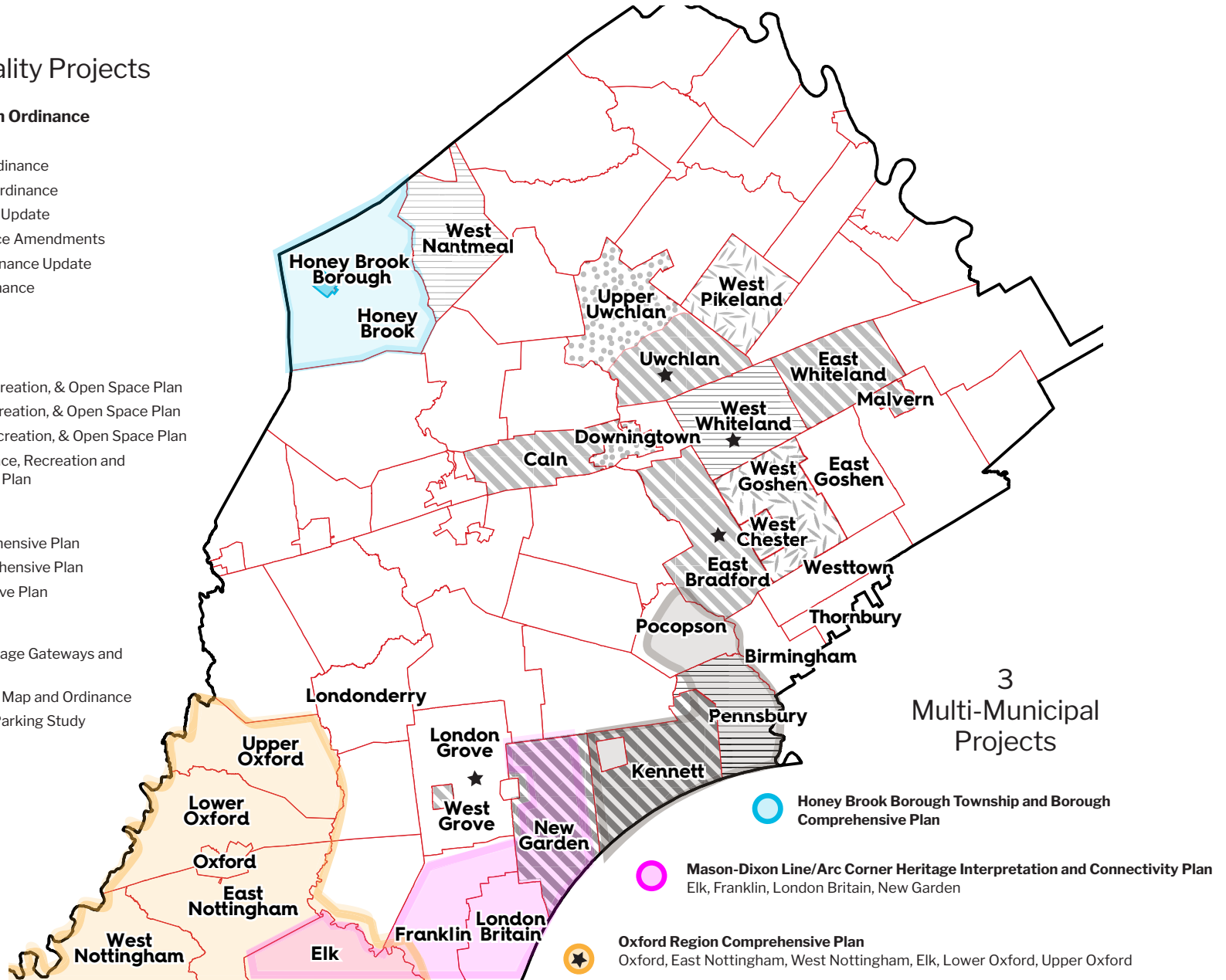
- West Chester Parks, Recreation, & Open Space Plan
- West Goshen Parks, Recreation, & Open Space Plan
- West Pikeland Parks, Recreation, & Open Space Plan
- London Britain Open Space, Recreation and environmental Resource Plan

Comprehensive Plan

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

Other

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



COMMUNITY PLANNING REPORT

October 2025 (Activities as of 9/30/2025)

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

MUNICIPAL ASSISTANCE

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

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: 78% Contract Term: 1/24-12/25 Consultant: Nanci Sarcinello Planning & GIS Monitor: Mark Gallant
The Task Force review of the full draft Ordinance continued at their September meeting.

2. Downingtown Borough – Parking Study

Percentage Completed: 30% Contract Term: 3/25-2/26 Consultant: Walker Consultants Monitor: Kevin Myers
A parking study to address growth and redevelopment for the downtown core of Downingtown. The Task 1 report was provided by the consultant in August for review by the borough in accordance with the schedule with a review and progress meeting held on September 23rd to review the Task 1 report and address the project status.

3. East Bradford Township – Zoning Ordinance Update

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

4. East Nottingham Township - Official Map and Ordinance

Percent Complete: 0% Consultant: Brandywine Conservancy Contract Term: 9/25-8/27 Monitors: Mark Gallant and Luis Rodriguez
East Nottingham Township will develop an Official Map and Ordinance consistent with the 2012 Oxford Region Multi Municipal Comprehensive Plan, the 2022 Land Preservation Plan, Chester County's adopted Comprehensive Plan, *Landscapes3*. The Official Map and Ordinance will reflect the potential future public land and facilities—such as streets, trails, parks, and open space—the Township would consider acting upon if they become available. This is the first project that has been awarded under the mini-rolling grant. The Kick-off meeting is scheduled for October 8th via Zoom.

5. East Whiteland Township – Zoning Ordinance Update

Percent Completed: 55% Contract Term: 9/23–2/26 Consultant: Bergmann Monitor: Chris Patriarca
Draft zoning text on-going.

COMMUNITY PLANNING REPORT

6. Kennett Township – SALDO update

Percent Completed: 30% Contract Term: 8/24-7/26 Consultant: Chester County Planning Commission Planner: Jeannine Speirs
The Township is updating their SLDO to reflect the recent Zoning update as well as other changes. Nina Weisblatt is now working as the 1st assistant on the project. The project is progressing on schedule.

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

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

8. Malvern Borough – Zoning Ordinance Amendments

Percent Completed: 75% Contract Term: 8/24-8/26 Consultant: Thomas Comitta Associates Monitor: Jeannine Speirs
Updates to text and map to support implementation of Malvern Borough Comprehensive Plan. There was a meeting on September 12th.

9. New Garden Township – Zoning Ordinance Update

Percent Completed: 75% Contract Term: 7/24-6/26 Consultant: Michael Baker International Monitor: Libby Horwitz
A final task force meeting was held September 11th. The final draft ordinance was presented to the Planning Commission on September 24th.

10. Pennsbury Township – Comprehensive Plan Update

Percent Completed: 0% Contract Term: 9/25-10/27 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs and Nina Weisblatt
The Township will update the 2006 Comprehensive Plan to be consistent with *Landscapes3*. The update will highlight the accomplishments that have been successfully implemented, and challenges the Township plans to address.

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

Percent Completed: 60% Contract Term: 9/1/2024-2/28/2026 Consultant: Bowman Monitor: Patty Quinn
On 8/25 the team met with PennDOT to review the project scope and gather initial feedback. Bowman plans to meet with PennDOT engineers again in October to further discuss design alternatives for the northern and southern gateways to Eagle Village. The task force meeting was September 9th, where they presented survey findings, and other input gathered from the events held this summer.

COMMUNITY PLANNING REPORT

12. Uwchlan Township - Zoning Ordinance Update

Percent Completed: 0% Contract Term: 9/25-8/27 Consultant: CCPC Planner: Mark Gallant

The Chester County Planning Commission (CCPC) will provide professional planning and support staff to update the Township Zoning Ordinance. The Township will create a Task Force from members of the Township Planning Commission, representatives of the Board of Supervisors and other municipal boards, commissions, or groups as deemed appropriate by the Township. The kick-off meeting for the ZO update was held on September 3rd.

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

Percent Completed: 90 % Contract Term: 5/24-4/26 Consultant: Johnson, Mirmiran & Thompson/ Toole Rec. Monitor: Kevin Myers
Communication with the borough in September indicated the borough intends to send the plan for Act 247 review and request the final VPP review in October. The plan should be adopted before the end of this year.

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

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

15. West Grove Borough – Zoning Ordinance Amendments

Percent Completed: 90 % Contract Term: 4/23–3/26 Consultant: CCPC Lead Planner: Kevin Myers
A second extension was granted through March of 2026 to facilitate final edits to create the Hearing Draft and the adoption process.

16. West Nantmeal Township – Comprehensive Plan Update

Percent Completed: 85 % Contract Term: 6/24-5/26 Consultant: Castle Valley Consultants Monitor: Luis Rodriguez
The project is nearly complete; the primary remaining task is the addition of an implementation plan. A meeting was held September 22nd.

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

Percent Completed 50 % Contract Term: 6/23–11/25 Consultant: Natural Lands Monitor: Chris Patriarca
Drafting of full document continued in September. A second extension will likely be needed to complete.

18. West Whiteland Township – Comprehensive Plan

Percent Completed: 60 % Contract Term: 7/24–6/26 Consultant: CCPC Lead Planner: Chris Patriarca
A public event is being scheduled for late October to present draft goals, recommendations, and implementation strategies. Document formatting and finalization were on-going in September.

COMMUNITY PLANNING REPORT

MULTI-MUNICIPAL PROJECTS

A. Honey Brook Township and Borough – Comprehensive Plan

Percent Completed: 5 % Contract Term: 4/25- 3/28 Consultant: Brandywine Conservancy Monitors: Jeannine Speirs and Luis Rodriguez
The project is progressing as scheduled. The next meeting is scheduled for October 6th.

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

Percent Completed: 90 % Contract Term: 12/22-11/25 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs
The Public review of the draft document ended, there was no meeting in September.

C. Oxford Region Comprehensive Plan Update

Percent Completed: 35 % Contract Term: 1/24–12/26 Consultant: CCPC Lead Planner: Mark Gallant
Over the next few months, the CCPC Team (including Nina Weisblatt) will present existing conditions and plan chapters for Parks, Recreation, and Open Space, Multimodal Transportation, and Community Facilities and Services. A meeting was held on September 24th.

OTHER PROJECTS

- **Oxford Region** – Administration assistance to the regional planning group (ORPC) and associated sub-groups:
The ORPC Regional EAC and The ORPC Historic Sub-Committee; Mark Gallant. Mark is serving as the Region's secretary throughout the Plan update. Jeannine Speirs and David Blackburn are assisting with historic resource and heritage interpretation network items.
- **Phoenixville Region Planning Committee** –The September 2025 meeting discussed the Devault Rail Trail Intergovernmental Cooperative Agreement with a presentation and discussion with Tim Phelps (TMACC), a presentation by the Phoenixville Area Soccer Club (who is looking for land in the Region), and discussion of the borough's response to the Region's consistency review of the Phoenixville Zoning Amendments.
- **Pottstown Metropolitan Regional Planning Committee** – The September 2025 meeting discussed municipal plan reviews and the draft Future Land Use chapter for the Regional Comp Plan Update.
- ❖ **Internal County Coordination**
Community Development: **Libby Horwitz, Senior Housing & Economic Planner, Kevin Myers, Senior Urban Planner, Chris Patriarca, Senior Community Planner, Jeannine Speirs, Senior Community Planner**
Housing Authority of Chester County: Libby Horwitz and Chris Patriarca
Facilities: **David Blackburn, Heritage Preservation Coordinator**
Historic Interpretive Network: Jeannine Speirs

COMMUNITY PLANNING REPORT

VPP INQUIRIES

County Consulting Assistance Inquiries or Requests

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

Cash Grant Inquiries (or VPP channel not established yet)

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

HISTORIC PRESERVATION & HERITAGE INTERPRETIVE NETWORK (HIN)

America 250 & Heritage Tourism Plan

- ❖ The September CC 250 Commission meeting was held on 4 September
- ❖ The draft 250-communication plan was presented to, and approved, by the 250 Commission. Communication work plans are being requested from all of the CC250 committees. The Technology subcommittee of MarCom met twice and continued to refine the 250 website. Aiming for launch of the new CC250 website by the November Commission meeting.
- ❖ CC250 Commission approved the concept of a 16-panel brochure to highlight the heritage interpretive network and its themes and select heritage sites and connections for the 250th in '26 and '27. Working to create a distribution plan and contract for a design firm to create.
- ❖ Blackburn and Speirs are attending the community engagement ZOOM 250 information meetings, sponsored by the CC Community Foundation. Speirs covers Kennett Square/Chadds Ford and, the Main Line. Blackburn covers Phoenixville Southern Chester County and West Chester regions.
- ❖ Completed a list of annual community and heritage events along with proposed and planned events in 2026 and 2027 in order to understand events/dates that could have possible 250th elements.
- ❖ Coordinated with Keep Chester County Beautiful (KCCB) for a Community Service element for CC250 and using established BBTF/Brandywine Battlefield Heritage Site cleanups in partnership with KCCB as an example. Instructions for engagement and suggested locales will be shared with the 250 Commission in October.

COMMUNITY PLANNING REPORT

- ❖ 81% of the County's municipalities adopting the resolution of support of the Chester County America250
- ❖ CC 250 projects from County Depts:
 - Archives – draft exhibit will be reviewed by CCPC by the beginning of October
 - Communications, Commissioner's office – working to contract a videographer to plan and execute the video time capsule

Philadelphia Campaign HIN theme region

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

Iron & Steel HIN theme region

- ❖ The steering committee completed and approved the distribution of a questionnaire by the end of September to include a questionnaire asking about Iron and Steel engagement for America and Brandywine 250, the Iron and Steel brochure, and involvement in the Iron and Steel collaborative.

Outreach

- ❖ **Town Tours & Village Walks** – First communication and application were sent for 2026 Town Tours to municipal managers and heritage sites; set the schedule for program dates; working to secure location in historic courthouse, in West Chester, for the kickoff in 2026.
- ❖ **Historic Preservation Network of Chester County:** Received updated heritage resource spreadsheets. All resources are split into the preservation districts created by CCHPN. The Board will work to ground truth various resources to ensure all resource information is accurate.

Review

County Owned Bridges

- ❖ Attended meetings at Warwick and Esat Nantmeal Townships to discuss the revised preferred alternative for the rehab of National Register eligible Bridge 199.

Section 106

- ❖ Reviewed and approved final report on memorial plaques for the South Creek Road Bridge. Reviewed and approved cultural resource study for the Pickering Dam Road bridge replacement project. No comments on report.

COMMUNITY PLANNING REPORT

ECONOMIC

- **Economy Report** –Bureau of Labor Statistics data (employment and establishments) completed and posted. Real estate data drafted and formatted for online update. Census data became available in mid-September, and section one will be completed in early October.

HOUSING

- **Adaptable Housing Guide** – Complete and posted online.
- **Accessible Housing Guide** – Drafting map.
- **Housing Workshops** – The second workshop was held September 17th with three municipalities in attendance. Planning for next year's workshops has been initiated to include recorded presentations and one-on-one meetings.
- **Land Acquisition** – Working with the Chester County Economic Development Council to identify sites appropriate for acquisition and development of affordably-priced housing. Obtained data from Chester County Tax Claim Bureau.
- **Organizational Convening** - Developing resource sharing hub for organizations. Beginning preparation for the next in-person coordination event scheduled for 10/7 to discuss progress updates, universal definitions, and target numbers.

URBAN CENTERS

- **Technical assistance/coordination**
 - 2025 Urban Centers Forum (UCF). This year's UCF focused on Active Transportation Plans and Bike Parks via a webinar on September 25th 35 people attended including panelists and guests.
 - Developing a Bike Park eTool to be presented at the 2025 UCF in the fall and the October APAPA conference on October 13th. Discussions with several partners continued in September in addition to further research and internal work on and review of the eTool. CCPC Design and Technology Division is assisting with creating an illustrative poster to accompany the Bike Park eTool in addition to being used at the Urban Centers Forum and the APAPA presentation in October.
 - Atglen Borough zoning amendments for the "downtown" zoning districts are being reviewed by the zoning officer and solicitor for comment. Next meeting TBD depending on Solicitor/Zoning Officer response.

Sustainability Division Update

Sustainability Division

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

Summary:

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

Director's Report