



CHESTER COUNTY PLANNING COMMISSION BOARD MEETING

Chester County Planning Commission
Government Services Center – Suite 270

Hybrid Meeting
December 10, 2025

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
A. Chair's Welcome *Chair*
2. PUBLIC COMMENT *Chair*
- 2:10 p.m. 3. ACTION ITEMS
- A. Approval of Commission Meeting Minutes – Nov. 12, 2025 *Commission*
- B. Approval of 2026 Planning Commission Meeting Schedule *Commission*
- C. Appointment of 2026 Officers Nominating Committee *Commission*
- D. Act 247 Reviews – November 2025 Applications *Geoff Creary*
- 1) 247 Monthly Summary
- 2) Reviews of Interest
1. East Coventry Township SD-10-25-18697
- 3) Subdivision and Land Development Plan Reviews (25)
1. Caln Township SD-10-25-18695
2. East Caln Township SD-10-25-18674
3. East Coventry Township SD-10-25-18697
4. East Marlborough Township LD-10-25-18667
5. East Whiteland Township LD-10-25-18672
6. Franklin Township SD-10-25-18700
7. London Britain Township SD-09-25-18660
8. Pennsbury Township SD-10-25-18706
9. Phoenixville Borough LD-10-25-18669
10. Phoenixville Borough SD-10-25-18670
11. Schuylkill Township SD-10-25-18692
12. South Coatesville Borough SD-10-25-18676
13. Thornbury Township LD-10-25-18679
14. Thornbury Township LD-10-25-18680
15. Tredyffrin Township SD-10-25-18682
16. West Goshen Township LD-10-25-18668
17. West Marlborough Township SD-10-25-18696
18. West Nantmeal Township LD-10-25-18686

19. West Nantmeal Township	SD-10-25-18699
20. West Nottingham Township	LD-10-25-18687
21. West Nottingham Township	LD-10-25-18688
22. West Nottingham Township	SD-10-25-18683
23. West Sadsbury Township	LD-10-25-18702
24. West Whiteland Township	LD-10-25-18684
25. Westtown Township	LD-11-25-18711

4) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (5)

1. East Brandywine Township	ZA-10-25-18709
2. Elk Township	ZA-10-25-18693
3. Honey Brook Township	ZA-10-25-18681
4. West Chester Borough	ZA-10-25-18690
5. West Chester Borough	ZA-10-25-18691

E. Act 537 Reviews – November 2025 Applications *Carrie Conwell*

1) Minor Applications (5)

1. East Bradford Township – Holy Ascension Church; 51-5-39-E, Consistent
2. East Brandywine Township – Brandywine Wallace Elementary School; 30-2-57.1-E, Consistent
3. East Marlborough Township – Mercer/311 Street Road; 61-6-16.1, Consistent
4. Upper Oxford Township- Reserve at Upper Oxford; 57-7-51, Consistent
5. West Bradford Township – Leigh/Galilea; 50-9-3, Consistent

F. Agriculture Security Areas *Carrie Conwell*

1) Kennett Township - 7-year review

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

A. Community Planning Division Update *Bambi Griffin Rivera*

B. Sustainability Division Update *Rachael Griffith*

C. Multimodal Transportation Planning Division Update *Brian Styche*

D. Design & Technology Division Update *Geoff Creary*

E. Director's Report *Matthew Edmond*

1) 2026 Draft Work Program

4:00 p.m. 5. ADJOURNMENT

Action Items



MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 270
November 12, 2025

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

MEMBERS PRESENT VIA ZOOM: Roberta Cosentino, Vice Chair; Doug Fasick; Michael Heaberg.

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

STAFF PRESENT VIA ZOOM: Chris Bittle; Wesley Bruckno; Steve Buck; Paul Farkas; Carolyn Oakley; Al Park; Elle Steinman.

VISITORS PRESENT IN PERSON: Christian Scott.

VISITORS PRESENT VIA ZOOM: Beth [surname unknown].

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Governments Services Center and via Zoom audio/video on Wednesday, November 12, 2025 was called to order at 2:01 P.M. by Chair Nate Cline.

PUBLIC COMMENT: None.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE OCTOBER 8, 2025, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MS. MORRISON, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Vision Partnership Program 2025 Round 2 Grants:

Ms. Griffin Rivera presented on the following four VPP 2025 Round Two Grant municipal applications: East Marlborough Township, Unionville Village Master Plan; Londonderry Township, Comprehensive Plan Update; Pocopson Township, Comprehensive Plan Update; and Penn Township, Subdivision and Land Development Ordinance Update. Three of the four municipal applicants were recommended for funding: East Marlborough Township, Londonderry Township, and Pocopson Township.

A MOTION TO APPROVE THE THREE (3) RECIPIENTS TO RECEIVE VPP 2025 ROUND TWO GRANT FUNDING WAS MADE BY MR. WRIGHT, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from approving the three (3) VPP 2025 Round Two Grant recipients.

Act 247 Reviews:

Subdivision and Land Development Reviews:

Mr. Creary reported that overall development activity slowed slightly during last month. Single-family housing activity remains strong and consistent with last year. No new apartment submissions were recorded this month. Despite this, apartment development remains significantly ahead of last year's pace. Townhomes and twins show a decline in activity compared to previous months. Commercial development is performing well and is on pace with last year's activity levels. Industrial and institutional projects are slightly down compared to last year.

Mr. Farkas reported on the following Reviews of Interest: East Nottingham Township, LD-08-25-18636 and ZA-10-25-18681. These reviews emphasized the use of anaerobic digesters which is a trend CCPC is starting to see.

A MOTION TO APPROVE THE SIXTEEN (16) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-09-25-18638, SD-09-25-18655, LD-09-25-18656.

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

A MOTION TO APPROVE THE THIRTEEN (13) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY DR. FASIC, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: ZA-09-25-18658.

Mr. Hammond recused himself from the following application: ZA-09-25-18657.

Ms. Cosentino recused herself from the following application: ZA-09-25-18643.

Act 537 Reviews:

A MOTION TO APPROVE THE THREE (3) MINOR ACT 537 REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Design and Technology Division Update:

Mr. Creary reported on the success of the 75th anniversary celebration. The event provided opportunities to reconnect with many former colleagues. The commemorative video project was noted as a major success and has been uploaded to YouTube.

Next, Mr. Creary reported on the Open Space Prioritization mapping inward facing tool under development designed to support planning staff in evaluating open space priorities and serves as a reference during collaboration with partner organizations such as Natural Lands, Brandywine Conservancy, and local land trusts. This mapping tool can also be used for the new Open Space Accelerator Program to help municipalities update preservation maps.

Community Planning Division Update:

Ms. Griffin Rivera shared the current map of all active Vision Partnership Program grants and noted that 19 single-municipal and 3 multi-municipal projects are underway. No changes occurred since last month; however, several projects are nearing completion.

Next, Ms. Griffin Rivera reported on the following CPD staff activities: pre-offsite board meeting Oxford region field run; Kevin Myers, Chris Patriarca, and Libby Horwitz presented at the APA PA statewide planning conference; Jeannine Speirs and Luis Rodriguez attended a community event at Lincoln University; and Kevin Myers represented the Planning Commission at Coatesville High School's career day.

Sustainability Division Update:

Ms. Griffith reported that CCPC is developing a public awareness campaign in partnership with the America 250 Chester County Commission and Keep Chester County Beautiful. The campaign aims to promote the Adopt-A-Highway program, coordinating with PennDOT, resulting in an increase in the number of volunteer groups adopting roadway segments.

Next, Ms. Griffith reported that the EPA provided funding for metropolitan regions and states to create comprehensive climate action plans in 2023. DVRPC led the effort to pursue the

grant on behalf of the Philadelphia Metropolitan Statistical Area. However, the region did not receive that funding. The second phase, completed with consultant support, produced a draft expanded plan. CCPC has submitted comments, will share the final version once released, and the findings will inform the update of the County's own climate action plan.

Ms Griffith went on to report that there is increasing local and regional interest in the growth of data centers. At the October EEAB meeting, PECO representatives presented data center facts and concerns. The EEAB plans to organize a special program for municipalities, potentially in partnership with DVRPC. CCPC staff are developing a mapping tool to help municipalities understand where data centers are most likely to locate.

Lastly, Ms. Griffith reported that CCPC is hosting a public Open Space Summit on Thursday, November 13, 2025, 5:30pm. This event will include education on municipal-level open space preservation tools, case studies demonstrating successful partnerships, and guidance for local open space committees.

Multimodal Transportation Division Update:

Mr. Styche reported that his staff attended the APAPA conference in Harrisburg. Former Executive Director Brian O'Leary received a Distinguished Leadership Award. CCPC also received an award for its trail planning series, reflecting about 10 years of work across four major trail plans.

Next, Mr. Styche reported that a ribbon cutting was held for the Rudolph and Arthur Covered Bridge in southern Chester County, spanning Big Elk Creek connecting Elk and New London Townships. There were initial design plans for rehabilitating the existing bridge, but Hurricane Ida washed the bridge out, eliminating the structure. The bridge was replaced with a replica structure.

Mr. Styche went on to note that CCPC is hosting a public Transportation Summit on Wednesday, November 19, 7:00–8:00 p.m., virtual only. Speakers will include: Rick Murphy, DVRPC – presenting an overview of the Transportation Improvement Program (TIP); and Eric Quinn, County bridge program & facilities manager - presenting an overview of the County's bridge management program.

Next, Mr. Styche reported that there is a virtual meeting, Thursday, November 13, 6pm and an open house scheduled for Monday, November 17, 6pm at the Coatesville Moose Lodge regarding the US 30 Bypass – PA-10 Alternatives. More information on these meetings can be found at <https://us30-chesco.com/>. PennDOT is planning public meetings on alternatives for the US 30/PA 322 interchange in December or January.

Mr. Styche went onto report that the contractor temporarily suspended work on the Trail Connection to West Whiteland but should be returning shortly. Sinkholes were discovered in the western part of the County-owned right-of-way impacting the project. The Facilities Department and solicitor are working with Collegium Charter School to secure access for sinkhole remediation. PECO coordination is also required for utility relocation and possible de-energizing of distribution lines. Project completion has been pushed into next year.

Mr. Hammond noted that the state transportation budget is expected to be signed with \$665 million for highway safety improvements and \$1 billion for roadway maintenance. There remains uncertainty about whether these allocations draw from state reserves.

Director's Report:

Mr. Edmond expressed his appreciation to board members and staff for their involvement in CCPC's 75th Anniversary event. Mr. Edmond also reiterated upcoming CCPC events: Open Space Summit, Thursday, November 13, 5:30 pm; and the Transportation Summit, Wednesday, November 19, 7:00 pm.

Next, Mr. Edmond reported on the following upcoming partner events: HealthSpark / Montgomery County / Chamber of Business & Industry Joint Housing Forum at Villanova; WeConservePA Fall Gathering at PSU Great Valley; CATO Annual Meeting; and the APAPA Southeast Section event in Philadelphia.

Mr. Edmond went on to report that Gwen Duli left the county and her position, Graphics Specialist, will be advertised, pending county approval. Mr. Edmond displayed the trail planning series award plaque and noted that all CCPC plaques will be displayed in CCPC's lobby.

Next, Mr. Edmond summarized the State & Regional Policy Issues noting the following: State Budget is expected to be \$50.1 billion; and Senate Bill 1079 – Skill Games Bill, which will regulate and require licenses for skill-based gambling machines noting that municipalities cannot prohibit or overly restrict placement of machines.

Lastly, Mr. Edmond noted the following action items that will be on the December board meeting agenda: 2026 meeting dates approval and formation of the Nominating Committee. The draft Work Program Update will be discussed at the December board meeting with formal approval scheduled for January.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:40 PM WAS MADE BY MR. WRIGHT, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

Matthew J. Edmond, Executive Director
Chester County Planning Commission

MJE/ncs



**CHESTER COUNTY PLANNING COMMISSION
2026 BOARD MEETING SCHEDULE**

Second Wednesday of the month at 2:00 p.m., Government Services Center
unless otherwise noted

January 14th

February 11th

March 11th

April 8th

May 13th

June 10th

July 8th

August 12th

September 9th

October 14th

November 10th (*Tuesday)

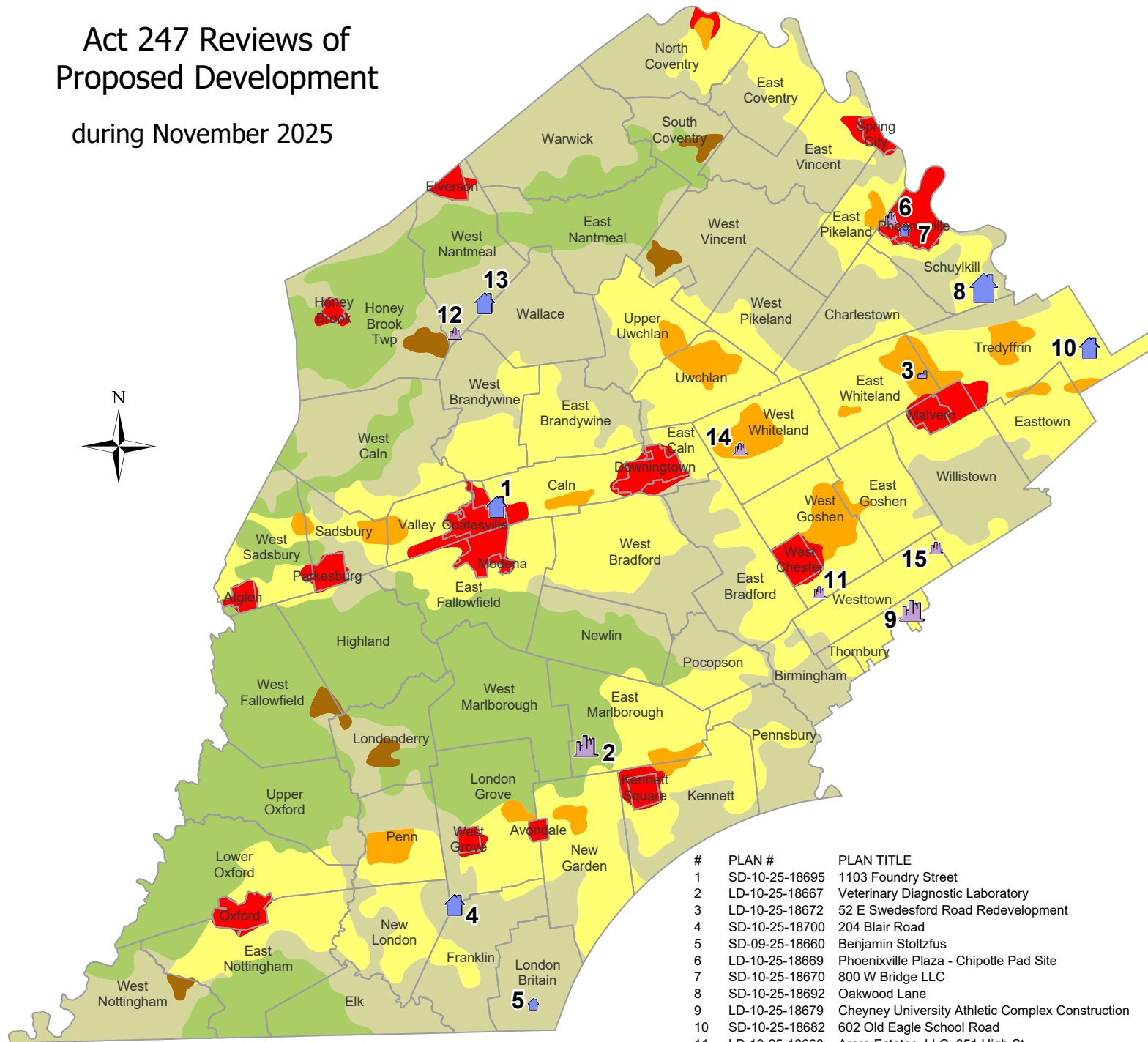
December 9th

MJE/ncs

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development during November 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

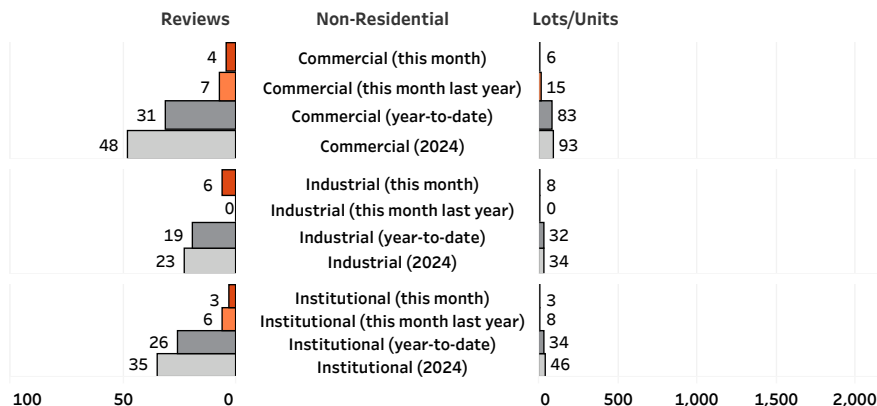
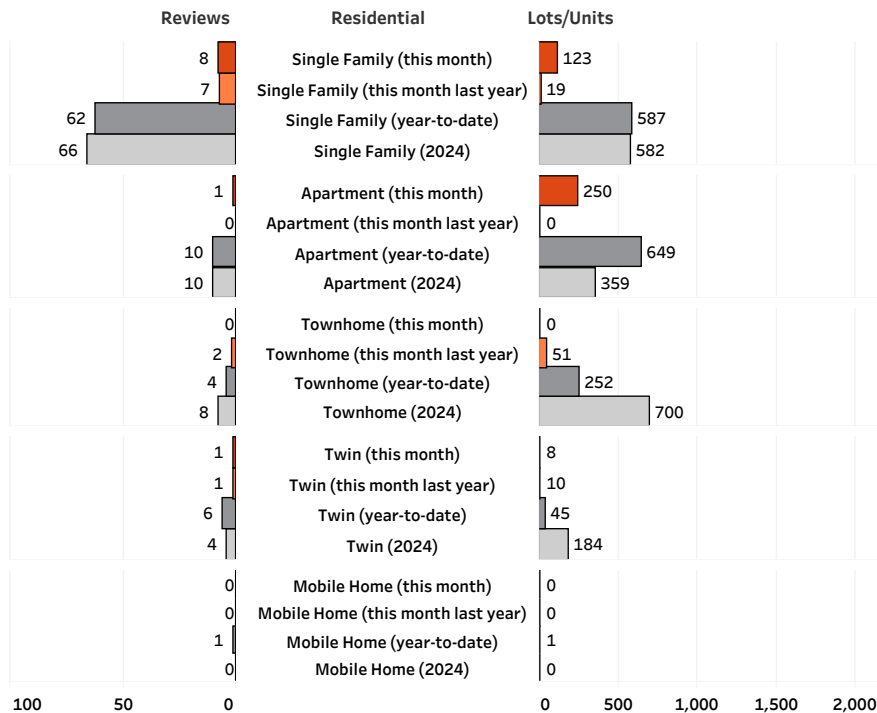
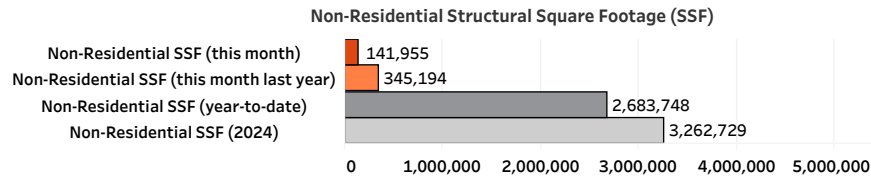
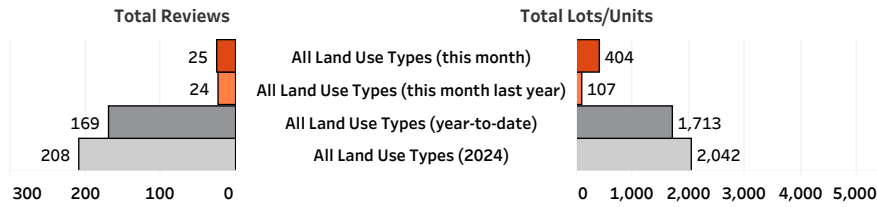
Rural Resource Areas

- 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-10-25-18695	1103 Foundry Street
2	LD-10-25-18667	Veterinary Diagnostic Laboratory
3	LD-10-25-18672	52 E Swedesford Road Redevelopment
4	SD-10-25-18700	204 Blair Road
5	SD-09-25-18660	Benjamin Stoltzfus
6	LD-10-25-18669	Phoenixville Plaza - Chipotle Pad Site
7	SD-10-25-18670	800 W Bridge LLC
8	SD-10-25-18692	Oakwood Lane
9	LD-10-25-18679	Cheyney University Athletic Complex Construction
10	SD-10-25-18682	602 Old Eagle School Road
11	LD-10-25-18668	Arora Estates, LLC, 851 High St.
12	LD-10-25-18686	Hammell-O'Donnell Business Park (Lot 4)
13	SD-10-25-18699	Fairview Road
14	LD-10-25-18684	411 Clover Mill Rd.
15	LD-11-25-18711	PNY Sports Arena Building Addition

November 2025



Subdivision and Land Development Reviews 11/1/2025 to 11/30/2025

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
Caln Township	SD-10-25-18695	1103 Foundry Street	11/19/2025	7.70	Single Family Residential Twin	7		Residential Single Family Residential Residential Twin		601	Yes
East Caln Township	SD-10-25-18674	Downingtown Area Regional Authority WWTP Modernization Project	11/6/2025	39.90	Industrial	2		Industrial Lot Line Revision			Yes
East Coventry Township	SD-10-25-18697	Reserve at Fricks Lock	11/24/2025	6.60	Single Family Residential	14		Residential Single Family Residential		940	Yes
East Marlborough Township	LD-10-25-18667	Veterinary Diagnostic Laboratory	11/10/2025	152.30	Institutional	1	62,546	Institutional Educational Facility	1		Yes
East Whiteland Township	LD-10-25-18672	52 E Swedesford Road Redevelopment	11/14/2025	10.35	Apartment Commercial Commercial	252	6,670	Residential Apartment Commercial Restaurant Commercial Unique	1		Yes
Franklin Township	SD-10-25-18700	204 Blair Road	11/18/2025	44.80	Single Family Residential	22		Residential Single Family Residential		2,100	Yes
London Britain Township	SD-09-25-18660	Benjamin Stoltzfus	11/18/2025	47.90	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land		0	Yes
Pennsbury Township	SD-10-25-18706	Kathryn Wood	11/21/2025	15.30	Agricultural	1		Agricultural Farm/Pasture Land			Yes
Phoenixville Borough	LD-10-25-18669	Phoenixville Plaza - Chipotle Pad Site	11/14/2025	7.03	Commercial	1	2,385	Commercial Fast Food	1		Yes
Phoenixville Borough	SD-10-25-18670	800 W Bridge LLC	11/18/2025	0.46	Single Family Residential	2		Residential Single Family Residential			Yes
Schuylkill Township	SD-10-25-18692	Oakwood Lane	11/24/2025	68.44	Single Family Residential	68		Residential Single Family Residential		4,765	Yes

Subdivision and Land Development Reviews 11/1/2025 to 11/30/2025

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
South Coatesville Borough	SD-10-25-18676	31 & 33 Parkway Avenue	11/6/2025	0.28	Twin	2		Residential Twin		0	Yes
Thornbury Township	LD-10-25-18679	Cheyney University Athletic Complex Construction	11/13/2025	3.04	Institutional	1	48,887	Institutional Sports/Recreation	1		Yes
Thornbury Township	LD-10-25-18680	Cheyney University Athletic Field Construction	11/13/2025	39.50	Institutional	1		Institutional Sports/Recreation			Yes
Tredyffrin Township	SD-10-25-18682	602 Old Eagle School Road	11/19/2025	8.30	Single Family Residential	8		Residential Single Family Residential		495	Yes
West Goshen Township	LD-10-25-18668	Arora Estates, LLC, 851 High St.	11/20/2025	0.85	Commercial	1	2,419	Commercial Addition to Existing	1	0	Yes
West Marlborough Townshi	SD-10-25-18696	Katherine Stewart	11/20/2025	84.00	Agricultural	2		Agricultural Farm/Pasture Land			Yes
West Nantmeal Township	LD-10-25-18686	Hammell-O'Donnell Business Park (Lot 4)	11/24/2025	118.86	Industrial	1	5,750	Industrial	1		Yes
West Nantmeal Township	SD-10-25-18699	Fairview Road	11/14/2025	47.90	Single Family Residential	7		Residential Single Family Residential		400	Yes
West Nottingham Township	LD-10-25-18687	West Nottingham CSG 1 LLC Solar Project	11/21/2025	126.70	Industrial	1		Industrial Unique			Yes
West Nottingham Township	LD-10-25-18688	West Nottingham CSG 2 LLC Solar Project	11/21/2025	126.70	Industrial	1		Industrial Unique			Yes
West Nottingham Township	SD-10-25-18683	Two Boys, LP	11/21/2025	126.70	Industrial Agricultural	4		Industrial Unique Agricultural Farm/Pasture Land		0	Yes
West Sadsbury Township	LD-10-25-18702	Glick Exteriors	11/14/2025	3.18	Commercial	1	2,700	Commercial Addition to Existing	1		Yes
West Whiteland Township	LD-10-25-18684	411 Clover Mill Rd.	11/24/2025	2.60	Industrial	1	9,398	Industrial Warehouse	1	0	Yes
Westtown Township	LD-11-25-18711	PNY Sports Arena Building Addition	11/21/2025	11.80	Commercial	1	1,200	Commercial Addition to Existing	1	0	Yes

Grand Totals of Subdivision and Land Development Reviews	25 Reviews	1101.19 Acres	404 Lots/Units	141,955 Non-Res. Sq. Feet	9 Non-Res. Bldgs.	9,301 Linear Feet Roadway
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There are **25** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to ***Landscapes3***.

Unofficial Sketch Plan Evaluations
11/1/2025 to 11/30/2025

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)
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No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

Conditional Use Reviews
11/1/2025 to 11/30/2025

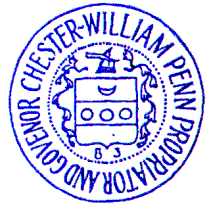
Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes (Yes, No, N/R)
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No Conditional Use Reviews were conducted during this timeframe.

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

November 19, 2025

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

Re: Preliminary Subdivision - 1103 Foundry Street
Caln Township - SD-10-25-18695

Dear Ms. Miller:

A preliminary subdivision plan entitled "1103 Foundry Street", prepared by Edward B. Walsh & Associates, Inc., dated March 5, 2024 and last revised on October 7, 2025, was received by this office on October 22, 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:

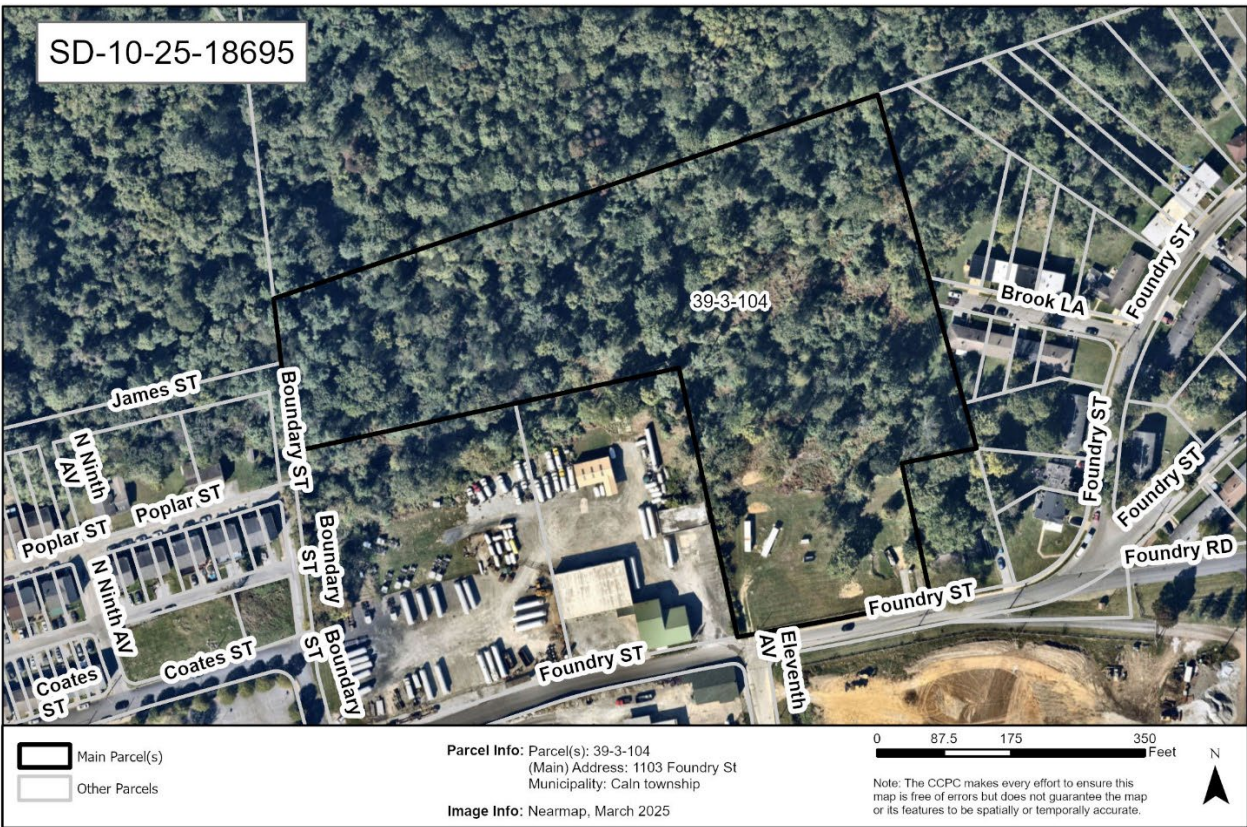
Location:	North side of Foundry Street, east of Boundary Street, and west of Brook Lane. The municipal boundaries with Valley Township and the City of Coatesville are to the west.
Site Acreage:	7.70 acres
Lots/Units:	7 lots/6 twin dwellings
Proposed Land Use:	Single Family Residential, Twin
New Parking Spaces:	2 spaces per unit/2 driveway spaces per unit
Municipal Land Use Plan Designation:	Medium High Density Residential
UPI#:	39-3-104

PROPOSAL:

The applicant proposes the creation of seven lots, including six twin dwellings, one single-family dwelling and a 5.782-acre open space area on a 7.7-acre tract. Brook Lane will be extended into the site from the east and will connect with Foundry Street to the south. The site, which will be served by public water and public sewer facilities, is located in the Caln Township R-4 zoning district.

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

Page: 2
 Re: Preliminary Subdivision - 1103 Foundry Street
 # Caln Township - SD-10-25-18695



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**.

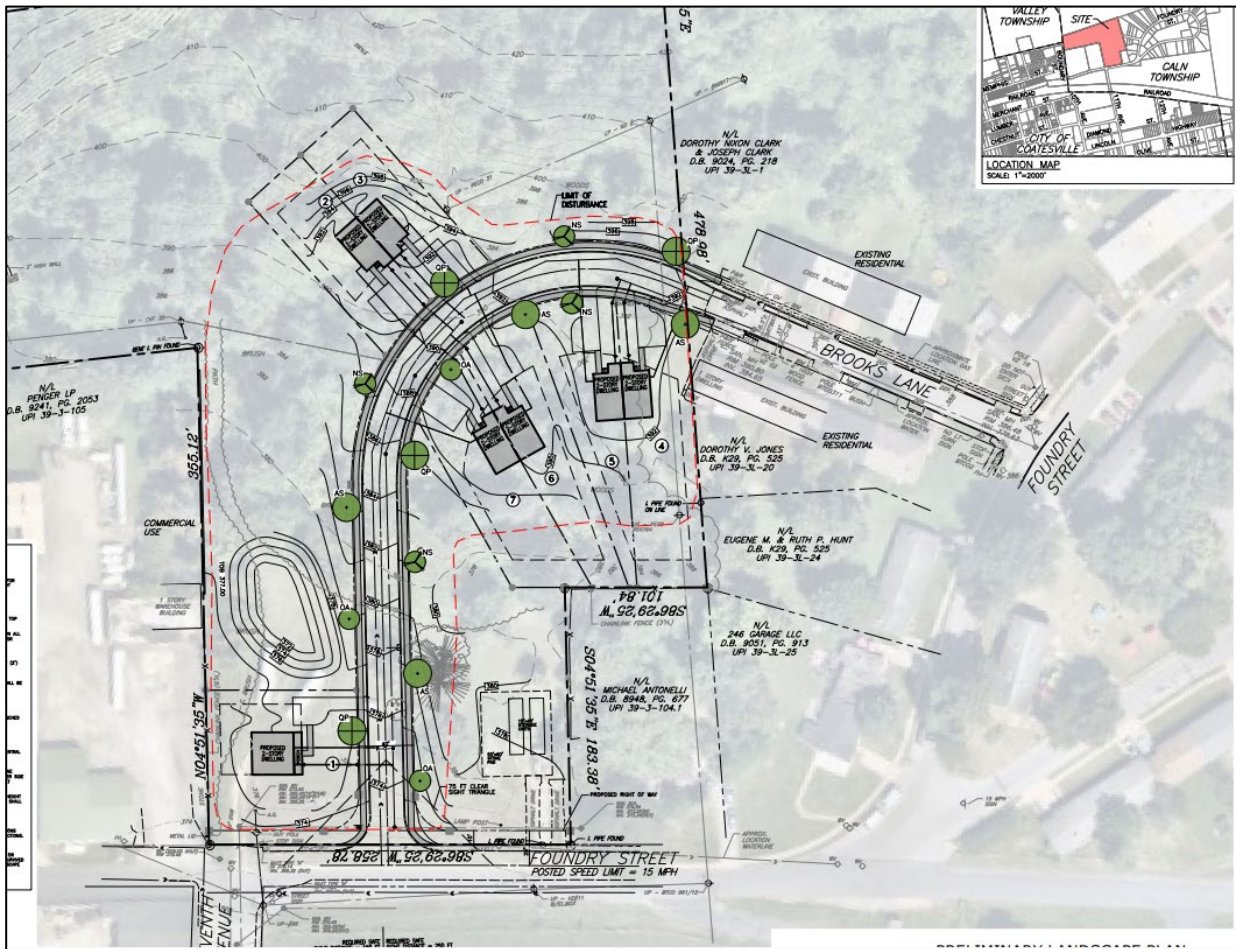
WATERSHEDS 2045:

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 - 1103 Foundry Street
 # Caln Township - SD-10-25-18695

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 1103 Foundry Street
 Preliminary Subdivision Plan*

PRIMARY ISSUES:

3. The area includes a “Foundry Street” as well as a “Foundry Road”. The Township’s first responders should be asked how these similar names can be better-distinguished to permit emergency services to quickly find a correct location. (Also, “Boundary Street” is adjacent to the site to the west, and the similarity in these names could also cause confusion.)
4. The applicant should consider relocating some of the twin units to the Foundry Street frontage to continue the general residential streetscape pattern in this area; driveway access should be provided from Brooks Lane similarly to the proposed dwelling on Foundry Street. Relocating the twin units on lots 2 and 3 to Foundry Street may also avoid disturbing some steep slopes.
5. We endorse the incorporation of sidewalks into the plan and their connection to Brooks Lane and along Foundry Street. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**.

Page: 4
 Re: Preliminary Subdivision - 1103 Foundry Street
 # Caln Township - SD-10-25-18695

6. We suggest that the applicant consider the use of shared driveways for the twin units. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.
7. The area to the west of the site is within the Industrial Zoning District, and we recommend that additional landscaping be provided along the western lot line to screen the development. Street trees should also be considered for Foundry Street.
8. Sheet 12 includes details for an infiltration bed as well as for a rain garden. The infiltration bed is shown to the northeast of the proposed intersection of Foundry Street and the extension of Brooks Lane, which will be offered to the Township as shown in General Note 14 on the plan. The plan shows a pipe from stormwater inlets along Brooks Lane passing under Brooks Lane to the infiltration bed on the opposite side, and the Township and the applicant should determine who will be responsible for the maintenance of the portion of the pipe under the road.
9. The Act 247 referral form indicates that a Homeowners' Association will be responsible for the proposed common facilities, which will also presumably include the stormwater management facilities including the infiltration bed. 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 allows rooftop solar installations and other energy efficiency and environmental conservation actions. Also, the Township Engineer and Solicitor should review the HOA to ensure that it will be adequately capitalized to facilitate all future maintenance as well as plan for unforeseen expenditures.

10. The plan shows a PECO easement that passes over an area where a twin dwelling is proposed. The applicant should contact PECO to discuss the easement's appropriate relocation.
11. We commend the applicant for providing a 5.782-acre open space area. The applicant should discuss how this area can provide recreational opportunities for the residents; for example, a trail could be constructed around the stormwater basin for passive recreation. Also, the plan shows an unnamed feature on the wooded area in the northwest portion of the site; this could represent an interesting focal point for a trail.
12. The plan shows that a portion of the site is wooded. We encourage the applicant to retain as much of the wooded area as possible. 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 dwellings and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

Page: 5
Re: Preliminary Subdivision - 1103 Foundry Street
Caln Township - SD-10-25-18695

13. The site contains areas of steep slope. Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Edward B. Walsh & Associates, Inc.
Habitat for Humanity of Chester County, Inc.
Chester County Conservation District



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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November 6, 2025

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

Re: Final Subdivision - Downingtown Area Regional Authority WWTP Modernization Project
East Caln Township - SD-10-25-18674

Dear Ms. Kelly:

A final subdivision plan entitled "Downingtown Area Regional Authority WWTP Modernization Project", prepared by Entech Engineering and dated October 8, 2025, was received by this office on October 8, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	West side of Brandywine Avenue, north of the East Branch of the Brandywine Creek
Site Acreage:	39.90 acres
Lots:	2 lots
Proposed Land Use:	Wastewater treatment plant
New Parking Spaces:	No new spaces proposed
UPI#:	40-3-9, 40-3-9.2-E

PROPOSAL:

The applicant proposes the addition of a 3.6-acre parcel to a 21.245-acre tract. The site is served by public water and public sewer facilities and is located in the East Caln Township I-1 Industrial zoning district.

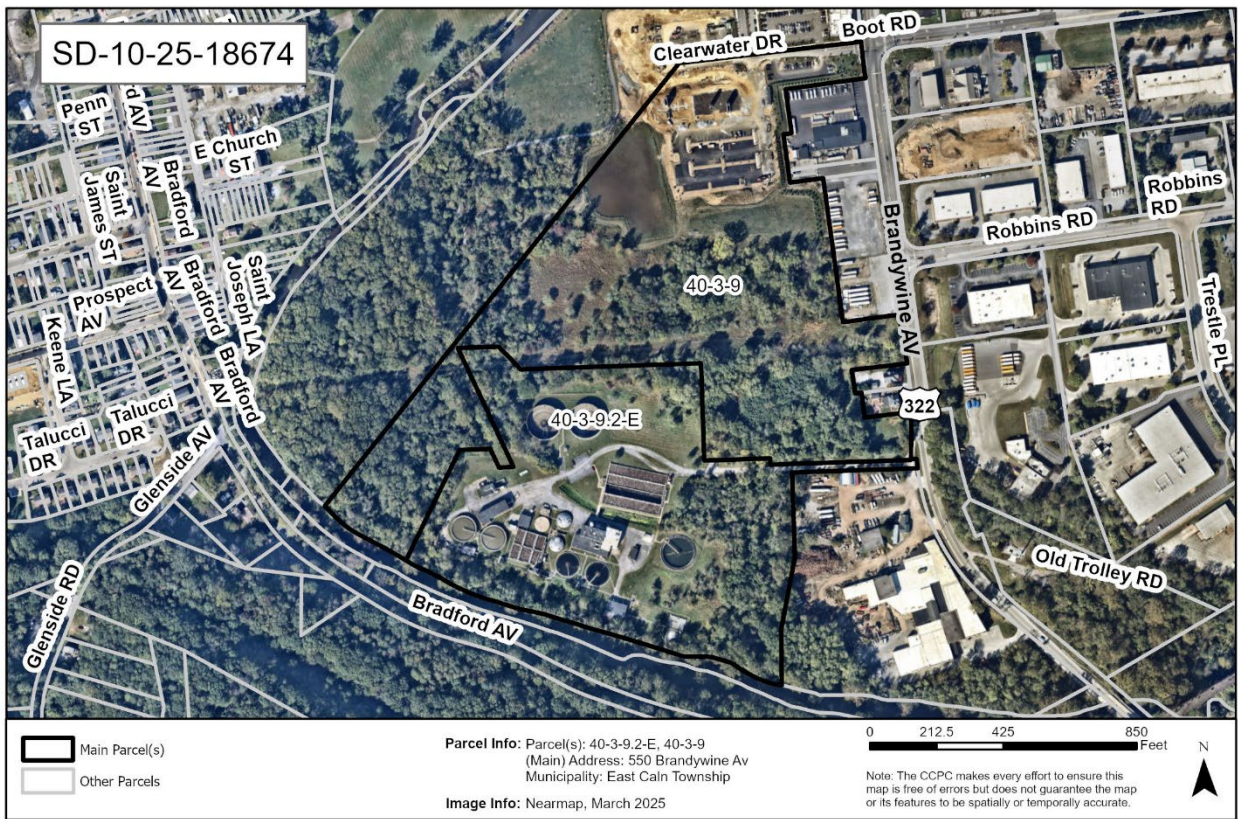
RECOMMENDATION: The County Planning Commission has no planning issues with the design of this subdivision plan. All East Caln Township issues should be resolved before action is taken on this plan.

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a sketch plan for this site. That review, CCPC# LD-08-25-18631, dated September 8, 2025, addressed additions to the Downingtown Area Regional Authority Wastewater Treatment Plant totaling 10,750 square feet. We have no record of Township action on that plan.

Page: 2

Re: Final Subdivision - Downingtown Area Regional Authority WWTP Modernization Project
East Caln Township - SD-10-25-18674



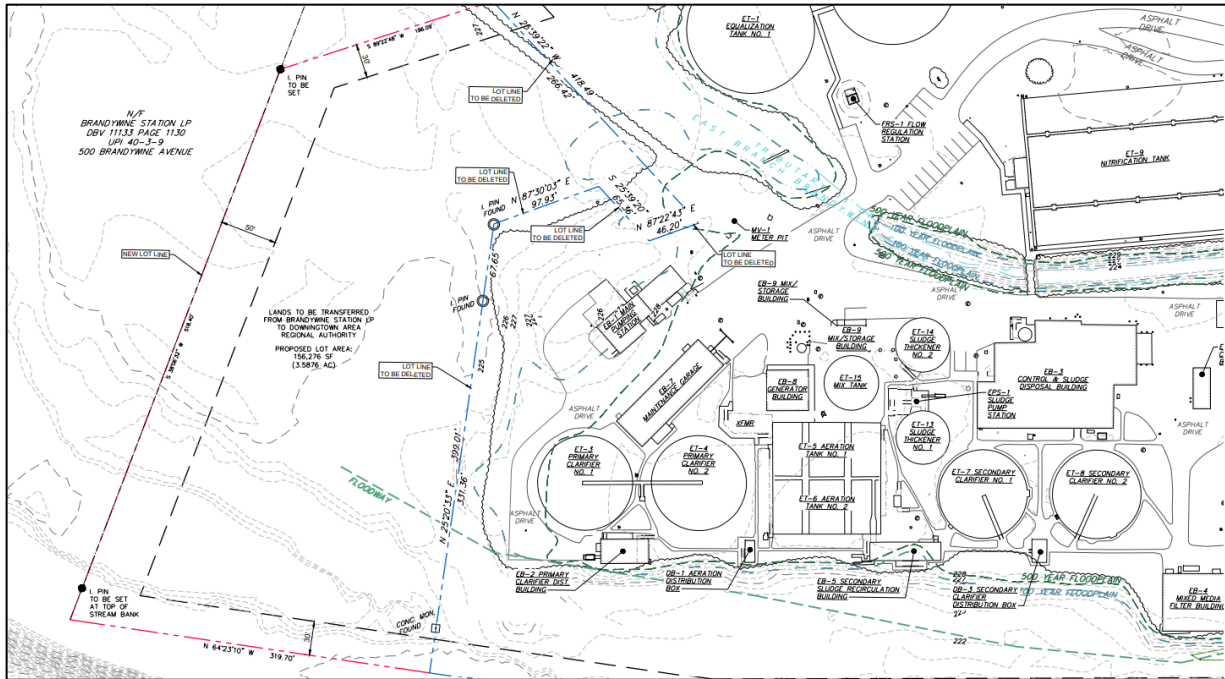
COUNTY POLICY:

LANDSCAPES:

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

Page: 3

Re: Final Subdivision - Downingtown Area Regional Authority WWTP Modernization Project
 # East Caln Township - SD-10-25-18674



***Detail of Downingtown Area Regional Authority WWTP Modernization Project
 Final Subdivision Plan***

ADMINISTRATIVE ISSUES:

3. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and East Caln Township.
4. The plan's Chester County Planning Commission Certification includes unnecessary language; the Certification should be similar to:

Reviewed on _____ by the Chester County Planning Commission _____ Secretary

Page: 4

Re: Final Subdivision - Downingtown Area Regional Authority WWTP Modernization Project
East Caln Township - SD-10-25-18674

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,

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: Downingtown Area Regional Authority
Entech Engineering



THE COUNTY OF CHESTER



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Matthew J. Edmond, AICP
Executive Director

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November 24, 2025

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

Re: Final Subdivision - Reserve at Fricks Lock
East Coventry Township - SD-10-25-18697

Dear Mr. Briggs:

A final subdivision plan entitled "Reserve at Fricks Lock", prepared by Bercek & Associates, dated March 30, 2025 and last revised on April 14, 2025, was received by this office on October 28, 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 Fricks Lock Road, south of Schuylkill Road (State Route 724)
Site Acreage:	6.60 acres
Units:	14 units
Proposed Land Use:	Single Family Residential
New Parking Spaces:	14 on-street spaces
Municipal Land Use Plan Designation:	Primary Growth Area: Figure 5-3 East Coventry Township Future Land Use Map, 2015 Pottstown Metropolitan Regional Comprehensive Plan
UPI#:	18-1-61

PROPOSAL:

The applicant proposes the creation of 14 lots and 14 on-street parking spaces. The site, which contains one dwelling that will remain, and which will be served by public water and public sewer facilities, is located in East Coventry Township the R-3 Conservation Design Option 1 zoning district.

RECOMMENDATION: The Chester County Planning Commission previously reviewed a subdivision plan for this site, and our comments were forwarded to the Township in a letter dated May 21, 2025 (refer to CCPC# SD-04-25-18495). The County Planning Commission has no additional comments on the design of this subdivision except for a clarification in Comment 4. All East Coventry Township issues should be resolved before action is taken on this plan.

Page: 2
 Re: Final Subdivision - Reserve at Fricks Lock
 # East Coventry Township - SD-10-25-18697



BACKGROUND:

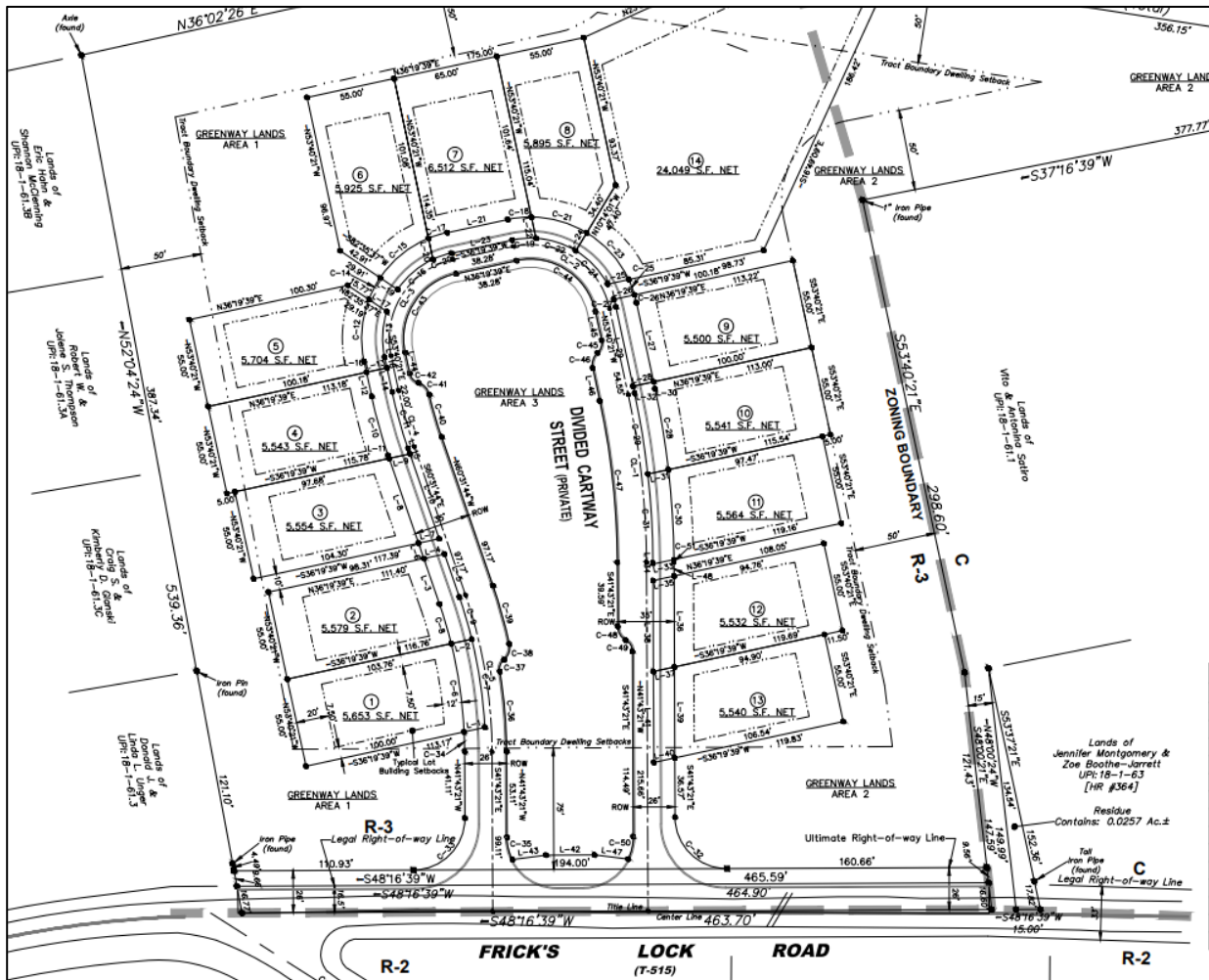
1. The previous Chester County Planning Commission review of the subdivision plan for this site, CCPC# SD-04-25-18495 and dated May 21, 2025, addressed 13 proposed dwellings, 14 on-street parking spaces, approximately 3.7 acres of open space “Greenway Land” and approximately one acre of active recreation area. We have no record of Township action on that plan. We appreciate the changes in the latest plan, which also include adjustments to proposed lot lines to improve access to the site’s open space areas.

COUNTY POLICY:

LANDSCAPES:

2. The site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan, at: <https://www.chescoplanning.org/landscapes3/>. 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 and land development plan are consistent with the objectives of the **Suburban Landscape**.

Page: 3
 Re: Final Subdivision - Reserve at Fricks Lock
 # East Coventry Township - SD-10-25-18697



*Detail of Reserve at Fricks Lock
 Final Subdivision Plan*

WATERSHEDS 2045:

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

- addressing causes of stream impairments;
- implementing comprehensive stormwater management;
- protecting vegetated riparian corridors and first order streams; and
- expanding water-based recreational opportunities and access.

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

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

Page: 4
Re: Final Subdivision - Reserve at Fricks Lock
East Coventry Township - SD-10-25-18697

COMMENT:

4. We recommend that all trail location and design details be incorporated into the final plan, and the trails should be constructed prior to the Township issuing any building occupancy permits. The applicant should use all-weather trail surface materials, which will accommodate a wider variety of uses, and be ADA-accessible.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

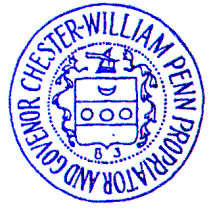


Wes Bruckno
Senior Review Planner

cc: Bercek & Associates
Jacqueline Erixxon
Chester County Water Resources Authority
Chester County Conservation District



THE COUNTY OF CHESTER



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Matthew J. Edmond, AICP
Executive Director

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November 10, 2025

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

Re: Preliminary/Final Land Development - Veterinary Diagnostic Laboratory
East Marlborough Township - LD-10-25-18667

Dear Mr. Lovekin:

A preliminary/final land development plan entitled "Veterinary Diagnostic Laboratory", prepared by Meliora Design and dated September 30, 2025, was received by this office on October 16, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	South side of West Street Road (State Route 926), east of Byrd Road
Site Acreage:	152.30 acres
Lots/Units:	1 lot/1 additional structure proposed
Non-Res. Square Footage:	62,546 square feet
Proposed Land Use:	Institutional/Educational Facility
New Parking Spaces:	66 spaces/14 spaces removed for a total of 51 spaces
Municipal Land Use Plan Designation:	Rural Resource Preservation (2024 Unionville Area Regional Comprehensive Plan)
UPI#:	61-4-17-E, 61-4-17

PROPOSAL:

The applicant proposes the construction of a 62,546 square foot institutional/educational building and 66 spaces; 14 spaces are to be removed for a total of 51 spaces parking including four spaces for electric vehicles. The site, which is served by on-site water and sewer facilities, is located in the East Marlborough Township Rural Resource Preservation zoning district.

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

Page: 2
 Re: Preliminary/Final Land Development - Veterinary Diagnostic Laboratory
 # East Marlborough Township - LD-10-25-18667

BACKGROUND:

The Chester County Planning Commission previously reviewed a land development for a portion of this site. That review addressed the construction of a one-story 11,835 square-foot educational facility and a net addition of seven parking spaces. Our review of that plan was submitted to the Township in a letter dated June 21, 2024 (refer to CCPC # LD-05-24-18098).



COUNTY POLICY:

LANDSCAPES:

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

Page: 3
 Re: Preliminary/Final Land Development - Veterinary Diagnostic Laboratory
 # East Marlborough Township - LD-10-25-18667

WATERSHEDS 2045:

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

- protecting and restoring vegetated riparian corridors and first order streams;
- reducing stormwater runoff; addressing sources of water quality impairments;
- addressing legacy contaminants and contaminants of emerging concern; protecting and
- expanding water-based recreational opportunities and access.

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

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

PRIMARY ISSUES:

3. Sheet C1.41 shows that a portion of the proposed building includes a “green roof.” We endorse sustainable stormwater management systems such as green roofs. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. We encourage the applicant to expand the use of more sustainable energy systems; additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

The use of alternative energy systems is also supported by the 2024 Unionville Regional Comprehensive Plan Update's “Resiliency Preparedness Goals and Strategies”:

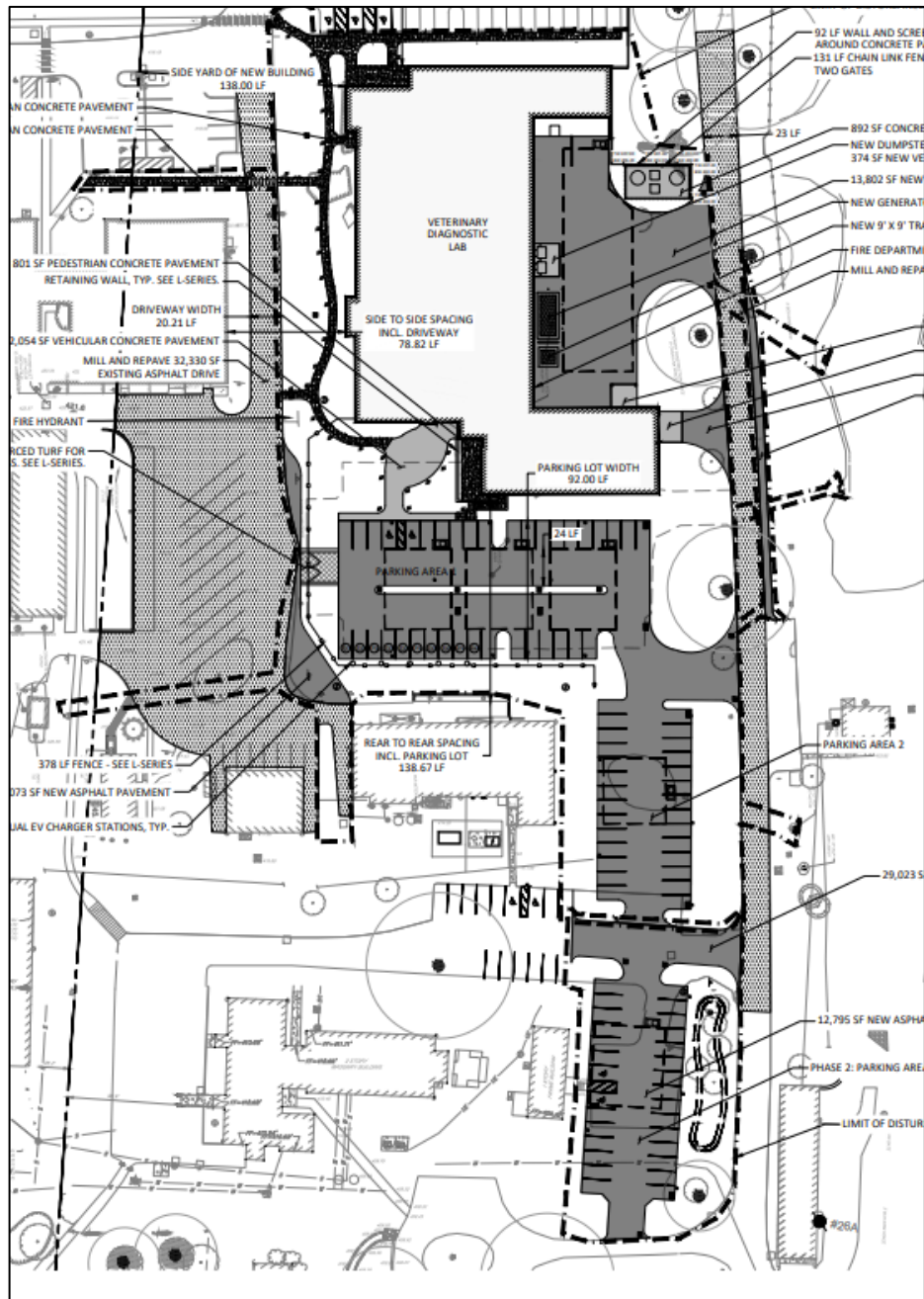
“Energy Goal 2: Reduce energy use by promoting energy efficiency and energy conservation and encourage renewable energy use and electrification to alleviate energy costs and environmental impacts.”

We commend the applicant for providing four EV charging stations in the parking area. These facilities are also supported in the Unionville Regional Comprehensive Plan's “Infrastructure Strategies”:

“Evaluate the siting of Electric Vehicle (EV) charging stations within the region, including Township properties and ensure Township ordinances promote and permit their installation at appropriate locations” and “Promote conversion of parking lots to include solar canopies, electric vehicle charging facilities and car-share parking spaces. As modeled at the East Marlborough Township building.”

4. The Chester County Planning Commission does not endorse the use of on-site water or sewer for commercial or industrial uses, due to the potential for high wastewater flows and the contamination of groundwater resources. We recommend that the applicant connect to public systems in consideration of potable water safety and water supply dependability.

Page: 4
 Re: Preliminary/Final Land Development - Veterinary Diagnostic Laboratory
 # East Marlborough Township - LD-10-25-18667



*Detail of Veterinary Diagnostic Laboratory
 Preliminary/Final Land Development Plan*

5. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies West Street Road (State Route 926), as a major arterial. The Handbook (page 183) recommends a 150-foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of West Street Road and that it be offered for dedication to PennDOT.

Page: 5
 Re: Preliminary/Final Land Development - Veterinary Diagnostic Laboratory
 #: East Marlborough Township - LD-10-25-18667

Water Resources Information:

East Marlborough Township

Unnamed Tributary to West Branch Red Clay, Red Clay Creek Watershed, Christina River Basin

FEMA: Flood Zone A, 0.1% annual chance floodplain on eastern edge of the site

MS4 community: Yes

TMDL: Christina River Basin- High-flow (Nutrients, Low Dissolved Oxygen, Bacteria, and Sediment) and Low-flow (Nutrients, Low Dissolved Oxygen) TMDLs

Designated use: Trout-Stocking, Migratory Fishes

Impairments for Unnamed Tributary to West Branch Red Clay Creek/Red Clay Creek: Fish Consumption:

Source Unknown - Polychlorinated Biphenyls (PCBS); Recreation: Source Unknown - Pathogens

Natural Resources:

6. The applicant should ensure that the site has been properly assessed for wetlands and hydric soils. Aerial imagery and drainage pathways suggest that there may be wetland conditions on a portion of the site below the parking lot off Southbrook Lane (and that there may have been wetland conditions beneath that parking lot prior to its installation).
7. Section 450-1820 of the Township code states that “No structure shall be constructed within any wetlands area; no fill or impervious cover shall be placed in any wetlands area; and no piping, channeling or diversion of water and no agricultural activities, timber harvesting, tree cutting, regrading, construction, alteration or other land disturbance shall be permitted within any wetlands area” except in special conditions and subject to restrictions under County, state or federal laws and regulations.” The Township should consider how the applicant meets this requirement.

ADMINISTRATIVE ISSUES:

8. 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>.
9. 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.
10. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.
11. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and East Marlborough Township.

Page: 6
Re: Preliminary/Final Land Development - Veterinary Diagnostic Laboratory
East Marlborough Township - LD-10-25-18667

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

Sincerely,

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

Wes Bruckno
Senior Review Planner

cc: Meliora Design
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Trustees of the University of Pennsylvania



THE COUNTY OF CHESTER



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November 14, 2025

Zachary Barner, AICP, Director of Planning & Development
East Whiteland Township
209 Conestoga Road
Frazer, PA 19355

Re: Preliminary/Final Land Development - 52 E. Swedesford Road Redevelopment
East Whiteland Township – LD-10-25-18672

Dear Mr. Barner:

A Preliminary/Final Land Development Plan entitled "52 E. Swedesford Road Redevelopment", prepared by Howell Engineering, and dated July 11, 2025, was received by this office on October 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 land development for your consideration.

PROJECT SUMMARY:

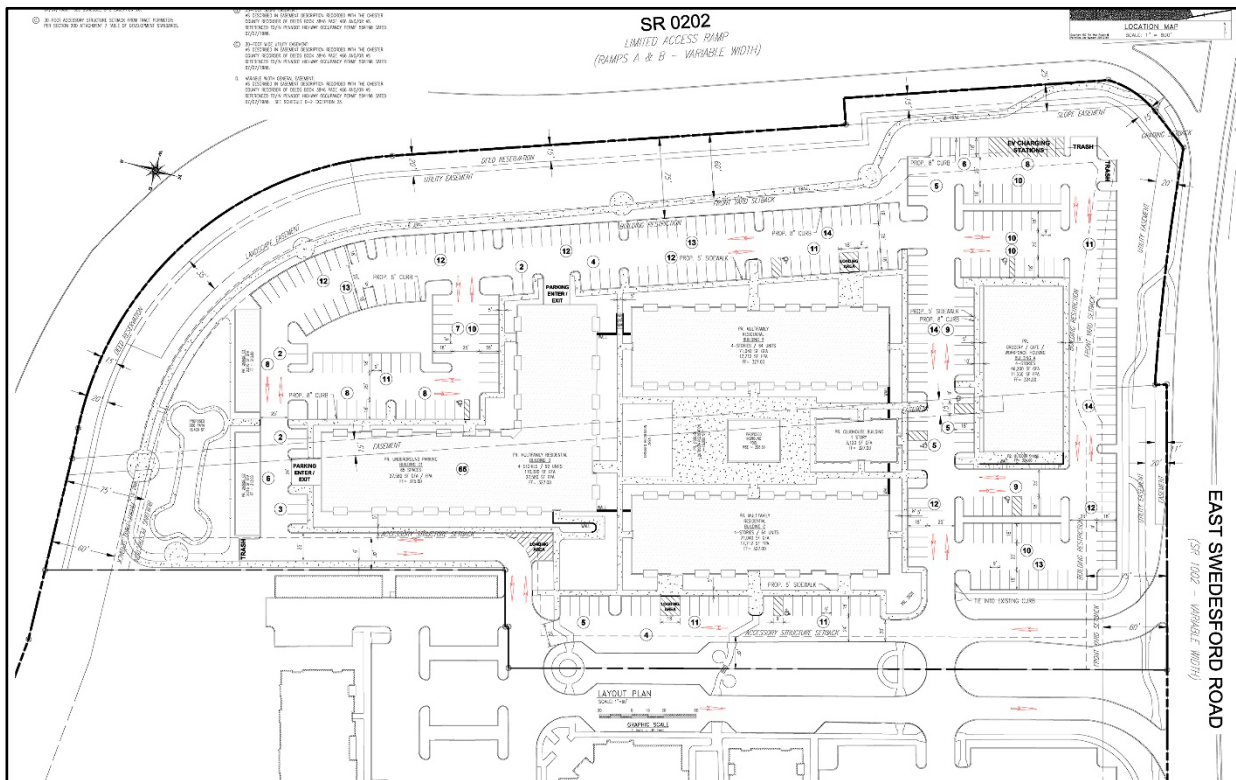
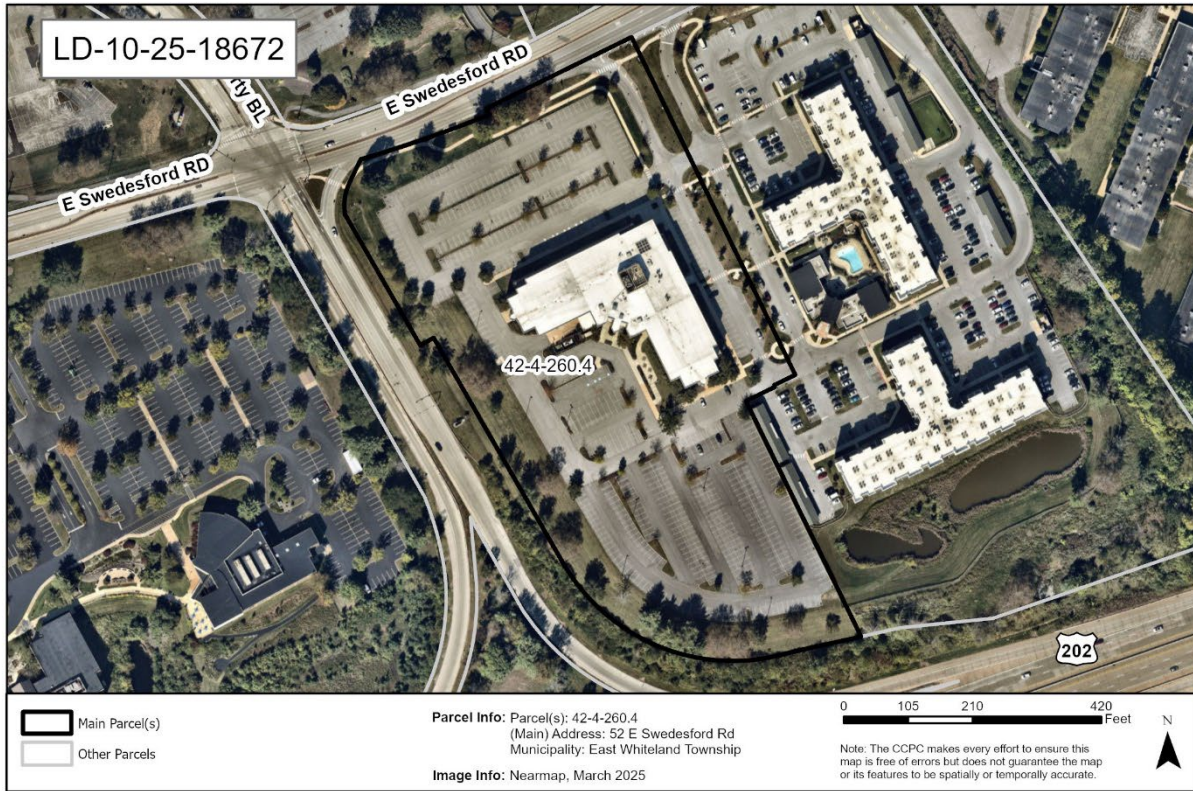
Location:	South side of East Swedesford Road, east of Route 29
Site Acreage:	10.35
Lots/Units:	1 existing lot
Proposed Land Use:	Mixed Use Development (250 apartment units, and 6,670 square feet of commercial retail space).
Municipal Land Use Plan Designation:	Office/Business Park
UPI#:	42-4-260.4

PROPOSAL:

The applicant proposes the construction of a mixed use development consisting of 250 apartment units, a 3,370 square foot café, a 3,300 square foot grocery store, and various other amenities, including a clubhouse building, inground pool, outdoor recreation area, and a dog park. The parking table on Sheet 6 indicates that 426 parking spaces will be provided, including indoor garage parking spaces. The existing office building on the site will be removed. The project site, which will be served by public water and public sewer, is located in the O/BP Office Business Park and Corporate Gateway Overlay zoning districts.

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

Page: 2
 Re: Preliminary/Final Land Development - 52 E. Swedesford Road Redevelopment
 # East Whiteland Township – LD-10-25-18672



Site Plan Detail, Sheet 5: 52 E. Swedesford Road Redevelopment

Page: 3
 Re: Preliminary/Final Land Development - 52 E. Swedesford Road Redevelopment
 # East Whiteland Township – LD-10-25-18672



Rendering Detail (page 1 of 7), dated 11/25/2024: 52 E. Swedesford Road Redevelopment

BACKGROUND:

1. The County Planning Commission previously reviewed a subdivision plan pertaining to the creation of UPI# 42-4-260.4. CCPC# SD-10-16-14498, dated October 25, 2015, which addressed the creation of two lots from a 24.08 acre site, was approved by the Township on December 14, 2016. The current land development plan submission addresses the redevelopment of Lot 1 of the previously approved subdivision plan.

The County Planning Commission also previously reviewed a land development plan for Lot 2 of the prior subdivision plan submission (now UPI# 42-4-264.4A). CCPC# LD-10-16-14499, dated October 25, 2025, addressed the construction of two four-story apartment buildings containing 244 units. According to our records, this land development plan was approved by the Township on December 14, 2016.

2. It is identified on Sheet 6 that the Township Board of Supervisors, on February 12, 2025, granted conditional use approval for this development, with 16 conditions of approval. We note that the conditions of approval include the following:
 - If requested by the Township, the applicant shall provide supplemental information as to the anticipated trip generation resulting from the commercial tenants (once determined). At a minimum, at the time of application for any building permits for any commercial tenant, an

Page: 4
 Re: Preliminary/Final Land Development - 52 E. Swedesford Road Redevelopment
 # East Whiteland Township – LD-10-25-18672

updated trip generation analysis shall be provided to the Township engineer for review (condition #4).

- In coordination with the Township, the applicant shall explore opportunities to construct affordably priced workforce housing (or “workforce housing”) as part of the project. Additional details of the site design, building construction, leasing rates, and administration of the workforce housing component of the project may be further discussed and refined during the land development review process. If implemented, the applicant acknowledges that inclusion of a workforce housing component may require an amendment to the conditional use approval (condition #6; this issue is further discussed in comment #5).
- The applicant shall coordinate with the Great Valley School District to ensure that the project can be appropriately accessed by school buses (condition #9).

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

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

PRIMARY ISSUES:

Affordably-Priced Housing:

5. It is our understanding that, according to information provided by the applicant’s engineer, Building A (the building closest to East Swedesford Road) will contain 30 workforce housing units. The County Planning Commission endorses the inclusion of workforce housing units for this development. “Live” Objective B of **Landscapes3** is to accommodate housing at costs accessible to all residents. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

Page: 5
 Re: Preliminary/Final Land Development - 52 E. Swedesford Road Redevelopment
 # East Whiteland Township – LD-10-25-18672

Access and Circulation:

6. We acknowledge, and endorse, that five-foot wide sidewalks, and a six-foot wide trail, will be provided for this development, with direct pedestrian access provided to the adjoining parcel to the east. Sidewalks are an essential design element in the **Suburban Center Landscape**. The applicant and Township should also consider providing additional crosswalk areas between the proposed buildings and the pedestrian network. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the Suburban Center Landscape.

We recommend that all trail corridor location and design details be incorporated into the final plan, and we also recommend that all trails be constructed prior to the Township issuing any building occupancy permits for this development. We also recommend that the applicant and Township consider utilizing all-weather materials in the construction of this trail corridor, which will accommodate a wider variety of uses, and be handicapped-accessible.

7. For clarity purposes, the applicant should identify the location of all existing crosswalks on the site plan, along with the location of the existing bus stop along East Swedesford Road. 2025 aerial photography indicates that crosswalks are currently provided on the eastern leg of the East Swedesford Road/Liberty Boulevard/Route 202 ramp intersection, and are also provided along the easternmost driveway entrance.
8. We acknowledge, and endorse, that electric vehicle (EV) charging stations will be provided for this development. The provision of charging stations for electric vehicles can help increase the marketability of the development. Additionally, charging stations can encourage the wider acceptance of electric vehicles.
9. The applicant and Township should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: <https://chescoplanning.org/Guides/Multimodal/>.
10. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed, and access the facility to address on-site emergencies.

Stormwater Management:

11. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
12. The proposed Post-Construction Stormwater Management (PCSM) plan and report indicate the drainage area POA 001 will continue to be managed by an existing stormwater basin located on adjacent parcel UPI 42-4-260.4A. As noted in the stormwater report, "improvements will not require any modifications to the basin." The applicant should ensure the existing basin has been inspected and properly maintained, as required by the Township, and functions as originally designed. Additionally, the applicant should ensure the PCSM Long Term Operations and Management (O&M) Plan acknowledges the continued management of stormwater runoff to the

Page: 6
 Re: Preliminary/Final Land Development - 52 E. Swedesford Road Redevelopment
 # East Whiteland Township – LD-10-25-18672

offsite BMP in accordance with applicable regulations, easements, agreements, and any approved stormwater management plan. The obligation to manage offsite runoff should be binding for the future landowners and their designated operator.

13. Similarly, the proposed PCSM plan and report proposes modification to the existing subsurface stormwater bed, which manages drainage area POA 002, but no modification of the existing outfall structure or the rain garden. The applicant should ensure the existing outfall structure and rain garden have been inspected and properly maintained, as required by the Township, and functions as originally designed.
14. The PCSM Notes & Details (Sheet 9) for BMP 6.6.4: Water Quality Filters only includes inspections “quarterly for the first year and semiannually thereafter.” Section 170-706 of the Township’s Code also requires inspections of stormwater facilities during or immediately after the cessation of a 25-year or greater storm, as determined by the Township Engineer. Additionally, the Township Engineer may request an inspection report after a 10-year or greater storm event, if a stormwater BMP may be damaged or fails to function as designed.
15. Since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.
16. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The applicant should evaluate the site for potential sinkholes and should confirm that the underlying geologic conditions are not prone to sinkhole formation to ensure that the proposed infiltration BMPs will not result in subsidence. The applicant should consider additional alternative stormwater management practices and site design practices to limit the risk of sinkhole formation, examples of which include the following:
 - a. Disconnecting impervious cover to the greatest extent practical to manage stormwater as close to its source as possible;
 - b. Managing stormwater with additional smaller green infrastructure practices, such as bioswales, rain gardens, or curb bump-outs, that would limit the volume of stormwater directed to the stormwater detention basin and the subsurface detention and constructed filter; and
 - c. Increasing setbacks between infiltration features and down-gradient infrastructure (roadways, parking areas, subsurface utilities).
17. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County’s High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.

ADMINISTRATIVE ISSUES:

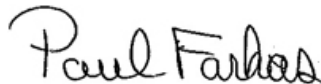
18. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.

Page: 7
 Re: Preliminary/Final Land Development - 52 E. Swedesford Road Redevelopment
 # East Whiteland Township – LD-10-25-18672

19. We acknowledge that General Note 14 on Sheet 1 states that a snow removal plan shall be included in the property owner documents, and that a blanket easement for snow removal will be provided within the recreation area. Central parking areas should not be utilized for snow disposal.
20. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
21. The references to “Borough” provided in the BMP Failure Defined (Protocol 2 DEP BMP Manual) Table on Sheet 10 should be corrected to read “Township.”
22. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Whiteland 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: Tripoint Properties
 Howell Engineering
 52 E. Swedesford Partners LP
 Anthony Antonelli, District Permits Manager, PennDOT
 Francis J. Hanney, PennDOT
 Chester County Conservation District



THE COUNTY OF CHESTER



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November 18, 2025

Jeff Eastburn, Operations Manager
Franklin Township
P.O. Box 118
Kemblesville, PA 19347

Re: Preliminary/Final Subdivision - 204 Blair Road
Franklin Township - SD-10-25-18700

Dear Mr. Eastburn:

A preliminary/final subdivision plan entitled "204 Blair Road", prepared by Chester Valley Engineers, Inc. and dated October 22, 2025, was received by this office on October 28, 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:

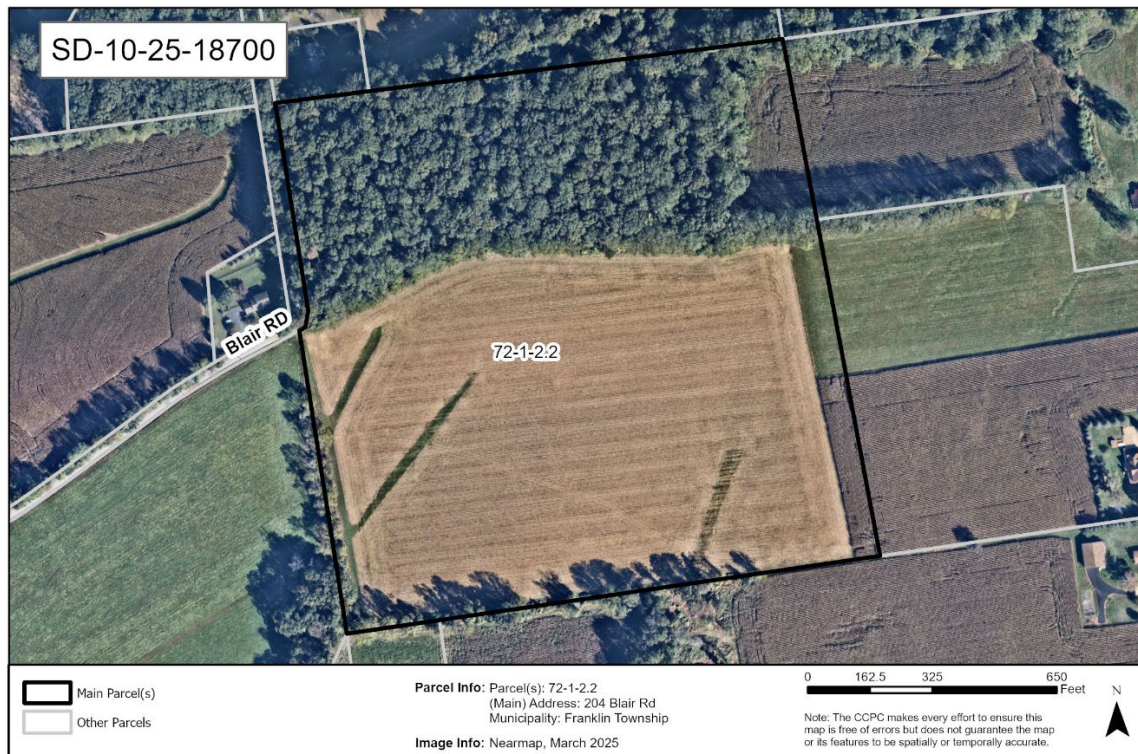
Location:	East side of Blair Road; the municipal boundary with London Grove Township is to the north and the boundary with New London Township is to the west.
Site Acreage:	44.80 acres
Lots:	22 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Intensity Use Area (Franklin Township 2022 Comprehensive Plan)
UPI#:	72-1-2.2

PROPOSAL:

The applicant proposes the creation of 22 lots for single-family dwellings on a 44.8-acre tract, 2,100 feet of roadway, and open space areas of 25.01 acres. The site, which will be served by public water and on-site sewer facilities, is located in the Franklin Township AR Agricultural Residential zoning district and is prepared under the provisions of Township Zoning Ordinance Section 27-402.1.E., which requires cluster designs for tracts over 15 acres.

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

Page: 2
 Re: Preliminary/Final Subdivision - 204 Blair Road
 # Franklin Township - SD-10-25-18700



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 partially consistent with the objectives of the **Rural Landscape** because its cluster design preserves more than half of the site. However, to be fully consistent, we recommend that the applicant and the Township consider the design recommendations in Design Recommendations Comment 3 of this letter.

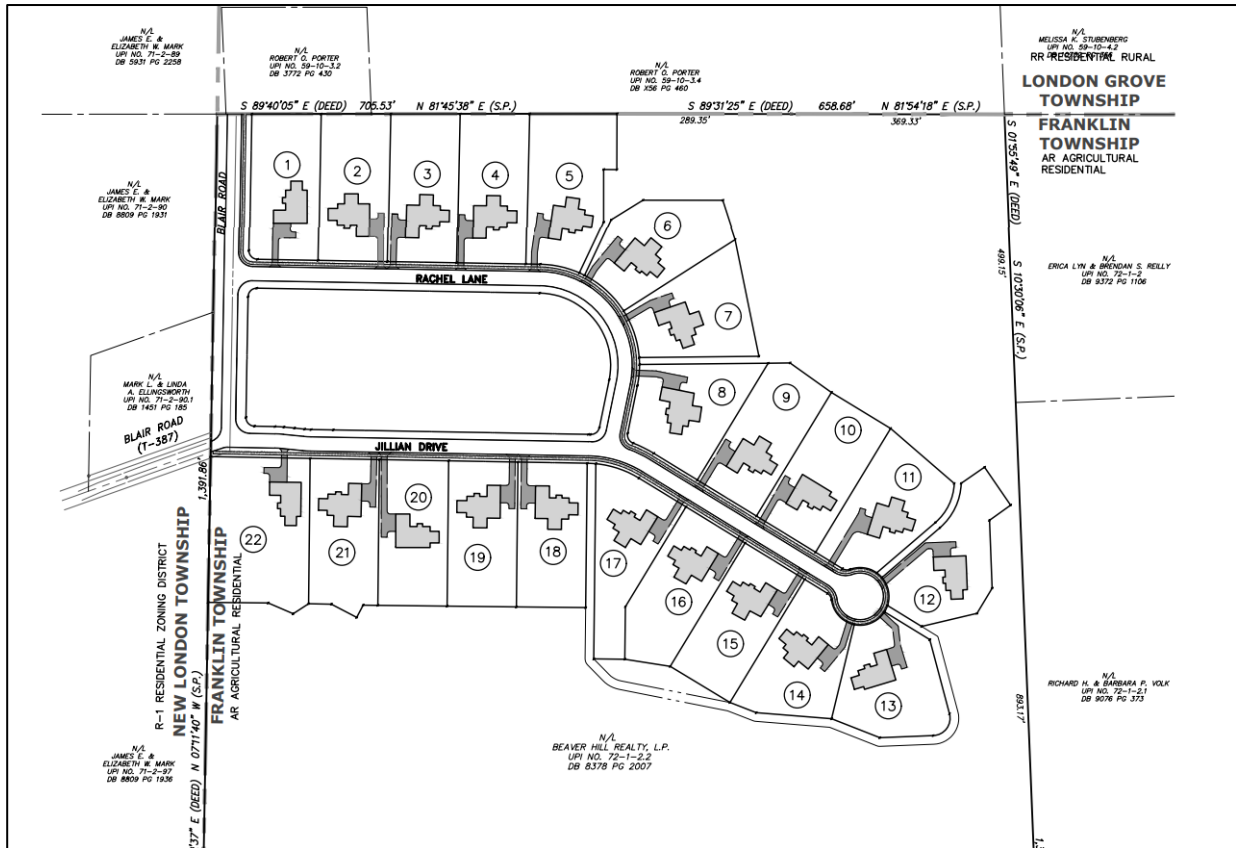
WATERSHEDS 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the White Clay Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
 - protecting and restoring riparian corridors and first order streams;
 - addressing sources of water quality impairments;
 - reducing stormwater runoff and mitigating flooding; and
 - promoting and expanding water-based recreational opportunities and access.

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

Page: 3
 Re: Preliminary/Final Subdivision - 204 Blair Road
 # Franklin Township - SD-10-25-18700

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 204 Blair Road
 Preliminary/Final Subdivision Plan*

PRIMARY ISSUES:

Design Recommendations

3. We endorse the use of residential cluster designs when appropriate. The preservation of 25.01 acres of the 44.8-acre site (over half the site) as open space is a feature that is particularly recommended with residential developments in the **Rural Landscape**. But to further improve this design, we suggest that the Township and the applicant discuss the following issues:
 - a. The proposed development removes a substantial portion of the site's wooded areas. More of the wooded areas could be avoided if the applicant shifted the development area to the southern portion of the site, i.e., into the fields to the south. The applicant could also reduce site disturbance by using only one entrance into the site rather than a loop road, although an emergency access easement to Blair Road would be necessary (such an emergency access easement is currently reflected in the plan's design, although the access easement does not connect with Blair Road).

Page: 4
 Re: Preliminary/Final Subdivision - 204 Blair Road
 # Franklin Township - SD-10-25-18700

However, we recognize that that relocating the development to the agricultural area to the south may conflict with the Township's intent regarding open space designs as expressed in Township Zoning Ordinance Section 27-1611 **Open Space Design**. For example, an Intent statement in Section 27-1611.1.G. is:

"Preserve open space and agricultural land by locating new residential units in close proximity to one another on a smaller portion of a parcel than would be the case with conventional development."

A compromise could involve relocating some of the dwellings into the agricultural area to the south and disturbing less woodland areas, while reducing the lot sizes (most of the lots are slightly larger than the required minimum of 30,000 square feet). Smaller lots could be created if the Township would permit on-lot sewage disposal fields to be located on adjacent open space areas. Smaller lot sizes of 18,000 square feet could potentially be achieved with the use of a community sewer facility according to Zoning Ordinance Section 27-404.1.

Less site disturbance and more design flexibility could result if cartway widths are reduced from 24 feet as proposed in the plan. For example, East Vincent Township permits 20-foot cartway widths for local streets and 18-foot cartway widths for private streets (<https://ecode360.com/37014830#37014872>).

- b. In general, the removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

Additional information on cluster residential development is available at: <https://www.chescoplanning.org/MuniCorner/eTools/26-ClusterDev.cfm>, and information on development in the **Rural Landscape** is available at: <https://www.chescoplanning.org/MuniCorner/pdf/RuralLandscapesDesignGuide.pdf>.

- c. It would be helpful if the applicant provided calculations showing how the provisions of the Zoning Ordinance's open space requirements are met, including Section 27-2504.1.B **Site Disturbance Calculations**. For example, the maximum disturbance allowance for residential uses is limited to 35% and the applicant should show how this limit is met, as well as show the calculations.

ADDITIONAL COMMENTS:

- 4. The applicant and the Township should discuss providing trails within the open space areas as well as leading to the infiltration basins. The basins can represent opportunities for no-impact and passive recreational amenities such as walking paths and benches. Trail access should be provided from each lot, and the applicant should discuss the potential for extending trails onto adjacent tracts in the future.

We recommend that all trail corridor location and design details be incorporated into the final plan and that all trails be constructed prior to the Township issuing any building occupancy permits. We also recommend that the applicant utilize all-weather materials in trail construction, which will accommodate a wider variety of uses and will be handicapped-accessible.

Page: 5
 Re: Preliminary/Final Subdivision - 204 Blair Road
 # Franklin Township - SD-10-25-18700

5. A landscaped center island should be provided in the cul-de-sac to reduce impervious surfaces and stormwater runoff, limit the expanse of asphalt, and create a visual aesthetic focal point. (East Vincent requires an open center open space area within the cul-de-sac, see: <https://ecode360.com/37014830#37014872>).
6. Some of the dwellings can be provided with side-entry garages if shared driveways (at the road) are used. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.
7. The applicant should introduce slight horizontal curves along the roads to relieve the impression of uniform house setbacks and increase visual interest.
8. The site to the north in London Grove Township is zoned Rural Residential, and the applicant should work with both Townships to create a stub connection to the north in anticipation of future development in London Grove.
9. We endorse the provision of sidewalks into the design. However, the plan indicates that the sidewalks will be 4½ in width. PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element in Chapter 3 of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: <https://chescoplanning.org/Guides/Multimodal/>.
10. The Act 247 referral form submitted by the Township indicates that a Homeowners' Association (HOA) will be created. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the HOA document. The HOA document should include provisions which allow the Township to intervene and maintain common owned facilities, determine the schedule for HOA 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 document should be submitted as part of the application to the Township to be reviewed by an attorney versed in HOA documents to evaluate it for completeness and compliance, and to ensure that it will be adequately capitalized to address anticipated maintenance as well as plan for potential unforeseen expenses. We also recommend that the HOA document allow rooftop solar installations and other energy efficiency and environmental conservation actions.
11. The plan should indicate whether any open space areas will be available for recreational activities.
12. We suggest that the Township's review of this plan submission would benefit from the preparation of a traffic impact study and a review of the potential impacts posed by this project.
13. Where on-lot septic disposal areas are located near lot lines, it is preferable for the lot lines to be squared-off and not create awkward angles to accommodate the systems.
14. Sheet 2 indicates that the northern portion of Blair Road will be removed. This should be discussed with London Grove and Franklin Townships, as well as with both Townships' first responders.

Page: 6
Re: Preliminary/Final Subdivision - 204 Blair Road
Franklin Township - SD-10-25-18700

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

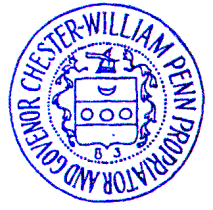


Wes Bruckno
Senior Review Planner

cc: Chester Valley Engineers, Inc.
Beaver Hill Realty, LP
Chester County Conservation District
Kenneth Battin, London Grove Township Manager
Michael Corcoran, New London Township Manager



THE COUNTY OF CHESTER



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November 18, 2025

Carolyn Matalon, Secretary
 London Britain Township
 PO Box 215
 Kemblesville, PA 19347

Re: Final Subdivision - Benjamin Stoltzfus
 # London Britain Township - SD-09-25-18660

Dear Ms. Matalon:

A final subdivision plan entitled "Benjamin Stoltzfus", prepared by Regester Associates, Inc. and dated September 12, 2025, was received by this office on October 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:

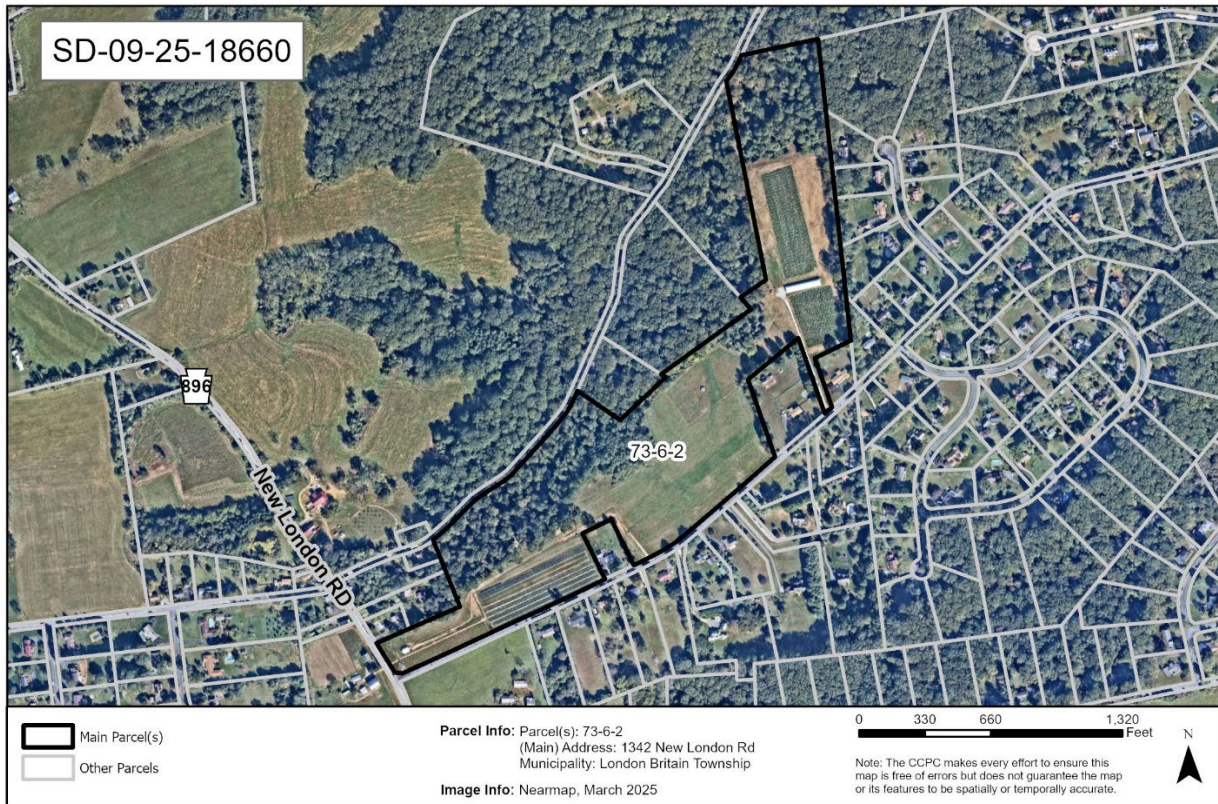
Location:	Northeast intersection of New London Road (State Route 896) and Southbank Road
Site Acreage:	47.90 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
UPI#:	73-6-2

PROPOSAL:

The applicant proposes the creation of two lots. The site, which is served by on-site water and on-site sewer facilities, is located in the London Britain Township R/A Residential/Agriculture zoning district. The tract contains a driveway serving proposed Lot 2, and a future dwelling and barn are also shown on this lot.

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

Page: 2
 Re: Final Subdivision - Benjamin Stoltzfus
 # London Britain Township - SD-09-25-18660



COUNTY POLICY:

LANDSCAPES:

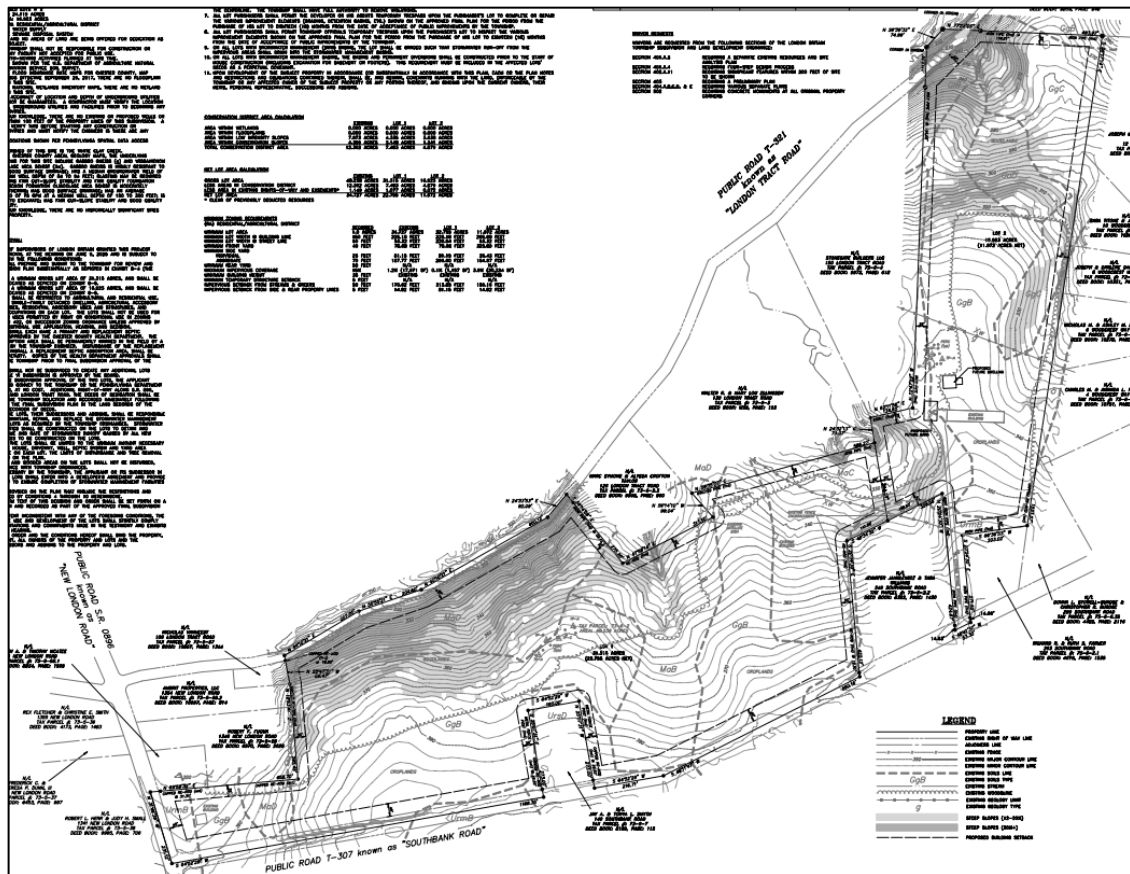
1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas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

PRIMARY ISSUES:

2. The County Planning Commission's [Multimodal Circulation Handbook](https://chescoplanning.org/Guides/Multimodal/) (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies New London Road (State Route 896) as a major arterial. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. 4

The applicant received a conditional use approval from the London Britain Township Supervisors on June 9, 2025. Condition 7 of the conditional use requires the applicant to convey additional right-of-way along New London Road (State Route 896) to PennDOT. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of New London Road and that it be offered for dedication to the PennDOT.

Page: 3
 Re: Final Subdivision - Benjamin Stoltzfus
 # London Britain Township - SD-09-25-18660



*Detail of Benjamin Stoltzfus
 Final Subdivision Plan*

3. Condition 13 of the conditional use approval requires that the entire text of the approval be included on the plan and recorded as part of the approval of the subdivision plan; the applicant should ensure that the plan submitted for endorsement to the Chester County Planning Commission retains the complete text of the conditional use approval.

ADMINISTRATIVE ISSUE:

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

This report does not review the plan for compliance with all aspects of your ordinance, as this is more appropriately done by agents of London Britain Township. However, we appreciate the opportunity to review and comment on this plan.

Page: 4
Re: Final Subdivision - Benjamin Stoltzfus
London Britain Township - SD-09-25-18660

The staff of the Chester County Planning Commission are available to you to discuss this and other matters in more detail.

Sincerely,

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

Wes Bruckno
Senior Review Planner

cc: Regester Associates, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Benjamin B. and Melinda Stoltzfus and Samuel F. and Barbara Fisher



THE COUNTY OF CHESTER



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

November 21, 2025

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

Re: Final Subdivision - Kathryn Wood
Pennsbury Township – SD-10-25-18706

Dear Mr. Boyle:

A Final Subdivision Plan entitled "Kathryn Wood", prepared by Regester Associates, Inc., and dated September 18, 2025, was received by this office on November 5, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

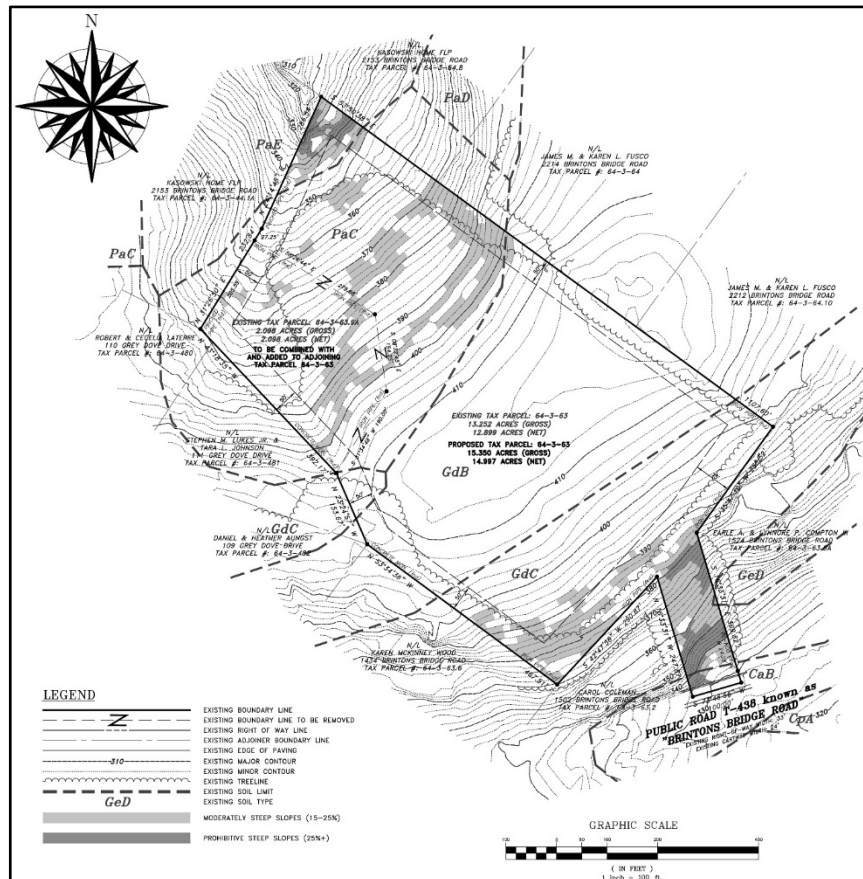
Location:	North side of Brintons Bridge Road, east of Grey Dove Drive
Site Acreage:	15.30
Lots/Units:	2 existing lots/1 proposed lot
Non-Res. Square Footage:	0
Proposed Land Use:	Agricultural
Municipal Land Use Plan Designation:	Resource Conservation
UPI#:	64-3-63, 64-3-63.9A

PROPOSAL:

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

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

Page: 2
 Re: Final Subdivision - Kathryn Wood
 # Pennsbury Township – SD-10-25-18706



Page: 3
Re: Final Subdivision - Kathryn Wood
Pennsbury Township – SD-10-25-18706

COUNTY POLICY:

LANDSCAPES:

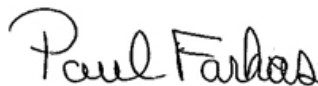
1. The project site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant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

ADMINISTRATIVE ISSUES:

2. According to County Tax Assessment records, the project site appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
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 Pennsbury Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

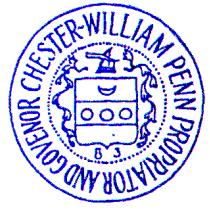


Paul Farkas
Senior Review Planner

cc: Kathryn Wood
Regester Associates, Inc.
Chester County Assessment Office



THE COUNTY OF CHESTER



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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

November 14, 2025

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

Re: Preliminary/Final Land Development - Phoenixville Plaza - Chipotle Pad Site
Phoenixville Borough - LD-10-25-18669

Dear Mr. Boelker:

A preliminary/final land development plan entitled "Phoenixville Plaza - Chipotle Pad Site", prepared by ARNA Engineering Inc. and dated September 26, 2025, was received by this office on October 16, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	North side of Nutt Road (State Route 23), east of Township Line Road. The municipal boundary with Schuylkill Township is to the southeast.
Site Acreage:	7.03 acres
Lots/Units:	1 lot/1 additional structure proposed
Non-Res. Square Footage:	2,385 square feet
Proposed Land Use:	Fast food
New Parking Spaces:	No additional spaces proposed
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	15-7-17.1

PROPOSAL:

The applicant proposes the construction of a 2,385 square foot restaurant building and the redesign of the parking spaces on a 7.03-acre site from 215 to 134 spaces, as indicated on the Act 247 Referral form submitted by the Township. The site, which is served by public water and public sewer facilities and contains other commercial and restaurant facilities, is located in the Phoenixville Borough CD-Corridor Development zoning district. No changes to the site's access onto Nutt Road (State Route 23) is proposed.

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 land development plan.

Page: 2
 Re: Preliminary/Final Land Development - Phoenixville Plaza - Chipotle Pad Site
 # Phoenixville Borough - LD-10-25-18669



BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development for this site. That review, CCPC# LD-03-23-17583 and dated March 23, 2023, addressed the construction of a 4,555 square foot drive-through car wash and a 2,175 square foot coffee shop with drive-through service. Our records show that that plan was approved by the Borough on January 5, 2024.

COUNTY POLICY:

LANDSCAPES:

2. The site is located within the **Urban Center Landscape** designation of [Landscapes3](https://www.chescoplanning.org/landscapes3/), at: <https://www.chescoplanning.org/landscapes3/>, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. The proposed land development is consistent with the objectives of the **Urban Center Landscape**.

WATERSHEDS 2045:

3. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the French Creek subbasin of the Schuylkill River watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
 - addressing causes of stream impairments;
 - maintaining water quality in high performing and critical habitat streams;
 - continuing land preservation efforts; and
 - restoring and enhancing vegetated riparian buffers and floodplains.**Watersheds 2045** can be accessed at www.chesco.org/watersheds2045.

Page: 3
 Re: Preliminary/Final Land Development - Phoenixville Plaza - Chipotle Pad Site
 #: Phoenixville Borough - LD-10-25-18669

PRIMARY ISSUES:

4. Some landscape plantings are shown on Sheet 10 (the Post-Construction Stormwater Management Drainage Plan) and a tree planting detail is shown on Sheet 11, but a formal landscaping plan showing specific plant materials was not included in the submission to the County Planning Commission. The applicant should identify the plant materials that are to be used, and we suggest that additional plantings be installed along Nutt Road. Evergreen trees and shrubs should be used to ensure that the buffer is effective year-round.
5. The Parking Spaces Tabulation on the plan totals 114 proposed parking spaces (108 proposed spaces and six proposed ADA spaces) while 57 spaces are required, and 215 spaces currently exist on the site. (The Act 247 Referral form indicates that the parking spaces will be reduced from 215 to 134 spaces). We suggest that the applicant and the Borough evaluate the anticipated parking demand for this facility and determine whether all the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserved spaces could be converted to paved spaces in the future if it becomes evident that they are needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
6. The applicant should verify whether an “escape lane” will be provided at the drive-through lane at the Chipotle restaurant. The applicant should also clarify whether an outdoor seating area will be provided.
7. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas; sidewalks are an essential design element for new construction in the **Urban Center Landscape**. We recommend that the applicant improve pedestrian access to the site from Nutt Road.

PennDOT’s Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element in Chapter 3 of the County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at: <https://chescoplanning.org/Guides/Multimodal/>.

ADMINISTRATIVE ISSUES:

8. 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>.
9. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office and Phoenixville Borough.

Page: 4
Re: Preliminary/Final Land Development - Phoenixville Plaza - Chipotle Pad Site
Phoenixville Borough - LD-10-25-18669

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

Sincerely,

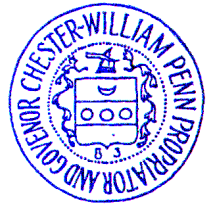
A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno
Senior Review Planner

cc: Nutt Road, LP
ARNA Engineering, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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November 18, 2025

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

Re: Preliminary/Final Subdivision - 800 W Bridge LLC
Phoenixville Borough - SD-10-25-18670

Dear Mr. Boelker:

A preliminary/final subdivision plan entitled "800 W Bridge LLC", prepared by Herbert E. MacCombie, Jr., P.E. Consulting Engineers & Surveyors, Inc. and dated September 22, 2025, was received by this office on October 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:

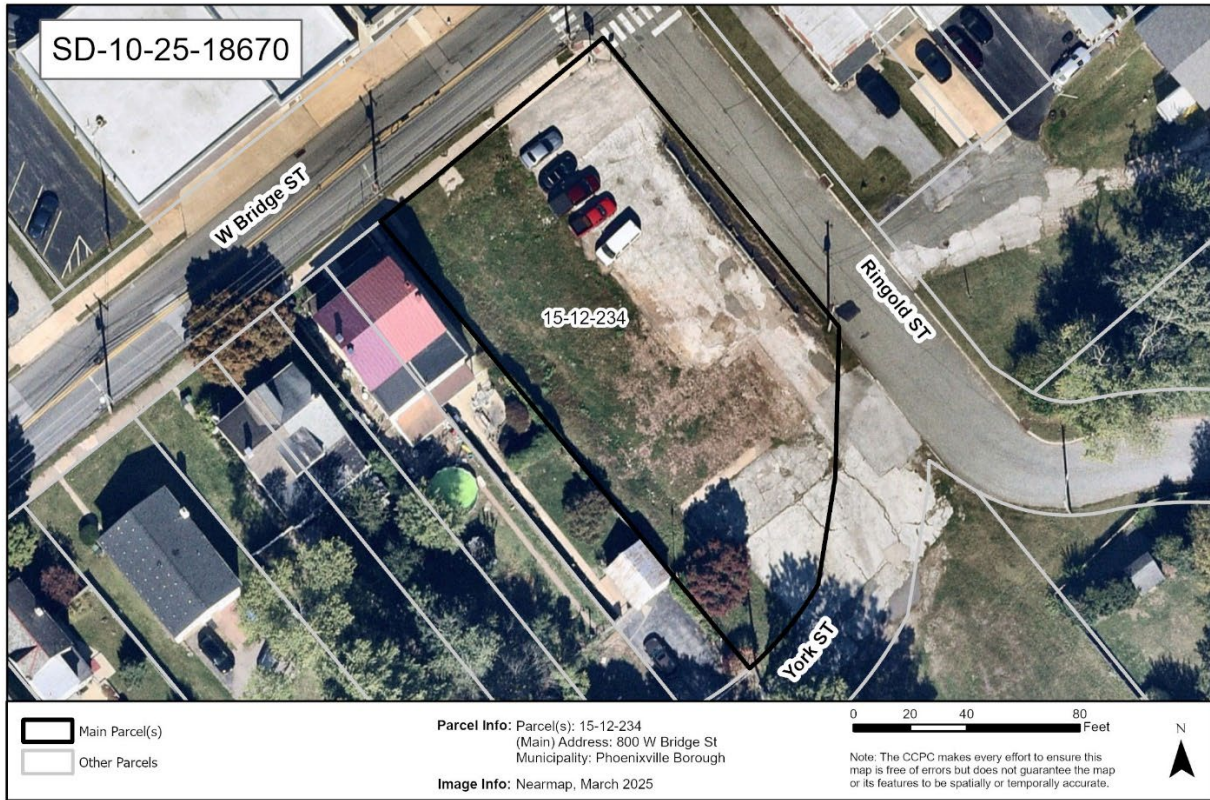
Location:	South of West Bridge Street, west of Ringold Street, and north of York Street
Site Acreage:	0.46 acre
Lots/Units:	2 lots/four units
Proposed Land Use:	Single Family Residential
New Parking Spaces:	4 spaces
Municipal Land Use Plan Designation:	Neighborhood Center ("Town Center" in the Neighborhood Map)
UPI#:	15-12-234

PROPOSAL:

The applicant proposes the creation of two lots from a 0.46-acre parcel; each lot will contain one dwelling. The site, which will be served by public water and public sewer facilities, is located in the Phoenixville Borough RI Residential Infill zoning district.

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

Page: 2
 Re: Preliminary/Final Subdivision - 800 W Bridge LLC
 # Phoenixville Borough - SD-10-25-18670



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**.

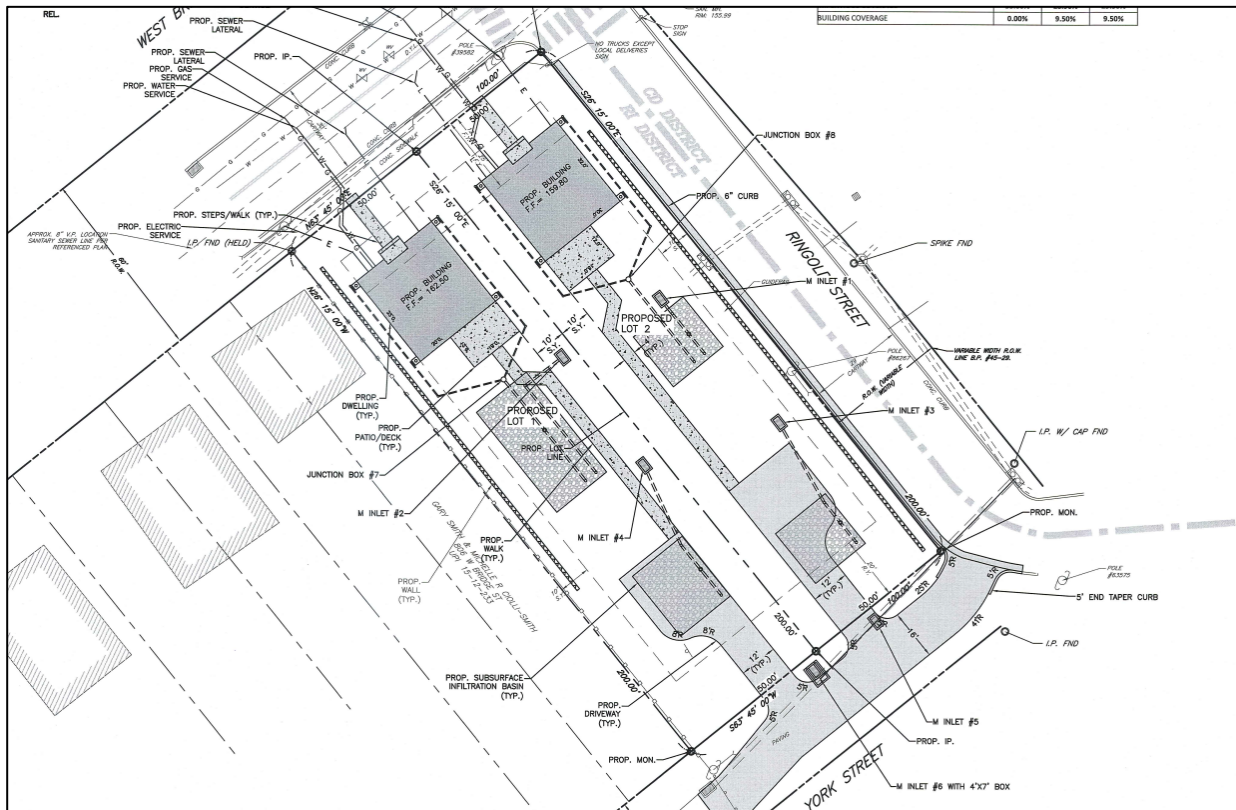
WATERSHEDS 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the French Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
 - addressing causes of stream impairments;
 - maintaining water quality in high performing and critical habitat streams;
 - continuing land preservation efforts; and restoring and
 - enhancing vegetated riparian buffers and floodplains.

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

Page: 3
 Re: Preliminary/Final Subdivision - 800 W Bridge LLC
 # Phoenixville Borough - SD-10-25-18670

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 800 W Bridge LLC Preliminary/Final Subdivision Plan

PRIMARY ISSUES:

- The applicant should verify that a sidewalk will be provided on Ringold Street. “Connect” Objective C of **Landscapes3**, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**.

PennDOT’s Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of five feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element in Chapter 3 of the County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at: <https://chescoplanning.org/Guides/Multimodal/>.

- The Post Construction Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site’s stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Borough, which should be reviewed by the Borough Engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan.

Page: 4
Re: Preliminary/Final Subdivision - 800 W Bridge LLC
Phoenixville Borough - SD-10-25-18670

Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs. The Borough Solicitor should verify that appropriate protections are in place that will permit the Borough to repair a failing subsurface infiltration system.

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

5. The applicant should consider adding landscaping along Ringold Street to minimize the views of the side elevation of the dwelling on proposed lot 2, and to increase the privacy of its rear yard.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

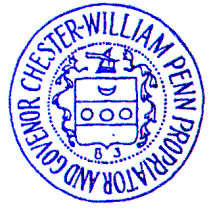


Wes Bruckno
Senior Review Planner

cc: Herbert E. MacCombie, Jr., P.E. Consulting Engineers & Surveyors, Inc.
800 W Bridge LLC
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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November 24, 2025

Laurie Getz, Manager
Schuylkill Township
111 Valley Park Road
Phoenixville, PA 19460

Re: Preliminary Subdivision - Oakwood Lane
Schuylkill Township - SD-10-25-18692

Dear Ms. Getz:

A preliminary subdivision plan entitled "Oakwood Lane", prepared by Edward B. Walsh & Associates, Inc. and dated March 30, 2025, and last revised on April 14, 2025, was received by this office on October 28, 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 Oakwood Lane, west of Davis Road
Site Acreage:	68.44 acres
Lots:	68 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural (2021 Phoenixville Regional Comprehensive Plan)
UPI#:	27-6-214.1, 27-6R-4, 27-6-203.1, 27-6-210, 27-6-211, 27-6-205, 27-6R-5, 27-6-209, 27-6-214

PROPOSAL:

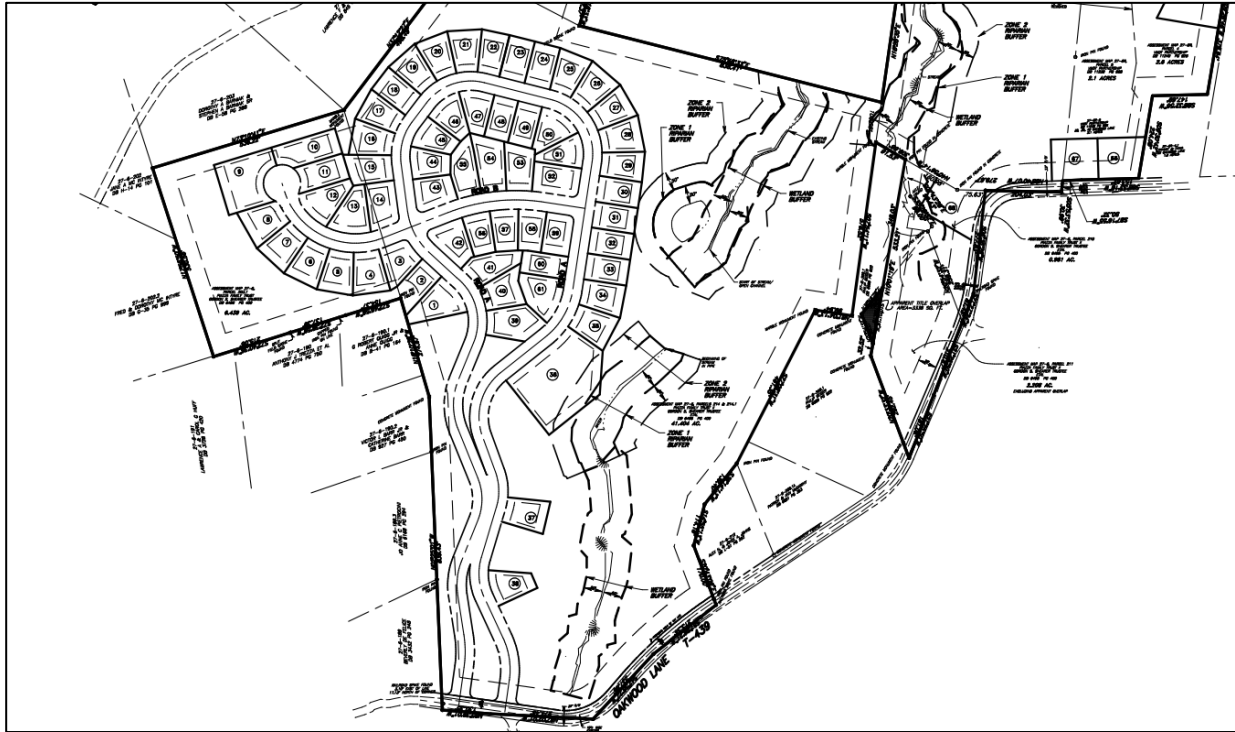
The applicant proposes a subdivision including 68 single-family dwelling lots, 4,765 feet of roadway (as shown on the Act 247 referral form; approximately 4884 feet as shown on the plan), and 45.481 square feet of open space area on an approximately 64-acre tract. The site, which will be served by public water and public sewer facilities, is located in the Schuylkill Township R-1 Low Density zoning district and is designed pursuant to the "four-step design process" in Section 320-40.1A of the Township Subdivision and Land Development Ordinance. The site also contains locally-important historic resources and a barn that is proposed for relocation.

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

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

Page: 3
 Re: Preliminary Subdivision - Oakwood Lane
 # Schuylkill Township - SD-10-25-18692

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 Oakwood Lane
 Preliminary Subdivision Plan*

PRIMARY ISSUES:

Design Recommendations:

3. We endorse the use of the 4-step design process residential cluster designs when appropriate. The preservation of over 45 acres of the approximately 68.8-acre site (over half the site) as open space is a feature that is recommended with residential developments in the **Suburban Landscape**, especially when a site contains substantial environmental, access, topographical and other concerns. But to further improve this design, we suggest that the Township and the applicant discuss the following issues:
 - a. The two full-access driveways to Oakwood Lane appear to be inefficient uses of land. Although the September 24, 2025 "Oakwood Lane Residential Development Transportation Impact Study" submitted with the plan indicates that sight distances at Oakwood Lane will exceed all minimum requirements with removal/maintenance of vegetation on the site, we recommend that the applicant and the Township consider revising the proposed access; an existing driveway farther east on Oakwood Lane could potentially provide an entry or exit point, while one of the access points to the west on Oakwood Lane could be retained (such as the driveway located opposite Paul Lemen Drive). There appears to be an existing bridge or culvert over the stream along the course of the existing driveway, which could potentially be improved to serve the site. (The Transportation Impact Study indicated that the development will include a total of 61 dwellings; the Act 247 referral form indicated that 68 dwellings are proposed).

Page: 4
 Re: Preliminary Subdivision - Oakwood Lane
 # Schuylkill Township - SD-10-25-18692

- b. The two lots on the eastern side of the eastern-most driveway leading to Oakwood Lane are remotely located and are isolated from the developed area. These two lots should be relocated to the central area of development. Also, Lot 38 appears to have two roadway frontages; a redesigned roadway layout from Oakwood Lane to the east could remove this situation.
- c. Less site disturbance and more design flexibility could result if cartway widths are reduced from 28 feet as proposed in the plan, especially where the two driveways are in north-south proximity. For example, Section 22-406.1. of the East Vincent Township Subdivision and Land Development Ordinance permits 20-foot cartway widths for local streets and 18-foot cartway widths for private streets.
- d. While we recognize that the dwelling footprints are shown only for conceptual purposes, some of the dwellings can be provided with side-loaded garages if shared driveways (at the road) are used. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.
- e. Additional information on cluster residential development is available at: <https://www.chescoplanning.org/MuniCorner/eTools/26-ClusterDev.cfm>, and information on development in the **Suburban Landscape** is available in the County Planning Commission's Suburban Landscapes Design Guide, at: <https://www.chescoplanning.org/MuniCorner/pdf/SuburbanDesignGuide.pdf>

Additional information on identifying critical natural, historical, and cultural resources and how to promote their protection and integration into a development plan is available in the Planning Commission's Site Analysis eTool, at:

<https://www.chescoplanning.org/MuniCorner/eTools/13-SitePlan.cfm>

Other Comments:

- 4. A landscaped center island should be provided in the cul-de-sac to reduce impervious surfaces and stormwater runoff, limit the expanse of asphalt, and create a visual aesthetic focal point (as another example, Section 22-411.13 of the East Vincent Township Subdivision and Land Development Ordinance East Vincent Township requires an open center open space area within cul-de-sacs, which "...shall be graded to have a mound or a depression with appropriate drainage, except where wooded and left in a natural condition. The mound shall be graded such that its highest elevation will be a minimum of three feet above the average elevation of the cul-de-sac turn-around cartway elevations...")
- 5. The applicant should introduce slight horizontal curves along the roads to relieve the impression of uniform house setbacks and increase visual interest.
- 6. The plan that was submitted to the County Planning Commission shows areas of steep slopes, primary and secondary conservation areas, and other environmental features, but the overlapping of these layers makes it difficult to interpret these characteristics; a clearer plan would be helpful.
- 7. We endorse the provision of sidewalks into the design. However, the plan indicates that the sidewalks will be 4½ feet in width. PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element in Chapter 3

Page: 5
 Re: Preliminary Subdivision - Oakwood Lane
 # Schuylkill Township - SD-10-25-18692

of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: <https://chescoplanning.org/Guides/Multimodal/>.

8. The applicant and the Township should discuss providing trails within the open space areas as well as leading to the site's stormwater basins. The basins can represent opportunities for no-impact and passive recreational amenities such as walking paths and benches. Trail access should be provided from each lot, and the applicant should discuss the potential for extending trails onto adjacent tracts in the future.

We recommend that all trail corridor location and design details be incorporated into the final plan and that all trails be constructed prior to the Township issuing any building occupancy permits. We also recommend that the applicant utilize all-weather materials in trail construction, which will accommodate a wider variety of uses and will be handicapped-accessible.

9. The Act 247 referral form submitted by the Township indicates that a Homeowners' Association (HOA) will be created. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the HOA document. The HOA document should include provisions which allow the Township to intervene and maintain common owned facilities, determine the schedule for HOA 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 document should be submitted as part of the application to the Township to be reviewed by an attorney versed in HOA documents to evaluate it for completeness and compliance, and to ensure that it will be adequately capitalized to address anticipated maintenance as well as plan for potential unforeseen expenses. We also recommend that the HOA document allow rooftop solar installations and other energy efficiency and environmental conservation actions.

10. The plan should indicate whether any open space areas will be available for recreational activities, and whether rear yards will provide enough area for typical features such as patios and recreational structures.
11. The September 2025 "50 & 90 Oakwood Lane Historic Resource Impact Study" submitted with the plan indicates that some of the structures on the site are of locally-important historic significance. The Township Historical Commission and the applicant should work to create appropriately-sized lots for these important features that provide appropriate settings and will help preserve them in as much of their historical context as partible.

Water Resources Information

Schuylkill Township

Unnamed Tributary to Jug Hollow Run, Schuylkill Watershed, Delaware River Basin

No FEMA mapped Special Flood Hazard Areas on the property

MS4 community: Yes

Impairments for Jug Hollow Run:

Assessed Use – Aquatic Life:

Urban runoff/storm sewers – Cause unknown

Urban runoff/storm sewers – Flow regime modification

TMDL: Schuylkill River PCB TMDL: PCB

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

Page: 6
 Re: Preliminary Subdivision - Oakwood Lane
 # Schuylkill Township - SD-10-25-18692

Natural Features Protection

12. Because this site is within a watershed designated as High Quality, the proposed development plans for this site should adhere to Pennsylvania regulations regarding riparian buffer requirements per Title 25, Chapter 102, Subsection 102.14.

Under these state requirements, riparian buffers for Special Protection watersheds, which include those designated as Exceptional Value or High Quality, restricts earth disturbance within 150-feet from the stream. In addition, we recommend the applicant ensure that the riparian buffer is maintained or restored as a riparian forest buffer, according to the definition in PA Code, Title 25, Chapter 102, Subsection 102.14. The plans should show the delineated extent of the state-regulated riparian buffer.

13. In general, the removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The “limits of disturbance” should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

Also, the project is located in a watershed designated as High Quality (Trout Stocking Fishery) and Migratory Fishes, and the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater runoff generated by the development.

14. The plan proposes development on steep slopes. The applicant should refer to the Schuylkill Township Zoning Ordinance subsection 370-164 **Steep Slope Regulations** and ensure compliance along steep slopes.

Stormwater Considerations

15. To ensure that the stormwater management facilities continue to function as designed, the applicant should include details on the frequency and proper inspection, operation, and maintenance of these systems in a Post-Construction Stormwater Management Plan. Also, since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with these facilities.
16. The applicant should submit a stormwater management report and Erosion and Sediment Pollution Control Plan for the site to the Township and the Chester County Conservation District for review.
17. Proposed above ground stormwater facilities should be designed to conform with the natural drainage pattern and existing topography of the site, to limit earth disturbance, and minimize soil compaction. Applying these considerations enhances the potential of the stormwater basins to be a visual amenity. To provide visual interest, the shape of the basins should be as natural looking as practical. The natural topography is usually curvilinear and less “boxy” or geometrically shaped. Creating a variety of slope changes so the sides of the basins undulate also mimics natural conditions. The appearance of the basins can be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic value.

Page: 7
Re: Preliminary Subdivision - Oakwood Lane
Schuylkill Township - SD-10-25-18692

ADMINISTRATIVE ISSUES:

18. 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>.
19. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and Schuylkill 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 Schuylkill Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Edward B. Walsh & Associates, Inc.
Chester County Conservation District
Piazza Family Trust



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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

November 6, 2025

Steven Plaugher, Interim Borough Manager
 South Coatesville Borough
 136 Modena Road
 South Coatesville, PA 19320

Re: Final Subdivision - 31 & 33 Parkway Avenue
 # South Coatesville Borough - SD-10-25-18676

Dear Mr. Plaugher:

A final subdivision plan entitled "31 & 33 Parkway Avenue", prepared by EB Walsh & Associates Inc., dated June 19, 2017 and last revised on March 3, 2025, was received by this office on October 10, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	Northeast side of Parkway Avenue, west of Montclair Avenue
Site Acreage:	0.28 acre
Lots/Units:	2 lots; 2 existing dwellings
Proposed Land Use:	Twin dwellings
UPI#:	9-2-82, 9-2-82.1

PROPOSAL:

The applicant proposes to adjust the lot line separating two lots to align with a common wall separating two existing attached dwellings. The site is served by public water and sewer facilities and is located in the South Coatesville Borough R-3 zoning district. The lot line adjustment is required according to an order by the Chester County Court of Common Pleas, dated April 28, 2023. No additional development is proposed by this subdivision.

RECOMMENDATION: The County Planning Commission has no planning issues with this subdivision; all South Coatesville Borough issues should be resolved before action is taken on this subdivision plan.

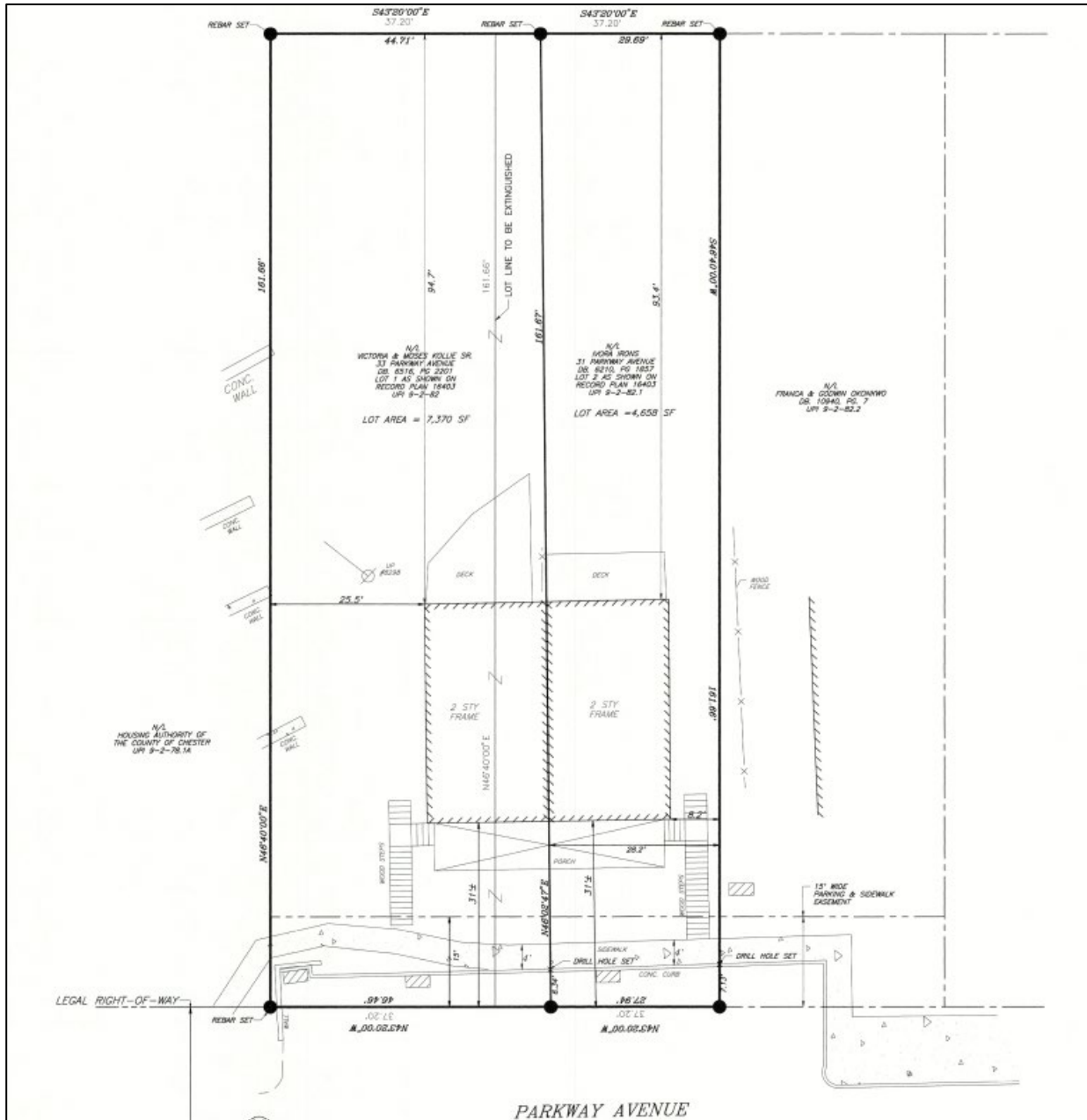
Page: 2
 Re: Final Subdivision - 31 & 33 Parkway Avenue
 # South Coatesville Borough - SD-10-25-18676



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**.



ADMINISTRATIVE ISSUE:

2. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in 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 South Coatesville Borough.

Page: 4
Re: Final Subdivision - 31 & 33 Parkway Avenue
South Coatesville Borough - SD-10-25-18676

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

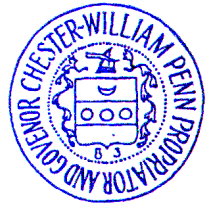
A handwritten signature in black ink that reads "Wes Bruckno". The script is cursive and fluid, with a long horizontal stroke at the end of the name.

Wes Bruckno
Senior Review Planner

cc: EB Walsh & Associates Inc.
Victoria Kollie and Ivora Irons
Habitat for Humanity



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

November 13, 2025

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

Re: Preliminary/Final Land Development - Cheyney University Athletic Complex Construction
Thornbury Township – LD-10-25-18679

Dear Ms. Hudak:

A Preliminary/Final Land Development Plan entitled "Cheyney University Athletic Complex Construction", prepared by PZS Architects, and dated October 6, 2025, was received by this office on October 14, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

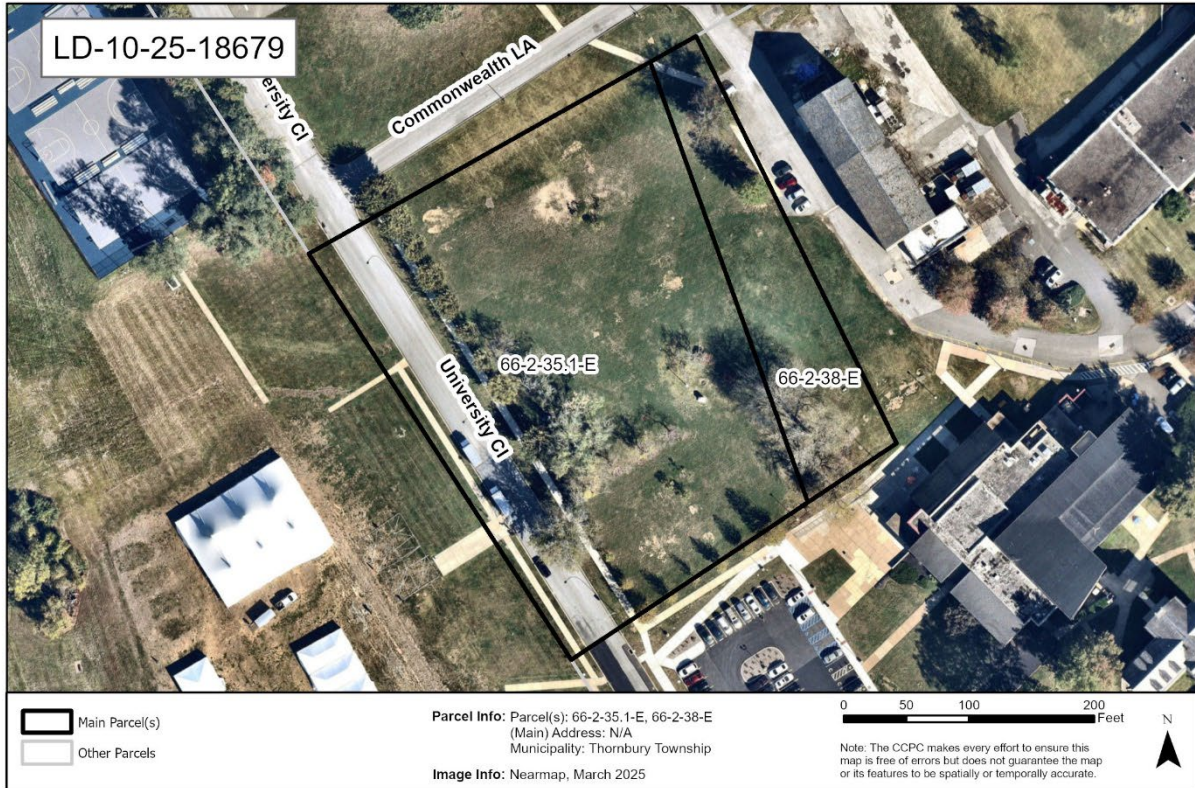
Location:	East side of University Circle, south of Commonwealth Lane
Site Acreage:	3.04
Lots/Units:	1
Non-Res. Square Footage:	48,887
Proposed Land Use:	Sports/Recreation (Athletic complex)
Municipal Land Use Plan Designation:	CU - Cheyney University
UPI#:	66-2-35.1-E, 66-2-38-E

PROPOSAL:

The applicant proposes the construction of a 48,887 square foot athletic complex. The Stormwater Management Report (prepared by Honor Engineer Co., dated October 3, 2025) indicates that the facility will include a gymnasium, recreation rooms, locker rooms, storage, a ticket office, and concession stand along with other maintenance and utility rooms. The project site, which is served by public water and public sewer, is located in the R-1 Residential/Agricultural zoning district. The project site adjoins Thornbury Township, Delaware County.

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

Page: 2
 Re: Preliminary/Final Land Development - Cheyney University Athletic Complex Construction
 # Thornbury Township – LD-10-25-18679



Site Plan Detail, Sheet C-201: Cheyney University Athletic Complex Construction

Page: 3
 Re: Preliminary/Final Land Development - Cheyney University Athletic Complex Construction
 # Thornbury Township – LD-10-25-18679



CONCEPTUAL RENDERING MAIN ENTRANCE

Conceptual Rendering Main Entrance, Sheet G011: Cheyney University Athletic Complex Construction



CONCEPTUAL RENDERING WEST ELEVATION

Conceptual Rendering West Elevation, Sheet G011: Cheyney University Athletic Complex Construction

Page: 4
 Re: Preliminary/Final Land Development - Cheyney University Athletic Complex Construction
 # Thornbury Township – LD-10-25-18679

BACKGROUND:

1. On October 14, 2025, the County Planning Commission received a separate preliminary/final land development plan submission, pertaining to the construction of a new natural turf athletic field for the university, with a running track, discus, shot put area, long/triple jump runways, and pits, on the adjoining 39.5 acre parcel to the west (CCPC# 66-2-33-E). This plan is addressed by the County Planning Commission in a separate review letter (CCPC# LD-10-25-18680).

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Chester Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving stormwater management to increase infiltration and protect baseflow; restoring stream channels and vegetated riparian corridors; addressing legacy and emerging contaminants; reducing nutrient pollution; and promoting source water protection methods. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

4. We recommend that sidewalks and crosswalk areas be provided along Commonwealth Lane for the entire project site (the site plan currently depicts a sidewalk connection to the proposed building located to the immediate east of the University Circle/Commonwealth Lane intersection). No campus master plan depicting the location of existing and proposed pedestrian facilities for the entire school campus was included with the plan submission.
5. The proposed development appears to be in proximity to two transmission pipelines situated on the west side of University Circle (a hazardous liquid transmission pipeline operated by Buckeye Partners LP, and a gas pipeline operated by Enterprise Products Operating LLC). We suggest that the applicant contact the pipeline operator to ensure that the application does not result in any encroachments into the pipeline right-of-way. It is recommended that the plan include the field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page: <http://www.chescoplanning.org/pic/operators.cfm>.

Page: 5
 Re: Preliminary/Final Land Development - Cheyney University Athletic Complex Construction
 # Thornbury Township – LD-10-25-18679

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>.

6. The Township's emergency service providers should be requested to review the plan to ensure that they will be able to respond to on-site emergencies.

ADMINISTRATIVE ISSUES:

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

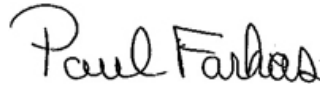
We commend the applicant for incorporating Low Impact Development practices with the use of multiple rain gardens and proposed pervious pavers in the stormwater management design. To ensure that the stormwater management facilities continue to function as designed, the applicant should include details on the frequency and proper inspection, operation, and maintenance of these systems in a Post-Construction Stormwater Management Plan. Additionally, since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with these facilities. Specifically, pervious pavers require specialized equipment and maintenance to ensure original performance of the pavers is retained. We also recommend educational signage to highlight stormwater these features and their function for students, staff, and the general public.

8. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
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: 6
Re: Preliminary/Final Land Development - Cheyney University Athletic Complex Construction
Thornbury Township – LD-10-25-18679

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

Sincerely,

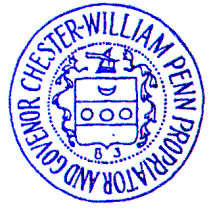
A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive, flowing style.

Paul Farkas
Senior Review Planner

cc: Cheyney University
PZS Architects
Commonwealth of Pennsylvania, Department of General Services
Chester County Conservation District
Chester County Water Resources Authority
Jeff Seagraves, Manager, Thornbury Township, Delaware County



THE COUNTY OF CHESTER



COMMISSIONERS
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PLANNING COMMISSION
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 (610) 344-6285 Fax (610) 344-6515

November 13, 2025

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

Re: Preliminary/Final Land Development - Cheyney University Athletic Field Construction
 # Thornbury Township – LD-10-25-18680

Dear Ms. Hudak:

A Preliminary/Final Land Development Plan entitled "Cheyney University Athletic Field Construction", prepared by PZS Architects, and dated October 6, 2025, was received by this office on October 14, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

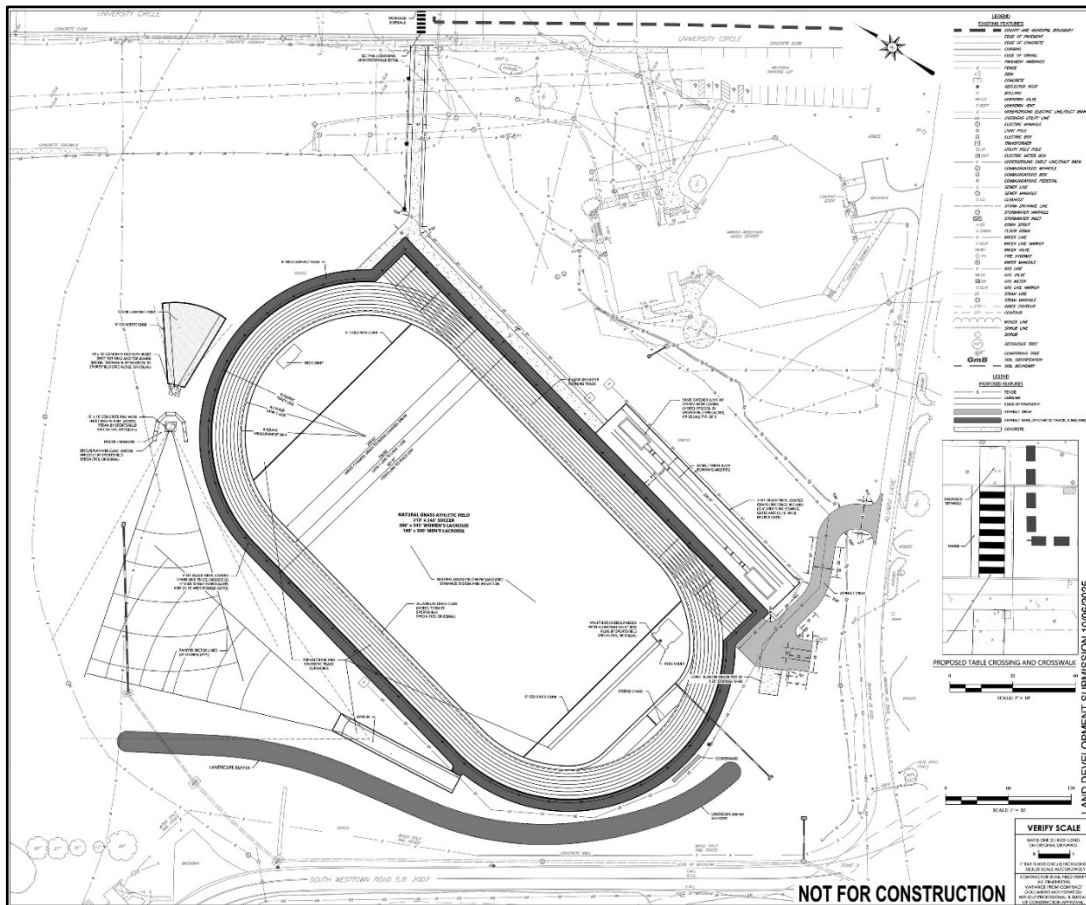
Location:	Northeast corner of South Westtown Road and Alumni Lane
Site Acreage:	39.50
Lots/Units:	1
Non-Res. Square Footage:	0
Proposed Land Use:	Sports/Recreation (Athletic field)
New Parking Spaces:	3
Municipal Land Use Plan Designation:	CU - Cheyney University
UPI#:	66-2-33-E

PROPOSAL:

The applicant proposes the construction of a new natural turf athletic field with a running track, discus, shot put area, long/triple jump runways, and pits. The new field will be constructed in the approximate location of the existing track and field. A new driveway entrance will be provided on Alumni Lane. A new scoreboard will also be installed. The project site, which is served by public water and public sewer, is located in the R-1 Residential/Agricultural zoning district. The project site adjoins Thornbury Township, Delaware County.

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

Page: 2
 Re: Preliminary/Final Land Development - Cheyney University Athletic Field Construction
 # Thornbury Township – LD-10-25-18680



Site Plan Detail, Sheet C-201: Cheyney University Athletic Field Construction

Page: 3
 Re: Preliminary/Final Land Development - Cheyney University Athletic Field Construction
 # Thornbury Township – LD-10-25-18680

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a land development plan for this site and an adjoining parcel to the east (UPI# 66-2-35-E). CCPC# LD-02-22-17114, dated March 14, 2022, addressed the construction of two grass athletic fields, a synthetic turf athletic field, a paved running track, and a 160,024 square foot indoor facility. We have no record of the Township taking action on this prior plan submission.
2. On October 14, 2025, the County Planning Commission received a separate preliminary/final land development plan submission, pertaining to the construction of a 48,887 square foot athletic complex on a 3.04 acre site to the east (UPI# 66-2-35.1-E, 66-2-38-E). This land development plan submission is addressed by the County Planning Commission in a separate review (CCPC# LD-10-25-18679).

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

4. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Chester Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving stormwater management to increase infiltration and protect baseflow; restoring stream channels and vegetated riparian corridors; addressing legacy and emerging contaminants; reducing nutrient pollution; and promoting source water protection methods. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

5. While the site plan indicates that sidewalks will be constructed to connect to University Circle, the applicant and Township should consider providing direct pedestrian access from the Marian Anderson Music Center to the athletic fields. No campus master plan depicting the location of existing and proposed pedestrian facilities for the entire school campus was included with the plan submission.
6. The site plan does not provide any information pertaining to spectator viewing/seating areas. This should be clarified by the applicant. The applicant should clearly identify how pedestrian access will be provided to any spectator viewing/bleacher areas provided for these athletic facilities.
7. There are two transmission pipelines situated on the west side of University Circle (a hazardous liquid transmission pipeline operated by Buckeye Partners LP, and a gas pipeline operated by Enterprise Products Operating LLC), and it appears that the proposed sidewalk extension to University Circle will traverse these pipeline corridors. It is recommended that the plan include the

Page: 4
 Re: Preliminary/Final Land Development - Cheyney University Athletic Field Construction
 # Thornbury Township – LD-10-25-18680

field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page:
<http://www.chescoplanning.org/pic/operators.cfm>.


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>.

ADMINISTRATIVE ISSUES:

8. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
9. 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.

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

Sincerely,

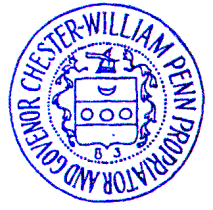


Paul Farkas
 Senior Review Planner

cc: Cheyney University
 PZS Architects
 Commonwealth of Pennsylvania, Department of General Services
 Chester County Conservation District
 Jeff Seagraves, Manager, Thornbury Township, Delaware County



THE COUNTY OF CHESTER



COMMISSIONERS
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Matthew J. Edmond, AICP
Executive Director

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

November 19, 2025

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

Re: Preliminary/Final Subdivision - 602 Old Eagle School Road
Tredyffrin Township – SD-10-25-18682

Dear Ms. McPherson:

A Preliminary/Final Subdivision Plan entitled "602 Old Eagle School Road", prepared by Howell Engineering, and dated October 8, 2025, was received by this office on October 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.

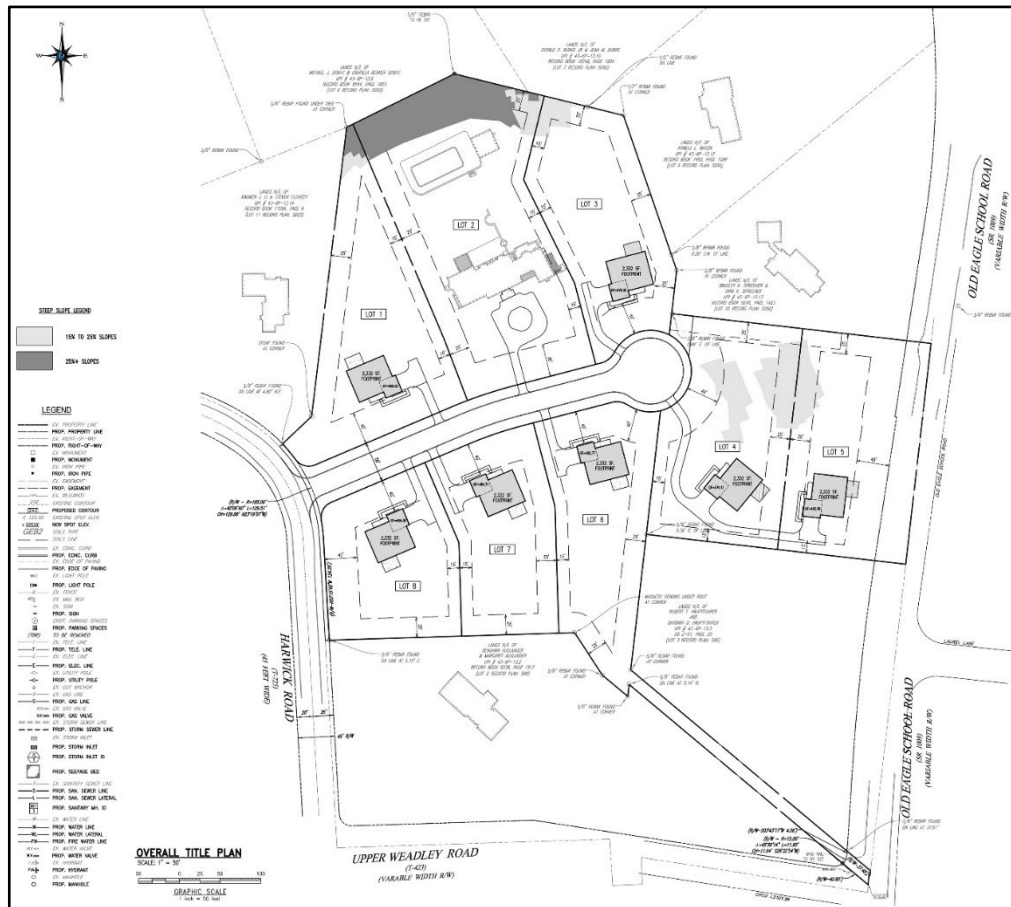
PROJECT SUMMARY:

Location:	East side of Harwick Road, north of Upper Weadley Road
Site Acreage:	8.30
Lots/Units:	2 existing lots; 8 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, 43-6P-13.3A

PROPOSAL:

The applicant proposes the creation of 8 single family residential lots, and 495 linear feet of private roadway. The existing residence will remain on Lot 2. The project site, which will be served by public water and public sewer, is located in the R-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.



Site Plan Detail, Sheet 2: Preliminary/Final Subdivision - 602 Old Eagle School Road

Page: 3
 Re: Preliminary/Final Subdivision - 602 Old Eagle School Road
 # Tredyffrin Township – SD-10-25-18682

BACKGROUND:

1. The Chester County Planning Commission recently reviewed a subdivision plan that addressed the creation of six single family residential lots from UPI# 43-6P-13.1 (CCPC# SD-08-25-18621, dated September 17, 2025). We have no record of the Township taking action on this prior plan submission.

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

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

4. While we acknowledge that there are existing steep slope areas (15-25 percent slopes) on Lots 4 and 5, we suggest that the applicant and Township investigate the feasibility of reconfiguring the location of the proposed homes on these lots. It appears that the residence on Lot 5 faces the rear yard area of Lot 4 (which limits the privacy of this lot), and we also note that these proposed homes are not well aligned with the existing homes in the surrounding neighborhood.
5. Vehicular access to Lots 4 and 5 will be provided from a shared driveway that traverses Lot 4. The details of this access arrangement should be incorporated into the deeds of these lots.
6. The 2011 Township Historic Resources Atlas identifies that UPI# 43-6P-13.1 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>.
7. 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 #10), the removal of trees should be limited

Page: 4
 Re: Preliminary/Final Subdivision - 602 Old Eagle School Road
 # Tredyffrin Township – SD-10-25-18682

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.

8. 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 6, and it appears that the existing driveway located within this panhandle will be removed. We recommend that Lot 6 be deed restricted from direct vehicular access onto Old Eagle School Road.

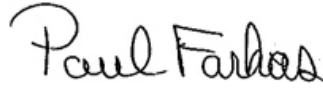
ADMINISTRATIVE ISSUES:

9. 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.
10. 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. Additionally, the applicant is requesting a waiver from Section 181-52.E(3)(b) of the Township Subdivision and Land Development Ordinance (SLDO) to reduce the number of plantings within the buffer yard. 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.
11. 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.
12. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in 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/Final Subdivision - 602 Old Eagle School Road
Tredyffrin Township – SD-10-25-18682

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
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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

November 20, 2025

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

Re: Final Land Development - Arora Estates, LLC, 851 High St.
West Goshen Township – LD-10-25-18668

Dear Mr. Bashore:

A Final Land Development Plan entitled "Arora Estates, LLC, 851 High St.", prepared by RETTEW Associates, Inc., and dated October 3, 2025, was received by this office on October 28, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

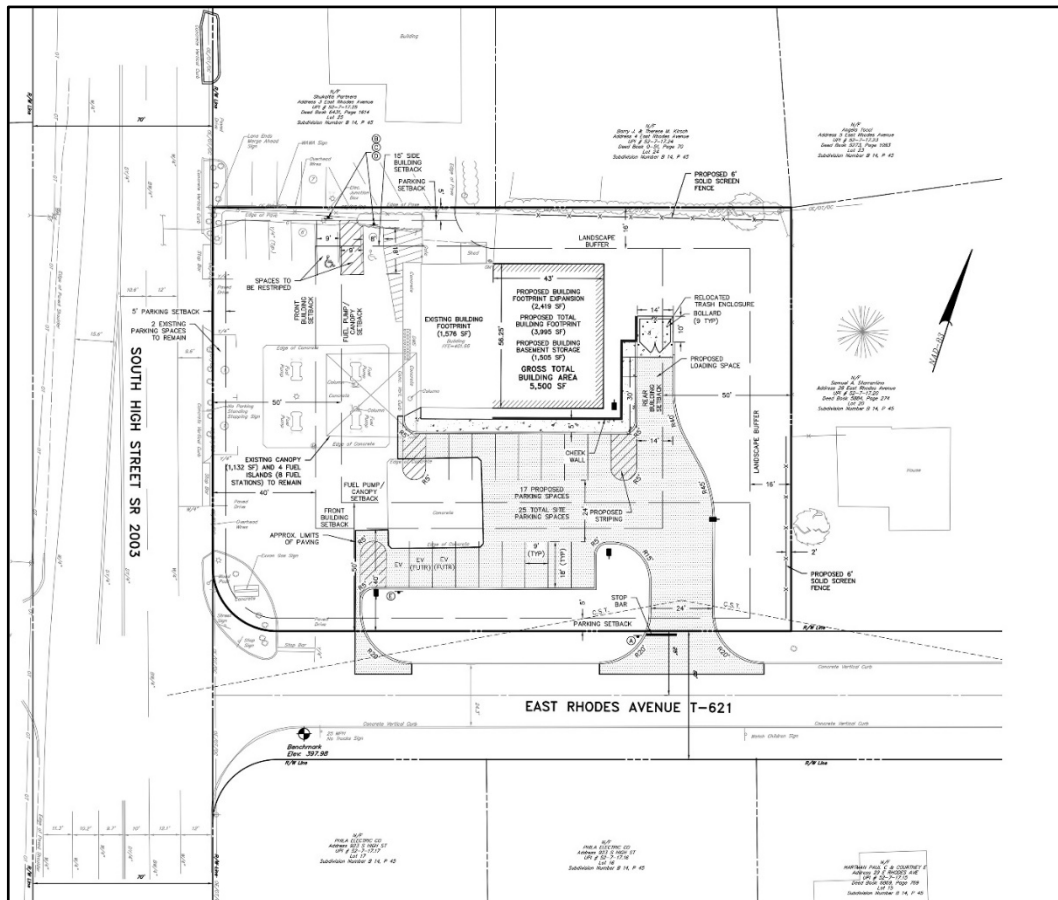
Location:	Northeast corner of South High Street and East Rhodes Avenue
Site Acreage:	0.85
Lots/Units:	1
Non-Res. Square Footage:	2,419
Proposed Land Use:	Addition to existing commercial building (convenience store, with automotive fuel service)
New Parking Spaces:	12
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill; and Residential Infill Development
UPI#:	52-7-17.18

PROPOSAL:

The applicant proposes the expansion of an existing convenience store, along with the construction of 12 additional parking spaces, and associated site improvements, including the installation of a stormwater management system. The project site, which is served by public water and public sewer, is located in the C-1 Neighborhood Commercial and R-3 Residential zoning districts.

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

Page: 2
 Re: Final Land Development - Arora Estates, LLC, 851 High St.
 # West Goshen Township – LD-10-25-18668



Site Plan Detail, Sheet 5: Final Land Development - Arora Estates, LLC, 851 High St.

Page: 3
 Re: Final Land Development - Arora Estates, LLC, 851 High St.
 # West Goshen Township – LD-10-25-18668

BACKGROUND:

1. The Decision and Order table on Sheet 1 indicates that, on March 31, 2025, the Township Zoning Hearing Board granted two variances for this project, including a variance from Section 84-58.J.2(c) of the Township Zoning Ordinance, which states that nonconforming buildings shall not be enlarged nor shall any additional buildings which exceed in floor area more than 25% of the floor area of such building on the date it first became nonconforming. We note that item #3 in this table states that the property owner shall provide the maximum amount of screening between the proposed new building and parking on the property and the adjacent residential uses and from East Rhodes Avenue (we acknowledge that a Landscape Plan was included with the plan submission).

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

WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Chester Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving stormwater management to increase infiltration and protect baseflow; restoring stream channels and vegetated riparian corridors; addressing legacy and emerging contaminants; reducing nutrient pollution; and promoting source water protection methods. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

Access and Circulation:

4. The site plan indicates that four driveway entrances will be provided for this development. We recommend that the applicant and Township consider eliminating the westernmost entrance on East Rhodes Avenue. Additionally, the applicant should coordinate with PennDOT as needed for a possible highway occupancy permit for this development.

Lighting:

5. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 10) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses, particularly the residential uses to the east.

Page: 4
 Re: Final Land Development - Arora Estates, LLC, 851 High St.
 # West Goshen Township – LD-10-25-18668

Waiver Requests:

6. According to the Waivers/Modifications/Deferrals table on Sheet 1, and a separate Waiver Request letter dated October 3, 2025, the applicant is requesting two waivers from the provisions of the Township Subdivision and Land Development Ordinance, along with two waivers from Chapter 71-Stormwater Management of the Township Code, which are further discussed in comment #8 below. 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.

Stormwater Management:

7. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. The following waivers have been requested from Chapter 71-Stormwater Management of the Township Code: a waiver from Section 71-17 to allow management of a reduced runoff volume; and a waiver from Section 71-18 to eliminate the requirement for infiltration practices on this site. The applicant references unfavorable soil conditions as a reason for the request to eliminate infiltration practice requirements on site. However, there are options the applicant could pursue to improve soil conditions, including amending soils and incorporating plantings in proposed stormwater management areas to improve localized drainage. Where infiltration is infeasible, the applicant should apply Managed Release Concept (MRC) practices to achieve the runoff reduction requirements set forth in the Township's stormwater management ordinance.

The applicant references limited available area for implementation of volume-control stormwater management practices as part of their request for a waiver from requirements to manage runoff volume increases. However, the applicant should consider expanding what appears to be a swale on the eastern edge of the property to be wider and wrap around the northern edge of the site. A larger stormwater control feature will allow for additional runoff storage capacity and greater opportunities for infiltration, even in poor soil conditions. Additionally, Goose Creek is a flood-prone tributary in the Chester Creek watershed, which elevates the importance of managing stormwater runoff onsite where development activities occur to avoid exacerbating localized flood risks.

9. The applicant should ensure that the Township engineer is provided with the complete stormwater report and volume reduction analysis referenced in the waiver letter.

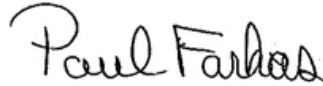
ADMINISTRATIVE ISSUES:

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: Final Land Development - Arora Estates, LLC, 851 High St.
West Goshen Township – LD-10-25-18668

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

Sincerely,

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: Arora Estates LLC
Rettew Associates, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Water Resources Authority



THE COUNTY OF CHESTER



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November 20, 2025

Elliot Blake, Secretary/Treasurer
West Marlborough Township
1300 Doe Run Road
Coatesville, PA 19320

Re: Final Subdivision - Katherine Stewart
West Marlborough Township – SD-10-25-18696

Dear Ms. Blake:

A Final Subdivision Plan entitled "Katherine Stewart", prepared by Regester Associates, Inc., and dated May 14, 2025, and last revised on September 23, 2025, was received by this office on October 27, 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:

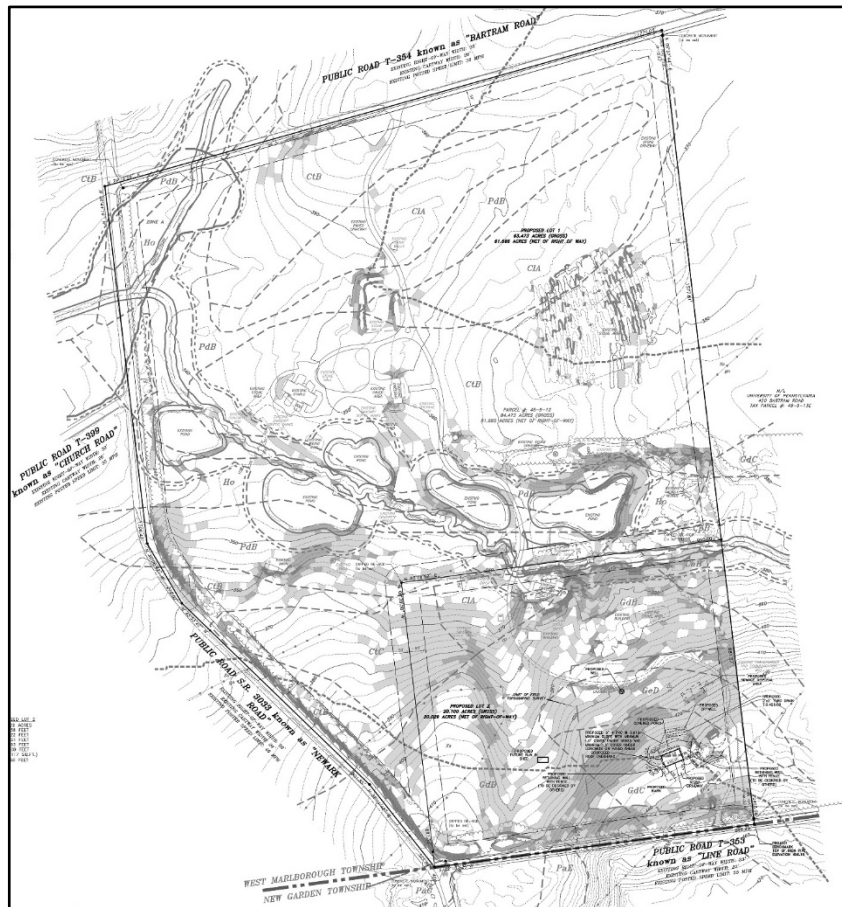
Location:	East side of Newark Road, between Line Road and Bartram Road
Site Acreage:	84.00
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Agricultural
Municipal Land Use Plan Designation:	Rural Resource Preservation
UPI#:	48-9-12

PROPOSAL:

The applicant proposes the creation of 2 lots. A barn, run-in shed and associated improvements will be constructed on Lot 2 (20.1 acres). All existing buildings will remain. The project site, which will be served by onsite water and onsite sewer, is located in the AC Agricultural Conservation and Airport Safety Zone Overlay zoning districts. The project site adjoins New Garden Township to the south.

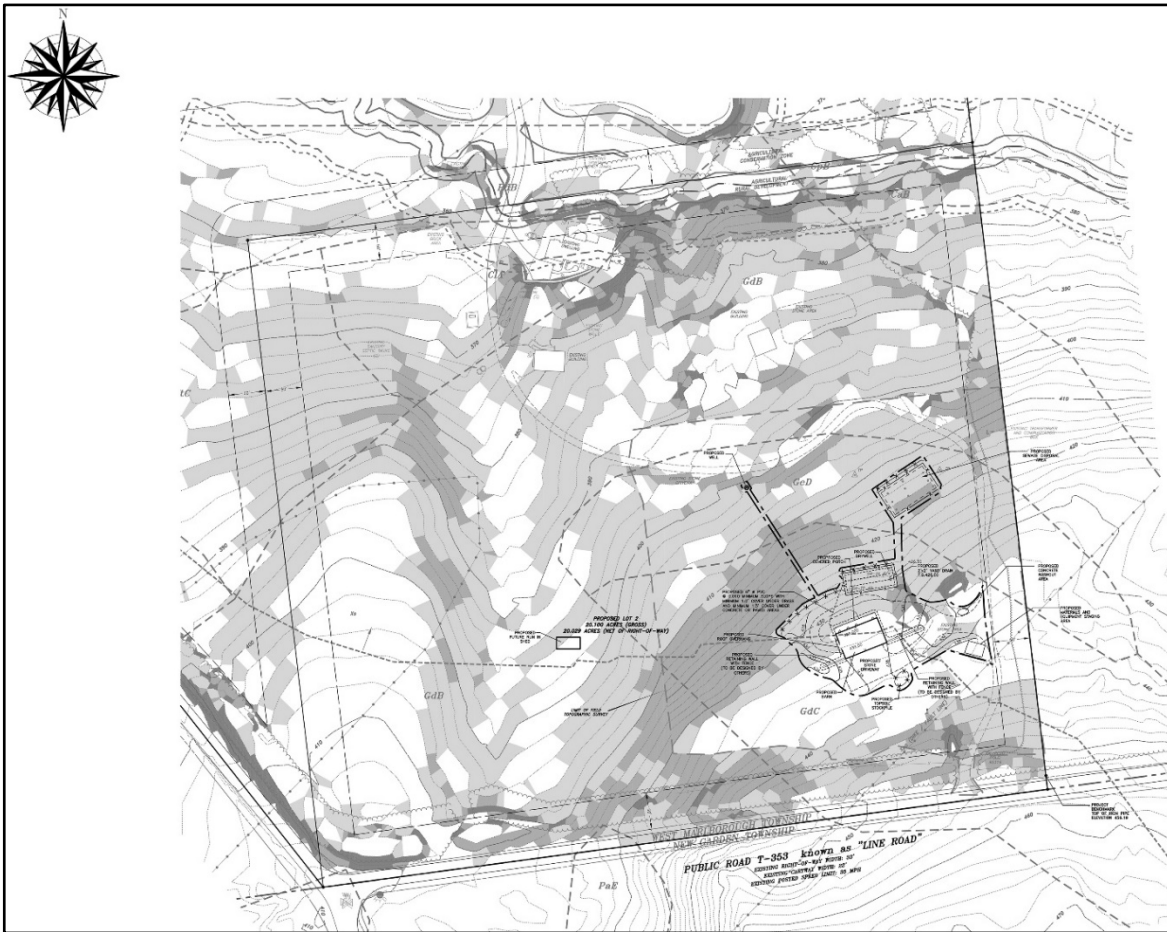
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the agricultural conservation easements discussed in comment #3, and all Township issues should be resolved before action is taken on this subdivision plan.

Page: 2
 Re: Final Subdivision - Katherine Stewart
 # West Marlborough Township – SD-10-25-18696



Site Plan Detail, Sheet 1: Final Subdivision - Katherine Stewart

Page: 3
 Re: Final Subdivision - Katherine Stewart
 # West Marlborough Township – SD-10-25-18696



Site Plan Detail, Sheet 2: Final Subdivision - Katherine Stewart

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the White Clay Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring riparian corridors and first order streams; addressing sources of water quality impairments; reducing stormwater runoff and mitigating flooding; and promoting and

Page: 4
 Re: Final Subdivision - Katherine Stewart
 # West Marlborough Township – SD-10-25-18696

expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. The land of the proposed subdivision is part of the County Agricultural Land Preservation Program, and is protected by two agricultural conservation easements. It is our understanding that this subdivision plan was approved by the Chester County Agricultural Land Preservation Board on Tuesday, June 24, 2025. The two agricultural conservation easements should be delineated on the approved subdivision plan. Lot 1 is subject to two agricultural conservation easements, both dated July 25th, 2014, between Derek A. Strine & Katherine A. Stewart, and the County of Chester, with the 72.24-acre easement recorded in Chester County Deed Book 8969, Page 1217, and the 5.41-acre easement recorded in Chester County Deed Book 8969, Page 1237. Lot 2 is only subject to the 72.24-acre easement recorded in Chester County Deed Book 8969, Page 1217.

Additionally, it should also be noted that the 72.24-acre agricultural conservation easement limits residential construction on the Agricultural easement area, to not more than one (1) residential structure to be located on the Agricultural easement area only on Lot 2. No residential construction is permitted within the easement areas on Lot 1. There is no residential structure allowance for the 5.41-acre easement.

4. The conditional use decision included with the plan submission indicates that, on August 21, 2025, the Township Board of Supervisors granted conditional use approval for the construction of a barn and run-in shed in the Township's Airport Safety Zone, with 12 conditions of approval. Prior to granting final plan approval, the Township should verify that all applicable conditions of approval are incorporated into the final plan. The final plan should accurately note both the conditional use decision, along with all applicable conditions set as part of the conditional use approval.
5. The project site contains extensive steep slope areas. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.
6. The site plan appears to indicate that an existing driveway on Lot 1 will continue to provide vehicular access to Lot 2 from Bartram Road. If this is correct, then the details of this access arrangement should be incorporated into the deeds of both lots.

ADMINISTRATIVE ISSUES:

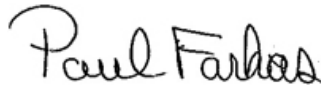
7. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. According to a plan note on Sheet 1, the applicant is requesting a waiver from the street right-of-way standards set forth in Section 602.10 of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

Page: 5
Re: Final Subdivision - Katherine Stewart
West Marlborough Township – SD-10-25-18696

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

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

Sincerely,

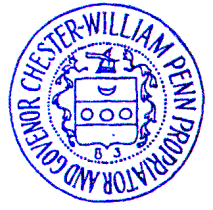


Paul Farkas
Senior Review Planner

cc: Katherine Stewart
Regester Associates, Inc.
Chester County Health Department
Chester County Assessment Office
Chester County Department of Parks and Preservation
Christopher Himes, Manager, New Garden Township



THE COUNTY OF CHESTER



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November 24, 2025

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

Re: Preliminary Land Development - Hammell-O'Donnell Business Park (Lot 4)
West Nantmeal Township - LD-10-25-18686

Dear Ms. Kolpak:

A preliminary land development plan entitled "Hammell-O'Donnell Business Park (Lot 4)", prepared by Howell Engineering and dated October 2, 2025, was received by this office on October 27, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	East of Chestnut Tree Road (State Route 4025), at the eastern end of Column Drive
Site Acreage:	50.952 acres
Lots/Units:	1 lot/1 unit
Non-Res. Square Footage:	5,750 square feet
Proposed Land Use:	Industrial
New Parking Spaces:	7 spaces
UPI#:	23-6-16.4

PROPOSAL:

The applicant proposes the construction of a 5,750 square foot industrial building and seven parking spaces, as well as a 97,046 square foot paved area on a portion of a 50.952 acre lot. The site, which will be served by public water and public sewer facilities, is located in the West Nantmeal Township LI Limited Industrial zoning district.

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

Page: 2
 Re: Preliminary Land Development - Hammell-O'Donnell Business Park (Lot 4)
 # West Nantmeal Township - LD-10-25-18686



BACKGROUND:

The Chester County Planning Commission had previously reviewed a subdivision proposal for the tract that contains this lot. That review, CCPC# SD-05-25-18512, dated September 2, 2025, addressed the reconfiguration of six lots into ten lots for proposed professional office and industrial uses. Six of the ten proposed lots were bisected by the municipal boundary separating West Nantmeal Township to the north and West Brandywine Township to the south. We have no information on Township action on that subdivision.

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 land development is consistent with the objectives of the **Rural Landscape** because it is located near other commercial or industrial 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.

Page: 4
 Re: Preliminary Land Development - Hammell-O'Donnell Business Park (Lot 4)
 #: West Nantmeal Township - LD-10-25-18686

4. West Nantmeal Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.
5. The West Nantmeal Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
6. No trash disposal area is shown on the plan. The applicant should identify how trash disposal will be handled for this development and should show the location of any outdoor disposal area with all associated landscaping and screening measures.
7. The handicapped-accessible parking space is located across the parking area and opposite the building's entrance. It may be preferable to relocate this space alongside the building to avoid crossing a driveway. Additional information on this topic is available at: <https://chescoplanning.org/Guides/Multimodal/>.

Water Resources Information:

West Nantmeal Township

Indian Run, East Branch Brandywine Creek, Delaware River Basin

FEMA Special Flood Hazard Area (SFHA) Zone A

MS4 community: No

Impairments for Indian Run:

Assessed Use – Recreation:

Pathogens – Source unknown

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

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

Nutrients, Low Dissolved Oxygen (Low Flow)

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

8. Because the project is located in a watershed designated as High Quality (Trout Stocking Fishery), Migratory Fishes, the applicant should minimize the removal of trees to the greatest extent possible to reduce the volume of additional stormwater generated.

Stormwater Considerations:

9. The runoff from the site is collected into series of three drop boxes and piped to a stormwater basin (shown as "BASIN 1 FROM HOBP SUBDIVISION"). According to the SWM Planning Note on Sheet 6, "the plans and stormwater report prepared for the overall Hammell O'Donnell business park were designed assuming the placement of 102,085 SF of impervious surfaces. This plan proposes 99,616 sf of impervious. Should any additional impervious be added, additional stormwater controls or calculations may be required." The basin does not appear to be shown in recent aerial images. The applicant and the Township should verify that the existing stormwater management basin is properly designed and constructed to manage stormwater runoff from all proposed development draining to the basin.

Also, if the stormwater runoff from the property is conveyed to an offsite stormwater basin, the applicant and owner of the basin should ensure the PCSM Long Term O&M Plan acknowledges the continued conveyance of the stormwater runoff offsite in accordance with applicable regulations and any approved stormwater management plan. The obligation to manage offsite runoff should be binding for future landowners.

Page: 5

Re: Preliminary Land Development - Hammell-O'Donnell Business Park (Lot 4)

West Nantmeal Township - LD-10-25-18686

10. To ensure that the stormwater management facilities continue to function as designed, the applicant should include details on the frequency and proper inspection, operation, and maintenance of these systems in a Post-Construction Stormwater Management Plan. Also, since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with these facilities.
11. The applicant should submit a stormwater management report and Erosion and Sediment Pollution Control Plan for the site to the Township and to the Chester County Conservation District for review.
12. The proposed offsite above ground stormwater facility should be designed to conform with the natural drainage pattern and existing topography of the site, to limit earth disturbance, and minimize soil compaction. Applying these considerations enhances the potential of the stormwater basins to be a visual amenity. To provide visual interest, the shape of the basins should be as natural looking as practical. The natural topography is usually curvilinear and less "boxy" or geometrically shaped. Creating a variety of slope changes so the sides of the basins undulate also mimics natural conditions. The appearance of the basins can be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic value.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno
Senior Review Planner

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



THE COUNTY OF CHESTER



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November 14, 2025

Deborah Kolpak, Secretary/Treasurer
West Nantmeal Township
455 North Manor Road
Elverson, PA 19520

Re: Final Subdivision - Fairview Road Subdivision
West Nantmeal Township - SD-10-25-18699

Dear Ms. Kolpak:

A final subdivision plan entitled "Fairview Road Subdivision", prepared by Edward B. Walsh and Associates, Inc., dated November 20, 2020 and revised September 10, 2024 (and plotted on March 3, 2025) was received by this office on November 3, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	North side of Fairview Road, East of Manor Road
Site Acreage:	47.90 acres
Lots:	7 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural Residential
UPI#:	23-7-2

PROPOSAL:

The applicant proposes the creation of seven residential lots and 22.19 acres of open space on a 47.9-acre tract. The site, which is served by on-site water and on-site sewer facilities, is located in the West Nantmeal Township R-2 Residential (Cluster Design Option) zoning district. The plan notes that a conditional use approval was issued for this subdivision on May 13, 2024, and the terms of the approval are listed on the plan.

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

BACKGROUND:

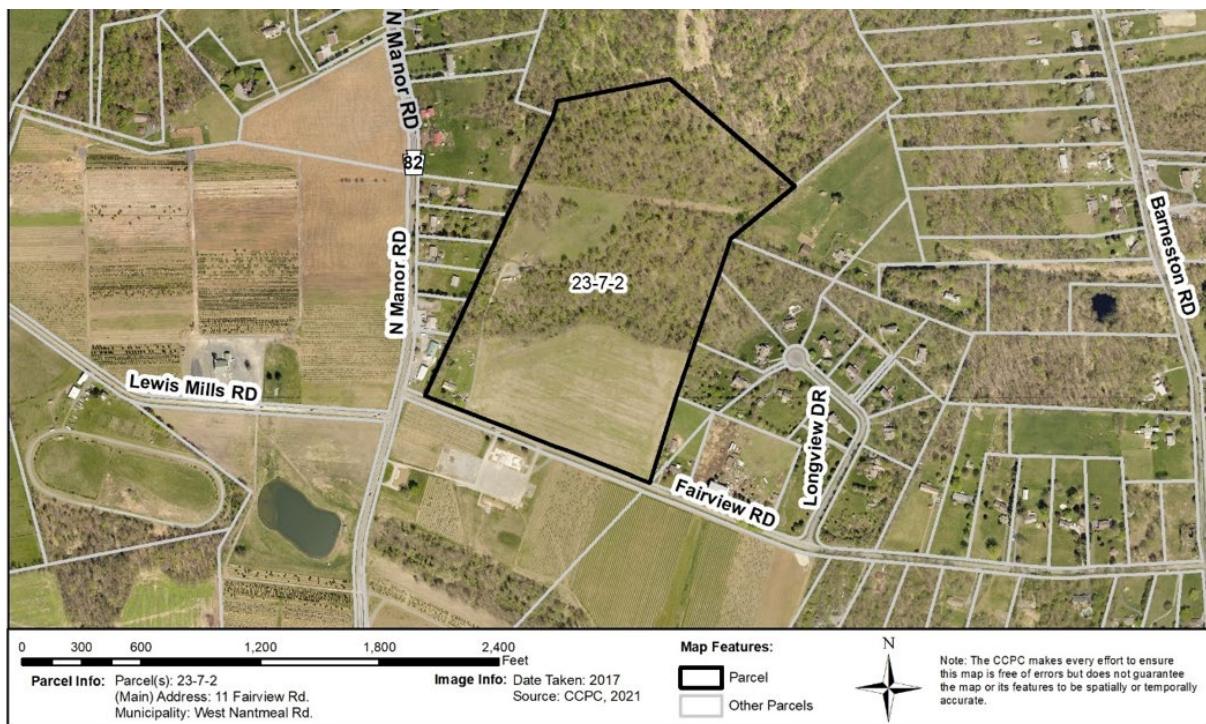
On October 22, 2021, the Chester County Planning Commission received a preliminary 18 lot subdivision plan for this site. Our comments on that subdivision were forwarded to the Township in a letter dated November 1, 2021 (refer to CCPC # SD-10-21-16936). We have no record of municipal action on that preliminary plan.

Page: 2
 Re: Final Subdivision - Fairview Road Subdivision
 #: West Nantmeal Township - SD-10-25-18699

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Rural Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan, at: <https://www.chescoplanning.org/landscapes3/>. 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 reflects the character of the surrounding area.

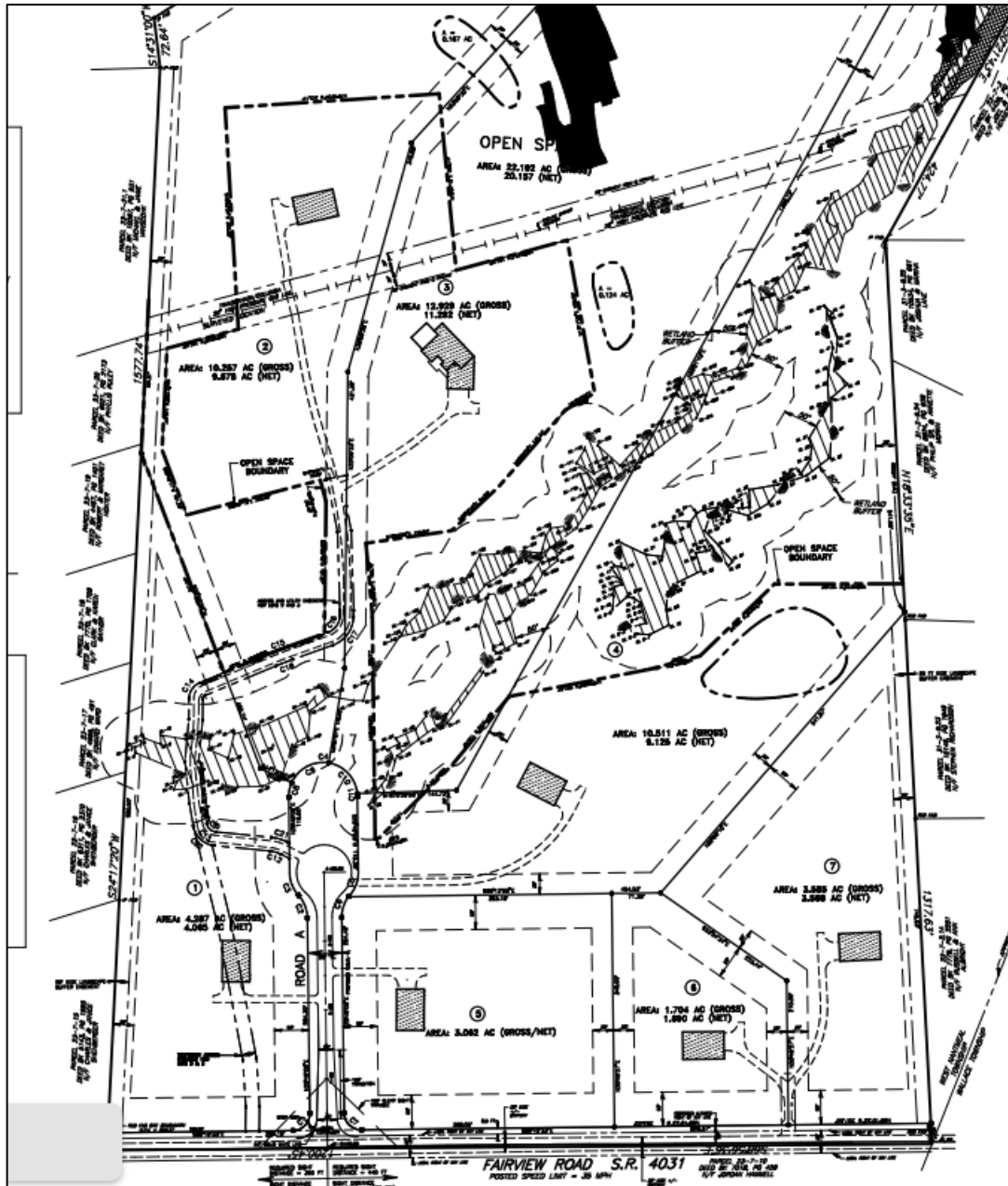


WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Upper Brandywine Creek watershed. *Watersheds'* highest priority land use 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 can be accessed at www.chesco.org/water.

Page: 3
 Re: Final Subdivision - Fairview Road Subdivision
 # West Nantmeal Township - SD-10-25-18699



*Detail of Fairview Road Subdivision
 Final Subdivision Plan*

PRIMARY ISSUES:

3. The site contains extensive wetland areas. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977). The Pennsylvania Department of Environmental Protection regulates all activities that affect bodies of water, including wetlands, under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact both of these agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.

Page: 4
 Re: Final Subdivision - Fairview Road Subdivision
 #: West Nantmeal Township - SD-10-25-18699

4. The Township should confirm that the site plan complies with the riparian buffer requirements in the Township Code. *Landscapes3* supports the comprehensive protection and restoration of the County's ecosystems, including riparian corridors ("Protect" Objective B, page 63). The Chester County eTool on Riparian Buffers contains useful guidance, at: <https://www.chescoplanning.org/MuniCorner/eTools/44-RiparianBuffers.cfm>
5. Some of the lots contain at least a portion of the site's stormwater management facilities. To ensure that all stormwater management facilities located on privately-owned parcels will operate properly, we suggest that the Township verify that the proposed access and maintenance easements are adequate to permit the municipality to inspect and, if necessary, repair the stormwater management facilities and provide for the reimbursement of related expenses to the municipality.
6. The applicant should elaborate on the design of the somewhat awkwardly shaped oval area at the northern end of the cul-de-sac. If this design is necessary to provide minimum frontage for the lots, perhaps the cul-de-sac should be extended northward. We also recommend that a landscaped island be provided in the center of the cul-de-sac to reduce paved areas and stormwater runoff and relieve the impression of an expansive asphalt area.
7. We recommend that the applicant strive to provide a trail and pedestrian access to the open space areas; this may involve creating access rights-of-way between a number of the lots. Trails can represent site amenities that will make this subdivision more attractive to potential residents. The Township and the applicant should determine whether a recreational area in the open space area will be provided (and if so, should decide on a design for the recreational area), or whether the applicant will pay a fee-in-lieu of open space as discussed in #9 of the Conditional Use approval.
8. The plan indicates that a Homeowners' Association (HOA) will be responsible for the proposed common facilities. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the HOA document. The 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 developer to the HOA of common facilities. The 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, and the Township Solicitor and Township Engineer should verify that the HOA will be adequately capitalized to respond to future routine maintenance requirements as well as will include a reserve for unforeseen conditions.

PIPELINE ISSUES:

9. The proposed subdivision is in proximity to the Transcanada/Columbia gas transmission pipeline. We suggest that the applicant contact the pipeline operator to ensure that the application does not result in any encroachments into the pipeline right-of-way. We recommend that the plan include the field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page: <http://www.chescoplanning.org/pic/operators.cfm>.

Page: 5
 Re: Final Subdivision - Fairview Road Subdivision
 # West Nantmeal Township - SD-10-25-18699

10. 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>.
11. The size and intensity of the proposed development and its proximity to a major transmission pipeline may result in designation or expansion of a High Consequence Area (HCA). The US Department of Transportation's Pipelines and Hazardous Materials Safety Administration (PHMSA) guidelines require pipeline operators to map HCAs for new pipelines and update existing HCAs. Location within an HCA requires that pipeline operators meet a higher standard of safety. For additional information about the implications of an HCA, see this page on the CCPC Pipeline Information Center: <https://www.chescoplanning.org/pic/HCA.cfm>.
12. We recommend that any habitable development be set back consistent with the guidelines provided in accordance with the "Potential Impact Radius" shown in the graph located at the Chester County Pipeline Information Center: www.chescoplanning.org/pic/introduction.cfm. The application should include verification that:
 - (a) The applicant has contacted the pipeline operator and has provided the pipeline operator with documentation detailing the proposed development activity and where the activity is to take place;
 - (b) The applicant has made sufficient access to the pipeline available to the pipeline operator for routine maintenance and emergency operations in conjunction with existing easements; and
 - (c) The pipeline operator has reviewed the documents for compatibility with continued or proposed safe operation of the transmission pipeline.

ADMINISTRATIVE ISSUES:

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Nantmeal Township. However, we appreciate the opportunity to

Page: 6
Re: Final Subdivision - Fairview Road Subdivision
West Nantmeal Township - SD-10-25-18699

review and comment on this plan. The staff of the Chester County Planning Commission are available to you to discuss this and other matters in more detail.

Sincerely,

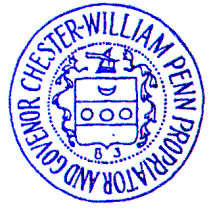
A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno
Senior Review Planner

cc: Edward B. Walsh and Associates, Inc.
Chester County Health Department
James Ford, Jr.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

November 21, 2025

Candace Miller, Secretary
West Nottingham Township
100 Park Road, P.O. Box 67
Nottingham, PA 19362

Re: Final Subdivision - Two Boys, LP
West Nottingham Township – SD-10-25-18683

Dear Ms. Miller:

A Final Subdivision Plan entitled "Two Boys, LP", prepared by Mid-Penn Engineering Corporation, and dated September 24, 2025, was received by this office on October 24, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

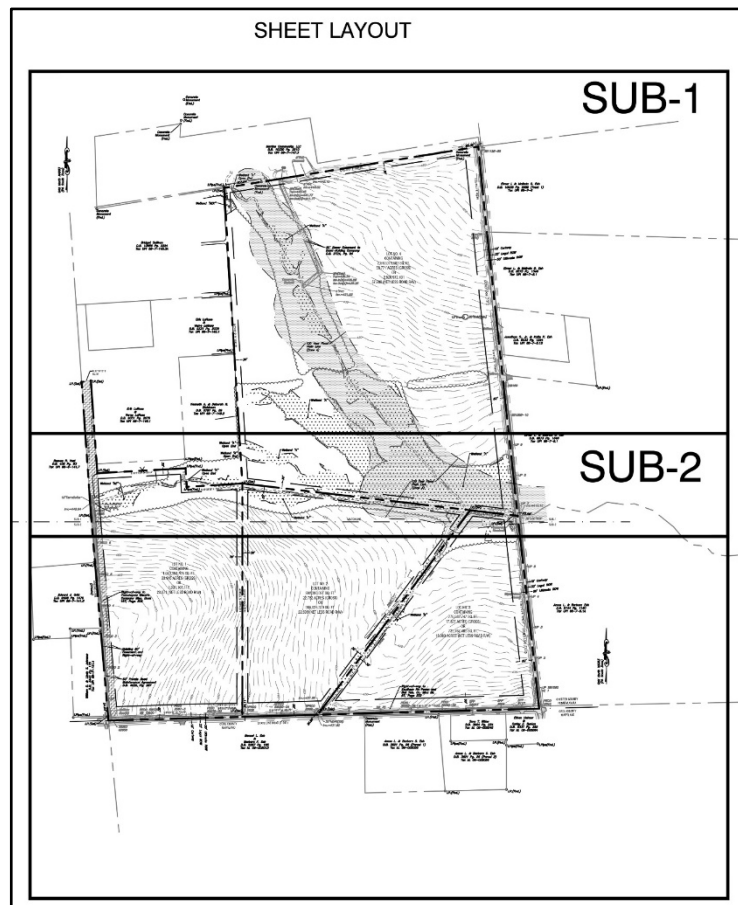
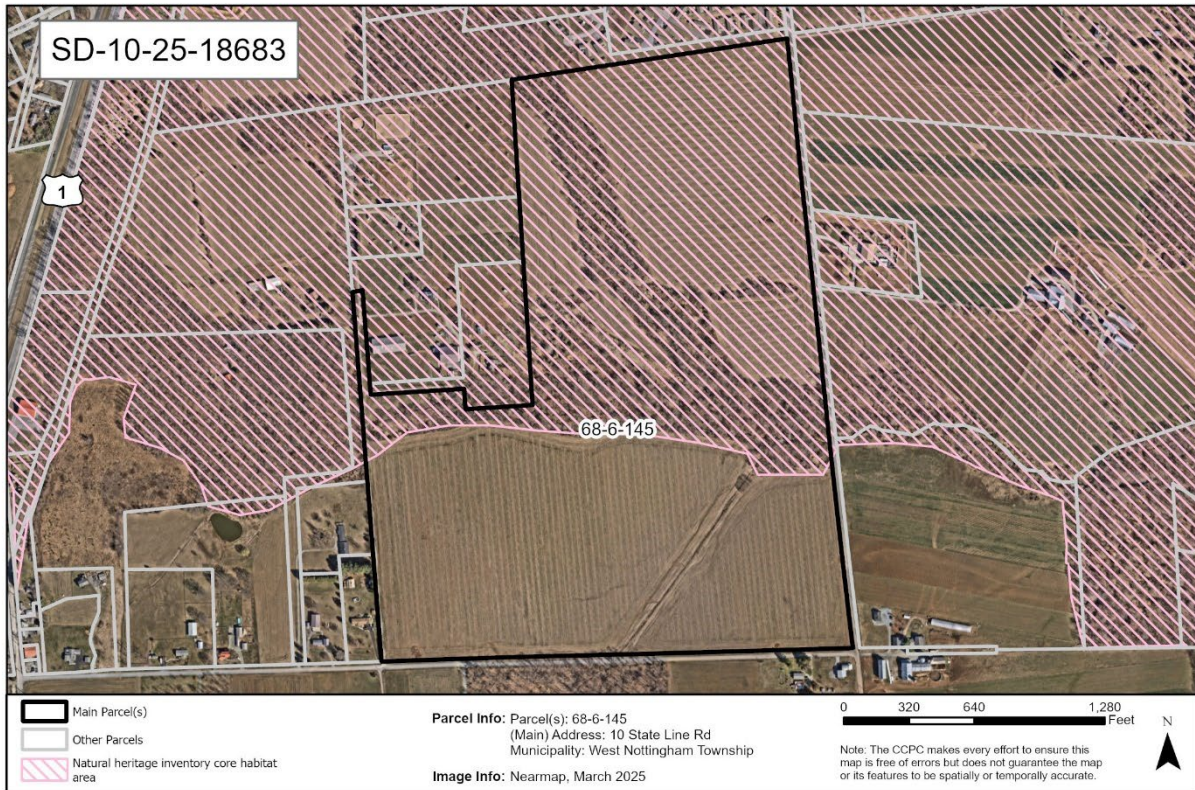
Location:	Northeast corner of State Line Road and Stoney Lane
Site Acreage:	126.70
Lots/Units:	1 existing lot; 4 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Lots 1 and 2: Industrial (solar energy systems); Lots 3 and 4: Agricultural (Farm/Pasture Land)
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Commerce
UPI#:	68-6-145

PROPOSAL:

The applicant proposes the creation of 4 lots. No new sewage disposal or water supply is proposed as part of the current plan submission. The project site is located in the I Industrial zoning district. While no development activity is currently proposed for Lots 3 and 4, ground-mounted solar energy systems are proposed to be constructed on both Lots 1 and 2; these land development plan submissions are addressed by the County Planning Commission in separate review letters (CCPC# LD-10-25-18687 and LD-10-25-18688, respectively). The project site adjoins Cecil County, Maryland.

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

Page: 2
 Re: Final Subdivision - Two Boys, LP
 # West Nottingham Township – SD-10-25-18683



Site Plan Detail, Sheet 1: Final Subdivision - Two Boys, LP

Page: 3
 Re: Final Subdivision - Two Boys, LP
 # West Nottingham Township – SD-10-25-18683

COUNTY POLICY:

LANDSCAPES:

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

While the subdivision is consistent with the objectives of the **Agricultural Landscape**, careful consideration of any proposed development activity is required, due to the existing environmental constraints. In addition to floodplain, wetland, and woodland areas, county mapping indicates that a portion of the project site is located within the core habitat of the Oxford Airport Barrens Natural Heritage area (we note that the general location of the core habitat area is shown on the location map provided on page 2). The serpentine barren areas of Chester County, which include the Chrome, Goat Hill, Nottingham, Oxford Airport, and Unionville Barrens, are distinct terrains underlain by serpentine rock, which form shall and highly metallic soils. These barren areas are characterized by sparse, grassy vegetation with scattered trees, and they also contain species that are uncommon in Pennsylvania. *Landscapes3* recognizes Serpentine Barren areas as a natural resource priority protection area. Protecting natural areas help ensure that the critical functions these areas provide will not diminish due to development. Additional information about the County Natural Heritage Inventory is available online at: <https://www.chescoplaning.org/environmental/ResourcesChesco.cfm>.

2. The project site is also located in the Commerce land use category on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan. The recommended strategies for the Commerce land use category, one of the designated growth areas identified by the Oxford Region, include permitting commercial and institutional facilities within this commercial/industrial core. The proposed use is somewhat consistent with the policies set forth in the Region's Multimunicipal Plan,

PRIMARY ISSUES:

3. If any future development activity is considered for either Lot 3 or Lot 4, we encourage the applicant to submit a sketch plan for any future development of these lots. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.

ADMINISTRATIVE ISSUES:

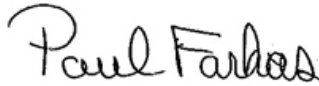
4. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.

Page: 4
Re: Final Subdivision - Two Boys, LP
West Nottingham Township – SD-10-25-18683

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

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Two Boys, LP
Dimension Energy LLC
Mid-Penn Engineering Corporation
Chester County Assessment Office
Cecil County, Maryland Department of Land Use and Development Services (Attn. Bryan Lightner)



THE COUNTY OF CHESTER



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November 21, 2025

Candace Miller, Secretary
West Nottingham Township
100 Park Road, P.O. Box 67
Nottingham, PA 19362

Re: Preliminary/Final Land Development - West Nottingham CSG 1 LLC Solar Project
West Nottingham Township – LD-10-25-18687

Dear Ms. Miller:

A Preliminary/Final Land Development Plan entitled "West Nottingham CSG 1 LLC Solar Project", prepared by Mid-Penn Engineering Corporation, and dated September 24, 2025, was received by this office on October 24, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	Northeast corner of State Line Road and Stoney Lane
Site Acreage:	23.95 acre portion of 126.70 acre site
Lots/Units:	1
Non-Res. Square Footage:	0
Proposed Land Use:	Solar Energy System (off site consumption)
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Commerce
UPI#:	68-6-145

PROPOSAL:

The applicant proposes the construction of a ground-mounted, single-axis tracker photovoltaic solar energy system. No new sewage disposal or water supply is proposed. The project site is located in the I Industrial zoning district. An Operations & Maintenance/Emergency Preparedness Plan (updated September 2025) and a Decommissioning Plan (updated September 2025) were included with the plan submission. The project site adjoins Cecil County, Maryland.

On October 24, 2025, the County Planning Commission also received a subdivision plan, pertaining to the creation of four lots on the 126.70 acre project site, which is addressed by the County Planning Commission in a separate review (CCPC# SD-10-25-18683). We note that this land development plan is located on Lot 1 of the proposed subdivision plan. The Commission also received a separate land development plan submission for a ground-mounted solar energy system on Lot 2 of the proposed subdivision plan, which is also addressed in a separate review (CCPC# LD-10-25-18788).

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

Page: 3
 Re: Preliminary/Final Land Development - West Nottingham CSG 1 LLC Solar Project
 #: West Nottingham Township – LD-10-25-18687

COUNTY POLICY:

LANDSCAPES:

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

The proposed land development is consistent with the objectives of the **Agricultural Landscape**. Energy infrastructure that includes alternative energy sources such as solar energy systems is specifically consistent with the *Landscapes3* "Connect" Goal: "Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly service thriving and growing communities" (page 29).

However, careful consideration of the proposed development activity is required, due to the existing environmental characteristics of the project site. County mapping indicates that a portion of the project site is located within the core habitat of the Oxford Airport Barrens Natural Heritage area (we note that the general location of the core habitat area is shown on the location map provided on page 2). The serpentine barren areas of Chester County, which include the Chrome, Goat Hill, Nottingham, Oxford Airport, and Unionville Barrens, are distinct terrains underlain by serpentine rock, which form shall and highly metallic soils. These barren areas are characterized by sparse, grassy vegetation with scattered trees, and they also contain species that are uncommon in Pennsylvania. *Landscapes3* recognizes Serpentine Barren areas as a natural resource priority protection area. Protecting natural areas help ensure that the critical functions these areas provide will not diminish due to development (this issue is further addressed in comment #7).

2. The project site is also located in the Commerce land use category on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan. The recommended strategies for the Commerce land use category, one of the designated growth areas identified by the Oxford Region, include permitting commercial and institutional facilities within this commercial/industrial core. While the Oxford Region prioritizes the preservation of agricultural lands and expansion of the agricultural industry, they also recognize the importance of reusable energy sources. The proposed use is somewhat consistent with the policies set forth in the Region's Multimunicipal Plan.

WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Northeast Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring headwater streams and vegetated riparian corridors; addressing water quality impairments and nonpoint source pollution; and protecting groundwater resources. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

Page: 4
 Re: Preliminary/Final Land Development - West Nottingham CSG 1 LLC Solar Project
 #: West Nottingham Township – LD-10-25-18687

PRIMARY ISSUES:

Conditional Use Approval:

4. It is our understanding that conditional use approval was granted for this project on May 13, 2025, with 12 conditions of approval. Prior to granting final plan approval, the Township should verify that all conditions of approval are incorporated into the final plan, the details of which should be identified on the plan. We acknowledge that Project Note 5, Screening, on Sheet 1 indicates that one of the conditions is that complete vegetative screening in accordance with Section 1004.C1 of the Zoning Ordinance shall be provided along the western portion of the project area abutting the existing residences along Aarons Lane; and that limited vegetative screening shall be provided along the remaining portions of the project area unless there is sufficient existing mature vegetation consistent with or greater than the limited vegetative screening requirements.

Natural Features Protection:

5. 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.
6. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.
7. The 2015 Chester County Natural Heritage Inventory, which is available online at <https://chescoplanning.org/environmental/ResourcesChesco.cfm>, indicates the project site is located within the core habitat of the Oxford Airport Barrens Natural Heritage Area (NHA) included in the Pennsylvania Natural Diversity Index (PNDI). *Landscapes3* recognizes NHA core habitat areas as natural resource priority protection areas. Protecting natural areas helps ensure that the critical functions these areas provide will not diminish due to development. We note that the Inventory indicates that the species or natural communities of concerns that can be found in this Natural Heritage Area include three butterfly species, twenty-one moth species, ten plant species, and two sensitive species of concern. Development on this portion of the site could be detrimental to the NHA species population, if they exist on the site. We recommend that the applicant and City/Borough/Township contact the PA Department of Conservation and Natural Resources, Pennsylvania Natural Heritage Program (<http://www.naturalheritage.state.pa.us> or RA-HeritageReview@pa.gov) for further information on this matter.
8. The Township's emergency service providers should be requested to review the plan to ensure that they can access the facility to address on-site emergencies. We note that the Operations & Maintenance/Emergency Preparedness Plan indicates that staff will be continuously available to communicate with PECO Electric Utilities Operations and local emergency personnel on a 24/7 basis, and also that power to/from the project can be shut down remotely during emergency situations (page 2).

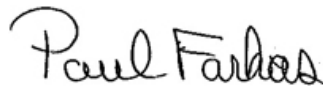
Page: 5
Re: Preliminary/Final Land Development - West Nottingham CSG 1 LLC Solar Project
West Nottingham Township – LD-10-25-18687

ADMINISTRATIVE ISSUES:

9. 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.
10. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
11. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

Sincerely,

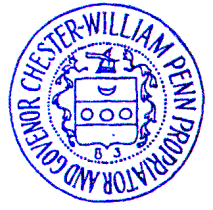


Paul Farkas
Senior Review Planner

cc: West Nottingham CSG 1 LLC
Dimension Energy LLC
Mid-Penn Engineering Corporation
Two Boys, LP
Chester County Conservation District
Cecil County, Maryland Department of Land Use and Development Services (Attn. Bryan Lightner)



THE COUNTY OF CHESTER



COMMISSIONERS
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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

November 21, 2025

Candace Miller, Secretary
West Nottingham Township
100 Park Road, P.O. Box 67
Nottingham, PA 19362

Re: Preliminary/Final Land Development - West Nottingham CSG 2 LLC Solar Project
West Nottingham Township – LD-10-25-18688

Dear Ms. Miller:

A Preliminary/Final Land Development Plan entitled "West Nottingham CSG 2 LLC Solar Project", prepared by Mid-Penn Engineering Corporation, and dated September 24, 2025, was received by this office on October 24, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

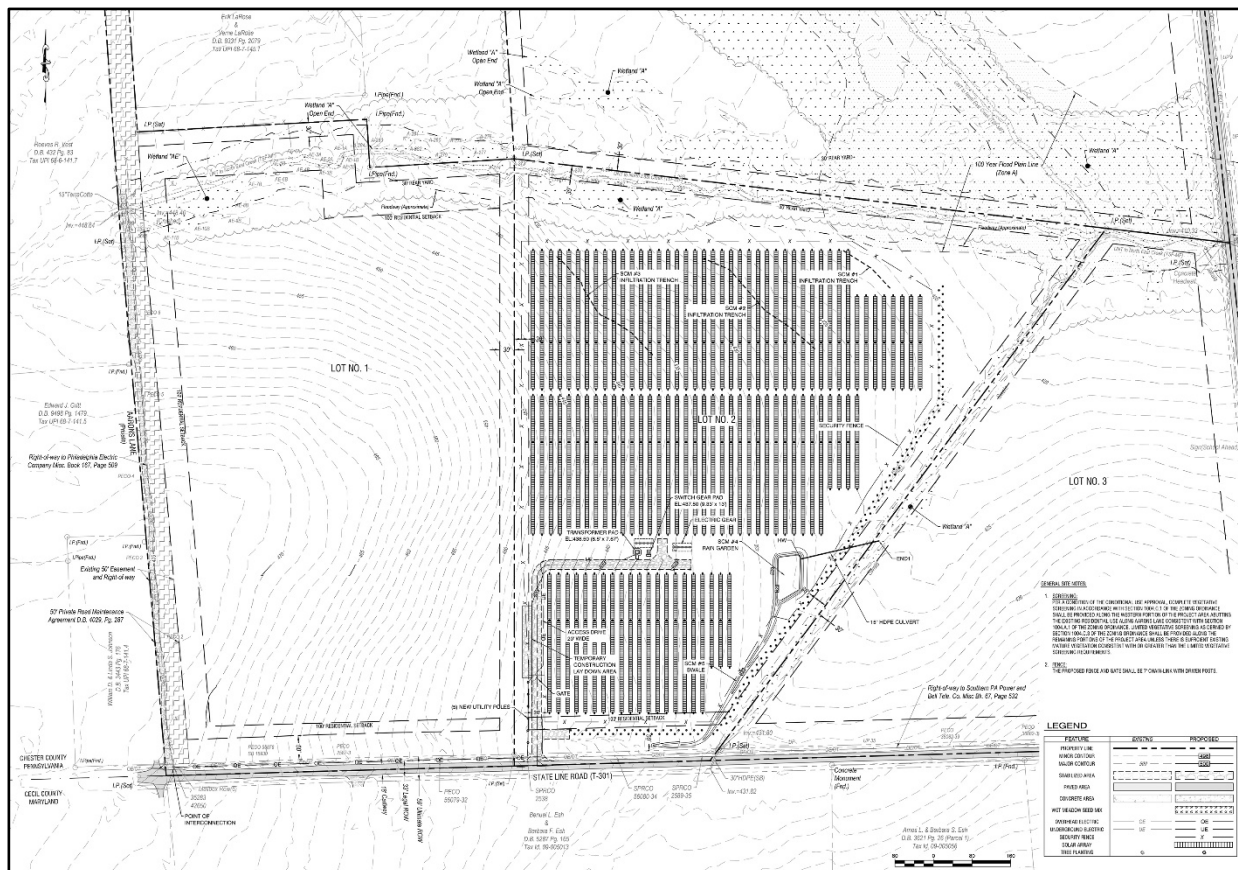
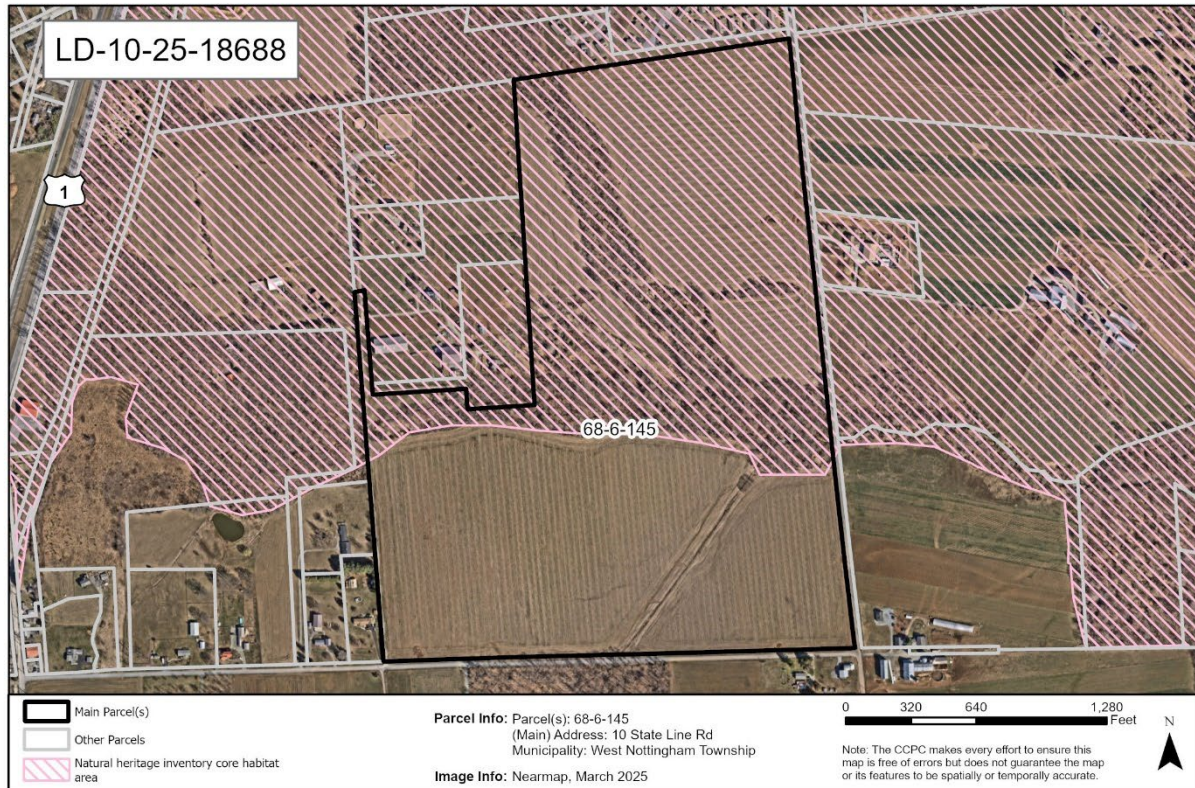
Location:	Northeast corner of State Line Road and Stoney Lane
Site Acreage:	22.78 acre portion of 126.70 acre site
Lots/Units:	1
Non-Res. Square Footage:	0
Proposed Land Use:	Solar Energy System (off site consumption)
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Commerce
UPI#:	68-6-145

PROPOSAL:

The applicant proposes the construction of a ground-mounted, single-axis tracker photovoltaic solar energy system. No new sewage disposal or water supply is proposed. The project site is located in the I Industrial zoning district. An Operations & Maintenance/Emergency Preparedness Plan (updated September 2025) and a Decommissioning Plan (updated September 2025) were included with the plan submission. The project site adjoins Cecil County, Maryland.

On October 24, 2025, the County Planning Commission also received a subdivision plan, pertaining to the creation of four lots on the 126.70 acre project site, which is addressed by the County Planning Commission in a separate review (CCPC# SD-10-25-18683). We note that this land development plan is located on Lot 2 of the proposed subdivision plan. The Commission also received a separate land development plan submission for a ground-mounted solar energy system on Lot 1 of the proposed subdivision plan, which is also addressed in a separate review (CCPC# LD-10-25-18787).

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



Site Plan Detail, Sheet 4: West Nottingham CSG 2 LLC Solar Project

Page: 3
 Re: Preliminary/Final Land Development - West Nottingham CSG 2 LLC Solar Project
 #: West Nottingham Township – LD-10-25-18688

COUNTY POLICY:

LANDSCAPES:

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

The proposed land development is consistent with the objectives of the **Agricultural Landscape**. Energy infrastructure that includes alternative energy sources such as solar energy systems is specifically consistent with the *Landscapes3* "Connect" Goal: "Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly service thriving and growing communities" (page 29).

However, careful consideration of the proposed development activity is required, due to the existing environmental characteristics of the project site. County mapping indicates that a portion of the project site is located within the core habitat of the Oxford Airport Barrens Natural Heritage area (we note that the general location of the core habitat area is shown on the location map provided on page 2). The serpentine barren areas of Chester County, which include the Chrome, Goat Hill, Nottingham, Oxford Airport, and Unionville Barrens, are distinct terrains underlain by serpentine rock, which form shall and highly metallic soils. These barren areas are characterized by sparse, grassy vegetation with scattered trees, and they also contain species that are uncommon in Pennsylvania. *Landscapes3* recognizes Serpentine Barren areas as a natural resource priority protection area. Protecting natural areas help ensure that the critical functions these areas provide will not diminish due to development (this issue is further addressed in comment #7).

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WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Northeast Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring headwater streams and vegetated riparian corridors; addressing water quality impairments and nonpoint source pollution; and protecting groundwater resources.. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

Page: 4
 Re: Preliminary/Final Land Development - West Nottingham CSG 2 LLC Solar Project
 # West Nottingham Township – LD-10-25-18688

PRIMARY ISSUES:

Conditional Use Approval:

4. It is our understanding that conditional use approval was granted for this project on May 13, 2025, with 12 conditions of approval. Prior to granting final plan approval, the Township should verify that all conditions of approval are incorporated into the final plan, the details of which should be identified on the plan. We acknowledge that Project Note 5, Screening, on Sheet 1 indicates that one of the conditions is that complete vegetative screening in accordance with Section 1004.C1 of the Zoning Ordinance shall be provided along the western portion of the project area abutting the existing residences along Aarons Lane; and that limited vegetative screening shall be provided along the remaining portions of the project area unless there is sufficient existing mature vegetation consistent with or greater than the limited vegetative screening requirements.

Natural Features Protection:

5. 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.
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7. The 2015 Chester County Natural Heritage Inventory, which is available online at <https://chescoplanning.org/environmental/ResourcesChesco.cfm>, indicates the project site is located within the core habitat of the Oxford Airport Barrens Natural Heritage Area (NHA) included in the Pennsylvania Natural Diversity Index (PNDI). *Landscapes3* recognizes NHA core habitat areas as natural resource priority protection areas. Protecting natural areas helps ensure that the critical functions these areas provide will not diminish due to development. We note that the Inventory indicates that the species or natural communities of concerns that can be found in this Natural Heritage Area include three butterfly species, twenty-one moth species, ten plant species, and two sensitive species of concern. Development on this portion of the site could be detrimental to the NHA species population, if they exist on the site. We recommend that the applicant and City/Borough/Township contact the PA Department of Conservation and Natural Resources, Pennsylvania Natural Heritage Program (<http://www.naturalheritage.state.pa.us> or RA-HeritageReview@pa.gov) for further information on this matter.
8. The Township's emergency service providers should be requested to review the plan to ensure that they can access the facility to address on-site emergencies. We note that the Operations & Maintenance/Emergency Preparedness Plan indicates that staff will be continuously available to communicate with PECO Electric Utilities Operations and local emergency personnel on a 24/7 basis, and also that power to/from the project can be shut down remotely during emergency situations (page 2).

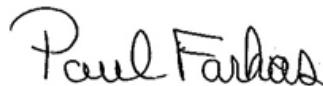
Page: 5
 Re: Preliminary/Final Land Development - West Nottingham CSG 2 LLC Solar Project
 # West Nottingham Township – LD-10-25-18688

ADMINISTRATIVE ISSUES:

9. 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.
10. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
11. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

Sincerely,



Paul Farkas
 Senior Review Planner

cc: West Nottingham CSG 1 LLC
 Dimension Energy LLC
 Mid-Penn Engineering Corporation
 Two Boys, LP
 Chester County Conservation District
 Cecil County, Maryland Department of Land Use and Development Services (Attn. Bryan Lightner)



THE COUNTY OF CHESTER



COMMISSIONERS
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Executive Director

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

November 14, 2025

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

Re: Preliminary/Final Land Development - Glick Exteriors
West Sadsbury Township - LD-10-25-18702

Dear Ms. Oswald:

A preliminary/final land development plan entitled "Glick Exteriors", prepared by Howell Engineering, dated July 2, 2025 and last revised on September 16, 2025, was received by this office on October 23, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

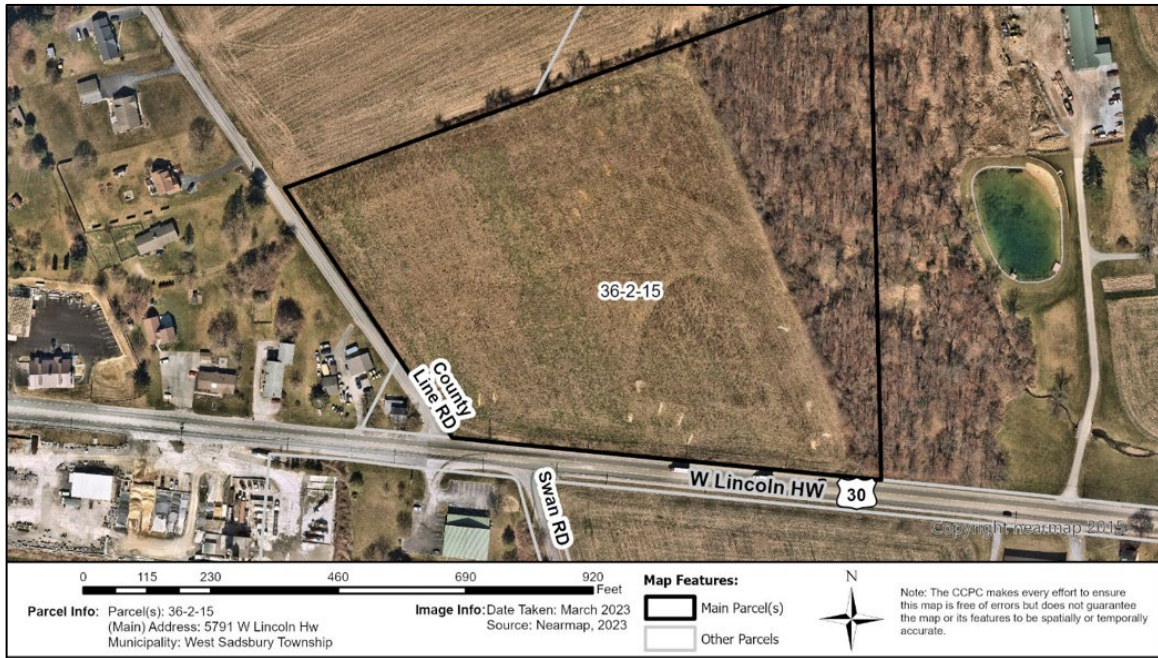
Location:	North side of West Lincoln Highway (Business Route 30), north of Swan Road and east of County Line Road, and east of the municipal boundary with Salisbury Township, Lancaster County
Site Acreage:	3.18 acres
Lots/Units:	1 lot/1 unit
Non-Res. Square Footage:	2,700 square feet
Proposed Land Use:	Commercial Addition
New Parking Spaces:	5 spaces
Municipal Land Use Plan Designation:	Neighborhood Commercial
UPI#:	36-2-15

PROPOSAL:

The applicant proposes the construction of a 2,700 square foot addition to a commercial building (for a total of 19,220 square feet) and five additional parking spaces. The site, which will be served by on-site water and sewer facilities, is located in the West Sadsbury Township CS-Community Service zoning district.

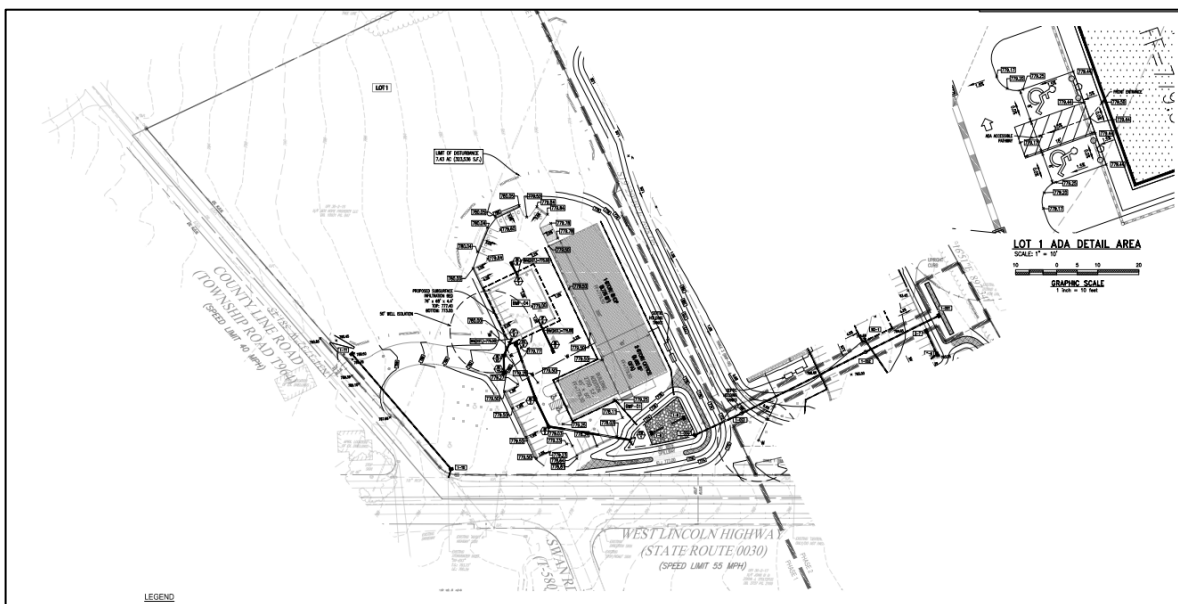
RECOMMENDATION: The County Planning Commission offered comments on an earlier version of this plan in a letter dated May 19, 2023 (see Background Comment below) and we have no further design comments. All West Salisbury Township issues should be resolved before action is taken on this land development plan.

Page: 2
 Re: Preliminary/Final Land Development - Glick Exteriors
 # West Sadsbury Township - LD-10-25-18702



BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a preliminary subdivision and land development plan for this site. That review, CCPC# SD-04-23-17606, LD-04-23-17608, dated May 19, 2023, addressed the creation of two lots and the construction of a total of 70,025 square feet of commercial and office facilities in four buildings, and 100 parking spaces. The western portion of the site is located in the RR-Rural Residential zoning district in Salisbury Township, Lancaster County. We have no record of West Sadsbury Township's approval of that subdivision and land development plan.



Detail of Glick Exteriors Preliminary/Final Land Development Plan

Page: 3
 Re: Preliminary/Final Land Development - Glick Exteriors
 #: West Sadsbury Township - LD-10-25-18702

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

3. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Octoraro Creek watershed. *Watersheds*' highest priority land use objectives within this watershed are:
 - restore water quality of "impaired" streams and ground water,
 - reduce agricultural nonpoint source pollutants, and
 - implement comprehensive stormwater management.

Watersheds can be accessed at www.chesco.org/water.

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

ADMINISTRATIVE ISSUES:

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

Page: 4
Re: Preliminary/Final Land Development - Glick Exteriors
West Sadsbury Township - LD-10-25-18702

The staff of the Chester County Planning Commission are available to you to discuss this and other matters in more detail.

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Howell Engineering
Sam Glick
Kirsten Peachey, Manager, Salisbury Township, Lancaster County
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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Executive Director

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

November 24, 2025

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

Re: Preliminary/Final Land Development - 411 Clover Mill Rd.
West Whiteland Township - LD-10-25-18684

Dear Mr. Weller:

A preliminary/final land development plan entitled "411 Clover Mill Rd.", prepared by E. B. Walsh and Associates, Inc., dated April 25, 2025 and last revised on October 1, 2025, was received by this office on October 30, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	North side of Clover Mill Road, to the southwest of South Whitford Road
Site Acreage:	2.60 acres
Lots:	1 lot
Non-Res. Square Footage:	9,398 square feet
Proposed Land Use:	Warehouse
New Parking Spaces:	36 spaces
Municipal Land Use Plan Designation:	GI-General Industrial
UPI#:	41-5-101

PROPOSAL:

The applicant proposes the construction of a 9,398 square foot industrial building and 36 parking spaces. The site, which contains two industrial structures that will remain and is served by public water and public sewer facilities, is located in the West Whiteland Township I-2 General Industrial zoning district.

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

Page: 2
 Re: Preliminary/Final Land Development - 411 Clover Mill Rd.
 # West Whiteland Township - LD-10-25-18684



COUNTY POLICY:

LANDSCAPES:

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

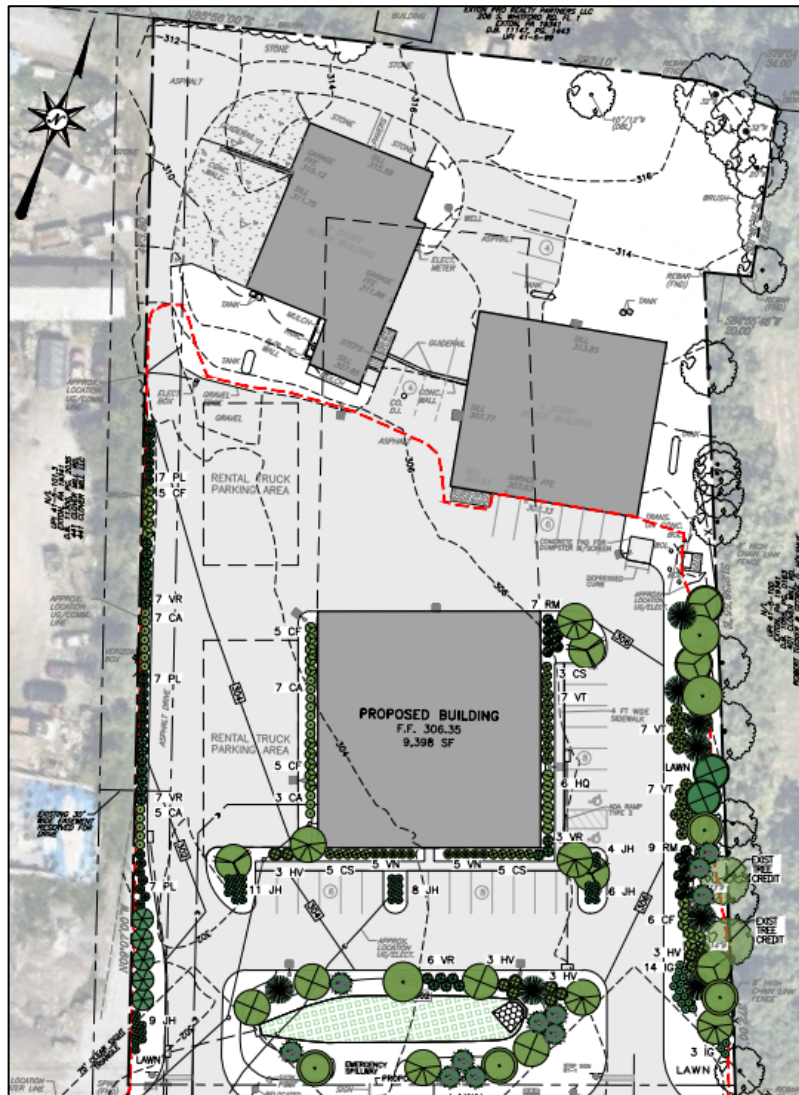
WATERSHEDS 2045:

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

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

Page: 4
 Re: Preliminary/Final Land Development - 411 Clover Mill Rd.
 # West Whiteland Township - LD-10-25-18684

4. The applicant and the Township Engineer should consider combining the site's two driveways into only one access onto Clover Mill Road. Also, the applicant and the Township should consider whether the applicant's driveway should be combined and shared with the somewhat-undefined driveway at the abutting site to the west (UPI # 41-5-101.3, owned by Clover Mill Road LLC), through the use of a cross-access easement. Both sites appear to involve compatible land uses and a combined driveway can create more logical access for both sites. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs. Regardless of whether the driveways will be combined, we suggest that the applicant create only one access on Clover Mill Road.



*Detail of 411 Clover Mill Rd.
 Preliminary/Final Land Development Plan: Landscape Plan*

5. The Township and the applicant should discuss whether additional landscaping should be provided along with the eastern/northeastern lot line to further screen the historic structure to the east (UPI # 41-5-100). (See the applicant's landscape plan above; additional landscaping could be placed in the areas of the existing trees shown on the plan). If additional landscaping cannot be provided along this lot line, perhaps the applicant can cooperate with the owner of UPI # 41-5-100 to provide more landscaping on that lot.

Page: 5
 Re: Preliminary/Final Land Development - 411 Clover Mill Rd.
 #: West Whiteland Township - LD-10-25-18684

6. The plan shows a four-foot wide sidewalk detail on Sheet 10 and shows the sidewalk within the interior of the site. The applicant should note that PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of five feet in width. The applicant should also provide a sidewalk along the site's frontage on Clover Mill Road. Additional information on this topic is provided in the Pedestrian Facilities Design Element in Chapter 3 of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: <https://chescoplanning.org/Guides/Multimodal/>.
7. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed and access the facility to address on-site emergencies.
8. The Act 247 referral form that was submitted with the plan indicates that public water and sewer facilities will serve the site, but the plan shows water well on Sheet 2. The applicant should indicate whether this water well will be abandoned and how it will be secured.

ADMINISTRATIVE ISSUES:

9. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
10. A minimum of 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 Whiteland 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 Whiteland Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission are available to you to discuss this and other matters in more detail.

Sincerely,

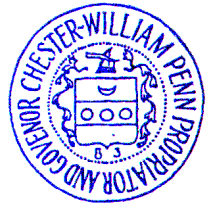


Wes Bruckno
 Senior Review Planner

cc: E. B. Walsh and Associates, Inc.,
 Chester County Conservation District
 Whitford Mill Properties, Inc.



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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

November 21, 2025

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

Re: Preliminary/Final Land Development - PNY Sports Arena Building Addition
 # Westtown Township – LD-11-25-18711

Dear Ms. Carter:

A Preliminary/Final Land Development Plan entitled "PNY Sports Arena Building Addition", prepared by Verdantas LLC, and dated October 17, 2025, was received by this office on November 5, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

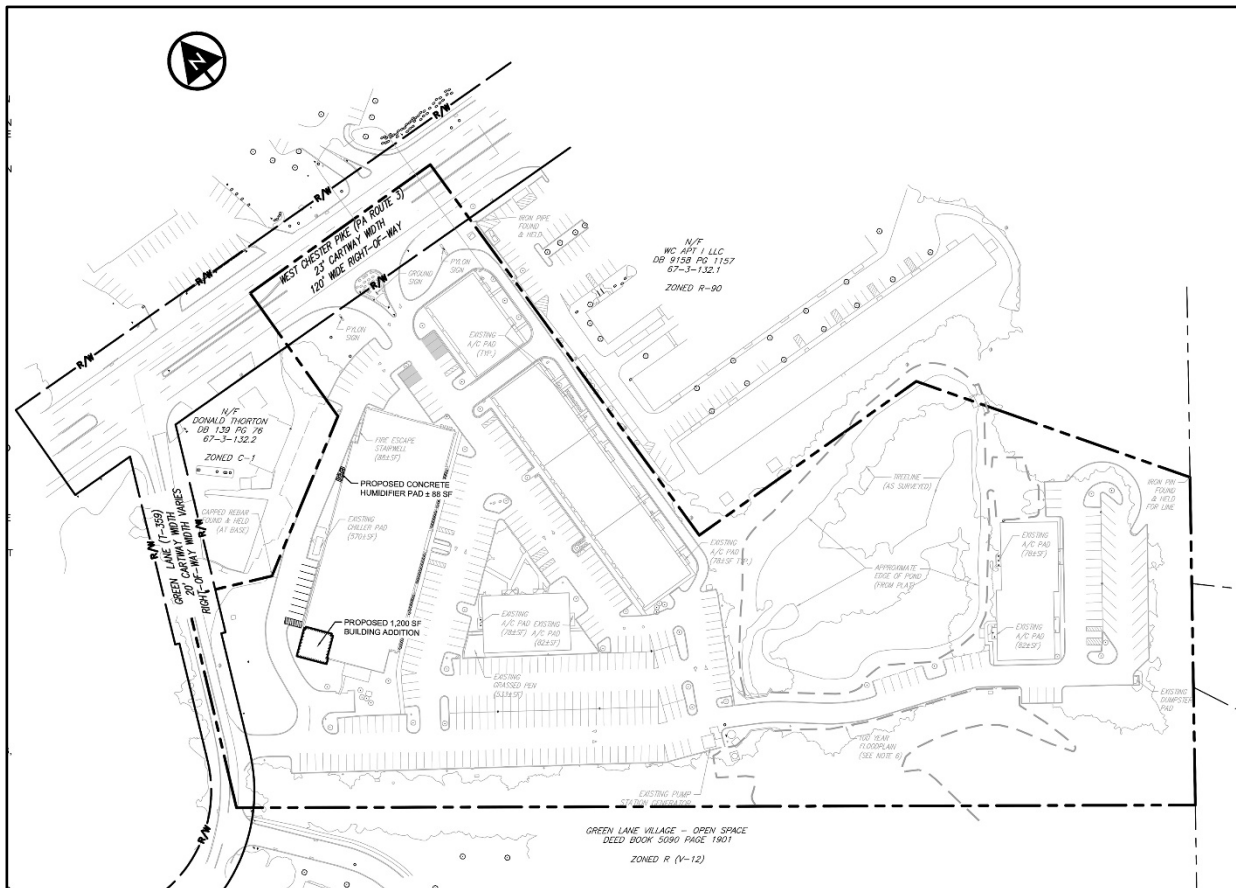
Location:	Southeast corner of West Chester Pike and Green Lane
Site Acreage:	UPI# 67-3-132 - 11.80 acres
Lots/Units:	1
Non-Res. Square Footage:	1,200
Proposed Land Use:	Addition to existing commercial facility (ice skating rink)
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	67-3-132.9 (condominium unit located within UPI# 67-3-132)

PROPOSAL:

The applicant proposes the construction of a 1,200 square foot commercial building addition. No new sewage disposal or water supply is proposed as part of this submission. The project site is located in the R-3 Residence-Office zoning district. It is our understanding that, on January 15, 2025, the Township Zoning Hearing Board granted special exception approval for the expansion of a nonconforming use and structure, with four conditions of approval.

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 land development plan.

Page: 2
 Re: Preliminary/Final Land Development - PNY Sports Arena Building Addition
 # Westtown Township – LD-11-25-18711



Site Plan Detail, Sheet 1: Preliminary/Final Land Development - PNY Sports Arena Building Addition

Page: 3
 Re: Preliminary/Final Land Development - PNY Sports Arena Building Addition
 # Westtown Township – LD-11-25-18711

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

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

ADMINISTRATIVE ISSUES:

3. 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.
4. While General Note 11 on Sheet 1 indicates that the applicant is requesting two waivers, the applicant should verify the accuracy of the section reference provided in the second waiver request (there is no Section 170-2107.5.B provided in the online copy of the Township Code available at <https://ecode360.com/WE1870>, and we also note that Section 170-2107 of the Township Code addresses the procedural requirements for variance requests reviewed by the Township Zoning Hearing Board).

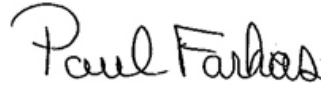
Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

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

Page: 4
Re: Preliminary/Final Land Development - PNY Sports Arena Building Addition
Westtown Township – LD-11-25-18711

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

Sincerely,

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: Spencer Qualls
Verdantas LLC

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

11/1/2025 to 11/30/2025

The staff reviewed proposals for:

	Total
Zoning Ordinance Amendments	5
TOTAL REVIEWS	5

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Brandywine Township	ZA-10-25-18709	11/21/2025	Proposed - Zoning Ordinance Amendment Amending definitions, amending certain uses permitted in various zoning districts, and amending supplemental regulations.	Consistent
Elk Township	ZA-10-25-18693	11/18/2025	Proposed - Zoning Ordinance Amendment Amendment: solar energy systems (previous review CCPC# ZA-12-24-18338, dated 12/24/2024).	Consistent
Honey Brook Township	ZA-10-25-18681	11/12/2025	Proposed - Zoning Ordinance Amendment Definitions and regulations related to Anaerobic Digesters, including conditional use standards	Consistent
West Chester Borough	ZA-10-25-18690	11/14/2025	Proposed - Zoning Ordinance Amendment Amendment: Dimensional Requirements, TC Town Center District.	Consistent
West Chester Borough	ZA-10-25-18691	11/14/2025	Proposed - Zoning Ordinance Amendment Amendment: Unified Residential Development, TC Town Center District.	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 5

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 5

Ordinance Review Letters



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

November 21, 2025

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

Re: Zoning Ordinance Amendment - Definitions, Revised Land Uses in Zoning Districts,
Supplemental Regulations, "Consolidated and Uniform Use Table"
East Brandywine Township - ZA-10-25-18709

Dear Mr. Reven:

The Chester County Planning Commission has reviewed the proposed East Brandywine Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 31, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. East Brandywine Township proposes the following amendments to its Zoning Ordinance:
 - A. A **Consolidated and Uniform Use Table** showing land uses and where and how they are permitted (i.e., by-right, by special exception, by conditional use, with additional provisions at the bottom of the Table);
 - B. Add or amend various definitions;
 - C. Revise or redistribute the land uses permitted in the Township's zoning districts.

COMMENTS:

2. The "**Consolidated and Uniform Use Table October 16, 2025**" is a very useful reference for using and interpreting the Ordinance.
3. Section 1 of the Amendment's introductory paragraphs indicate that the changes are "...amended as set forth in Exhibit A attached hereto and incorporated herein by reference, specifically by deleting text indicated by strikethrough and adding text indicated by underlining." Some terms in **Section 300-17 Definitions** are shown in yellow background but do not show strikethroughs or underlining; the meaning of this highlighting should be clarified.
4. The definition of AGRICULTURE is to be amended; the Township should be satisfied that the definition complies with Pennsylvania Act 38 ("ACRE: Agriculture, Communities and Rural Environment") which ensures that local ordinances regulating normal agricultural operations, which can include forestry practices, do not violate state law.

Page: 2
 Re: Zoning Ordinance Amendment - Definitions, Revised Land Uses in Zoning Districts,
 Supplemental Regulations, “Consolidated and Uniform Use Table”
 # East Brandywine Township - ZA-10-25-18709

Additional information on ACRE is available in the Chester County “Agricultural Info Sheet” at:
<https://www.chescoplanning.org/Agriculture/PDF/Info-ACRE.pdf>.

The definition of AGRICULTURE also “...explicitly permits the operation of Community Supported Agriculture (CSA) programs where members of the community receive agricultural products directly from the farm.”; we endorse this provision.

5. The definitions of various land uses typically link the land use to a structure, facility, property or institution. The proposed definition of “BANK” is clear, but it does not specifically state that the bank is to be located in a physical structure. Due to the changing nature of the financial system, the Township may want to specify that a bank is housed in a physical structure. Also, the Township may want to specifically identify Automated Teller Machines as permitted in non-bank locations. The definition of DISPENSARY, MEDICAL MARIJUANA and GROWER/PROCESSOR, MEDICAL MARIJUANA similarly do not mention a physical facility or building.
6. The amended definition of SOLAR ENERGY FACILITY is comprehensive and we endorse its provisions.
7. The definition of SOLAR SKYSCAPE (“The space between a given location and the sun which must remain unobstructed between 9:00 a.m. and 3:00 p.m. mean solar time (winter solstice) in order to permit sufficient solar energy to impinge on that location to allow efficient solar utilization.” which is not to be amended) may be difficult to enforce if trees or other natural features grow to cause obstructions.
8. “**VEHICLE SALES** — Definition Needed” (which is probably a placeholder) in the Ordinance should be completed prior to advertising for adoption.
9. The remainder of the definitions are generally clear and adequately descriptive.
10. RESTAURANT, FAST-FOOD, and RESTAURANT, FAST-FOOD WITH DRIVE THROUGH SERVICE are to be permitted as by-right uses in the TND-1 and in the MU Mixed Use-Commercial District, and removed as conditional uses the MU District; related standards and criteria also appear to be deleted. The Township should ensure that other provisions in the Ordinance will properly regulate these land uses. For example, fast food restaurants and drive-through facilities can be associated with vehicle backups onto roadways, noise, litter, and vehicle exhaust pollution.
11. The **Consolidated and Uniform Use Table** is comprehensive, but the Township may want to address instances when a specific land use is proposed but which has not been anticipated by the Ordinance due to changes in technology, community organization or for another reason. In such instances, other municipalities have provisions allowing the zoning officer to apply requirements for a permitted land use that is most similar to the proposed unanticipated land use.

A current example of such an unanticipated land use is a computer data center. Data centers have become indispensable to meet the demands of artificial intelligence, telecommunication and computer systems, and they are associated with high energy use, water consumption, noise, building mass, environmental protection, among other concerns. The Borough should review a data center model ordinance from Penn Future for additional recommendations, at:

<https://www.pennfuture.org/datacenters>.

Page: 3

Re: Zoning Ordinance Amendment - Definitions, Revised Land Uses in Zoning Districts,
Supplemental Regulations, "Consolidated and Uniform Use Table"
East Brandywine Township - ZA-10-25-18709

The York County Planning Commission also prepared a model ordinance, at:
<https://www.ycpc.org/Search?searchPhrase=data%20center&pageNumber=1&perPage=10&departmentId=-1>

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

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

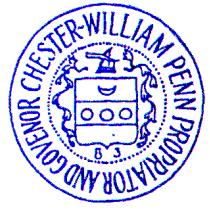
Sincerely,

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Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



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

November 18, 2025

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

Re: Zoning Ordinance Amendment - Solar Energy Systems
Elk Township – ZA-10-25-18693

Dear Mr. Corcoran:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 20, 2025. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

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

BACKGROUND:

2. The County Planning Commission reviewed an earlier version of this zoning amendment on December 24, 2025 (CCPC# ZA-12-24-18338). We acknowledge, and endorse, that most of the suggested revisions have been addressed in the latest version of this ordinance. We endorse the Township’s efforts in incorporating solar energy system standards into its Zoning Ordinance. ***Landscapes3***, the 2018 County Comprehensive Plan, supports a resilient and clean energy network (CONNECT Recommendation 9, page 131).

Page: 2
Re: Zoning Ordinance Amendment - Solar Energy Systems
Elk Township – ZA-10-25-18693

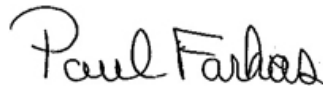
COMMENT:

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

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

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

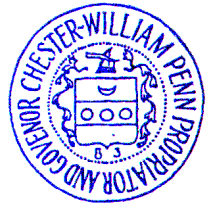
Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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

November 12, 2025

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

Re: Zoning Ordinance Amendment - Definitions and Regulations Related to Regional Anaerobic Digesters
 # Honey Brook Township - ZA-10-25-18681

Dear Mr. Obenski:

The Chester County Planning Commission has reviewed the proposed Honey Brook Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 13, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. Honey Brook Township proposes the following amendments to its Zoning Ordinance:
 - A. Repeal the definitions of manure digester; anaerobic digestion; and biogas;
 - B. Add definitions for: "Anaerobic Digester", "Anaerobic Digestion", "Biogas", "Digestate", "Gas Compression Station", "Regional Anaerobic Digester", and "Renewable Energy System";
 - C. The Supplemental Use Regulations relating to "Renewable Energy Systems," (in Subsection 27-1053.F) "Manure Digesters," are to be repealed; and "Regional Anaerobic Digesters" is to be added, with General Requirements;
 - D. Within the (A) Agricultural zoning district, "Regional Anaerobic Digesters" are to be permitted by conditional use, with bulk and lot regulations including a minimum lot area of fifty acres. The amendment states that it is the intent of this provision to allow Regional Anaerobic Digesters to "...support and benefit farms within Honey Brook Township.";
 - E. "Regional Anaerobic Digesters" are to be permitted by conditional use in the (BI) Business Industrial zoning district, with conditions, including a minimum lot area of ten acres;
 - F. "Gas Compression Station" is to be permitted in the (BI) Business Industrial District by conditional use, with requirements including a setback not less than 2,500 feet from the property line of a dwelling, school, daycare, nursing home or retirement center, or hospital;
 - G. "Anaerobic Digester" is to be permitted as a conditional use in the (BI) Business Industrial District.

Page: 2
 Re: Zoning Ordinance Amendment - Definitions and Regulations Related to Regional Anaerobic Digesters
 # Honey Brook Township - ZA-10-25-18681

LANDSCAPES:

2. The Township's the (A) Agricultural and the (BI) Business Industrial Districts are located within the **Agricultural** and **Rural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. 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 Township's amendments to its Zoning Ordinance are generally consistent with the objectives of the **Agricultural** and **Rural Landscapes**, although we recommend that the comments in this letter be carefully considered to limit any potential adverse effects of the land uses described in the proposed amendment.

COMMENTS:

3. We agree that "Anaerobic Digester" and "Gas Compression Station" should be regulated by conditional use. This will permit the Board of Supervisors to "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 913.2(a)).
4. The proposed ordinance's definition of "Anaerobic Digester" restricts solid food waste from being an input into the digester. Food waste can have significantly more energy producing potential than manure and could be a source of revenue to help fund the digester's long-term operation while also reducing methane emissions resulting from alternate disposals of food waste. The Township may wish to allow the use of food waste as an input.

Also, the proposed definition of "Anaerobic Digester" appears to restrict the use of electricity produced from biogas for use only on-site. If an Anaerobic Digester facility generates more electricity than could be used on-site, the Township should consider allowing the facility to function as a "merchant generator" and allow the grid operator to buy the excess electricity for use in the grid.

5. Proposed **Section 27-1066. Regional Anaerobic Digesters** Subsection A.(2) ("General Requirements") contains a form of purpose statement; "It is the intent of this provision to allow Regional Anaerobic Digesters to support and benefit farms within Honey Brook Township." The Township should place this statement Subsection A.(1) to more clearly express the Township's intent and purpose regarding this ordinance.
6. The "General Requirements" in proposed **Section 27-1066 Regional Anaerobic Digesters** Subsection A.(2) require a minimum lot area of fifty acres and **Section 27-1066 B(1)c)** and states "...that no trucks having a gross vehicle weight greater than 6,000 pounds may utilize any Township road for the purpose of accessing the Regional Anaerobic Digester". These provisions appear to limit the range of potential sites that can potentially qualify as a Regional Anaerobic Digester to only those over 50 acres and also fronting on a state road. The Township should assess how many parcels can qualify to operate a Regional Anaerobic Digester under these provisions. The Township Engineer should also comment whether these limitations may unnecessarily affect the ability of a potential Regional Anaerobic Digester to operate efficiently. The Township Solicitor should comment whether these limitations may conflict with the Township's Vehicle Code or with any regulation of the Pennsylvania Department of Transportation.

Page: 3
 Re: Zoning Ordinance Amendment - Definitions and Regulations Related to Regional Anaerobic Digesters
 # Honey Brook Township - ZA-10-25-18681

7. Proposed **Section 27-1066**, Subsection B.(1)b) requires the preparation of a traffic impact study that includes (among other requirements) the identification of all intersections which non-passenger motor vehicles will utilize for travel to or from a Regional Anaerobic Digester. It may be difficult for an applicant to identify all the intersections that its vehicles may use prior to the identification of potential customers and vendors, because the applicant may not have complete information on the future locations of such customers and vendors.
8. Proposed **Section 27-1066**, Subsection B.(1)d) requires “A site-specific operation and maintenance plan to demonstrate that the Regional Anaerobic Digester is designed, and will be constructed and operated, to ensure that the Regional Anaerobic Digester will not produce malodorous odors or biogas leaks and resultant fugitive emissions.” This may be a difficult provision to enforce because “malodorous odors” is a subjective term, and odors may be transient or noticeable only at times when Township officials may be unavailable to promptly investigate complaints. The Township may want to ask applicants to provide a contact person who can be notified when objectionable odor or smoke conditions occur. (The Township should determine whether the contact information required in proposed **Section 27-1066**, Subsection B.(21) will be sufficient.)
9. Proposed **Section 27-1066**, Subsection B.(1)g) limits the maximum range from which the Regional Anaerobic Digester may procure liquid food waste to not more than ten miles from the subject farm. **Section 27-1066**, Subsection B.(14) of the amendment limits the maximum radius from which the Regional Anaerobic Digester can procure manure waste produced off-site to only three miles. The Township may want to consider how it arrived at the ten- and three-mile limitations. These limitations might also appear to be inconsistent with the geographic range implied by the term “*Regional Anaerobic Digester*”.
10. Proposed **Section 27-1066**, Subsection B.(1)j) refers to the “Agricultural Advisory Board (or other easement holder)”. The Township should clarify which Board this refers to (it appears that the County Agricultural Land Preservation Board may be the intent of this reference).
11. The proposed amendment addresses the transportation of biogas in **Section 27-1066**, Subsection B.(12): “No biogas shall be transported from the lot via truck or other motor vehicle. Biogas shall be transported to a gas compression station via underground pipeline...”. There may be significant challenges imposed by the construction of a new pipeline over any significant distance and through multiple individual parcels.

12. For additional information, Caernarvon Township in *Lancaster* County regulates “Small Manure Digesters” with limited conditions, at:

https://caernarvonlancaster.org/wp-content/uploads/2019/01/99_-_AGRICULTURAL_USES__ALTERNATIVE_ENERGY_USES.pdf

Caernarvon Township in *Berks* County regulates regional anaerobic digesters by conditional use in their Effective Agricultural Preservation District at:

<https://ecode360.com/CA4309/laws/LF2236136.pdf>

Warwick Township in Lancaster County also regulates Accessory Manure Digesters, at: <https://ecode360.com/15937773?searchId=1348018944931889&highlight=manure#15937773> (refer to Section 340-92.1 E. “Renewable energy systems.”)

Page: 4
Re: Zoning Ordinance Amendment - Definitions and Regulations Related to Regional Anaerobic
Digesters
Honey Brook Township - ZA-10-25-18681

RECOMMENDATION: Honey Brook Township should consider the comments in this letter before acting on the proposed Township Zoning Ordinance amendment.

We request an official copy of the decision made by the Honey Brook 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. The staff of the Chester County Planning Commission are available to you to discuss this and other matters in more detail.

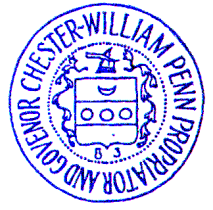
Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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

November 14, 2025

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

Re: Zoning Ordinance Amendment - Dimensional Requirements, TC Town Center District
 # West Chester Borough – ZA-10-25-18690

Dear Mr. Metrick:

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

DESCRIPTION:

1. The Borough proposes to delete the dimensional requirements of the TC Town Center zoning district set forth in Section 112-309.B in their entirety, to be replaced by the proposed language in Section 1 of the draft ordinance. The following appear to be the proposed changes to the existing dimensional requirements:
 - A. Replace the existing Build-to line/front yard to “match existing adjacent setbacks” standard with the requirement that the “building setback line/front yard, minimum” setback be zero (0) feet, with an added footnote that this standard for buildings, structures, or parts thereof with a building height over 45 feet permitted in the HO-60 or HO-75 Height Option Overlay Districts shall be 10 feet;
 - B. Change the minimum side yard from “Existing adjacent, 5 feet minimum” to zero (0) feet; and
 - C. While the maximum height will remain 45 feet, the following footnote is added: “Except as may be permitted in the HO-60 and HO-75 Height Option Overlay Districts.”

COMMENTS:

2. On October 16, 2025, the County Planning Commission received a separate zoning amendment submission from West Chester Borough, pertaining to the addition of “Unified Residential Development” as a permitted use in the TC Town Center district. This zoning amendment is addressed by the County Planning Commission in a separate review (CCPC# ZA-10-25-18691).

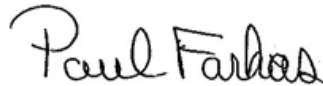
Page: 2
Re: Zoning Ordinance Amendment - Dimensional Requirements, TC Town Center District
West Chester Borough – ZA-10-25-18690

We note that the proposed area and bulk regulations for Unified Residential Development includes a building setback line/front yard – minimum standard of zero (0) feet, with a maximum setback of five (5) feet. We suggest that the Borough consider adopting consistent building setback line/front yard setback standards for the entire TC Town Center district, excluding buildings, structures or parts thereof with a building height over 45 feet permitted in the HO-60 and HO-75 Overlay districts.

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

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

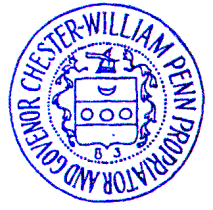
Sincerely,

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

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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

November 14, 2025

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

Re: Zoning Ordinance Amendment - Unified Residential Development, TC Town Center District
 # West Chester Borough – ZA-10-25-18691

Dear Mr. Metrick:

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

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for the following terms to Section 112-202: Alley; and Unified Residential Development, which is defined as “A residential land development consisting of only single-family semidetached, single-family attached, two-family detached, two-family semidetached, two-family attached, quadraplex, and/or triplex dwelling units which utilizes common architectural and design principles and shares common pedestrian and vehicular access and parking;
 - B. Add Unified Residential Development as a by-right principal use in the TC Town Center District, as set forth in Section 112-304.A;
 - C. Footnote [1] of Section 112-304.A, which states, “Residential uses not permitted on first floor in the TC District” is amended to state “Residential uses are not permitted on first floor in the TC District except in a Unified Residential Development;” and
 - D. Add Section 112-916, Standards for Unified Residential District. We note that the proposed standards include the following:
 - Maximum gross tract area: three (3) acres;
 - Tract must be adjacent to a lot or tract located in the NC-2, NC-3 or CS zoning districts, provided that the tract must not be located in or adjacent to a lot or tract located in the Retail Overlay District;
 - Maximum density: 40 dwelling units per acre;
 - Minimum tract width at the street line of at least one street: 100 feet;
 - Minimum tract green area: 5 percent;
 - Maximum building height: 45 feet; and
 - The Design Guidelines for the West Chester Historic District, July 2002, as amended, shall be used for the design elements of the building, structures, and the overall development, including but not limited to massing, scale, proportion, rhythm, building materials, roofs, windows, and streetscapes (proposed Section 112-916.C(1)(e)).

Page: 2
 Re: Zoning Ordinance Amendment - Unified Residential Development, TC Town Center District
 # West Chester Borough – ZA-10-25-18691

LANDSCAPES:

2. The Borough's TC Town Center zoning district 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. While the proposed unified residential development use is appropriately located in an **Urban Center Landscape** designation, we offer the following comments to assist the Borough in the development of the proposed ordinance language.

COMMENTS:

3. Prior to taking action on this amendment, the Borough should consider whether the draft ordinance language is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of PA Municipalities Planning Code. Land Use and Housing Plan Recommendations 3 and 4 (page 33) state that the Borough should ensure that new development is similar in scale and setbacks to existing older developments, and encourage new development and significant redevelopment in the areas to the east and west of the Downtown and avoid overly intensive development in the downtown itself.
4. The Borough should clearly identify what incentive(s) will be provided for the applicant to pursue development in accordance with the proposed standards. According to our copy of the Borough Zoning Ordinance, it appears that the residential uses identified in the proposed definition of the Unified Residential Development are already permitted by-right in the Town Center district.
5. We recommend that the minimum sidewalk width set forth in Section 112-916.B(13) be changed from four (4) feet to five (5) feet, in order to meet contemporary ADA and PennDOT standards.
6. Section 112-916.C(1)(b) states that garages and parking spaces shall face alleys or private driveways located in the rear of dwelling units. We suggest that the Borough consider revising this ordinance language in order to provide some flexibility, as it may not be possible for every dwelling unit in every circumstance to adhere to this standard. Typically, there is a hierarchy of preference stated with rear access being first, followed by side access, shared access, with front access being the final option only when all other options have been exhausted or not possible.
7. The Borough Solicitor should be requested to review and comment on the proposed requirement that the Design Guidelines for the West Chester Historic District shall be required outside of the designated HARB area (we note that no specific incentives for Unified Residential Development are provided in exchange for meeting these standards). We recommend that Section 12-916.C(1)(e) be revised to state that applicant should strive for consistency with, rather than require, these standards.

We also suggest that, if they haven't already done so, that the Borough determine if any revisions to the Written and Graphic Design Standards set forth in Appendix A to Article IV of the Borough Subdivision and Land Development Ordinance (SLDO) are required as part of a separate/future amendment to the Borough SLDO. We note that Architectural Materials, Forms, and Composition are already addressed in Section 97.A.3 of these Design Standards.

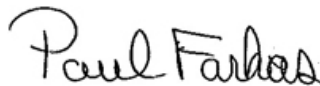
Page: 3
Re: Zoning Ordinance Amendment - Unified Residential Development, TC Town Center District
West Chester Borough – ZA-10-25-18691

8. Section 112-916.C(1)(f)[1] states that “Vinyl or aluminum siding and fabricated plastic building components shall not be used.” Rather than an outright prohibition, we recommend the Borough consider revised language that specifies a preference for certain building materials, or places a limit on the maximum percent that a building façade may be comprised of these materials. We note that Appendix A to Article IV of the SLDO, states that architectural materials, such as brick and stone, shall be utilized to the maximum extent possible to complement existing brick and stone materials (Section 97.A.3.5).
9. Section 112-916.C(3) states that two off-street parking spaces shall be provided for each dwelling unit. We suggest that the Borough consider instead a tiered parking space requirement based on number of bedrooms, square footage, or some other method.
10. While the maximum permitted height in the Town Center is 45 feet, the maximum permitted height in the NC-2 district is 35 feet, and the maximum permitted height in the NC-3 district (excluding apartment buildings) is also 35 feet. We recommend that the Borough consider incorporating design requirements for upper-story setbacks requirements into its zoning ordinance. The County Planning Commission’s Urban Center Design Guide (page 21) recommends that the height of new buildings should match or gradually transition from the existing scale and unique characteristics of nearby properties. The Design Guide is available online at: <https://www.chescoplanning.org/municorner/PDF/UrbanCenterDesignGuide.pdf>.
11. In its evaluation of the proposed ordinance language, the Borough should determine the location and number of parcels/tracts that may be potentially eligible for Unified Residential Development, if they haven’t already done so.

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

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

Sincerely,



Paul Farkas
Senior Review Planner

Act 537 Reviews

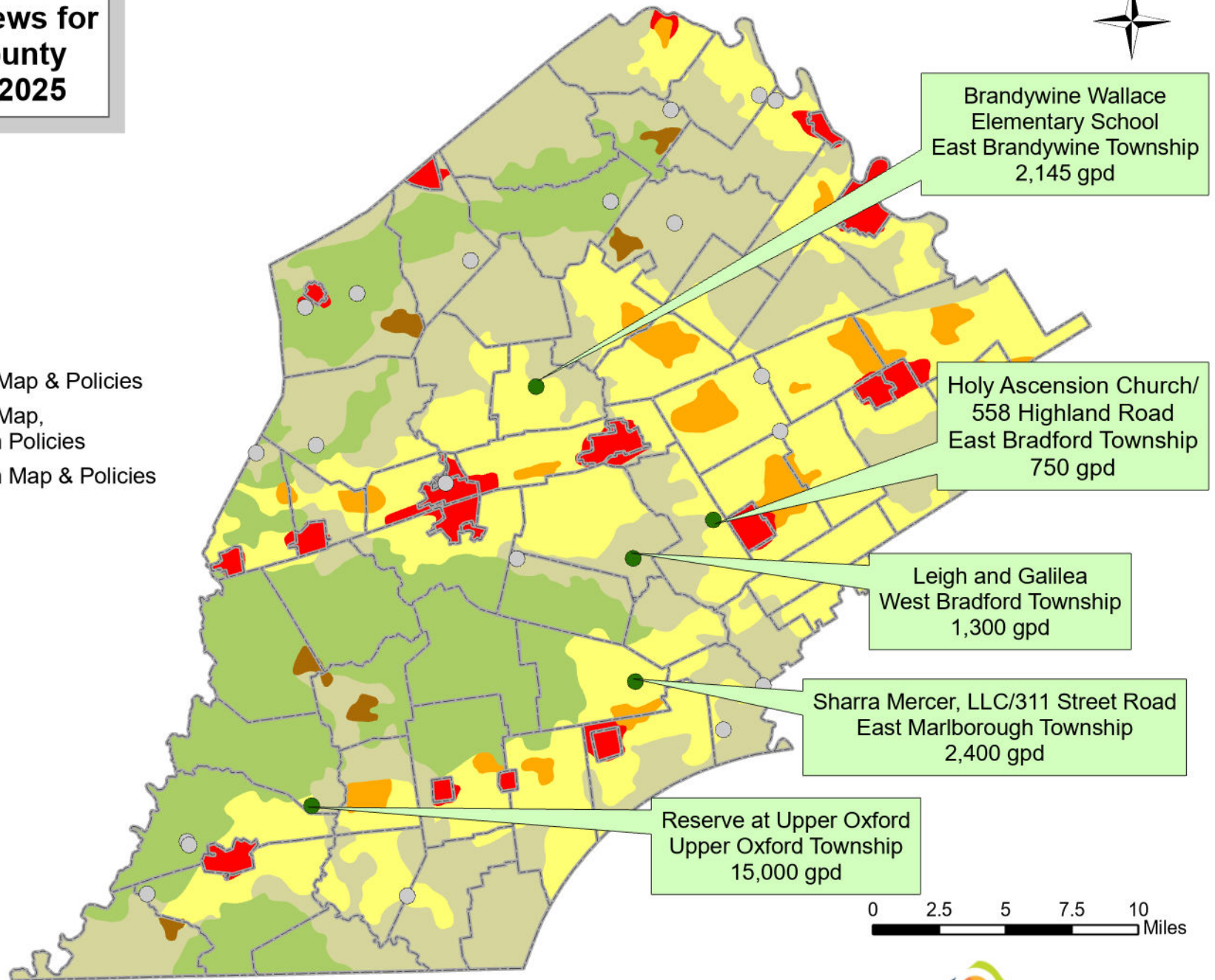
Act 537 Reviews for Chester County November 2025



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

Legend

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



Map prepared December 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
December 10, 2025

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

East Bradford Township, Holy Ascension Church

The applicant is proposing the development of a 6,350 square foot church on 6.3 acres. The site is located on Highland Road, near the intersection with Route 322 Business. The amount of wastewater for the project is 750 gpd. The project is to be served by a public sewage disposal system managed by Aqua. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

East Brandywine Township, Brandywine Wallace Elementary School

The applicant is proposing a public water and sewer connection to the existing elementary school. The site is located on Dilworth Road, between the intersections with Keller Way and School Lane. The amount of wastewater for the project is 2,145 gpd. The project is to be served by a public sewage disposal system, managed by East Brandywine Municipal Authority. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

East Marlborough Township, Mercer/311 Street Road

The applicant is proposing residential land development of four lots on 8.49 acres. The site is located on Street Road, between Northbrook and Schoolhouse Roads. The amount of wastewater for the project is 2,400 gpd. The project is to be served by individual on-lot sewage disposal systems. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

Upper Oxford Township, Reserve at Upper Oxford

The applicant is proposing a residential land development of 30-lots on 64.2 acres. The site is located on Baltimore Pike, between Kimble Road and University Road. The amount of wastewater for the project is 15,000 gpd. The project is to be served by an individual on-lot sewage disposal systems. This project is designated as Suburban and Natural Landscapes and is consistent with *Landscapes3*.

West Bradford Township, Leigh/Galilea

The applicant is proposing a residential land development of one lot on 28.24 acres. The site is located on Clayton Road, between Northbrook Road and Spring Oak Drive. The amount of wastewater for the project is 1,300 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

Action Requested

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

12/10/2025

Minor Revisions



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

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

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

Project Name & Municipality Holy Ascension Church, East Bradford Township

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

1. Date plan received by county planning agency. October 01, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency November 20, 2025

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

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

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency <u>While the current Act 537 Plan indicates this property is to be served by on-lot sewage disposal, we are aware that the Township is in the process of updating their Plan to provide public sewer for this proposal, making this proposal consistent with the forthcoming Act 537 Plan.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA and PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023.</u>
If yes, will this project plan require the implementation of storm water management measures? <u>Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at http://www.chesco.org/water.</u> |
| | | 18. Name, Title and signature of person completing this section: |

Name: Carrie J. Conwell, AICPTitle: Senior Environmental Planner

Signature: _____

Date: 11/20/2025Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

PC53-11-25-18734

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
 Andrew Eberwein, Site Contact
 Andrea Campisi, East Bradford Township
 William Malin, Carroll Engineering Corporation



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

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

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

Project Name & Municipality Brandywine Wallace Elementary School, East Brandywine Township

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

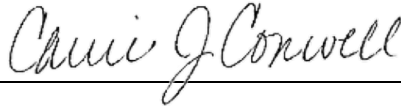
1. Date plan received by county planning agency. September 12, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency November 07, 2025

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

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

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

If yes, will this project plan require the implementation of storm water management measures? <u>Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at http://www.chesco.org/water.</u> |
| | | 18. Name, Title and signature of person completing this section:
Name: <u>Carrie J. Conwell, AICP</u>
Title: <u>Senior Environmental Planner</u> Signature: <u></u>
Date: <u>11/7/2025</u>

Name of County or Areawide Planning Agency: <u>Chester County Planning Commission</u>
Address: <u>601 Westtown Road, Suite 270</u>
<u>P.O. Box 2747</u>
<u>West Chester, PA 19380-0990</u>
<u>Telephone Number: (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.

PC53-11-25-18717

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
Dale Lauver, Site Contact
Luke Reven, East Brandywine Township
Dave DiCecco, Howell Engineering



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

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

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

Project Name & Municipality 311 E. Street Road, East Marlborough Township

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

1. Date plan received by county planning agency. October 08, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency November 12, 2025

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

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

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

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

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

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Date: 11/12/2025

Signature: 

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

Address: 601 Westtown Road, Suite 270
P.O. Box 2747
West Chester, PA 19380-0990
Telephone Number: (610) 344-6285

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

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

This project was reviewed by the Planning Commission, under PA Act 247, as Case Number SD-03-25-18444 and is consistent with the objectives of the Suburban Landscape.

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

PC53-11-25-18720

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
Sharra Mercer, Site Contact
Neil Lovekin, East Marlborough Township
Jeff Miller, Evans Mill Environmental LLC



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

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and 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 The Reserve at Upper Oxford, Upper Oxford Township

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

1. Date plan received by county planning agency. September 01, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency October 28, 2025

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3</u> , the Chester County Comprehensive Policy Plan, was adopted in 2018. <u>Watersheds 2045</u> , the Chester County Integrated Water Resources Plan, was adopted in 2024. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>The project site is located within the Suburban Landscape, Rural Landscape, and Natural Landscape designations of Landscapes3, the 2018 County Comprehensive Plan (we note that the proposed residential lots are generally situated within the portion of the site located within the Suburban Landscape designation). The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. As an overlay of all other landscapes, the county's Natural Landscapes consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. Both on-lot and public sewer systems are supported in the Suburban Landscape, where the proposed residential lots are generally situated.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met <u>While single-family residential development is appropriately located within a Suburban Landscape designation, careful consideration of the proposed development activity is required due to the environmental and physical characteristics of the project site.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, Big Elk Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u> |

Yes SECTION C. AGENCY REVIEW (continued)

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

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

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

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Date: 10/28/2025

Signature: 

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

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

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

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

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

This project was reviewed by the Planning Commission, under PA Act 247, as Case Number SD-09-24-18256, and was consistent with the Suburban Landscape of Landscapes3, with careful consideration of proposed construction activity, due to the environmental and physical characteristics of the site. PC53-10-25-18703 (Previously reviewed as PC53-11-24-18332 and was consistent with the Suburban Landscape)

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

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

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
George Palomba, Reserve at Upper Oxford, LLC
Jane Daggett, Upper Oxford Township
Jeff Miller, Evans Mill Environmental LLC



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

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and 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 Jennifer Leigh & Ivar Galilea, West Bradford Township

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

1. Date plan received by county planning agency. September 12, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency November 07, 2025

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <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, Broad Run. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u> |

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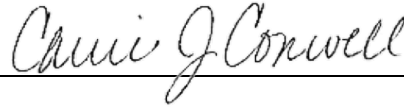
- | | | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or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

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

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

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Signature: 

Date: 11/7/2025

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

Address: 601 Westtown Road, Suite 270

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

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

This submission ☒ 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.

PC53-11-25-18715

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
Jennifer & Ivar Ramiro Galilea, Site Contact
Christian Adamek, West Bradford Township
Edward Beideman, Willow Run Consulting, Inc

Agricultural Security Area Reviews



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

November 12, 2025

Dr. Richard Leff, Chairman
Kennett Township
Board of Supervisors
801 Burrows Run Road
Chadds Ford, PA 19317

Re: County Planning Commission 7-Year Review of Township Agricultural Security Area

Dear Dr. Leff:

As requested in correspondence prepared by Katelynn Morgenstern of Kennett Township, dated September 29, 2025, we have reviewed your Township's submission updating its Agricultural Security Area (ASA). The Planning Commission commends the Board of Supervisors for taking this action.

We have reviewed the ASA pursuant to the requirements of the Pennsylvania Agricultural Security Law (Act 43). The evaluation criteria used in this review follow those outlined in Section 907 of Act 43, as amended. Additional comments and recommendations are also provided.

Soils

Act 43 requires that 50 percent of the total land area within an ASA contains soils with NRCS Capability Classes I, II, III, or IV. From a review of the soils mapping, it appears that the combined parcels proposed for inclusion in the updated ASA have met this requirement.

Local Planning

Act 43 requires that lands proposed for inclusion in an ASA be compatible with local government plans. As currently zoned, all the 74 proposed parcels within the ASA are located entirely or primarily in zones that permit agriculture, as noted on the attached listing.

Based on the current municipal comprehensive plan, dated 2015, 67 of the 74 proposed parcels within the ASA are located partially or entirely within areas designated in the future land use plan as being consistent with agriculture.

Of the proposed parcels located within the ASA, 27 parcels are located in the Rural Landscapes, one parcel is located in a combination of both Rural and Suburban Landscapes, 41 are located in the Suburban Landscape, one parcel is located in a combination of the Suburban and Suburban Center Landscape, three parcels are located in a combination of the Suburban and Urban Landscape, and one parcel is located entirely within the Urban Landscape as identified in *Landscapes3*, the Chester County Comprehensive Plan. We recommend the Township review the parcels that are located in

Suburban Center and Urban Center Landscapes as they relate to the Township's higher density areas, to ensure that agriculture on these parcels is compatible with both the local land use and the goals set forth in the Act.

Agricultural Lands

To be included within an ASA, parcels must be viable agricultural land. Under Act 43, the two factors that determine the viability of farming are parcel size and land use. Parcels must be a minimum of 10 acres in size or have an anticipated yearly gross income of at least \$2,000 from agricultural products.

There are 45 parcels with less than ten acres, with some located in close proximity to larger agricultural or protected open space parcels, that appear to be viable farmland or are known to be involved in mushroom production. We understand that mushroom operations are a major agricultural sector within the township, and that mushroom production has different land development requirements, compared to conventional agriculture. We recommend that the township review the attached spreadsheet, to ensure that all parcels, especially those under 10-acres, meet the intent of Act 43.

General Comments

The enclosed table presents the parcels proposed for inclusion in the Township's updated ASA, information about the parcel, and the Planning Commission's comments regarding the parcels. We request that the Township review this table and revise information, where appropriate, as there appear to be several parcels currently enrolled that may have been converted to residential uses. Please refer to the attached spreadsheet for information on these parcels.

We appreciate the Township providing the owners, acreage, and parcel ID numbers for each property. Based on the information provided by your office, and the County Real Estate System Records, the Township's ASA currently includes 74 parcels totaling 1081.53 acres. Our records indicate that a significant amount of subdivision activity and change of ownership has occurred since the last review, resulting in the removal of 14 parcels totaling 479.6 acres.

The Township should consult with its solicitor and follow the procedures outlined in Section 908 of Act 43, as amended, for updating its ASA. We request that upon formal adoption and filing with the County Recorder of Deeds, a final copy of your updated ASA be sent to both the County Planning Commission and the County Agricultural Land Preservation Board.

Recommendation

We have found that the proposed Agricultural Security Area for Kennett Township is generally consistent with the requirements of Act 43. We commend the Township for its efforts to foster agriculture through the use of the Agricultural Security Area Program. Following review and consideration of the comments contained in this letter, we recommend adoption of a revised Agricultural Security Area.

Thank you for helping to preserve Chester County's farmland.

Sincerely,

A handwritten signature in blue ink that reads "Matthew J. Edmond". The signature is fluid and cursive, with the first name "Matthew" being the most prominent.

Matthew Edmond, AICP
Executive Director

cc: Alison Dobbins, Manager, Kennett Township
Katelynn Morgenstern, PP, AICP, Kennett Township
Susan Goughary, Chester County Land Preservation Coordinator- Agriculture
Jake Michael, Chester County Planning Commission

TOPIC: Agricultural Preservation

Item: Act 43, Agricultural Security Area Review – Kennett Township

Background

The Agricultural Security Area (ASA) Program was created to help protect the agricultural industry in Pennsylvania from increased development pressure. Landowners enrolled in an ASA are protected from nuisance ordinances. Properties enrolled in an ASA also receive a special review prior to condemnation. All state funded projects which propose to impact an ASA property subject to additional State review. Additionally, properties must be enrolled in an ASA to be eligible to participate in the State and County-funded Agricultural Easement Purchase Program. There are no land use restrictions on an ASA property. Landowner participation in an ASA is voluntary.

Section 907 of Act 43 requires that a municipality proposing to create or modify an ASA must solicit comments from its own Agricultural Advisory Committee and Planning Commission, and the County Planning Commission. Section 909 of Act 43 requires the municipality to review the area within an ASA every seven years after the date of its creation. After these reviews and a public hearing by the municipality, local officials may take action to approve the ASA.

Discussion

Our review is based on requirements outlined in Act 43. This review follows standard criteria that require the examination of soils, local planning and ordinances, and the viability of agriculture on these parcels.

Kennett Township created its ASA in November 1990. According to available records, the CCPC previously reviewed the Kennett Township Agricultural Security Area in 2011. In September 2025, the CCPC received the Township's list of parcels proposed for their updated ASA, along with a request for review and comment. The Planning Commission determined that there are 74 parcels proposed for inclusion in the ASA. This is a net increase of 4 parcels relative to the previous CCPC review in 2011. The majority of the parcels appear to be viable farmland by state definition and so would be appropriate for inclusion in the ASA. The total acreage for the Township ASA as submitted is 1081.53 acres.

The 2025 ASA listing submitted by the Township includes four parcels located within areas planned for development according to the Township's future land use map and zoning. These parcels are located in areas designated by ***Landscapes3*** as Suburban, Suburban Center and Urban Center Landscapes. However, these parcels appear to be related to the mushroom industry, and although they are urban in nature, they appear to be active agriculture.

Upon review, Kennett Township's revised ASA meets the requirements for Act 43 inclusion.

Action Requested

Staff requests ratification of the attached letter indicating support of the Township's revised ASA after considering the comments contained in the letter.

Attachment

ASA 7-Year Review

Parcel ID #	Parcel Owner*	Acres*	Land Use Code	Program Enrolled	Zoning	Future Land Use	ALPB Ease-ment	L3 Designation	Notes/Recommendations
62-3-100	JLT Enterprises	5.47	F-40	319	RA	RC	None	Suburban	Parcel is less than 10 acres.
62-3-104	Raimondo, Robert T.	6.60	F-40	319	SA	AI	None	Approx. 90% Suburban, 10% Urban	Parcel is less than 10 acres.
62-3-105	Raimondo, Robert T., Sr.	26.00	R-10	319	RMHD	PN	None	Approx. 90% Suburban, 10% Urban	
62-3-108	Guthrie, James A.	5.00	R-10	None	RMHD	PN	None	Suburban	Parcel is less than 10 acres in size.
62-3-123	Phillips Mushroom Farms, LP	11.00	F-40	319	SA	AI	None	Approx. 90% Suburban, 10% Urban	
62-3-141	Phillips, John	19.20	V-10	319	RMHD	RR	None	Suburban	
62-3-141.1	Phillips, Steven	8.00	R-10	319	RMHD	RR	None	Suburban	Parcel is less than 10 acres.
62-3-142	Phillips, Steven	5.00	V-10	319	RMHD	RR	None	Suburban	Parcel is less than 10 acres.
62-3-142.1	Phillips Mushroom Farms, LP	1.20	F-40	319	SA	AI	None	Suburban	Parcel is less than 10 acres.
62-3-145	Phillips Mushroom Farms, LP	2.60	F-40	319	SA	AI	None	Suburban	Parcel is less than 10 acres.
62-3-147	Phillips Mushroom Farms, LP	1.90	R-80	319	SA	AI	None	Suburban	Parcel is less than 10 acres.
62-3-149	Phillips Mushroom Farms, LP	2.00	F-40	319	SA	AI	None	Suburban	Parcel is less than 10 acres.

ASA 7-Year Review

Parcel ID #	Parcel Owner*	Acres*	Land Use Code	Program Enrolled	Zoning	Future Land Use	ALPB Ease-ment	L3 Designation	Notes/Recommendations
62-3-150	Phillips Mushroom Farms, LP	1.20	F-40	319	SA	AI	None	Suburban	Parcel is less than 10 acres.
62-3-150.1	Cordivano Farms, LLC	24.00	F-40	319	SA	AI	None	Suburban	
62-3-150.1A	Phillips Mushroom Farms, LP	1.90	V-10	319	SA	AI	None	Suburban	Parcel is less than 10 acres.
62-3-152	Phillips Mushroom Farms, LP	3.00	F-40	319	SA	AI	None	Suburban	Parcel is less than 10 acres.
62-3-154	Phillips Mushroom Farms, LP	5.40	R-10	319	RR	RR	None	Suburban	Parcel is less than 10 acres.
62-3-164	Phillips Mushroom Farms, LP	3.70	M-20	319	SA	AI	None	Suburban	Parcel is less than 10 acres.
62-3-63	SHG Properties, LLC	0.79	R-60	None	C	PN	None	Urban	Current aerial photography indicates this parcel has been developed. Parcel is less than 10 acres
62-3-95	Chuchi Rentals, LLC	8.60	F-40	319	SA	AI	None	Suburban	Parcel is less than 10 acres.
62-3-96	Raimondo, Robert T., Sr.	8.40	R-10	319	RMHD	RC	None	Suburban	Parcel is less than 10 acres.
62-4-115	Irwin, Scott T. & Casey M.	8.40	R-10	319	RS	SR	None	Suburban	Current aerial photography indicates this parcel has been developed into housing. Parcel is less than 10 acres.
62-4-119	Salidar, Peter & Jeanne	4.90	R-10	319	RS	SR	None	Suburban	Current aerial photography indicates this parcel has been developed into housing. Parcel is less than 10 acres.
62-4-133	Leto, Robert A., et al.	2.60	F-40	319	SA	RR	None	Suburban	Parcel is less than 10 acres.
62-4-135	Leto, Robert A., et al.	4.00	F-40	319	SA	RR	None	Suburban	Parcel is less than 10 acres.
62-4-138	Leto, Robert A., et al.	3.00	F-40	319	SA	RR	None	Suburban	Parcel is less than 10 acres.

ASA 7-Year Review

Parcel ID #	Parcel Owner*	Acres*	Land Use Code	Program Enrolled	Zoning	Future Land Use	ALPB Ease-ment	L3 Designation	Notes/Recommendations
62-4-140	Toscano, Joyce S.	10.80	F-10	319	RS	RR	None	Approx. 75% Suburban and 25% Suburban Center	
62-4-144	Flinn, C. Barr, et al.	57.00	V-10	319	RR	RC	None	Suburban	
62-4-144.2	Flinn, C. Barr, et al.	16.20	F-10	319	RR	RC	None	Suburban	
62-4-161.1	Kealey, Mark & Emma C.	2.10	R-10	None	RR	RR	None	Suburban	Current aerial photography indicates this parcel has been developed into housing. Parcel submitted was 62-4-161. Parcel is less than 10 acres.
62-4-163	Flinn, C. Barr, et al.	7.70	V-10	319	RR	RC	None	Suburban	Parcel is less than 10 acres.
62-4-196	Irwin, Scott T. & Casey M.	5.90	V-10	319	RR	SR	None	Suburban	Parcel is less than 10 acres.
62-4-226	Smith, Oliver, et al.	16.10	R-10	319	RS	RC	None	Rural	
62-4-228	Smith, Oliver, et al.	8.30	V-10	None	RS	SR	None	Suburban	Parcel is less than 10 acres.
62-4-228.1	Smith, Oliver, et al.	1.10	V-10	319	RS	SR	None	Suburban	Parcel is less than 10 acres.
62-4-233	Kennett Township	8.80	E-70	None	RA	RC	None	Rural	Current aerial photography indicates this parcel is used for yard waste processing. Parcel is less than 10 acres.
62-4-236	Edward B. Dupont Trust	20.90	V-10	319	RA	RC	None	Rural	
62-4-238	Lucas, Kyle R. & Ruth A.	16.40	R-10	319	RA	RC	None	Rural	Current aerial photography indicates this parcel has been developed into housing.
62-4-244	Leto, Thomas M.	13.10	R-10	319	RR	AI	None	Suburban	

ASA 7-Year Review

Parcel ID #	Parcel Owner*	Acres*	Land Use Code	Program Enrolled	Zoning	Future Land Use	ALPB Ease-ment	L3 Designation	Notes/Recommendations
62-4-250	Edward B. Dupont Trust	67.20	V-10	319	RA	RC	None	Rural	
62-4-255.2	Edward B. Dupont Trust	68.80	V-10	319	RA	RC	None	Rural	
62-4-279	Phillips Mushroom Farms, LP	1.90	F-40	None	RR	RR	None	Suburban	Current aerial photography indicates this parcel contains mushroom doubles. Parcel is less than 10 acres.
62-4-290.2	Farquhar, Gordon R. & Shirley G	24.90	F-20	319	RA	RC	None	Suburban	Parcel submitted was 62-4-290.
62-4-294	Beer, George P. & Gail Aherns	9.50	R-10	None	RR	RC	None	Approximately 50/50 Suburban and Rural	Parcel is less than 10 acres.
62-4-297	Edward B. Dupont Trust	72.50	V-10	319	RA	RC	None	Rural	
62-4-305	Edward B. Dupont Trust	21.80	V-10	319	RR	RC	None	Rural	
62-4-306	James E. Bell Trust	13.80	R-80	None	RR	RC	None	Rural	
62-4-306.5	Pokornay, A. Jay	3.60	R-10	None	RR	RC	None	Rural	Current aerial photography indicates this parcel has been developed into housing. Parcel is less than 10 acres.
62-4-306.7	Kathryn M. Massau Trust	3.20	R-10	None	RR	RC	None	Rural	Current aerial photography indicates this parcel has been developed into housing. Parcel is less than 10 acres.
62-4-72	Ways Rental, LLC	15.60	F-40	319	LI	AI	None	Suburban	
62-5-41	Roe, Alexander & Emma	10.90	R-10	319	RR	RR	None	Suburban	
62-6-10.2	Barbara. S & Hooshang, S.	6.95	R-10	None	RR	RR	None	Suburban	Parcel is less than 10 acres.
62-6-23.1	Phillips, R. Marshall	4.10	F-40	319	SA	AI	None	Suburban	Parcel is less than 10 acres.

ASA 7-Year Review

Parcel ID #	Parcel Owner*	Acres*	Land Use Code	Program Enrolled	Zoning	Future Land Use	ALPB Ease-ment	L3 Designation	Notes/Recommendations
62-6-29.1	Phillips Mushroom Farms, LP	5.50	V-10	None	RR	RR	None	Suburban	Parcel is less than 10 acres.
62-6-31	Santos, K. & Dobos, D.	1.66	R-10	None	RR	RR	None	Suburban	Parcel is less than 10 acres.
62-6-4.1	LCSCC	0.20	E-80	None	RA	RC	None	Suburban	Current aerial photography indicates this parcel is a wooded natural preserve. Parcel is less than 10 acres.
62-6-41	Cannon, Edgar W. Jr & Anne D.	27.80	F-20	319	RA	RC	None	Rural	
62-6-5	LCSCC	2.50	E-80	319	RA	RC	None	Rural	Current aerial photography indicates this parcel is a wooded natural preserve.
62-6-6.1	LCSCC	2.90	E-80	None	RA	RC	None	Rural	Current aerial photography indicates this parcel is a wooded natural preserve. Parcel is less than 10 acres.
62-6-61.1	Kang, Mary Y. & Bevis, A. N.	4.40	R-10	None	RS	SR	None	Rural	Current aerial photography indicates this parcel has been developed into housing. Parcel submitted was 62-6-61. Parcel is less than 10 acres.
62-6-65	Ahl, John P. & Offutt, Ann	4.35	R-10	None	RA	RR	None	Rural	Current aerial photography indicates this parcel has been developed into housing. Parcel submitted was 62-6-65. Parcel is less than 10 acres.

ASA 7-Year Review

Parcel ID #	Parcel Owner*	Acres*	Land Use Code	Program Enrolled	Zoning	Future Land Use	ALPB Ease-ment	L3 Designation	Notes/Recommendations
62-6-65.1	Stradley Wilmer Trust	5.57	R-10	319	RA	RR	None	Rural	Current aerial photography indicates this parcel has been developed into housing. Parcel is less than 10 acres.
62-6-65.1A	Ahl, John P. & Offutt, Ann	4.24	V-10	None	RA	RR	None	Rural	Parcel is less than 10 acres.
62-6-67	Donohue, F. Michael & Audrey F.	11.40	V-10	319	RA	RC	None	Rural	
62-6-67.1	Donohue, F. Michael & Audrey F.	62.10	F-20	319	RA	RC	None	Rural	
62-6-70.1	Donohue, F. Michael & Audrey	1.00	V-10	None	RA	RC	None	Rural	Parcel is less than 10 acres.
62-6-71.1A	Donohue, F. Michael & Audrey F.	12.40	V-10	319	RA	RC	None	Rural	
62-6-9	Phillips Mushroom Farms, LP	70.90	F-40	319	SA	AI & RR	None	Suburban	
62-7-39.1	Davis, Kevin & Diane	10.00	F-10	319	RR	RR	None	Suburban	
62-7-93	Gehrt, W. Thomas et al.	20.00	F-20	319	RA	RR	None	Rural	
62-7-94.1D	Donohue, F. Michael & Audrey F.	6.40	V-10	319	RA	RR	None	Rural	Parcel is less than 10 acres.
62-7-94.1F	LCSCC	10.00	V-10	319	RA	RR	None	Rural	
62-7-94-1E	LCSCC	10.00	V-10	319	RA	RR	None	Rural	
62-7-97	Jane Miller Heritage LP	125.20	F-80	319	RA	RC	None	Rural	
Total	74	1081.53					0	Parcels Eased	

Notes:

Parcels added since the previous review are in bold.

* Parcel owner and acreage are presented as found in the County Tax Assessment Records.

Date ASA First Adopted

November 1990

Date of the Previous Review

August 2011

Parcels Removed Since the Previous Review

ASA 7-Year Review

Parcel ID #	Parcel Owner*	Acres*	Land Use Code	Program Enrolled	Zoning	Future Land Use	ALPB Ease-ment	L3 Designation	Notes/Recommendations
62-1-47	Coggings, Eugene & Iris	110.20							
62-3-108.2	Buzzard, R. & Cutrona, J.	2.00							
62-4-254.2	LCM-MAR Enterprises, LLC	5.30							
62-4-258	LCM-MAR Enterprises, LLC	11.80							
62-4-261.1	Marson, Louis	12.00							
62-4-295	Conly, Brian & Erika	21.60							
62-6-1.4	Browkaw, Thomas & Margarette	60.80							
62-6-1.5	Browkaw, Thomas & Margarette	30.10							
62-6-23	Phillips Mushroom	6.20							
62-6-24	Phillips Mushroom	50.00							
62-6-3	Browkaw, Thomas & Margarette	79.30							
62-6-4.2	Browkaw, Thomas & Margarette	20.40							
62-6-6	Browkaw, Thomas & Margarette	10.20							
62-7-61	Harvey, Edgar & Thetis	59.70							

Totals 479.6 acres removed
 85.26 acres added

BLR Land Use Codes

C60 - Office Building/Laboratory/Library	F20 - Farm (20 - 79.99 acres)
C95 - Private School	F80 - Farm (80+ acres)
C96 - Commercial OBY only	R10 - Single Family/Cabin
E70 - Local Government	R70 - Mobile Home
E71 - Local Government Parks	R80 - Barns, Stables, Pools, Misc. Bldgs.
F10 - Farm (10 - 19.99 acres)	V10 - Vacant Land Residential

Zoning

CC1- Cultural Conservation 1 District*	RPD - Planned Residential Development***
CC2- Cultural Conservation 2 District*	RMHD - Residential Med. to High Density*
RA - Residential Agriculture*	VH - Village District- Hamorton*
RR - Residential Rural District*	VM- Village District - Mendenhall
RS- Residential Suburban*	C- Commercial District **
LI - Limited Industrial*	SA - Specialized Agricultural District*

* Permits Agriculture

*** Permitted in common open space

ASA 7-Year Review

Parcel ID #	Parcel Owner*	Acres*	Land Use Code	Program Enrolled	Zoning	Future Land Use	ALPB Ease-ment	L3 Designation	Notes/Recommendations
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**Permits Agriculture by SE

Future Land Use

- ED - Economic Development
- OC - Office Campus
- PN - Planned Neighborhood
- RC - Resource Conservation*
- * May accommodate agriculture
- RR - Rural Residential*
- AI - Specialized Agriculture and Industrial*
- SR - Suburban Residential
- V - Village
- CC - Cultural Conservation*

Sources:

Kennett Township Comprehensive Plan Future Land Use Map, 2015.
 Kennett Township Zoning Ordinance, 2023, as amended.

Discussion and Information Items

Community Planning

Municipalities with ongoing VPP projects, November 2025

★ Planning Commission Consulting Service

22 Single-Municipality Projects

Zoning or Subdivision Ordinance

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

Open Space

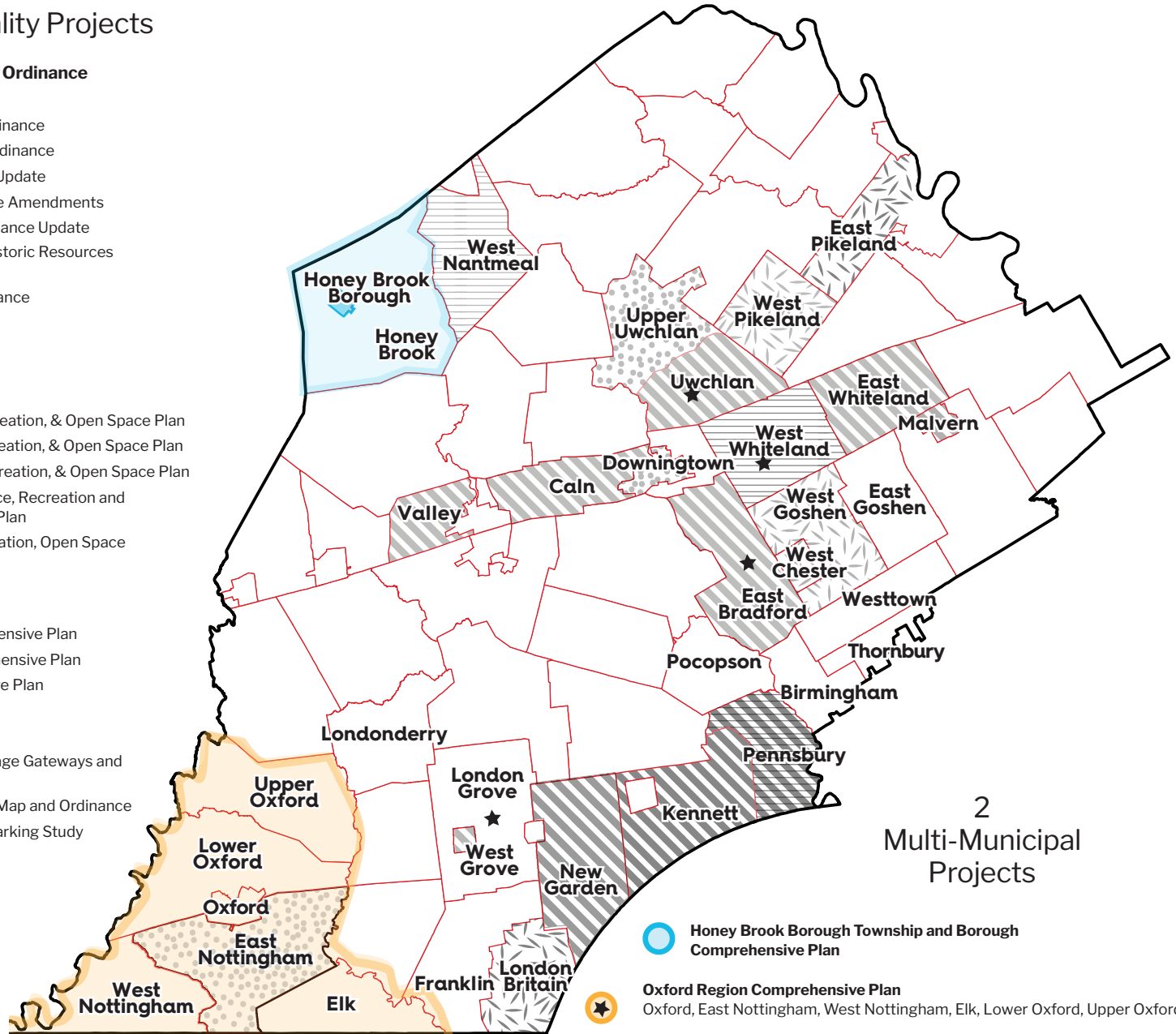
- West Chester Parks, Recreation, & Open Space Plan
- West Goshen Parks, Recreation, & Open Space Plan
- West Pikeland Parks, Recreation, & Open Space Plan
- London Britain Open Space, Recreation and environmental Resource Plan
- East Pikeland park, Recreation, Open Space and Trail Plan

Comprehensive Plan

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

Other

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



2
Multi-Municipal
Projects

 Honey Brook Borough Township and Borough Comprehensive Plan

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

COMMUNITY PLANNING REPORT

December 2025 (Activities as of 11/30/2025)

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

MUNICIPAL ASSISTANCE

Municipal assistance activity with contractual obligations, including Vision Partnership Program (VPP) cash grant and technical service projects. Non-contractual staff updates are under other projects.

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: 85 % Contract Term: 1/24-6/26 Consultant: Nanci Sarcinello Planning & GIS Monitor: Mark Gallant
The Task Force completed review of the full draft Ordinance at the November meeting. The consultant hopes to have the 2nd draft completed for the December 18th meeting.

2. Downingtown Borough – Parking Study

Percentage Completed: 50% Contract Term: 3/25-2/26 Consultant: Walker Consultants Monitor: Kevin Myers
A parking study to address growth and redevelopment for the downtown core of Downingtown. A draft study and executive summary were provided in early November. A meeting was scheduled for November 25.

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 completed review of the draft ordinance in November. Township staff are finalizing edits and path to adoption.

4. East Nottingham Township - Official Map and Ordinance

Percent Complete: 5% Consultant: Brandywine Conservancy Contract Term: 9/25-8/26 Monitors: Mark Gallant and Luis Rodriguez
Developing an Official Map and Ordinance consistent with the 2012 Oxford Region Multi Municipal Comprehensive Plan to The Kick-off meeting was held in October and the group met again on November 3rd for an opportunity to explore the Official Map process, examine the draft map, and clarify responsibilities for the upcoming landowner workshops. The consultant is expected to complete a working draft of the Official Map to share with the Township Planning Commission soon.

5. East Pikeland Township – PROST

Percent Completed: 0% Contract Term: 10/25 – 4/27 Consultant: Natural Lands Monitor: Mark Gallant
The Park, Recreation, Open Space and Trail Plan (PROST Plan) will serve as a comprehensive and pragmatic guide to address the Township's needs effectively and efficiently. Through a robust public engagement process, this plan will establish priorities for future funding, partnerships, and phased development of parks, recreation facilities, open spaces and trails. A plan of this depth will be used as a Master Plan for years to come and be a key tool for the Township's efforts to seek grants for open space acquisition, trail and park expansion, and facility improvements. The Kick-off meeting was held on October 27th.

COMMUNITY PLANNING REPORT

6. East Whiteland Township – Zoning Ordinance Update

Percent Completed: 60% Contract Term: 9/23–2/26

Consultant: Bergmann

Monitor: Chris Patriarca

Draft zoning text on-going.

7. Kennett Township – SALDO update

Percent Completed: 50%

Contract Term: 8/24-7/26

Consultant: CCPC

Planners: Jeannine Speirs with Nina Weisblatt

The Township is updating their SLDO to reflect the recent Zoning update as well as other changes. The project is progressing on schedule with a meeting held on 11/5 with the Township Engineer, Township Public Works Director, and Township Planning Director to start to go over engineering and technical aspects of Article 5.

8. 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 with Luis Rodriguez

London Britain Township will develop an Open Space, Recreation, and Environmental Resources Plan consistent with the 2019 London Britain Township Comprehensive Plan Update, the 2025 Mason Dixon Heritage Interpretation and Connectivity Plan, and Chester County's adopted Comprehensive Plan, *Landscapes3*. The Board of Supervisors will appoint a task force (Plan Advisory Committee) to prepare the draft plan and utilize Brandywine Conservancy (BC), with Recreation and Parks Solutions (RPS) acting as a sub-consultant, for consulting assistance to the task force. Project is progressing as planned. Kickoff meeting will be in early 2026.

9. Malvern Borough – Zoning Ordinance Amendments

Percent Completed: 80%

Contract Term: 8/24-8/26

Consultant: Thomas Comitta Associates

Monitor: Jeannine Speirs

Updates to text and map to support implementation of Malvern Borough Comprehensive Plan. There was a meeting on Nov 7.

10. New Garden Township – Zoning Ordinance Update

Percent Completed: 75% Contract Term: 7/24-6/26

Consultant: Michael Baker International

Monitor: Libby Horwitz

Final draft complete. Planning Commission completing final review and recommendations before forwarding to the Board of Commissioners.

11. Pennsbury Township – Comprehensive Plan Update

Percent Completed: 0%

Contract Term: 9/25-10/27

Consultant: Brandywine Conservancy

Monitor: Jeannine Speirs with Nina Weisblatt

The township is finalizing their task force and then will organize their kick-off meeting, likely in January.

12. Pennsbury Township – Historic Resources Zoning Update

Percent Completed: 65%

Contract Term: 8/25 -2/26

Consultant: CCPC

Lead Planner: Jeannine Speirs

The township is updating elements of historic resources zoning article. There was a meeting on Nov 24.

COMMUNITY PLANNING REPORT

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

Percent Completed: 90%

Contract Term: 9/24-8/27

Consultant: Bowman

Monitor: Patty Quinn

A second meeting with PennDOT took place on November 17 to discuss possible changes to the roadway before any ownership transfer would take place and results of a traffic analysis conducted by the team at Bowman. A follow-up meeting will be held with the steering committee on December 9th. Bowman consultants are hoping to have intersection alternatives to present to the public in February of 2026.

14. Uwchlan Township - Zoning Ordinance Update

Percent Completed: 5%

Contract Term: 9/25-8/27

Consultant: CCPC

Planner: Mark Gallant

CCPC is providing professional planning staff to update the Township Zoning Ordinance. November focused on the Nonconforming Uses and Natural Resource Protection Standards. The next meeting is scheduled for 01/07/26.

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

Percent Completed: 95 %

Contract Term: 5/24-4/26

Consultant: Johnson, Mirmiran & Thompson/ Toole Rec.

Monitor: Kevin Myers

The plan was submitted for the final VPP review and Act 247 review on 10/23/2025 with the review letter due on 12/7/2025. The plan should be adopted before the end of this year.

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

Percent Completed: 15%

Contract Term: 5/24-4/26

Consultant: Toole Recreation Planning

Monitor: Mark Gallant

The Township expects to receive the draft plan recommendations soon.

17. West Grove Borough – Zoning Ordinance Amendments

Percent Completed: 95 %

Contract Term: 4/23-3/26

Consultant: CCPC

Lead Planner: Kevin Myers

A 2nd extension was granted through 3/26 to facilitate final edits to create the Hearing Draft and the adoption process. Communication with borough, solicitor, and zoning officer for last round of questions and edits to finalize public hearing draft to enter the adoption process. Met with borough representatives, solicitor, and zoning officer on 11/12/25 to address final edits and discuss the adoption process which will begin early next year.

18. West Nantmeal Township – Comprehensive Plan Update

Percent Completed: 85 %

Contract Term: 6/24-5/26

Consultant: Castle Valley Consultants

Monitor: Luis Rodriguez with Mark Gallant

The primary remaining task is the addition of an implementation plan in the comprehensive plan draft. An implementation draft was provided by the consultant, which will be discussed at the next meeting. The last Task Force meeting was on 11/24.

COMMUNITY PLANNING REPORT

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

Percent Completed 60 %

Contract Term: 6/23–5/26

Consultant: Natural Lands

Monitor: Chris Patriarca

Drafting of full document continued in November. A second extension was granted in November.

20. West Whiteland Township – Comprehensive Plan

Percent Completed: 65 %

Contract Term: 7/24–6/26

Consultant: CCPC

Lead Planner: Chris Patriarca

Township completed their review of the full draft in November. Task Force tentatively scheduled to make their recommendation on the draft plan in January 2026.

21. Valley Township – Zoning Ordinance Update

Percent Completed: 0 %

Contract Term: 12/25–7/27

Consultant: Pennoni

Lead Planner: Kevin Myers

Valley Township will be working with a task force to review the 2020 Comprehensive Plan, and Chester Counties Strategic Goals for consistency related to the proposed establishment of the new uses and zoning requirements and revisiting of the Zoning map to create an update to the Townships zoning Ordinance.

MULTI-MUNICIPAL PROJECTS

A. Honey Brook Township and Borough – Comprehensive Plan

Percent Completed: 30 %

Contract Term: 4/25- 3/28

Consultant: Brandywine Conservancy

Monitors: Jeannine Speirs and Luis Rodriguez

. At the next meeting in December the Task Force will continue discussions focused on identifying and prioritizing heritage preservation needs.

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

Percent Completed: 100 %

Contract Term: 12/22-11/25

Consultant: Brandywine Conservancy

Monitor: Jeannine Speirs

The VPP review letter was completed in October. London Britain and Consultant are organizing letters of acceptance from each of municipality involved. Then reimbursement process can start.

C. Oxford Region Comprehensive Plan Update

Percent Completed: 40 %

Contract Term: 1/24–12/26

Consultant: CCPC

Lead Planner: Mark Gallant

Over the next few months, the CCPC Team (including Nina Weisblatt) will present existing conditions and plan chapters for Parks, Recreation, and Open Space, Multimodal Transportation, and Community Facilities and Services. The last meeting of the year will be held on December 4th.

COMMUNITY PLANNING REPORT

OTHER PROJECTS

- **Oxford Region** – Administration assistance to the regional planning group (ORPC) and associated sub-groups:
The ORPC Regional EAC and The ORPC Historic Sub-Committee; Mark Gallant. Mark is serving as the Region's secretary throughout the Plan update. Jeannine Speirs and David Blackburn are assisting with historic resources and heritage interpretation network items.
- **Phoenixville Region Planning Committee** –N/A for November 2025
- **Pottstown Metropolitan Regional Planning Committee** – The November meeting was canceled.
- **Internal County Coordination**
Community Development: Libby Horwitz, Senior Housing & Economic Planner, Kevin Myers, Senior Urban Planner, Chris Patriarca, Senior Community Planner, Jeannine Speirs, Senior Community Planner
Housing Authority of Chester County: Libby Horwitz and Chris Patriarca
Facilities: David Blackburn, Heritage Preservation Coordinator
Historic Interpretive Network: Jeannine Speirs

HISTORIC PRESERVATION & HERITAGE INTERPRETIVE NETWORK (HIN)

America 250 & Heritage Tourism Plan

- ❖ The November CC 250 Commission meeting was held on 6 November.
- ❖ MarCom review a draft of the style guide to ensure editorial consistency across written materials from and by the 250 Commission. Final draft will be presented to the 250 Commission at their December meeting. The Technology subcommittee of MarCom met twice and continued to refine the 250 website. The Heritage section will be updated with shorter text factoids for each theme. The pages regarding volunteerism will be updated following a meeting with Commission committees in December.
- ❖ The approved 16-panel brochure to highlight the America 250 and the Chester County Interpretive Network Will be contracted to an independent. Justification to the funder, the CC Community Foundation will be sent in December.
- ❖ Continue to attend the community engagement ZOOM 250 information meetings, sponsored by the CC Community Foundation/Friends of America250 Chester County. Speirs covers Kennett Square/Chadds Ford and the Main Line. Blackburn covers Phoenixville Southern Chester County and West Chester regions. Coatesville should be added before the end of the calendar year.
- ❖ Heritage Sites Committee's draft questionnaire for possible hosting organizations and locations of the digital kiosks was reviewed by the MarComm Committee. Returned to Heritage Sites Committee chair to implement.
- ❖ Coordinated with PA DCED on Phase 1 kiosk contract requirements. Starting the RFP process coordination.
- ❖ Tech Services assisting a municipal partner project between CC250, CCPC, and East Goshen & West Goshen 250 to update technology for Battle of the Clouds interactive map to be up and running.
- ❖ CC 250 projects from County Depts:
 - Archives – exhibit panels were presented to CC America250 and were praised for their content. Exhibit will go on display in new year at several locations.
 - Communications, Commissioner's office – Working to shorthorn the video script length to 10 minutes or less.

COMMUNITY PLANNING REPORT

Philadelphia Campaign HIN theme region

- ❖ Brandywine Battlefield Task Force (BBTF) & expanded Philadelphia Campaign Partnership planning and efforts -
 - Brandywine Battlefield Task Force is planning for Heritage Interpretive Network and 250th celebratory rally spring 2026
 - Northern Philadelphia Campaign and Heritage Interpretive Network – Malvern Borough’s Paoli Battlefield Committee contracted a Landscape Architect who has prepared base concepts for a Phase 1 site plan outlining Paoli Battlefield Heritage Site improvements for 2025, 2026, and 2027. Malvern has also completed a site plan for a planned Paoli Battlefield Heritage Center and is seeking funding. Both site plans are being coordinated.

Iron & Steel HIN theme region

- ❖ The steering committee is reviewing the survey responses and implementing strategic planning for 2026.

Outreach

- ❖ **Historic Interpretive Network:** Updating heritage sites information to identify where additional information is needed. Sites are split into the municipal technical assistance areas created by CCHPN. CCHPN will work to ensure information is accurate. Sites span 6 heritage interpretive themes
- ❖ Consulted with a concerned citizen in East Fallowfield regarding the possible demolition of the township’s historic elementary school in 26/27 school year. Discussed strategies to document the history of the school.
- ❖ Consulted with a congregant of St. Nicholas Russian Orthodox Church in Coatesville regarding the steps required for the submittal of a nomination to the National Register.
- ❖ Met with member of the Coatesville Historic Commission to discuss issues with the long term preservation of historic records and artifacts that are in the City’s care.
- ❖ Worked on Heritage Interpretive Network for CCPC website.

Review

County Owned Bridges

- ❖ Continued to discuss and refine the preferred alternatives for the rehab of historic Bridge 199.

Section 106

- ❖ Reviewed PennDOT 106 for emergency repairs of the historic Swan Road stone arch bridge in West Sadsbury Twp. and archaeological report for Harvey’s Road Bridge in Newlin Twp.

COMMUNITY PLANNING REPORT

ECONOMIC

- **Economy Report** –GDP data updated for 2023 and updated in November. Economy dashboard was fully updated for the year 2025.

HOUSING

- **Adaptable Housing Guide** – Complete and posted online.
- **Accessible Housing Guide** – Drafting map.
- **Housing Workshops** - Planning for next year’s workshops has been initiated to include recorded presentations and one-on-one meetings.
- **Land Acquisition** – Working with the Chester County Economic Development Council to identify sites appropriate for acquisition and development of affordably-priced housing. Obtained data from Chester County Tax Claim Bureau.
- **Organizational Convening** - Developing resource sharing hub for organizations.
- **Presentation** – Matt Edmond moderated a session at the Chester County Chamber of Business and Industry’s 2025 Business of Housing event.

URBAN CENTERS

- **Technical assistance/coordination**
 - Attended annual Western Chester County Chamber of Commerce Municipal Update held Fri 11/7 and coordinated with multiple urban centers representatives and other partners. Received several requests for future discussion.
 - Attended annual 2nd Century Alliance partners event held Thurs 11/13 and coordinated with multiple urban centers representatives.
 - Attended annual Coatesville ACE Forum held Fri 11/14 and coordinated with multiple urban centers representatives and other partners.
 - 2025 Urban Centers Forum video and power point presentation is now posted to the Urban Centers Forum page on the website (under Urban Centers).

Sustainability Division Update

Sustainability Division

Monthly Activities Report – December 2025 (Activities as of 11/30/25)

Summary:

- **Open Space Summit: A Deep Dive into How Open Space Happens in Chester County:** CCPC and the Dept. of Parks + Preservation hosted a public event on Nov. 13 to educate the public, including municipal open space committee members, on the mechanics of open space preservation. Attendees learned about topics like easement types, voter referenda, funding sources, the role of open space committees. Two case studies were presented to share how these principles are applied. There were nearly 60 attendees in person and over 70 online.
- **WeConserve PA Fall Gathering of Environmental Advisory Councils** was held on Saturday, 11/15 at Penn State Great Valley. The event had its biggest turnout yet- over 130 attendees from EACs across eastern PA. CCPC hosted the event and had a key role in planning the program, along with the county's Environmental and Energy Advisory Board. Chester County EACs were well represented, and many presented on their programs and successes.
- **Campaign Sign Recycling:** Keep Chester County Beautiful collaborated with the county's Facilities department to collect campaign signs from the 2025 election. The county hosted four collection sites, with three additional sites hosted by partners. This year the county is partnering with Jahaco, an East Fallowfield-based company, for recycling corrugated plastic and plastic film signs. The amount of materials collected will be provided within the next few weeks.
- **Open Space Accelerator:** CCPC is wrapping up a Stewardship Plan for North Coventry Township as part of the Open Space Accelerator - our pilot for the scope of work developed for the program. The program guidelines are undergoing final edits, and an advertisement for consultants to support municipal projects will be issued in the next few weeks.

Multimodal Transportation Planning Division

Multimodal Transportation Planning Division

December 2025 (Activities as of 11/30/25)

2025 Transportation Summit

The Multimodal Transportation Planning Division's annual Transportation Summit was held Wednesday, November 19th as a virtual only event. Featured this year were presentations from Rick Murphy, the Delaware Valley Regional Planning Commission's Manager for the Office of TIP Development and

Maintenance, who provided an overview of the Transportation Improvement Program (TIP) development process; and, Eric Quinn, AICP from the Chester County Department of Facilities who provided an overview of Chester County's Bridge Management Program.

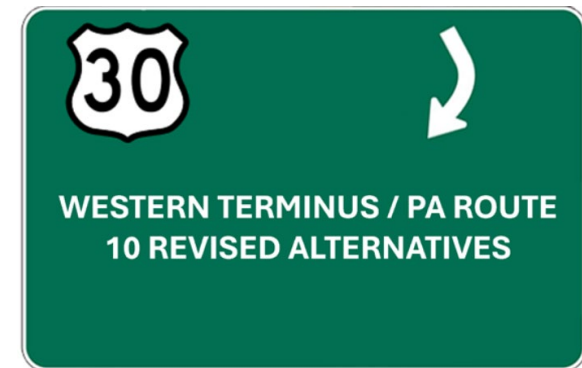


Following those presentations were MTP Staff Patty Quinn who provided an update on major roadway projects and recent product releases from the MTP Division; Alex Sankaran who provided an update on the SEPTA funding situation and other Public Transportation news; and finally Steve Buck who provided a status update for the trail development projects currently underway. The Summit had 43 participants with a healthy Q&A session following both outside presenters and at the end with CCPC staff.

US 30 Coatesville-Downingtown Bypass: PA 10 Alternatives

PennDOT hosted both a virtual meeting held Thursday November 13th at 6pm and an in-person Open House plans display held Monday November 17th 6pm, at the Coatesville Moose Lodge to present three alternatives for the PA 10 Western Terminus Project Area.

The three alternatives presented (R2A, R2B, and R2C) are similar in design with the primary options responding to how to best handle local traffic connections. Alternative R2A is the most impactful to the adjacent Sadsbury Woods Preserve as it proposes a



Source: PennDOT

new local connector road that would connect Compass Road and Old Mill Road to the east and impact 7.2 acres of the Preserve. Comparatively, Alternatives R2B and R2C both impact 2.2 acres of the Preserve.

PennDOT is seeking public comment on the three alternatives through Friday December 5th which may be done through the project website: www.us30-chesco.com

Design & Technology Division Update

DESIGN & TECHNOLOGY DIVISION

December 2025 (activities as of 11/30/25)

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 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 updating Land Stewardship Project mapping, working in conjunction with graphics with Pocopson Complex Land Stewardship Plan, and advancing the Trail Finder App. The team also refined POST online mapping, and furthered the Oxford Region Comp plan mapping. Beyond specific projects, staff provided continuous mapping assistance to the 247 planners and handled setup for various Planning Commission and America 250 meetings.

The Graphics team made progress this month, focusing on key initiatives like the West Whiteland Comprehensive Plan report. We finalized the first two Sustainable HOAs videos and worked on the third installment. Further design work for the 2026 work program. The team also generated a series of renderings for the Pocopson Complex Land Stewardship Plan displaying proposed improvements. Additionally, the team generated various event flyers and presentations and provided graphic and webpage support to the Chester County 250th committee.

Director's Report