



CHESTER COUNTY PLANNING COMMISSION BOARD MEETING

Chester County Planning Commission
Government Services Center – Suite 270

Hybrid Meeting
March 11, 2026

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chair's Welcome *Chair*
2. PUBLIC COMMENT *Chair*
3. PRESENTATION
- A. Data Center Event recap *Rachael Griffith*
- 2:20 p.m. 4. ACTION ITEMS
- A. Approval of Commission Meeting Minutes – Feb 11, 2025 *Commission*
- B. Approval of 2025 Annual Report *Commission*
- C. Act 247 Reviews – February 2026 Applications *Commission*
- 1) 247 Monthly Summary *Geoff Creary*
- 2) Review of Interest *Act 247 Team*
1. Thornbury Township LD-01-26-18770
- 3) Subdivision and Land Development Plan Reviews (15)
1. Avondale Borough LD-12-25-18767
2. Avondale Borough SD-12-25-18766
3. East Fallowfield Township SD-01-26-18771
4. East Marlborough Township LD-01-26-18793
5. East Vincent Township CU-01-26-18783
6. Lower Oxford Township LD-11-25-18735
7. Lower Oxford Township SD-11-25-18736
8. Spring City Borough LD-01-26-18785
9. Thornbury Township LD-01-26-18770
10. Warwick Township SD-01-26-18794
11. West Caln Township SD-01-26-18801
12. West Goshen Township SD-01-26-18768
13. West Goshen Township LD-12-25-18759

- 14. West Goshen Township SD-12-25-18754
- 15. West Vincent Township CU-01-26-18798

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

- 1. East Coventry Township SA-01-26-18782
- 2. Kennett Square Borough ZA-01-26-18774
- 3. Phoenixville Borough ZA-01-26-18799
- 4. West Brandywine Township ZA-01-26-18795
- 5. West Vincent Township ZA-02-26-18822

D. Act 537 Reviews – February 2026 Applications *Carrie Conwell*

- 1) Major Applications (1)
 - 1. Act 537 Plan Special Study for Senn Parcel Drip Irrigation System
- Consistent
- 2) Minor Applications (1)
 - 1. East Vincent Township; Barth/170 Hill Church, 21-5-147,
Consistent

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

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

4:00 p.m. 6. ADJOURNMENT

Action Items



MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 351 East
February 11, 2026

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

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

STAFF PRESENT IN PERSON: Matthew Edmond, Director; Carol Stauffer, Assistant Director; Geoff Creary; Beth Cunliffe; Paul Farkas; Bambi Griffin Rivera; Rachael Griffith; Gene Huller; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Wes Bruckno; Steve Buck; Carrie Conwell; Carolyn Oakley; Al Park; Patty Quinn; Elle Steinman; Sally Warren.

VISITORS PRESENT IN PERSON: Garrett Kluthe; Jena Luck; Alex Herzog.

VISITORS PRESENT VIA ZOOM: Beth Angiulo; Isaiah Brewer; Myles Calderbank; Alyssa Evans; Sam Haverstrom; Tristan McNerny.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center and via Zoom audio/video on Wednesday, February 11, 2026 was called to order at 2:01 P.M. by Chair Nate Cline.

PUBLIC COMMENT: None

PRESENTATION:

Mr. Farkas, excluding second reviews, summarized the 2025 Act 247 development review activity and noted trends over the last decade for the following: proposed residential lots/units for single family, twins, townhouses, apartments, and mobile homes; proposed non-residential square footage for commercial offices, commercial hotels/resorts/inns, commercial retail/other, industrial, institutional, and agriculture; and percentage of proposed development activity in the Landscapes² and Landscapes³ growth area designations for both proposed residential lots/units and non-residential square footage. Next, Mr. Farkas displayed a county map depicting the locations of land development and highlighting the ten largest reviews for proposed residential lots/units and non-residential square footage. Mr. Farkas next reported on major institutional and other plans from prior years which were approved and endorsed in 2025 to permit recording. Lastly, Mr. Farkas reported on the number of ordinance reviews and topics over the past ten years for comprehensive plans, curative amendments, miscellaneous ordinance amendments/updates, official maps, SLDO amendments/updates, and zoning ordinance amendments/map amendments/updates.

ACTION ITEMS:Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR JANUARY 14, 2026 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HEABERG, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:Subdivision and Land Development Reviews:

Mr. Creary reported that overall activity for the month was slightly slower compared to the same period last year. However, single-family residential reviews this month were slightly higher than last year. Apartments, townhomes, twins, mobile homes, and agricultural recorded zero reviews this month. Non-residential reviews were lower than last year. One industrial review and one institutional review were recorded for the month.

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

Mr. Hammond recused himself from the following applications: LD-12-25-18756; SD-11-25-18740; LD-12-25-18753.

Mr. Cline recused himself from the following applications: LD-12-25-18756; SD-12-25-18748.

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

A MOTION TO APPROVE THE THREE (3) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

A MOTION TO APPROVE THE SEVEN (7) MINOR ACT 537 REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:Multimodal Transportation Division Update:

Mr. Styche reported that PennDOT held a public outreach event related to the U.S. 30 Downingtown Bypass (eastern section). A well-attended virtual public meeting and an in-person open house were held. Key discussion areas included: segment between Route 113 and Norwood Road; alternatives for US 30 and the Reeceville Road, Route 340, and Route 322 interchanges.

Next, Mr. Styche reported on the following Transportation and Infrastructure Awards: DCED Multimodal Transportation Fund - 13 Chester County projects awarded totaling just over \$6 million; DCED Small Water & Sewer Program - 26 Chester County projects were awarded over \$7 million; and the PennDOT ARLE (Automated Red Light Enforcement) Awards – Chester County received 3 awards totaling just under \$417,500. PennDOT Multimodal applications for the next round are due this Friday. Chester County is not submitting an application in this round.

Lastly, Mr. Styche reported on the following: A meeting is scheduled regarding the West Chester Borough Goose Creek Project, which is ready to proceed; Chester County previously received \$500,000 for the trestle design, which will be processed through the Engineering and Construction Management System and amended to the prior \$500,000 preliminary engineering award; and a tree canopy grant, to be executed by CCPC staff.

Design and Technology Division Update:

Mr. Creary reported that the GIS team is providing mapping and planning, and the Graphics team is providing a visually appealing project report for the Pocopson Complex Land Stewardship project, which is being led by Ms. Griffith.

Community Planning Division Update:

Ms. Griffin Rivera reported that the VPP program is on pause for this year with no new grants being funded at this time. Previously awarded VPP grants will continue to move forward. The former Technical Assistance component has been rebranded as Community Planning Assistance (CPA) and remains active and available. Under CPA, County staff (rather than outside consultants) provide planning services directly to municipalities. CPA operates on a first-come, first-served basis with no formal application process. Municipal costs are spread across quarterly cycles. A new CPA logo has been created as part of the rebranding effort.

Next, Ms. Griffin Rivera presented maps illustrating the starred municipalities receiving CPA services and non-starred municipalities receiving previously awarded VPP grants. The map includes three new VPP projects awarded last fall.

Sustainability Division Update:

Ms. Griffith reported that the Environmental & Energy Advisory Board (EEAB) will serve as a primary stakeholder group for the Climate Action Plan (CAP) update. EEAB will meet more frequently this year to provide ongoing input. Penn State graduate-level professionals, through the Local Climate Action Plan Program, completed the greenhouse gas inventory update.

Next, Ms. Griffith reported that CCPC, in partnership with Montgomery County Planning Commission (MCPC), CCATO, and DVRPC, is hosting a hybrid Data Center educational event for municipal officials and staff. The in-person event will take place at CCIU's Technical College High School, Pickering Campus in Phoenixville, on March 10, 8:00am – 12:15pm with a snow date of March 17. The virtual Zoom option will be viewing only. CCPC and MCPC are collaborating on a regionally-tailored model data center ordinance which is expected to be ready in time for the March event.

Lastly, Ms. Griffith reported that, in partnership with the America 250PA Chester County Commission, the Keep Chester County Beautiful campaign has officially launched. Two webinars were hosted. One webinar overviewed PennDOT's Adopt-a-Highway and Keep Pennsylvania

Beautiful programs and the other webinar was training for hosting a safe and successful cleanup event. A third webinar is planned with Easttown Township regarding the creation of a Route 30 Pollinator Corridor.

Director's Report:

Mr. Edmond reiterated details of the March 10 regional data centers event, emphasizing it is a collaborative effort among DVRPC, CCATO, MCPC, and CCPC. CCPC board members are encouraged to attend. CCPC and MCPC are partnering to produce a model data center ordinance paired with background guidance including benefits, drawbacks, and municipal considerations. The model ordinance is expected to be released ahead of the March 10 event. Municipalities are being notified that a new data centers webpage is now live on the Planning Commission website noted under "What's New".

Next, Mr. Edmond gave the following staffing updates: A candidate offer is anticipated for the Graphics Supervisor position; the Graphics Specialist position is currently on hold and timing to fill it is unknown; the Housing & Economic Development Planner position will be advertised soon. Responsibilities will be temporarily split to ensure continuity; the passing of Jenn Baxendell with updates on the position will come later; and one to two full-time summer intern positions are anticipated.

Mr. Edmond went on to report that the Managing for Results (MFR) strategic plan is scheduled for a three-year update and County administration wants it completed by the end of this year. A key MFR area is growth, preservation, and the environment, with goals drawn from Landscapes3. Mr. Edmond and Ms. Stauffer will organize and facilitate the update of the growth and preservation policies and plan to convene stakeholders in multiple meetings this spring and summer. A separate CCPC Board-focused discussion session will be held at an upcoming Planning Commission meeting to gather targeted feedback.

Lastly, Mr. Edmond reported that the annual report is planned for release next month and should be included either in the March board meeting packet or provided in advance of the March board meeting.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:11PM WAS MADE BY MR. HAMMOND, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

Matthew J. Edmond, Executive Director
Chester County Planning Commission

MJE/ncs

CHESTER COUNTY
PLANNING COMMISSION

ANNUAL
REPORT



2025



Chair's MESSAGE



Nathan Cline, P.E., Chair

The Chester County Planning Commission is pleased to submit the annual report for the calendar year 2025.

A major highlight of 2025 was the year-long celebration of the Planning Commission's 75th Anniversary. Achievements and staff from the 1950's through 2025 were recognized, culminating in a celebration at Yellow Springs attended by past and current staff and our many planning and municipal partners.

Other highlights of 2025 under the Landscapes3 goal areas included:

PRESERVE: Open space preservation continued with 154,970 acres, or 31.9% of the county, preserved at the start of 2025 with additional protected agricultural and conservation land added throughout the year. The fall Open Space Summit featured experts in their fields discussing the nuts and bolts of open space preservation in Chester County.

PROTECT: The Sustainability Summit & Expo was a great success this year with over 200 attendees and 40+ vendors and community organizations coming together on the West Chester University campus to learn about advancing local environmental initiatives.

APPRECIATE: The Town Tours and Village walks, now entering their 32nd year, had over 675 attendees supported by 150 local volunteers and CCPC staff. The America250PA Chester County (CC250) Commission continues to plan for program, events, and initiatives to celebrate America's 250th anniversary in 2026.

LIVE: As housing prices continued to rise in 2025, the Planning Commission worked with housing partners and the Housing Choices Committee to address affordability issues. The county's land bank initiative will hit the ground running in 2026.

PROSPER: This year's Urban Centers Forum focused on Active Transportation Plans with a deep dive into bike parks featuring presenters from the Kennett, Phoenixville, and Elverson bike parks highlighting these unique recreation facilities.

CONNECT: A resource guide and website for rural and agricultural communities were developed to address the unique transportation challenges of these landscapes. The Planning Commission was honored to receive a state-wide award recognizing its Trail Planning Series and implementation efforts at the annual APA-PA Conference.

These efforts, and many more, are highlighted in this annual report and on the Planning Commission's website, www.chescoplanning.org. On behalf of the Planning Commission Board, I would like to take a moment to thank the entire Planning Department staff for another excellent year, with a highlight being the 75th Anniversary recognition. Further, we welcomed our new Executive Director, Matthew Edmond, AICP, who has hit the ground running with new ideas and fresh perspectives. Matt and the Department's professional and dedicated staff continue to set the bar high for planning in the Philadelphia region. Here's to 75 more years of planning success in Chester County!

Respectfully,

Nathan Cline, P.E.

The Chester County Planning Commission is a nine-member advisory board appointed by the board of County Commissioners.



Roberta Consentino, Vice-Chair



Stephanie Duncan



Douglas A. Fasick, DC



Matthew Hammond, P.E.



Michael Heaberg



Molly Morrison



Andy Wright, AICP, PP, PTP



Frank Furman

Achieving the VISION



Implementing Landscapes3

Landscapes3, adopted in 2018, is the third iteration of Chester County’s award-winning comprehensive plan. It serves as the long-term strategic roadmap for the county’s 73 municipalities, balancing the pressure of being one of Pennsylvania’s fastest-growing counties with the desire to preserve its natural, agricultural, and historic character.

Development Proposals and Landscapes3

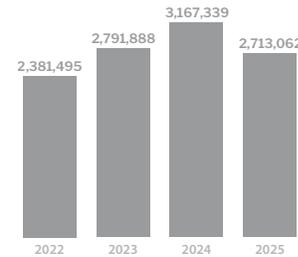
Consistency with the Landscapes Map and the planning principles in Landscapes3 is part of the Act 247 review process for subdivisions, land developments, ordinances, and plans. In 2025, 100 percent of all relevant subdivision and land development plan submissions were consistent with Landscapes3. Approximately 93 percent of proposed dwelling units were in Landscapes3 growth areas. For non-residential proposals, 88 percent of the square footage was in growth areas. For ordinance and comprehensive plan submissions in 2025, all the reviews were relevant to Landscapes3 and were also consistent with Landscapes3.

Excluding second reviews, the County Planning Commission reviewed 180 subdivision and land development plans during 2025, which was 10 percent lower than the number reviewed during 2024 (201). Excluding second reviews, the

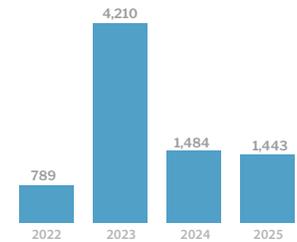
How We PRESERVE	How We LIVE
How We PROTECT	How We PROSPER
How We APPRECIATE	How We CONNECT

number of proposed residential lots/units for the entire county during the same timeframes decreased slightly, from 1,484 to 1,443. Apartment lots/units accounted for 46 percent of all proposed residential development in 2025, followed by single family (32 percent) and townhouse (17 percent). Proposed non-residential structural square footage decreased from 3,167,339 in 2024 to 2,713,062 in 2025.

Proposed Non-residential Square Footage



Proposed Lots/Units



CCPC's 75th Anniversary

The Chester County Planning Commission proudly celebrated its 75th anniversary in 2025, marking a milestone that honored the impact of thoughtful planning across Chester County. This anniversary year paid tribute to the people, partners, and transformative projects that have shaped CCPC’s work over the past seven and a half



decades. The celebration unfolded through a decade-by-decade storytelling series on social media. A special anniversary event was held at Historic Yellow Springs in October. Highlights from the celebration—including two event videos and a comprehensive timeline—are available at <https://www.chescoplanning.org/AboutUs/75thAnniversary-2025.cfm>.



Missing from the photo:
Wes Bruckno
Carrie Conwell
Elle Steinman

How We PRESERVE

Open Space Preservation

At the start of 2025, 154,970 acres (31.9%) of the county was protected open space according to the Planning Commission's annual Protected Open Space Tracking (POST) system. Each year, updated information is provided to the Planning Commission by the county's Department of Parks and Preservation, land trusts, municipalities, and other preservation partners. Properties protected during 2025 ranged from the 92-acre Hacking Farm in Franklin Township to the 3.6-acre Web Preserve at Indian Run in Avondale Borough. During the year, the ongoing expansion of protection measures at the Bryn Coed Preserve in West Vincent and West Pikeland townships continued.

Open Space Summit

On November 13, 2025, CCPC hosted an Open Space Summit geared toward open space advocates in the community entitled 'How Open Space Happens in Chester County'. The hybrid event attracted residents, municipal officials, open space committee members, land trusts, and other partners. Sessions covered a wide array of topics including easements and acquisitions, municipal open space plans, referendums, open space committees, and case studies highlighting partnerships and funding strategies.

open space • farmland • nature preserves • parks • forests • scenic views

Open Space Accelerator Program

CCPC received a grant from the PA Department of Conservation and Natural Resources (DCNR) to develop and launch an Open Space Accelerator program, a new type of planning product that will bridge the gap between broad open space plans and implementation, resulting in actionable open space projects for municipalities. CCPC developed a framework for the Open Space Accelerator Mini-Grant Program by completing the program guidelines, application, template scope of work, and consultant RFQ. The program is anticipated to launch in 2026.

Open Space Accelerator Pilot Project

CCPC led a pilot project with North Coventry Township to test and refine the Open Space Accelerator program's scope and guidelines. The pilot project centered on the development of a Stewardship Plan for the township's Coventry Woods Preserve, and included a rapid assessment of open space resources, facilitation of a steering committee, participation in a community event, and preparation of an action-oriented stewardship plan. The plan is expected to be adopted in 2026.

31.9% of the county is protected open space



How We PROTECT

woodlands • streams • wetlands • soil health
• steep slopes • natural heritage areas

Sustainability Summit

In May of 2025, CCPC hosted its second Sustainability Summit. The event included a Sustainability Expo featuring over 40 local business and non-profits involved in sustainability initiatives; presentations for the general public highlighting ways individuals can tackle sustainability projects in their lives; and sustainable building tours. Over 200 people attended the event, which took place at West Chester University.

Sustainable HOAs Video Series

This past summer, CCPC highlighted sustainable landscaping projects undertaken by several local homeowner's associations (HOAs) through a video series that showcased their innovative efforts to transform their open spaces. These videos were recently released and are inspiring examples of what HOAs can do to provide practical solutions to challenges like stormwater and erosion through beautiful and ecologically beneficial efforts such as planting native vegetation, converting turf to meadows, and growing community gardens. The videos can be viewed here: <https://www.chescoplanning.org/Environmental/HOA/Videos.cfm>

Keep Chester County Beautiful municipal litter inventory and campaign sign collection

In 2025, Keep Chester County Beautiful's (KCCB) programming included a countywide municipal assessment to better understand how communities manage litter. The inventory will be used to inform future efforts to connect volunteers with litter removal and beautification projects. KCCB also partnered with the county's Facilities Department to host their second general election campaign sign collection event. This year's collection removed approximately 1,000 pounds of corrugated plastic signage, 800 pounds of plastic film, and 500 pounds of metal stakes from the waste stream by recycling them with local partners.

Sustainable Landscape Management Plan for Pocopson Complex

Planning Commission staff worked with leadership and staff at the Pocopson Home, Prison, and Youth Center to develop a plan for managing county land in a less intensive, more ecologically minded way. Improvements in the plan included solar arrays, lawn to meadow conversions, enhanced riparian buffers, and agricultural operations. The plan includes connections with Work Release Center programming and considers operational needs like staff training, volunteer engagement, and partnerships.

How We APPRECIATE

historic buildings • historic viewsheds • cultural
landscapes • villages • historic town centers

Town Tours and Village Walks

The 2025 theme for this summer-long event was “Untold Stories”. The free walking tours kicked off with a celebration in May at the Holy Trinity Church in West Chester Borough. From June through August seven tours guided visitors through historic walks exploring the rich history of Chester County and concluded in Yellow Springs in West Pikeland Township. In total, 838 attendees participated and joined us to celebrate 31 years of Town Tours and Village Walks!

250th Commission

The Chester County America250 Commission continued encouraging support for activities, community engagement, and programming at the municipal and local level in anticipation of 2026. CCPC’s Keep Chester County Beautiful program is coordinating community service projects with the Commission.

Administration of the Commission was moved to CCPC in April 2025. Throughout the remainder of the year, the Chester County 250 website was redesigned, templates for meeting notes and agendas were updated, and communication with the Executive Committee standardized. CCPC worked with the Commissioner’s office on a concept for a Video Time Capsule to commemorate the 250th in Chester County.

Brandywine Battlefield Plan

In support of the Brandywine Battlefield region land conservation, historic resource protection, and heritage interpretation efforts, CCPC undertook a study of two combat areas – Chadds Ford area and Birmingham Road area, entitled “The Battle Ensues – Eastern Battlefield Strategic Landscapes Plan” and created a new interactive map. The in-depth study is the third phase of an effort by Chester and Delaware counties, which concludes 12 years of work on the battlefield for focused planning purposes and continuing heritage interpretive educational information. The phased study was awarded grant funding from the National Park Service’s American Battlefield Protection Program. The study had a celebratory event hosted by the Brandywine Battlefield Task Force in June.

Underground Railroad Driving Tour

CCPC worked with four municipalities – Kennett Township, Kennett Square Borough, Pennsbury Township, and Pocopson Township, as well as a Task Force to develop an Underground Railroad driving tour, which is complementary to the countywide heritage interpretive network concept under the County Heritage Tourism Plan.



How We LIVE

neighborhoods • housing • community facilities • parks and recreation • community health

Housing Data

The annual Housing Report continued to show significant changes in housing prices between 2023 and 2024. The median housing sale price rose to \$525,000, a 6.7% increase over the prior year and the highest sales price ever for the county, even after adjusting for inflation. 1,639 units were built in 2024, with 35% of those being single-family detached, 40% single-family attached, and 25% multi-family housing.

Housing Organization Coordination

The coordination of housing organization partners continued in 2025. The county’s Housing Choices Committee met twice in 2025 to assist CCPC in guiding its housing efforts.



569

SINGLE FAMILY UNITS BUILT



653

SINGLE FAMILY ATTACHED UNITS BUILT



417

MULTI-FAMILY UNITS BUILT

In addition, housing organizations from around the county met twice in 2025. During these meetings the organizations provided updates on progress of the housing strategies identified in 2024, determined unified housing terminology, and worked to progress setting target numbers for housing in the county. As a result of these robust conversations, CCPC will continue to implement strategies identified in 2024 and will conduct a land capacity assessment in 2026. Progress on the identified strategies included the initiation of a resource sharing hub and the creation of a citizen corner for chescoplanning.org.

A+ Homes Adaptable Guide – Housing Assessment

The A+ Homes adaptable guide, “Housing Assessment,” was completed in 2025. The assessment used both quantitative and qualitative analyses to identify current and future housing trends, challenges, and needs. Major challenges include lower and median income ownership households being priced out of the county while rental households are becoming increasingly housing cost burdened, and the county’s undersupply in total housing units with an oversupply in larger homes.

Chester County Land Bank

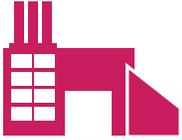
The planning commission continued researching, applying for funding, and drafting materials for the implementation of a county land bank to acquire land for affordable housing projects. The county land bank is anticipated to be created in 2026.



How We PROSPER

Nonresidential Construction

The county's Nonresidential Construction Report showed that such construction was moderate in 2024, with about 1,107,081 square feet built, much of which is institutional and commercial development. Two projects, a Great Valley School District center in East Whiteland Township and the Longwood Gardens West Conservatory project in East Marlborough Township were each over 115,000 square feet.



141,900 SF
BUILT INDUSTRIAL



417,708 SF
BUILT COMMERCIAL



105,285 SF
BUILT INSTITUTIONAL



442,188 SF
BUILT AGRICULTURAL

job centers • business parks • main streets • industrial areas • retail centers • agriculture

Economy Dashboard

The annual county economy report transitioned to a dashboard that describes resident, employment, business, and real estate characteristics, as well as gross domestic product data and information about key industry groups.

Urban Centers Forum

The 2025 Urban Centers Forum was held on September 25th as an online webinar providing information to participants about active transportation plans and bike parks, including defining what these plans and facilities are and ways they can be funded. Several local examples of bike parks were presented. The webinar was recorded and posted on CCPC's website as a resource for residents and municipalities.



How We CONNECT

roadways • sidewalks • trails • public transportation • airports • freight • communications • utilities • energy • pipelines

Municipal Transportation Grants Guide

This guide was created to help Chester County municipalities take their transportation improvement goals from concept to reality by increasing their knowledge of the grant and reimbursement program processes and to prepare them for the application process. Developed by working with a committee of current and former private sector consultants and municipal managers, the guide walks potential applicants through the process of identifying needed improvements, planning for how to move the project(s) forward, and ultimately preparing strong and competitive applications to various transportation funding programs. The guide is available as both a webpage and a downloadable PDF document.

Transportation Resources for Rural and Agricultural Communities

Of Chester County's 73 municipalities, 50 have rural and/or agricultural landscapes as designated by Landscapes3. Beginning in 2023, the Multi-Modal Transportation Division reached out to these rural and agricultural communities through email, survey, and during multi-municipal meetings to better understand which local roads may be unsafe or experience higher use by vulnerable road users, such as cyclists and pedestrians. The resulting resource addresses safety in rural areas and provides information on complete streets policies, maintenance, funding, and training opportunities. This resource was published as both a webpage and a downloadable PDF document.

Transportation Improvement Inventory (TII)

The TII is the Planning Commission's first step in the biennial process of updating the region's Transportation Improvement Program (TIP) where all 73 municipalities are asked to review and update their list of desired transportation improvements. This year's iteration included a more robust initial outreach beyond the municipal managers, in which municipal elected officials were notified of the solicitation to achieve more participation in the process. The final results of the 2025 TII included 561 proposed roadway, bridge, bicycle and pedestrian, freight, and transit projects with an estimated cost of \$4.59 billion, which is an increase of 50 projects and \$240 million over the previous 2023 TII.

Phoenixville Bus Shelter

Phoenixville Borough completed the installation of a new bus shelter at the intersection of Church and Main streets this summer to serve SEPTA's current 99 and 139 bus routes. The installation includes the streetscape improvements of a pedestrian bump-out and two new Eastern Redbud street trees with the shelter featuring a bench and solar powered lighting. Funding for the shelter was provided by a grant from Chester County for their participation in the MTP Division's Bus Shelter Initiative. The goal of this initiative was to

provide shelters at bus stops that have the most boardings in support of improving the transit environment, one of the key principles of the Chester County Public Transportation Plan. The grant allowed Phoenixville to purchase a shelter of their choice in exchange for their agreement to install and maintain the shelter in perpetuity.

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

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



Extension to Downingtown Feasibility Study/Master Plan, the CVT West Feasibility Study/Master Plan, the Southern Chester County Circuit Trail Feasibility Study, and the Chester County Trails Master Plan. The committee was especially impressed "by how quickly the work has moved from planning to implementation with tangible progress already underway."

Trail Development

In May 2025, the Chester County Board of Commissioners approved the purchase of the former Philadelphia & Thorndale (P&T) branch rail corridor from PennDOT for \$1. This conveyance was ten years in the making since the advent of the Chester Valley Trail (CVT) Extension to Downingtown Study, completed in 2017, and will allow Chester County to extend the CVT westward to the Downingtown area. The consultant selection processes for both Phase 1 (the 3.4-mile trail section between the Whitford Bridge and Downingtown Trestle) and Phase 2 (renovation of the Downingtown Trestle) are currently underway with design review processes anticipated to last 3-5 years. Other trail development projects and their statuses include:

- **CVT Phase IVa: a one-mile extension of the CVT to Oaklands Corporate Center** – under construction with completion anticipated in 2026.
- **CVT West: Enola Low Grade Trail extension into Atglen Borough** – in design with construction anticipated to begin in 2027.
- **Struble Trail: Extension to Marsh Creek State Park** – a short connection across Dorlan's Mill Road – construction anticipated to begin in mid-2026.

These projects advance the Landscapes3 recommendation to create a countywide, interconnected trail network and are documented in the Trails Master Plan completed in 2024.

Director's MESSAGE



Matthew Edmond, AICP

Kicking Off the Next 75 Years

Looking back, 2025 was a big year for the Chester County Planning Commission, as we celebrated our 75th anniversary! Think about what that means for a moment. In 1950 Chester County was the 19th most populous county in the Commonwealth. There were no

highways. And yet county leadership had the foresight soon after World War II to see the coming growth pressures and establish the planning commission. For those of you who celebrated with us, thank you for being a part of our work over three-quarters of a century. Whether you are a former employee or a longtime planning partner – we couldn't do it without you.

And now 2026 is here. America is facing unprecedented political, financial, and technological upheaval – and the planning industry has to step up to the moment. That's why the Chester County Planning Commission is leaning into innovation for 2026. With data centers on the rise, our staff are developing tools this year to help our municipalities properly plan for and regulate them. Our organization is tackling the housing affordability crisis by taking a central role to establish a county land bank. We'll be starting an on-road bicycle plan to lay the groundwork to expand multi-modal transportation options around the county. And our team is assisting the Chester County 250th Commission to lead our citizens in celebrating the nation's sesquicentennial. These are just a few of the ambitious efforts we have in the queue this year, which you can find in our new 2026 work program.

As 2026 dawns, we will continue to help our communities grow, thrive, and remain positioned to weather the coming economic and societal changes. As we embark on the next 75-year period, we invite you to continue your important role in working with us. Let's do great things together.

Matthew Edmond, AICP
Executive Director



Budget

Expenditures	2023	2024	2025
Personnel Services	\$3,361,124	\$3,336,180	\$3,459,935
Materials & Services	\$187,135	\$253,574	\$285,256
Contributions, Grants, Subsidies	\$188,290.00	\$188,290.00	\$205,810.00
TOTAL	\$3,736,549	\$3,778,044	\$3,951,001

Revenues	2023	2024	2025
Federal	\$254,218	\$266,812	\$266,724
State	\$38,530	\$1,045	\$0
Local	\$63,056	\$64,740	\$45,240
Subdivision/Land Review Fees	\$233,118	\$209,564	\$150,165
Miscellaneous	\$12,650	\$1,700	\$11,775
TOTAL	\$601,572	\$543,861	\$473,904

* Remaining revenue comes from Chester County

Chester County Planning Commission
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Beth A. Cunliffe,
Office & Communications Manager
Carolyn Oakley, *Communications Supervisor*
Elle Steinman, *Communications Coordinator*
Nancy Shields, *Administrative Coordinator*
Jenn Baxendell, *Land Development Analyst*
Angela Dracup, *Administrative Support*
Sally Warren, *Administrative Support*

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Heritage Preservation Coordinator
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Multimodal Transportation Planning Director
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Jake Michael, AICP, *Demographer*
Patricia Quinn, AICP, *Transportation Planner*
Alex Sankaran, *Transportation Planner*

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Sustainability Director
Carolyn Conwell, AICP, *Environmental Planner*
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* Former staff

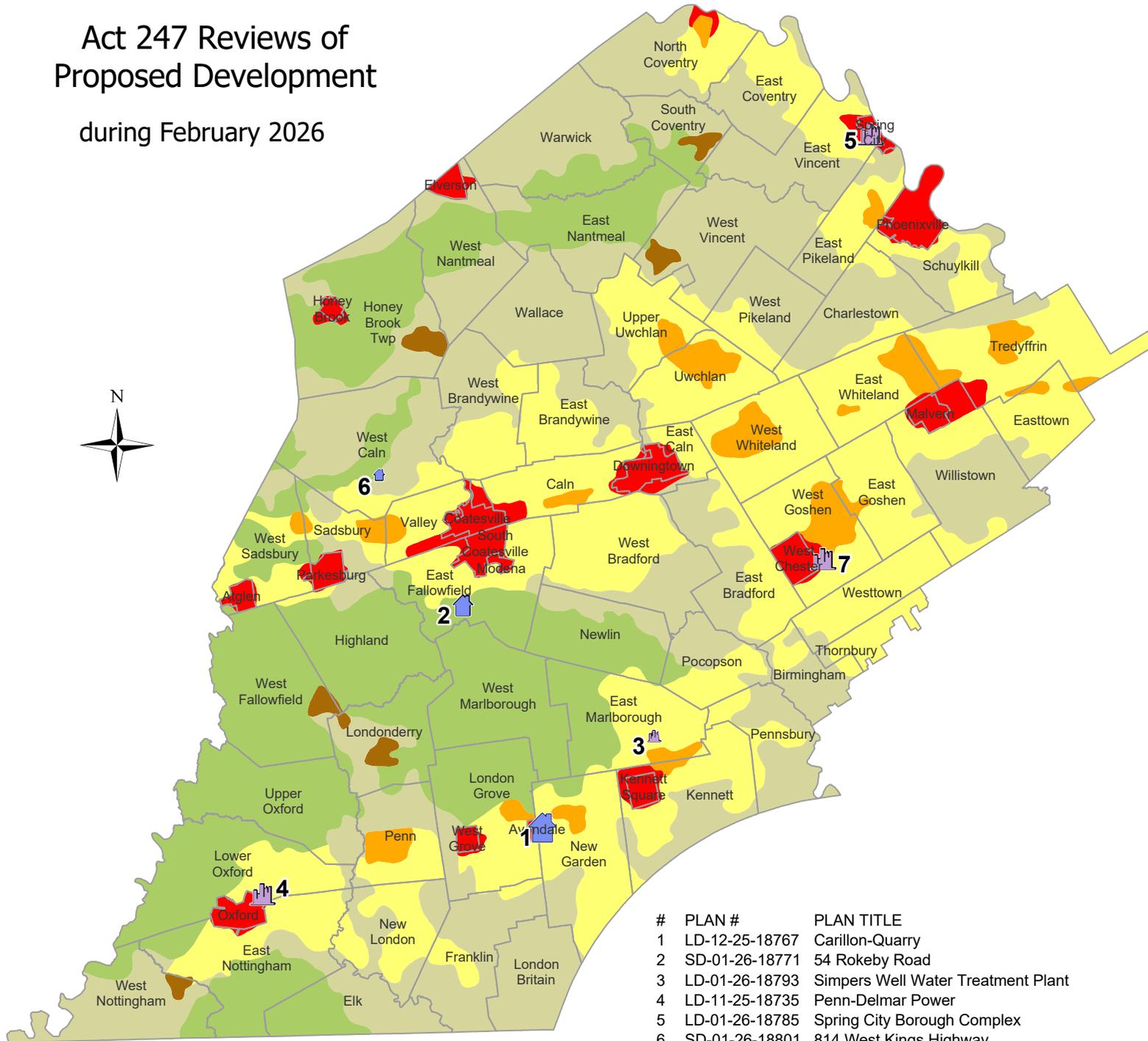


County Commissioners
Josh Maxwell, Chair
Marian D. Moskowitz, Vice-Chair
Eric M. Roe

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development during February 2026



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 Landscapes 3

Landscapes3

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

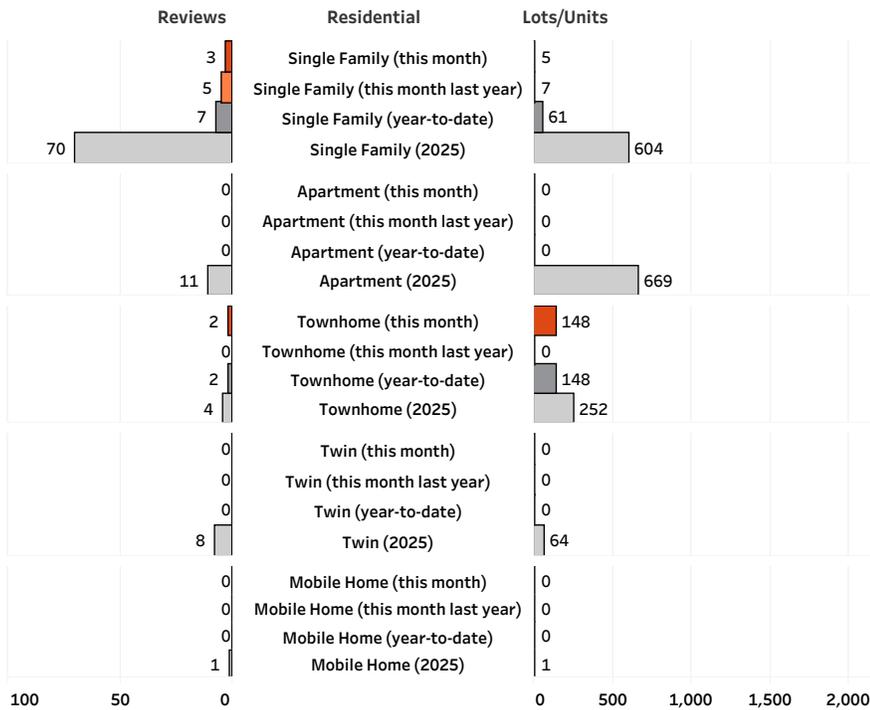
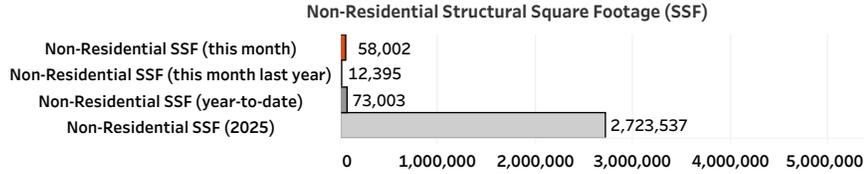
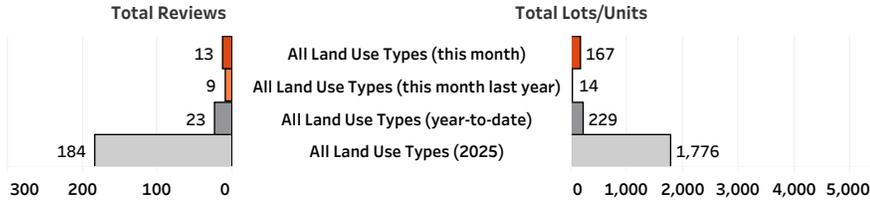
Rural Resource Areas

- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	LD-12-25-18767	Carillon-Quarry
2	SD-01-26-18771	54 Rokeby Road
3	LD-01-26-18793	Simpers Well Water Treatment Plant
4	LD-11-25-18735	Penn-Delmar Power
5	LD-01-26-18785	Spring City Borough Complex
6	SD-01-26-18801	814 West Kings Highway
7	LD-12-25-18759	West Chester Kia E. Nields St.

February 2026



Subdivision and Land Development Reviews 2/1/2026 to 2/28/2026

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
Avondale Borough	LD-12-25-18767	Carillon-Quarry	2/11/2026	38.36	Townhouse	147		Residential Townhouse		3,905	Yes
Avondale Borough	SD-12-25-18766	Carillon-Quarry	2/11/2026	38.36	Townhouse	1		Residential Townhouse			Yes
East Fallowfield Township	SD-01-26-18771	54 Rokeyby Road	2/5/2026	5.40	Single Family Residential	3		Residential Single Family Residential			Yes
East Marlborough Township	LD-01-26-18793	Simpers Well Water Treatment Plant	2/19/2026	2.00	Institutional	1	1,800	Institutional Unique	1		Yes
Lower Oxford Township	LD-11-25-18735	Penn-Delmar Power	2/20/2026	6.89	Commercial	1	30,000	Commercial Office Building	1		Yes
Lower Oxford Township	SD-11-25-18736	Penn-Delmar Power	2/20/2026	6.89	Commercial Agricultural	2		Commercial Office Building Agricultural Farm/Pasture Land			Yes
Spring City Borough	LD-01-26-18785	Spring City Borough Complex	2/12/2026	1.68	Institutional Institutional	2	13,522	Institutional Government Institutional Utility	2		Yes
Thornbury Township	LD-01-26-18770	Penn Oaks Tennis And Fitness Center Padel Courts Addition	2/6/2026	4.80	Commercial	1		Commercial Sports/Recreation	0		Yes
Warwick Township	SD-01-26-18794	311 Warwick Road	2/20/2026	35.20	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
West Caln Township	SD-01-26-18801	814 West Kings Highway	2/24/2026	58.70	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
West Goshen Township	LD-12-25-18759	West Chester Kia E. Nields St.	2/4/2026	4.59	Commercial Commercial	2	12,680	Commercial Addition to Existing Commercial Retail	2		Yes

Subdivision and Land Development Reviews 2/1/2026 to 2/28/2026

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
West Goshen Township	SD-01-26-18768	Brandywine Regional Airport, Inc.	2/5/2026	34.65	Commercial	2		Commercial Lot Line Revision			Yes
West Goshen Township	SD-12-25-18754	West Chester Kia E. Nields St.	2/4/2026	4.59	Commercial	1		Commercial Lot Consolidation			Yes
Grand Totals of Subdivision and Land Development Reviews		13 Reviews		242.11 Acres		167 Lots/Units	58,002 Non-Res. Sq. Feet		6 Non-Res. Bldgs.	3,905 Linear Feet Roadway	

There are **13** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to *Landscapes3*.

Unofficial Sketch Plan Evaluations 2/1/2026 to 2/28/2026

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
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No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

Conditional Use Reviews 2/1/2026 to 2/28/2026

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes? (Yes, No, N/R)
East Vincent Township	CU-01-26-18783	Pennhurst Data Centers	2/12/2026	124.57	Industrial	1	1,381,268	Industrial Unique	6	0	Yes
West Vincent Township	CU-01-26-18798	Concept Plans for Plute Homes	2/25/2026	19.69	Single Family Residential Townhouse	74	0	Residential Single Family Residential Residential Townhouse			Yes
Grand Totals of Conditional Use Reviews		2 Reviews		144.26 Acres		75 Lots/Units	1,381,268 Non-Res. Sq. Feet		6 Non-Res. Bldgs.	0 Linear Feet Roadway	

There are **2** Conditional Use consistent, **0** Conditional Use inconsistent, and **0** Conditional Use with no relevance to **Landscapes3**.

Subdivision & Land Development Letters

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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Matthew J. Edmond, AICP
 Executive Director

February 11, 2026

Sharon Norris, Secretary
 Avondale Borough
 PO Box 247/110 Pomeroy Avenue
 Avondale, PA 19311

Re: Preliminary Subdivision and Land Development - Carillon-Quarry
 # Avondale Borough - SD-12-25-18766, LD-12-25-18767

Dear Ms. Norris:

A preliminary subdivision and land development plan entitled "Carillon-Quarry", prepared by Howell Engineering and dated November 14, 2025, was received by this office on January 13, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	North of Baltimore Pike (State Route 3046), east and west sides of Church Street, south of East Third Street (State Route 3035), and east of Pennsylvania Avenue (State Route 215)
Site Acreage:	40.74 acres
Lots/Units:	2 lots, 147 townhouse units
Non-Res. Square Footage:	None proposed
Proposed Land Use:	Townhouse
New Parking Spaces:	424 spaces
Municipal Land Use Plan Designation:	Residential Growth, Mixed Use Commercial
UPI#:	4-2-13.1, 4-1-200, 4-1-209, 4-1-211, 4-1-204, 4-1-212, 4-1-199.1, 4-1-213, 4-1-202, 4-1-215, 4-1-201, 4-1-208, 4-1-203, 4-1-216

PROPOSAL:

The applicant proposes the consolidation of 14 parcels into two lots and the construction of 147 townhouses, 3,905 feet of roadway, 147 garage parking spaces, 89 "inside unit" driveway spaces, 116 "end unit" parking spaces, and 72 off-street spaces for a total of 424 parking spaces (56 spaces more than required by the zoning ordinance) and 18.26 open space acres, on a 47-acre tract. The site will be served by public water and sewer facilities and is located in the Avondale Borough R-3 Residential zoning district.

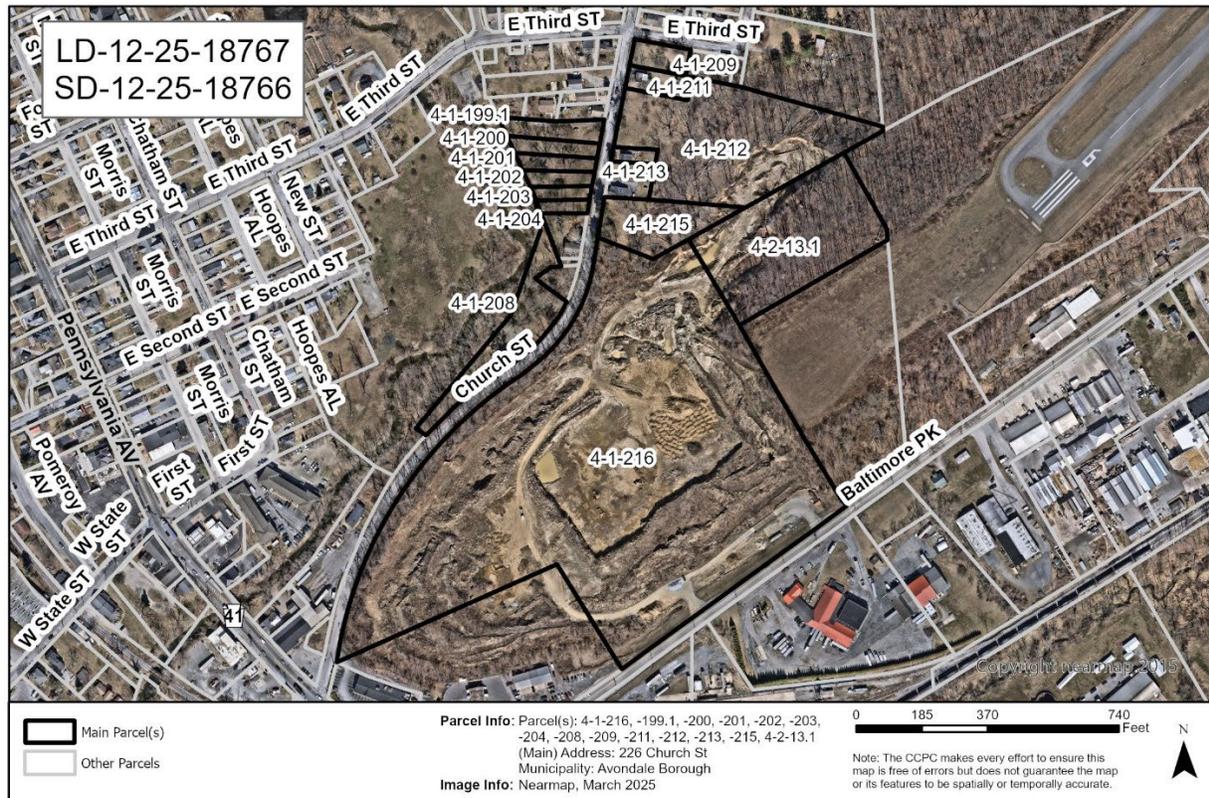
The plan received Conditional Use approval from the Borough Council on September 5, 2023. The Act 247 referral form that was submitted by the Borough also indicated that this is a Planned Residential Development.

Page: 2

Re: Preliminary Subdivision and Land Development - Carillon-Quarry

Avondale Borough - SD-12-25-18766, LD-12-25-18767

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



COUNTY POLICY:

LANDSCAPES:

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

[Landscapes3](#) recognizes the importance of Chester County's boroughs and stresses the preservation of their vitality, mix of land uses, housing opportunities, economy, and connectedness. Avondale Borough should encourage the applicant to integrate the development into the Borough's urban fabric by providing pedestrian and vehicle connections to adjacent areas and facilitating new residents to take advantage of the Borough's recreation, shopping and other amenities.

Page: 3

Re: Preliminary Subdivision and Land Development - Carillon-Quarry

Avondale Borough - SD-12-25-18766, LD-12-25-18767

The applicant and the Borough should look to the Chester County Planning Commission's Planning Design Guides at <https://www.chescoplanning.org/MuniCorner/PlanningGuides.cfm>, and particularly the 2020 *Urban Center Landscapes Design Guide* at: <https://www.chescoplanning.org/MuniCorner/PDF/UrbanCenterDesignGuide.pdf> for suggestions regarding its review of this application.

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.

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. The Borough and the applicant should discuss the following issues in detail:

Natural Features Protection:

A. *Map 12: Natural Resources* in the Borough's 2019 Comprehensive Plan shows extensive areas of moderate and steep slopes and woodlands on the site as well as "Creek/Stream" areas.

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 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.

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

Page: 4
 Re: Preliminary Subdivision and Land Development - Carillon-Quarry
 # Avondale Borough - SD-12-25-18766, LD-12-25-18767

- C. The applicant and the Borough should be aware that the Federal Emergency Management Agency (FEMA) updated the floodplain maps for portions of Chester County, which went into effect on September 29, 2017. Further information on this matter, including links to interactive online FEMA mapping, is currently available at: <https://www.chesco.org/3458/Flooding-Floodplains>.

Access and Circulation:

- D. Page 45 of the Borough's 2019 Comprehensive Plan recognizes that:

“Many of Avondale’s roads, especially its main gateway roads and commercial roads (Pennsylvania Avenue/PA 41, West State Street, Baltimore Pike, and Church Street) are in need of improvements to their streetscapes in order to improve the borough’s overall appearance and to improve the appearance of the businesses and residences along those roads ... In addition to its main roads, many of the borough’s residential streets are in need of streetscape enhancements, such as street trees and improved sidewalks.”

The Borough and the applicant should use the proposed development of this site as an opportunity to implement its streetscape improvement policies. In general, the applicant and the Borough should use every opportunity to connect adjacent roads with this development.

- E. The applicant and the Borough should note that *Map 10: Future Development Plan* in the Borough's 2019 Comprehensive Plan identifies extensive "Enhancement Areas" and shows "Streetscape Improvement" areas adjacent to the site. The applicant and Borough should refer to the Pedestrian Facilities Design Element in Chapter 3 of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the proposed pedestrian facilities. The Handbook is available online at: <https://chescoplanning.org/Guides/Multimodal/>.
- F. We endorse the incorporation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**, and we recommend that sidewalks be provided and improved along Baltimore Pike.
- G. Sheet 02 shows typical four-foot wide sidewalks. 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/>.

Also, Sheet 02 shows that sidewalks along the roadways will be extensively interrupted by 12 or 18 foot-wide driveways, which can reduce the sidewalks' usability. We suggest that the applicant consider using rear alleys to provide vehicle access and retail the roadways for vehicle circulation. The development's road cartway widths could also be reduced from 24 feet to 22 feet to accommodate design flexibility and increase sidewalk widths to five feet.

- H. The applicant and Borough should consider adding traffic calming features into the design. Additional information on this topic is provided in Chapter 3 of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: <https://chescoplanning.org/Guides/Multimodal/>.

Page: 5

Re: Preliminary Subdivision and Land Development - Carillon-Quarry

Avondale Borough - SD-12-25-18766, LD-12-25-18767

- I. We suggest that the Borough'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. The traffic study should also reflect the potential development of the General Commercial-zoned portion of the site along Baltimore Pike.

The Borough Engineer should review the design of the Baltimore Pike entrance to determine whether the portion of the entrance nearest Baltimore Pike will provide adequate area for vehicles queuing to exit and enter the site. Vehicles should not be required to queue onto Baltimore Pike to enter the site. The Borough Engineer should also review the right-angle design at the southeast portion of Road B. The current design may encourage vehicles to drive directly into the driveways of units 63 and 64.

- J. The Borough's emergency service providers should review the plan to ensure that safe access and egress is provided.
- K. The plan shows 18.26 open space acres, and Sheet 45 shows open space areas but does not describe how the open space will be utilized. The applicant should provide on-site recreation opportunities such as "tot lots" and trails and use the site's open spaces as site amenities. Trail locations and design details should be incorporated into the final plan, and all trails be constructed prior to the Borough issuing any building occupancy permits for this development. All-weather materials should be used for, which will accommodate a wider variety of uses, and be handicapped-accessible.

Thompson/Brown Park is located to the north of the site, but it is unclear how residents can access the Park from the site. (Page 43 in the Comprehensive Plan states that "...the entire park, including the playground, basketball court, soccer and baseball fields is in need of repair and continuous routine maintenance." The Borough and the applicant should discuss how the Park can be repaired as recommended in the Comprehensive Plan).

- L. The Borough should ensure that the site's designated open space remains permanently protected from future development, subdivision, or any use inconsistent with the approved plan. Such protection should be secured through a deed restriction, a conservation easement granted to a qualified land trust, or another legally binding mechanism. All protective instruments should be reviewed and approved by the Borough Solicitor to ensure long-term enforceability.

Information on protecting open space is available in the Chester County Planning Commission's "Conservation Easements" eTool at: <https://www.chescoplanning.org/MuniCorner/eTools/48-ConsEasements.cfm>. Other tools for open space protection are available at: <https://www.chescoplanning.org/OpenSpace/Tools.cfm>.

Affordably-Priced Housing Units

- M. Chester County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.
- N. We suggest that the applicant consider providing a percentage of affordably-priced housing units within the proposed apartment building. "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,

Page: 6
 Re: Preliminary Subdivision and Land Development - Carillon-Quarry
 # Avondale Borough - SD-12-25-18766, LD-12-25-18767

and accessible. Additional information on the A+ Homes initiative is available online at:
<https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

Water Resources Information:

Avondale Borough

Unnamed tributaries to the East Branch White Clay Creek (a Federally-Designated Wild & Scenic Watershed), Christina Basin

FEMA: n/a

MS4 community: Yes

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

Impairments for East Branch White Clay Creek: Fish Consumption: Source Unknown - Mercury;

Recreation: Source Unknown – Pathogens; Aquatic Life: Agriculture – Nutrients, Siltation

Stormwater Considerations:

4. The applicant should provide the Borough Engineer with a copy of the stormwater report for this development.
5. The East Branch White Clay Creek, which runs through Avondale Borough to the west of the property, is an extremely flood-prone waterway that creates a significant community hazard during major storm events. The applicant should make all efforts to direct stormwater runoff towards the eastern side of the site in order to reduce flow into the creek above the State Route 41 bridge, where it could exacerbate existing flooding conditions.
6. To provide the greatest community benefit, the applicant should consider grading as much of the site as is feasible to drain towards State Route 41, and the outlets from both surface and subsurface infrastructure should flow accordingly. Where it is infeasible to redesign stormwater infrastructure to drain to the western edge of the property, those infiltration and detention facilities be sized beyond the minimum stormwater standards to provide additional flood storage during severe weather events.
7. Under General PCSM Notes #7 on sheet 28, the receiving water is listed as an unnamed tributary to Beaver Creek in East Brandywine Township. This should be corrected to reflect that the site drains to the East Branch White Clay Creek.
8. The design of the stormwater basin east of Church Street should be modified to conform more 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.

Additional Considerations:

9. The Borough should verify that the plan conforms to the provisions of Zoning Ordinance Article XI Airport Hazard Zone.
10. Sheet 05 contains a portion of the Borough’s Conditional Use approval for this project; it will be helpful if the entire Decision is included.

Page: 7

Re: Preliminary Subdivision and Land Development - Carillon-Quarry

Avondale Borough - SD-12-25-18766, LD-12-25-18767

11. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities and areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Borough 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 HOA document should be submitted as part of the application to the Borough to be reviewed by an attorney versed in HOA documents to evaluate it for completeness and compliance. The document should allow rooftop solar installations and other energy efficiency and environmental conservation actions.
12. We endorse the Landscape Plan's provision of street trees, which are an essential design element in the **Urban Center Landscape**. However, the Borough and the applicant should discuss how the proposed landscaping will survive and thrive on a former quarry site, which may not include significant amounts of topsoil but instead have shallow depths-to-bedrock areas.
13. The applicant should demonstrate how snow disposal (i.e. snow storage) will be accommodated.

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 Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
16. 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 Avondale 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 Avondale Borough. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission are available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Howell Engineering
BFD II-Carillion LP
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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Matthew J. Edmond, AICP
 Executive Director

February 5, 2026

Scott M. Swichar, Township Manager
 East Fallowfield Township
 2264 Strasburg Road
 East Fallowfield, 19320-4437

Re: Preliminary/Final Subdivision - 54 Rokeby Road
 # East Fallowfield Township - SD-01-26-18771

Dear Mr. Swichar:

A preliminary/final subdivision plan entitled "54 Rokeby Road", prepared by Aria Engineering LLC and dated December 17, 2025, was received by this office on January 8, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	South side of Rokeby Road, to the east of Doe Run Road
Site Acreage:	5.40 acres
Lots:	3 lots
Non-Res. Square Footage:	No Non-Res. Square Footage Proposed
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	RI - Residential Infill
UPI#:	47-8-7.2, 47-8-7

PROPOSAL:

The applicant proposes the subdivision of two lots into three lots. The site, which contains a dwelling that will remain and is served by on-site water and on-site sewer facilities, is located in the East Fallowfield Township R-2 Medium Density Residential zoning district. A second dwelling is proposed on the tract.

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

Page: 3
 Re: Preliminary/Final Subdivision - 54 Rokeby Road
 # East Fallowfield Township - SD-01-26-18771

COUNTY POLICY:

LANDSCAPES:

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

The vision for the **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 both the **Agricultural** and **Suburban Landscapes** because of the low density of the proposed development.

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 Buck Run 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.

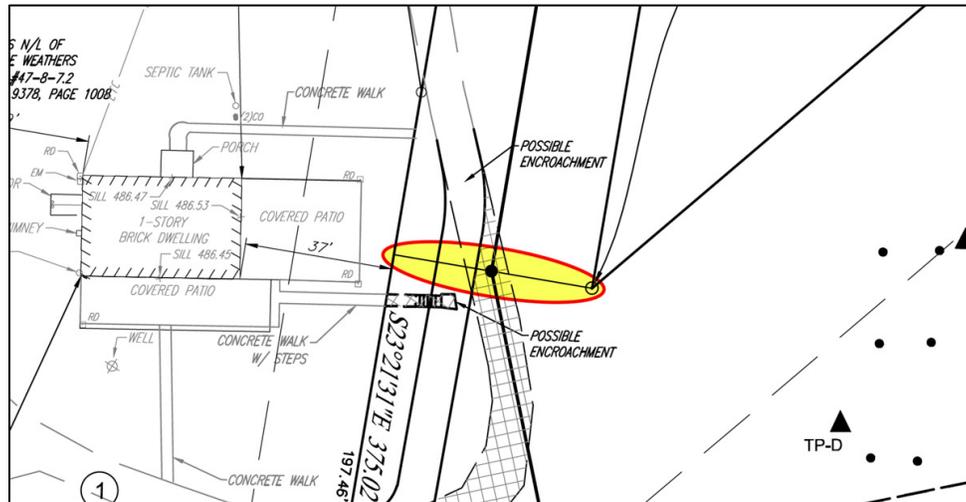
Watersheds 2045 can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. The plan and aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwelling and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
4. We agree that a joint driveway from Rokeby Road should be used due to horizontal curve in this area. The Township Engineer should verify that adequate sight distances can be met at the driveway, and that all necessary access easements are reflected in the deeds to the affected lots. The Township Engineer should also review the location of the Lot 3 flagpole in the event that a driveway will need to be constructed there.

Page: 4
 Re: Preliminary/Final Subdivision - 54 Rokeby Road
 # East Fallowfield Township - SD-01-26-18771

5. The applicant and the Township should verify that the line circled below, representing the proposed flagpole areas of two lots, are not to be interpreted as separate lots because the line weights appear to be similar to the lines identifying the new lot lines.



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

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

Sincerely,

Wes Bruckno

Wes Bruckno
 Senior Review Planner

cc: Aria Engineering LLC
 Geraldine L. Weathers
 Chester County Health Department
 Chester County Conservation District

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

February 19, 2026

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

Re: Preliminary/Final Land Development - Simperts Well Water Treatment Plant
 # East Marlborough Township – LD-01-26-18793

Dear Mr. Lovekin:

A Preliminary/Final Land Development Plan entitled "Simperts Well Water Treatment Plant", prepared by Pennoni Associates Inc, and dated October 30, 2025, and last revised on December 23, 2025, was received by this office on January 20, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	At the eastern end of Lynn Lane, east of Walnut Road
Site Acreage:	2.00
Lots/Units:	1
Non-Res. Square Footage:	1,800
Proposed Land Use:	Institutional (Water Treatment Plant)
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Site-Sensitive Suburban
UPI#:	61-5-171.1-E

PROPOSAL:

The applicant proposes the construction of an 1,800 square foot water treatment plant (WTP) building, for an existing well that supplies water to Kennett Square Borough. The existing WTP building will be demolished. The project site is located in the R-B Residential zoning district.

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

Page: 4
 Re: Preliminary/Final Land Development - Simpers Well Water Treatment Plant
 # East Marlborough Township – LD-01-26-18793

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. 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 land development is consistent with the objectives of the **Suburban Landscape**, careful consideration of the proposed development activity is required due to the environmental characteristics of the project 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 Red Clay Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring vegetated riparian corridors and first order streams; reducing stormwater runoff; addressing sources of water quality impairments; addressing legacy contaminants and contaminants of emerging concern; protecting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

Floodplain Management:

3. The site plan indicates that the project site is located within the 100 year floodplain. Item #2 on the Variance Request list on Sheet 5 (which is further discussed in comment #8 below) indicates that the applicant is seeking a variance from Article XIII-Flood Hazard District of the Township Zoning Ordinance for the installation of an approximately 600 gallon brine tank for the purpose of well water treatment (Section 1305.D.1 of the Township Zoning Ordinance indicates that, in accordance with the Pennsylvania Floodplain Management Act, the Township does not permit the storage of more than 550 gallons of any of the materials or substances identified in this section, including sodium). The applicant will also need to apply for variances for the construction of the platform and buildings in the 100-year floodplain, if they have not done so already.

If and when the variance from the Flood Hazard District standards is received, the applicant will need to apply for and receive floodplain development permits from the Township's designated floodplain administrator prior to the beginning of earth disturbance and construction.

4. It appears as though all buildings on site will be elevated in order to protect them from floods. Any buildings, facilities, or equipment that is not elevated should be properly wet or dry floodproofed and anchored in accordance with the floodplain management ordinance.

Page: 5
 Re: Preliminary/Final Land Development - Simpers Well Water Treatment Plant
 # East Marlborough Township – LD-01-26-18793

While the facility will be elevated and floodproofed, it appears as though the access road to the well water treatment plant is at grade. The applicant should be aware that this may mean the facility would be inaccessible during flood conditions. Internal plans should be developed for dealing with such scenarios, and these plans should be shared with local emergency managers.

5. The applicant should ensure all local, county, and state regulations are followed in protecting the well from inundation and contamination by floodwaters.

Wetlands:

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.

Landscaping:

7. We acknowledge, and endorse, that the design of the Landscape Plan (Sheet 17) includes additional evergreen plantings to provide vegetative screening between the proposed building and nearby residences. We also note that a tree protection fence will be provided between the limit of disturbance shown on the site plan and the existing tree line (it does not appear that any existing trees will be removed).

ADMINISTRATIVE ISSUES:

8. The Variance Request List on Sheet 5 indicates that, in addition to the placement of the approximately 600 gallon brine tank within the floodplain area discussed in comment #3, the applicant is requesting two other variances from the Township Zoning Ordinance, including a variance from the side yard setback standards. The Township should not grant final plan approval prior to the Zoning Hearing Board granting any variance requests. The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Board.
9. According to the Waiver Request List on Sheet 5, the applicant is requesting two waivers from the provisions of the Township Subdivision and Land Development Ordinance (SLDO), including a waiver from the shadow analysis requirements set forth in Section 502.C.13. 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.
10. 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.
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.

Page: 6
Re: Preliminary/Final Land Development - Simperts Well Water Treatment Plant
East Marlborough Township – LD-01-26-18793

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Borough of Kennett Square
Pennoni Associates, Inc.
Chester County Water Resources Authority

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

601 Westtown Road, Suite 270
 West Chester, PA 19380
 610-344-6285
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Matthew J. Edmond, AICP
 Executive Director

February 12, 2026

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

Re: Conditional Use - Pennhurst Data Centers
 # East Vincent Township - CU-01-26-18783

Dear Mr. Zienkowski:

A conditional use plan entitled "Pennhurst Data Centers", prepared by Langan Engineering and dated October 9, 2025, was received by this office on January 14, 2026. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of East Vincent Township. This review does not replace the need for an official referral by East Vincent Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	North side of Brown Drive and the east and west sides of Commonwealth Drive, north of Dunlap Road (shown on the plan as private roads)
Site Acreage:	124.57 acres
Lots/Units:	Six lots/six structures
Non-Res. Square Footage:	1,381,268 square feet
Proposed Land Use:	Industrial/commercial
New Parking Spaces:	488 spaces
Municipal Land Use Plan Designation:	High Intensity Mixed Use
UPI#:	21-1-91, 21-1-92.8, 21-1-92.10, 21-1-92.9, 21-1-76, 21-1-92.7

PROPOSAL:

The applicant proposes the construction of a data center including six structures (at least five of which are two stories) totaling 1,381,268 square feet, and other smaller structures, a proposed "substation" and 488 parking spaces, in a campus-like setting. The site will be served by public sewer facilities, and an email from the applicant to CCPC dated January 15, 2026 stated that "We have not determined yet if we will utilize public or private water sources." The site is located in the East Vincent Township IMU Industrial Mixed Use District.

Page: 2
Re: Conditional Use - Pennhurst Data Centers
East Vincent Township - CU-01-26-18783

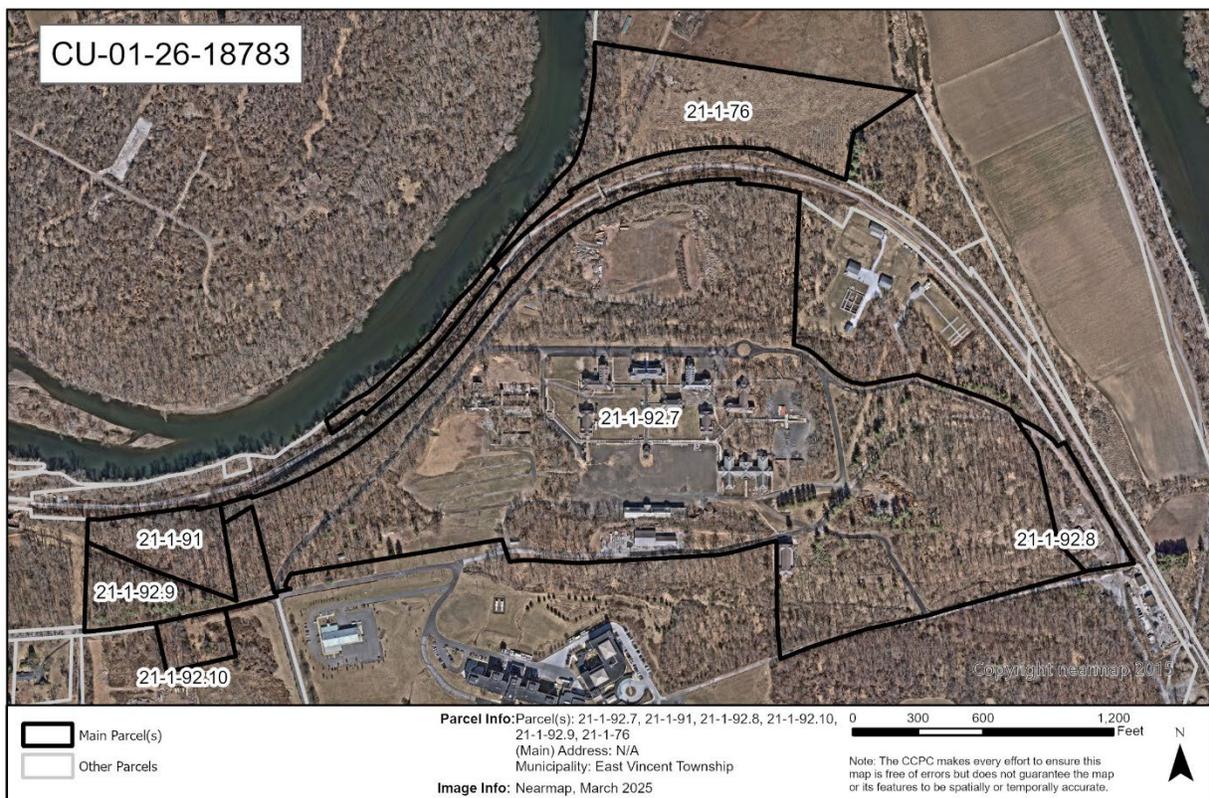
A map note on the plan states that:

“Based on Section 27-2802.3E, a data center use is permitted within the IMU district, provided it receives conditional use approval. Per Section 27-2802.3E, planned commercial developments, including any use authorized in the GI (General Industrial) District is permitted as a conditional use provided that the development meets the provisions set forth for the GI District. Therefore, the GI District requirements are used in the (zoning ordinance bulk and lot requirements) table above. Separately, Section 27-1302.4F states that in the GI district, any lawful purpose may be permitted as a conditional use, so long as it is not explicitly prohibited. This provision allows for data centers, making them a type of use that can then be approved in the IM zoning district under the first rule.”

RECOMMENDATION: East Vincent Township should consider the comments in this letter before acting on the conditional use application.

BACKGROUND:

1. The Chester County Planning Commission previously received several proposed Township Zoning Ordinance amendments relating to regulating Data Center Campus and Data Center Campus Development use by special exception in the IMU – Industrial Mixed Use District, including definitions and related provisions. Our last review of those amendments was forwarded to the Township in a letter dated December 9, 2025 (refer to CCPC # ZA-11-25-18728). We understand that the proposed amendment was not adopted.



Page: 3
Re: Conditional Use - Pennhurst Data Centers
East Vincent Township - CU-01-26-18783

LANDSCAPES:

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

The proposed data center could be consistent with the objectives of the **Suburban Landscape**, but the Township should carefully consider the comments in this letter and craft changes to the proposed design that can limit the avoidable externalities potentially associated with a data center.

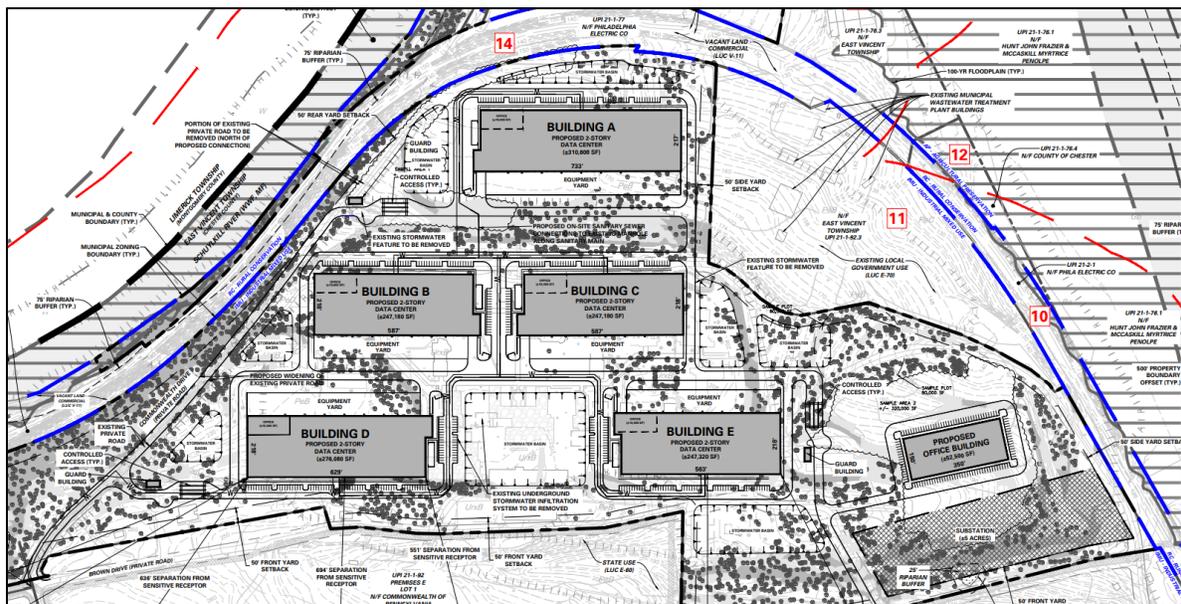
WATERSHEDS 2045:

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 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.



Detail of Pennhurst Data Centers Conditional Use Plan

Page: 4
 Re: Conditional Use - Pennhurst Data Centers
 # East Vincent Township - CU-01-26-18783

PRIMARY ISSUES:

This review of the proposed data center reflects many of the comments in our review letter of December 9, 2025 (CCPC # ZA-11-25-18728), while this letter applies those comments (and other matters) to the current submission.

4. As noted in our review of a previous version of this amendment, data centers have become essential to meet the demands of artificial intelligence, telecommunications, and computer systems, and they are also associated with high energy use, water consumption, noise, building mass, environmental protection, among other concerns. As the Township reviews this conditional use, the Board of Supervisors should be aware that the Pennsylvania Municipalities Planning Code, Section 913.2(a) permits the Board of Supervisors to "...impose reasonable conditions on such proposed facilities and "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." We encourage the Board to consider all reasonable conditions and safeguards as necessary.
5. The Township should note that this proposal is located in the IMU – Industrial Mixed Use District, and also within the "High Intensity Mixed Use" designation in the 2018 East Vincent Township Comprehensive Plan's Map 9, "Future Development Plan". (The East Vincent Township Comprehensive Plan is available at: https://www.eastvincent.org/vertical/sites/%7B5B8F1E55-6CA8-450E-BB40-12A8385B1313%7D/uploads/EVT_COMP_PLAN_FINAL_VERSION_10-04-2018_v1.1.pdf)

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

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

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

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

As stated in the East Vincent Township Comprehensive Plan, the IMU District includes a variety of uses (e.g., residential and non-residential). For these reasons, the Township should stress the need for screening and setbacks, especially to the south, to protect nearby residential areas. The existing vegetation on the site, and especially along its perimeter, should be retained to the fullest practical extent.

Page: 5
 Re: Conditional Use - Pennhurst Data Centers
 # East Vincent Township - CU-01-26-18783

The policies in the Township's Comprehensive Plan and reflected in the Schuylkill River Heritage Area should guide and inform the Township's review of this conditional use proposal. Specifically, the following issues should be addressed by the applicant:

- A. Sound, Noise and Vibration. The effects of sound, noise and vibration, especially on the nearby veteran's center, should be thoroughly evaluated and mitigated. This may require the preparation of a sound and vibration study. The Township will need to engage a person who is trained and qualified in the use of specialized equipment necessary to establish objective measurements to identify and mitigate these effects.

The provisions relating to noise should specifically include vibrations perceived through the ground, or which may be intermittent. Because it may be difficult to assess compliance during times when sound disturbances may be most noticeable, such as during nights and weekends, or when Township staff may be unavailable to respond to complaints, the applicant should identify a person(s) who will be available on a 24-hour basis to receive and act on sound, noise and vibration complaints. Section 27-2802.2.A. (Prohibited Uses) states:

“Any use which may be noxious or offensive as per § 27-1716 (i.e., “*Physical Performance Requirements*” in the Ordinance, including *Air Quality, Noise and Vibration, as well as Radioactivity or Electrical Disturbances*) or by reason of the emission of odor, dust, fumes, smoke, gas, vibration, noise, air pollution, fire and explosive hazards, glare and heat, liquid and solid waste, vibration, radioactivity, or electromagnetic interference, so as to constitute a nuisance.”

The preparation of a sound and vibration study can help address the potential nuisances listed in Section 27-1716.

We also note that the applicant's application of the IMU District's provisions refer to the provisions in Zoning Ordinance Section 27-2802.3.E, (relating to “Planned commercial development”), and further subject to the provisions of Sections 27-1103.2 and 27-1104.2. (i.e., in the GI General Industrial District.) Section 27-1104.2.C. requires that:

“Within a planned commercial development, one individual building may contain up to a maximum of 60,000 square feet of total floor area, except where increased square footage above 60,000 is entirely within an additional story or stories permitted through receipt of transferable development rights as provided in Part 24.”

The applicant should demonstrate how the six, two-story buildings will conform to this requirement.

- B. Environmental Protection. The Township should require the data center operator to provide routine public reports on environmental impacts such as water usage, air quality and noise levels, including regular/continuous monitoring of such impacts. The Township should also consider the potential effects of locating a data center near a floodplain or near the Schuylkill River. (Again, the applicant should address the provisions of Section 27-1716).

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

Page: 6
Re: Conditional Use - Pennhurst Data Centers
East Vincent Township - CU-01-26-18783

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>.

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.

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.

The **Hopewell Big Woods** represents the last large, unbroken forest in southeastern Pennsylvania. This is an exceptional forest with hundreds of plant and bird species, unique wetlands, and clean streams, and provides open space, drinking water, and unique scenic, cultural, and natural resources. Elverson Borough, East Nantmeal, East Vincent, North Coventry, South Coventry, Warwick, West Nantmeal, and West Vincent townships have recognized the value of this area by joining the Hopewell Big Woods Partnership, which seeks to conserve the Woods. *Landscapes3* recognizes the **Hopewell Big Woods** as a natural resource priority protection area. Protecting natural areas helps ensure that the critical functions these areas provide will not diminish due to development. We recommend that as much of the existing wooded area on the site be preserved as possible.

- C. Electricity Use. Data centers are intensive energy users. We suggest that the applicant review how the data center's anticipated electricity demand may affect the capacity of the grid without creating the potential for brownouts or failures. The applicant should discuss how the data center will operate when power from the grid is lost (battery-based backup power supplies may not be adequate for more than short power outages).

Also, the applicant should elaborate on the "substation" shown at the southeast part of the site and should indicate how it will be fueled and supplied. In addition, it may be more appropriate to locate the substation in a more-remote portion of the site to limit any effects on adjacent areas as well as to increase its security.

The applicant should address the estimated impacts on electric rates or power availability for other uses directly attributable to the data center campus. Some other municipalities have attempted to require data center operators to reduce their power demands during periods of excessive demands on the grid, to avoid brownouts or blackouts.

- D. Cooling. The applicant should more-fully address the use of water for cooling the data center, as well as clarify whether public or on-site water will be used. If on-site water will be used, the applicant should clarify whether significant withdrawals from the aquifer will be required. For both public water supply or private wells, the applicant should ensure compliance with Delaware River Basin Commission, state and local regulations and obtain appropriate permits as appropriate.

Page: 7
 Re: Conditional Use - Pennhurst Data Centers
 # East Vincent Township - CU-01-26-18783

The Township should ensure that any release of water used for cooling (if a closed-loop system is used, occasional releases may be necessary) will not adversely affect the watershed because such water may be at a higher temperature than that of the receiving water. The applicant should also discuss what will happen if adjacent water wells are affected by the facility's water use. The applicant should also indicate if methods to release excess heat from cooling water may require the use of cooling towers, with their attendant visible plumes of water vapor.

- E. Access and Circulation. The applicant's submission indicated that an earlier traffic study for this site dated May 7, 2021, which reviewed a proposal for a light-industrial development, still adequately reflects the proposed traffic effects of this data center. The applicant should use current information about traffic generated by data centers, and the Township's review of this plan submission would benefit from the preparation of a traffic impact study specifically addressing the potential impacts posed by this project.

The plan indicates that the site fronts on Brown Drive, Commonwealth Drive, and Dunlap Road, which are shown on the plan as private roads. The applicant should elaborate on the adequacy of these access roads. The plan should also address how access will be provided to adjacent Township, Commonwealth of Pennsylvania, Pennsylvania Electric Company, and privately-owned parcels; specific access easements may be necessary.

Water Resources Information

East Vincent Township

Schuylkill River, Schuylkill River Basin

FEMA: n/a

MS4 community: YES

TMDL: Schuylkill River PCB TMDL

Impairments for Schuylkill River:

Fish Consumption: Source Unknown - Polychlorinated Biphenyls (PCBs)

Aquatic Life: Urban Runoff/Storm Sewers - Cause Unknown; Municipal Point Source Discharges -

Cause Unknown; Agriculture - Cause Unknown

Designated uses: Warm Water Fishes - Migratory Fishes

6. The applicant should provide the Township Engineer with a copy of the stormwater report for this proposed development.
7. The proposed substation area includes an unnamed tributary to Schuylkill River. The proposed substation at this location may be subject to risks of flooding and high-water tables. Furthermore, the applicant should review and comply with the Township's riparian buffer provisions (§ 23-312 Riparian Buffers) for the proposed development plan.
8. We recommend the design of proposed stormwater basins be modified to conform more 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.

Page: 8
Re: Conditional Use - Pennhurst Data Centers
East Vincent Township - CU-01-26-18783

9. The Schuylkill River's designated use is Warm Water Fishes (WWF), Migratory Fishes (MF) by the state. Increases in impervious cover elevates the risk of thermal degradation in streams, which could impact fish populations. To minimize thermal impacts to the adjacent streams, the applicant should provide details of the types of vegetation to be planted in the basins. If proposed plans do not intend to design and install naturalized stormwater management BMPs, we recommend such plantings to improve nutrient and sediment uptake and improve wildlife and pollinator habitat. The landscape plan should incorporate raingarden seed mix and appropriate water-tolerant native shrubs into the design to promote greater infiltration.
10. Due to the proposed addition of roadways, parking areas, and sidewalks, the applicant should establish a de-icing plan and identify a material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or run off to streams. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to receiving waterbody.

Additional Comments:

11. The previously proposed data center amendment that was reviewed by the County Planning Commission included an element regarding a requirement that the proposed data center buildings must be designed and constructed to meet the standards of the US Green Building Council LEED Gold certification program.

It may still be appropriate to encourage the applicant to reasonably strive towards achieving a LEED certification. Applicants can also register with the US Green Building Council at any time to indicate the intent to pursue a LEED certification. Applicants can also apply for pre-certification for projects in the design phase to gain recognition of sustainable goals prior to completion (refer to: <https://www.usgbc.org/leed>).

12. Some data centers operate without significant (or minimal) on-staff personnel and require minimal interior lighting. Additional security and site access concerns should be discussed with the applicant to ensure that only authorized personnel can enter the center and its grounds. The applicant should explain why 488 parking spaces are necessary.
13. The Township's first responders should assess how they will handle emergencies, especially when data centers typically involve electrical equipment, water systems and hazardous materials. The Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.
14. The applicant and the Township should consider relocating the proposed office building (as well as the substation) to an interior portion of the site to increase security, and require all vehicles entering and exiting the site to pass through a guard building with controlled access (three guard buildings are shown, it may be preferable for a single, secure point of controlled access be provided). Perimeter security should also be discussed, such as the use of fences.
15. The applicant and the Township should discuss potential future re-uses of the buildings if they eventually become redundant, as well as discuss the disposal of e-waste.

Page: 9
 Re: Conditional Use - Pennhurst Data Centers
 # East Vincent Township - CU-01-26-18783

16. The Schuylkill River Trail passes near this site and adjacent areas are located in the RC-Rural Conservation and AP- Agricultural Preservation zoning districts. The Township should stress the need for screening the Trail, and the applicant should elaborate on the area on the plan identified as “RESERVED FOR OPEN SPACE/FUTURE DEVELOPMENT”. Due to the proximity of the Schuylkill River Trail, we recommend that this area be preserved as open space.
17. Because of the buildings’ extensive mass, the applicant and the Township should discuss architectural elements and designs that may help the proposed buildings better fit with the character of the area, such as by using pitched roofs or parapets, compatible colors, arches, awnings, and similar architectural elements.
18. The proposed buildings include large roof areas that may offer opportunities to improve the facility’s long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate “green roofs,” “white roofs” and solar photovoltaic energy systems. Green roofs can reduce a building’s stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility’s long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
19. The Township should review how other municipalities regulate data centers:
 - Penn Future prepared a model data center ordinance, at: <https://www.pennfuture.org/datacenters>.
 - The York County Planning Commission also prepared a model ordinance, at: <https://www.ycpc.org/Search?searchPhrase=data%20center&pageNumber=1&perPage=10&departmentId=-1>
 - The Loudoun County data center ordinance is available at: <https://online.encodeplus.com/regs/loudouncounty-va-crosswalk/doc-viewer.aspx#secid-859>

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

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

Sincerely,



Wes Bruckno
 Senior Review Planner

cc: Langan Engineering
 Chester County Conservation District
 Chester County Water Resources Authority
 Pennhurst Holdings DE LLC
 Chester County Department of Emergency Services Technical Division

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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Matthew J. Edmond, AICP
 Executive Director

February 20, 2026

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

Re: Final Subdivision and Land Development - Penn-Delmar Power
 # Lower Oxford Township – SD-11-25-18736 and LD-11-25-18735

Dear Ms. Kinney:

A Final Subdivision and Land Development Plan entitled "Penn-Delmar Power", prepared by Towne Square Engineering, and dated October 28, 2025, was received by this office on January 28, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development plan for your consideration.

PROJECT SUMMARY:

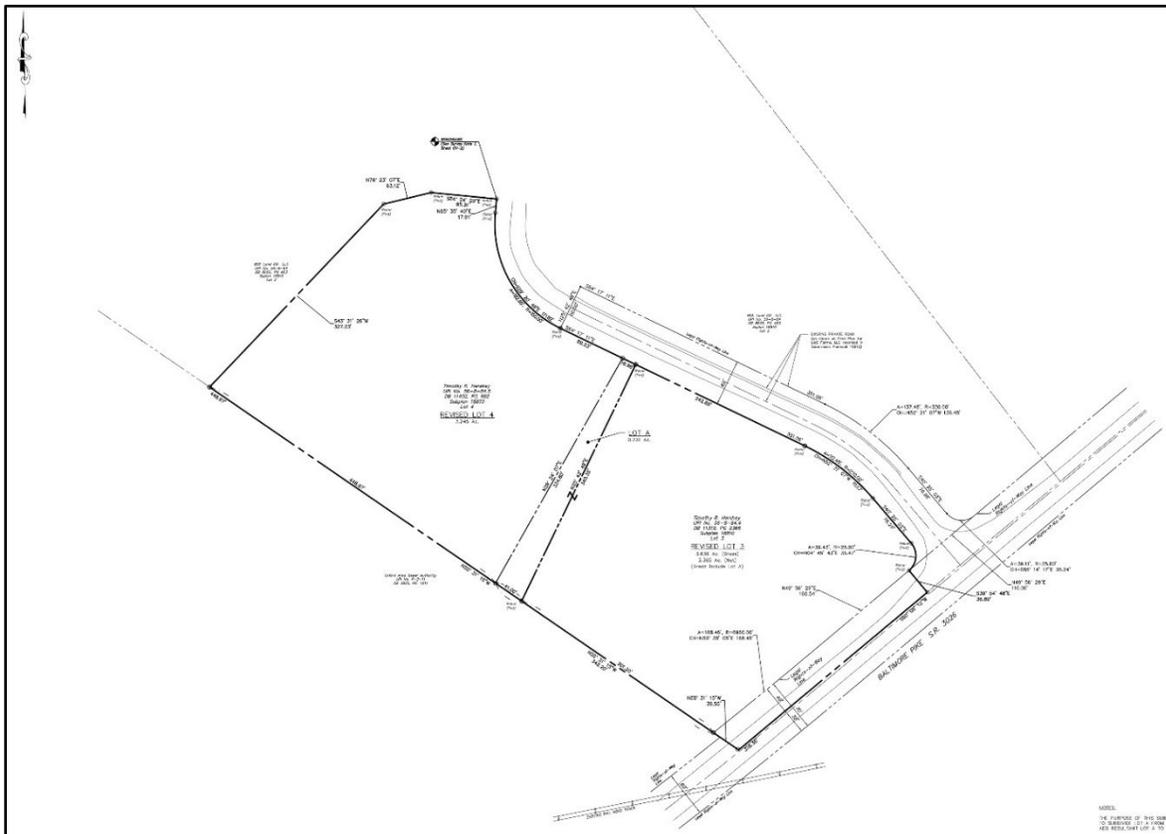
Location:	Northwest side of Baltimore Pike, southwest of Scotts Lane
Site Acreage:	6.89
Lots/Units:	2 existing lots
Proposed Land Use:	30,000 square foot commercial building on Lot 3 (3.64 acres); Lot 4 to remain in agricultural use (farm/pasture land)
New Parking Spaces:	37
Municipal Land Use Plan Designation:	Commerce
UPI#:	56-8-84.5, 56-8-84.4

PROPOSAL:

The applicant proposes the conveyance of a 0.23 acre portion of Lot 4 (UPI# 56-8-84.5) to Lot 3 (UPI# 56-8-84.4), along with the construction of a 30,000 square foot commercial building, and 37 parking spaces, on Lot 3. The project site, which will be served by onsite water and public sewer, is located in the C-2 Special Limited Business zoning district. The project site adjoins Oxford Borough.

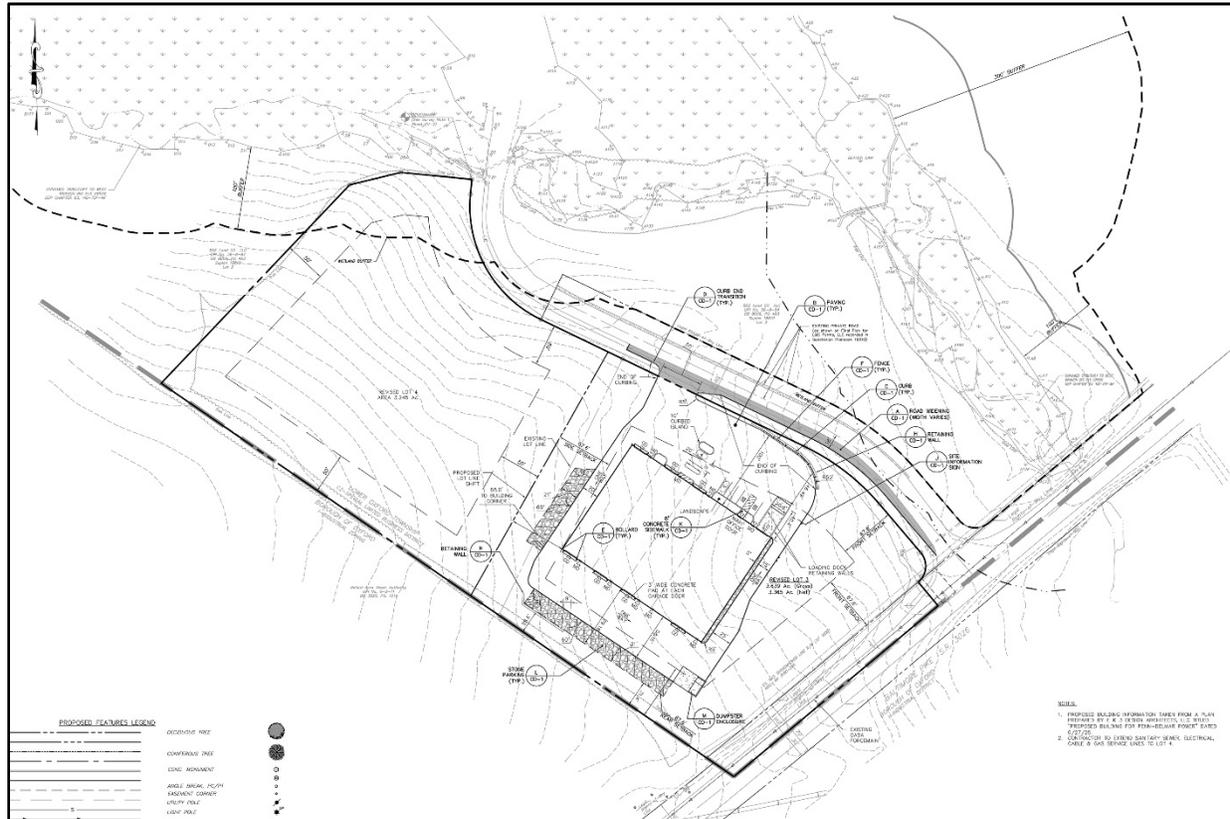
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision and land development plan.

Page: 2
Re: Final Subdivision and Land Development - Penn-Delmar Power
Lower Oxford Township – SD-11-25-18736 and LD-11-25-18735



Site Plan Detail, Sheet 4: Penn-Delmar Power

Page: 3
 Re: Final Subdivision and Land Development - Penn-Delmar Power
 # Lower Oxford Township – SD-11-25-18736 and LD-11-25-18735



Site Plan Detail, Sheet 5: Penn-Delmar Power

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision plan for this site. That review, CCPC# 10551-2, dated September 14, 2009, which addressed the creation of five lots from a 119.19 acre site, was approved by the Township on December 9, 2009. The current plan submission addresses a lot line revision between Lots 3 and 4 of the previously approved plan, along with the construction of a 30,000 square foot building on Lot 3.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan, adjoining an **Urban 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 **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 and land development plan is consistent with the objectives of the **Suburban Landscape**.

Page: 4
 Re: Final Subdivision and Land Development - Penn-Delmar Power
 # Lower Oxford Township – SD-11-25-18736 and LD-11-25-18735

WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Elk Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring headwater streams and vegetated riparian corridors; reducing agricultural and urban runoff; protecting groundwater resources; restoring water quality in impaired streams; and creating and enhancing water-based recreational opportunities. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

Access and Circulation:

4. The Parking Requirements table on Sheet 5 indicates that, while 12 parking spaces are required by the Township Zoning Ordinance, 37 parking spaces will be provided. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually 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. Consideration should be provided for eliminating the four parallel parking spaces located in front of the building in order to avoid vehicular conflicts, particularly with the parking spaces located by the main office door to the immediate southeast.

Landscaping:

5. While a plan note on Sheet 5 appears to indicate that a small, landscaped area will be provided in front of the proposed building on Lot 3, no landscaping plan was provided as part of the plan submission. This should be clarified by the applicant. *Landscapes3* recommends that developments in the **Suburban Landscape** include extensive landscaping in parking areas (page 39).

Stormwater Management:

6. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. We recommend that proposed SCM-1 bioretention basin 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: 5
 Re: Final Subdivision and Land Development - Penn-Delmar Power
 # Lower Oxford Township – SD-11-25-18736 and LD-11-25-18735

8. The limit of disturbance (LOD) delineated on the plans may not accurately represent the area of earth disturbance. The Township's stormwater management regulations define "Earth Disturbance" (or "Earth Disturbance Activity") as "A construction or other human activity which disturbs the surface of the land, including, but not limited to, clearing and grubbing; grading; excavations; embankments; road maintenance; land development; building construction; and the moving, depositing, stockpiling, or storing of soil, rock, or earth materials." The LOD boundaries should reflect the proper area according to this definition, which should include construction activities.
9. The applicant should, if they have not yet, submit a stormwater management report for the site to Township Engineer and the Chester County Conservation District for review.
10. To ensure that the stormwater management controls continue to function as designed, the applicant should ensure that the owner's designated operator and inspector of stormwater facilities is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.
11. 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.

Natural Features Protection:

12. Located within a watershed designated as High Quality and impaired for one or more designated uses, the proposed development for this site should adhere to the state's 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, per definition of PA Code, Title 25, Chapter 102, Subsection 102.14. The plans should show the delineated extent of the state-regulated riparian buffer.
13. The Pennsylvania Department of Conservation and Natural Resources (DCNR) PNDI receipt documentation included with the plan submission indicates that further information is required by the PA Fish and Boat Commission. The applicant should provide the Township with documentation that this agency's review of this project has been completed, prior to the Township granting final plan approval,

ADMINISTRATIVE ISSUES:

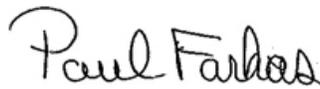
14. According to the Waivers table on Sheet 2, the applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance, including waivers from the curbing and sidewalk requirements set forth in Sections 509 and 510, respectively. Waiver requests should 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: 6
Re: Final Subdivision and Land Development - Penn-Delmar Power
Lower Oxford Township – SD-11-25-18736 and LD-11-25-18735

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Timothy Hershey
Towne Square Engineering
Chester County Health Department
Chester County Conservation District
Pauline D. Garcia-Allen, Manager, Oxford Borough
Chester County Water Resources Authority



COUNTY COMMISSIONERS

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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Matthew J. Edmond, AICP
 Executive Director

February 12, 2026

Kisha Tyler, Borough Manager
 Spring City Borough
 6 South Church Street
 Spring City, PA 19475

Re: Preliminary/Final Land Development - Spring City Borough Complex
 # Spring City Borough - LD-01-26-18785

Dear Ms. Tyler:

A preliminary/final land development plan entitled "Spring City Borough Complex", prepared by Barry Isett & Associates, dated April 21, 2025 and last revised on November 14, 2025, was received by this office on January 16, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

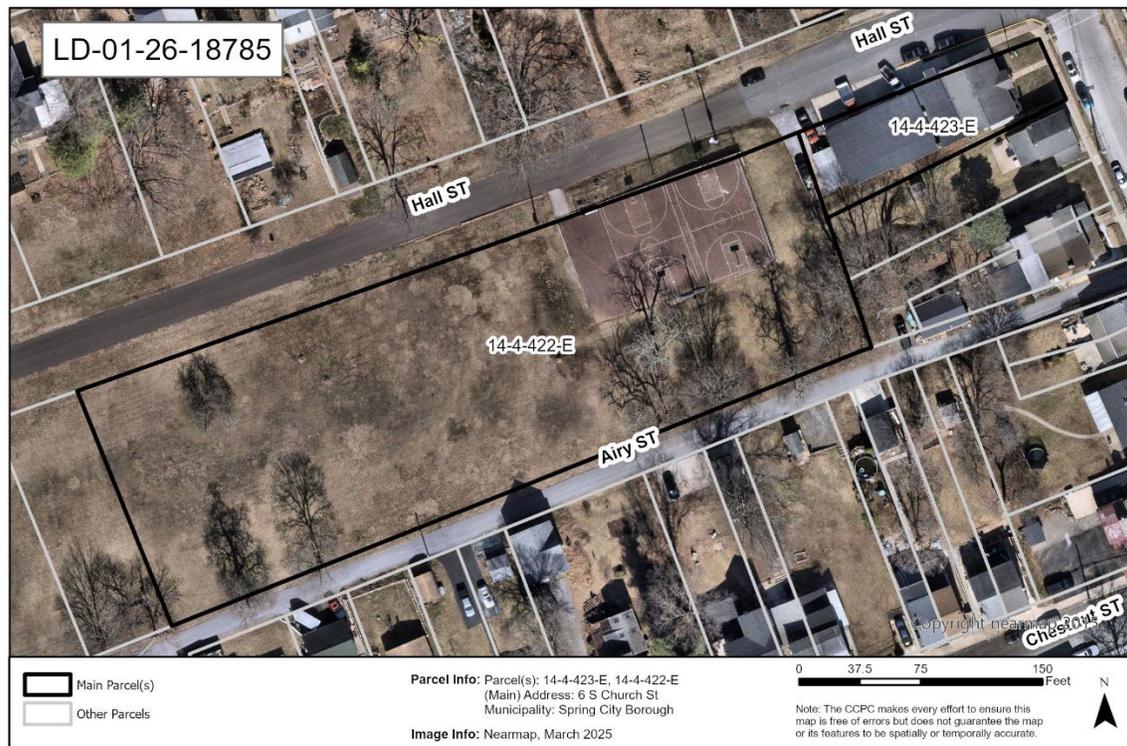
Location:	Southwest intersection of Hall Street and South Church Street
Site Acreage:	1.68 acres
Lots:	2 lots
Non-Res. Square Footage:	13,522 square feet
Proposed Land Use:	Government
New Parking Spaces:	10 spaces
UPI#:	14-4-422-E, 14-4-423-E

PROPOSAL:

The Borough proposes the construction of a municipal building and public works facility comprised of two structures totaling 13,522 square feet, and 11 parking spaces. The site, which is served by public water and public sewer facilities, is located in the Spring City Borough R-2 Medium Density Residential zoning district.

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

Page: 2
 Re: Preliminary/Final Land Development - Spring City Borough Complex
 # Spring City Borough - LD-01-26-18785



COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

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

Page: 4

Re: Preliminary/Final Land Development - Spring City Borough Complex
Spring City Borough - LD-01-26-18785

6. The Borough is requesting a waiver from Section 425-19.A of the Borough's Stormwater Ordinance's requirement that "the post-construction total runoff volume shall not exceed the predevelopment total runoff volume for all storms equal to or less than the 2-yr, 24-hour design storm." The purpose of the provisions in Section 425-19 are "To control post-construction stormwater impacts from regulated activities and meet state water quality requirements, BMPs shall be provided in the site design that replicate predevelopment stormwater infiltration and runoff conditions, such that post-construction stormwater discharges do not degrade the physical, chemical, or biological characteristics of the receiving waters" for both new development and redevelopment activities. PADEP's 2024 Integrated Report indicates that the unnamed tributary and the Schuylkill River are impaired for Fish Consumption and Aquatic Life uses. In addition, the Schuylkill River is subject to TMDL reduction requirements for PCBs. Meeting the requirements of Section 425-19.E ensures stormwater runoff from the proposed development on this site will not further contribute to stream impairments.
7. The Borough Engineer or their consultants should complete a stormwater management report for the proposed development that meets the requirements of the Borough's Stormwater Management Ordinance, including the following provisions:
 - a. Section 425-19.E, "BMPs that moderate the temperature of stormwater shall be used to protect the temperature of receiving waters. The applicant shall fulfill the requirements of the PADEP "Thermal Impact Analysis" for the "PAG-02 Stormwater Discharges Associated with Construction Activities, NOI for Coverage under General or Individual Permit" if they cannot meet the volume control requirements."
 - b. Section 425-19.F, "Runoff from the disturbed area shall be treated for water quality prior to entering existing waterways or water bodies. If a stormwater management practice does not provide water quality treatment, then water quality BMPs shall be utilized to provide pretreatment prior to the runoff entering the stormwater management practice."
 - c. Section 425-21 Stream channel protection requirements.
 - d. Section 425-22 Stormwater peak rate control requirements.
8. The plan proposes regrading steep slope areas, specifically UPI 14-4-422. The Borough should ensure that the proposed development complies with provisions in Section 525-63.B.
9. The topsoil stockpile for the proposed plan is located adjacent to concrete sidewalks, a roadway, and other impervious surfaces. The Borough should ensure that erosion and sediment controls are installed properly with frequent inspections, and maintenance plans should describe immediate remediation actions to rectify any failures of these controls.
10. The unnamed tributary to the Schuylkill River's designated by Pennsylvania as Warm Water Fishes (WWF), Migratory Fishes (MF). Increases in impervious cover elevates the risk of thermal degradation in these streams, which could impact fish populations. To minimize thermal impacts to the adjacent streams, the Borough should consider designing and installing added naturalized stormwater management BMPs to improve nutrient and sediment uptake and improve wildlife and pollinator habitat. The landscape plan should incorporate a raingarden seed mix and appropriate water-tolerant native shrubs to promote greater infiltration. If infiltration is not feasible because of underlying soils, the Borough should consider incorporating a "Managed Release Concept" strategy into these stormwater facilities.
11. Due to the proposed roadway, parking area and sidewalk areas, the Borough should consider establishing a de-icing plan and identifying a material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams.

Page: 5
Re: Preliminary/Final Land Development - Spring City Borough Complex
Spring City Borough - LD-01-26-18785

Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to receiving waterbodies.

ADMINISTRATIVE ISSUES:

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Barry Isett & Associates
Chester County Conservation District



COUNTY COMMISSIONERS

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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Matthew J. Edmond, AICP
 Executive Director

February 6, 2026

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

Re: Preliminary/Final Land Development - Penn Oaks Tennis And Fitness Center Padel Courts Addition
 # Thornbury Township – LD-01-26-18770

Dear Ms. Hudak:

A Preliminary/Final Land Development Plan entitled "Penn Oaks Tennis And Fitness Center Padel Courts Addition", prepared by Mohawk Land Development Consultants, and dated December 1, 2025, was received by this office on January 7, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	South side of Penn Oaks Drive, east of Wilmington Pike
Site Acreage:	4.80
Lots/Units:	1
Non-Res. Square Footage:	0
Proposed Land Use:	Commercial (Sports/Recreation)
New Parking Spaces:	0
Municipal Land Use Plan Designation:	RR Rural Residential, adjoining R Residential to the east
UPI#:	66-3H-5, 66-3H-6

PROPOSAL:

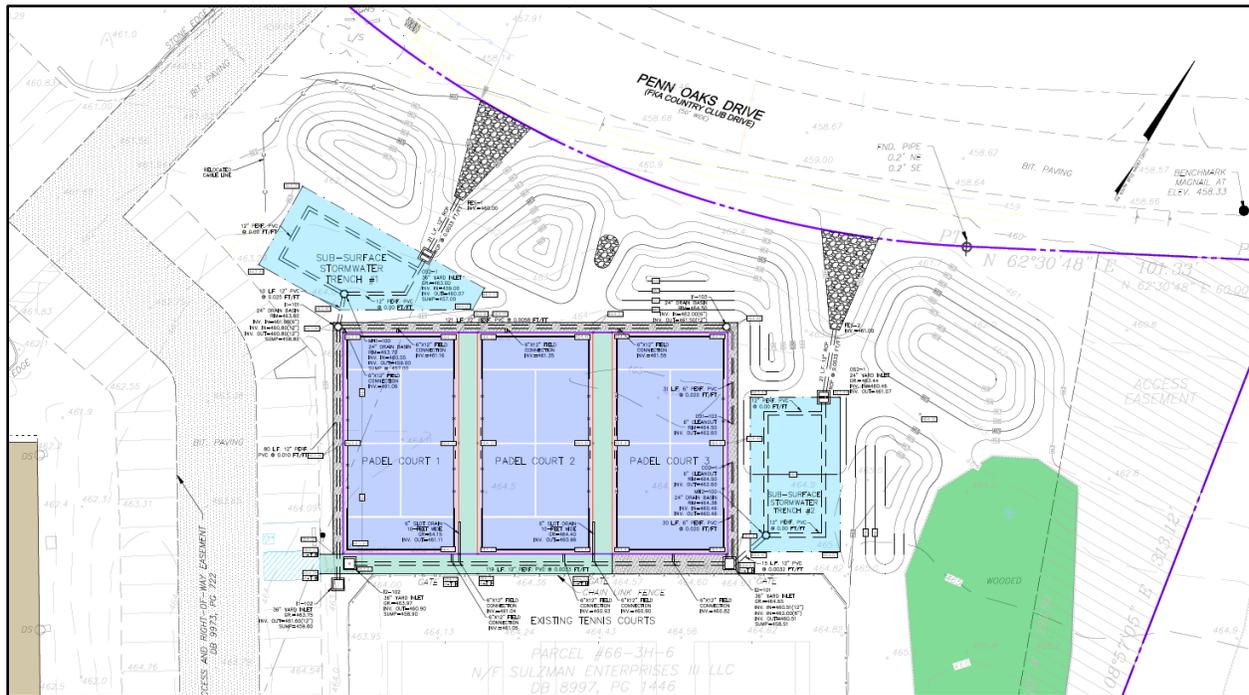
The applicant proposes the construction of three padel courts, which will be located underneath a canopy (we note that representative canopy images, typical canopy interior images, and padel court details are provided on Sheet 8). An Acoustics Report, prepared by Metropolitan Acoustics dated November 21, 2025, and a Traffic and Parking Study, prepared by Horner & Canter Associates, dated October 8, 2025, were both included with the plan submission. The project site, which is served by public water and on-site sewer, is located in the R-1 Residential/Agricultural zoning district.

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

Page: 3

Re: Preliminary/Final Land Development - Penn Oaks Tennis And Fitness Center Padel Courts Addition

Thornbury Township – LD-01-26-18770



Site Plan Detail, Sheet 9 (Grading & Utility Plan)

COUNTY POLICY:

LANDSCAPES:

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

Page: 4

Re: Preliminary/Final Land Development - Penn Oaks Tennis And Fitness Center Padel Courts Addition

Thornbury Township – LD-01-26-18770

PRIMARY ISSUES:

Design Issues:

3. The Township's Official Map depicts the location of a potential trail along Penn Oaks Drive, from William Penn Boulevard to the adjoining residential development to the east. Prior to taking action on this land development proposal, the Township should consider any issues pertaining to the Official Map designation of this site consistent with the provisions of Section 406 of the Pennsylvania Municipalities Planning Code. In addition to sidewalks being an essential design element in the **Suburban Landscape**, Map 5-B: Recreation and Open Space Plan in the Township's Comprehensive Plan depicts the location of a high priority future pedestrian connection along this section of Penn Oaks Drive.
4. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 15) 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.
5. The landscaping plan indicates tree plantings along the berms surrounding the proposed development area. Depending on the slope of the berm and the species of tree, trees planted directly on a berm may impact its integrity as the trees mature. In these areas, the applicant should ensure selected tree species are planted on slopes gentle enough to prevent future compromises to the structural integrity of the berms.

Stormwater Management:

6. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. The site is located in the Chester Creek Watershed. Per the Township's Stormwater Management Ordinance, § 116-22.H Stormwater Peak Rate Control Requirements, and the Chester Creek Watershed Act 167 Stormwater Management Plan, post-development peak runoff rates for all design storms are required to be less than 50% of the predevelopment peak rates. The applicant and Township Engineer should review the Stormwater Management Report to ensure the peak runoff rates meet the peak flow release rate standards for the Chester Creek Watershed.
8. Since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.

ADMINISTRATIVE ISSUES:

9. The Zoning Schedule table on Sheet 5 appears to indicate that five variances have been received for this project, including variances from the maximum impervious coverage and minimum screening/buffer width requirements of the Township Zoning Ordinance. If this is correct, then the date of the Township Zoning Hearing Board's decision, including any conditions of approval, should be identified on the plan.

Page: 5

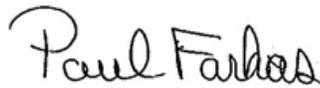
Re: Preliminary/Final Land Development - Penn Oaks Tennis And Fitness Center Padel Courts Addition

Thornbury Township – LD-01-26-18770

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 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: Penn Oaks Tennis & Fitness Club
Mohawk Land Development Consultants
Sulzman Enterprises III, LLC
Chester County Health Department
Chester County Water Resources Authority



COUNTY COMMISSIONERS

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

February 20, 2026

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

Re: Preliminary Subdivision - 311 Warwick Road
 # Warwick Township - SD-01-26-18794

Dear Ms. Patton:

A preliminary subdivision plan entitled "311 Warwick Road", prepared by Graybill Engineering, LLC and dated January 14, 2026, was received by this office on January 23, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

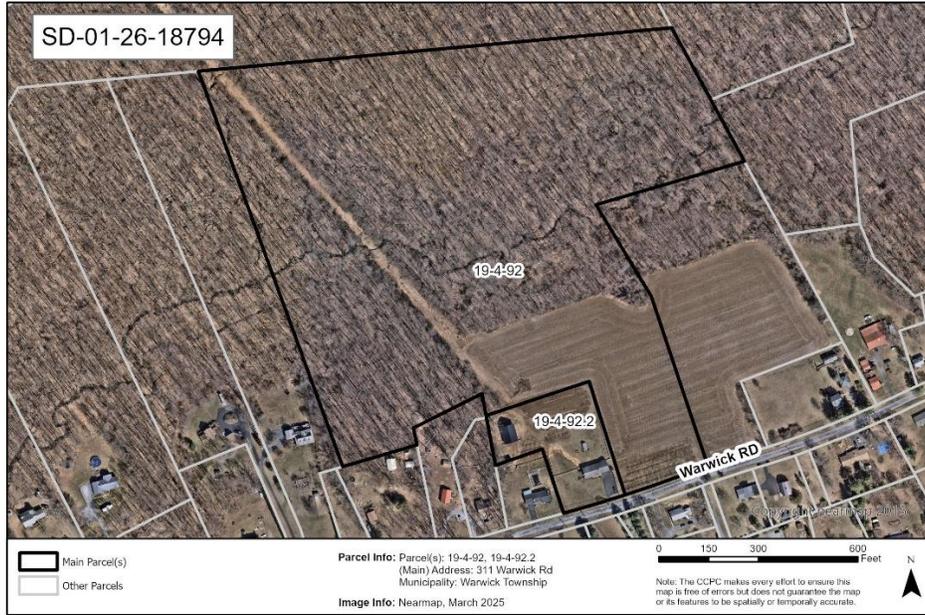
Location:	North side of Warwick Road, west of Mauger Road
Site Acreage:	35.20 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
UPI#:	19-4-92, 19-4-92.2

PROPOSAL:

The applicant proposes the adjustment of the lot line separating two lots by transferring a 0.257-acre area from an approximately 33-acre lot (Lot 2) to the adjoining approximately 2-acre lot (Lot 1). The site, which is served by on-site water and sewer facilities, is divided by the Warwick Township R-1 and R-2 Residential zoning districts. The plan shows an existing dwelling on Lot 1 that will remain and be enlarged as well as other site improvements. The plan shows no additional development proposed for Lot 2. The site's existing driveway onto Warwick Road will remain, and the applicant has offered additional right-of-way to the Township.

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

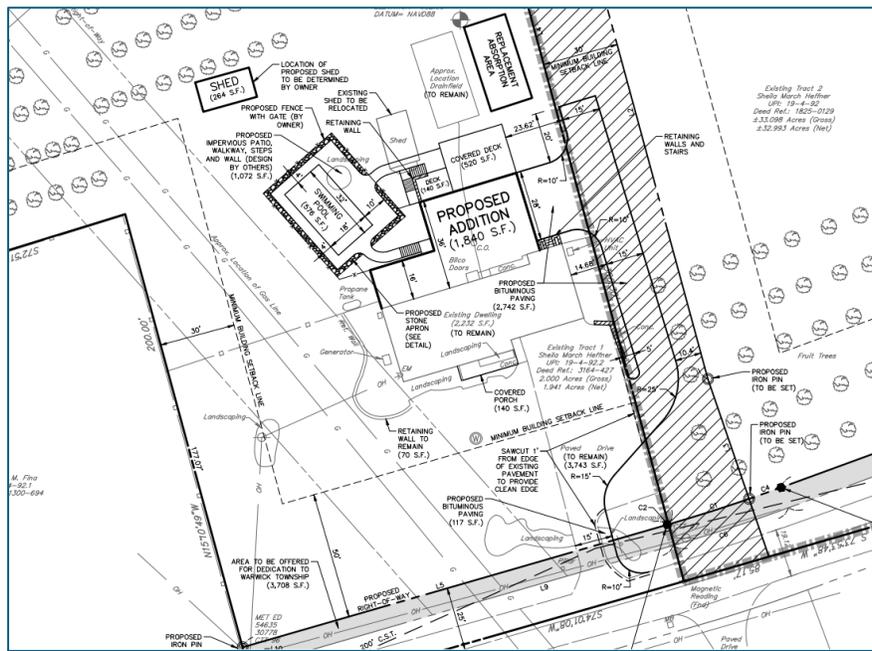
Page: 2
Re: Preliminary Subdivision - 311 Warwick Road
Warwick Township - SD-01-26-18794



COUNTY POLICY:

LANDSCAPES:

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



Detail of 311 Warwick Road Preliminary Subdivision Plan

Page: 3
Re: Preliminary Subdivision - 311 Warwick Road
Warwick Township - SD-01-26-18794

ADMINISTRATIVE ISSUE:

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

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Graybill Engineering, LLC
Sheila Fina
Chester County Health Department

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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 West Chester, PA 19380
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Matthew J. Edmond, AICP
 Executive Director

February 24, 2026

Kim Milane-Sauro
 West Caln Township
 721 West Kings Highway
 Coatesville, PA 19320

Re: Final Subdivision - 814 West Kings Highway
 # West Caln Township - SD-01-26-18801

Dear Ms. Milane-Sauro:

A final subdivision plan entitled "814 West Kings Highway", prepared by Tangency Solutions and dated August 15, 2025, was received by this office on January 30, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	South side of West Kings Highway (State Route 340), west of South Bonsall Road
Site Acreage:	58.70 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
UPI#:	28-8-30

PROPOSAL:

The applicant proposes the subdivision of one lot into two lots. The site, which is served by on-site water and sewer facilities, is located in the West Caln Township AP-Agricultural Preservation zoning district. The site contains a dwelling and other structures that will remain, and the plan does not show any additional proposed development.

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

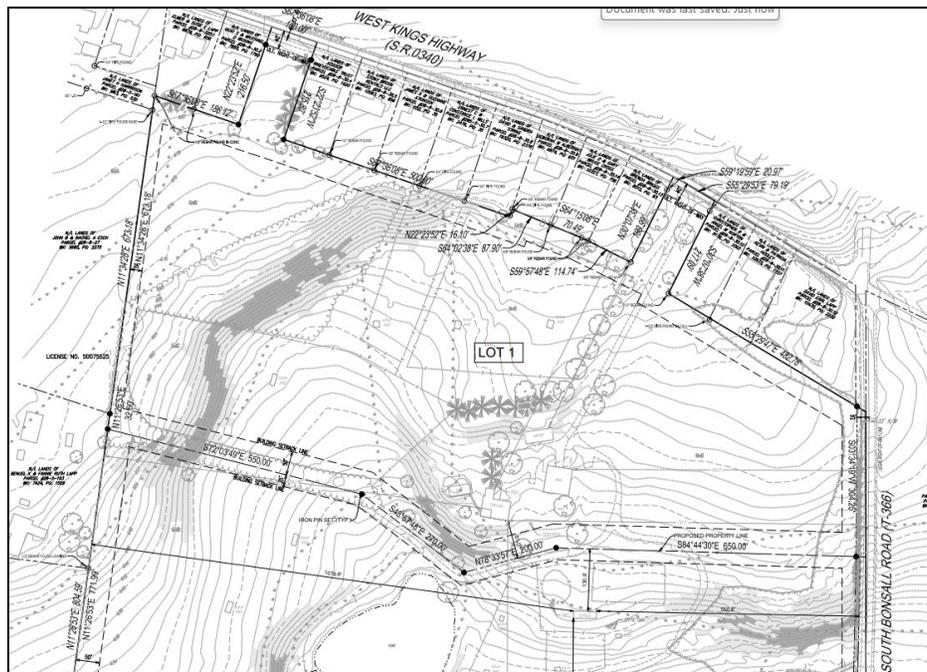
Page: 2
Re: Final Subdivision - 814 West Kings Highway
West Caln Township - SD-01-26-18801



COUNTY POLICY:

LANDSCAPES:

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



Detail of 814 West Kings Highway Final Subdivision Plan

Page: 3
 Re: Final Subdivision - 814 West Kings Highway
 # West Caln Township - SD-01-26-18801

PRIMARY ISSUES:

2. The plan shows a well and cesspool in proposed Lot 1. Section [300-521 Sewage disposal](#), of the Township Subdivision and Land Development Ordinance, Subsection F., Individual On-lot Sewage Disposal Systems requires: "All lots shall be provided with a primary and secondary on-lot sanitary disposal system compliant with the design standards of Title 25, Chapter 73, Rules and Regulations of the Pennsylvania Department of Environmental Protection, the Chester County Health Department standards." It might be important to show a potential area for an on-lot sewage disposal field if the only suitable location may be near the proposed lot line.
3. The plan shows driveways crossing over both lots. The Township and the applicant should determine whether access easements will be necessary, and the deeds to both lots should reflect the terms of such easements.

ADMINISTRATIVE ISSUES:

4. The submission to the Chester County Planning Commission included a photograph of the plan bearing the owner's signature, but it was not a digitized submission. If the applicant wishes to record this part of the plan at the County Recorder of Deeds, the applicant should ensure that the plan meets the Recorder of Deeds' Document Recording Requirements, at: <https://www.chesco.org/426/E-Recording>
 The Document Standards are also available at: <https://www.chesco.org/DocumentCenter/View/76275>
5. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and West Caln 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 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: Tangency Solutions
 Chester County Health Department
 Anthony Antonelli, District Permits Manager, PennDOT
 Francis J. Hanney, PennDOT
 Andrew Pelet and Daniel Pelet Trust



COUNTY COMMISSIONERS

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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 West Chester, PA 19380
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Matthew J. Edmond, AICP
 Executive Director

February 5, 2026

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

Re: Preliminary/Final Subdivision - Brandywine Regional Airport, Inc.
 # West Goshen Township – SD-01-26-18768

Dear Mr. Bashore:

A Preliminary/Final Subdivision Plan entitled "Brandywine Regional Airport, Inc.", prepared by Chester Valley Engineers, Inc., and dated November 3, 2025, was received by this office on January 13, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

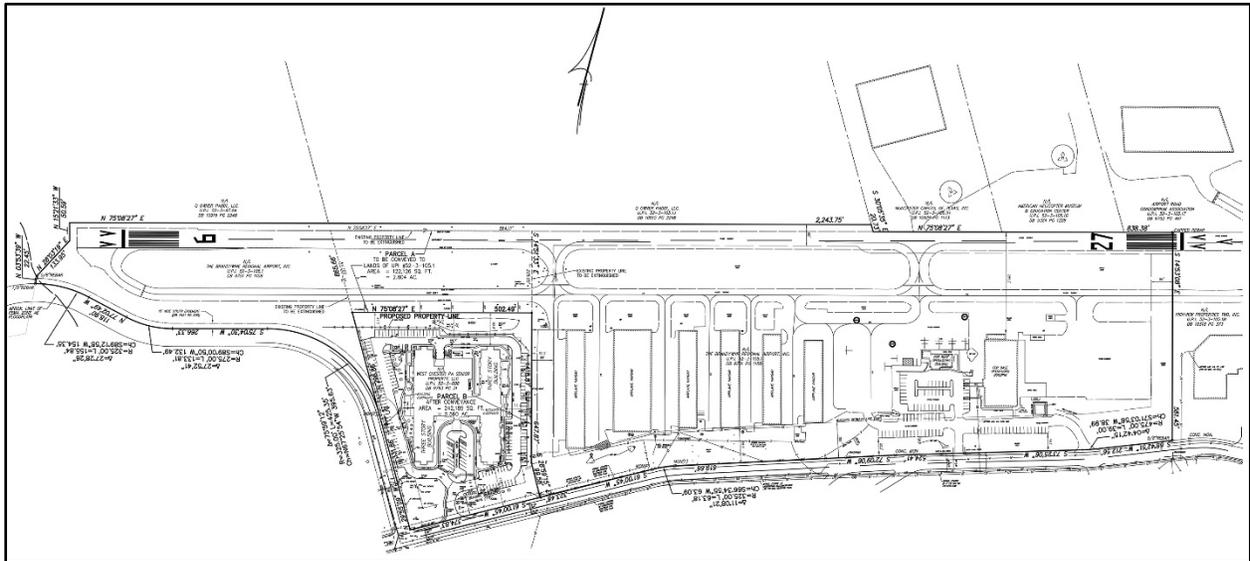
Location:	North side of Ward Avenue, west of Airport Road
Site Acreage:	34.65
Lots/Units:	2
Non-Res. Square Footage:	0
Proposed Land Use:	Lot Line Revision
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-3-608, 52-3-105.1

PROPOSAL:

The applicant proposes the conveyance of Parcel A, a 2.8 acre portion of UPI# 52-3-608 (the site of an existing retirement community), to adjoining land owned by the Brandywine Regional Airport (identified on the site plan as UPI# 52-3-105.1). We note that Parcel A includes a portion of the existing airport runway and taxi way. No development activity is proposed as part of the current plan submission. The project site is located in the I-C Industrial Commercial zoning district. The site plan indicates that, on December 17, 2024, the Township Zoning Hearing Board granted a variance from the minimum green area requirement set forth in Section 84-41.B(4)(E) of the Township Zoning Ordinance for Parcel B, the site of the existing retirement community.

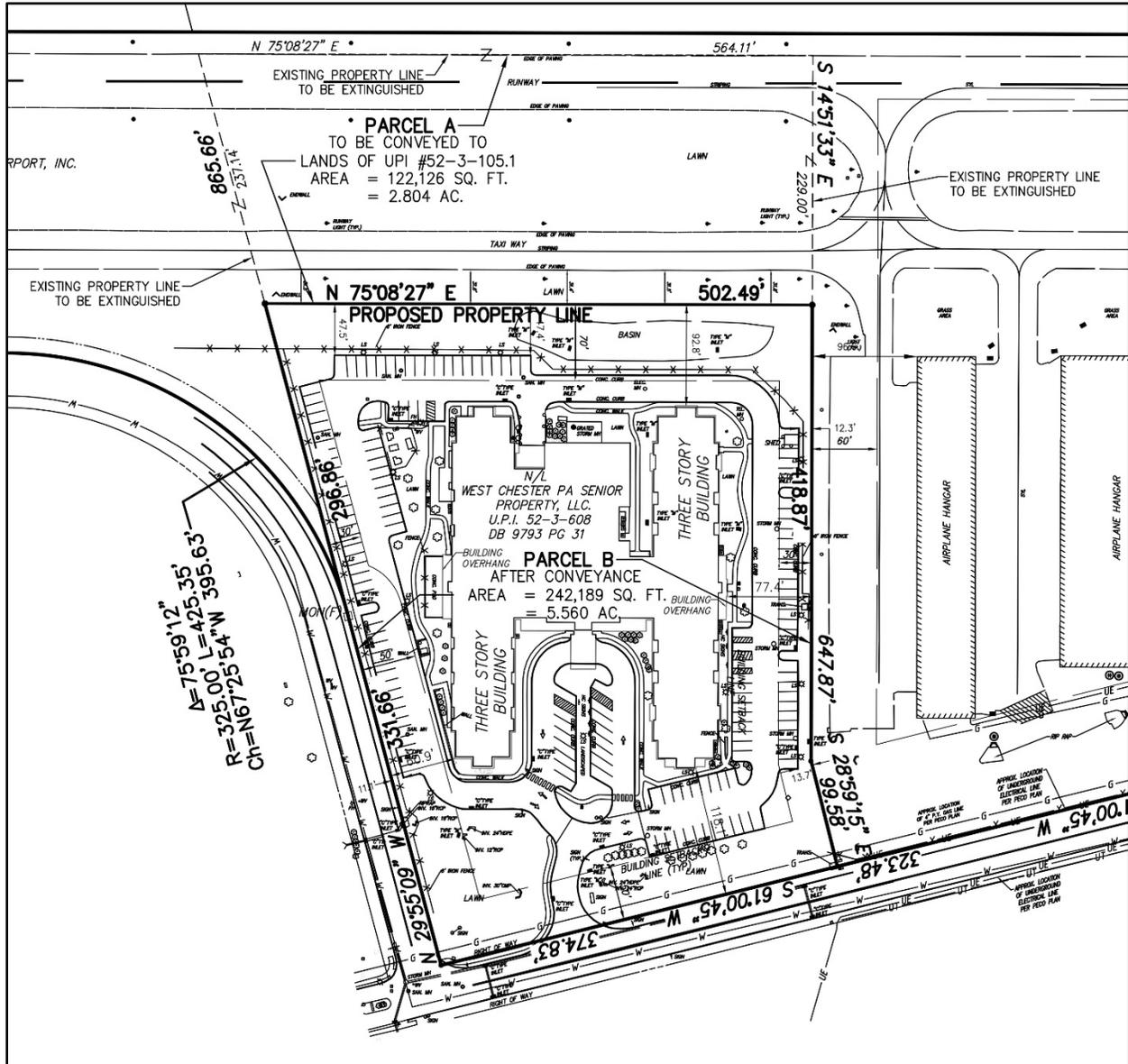
RECOMMENDATION: The County Planning Commission recommends that the administrative issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.

Page: 2
Re: Preliminary/Final Subdivision - Brandywine Regional Airport, Inc.
West Goshen Township – SD-01-26-18768



Site Plan Detail: Preliminary/Final Subdivision - Brandywine Regional Airport, Inc.

Page: 3
 Re: Preliminary/Final Subdivision - Brandywine Regional Airport, Inc.
 # West Goshen Township – SD-01-26-18768



Site Plan Detail (Closeup): Preliminary/Final Subdivision - Brandywine Regional Airport, Inc.

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for the development of the existing retirement community on proposed Parcel B. That review, CCPC# LD-5-15-11792, dated May 22, 2015, which addressed the construction of a 150 unit independent living and assisted living facility, was approved by the Township on April 13, 2016.
2. The County Planning Commission previously reviewed a subdivision plan, and a separate land development plan, both involving UPI# 52-3-105.1. CCPC# SD-08-23-17798, dated August 14, 2023, addressed lot line revisions between four existing parcels (it was our understanding that the purpose of this subdivision was to provide extra buffer area for the airport runway). According to our records, this subdivision plan was approved by the Township on August 15, 2023.

Page: 4
 Re: Preliminary/Final Subdivision - Brandywine Regional Airport, Inc.
 # West Goshen Township – SD-01-26-18768

Subsequently, the County Planning Commission reviewed a land development that proposed the construction of four airplane hangars totaling 13,390 square feet on UPI# 52-3-105.1 (CCPC# LD-11-23-17909, dated December 6, 2023). According to our records, this land development plan was approved by the Township on May 7, 2024.

COUNTY POLICY:

LANDSCAPES:

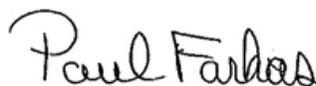
3. The project site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. The proposed subdivision is consistent with the objectives of the **Suburban Center Landscape**.

ADMINISTRATIVE ISSUES:

4. The applicant should verify the accuracy of the UPI-Uniform Parcel Identifiers, and associated parcel boundaries and acreage figures, provided on the site plan. We note that County mapping records identify the existing UPI number for the land to the immediate west of Parcel A as UPI# 52-3-105.1.K, rather than UPI# 52-3-105.1. The Chester County Recorder of Deeds Office requires that the correct UPI numbers be identified on all subdivision and land development plans submitted for recording.
5. The Waivers Requested table indicates that the applicant is requesting 11 waivers from the plan submission requirements set forth in Article IV-Procedure 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.
6. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

Sincerely,



Paul Farkas
 Senior Review Planner

cc: Brandywine Regional Airport, Inc.
 Chester Valley Engineers, Inc.



COUNTY COMMISSIONERS

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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Matthew J. Edmond, AICP
 Executive Director

February 4, 2026

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

Re: Preliminary/Final Subdivision and Land Development - West Chester Kia - E. Nields St.
 # West Goshen Township – SD-12-25-18754 and LD-12-25-18759

Dear Mr. Bashore:

A Preliminary/Final Subdivision and Land Development Plan entitled "West Chester Kia - E. Nields St.", prepared by Howell Engineering, and dated August 29, 2025, was received by this office on January 7, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

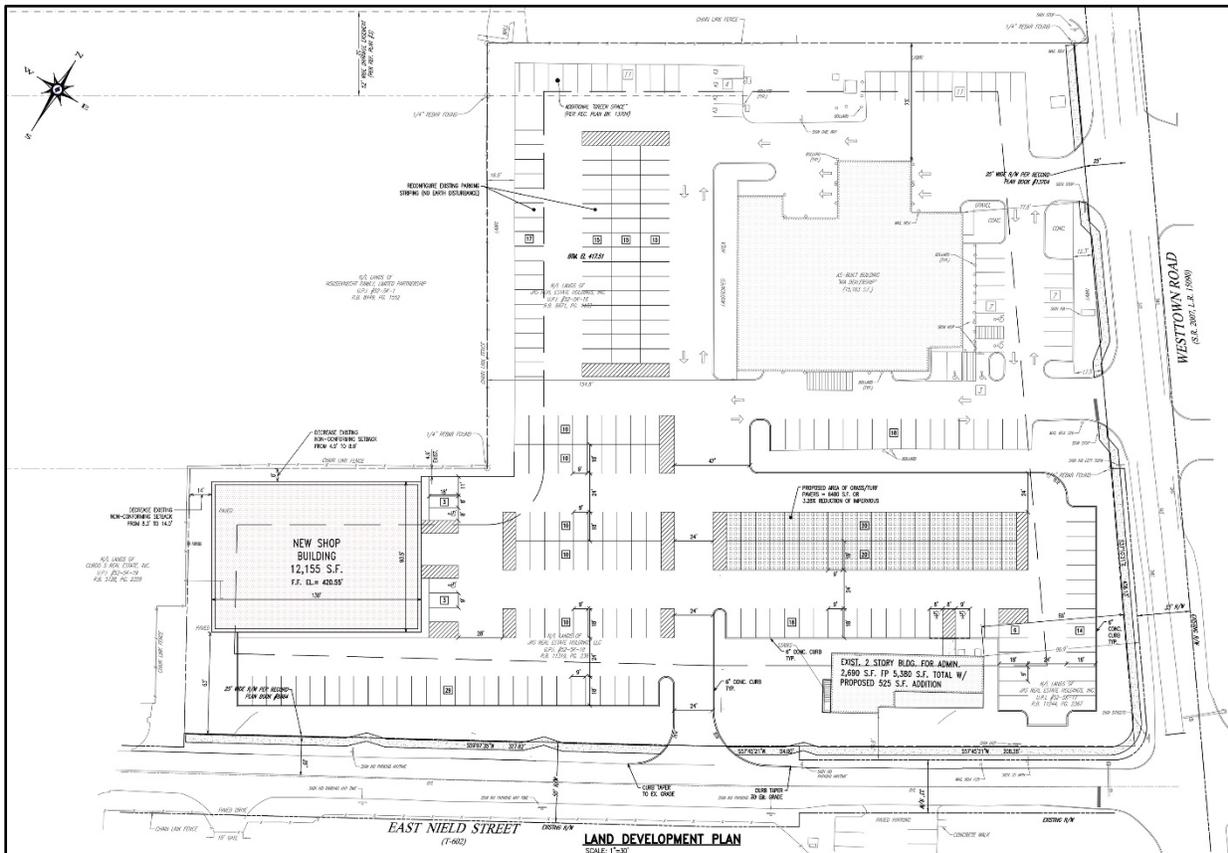
Location:	Northwest corner of East Nields Street and Westtown Road (S.R. 2007)
Site Acreage:	4.59
Lots/Units:	3 existing lots; 1 proposed lot
Non-Res. Square Footage:	12,680
Proposed Land Use:	Expansion of existing automotive sales and service facility
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-5K-18, 52-5K-17, 52-5K-16

PROPOSAL:

The applicant proposes the consolidation of three existing lots into one lot, along with the construction of a 12,155 square foot automotive shop, and a 525 square foot addition to an existing building (it is our understanding that this existing building will be used for offices for the automotive sales and service facility). Two existing buildings on the site will be removed. The Parking Requirements table on Sheet 1 indicates that an additional 148 parking spaces will be provided for the automotive sales and service facility, resulting in a total of 284 spaces. The project site, which will be served by public water and public sewer, is located in the MPD Multipurpose zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the pedestrian access issues discussed in comment #5, and all Township issues should be resolved before action is taken on this subdivision and land development plan.

Page: 2
Re: Preliminary/Final Subdivision and Land Development - West Chester Kia - E. Nields St.
West Goshen Township – SD-12-25-18754 and LD-12-25-18759



Site Plan Detail, Sheet 2: West Chester Kia - E. Nields St.

Page: 3

Re: Preliminary/Final Subdivision and Land Development - West Chester Kia - E. Nields St.

West Goshen Township – SD-12-25-18754 and LD-12-25-18759

BACKGROUND:

1. The Chester County Planning Commission recently reviewed a land development proposal on UPI# 52-5K-16, which addressed the construction of building additions totaling 11,520 square feet to the existing automotive sales and service building on this 2.43 acre lot (CCPC# LD-12-22-17498, “West Chester Kia,” dated January 24, 2023). According to our records, this land development plan was approved by the Township on September 5, 2023.
2. It is identified on Sheet 1 of the current plan submission that, on July 28, 2025, the Township Zoning Hearing Board granted two variances for this project, including a variance from Section 84-38.B(6) to allow an eight foot side yard setback to the north and a 14 foot side yard setback to the west for the construction of the proposed vehicular services building.

COUNTY POLICY:

LANDSCAPES:

3. The project site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan, adjoining an **Urban Center Landscape** designation. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The 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 and land development plan 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 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. We acknowledge, and endorse, that sidewalks are provided along Westtown Road and East Nields Street. Sidewalks are an important design element in the **Suburban Center Landscape**. Crosswalks striping should be provided along all driveway entrances. Additionally, we recommend that the applicant and Township, in consultation with PennDOT and the County of Chester, investigate the feasibility of providing pedestrian crossings, including handicapped-accessible ramps, at the Westtown Road/East Nields Street intersection with the access road on the site of the County’s Government Services Center.

Page: 4
 Re: Preliminary/Final Subdivision and Land Development - West Chester Kia - E. Niels St.
 # West Goshen Township – SD-12-25-18754 and LD-12-25-18759

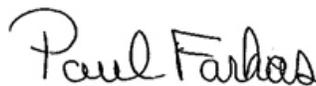
6. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 15) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
7. The Township should verify that vehicle parking, yard setbacks, along with landscaping (as shown on Sheet 17-Landscape Plan), conform to all applicable Township ordinance requirements.

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

Sincerely,



Paul Farkas
 Senior Review Planner

cc: Howell Engineering
 KIA of West Chester
 JAS Real Estate Holdings, LLC
 Chester County Conservation District
 Anthony Antonelli, District Permits Manager, PennDOT
 Francis J. Hanney, PennDOT
 David Byerman, Chief Executive Officer, County of Chester



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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Matthew J. Edmond, AICP
Executive Director

February 25, 2026

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

Re: Conditional Use - Concept Plans for Plute Homes
West Vincent Township - CU-01-26-18798

Dear Mr. Ryan:

A conditional use plan entitled "Concept Plans for Plute Homes", prepared by Bohler Engineering, dated April 1, 2025 and last revised on October 28, 2025, was received by this office on January 26, 2026. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of West Vincent Township. This review does not replace the need for an official referral by West Vincent Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

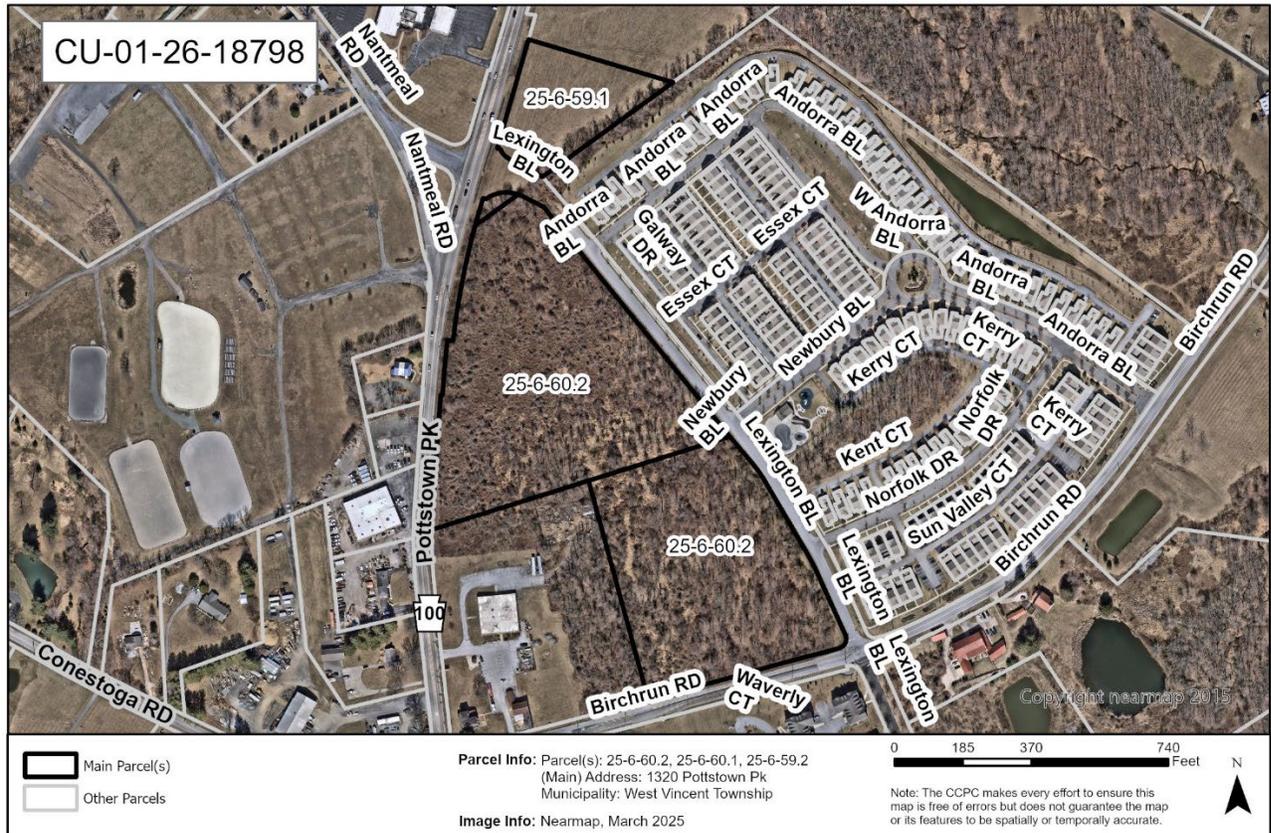
Location:	East side of Pottstown Pike (State Route 100), southwest of Lexington Boulevard, north of Birchrun Road
Site Acreage:	19.69 acres
Lots/Units:	Two lots, 74 units
Proposed Land Use:	Single Family Residential, Townhouse
New Parking Spaces:	67 on-street spaces
Municipal Land Use Plan Designation:	Mixed Use (2021 Phoenixville Regional Comprehensive Plan)
UPI#:	25-6-60.1, 25-6-59.2, 25-6-60.2

PROPOSAL:

The applicant has submitted a conditional use application for the creation of 28 single-family dwellings and 46 townhouse dwellings and 67 "off-road" parking spaces on a 19.69-acre site composed of two lots. The site, which will be served by public water and public sewer facilities, is located in the West Vincent Township R-2 Residential district and the VCR Village Center Residential Overlay zoning district, and the conditional use plan is presented as Concept Plan "B".

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

Page: 2
 Re: Conditional Use - Concept Plans for Plute Homes
 # West Vincent Township - CU-01-26-18798



COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Rural Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape often evolves from a village at an historic crossroads that has expanded over time. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodate limited growth, with transportation infrastructure and amenities provided at a village scale and character. The proposed conditional use plan is consistent with the objectives of the **Rural 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 primarily located within the French Creek watershed, with a small area of the western portion of the site located in the Upper Brandywine Creek watershed.

The **Watersheds 2045** plan's highest priority objectives within the French Creek 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.

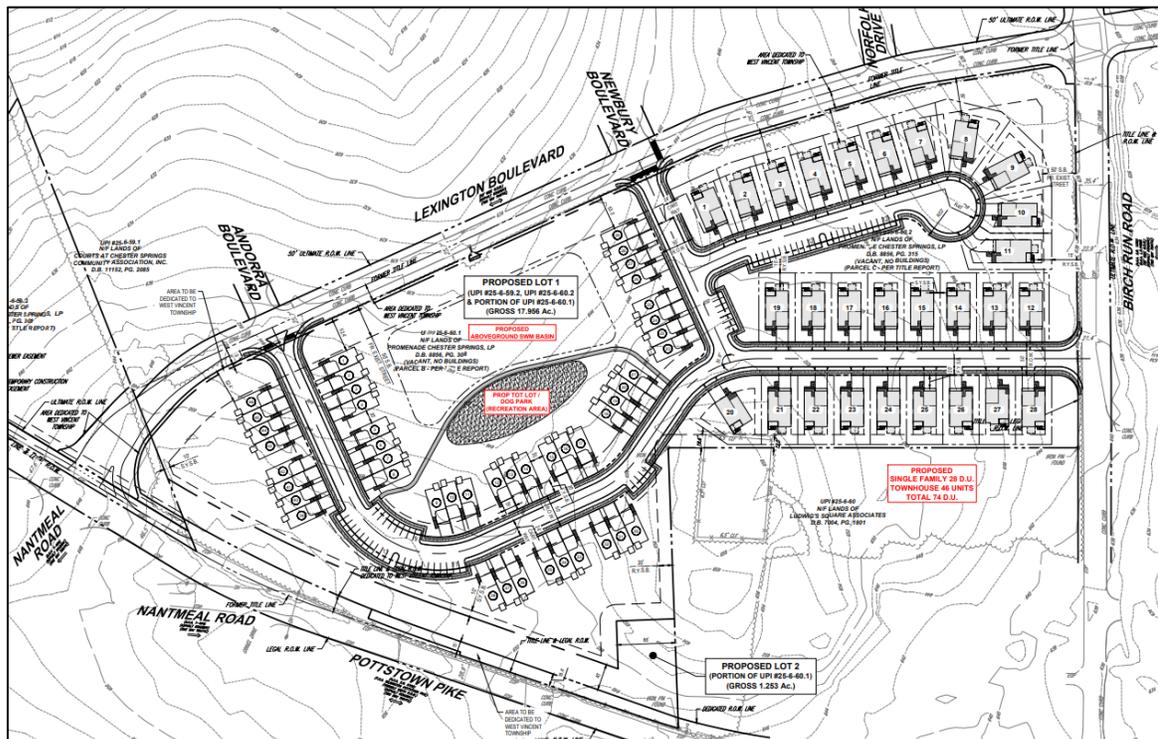
Page: 3
 Re: Conditional Use - Concept Plans for Plute Homes
 # West Vincent Township - CU-01-26-18798

The *Watersheds 2045* plan's highest priority objectives within the Upper Brandywine Creek watershed are:

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

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

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



Detail of Concept Plans for Plute Homes Conditional Use Plan

PRIMARY ISSUES:

3. The multifamily portion of the development is submitted under the provisions of the West Vincent Township Zoning Ordinance's VCR - Village Center Residential Overlay District, Section 390-68.B(2), which permits multifamily dwellings by conditional use. Section 390-68.B(2) regulates "Multifamily dwelling with no more than four dwelling units per building and designed to resemble large single-family dwellings from the exterior or designed to resemble traditional 19th century attached housing from rural Chester County."

The applicant and the Township should discuss how the provisions of Zoning Ordinance Section 390-68.B(2) will be met. Other municipalities have worked with applicants to create a design palette of architectural details, colors, textures, roof pitches, building heights and massing that are used to achieve the type of compatibility contemplated in Section 390-68.B(2).

Page: 4
 Re: Conditional Use - Concept Plans for Plute Homes
 # West Vincent Township - CU-01-26-18798

The resemblance to large single-family dwellings expressed in Section 390-68.B(2) could also be achieved with the use of common driveways to limit the number of driveway connections on the roadways (as well as reducing the points of sidewalk interruptions). Shared driveways can reduce the number of new access points on public roads, limit impervious coverage and lower construction costs.

In addition, the Township and the applicant should consider reorienting units 1 through 8 to place their front yards and front entry areas towards Lexington Boulevard, while providing vehicle access from the cul-de-sac. This will help preserve the residential character of Lexington Boulevard and help meet the intent of Zoning Ordinance Section 390-68.B(2). The cul-de-sac should also be designed with an internal landscaped island to relieve the impression of extensive asphalt and reduce stormwater runoff. Additional information on this topic is available online at the County Planning Commission's Multimodal Circulation Handbook (2016 Update): <https://chescoplanning.org/Guides/Multimodal/>.

Dwellings at the site's entry points that orient their side elevations towards the surrounding roadways should be provided with architectural elements that mitigate the impressions of blank walls, such as the use of awnings or side entries.

4. We suggest that the applicant and Township consider incorporating additional traffic calming features into the design, such as a roundabout at the intersection near unit 20. The applicant should also determine whether parallel on-street parking will be permitted on the site. Additional information on this topic is provided in Chapter 3 of the Multimodal Circulation Handbook.
5. 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.
6. We recommend that sidewalks be constructed along the site's entire periphery. 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 Multimodal Circulation Handbook. This can also help improve access to the Township-owned tract to the north of the site. The applicant and Township should refer to the Handbook for more recommendations regarding the design of the proposed pedestrian facilities.
7. The applicant and the Township should discuss the ultimate use of the proposed greenway lands. The Township should ensure that the designated open space remains permanently protected from future development, subdivision, or any use inconsistent with the approved plan. Such protection should be secured through a deed restriction, a conservation easement granted to a qualified land trust, or another legally binding mechanism. All protective instruments should be reviewed and approved by the Township Solicitor to ensure long-term enforceability. Information on protecting open space is available in the Chester County Planning Commission's "Conservation Easements" eTool at: <https://www.chescoplanning.org/MuniCorner/eTools/48-ConsEasements.cfm>
 Other related tools are available at: <https://www.chescoplanning.org/OpenSpace/Tools.cfm>.
7. We recommend that the applicant provide a trail in the greenway lands, as well as provide enhanced trail access to the aboveground stormwater management basin near the dog park. The proposed stormwater management basin should be designed to conform with the natural drainage pattern and existing topography of the site, to limit earth disturbance, and minimize soil compaction. Applying these considerations enhances the potential of the stormwater basins to be a visual amenity and opportunity for passive recreation.

Page: 5
 Re: Conditional Use - Concept Plans for Plute Homes
 # West Vincent Township - CU-01-26-18798

To provide visual interest, the shape of the basins should be as natural looking as practical. The natural topography is usually curvilinear and less “boxy” or geometrically shaped. Creating a variety of slope changes so the sides of the basins undulate also mimics natural conditions. The appearance of the basins can be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic value. To maximize opportunities for passive recreation, the perimeters of the basins should incorporate features such as trails, viewpoints, and seating areas.

8. We suggest that the applicant and Township consider providing a percentage of affordably-priced housing units within the proposed apartment building. “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>.
9. The applicant should indicate whether a Homeowners’ Association (HOA) will be responsible for any proposed common facilities and areas. 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 the developer to the HOA of common facilities. The HOA 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 its completeness and compliance. We also recommend that the HOA allow rooftop solar installations and other energy efficiency and environmental conservation actions.
10. To ensure that the stormwater management controls continue to function as designed, the applicant should include information on the frequency and proper inspection, operation, and maintenance of these systems in an Inspection, Operation and Maintenance Plan. Additionally, since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure, and to address any issues with these facilities.

The applicant can also consider the use of rain gardens as part of the stormwater management plan. The County Planning Commission endorses the use of innovative stormwater management practices.

11. Low-growing landscape plantings should be placed along the 90-degree parking areas to screen vehicle headlights from adjacent dwellings and from Pottstown Pike.
12. The applicant should strive to protect the site’s wooded areas as possible, and observe Township Subdivision and Land Development Ordinance Section 390-174 Tree protection.
13. 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.

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

Page: 6
Re: Conditional Use - Concept Plans for Plute Homes
West Vincent Township - CU-01-26-18798

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Bohler Engineering
Promenade at Chester Springs LP
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

2/1/2026 to 2/28/2026

The staff reviewed proposals for:

	Total
Subdivision and Land Development Ordinance (SLDO) Amendments	1
Zoning Ordinance Amendments	4
TOTAL REVIEWS	5

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Coventry Township	SA-01-26-18782	2/4/2026	Proposed - SLDO Amendment Requirements for architectural elevations for Land Development Plans; and for review by Township Consultants, Planning Commission and Board of Supervisors, and regulations and requirements for architectural elevations.	Consistent
Kennett Square Borough	ZA-01-26-18774	2/6/2026	Proposed - Zoning Ordinance Amendment Amendment: multifamily development by conditional use in the OI-2 Office and Industrial District, subject to the standards in Section 23-21(j); and single-family stacked dwellings, R-3 Residential district.	Consistent
Phoenixville Borough	ZA-01-26-18799	2/24/2026	Proposed - Zoning Ordinance Amendment Define "Detention Center"; Allow Detention Centers As A Conditional Use In The "CD" Corridor Development District, To Add New Subsection 27-301.2.A.(2).(B) To Establish Conditions Applicable To Detention Centers; Remove Conflicting Language Related To Industrial Uses In The "I" Industrial District; Amend "Regulations And Standards Applicable To All Zoning Districts", To Remove Auto Supply Store As Permitted By Right In The "I" Industrial District; Amend "Design And Development Regulations", Re: "Parking" To Clarify Parking Space Dimensions.	Consistent
West Brandywine Township	ZA-01-26-18795	2/4/2026	Proposed - Zoning Ordinance Amendment short term rentals	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
West Vincent Township	ZA-02-26-18822	2/24/2026	Proposed - Zoning Ordinance Amendment Definition of Animal Shelter, Animal Rescue Organization, Animal Breeder, Animal Broker, and Pet Store/ Shop, and adding that: No pet store shall sell, ... cats or dogs	Not Relevant

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 4
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 4

Ordinance Review Letters



COUNTY COMMISSIONERS

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

February 4, 2026

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

Re: Subdivision and Land Development Ordinance Amendment – Submission of Architectural
 Elevation Drawing
 # East Coventry Township - SA-01-26-18782

Dear Mr. Briggs:

The Chester County Planning Commission has reviewed the proposed East Coventry Township Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on January 14, 2026. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. East Coventry Township proposes to amend its Subdivision and Land Development Ordinance to add:
 - A. A definition of “architectural elevation”;
 - B. Requirements for architectural elevations to be submitted for all land development plans;
 - C. Requirements for the review of architectural elevations by the Township’s consultants, the Township Historical Commission, Planning Commission and Board of Supervisors, and
 - D. Regulations and requirements for the contents of the architectural elevations.

COMMENTS:

2. The requirement for the submission of architectural elevations for all proposed land developments will add useful information and can help encourage plans to be more-fully compatible with surrounding areas. Their reviews by the Township’s consultants and boards can also be very useful; for example, proposed Section 22-304.C. (relating to the review of architectural elevations by the Township Planning Commission) requires that the Commission consider “...whether the proposed buildings meet the building design standards, complement the existing character of the neighborhood; promote varied, but complementary architectural styles; use scale and building architectural style to promote a strong community identity and ensure that new development is compatible with existing neighborhoods and adjacent residential or commercial development.” Other Township Boards are also similarly required to review and comment on architectural elevations.

Sections 22-304.2.D.(1) and (2), require the Board of Supervisors to review the architectural elevation (as well as other materials) and the Board may “...may specify conditions, changes, modifications, or additions to the plan.” This provision is also useful.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Submission of Architectural Elevation Drawing

East Coventry Township - SA-01-26-18782

However, some of the provisions in the proposed amendment are subjective and may result in potential disagreements. In addition to the review considerations in Section 22-304.C. (as noted above) proposed Section 22-304.3.J. (“Building Design Standards”) refers to colors, building materials, and several types of building massing and arrangement patterns. Several of these standards can result in varying interpretations based on different aesthetic considerations. While we believe that the design elements in the proposed amendment can result in more attractive land developments, the Township should ensure that the relevant portions of the Pennsylvania Municipalities Planning Code, **Section 503 Contents of Subdivision and Land Development Ordinance**, support the provisions in the amendment. The Township Solicitor should advise the Supervisors on this matter.

The Township Solicitor should advise the Township about the extent to which aesthetic considerations can be applied or required in the absence of a designated historic district, where a Historic and Architectural Review Board has been created to provide recommendations, or where an ordinance offers specific density or other enhancements to encourage aesthetic results. While a municipality can always request that aesthetic matters be considered, the Township should ensure that proper legal foundations are in place to support the amendment’s provisions.

3. When appropriate, the Township may want to consider specifically adding a requirement in proposed Section 22-304.3.J that the proposed architectural details effectively reflect nearby neighborhood designs. However, the Township should be specifically cautious if it requires a particular architectural style.
4. The Township should also be aware that the requirements for preparing the architectural elevations can add expense to land development plans. The Township may want to consider granting exceptions to this requirement for minor developments.
5. The Chester County Planning Commission prepared a “Landscapes Design Guide Series” at <https://www.chescoplanning.org/LandUse/L3DesignGuides.cfm> that include design recommendations focusing on the County’s urban, suburban center, suburban, rural center, rural, and agricultural landscapes. The Township can consider the design suggestions in these guides as it reviews architectural elevations.
6. The proposed ordinance that was submitted to the County Planning Commission includes the title: “Wil-be Drive Parking Restrictions and Speed Limit Ordinance FINAL 7-14-23 (02945535-1....”. The Township should verify that the ordinance that is submitted for the public hearing is properly identified.

RECOMMENDATION: The Commission recommends that the issues raised in this letter be addressed before action is taken on this proposed Subdivision and Land Development Ordinance amendment.

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

Sincerely,



Wes Bruckno
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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 West Chester, PA 19380
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Matthew J. Edmond, AICP
 Executive Director

February 6, 2026

Joseph Nowak, CZO, Planning & Zoning Coordinator
 Kennett Square Borough
 600 S. Broad Street
 Kennett Square, PA 19348

Re: Zoning Ordinance Amendment – Multifamily Development, OI-2 Office and Industrial District;
 and Single-Family Stacked Dwellings, R-3 Residential District
 # Kennett Square Borough – ZA-01-26-18774

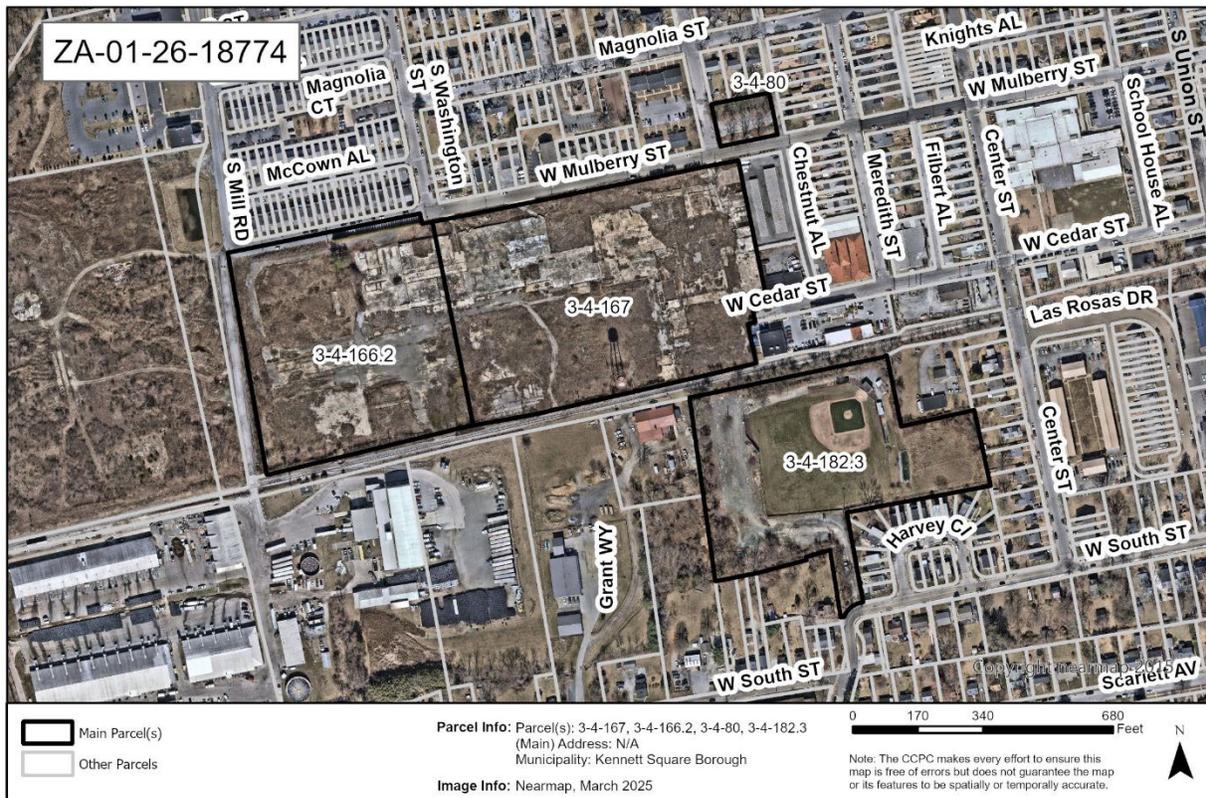
Dear Mr. Nowak:

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 January 9, 2026. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The proposed amendments to the Borough Zoning Ordinance include the following:
 - A. Add the following definition for the term “single family stacked dwellings” as a sub-definition under the definition of dwelling in Section (4)(A)(iv): “Two (2) single family attached dwellings attached to one or more other two (2) single family dwellings that share a common vertical wall where one dwelling is located above another dwelling with each dwelling being two-story and having independent outside access;”
 - B. Add “single family stacked dwellings” to the list of uses permitted by right in the R-3 Residential district (Section 23-15(b)(4));
 - C. Amend the Purpose of the OI-2 Office and Industrial District, with the addition of the following sentence at the end of this section: “It is further intended to provide for the creation of pedestrian friendly multi-family development to integrate high density residential housing subject to standards to assume an integrated development pattern that is functional, efficient and attractive;”
 - D. The addition of Section 23-21(j), which allows, by conditional use, multifamily development involving a combination of single family attached dwellings (townhouses), single family stacked dwellings, and multifamily garden apartments, in the OI-2 district, in accordance to standards that include the following:
 - i. Minimum gross tract size of 20 acres, which may consist of more than one contiguous parcel(s) under common ownership and being developed as a unified development, including parcels separated by rights of way, roads, and/or railroad beds.
 - ii. Maximum density shall not exceed twelve dwelling units per acre of the overall tract size provided that when affordable housing is provided, the maximum density shall not

Page: 3
 Re: Zoning Ordinance Amendment – Multifamily Development, OI-2 Office and Industrial District;
 and Single-Family Stacked Dwellings, R-3 Residential District
 # Kennett Square Borough – ZA-01-26-18774



LANDSCAPES:

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

While multifamily residential development, including affordably-priced housing units, is an appropriate use in the **Urban Center Landscape**, and the County Planning Commission supports the redevelopment of brownfields and greyfields, careful consideration of the proposed zoning ordinance standards is required to ensure that new development fits into the existing character of the Borough, along with incorporating all applicable design elements for new development in Urban Centers set forth on page 35 of *Landscapes3*. Additional information on the planning principles and design elements for Urban Center Landscapes is provided in the County Planning Commission's [Urban Center Design Guide](#), which is available online at: <https://www.chescoplanning.org/LandUse/L3DesignGuides.cfm>.

COMMENTS:

- 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 the PA Municipalities Planning Code. UPI# 3-4-167, 3-4-166.2, and 3-4-80 (the intended site of the proposed residential development) are located within the southwest portion of Character

Page: 4
 Re: Zoning Ordinance Amendment – Multifamily Development, OI-2 Office and Industrial District;
 and Single-Family Stacked Dwellings, R-3 Residential District
 # Kennett Square Borough – ZA-01-26-18774

Area 5 (Central Core) of the Borough’s Land Use Plan; UPI# 3-4-182.3 (the site of the existing athletic field) is located in Character Area 4 (South Street West).

We note that the Borough’s Comprehensive Plan indicates that Traditional Neighborhood Development (TND) or form based codes could be implemented for the NVF Property to ensure a mix of uses compatible with adjacent neighborhoods (Page 6-8). Additionally, Future Land Use and Zoning Change Item CA5-2 on page CA5-7 indicates that these types of zoning would better facilitate redevelopment and guide development to create an area that is more pedestrian friendly and incorporates a development pattern that is more in context with the Borough’s character. Furthermore, Item CA5-22 on page CA5-11 states “Opportunities to use Form Based Codes or Traditional Neighborhood Development (TND) should be investigated” for future planning efforts in Character Area 5.

We recommend that the Borough, rather than allowing multifamily residential development by conditional use in the OI-2 district as set forth in the current amendment, consider the development of a new zoning district, or an overlay zoning district, that meets the objectives of a Traditional Neighborhood Development as set forth in Section 701-A.(b) of the PA Municipalities Planning Code, and incorporates a full range of design criteria including connectivity, streetscaping, along with a providing a design guide.

7. While we note that an illustration is included with the proposed definition of single family stacked dwellings, we suggest that the Borough find or develop a better illustration of this housing type. Consideration should be provided for utilizing, and providing a citation, for one of the existing illustrations currently provided on the Missing Middle Housing website:
<https://missingmiddlehousing.com>.
8. The Borough should recognize that, if adopted, single family stacked dwellings will be allowed throughout the R-3 Residential district. In its evaluation of the proposed amendment, the Borough should determine what other areas of the Borough where single family stacked dwellings could be readily constructed.

We also note that the proposed addition of single family stacked dwellings to the list of uses permitted in the R-3 Residential District is not mentioned in the document header of the draft ordinance. This should be corrected by the Borough.

9. The proposed revision to the Purpose Statement of the OI-2 set forth in Section 4 of the draft Ordinance only includes the addition of one sentence pertaining to multifamily housing at the end of the existing section. We recommend that the Purpose Statement be rewritten in its entirety, in order to provide an integrated approach to the development/redevelopment of this zoning district.
10. The Borough should clarify their rationale for the 20 acre minimum tract size requirement for this use, particularly pertaining to the complexity of the proposed standards in Section 23-21(j)(1), along with the final sentence provided in Section 23-21(j)(2), which states that open space and lands offered for dedication to the Brough for recreation or open space are to be excluded from the maximum density calculation. As currently written, it appears that open space and lands offered for dedication to the Borough for recreation or open space can be counted towards the minimum gross tract size requirement, but are to be excluded from the maximum density calculation. Consideration should be considered for a lower minimum tract size requirement.

Page: 5

Re: Zoning Ordinance Amendment – Multifamily Development, OI-2 Office and Industrial District;
and Single-Family Stacked Dwellings, R-3 Residential District

Kennett Square Borough – ZA-01-26-18774

11. We endorse the incorporation of affordable housing requirements into the proposed ordinance language. “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>.
12. The Borough should consider incorporating landscaping/buffering requirements from adjoining non-residential uses in the OI-2 district, to minimize conflicts between residential and non-residential uses.
13. For clarity purposes, we recommend that the phrase “...when Affordable Housing is provided...” in Section 23-21(j)(2) be revised to state “...when Affordable Housing is provided in accordance with Section 23-21(j)(7) provided below.”
14. While Section 23-21(j)(4) and Section 23-21(e) Table 14 both provide a maximum permitted building height of 45 feet for garden apartments and 38 feet for townhomes, they do not clearly specify the maximum permitted building height for single family stacked dwellings. This should be clarified.
15. The Borough should ensure that consistent terminology is utilized throughout the zoning ordinance. We note that the phrase “stacked dwelling units,” rather than single family stacked dwellings, is utilized in the first paragraph of Section 23-21(j)(7).
16. It appears that a period is missing in the final paragraph of Section 23-21(j)(7), following the phrase “...posted for the site improvements.” This should be corrected by the Borough.
17. While Section 23-21(j)(9) contains a reference to “architectural details,” for each building, no specific details are provided. The Borough should consider the development of a Design Guide associated with this use.
18. Because active and passive recreation areas are referenced in Section 23-21(j)(10), the Borough should consider providing specific definitions for these terms. No definitions are currently provided for these terms in our copies of the Borough Zoning Ordinance and Borough Subdivision and Land Development Ordinance (SLDO) for these terms. However, we note that definitions are provided on pages 11-2 and 11-3 of the Borough’s Comprehensive Plan for these terms.
19. The Borough should clarify what it meant by the statement in Section 23-10(j)(10) that outdoor common areas improved with amenities, such as landscaping and benches, are “...for the exclusive use of the residents within such Multifamily Development.” We suggest that outdoor common areas should be available for all Borough residents.
20. Two separate sections of the draft ordinance are identified as “Section 5.” This should be corrected.
21. The header to Section 6, pertaining to revisions to Section 23-21(e) Table 15, contains a reference to the OI-1, rather than the OI-2, zoning district. This should be corrected by the Borough.

Page: 6

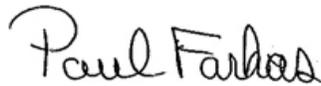
Re: Zoning Ordinance Amendment – Multifamily Development, OI-2 Office and Industrial District;
and Single-Family Stacked Dwellings, R-3 Residential District

Kennett Square Borough – ZA-01-26-18774

RECOMMENDATION: The County Planning Commission recommends that the Borough, rather than allowing multifamily residential development by conditional use in the OI-2 district, consider the development of a new zoning district, or a new overlay zoning district, for the redevelopment of this tract that meets the objectives of a Traditional Neighborhood Development as set forth in Section 701-A.(b) of the PA Municipalities Planning Code, and incorporates a full range of design criteria, along with providing a design guide. Consideration should also be provided for the other 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

cc: Rockhopper LLC
Michael G. Crotty, Esquire, Borough Solicitor



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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Matthew J. Edmond, AICP
Executive Director

February 24, 2026

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

Re: Zoning Ordinance Amendment – Detention Centers, Uses Not Provided For, by Conditional Use
in the CD District, etc.
Phoenixville Borough - ZA-01-26-18799

Dear Mr. Boelker:

The Chester County Planning Commission has reviewed the proposed Phoenixville Borough Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 28, 2026. We offer the following comments to assist in your review of the proposed Borough Zoning Ordinance amendment.

DESCRIPTION:

1. Phoenixville Borough proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition of “Detention Center”;
 - B. Allow “Detention Center” as a conditional use in the CD - Corridor Development District;
 - C. Add a provision whereby “...any use not elsewhere permitted in the Phoenixville Zoning Ordinance and also not permitted in any municipality that is a member of the Phoenixville Regional Planning Committee shall be permitted by conditional use in the “CD” Corridor Development District.”;
 - D. Add conditions applicable to “Detention Centers”;
 - E. Remove “Auto Supply Store” as a by-right use in the I-Industrial District;
 - F. Remove “Industrial Uses” by special exception use in the Industrial District and allowing it by-right;
 - G. Require that parking spaces shall be “...rectangular in dimension (i.e. corner angles of 90-degrees) with a width of not less than nine (9) feet and a length of not less than eighteen (18) feet”, and
 - H. Remove conflicting language.

LANDSCAPES:

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

Page: 2

Re: Zoning Ordinance Amendment – Detention Centers, Uses Not Provided For, by Conditional Use, in the CD District, etc.

Phoenixville Borough - ZA-01-26-18799

COMMENTS:

3. “Detention Center” may be subject to several state and federal regulations and the Borough Solicitor should ensure that the Borough’s regulations comply with such regulations. The Borough should also clarify whether the proposed regulations will apply to persons who are subject to emergency involuntary medical treatment under the provisions of the Pennsylvania Mental Health Procedures Act (<https://www.legis.state.pa.us/WU01/LI/LI/US/HTM/1976/0/0143..HTM>)
4. The Borough proposes to remove “Auto Supply Store” as a by-right use in the Industrial District. The on-line version of the Borough’s Zoning Ordinance defines “Auto Supply Store” (refer to [27-202{12} AUTO SUPPLY STORE](#)) but does not appear to specifically list it as a regulated land use except in the Industrial District in the current “Zoning Districts” table in Section 27-301.2.C.(1). Some auto supply stores include limited services such as oil changes, tire services and similar repairs. The Borough should determine whether such services in an “Auto Supply Store” should be regulated as a specific land use, or should they be interpreted as another form of retail land use falling under the Borough’s definition of “Retail Goods And Services Use” in Section 27-201, which includes “auto supply store”.
5. A provision is included whereby “...any use not elsewhere permitted in the Phoenixville Zoning Ordinance and also not permitted in any municipality that is a member of the Phoenixville Regional Planning Committee shall be permitted by conditional use in the “CD” Corridor Development District”. The Borough may want to add some appropriate regulations, for example; if the proposed use is similar to a use permitted by special exception (or conditional use), the Borough may allow the use subject to the requirements of the special exception (or conditional use) that are most similar to the proposed use.

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

Sincerely,



Wes Bruckno
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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West Chester, PA 19380
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Matthew J. Edmond, AICP
Executive Director

February 4, 2026

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

Re: Zoning Ordinance Amendment – Short Term Rentals in the R-1, R-2 and RM Districts
West Brandywine Township - ZA-01-26-18795

Dear Ms. Stoltzfus:

The Chester County Planning Commission has reviewed the proposed West Brandywine Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 22, 2026. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

West Brandywine Township proposes to amend its Zoning Ordinance to include a Short-Term Rental Facility and regulate it by special exception in the R-1 Agricultural/Residential, the R-2 Rural Residential and the RM Rural Mixed-Use Districts, with provisions, conditions and limitations.

BACKGROUND:

The Chester County Planning Commission reviewed a previous version of this amendment and our comments were forwarded to the Township in a letter dated December 22, 2025 (refer to CCPC ZA-12-25-18750). The current submission is similar to the earlier version, although proposed Section 200-100.6A.13 requires compliance with Township Code Chapter 155-3 (Residential Refuse), and proposed Section 200-100.6A.18.(b) adds “In the case of a Short-Term Rental where the Owner rents a Specific Bedroom Accommodation, the floor plan must clearly designate bedrooms to be used for Short-Term Rental.” We have no further comments on the proposed Zoning Ordinance amendment, although the final version should include an Ordinance Number in the year 2026.

RECOMMENDATION: West Brandywine Township should act on the proposed Zoning Ordinance amendment according to the recommendations of the Township Solicitor.

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

Sincerely,

A handwritten signature in black ink that reads "Wes Bruckno".

Wes Bruckno
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

February 24, 2026

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

Re: Zoning Ordinance Amendment - Definition of Animal/Rescue Organization/Breeder/Broker, Pet Store/Shop, Restrictions on Selling Cats or Dogs
 # West Vincent Township - ZA-02-26-18822

Dear Mr. Ryan:

The Chester County Planning Commission has reviewed the proposed West Vincent Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 12, 2026. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. West Vincent Township proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions of Animal Shelter, Animal Rescue Organization, Animal Breeder, Animal Broker, and Pet Store/Shop;
 - B. Revise the General Regulations section to add:

“§390-175.2 Pet Store/Shop. No pet store shall sell, deliver, offer for sale, barter, auction, give away, or otherwise transfer or dispose of cats or dogs. Nothing in this section shall prohibit a retail pet store from providing space to an animal rescue organization or an animal shelter to showcase adoptable animals to the public.”

COMMENTS:

2. Pennsylvania House Bill 1816, which was introduced into the 2025-2026 session, would prohibit the Pennsylvania Department of Agriculture from issuing or renewing a pet shop-kennel license under the Pennsylvania Dog Law after December 31, 2026. Although House Bill 1816 may or may not change or may ultimately not be adopted, the Township may want to consider the proposed amendment within the context of the House Bill. For example, the Township may want to coordinate definitions used by Pennsylvania with related definitions in its proposed amendment, such as “Pet Store/Shop” (which differs from the House Bill’s definition of “Pet shop-kennel”.) The House Bill also includes definitions that the Township may want to consider, such as "Dog", “Establishment", "Housing facility", "Humane society or association", "Kennel", etc.

Page: 2

Re: Zoning Ordinance Amendment - Definition of Animal/Rescue Organization/Breeder/Broker, Pet Store/Shop, Restrictions on Selling Cats or Dogs
West Vincent Township - ZA-02-26-18822

If House Bill 1816 is eventually adopted into Pennsylvania law (and the Township adopts the proposed Zoning Ordinance amendment) the Township should revisit the adopted version to determine if revisions are necessary. The Township Solicitor should advise the Supervisors on this matter.

3. The proposed ordinance includes definitions of Animal Breeder and Animal Broker, but these terms do not seem to appear elsewhere in the proposed amendment or in the Township Zoning Ordinance.
4. The Township should ensure that the proposed amendment will not inadvertently apply to bona-fide organizations that breed, train, or sell personal assistance animals, medical alert/response dogs, police K9-unit dogs, narcotic detection dogs, explosive detection dogs, etc.

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

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

Sincerely,



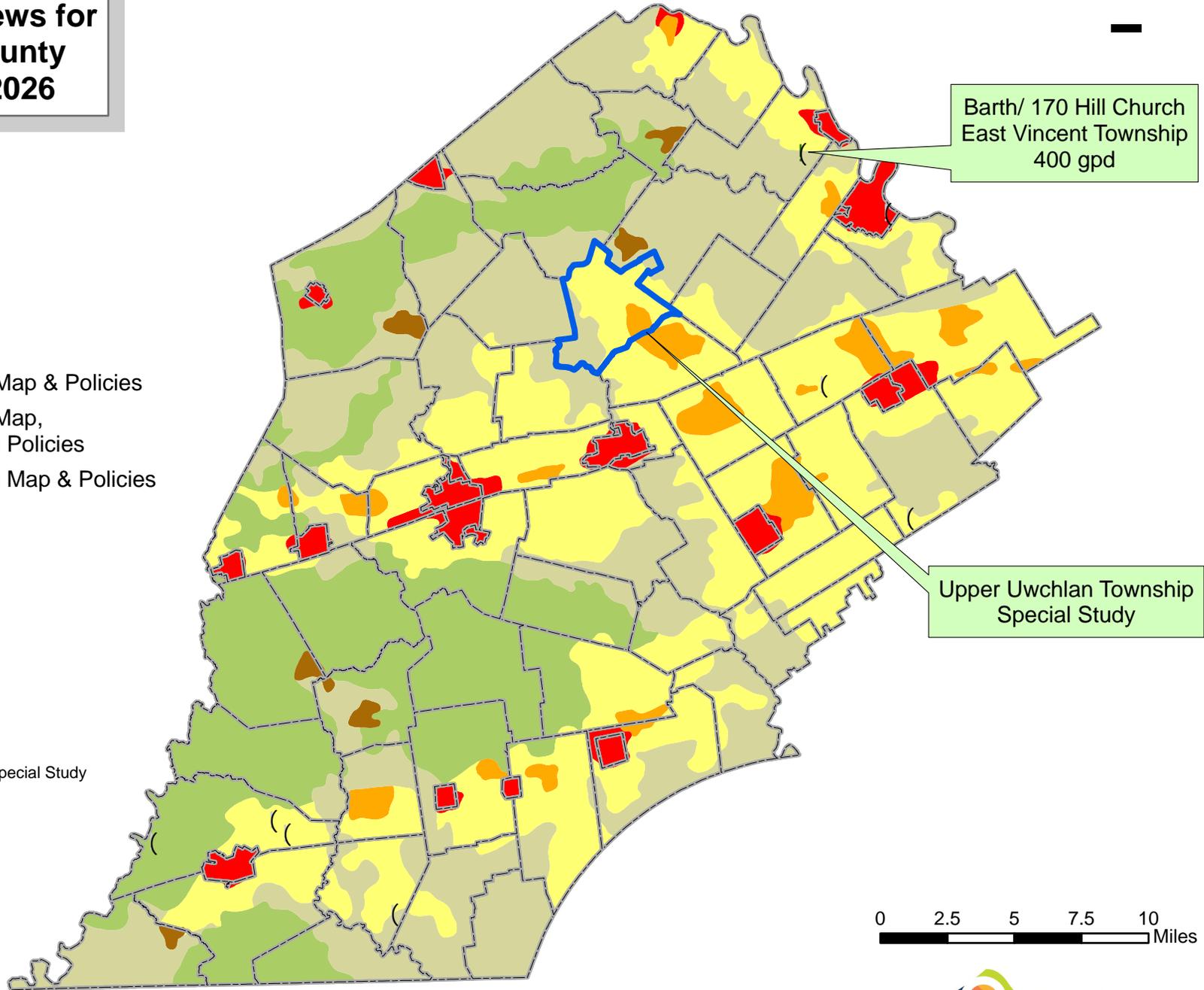
Wes Bruckno
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County February 2026

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

- Legend
- Upper Uwchlan Township Special Study
 - February Act 537 Reviews
 - Previous Reviews
 - Agricultural
 - Rural Center
 - Suburban Center
 - Urban Center
 - Rural
 - Suburban



Map prepared February 2026
 Data Sources:
 Act 537 Review - created by Chester County Planning Commission, 2018;
 Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS;
 Planning Commission, November 29, 2018.



Chester County Planning Commission
March 11, 2026

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

Upper Uwchlan Township Act 537 Special Study Senn Parcel Drip Irrigation System - Consistent

MINOR REVISIONS TO MUNICIPAL PLANS:

East Vincent Township, Barth/170 Hill Church

The applicant is proposing a residential development of 2-lots (one existing) on 10 acres. The site is located on Hill Church Road, near the intersection with Stony Run Road. The amount of wastewater for the project is 400 gpd. The project is to be served by an individual sewage disposal system. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

TOPIC: Upper Uwchlan Township Act 537 Sewage Facilities Plan Special Study for the Senn Property Drip Irrigation System - Consistent

Background

The Special Study addresses the requirements necessary to meet future public sanitary sewer wastewater effluent disposal needs of the Township via effluent disposal at the Senn Parcel. This Special Study is applicable to areas of the Township that are currently served or planned to be served by the Route 100 Regional Wastewater Treatment Plant.

Discussion

As presented, the area proposed for providing wastewater effluent disposal drip fields is located in the Suburban and Suburban Center Landscapes, both of which are designated growth areas of *Landscapes3* and consistent with the provision of public sewer infrastructure. As such, the proposed Plan Update is generally consistent with *Landscapes3* Connect Objective F, which states, “Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well-maintained infrastructure.” The use of drip irrigation disposal, as proposed, is consistent the *Landscapes3* Protect Objective E, which states, “Promote groundwater recharge, stormwater runoff and pollution reduction, flood mitigation and resiliency and water quality improvement and protection to support safe and healthy communities.”

The proposed Plan is also consistent with *Watersheds2045* Objective 7.3 of Goal 7, “Coordinate planning between utilities, municipalities, and the County for new, upgraded, or expanded water/wastewater treatment facilities, distribution /collection systems, and other critical infrastructure.”

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

Action Requested

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

3/11/26

Major Revisions



COUNTY COMMISSIONERS

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

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

Matthew J. Edmond, AICP
 Executive Director

February 17, 2026

Tony Scheivert, Manager
 Upper Uwchlan Township
 140 Pottstown Pike
 Chester Springs, PA 19425
tscheivert@upperuwchlan-pa.gov

Re: Upper Uwchlan Township Act 537 Plan Special Study for Senn Parcel Drip Irrigation System

Dear Mr. Scheivert:

The Chester County Planning Commission (Planning Commission) has reviewed the Upper Uwchlan Township Act 537 Plan Special Study For the Senn Parcel, dated December 2025 as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by ARRO Consulting and was received on December 22, 2025. This Plan (Special Study) addresses the requirements necessary to meet future public sanitary sewer wastewater effluent disposal needs of the Township via effluent disposal at the Senn Parcel. This Special Study is applicable to areas of the Township that are currently served or planned to be served by the Route 100 Regional Wastewater Treatment Plant.

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

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

1. *Landscapes3* Map:

Landscapes3 designates the area where the Senn Property is located, as being located primarily within the Suburban Center and Suburban Landscapes. The Planning Commission finds the proposal to be generally consistent with the Map of *Landscapes3* (2018).

2. *Landscapes3* Plan:

As presented, the area proposed for providing wastewater effluent disposal drip fields is located in the Suburban and Suburban Center Landscapes, both of which are designated growth areas of *Landscapes3* and consistent with the provision of public sewer infrastructure. As such, the proposed Plan Update is generally consistent with ***Landscapes3*** Connect Objective F, which states, "Coordinate water and sewage facilities

planning with land use planning so that development is directed toward designated growth areas with adequate and well-maintained infrastructure.”

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

The selected alternative for the Special Study is the second part of two planning efforts that will develop the Senn Property into a drip disposal field and provide disposal capacity needed to meet the Route 100 Wastewater Treatment Plant’s DEP-approved treatment capacity. The proposed alternative is consistent with **Landscapes3** Connect Goal, “Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.” As proposed, the development of the Senn Property into a wastewater drip disposal field is also consistent with **Landscapes3** Protect Objective 6, “Promote innovative practices for improved water quality,” which supports spray and drip irrigation to reduce effluent and pollution loads as well as groundwater recharge.

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

Watersheds2045, the County’s Integrated Water Resources Plan, identifies Objective 7.3 of Goal 7, “Coordinate planning between utilities, municipalities, and the County for new, upgraded, or expanded water/wastewater treatment facilities, distribution /collection systems, and other critical infrastructure.” As such, the proposed Act 537 Special Study for Upper Uwchlan Township at the Senn Property is consistent with the objectives of *Watersheds2045*.

General Comments

1. Please provide our office with the PNDI clearance from the National Fish and Wildlife Services, upon receipt, for our records.

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

Sincerely,



Carrie J. Conwell, AICP
Senior Environmental Planner

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
Stephanie Weidner, ARRO Consulting, Inc.
Matthew Brown, Upper Uwchlan Township Municipal Authority

Minor Revisions



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

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

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

Project Name & Municipality Barth - 170 Hill Church Rd., East Vincent Township

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

1. Date plan received by county planning agency. February 16, 2026
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency February 18, 2026

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. 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 High Quality Waters, the Stoney 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 |
| <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: 2/18/2026Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

PC53-02-26-18827

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
Colby Barth, Site Contact
Robert Zienkowski, East Vincent Township
Gabrielle Landis, All County and Associates Inc.

Discussion and Information Items

Design & Technology Division Update

DESIGN & TECHNOLOGY DIVISION

March 2026 (activities as of 2/27/26)

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

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

The GIS/Tech team actively supported the Community Planning, Sustainability, and Multimodal Transportation Divisions by addressing a wide array of mapping and data requirements. Major project work included developing the updating Land Stewardship Project mapping, working in conjunction with graphics with Pocopson Complex Land Stewardship Plan. The team also refined trail finder app 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 Pocopson Complex Land Stewardship Plan report. Generating a general CCPC PowerPoint template, planning for the 2026 Town Tours brochure. The graphics team also finished the 2025 Annual report. Additionally, the team generated various event flyers and presentations and provided graphics for the CCPC webpage.

Community Planning

COMMUNITY PLANNING REPORT

March 2026 (Activities as of 2/28/2026)

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

MUNICIPAL ASSISTANCE

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

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: 90% Contract Term: 1/24-6/26 Consultant: Nanci Sarcinello Planning & GIS Monitor: Mark Gallant
The Township submitted the Zoning Ordinance to the County Act 247 Division for completion of the Act 247/VPP Review.

2. Downingtown Borough – Parking Study

Percentage Completed: 90% Contract Term: 3/25-8/26 Consultant: Walker Consultants Monitor: Kevin Myers
The draft study is being reviewed by the borough planning commission prior to being recommended to borough council. A time extension was granted through 8/26.

3. East Bradford Township – Zoning Ordinance Update

Percent Completed: 80% Contract Term: 8/22–7/25 Consultant: CCPC Lead Planner: Chris Patriarca
Awaiting Township final edits to proceed with the Act 247 review period.

4. East Caln Township – Zoning Ordinance Update

Percent Completed: 10% Contract Term: 1/26–12/27 Consultant: CCPC Lead Planner: Chris Patriarca
Task Force reviewed General Standards at the February meeting.

5. East Marlborough Township – Unionville Master Plan

Percent Completed: 0% Contract Term: 2/26–1/27 Consultant: CCPC Lead Planner: Jeannine Speirs and Luis Rodriguez
Kickoff meeting is scheduled for March 5th.

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

Percent Completed: 20% Contract Term: 9/25-4/27 Consultant: Natural Lands Lead Planner: Nina Weisblatt and Mark Gallant
The third task force meeting was postponed until March 2nd. The consultant will have the parks and recreation board attend and review the public survey.

7. East Nottingham Township - Official Map and Ordinance

Percent Complete: 60% Consultant: Brandywine Conservancy Contract Term: 9/25-8/27 Monitors: Mark Gallant & Luis Rodriguez
The consultant presented a draft Map to the Planning Commission and forwarded it to the Board of Supervisors for consideration.

COMMUNITY PLANNING REPORT

March 2026 (Activities as of 2/28/2026)

- 8. East Whiteland Township – Zoning Ordinance Update**
 Percent Completed: 60% Contract Term: 9/23 - 8/26 Consultant: Bergmann Monitor: Chris Patriarca
 A second extension was granted through 8/31/2026.
- 9. Kennett Township – SALDO update**
 Percent Completed: 60% Contract Term: 8/24-7/26 Consultant: CCPC Planners: Jeannine Speirs & Nina Weisblatt
 The project is progressing ahead of schedule at the Townships request. Full first draft is completed. The second draft is being developed through meetings with the Township and based on input from Township Planning Commission and the public.
- 10. London Brittain Township - Open Space, Recreation and Environmental Resources Plan**
 Percent Complete 1% Contract Term: 9/25 - 10/27 Consultant: Brandywine Conservancy Monitor: Chris Patriarca and Luis Rodriguez
 The kickoff meeting was held on February 10.
- 11. Londonderry Township – Comprehensive Plan**
 Percent Complete 0% Contract Term: 2/26 - 1/28 Consultant: Brandywine Conservancy Monitor: Kevin Myers and Luis Rodriguez
 The Board of Supervisors will appoint a Task Force to prepare the draft plan. Kickoff meeting March 17th.
- 12. Malvern Borough – Zoning Ordinance Amendments**
 Percent Completed: 85% Contract Term: 8/24 - 8/26 Consultant: Thomas Comitta Associates Monitor: Jeannine Speirs
 At the February 6th meeting the Task Force went over remaining items for the zoning update in preparation for the public meeting. The simultaneous (non-VPP) SLDO update was also discussed as the projects are tied together.
- 13. New Garden Township – Zoning Ordinance Update**
 Percent Completed: 75% Contract Term: 7/24 - 6/26 Consultant: Michael Baker International Monitor: Chris Patriarca
 No February updates.
- 14. Pennsbury Township – Comprehensive Plan Update**
 Percent Completed: 10% Contract Term: 9/25-10/27 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs & Nina Weisblatt
 The township had their 2nd meeting on February 26th where they discussed natural resources, open space, and recreation draft chapters and got feedback on survey options.
- 15. Pocopson Township – Comprehensive Plan Update**
 Percent Completed: 0% Contract Term: 2/26 - 1/28 Consultant: Brandywine Conservancy Monitor: Chris Patriarca and Nina Weisblatt
 The Board of Supervisors will appoint a Task Force to prepare the draft plan. Kickoff meeting scheduled for March 3rd.

COMMUNITY PLANNING REPORT

March 2026 (Activities as of 2/28/2026)

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

Percent Completed: 70% Contract Term: 9/24 - **08/26** Consultant: Bowman Monitor: Patty Quinn
Bowman consultants are continuing their coordination with engineers from PennDOT. On February 10th, the task force was presented with an abbreviated selection of roadway improvements preferred by the engineers at PennDOT for the northern and southern gateways of Eagle Village. Next steps include presenting these alternatives to the public, refining conceptual plans and cost estimates, presenting findings to the board of supervisors, and the acceptance of the final plan. The project received an extension through 8/31.

16. Uwchlan Township - Zoning Ordinance Update

Percent Completed: 22% Contract Term: 9/25 - 8/27 Consultant: CCPC Planner: Mark Gallant
We completed the land use table in February and will move to recommendations for changes to districts, including combining districts.

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

Percent Completed: 100% Contract Term: 5/24 - 4/26 Consultant: Johnson, Mirmiran & Thompson/ Toole Rec. Monitor: Kevin Myers
The plan was adopted on 2/18/2026.

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

Percent Completed: 75% Contract Term: 5/24-10/26 Consultant: Tool Recreation Planning Monitor: Mark Gallant
The draft PROS Plan was distributed to the Taks Force An extension was provided through October 30, 2026.

19. West Grove Borough – Zoning Ordinance Amendments

Percent Completed: 95% Contract Term: 4/23–3/26 Consultant: CCPC Lead Planner: Kevin Myers
Coordinated with manager and solicitor to set up a future meeting and edited and finalized materials in February.

20. West Nantmeal Township – Comprehensive Plan Update

Percent Completed: 97% Contract Term: 6/24-5/26 Consultant: ARRO Consultants Monitor: Luis Rodriguez
The consultant is wrapping up this project, and the next step is to start the Act 247 Review.

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

Percent Completed 80% Contract Term: 6/23–5/26 Consultant: Natural Lands Monitor: Chris Patriarca
Act 247 referral made in February.

22. West Whiteland Township – Comprehensive Plan

Percent Completed: 70% Contract Term: 7/24–6/26 Consultant: CCPC Lead Planner: Chris Patriarca
Task Force advanced draft plan to the Planning Commission in February.

COMMUNITY PLANNING REPORT

March 2026 (Activities as of 2/28/2026)

23. Pennsbury Township – Historic Resources Zoning Update

Percent Completed: 85% Contract Term: 8/25 -2/26 Consultant: CCPC Lead Planner: Jeannine Speirs
The next step is the MPC review process with the Township Planning Commission.

24. Valley Township – Zoning Amendments

Percent Completed: 5% Contract Term: 12/25 -7/27 Consultant: Pennoni Associates Monitor: Kevin Myers
The consultant is drafting materials based on directions provided at the kick-off meeting to be presented at a meeting later this year TBD.

MULTI-MUNICIPAL PROJECTS

A. Honey Brook Township and Borough – Comprehensive Plan

Percent Completed: 36% Contract Term: 4/25- 3/28 Consultant: Brandywine Conservancy Monitors: Jeannine Speirs and Luis Rodriguez
The consultant presented the initial survey results to the Honey Brook Task Force. Materials will be posted to the project website, and additional survey responses will be accepted through March to inform the draft plan. No public comment was received.

B. Oxford Region Comprehensive Plan Update

Percent Completed: 55% Contract Term: 1/24–12/26 Consultant: CCPC Lead Planner: Mark Gallant
On February 2nd drafts for Parks, Recreation, and Open Space, Multimodal Transportation, Community Facilities and Services, and Natural Resources were underway.

OTHER PROJECTS

- **Oxford Region** – Administration assistance to the regional planning group (ORPC) and associated sub-groups:
The ORPC Regional EAC and The ORPC Historic Sub-Committee; Mark Gallant. Mark is serving as the Region’s secretary throughout the Plan update. Jeannine Speirs and David Blackburn are assisting with historic resources and heritage interpretation network items.
- **Phoenixville Region Planning Committee** –The February 2026 meeting included discussion regarding a Phoenixville zoning amendment, the 2026 committee work plan, trails (most specifically the Devualt Trail), and updates from each municipality.
- **Pottstown Metropolitan Regional Planning Committee**
The February meeting was a continued discussion of the Regional Plan Update.
- **Internal County Coordination**
Community Development: Kevin Myers, Senior Urban Planner, Chris Patriarca, Senior Community Planner, Jeannine Speirs, Senior Community Planner
Housing Authority of Chester County: Chris Patriarca
Facilities: David Blackburn, Heritage Preservation Coordinator
Historic Interpretive Network: Jeannine Speirs

COMMUNITY PLANNING REPORT

March 2026 (Activities as of 2/28/2026)

HISTORIC PRESERVATION, HERITAGE TOURISM PLAN, & HERITAGE INTERPRETIVE NETWORK (HIN)

America 250

- ❖ **Attended:** Community event and fundraiser at Tredyffrin’s Duportail House to support the creation of a heritage center for CC250. Continue attending community engagement ZOOM 250 information meetings sponsored by CC Community Foundation. Speirs covers Southern Chester County and the Main Line. Blackburn covers Phoenixville and West Chester regions. Attendees discuss their event ideas and status, and they are briefed on the local entity’s events idea running list and Dare to Declare 250th Declaration of Independence reading workshop, as well as the CC250 website and event calendar and how to upload events
- ❖ The first edition of a one-page monthly newsletter focusing on America 250 PA Chester County news and information was released.
- ❖ **Coordination with:** CC250 Commission officially approved Keep Chester County Beautiful as an official partner for a Community Service element. The sign-up link was provided in the first edition of the CC250 newsletter.
- ❖ Heritage Sites Committee completed their outreach to potential kiosk hosting organizations. A draft RFP scope was created for the Phase 1 kiosk project and is being coordinated with CC250, County Procurement, and DCED.
- ❖ The February CC 250 Commission meeting was held on 2/5.
- ❖ MarCom defined the monthly themes for articles requested in 2026. The articles and short essays on history relevant to Chester County to be posted on the CC250 website. The Technology subcommittee of MarCom met weekly and continued to refine the 250-website home page through direct input from the CC250 Executive Committee.
- ❖ CCCP will support and help coordinate CC250 in the creation of CC250’s HIN brochure. A Subcommittee is being created. CCPC Graphics selected a contractor to design and coordinate brochure printing in support of CC250.
- ❖ CCPC is providing technical updates to the Battle of the Clouds interactive map as a 250th County-Local East Goshen and West Goshen collaborative effort.
- ❖ County Archives – All four sets of the traveling exhibit are mostly booked for use in numerous locations throughout Chester County. County libraries have been a focus host site.
- ❖ Communications, Commissioner’s office – CCPC/Commissioner’s office coordination created a revised video time capsule scope to meet budget constraints. The scope is now to be a recap of 2026/250th and regular meetings are scheduled to coordinate the effort.

Philadelphia Campaign HIN theme region

- ❖ Brandywine Battlefield Task Force (BBTF) & expanded Philadelphia Campaign Partnership planning and efforts - no updates.

Iron & Steel HIN theme region

- ❖ Because of weather issues, the February meeting was postponed to March

COMMUNITY PLANNING REPORT

March 2026 (Activities as of 2/28/2026)

Outreach

- ❖ Town Tours & Village Walks – The selections for all the 2026 programs were made. Selection letters are being sent to all of the entities selected. Due dates were defined for the creation of the brochure for the 2026 program. Conducted a walkthrough of the historic courtroom that will host the April 30th kickoff and the Schuylkill River Heritage Center that will host a lecture. The 2026 season features heritage themes of the County’s heritage tourism plan and the 250th.
- ❖ A draft agenda was submitted for review for the historic preservation training at the end of March. Speakers, meeting space, and content are being confirmed. The program is done in coordination with Chester County Historic Preservation Network.
- ❖ Provided the four municipalities with the completed a draft driving tour document for Underground Railroad sites.

Review

- ❖ County Owned Bridges February bridge meeting reviewed active projects for construction and design for the 2nd and 3rd quarter of 2026.

Section 106

- ❖ Request for consultation for a large-scale action at the Brandywine Conservancy Campus.
- ❖ Reviewed and approved an archaeological sensitivity assessment for US 1 reconstruction from the Maryland/PA state line to Route 472 exit.
- ❖ Reviewed and submitted comments on proposed historic plaque pedestals and placement and safety barriers for the Birchrunville Bridge.
- ❖ One FTA/SEPTA MOA project for remediation of the demolition of a historic resource in a National Register District for Downingtown Train Station Project is creating a Historic Preservation Plan for Downingtown Borough. FTA/SEPTA has selected a consultant to start work with the Borough on the plan. An element of that plan is historic preservation as related to economic development.

HOUSING

- **Accessible Housing Guide** – No updates for February
- **Housing Workshops** - No updates for February
- **Organizational Convening** – The developing of a resource share hub as requested by partner organizations is ongoing.
- **Land Bank** – No updates for February.

URBAN CENTERS

Technical assistance/coordination

- Atglen Borough zoning amendments for the “downtown” zoning districts are being reviewed by the zoning officer and solicitor for comment. Comments from the solicitor were received on 2/17. Awaiting comments from the zoning officer in order to edit materials and proceed to the next step in the process, moving towards adoption. Next meeting TBD.
- Attended and presented at the 2/21 Western Chester County Chamber’s Local Government Leadership event.

Sustainability Division Update

Sustainability Division

Monthly Activities Report – February 2026 (Activities as of 2/28/26)

Summary:

Climate Action Plan Update: The EEAB's first meeting to discuss the Climate Action Plan and its next iteration was held on 2/25. The board discussed the overall greenhouse gas reduction goal and engaged in an exercise to identify preliminary priorities. A public survey (the first of two) will be launched in early March.

Resources for Planning for Data Centers: CCPC is working with CCATO, Montgomery County and DVRPC to host an educational event for municipal staff and officials on various aspects of data center development. The event will be held on 3/10 from 8 a.m. – 12:30 p.m. at the CCIU Technical College High School Pickering Campus. Registration for both in person and virtual attendance has been strong.

Additionally, Chester County and Montgomery County PCs are partnering on a data center resource for municipalities that will include an overview document and model ordinance. The document will undergo review by external experts and should be complete by mid to late March.

Keep Chester County Beautiful: Keep Chester County Beautiful is partnering with Easttown Township to host a presentation and meeting to discuss the feasibility of creating a Route 30 Pollinator Corridor. Easttown Township will share their recent successes planting pollinator gardens in partnership with local businesses along the corridor, and the webinar will bring together EACs, businesses and organizations to discuss possibilities for collaboration on a corridor-wide initiative. Delaware County and Lower Merion Township have also been invited to participate.

Hazard Mitigation Plan: Chester County's Department of Emergency Services leads the development of the county's Hazard Mitigation Plan. The Plan is updated every five years, and CCPC planners just completed a review of the final draft of the most recent update of the plan. Municipalities identify hazards in their community and mitigation activities they are interested in taking on, and inclusion of these activities in the plan makes the activities eligible for federal emergency management funding. Hazards related to climate change, including flooding and extreme temperatures, were identified as some of the most likely hazards Chester County residents can expect.

Multimodal Transportation Planning Division

Multimodal Transportation Planning Division

March 2026 (Activities as of 2/28/26)

Philadelphia Western Suburbs Trail Summit

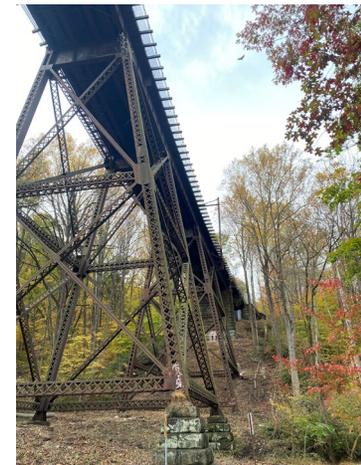
MTP Director Brian Styche delivered a presentation titled 'Official Maps and their role in developing Active Transportation Facilities' at the 14th Annual Philadelphia Western Suburbs Trails Summit held Saturday, February 7th at the Haverford Reserve Community Recreation and Environmental Center in Delaware County. The event was hosted by Haverford Township Parks & Recreation, Friends of Haverford Trails, The Delaware County Trails Alliance, the Delaware County Planning Department, and the Circuit Trails Coalition. Approximately 100 people braved the frigid cold temperatures to attend the event which included updates from the sponsoring hosts as well as State Senator Tim Kearney on current legislative efforts to regulate the use of E-scooters. More information on the agenda including a video of the entire event may be found on the Friends of Haverford Trails website:

<https://havtrail.com/summit/summit2026.htm>



Downingtown Trestle Update

On February 18th, the Philadelphia Inquirer newspaper published an [article](#) regarding the Downingtown Trestle. Chester County Facilities Department Director George Martynick was the primary interviewee who expressed his excitement to be working on the project. MTP Director Brian Styche provided the Inquirer with the grant funding totals received to date (\$2.2M) toward the design of rehabilitating the structure for trail use. On Wednesday, February 25th, the Facilities Department held a kickoff meeting for the inspection of the structure. The inspection will be performed by Consort with Pennoni Engineering and will begin in mid-April followed by a complete report to be published in May. The MTP Division is finalizing the request for proposals (RFP) toward statements of interest (SOI's) from design consultants/teams qualified to perform the design work. The RFP for SOI's will be advertised through PennDOT's Engineering and Construction Management System (ECMS) as soon as it can be approved and uploaded into ECMS.



Director's Report