



CHESTER COUNTY PLANNING COMMISSION BOARD MEETING

Chester County Planning Commission
Government Services Center – Room 270

Hybrid Meeting
June 10, 2026

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chair's Welcome *Chair*
2. PUBLIC COMMENT *Chair*
3. PRESENTATIONS
- A. PENNVEST *Robert Boos
Executive Director*
 - B. *Landscapes3 Metrics - Part 2: Live, Prosper, Connect* *Jake Michael*
- 2:20 p.m. 4. ACTION ITEMS
- A. Approval of Commission Meeting Minutes – May 13, 2026 *Commission*
 - B. Act 247 Reviews – May 2026 Applications *Commission*
 - 1) 247 Monthly Summary *Geoff Creary*
 - 2) Review of Interest *Act 247 Team*
 - 1. West Chester Borough LD-04-26-18882
 - 3) Subdivision and Land Development Plan Reviews (13)
 - 1. Charlestown Township SD-04-26-18883
 - 2. East Whiteland Township LD-03-26-18871
 - 3. New Garden Township LD-04-26-18900
 - 4. New Garden Township SD-04-26-18903
 - 5. Penn Township SD-05-26-18912
 - 6. Phoenixville Borough SD-04-26-18890
 - 7. Thornbury Township SD-04-26-18892
 - 8. Valley Township SD-04-26-18895
 - 9. West Bradford Township SD-04-26-18893
 - 10. West Caln Township SD-04-26-18899
 - 11. West Chester Borough LD-04-26-18882
 - 12. West Nottingham Township SD-04-26-18896
 - 13. Willistown Township SD-04-26-18891

4) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (8)

- 1. Downingtown Borough ZA-05-26-18924
- 2. Downingtown Borough ZM-05-26-18907
- 3. East Brandywine Township CA-04-26-18904
- 4. East Coventry Township CP-03-26-18877
- 5. Modena Borough ZA-04-26-18888
- 6. West Caln Township ZM-05-26-18915
- 7. West Caln Township ZO-05-26-18914
- 8. Westtown Township ZM-04-26-18885

C. Act 537 Reviews – May 2026 Applications *Carrie Conwell*

1) Major Applications (1)

- 1. Uwchlan Township, East Caln Township & Upper Uwchlan Township Act 537 Sewage Facilities Plan Special Study

2) Minor Applications (3)

- 1. East Marlborough Township; New Bolton Center Veterinary Diagnostic Center, 61-4-17, Consistent
- 2. East Nottingham Township; Levi Stoltzfus, 69-5-23, Consistent
- 3. West Vincent Township; 1672 Hilltop Road, 25-4-32.2, Consistent

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

- A. Multimodal Transportation Planning Division Update *Brian Styche*
- B. Design & Technology Division Update *Geoff Creary*
- C. Community Planning Division Update *Bambi Griffin Rivera*
- D. Sustainability Division Update *Rachael Griffith*
- 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
May 13, 2026

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

MEMBERS PRESENT VIA ZOOM: Stephanie Duncan; Doug Fasick; Frank Furman.

STAFF PRESENT IN PERSON: Matthew Edmond, Director; Carol Stauffer, Assistant Director; David Blackburn; Wes Bruckno; Carrie Conwell; Geoff Creary; Bambi Griffin Rivera; Rachael Griffith; Gene Huller; Jake Michael; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Steve Buck; Paul Farkas; Ryan Mawhinney; Carolyn Oakley; Al Park; Chris Patriarca; Elle Steinman.

VISITORS PRESENT IN PERSON: Chris Christensen; Sue Carey.

VISITORS PRESENT VIA ZOOM: None.

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, May 13, 2026 was called to order at 2:04 P.M. by Chair Nate Cline.

PUBLIC COMMENT: None

PRESENTATION:

Mr. Christensen reported on Chester County's Hazard Mitigation Plan, highlighting its completion and status with FEMA. He detailed a three-phase approach used to achieve 100% municipal participation. The plan includes comprehensive hazard and threat profiles for the county and individual municipalities and is awaiting final FEMA approval before implementation.

Mr. Michael reported on the following 2025 Landscapes3 metrics for the Preserve, Protect, and Appreciate goals highlighting data and trends from 2018 through 2025: Protected Open Space, Open Space Connectivity, Protected Farmland, Natural Resource Protection, Stream Health, Historic Inventory and Standards, and Historic Tourism. More information can be found here: <https://chescoplanning.org/Landscapes3/0-Home.cfm>.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR APRIL 8, 2026 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. WRIGHT, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:Subdivision and Land Development Reviews:

Mr. Creary reported that single-family residential reviews were slightly lower than last year but generally consistent with the annual average. Apartment reviews declined significantly compared to prior periods. Twin homes saw a substantial increase this month. No mobile home reviews have been completed this year. Agricultural reviews increased during this month. The commercial sector review numbers were down compared to last year. Industrial reviews remained generally consistent with last year's pace. Although there were no institutional reviews completed during the month, overall yearly activity remains on par with last year's totals.

Mr. Bruckno reported on the following Review of Interest: Downingtown Borough, ZA-02-26-18839 – Zoning Ordinance Amendment. This review highlighted regulating fences in floodplain districts.

A MOTION TO APPROVE THE TWENTY (20) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-03-26-18852; LD-02-26-18843; SD-01-26-18787; LD-03-26-18867; LD-03-26-18865.

Mr. Cline recused himself from the following applications: SD-02-26-18840; CU-03-26-18866; SD-04-26-18881; LD-03-26-18861.

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

A MOTION TO APPROVE THE ELEVEN (11) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

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

DISCUSSION AND INFORMATION ITEMS:Sustainability Division Update:

Ms. Griffith reported that public outreach for the Climate Action Plan update is currently underway. To date, the county has received more than 1,300 survey responses. The survey focuses on public perceptions and attitudes regarding climate change and resilience and will close at the end of the month. A second survey will gather input on proposed actions and priorities.

Next, Ms. Griffith announced the launch of a new lawn-to-meadow conversion initiative developed in partnership with the Conservation District through a DCNR grant. Seven municipalities have been selected to participate in the pilot program, with a kickoff meeting scheduled for the following week. The Conservation District will oversee contractor procurement. The program also includes training for municipal public works staff on meadow maintenance practices.

Ms. Griffith went on to provide an update on the Open Space Accelerator Program. Consultant selection is nearly complete. Funding is available for seven projects on a rolling, first-qualified basis. Eligible projects include land preservation plans, conservation subdivision ordinance updates, trail feasibility studies, trail ordinances, official maps, and parks and recreation planning efforts. Staff indicated that the program is intended to help municipalities advance recommendations already identified in local comprehensive or recreation plans.

Ms. Griffith concluded with details regarding the upcoming Open Space Summit scheduled for June 1 from 3:00 to 6:00 p.m. The event will bring together municipalities, conservation organizations, housing advocates, and agricultural stakeholders to discuss strategies for increasing access to farmland and affordable housing through conservation-oriented approaches. The program will feature national presenters followed by facilitated roundtable discussions.

Multimodal Transportation Division Update:

Mr. Styche reported that PennDOT has officially selected a preferred alternative for the US-30 Bypass/PA-10 interchange project. Officials noted that numerous alternatives were evaluated throughout the planning effort. The selected alternative received significant public feedback and was viewed favorably because it minimizes impacts to nearby environmental resources, particularly the Sadsbury Preserve. The project will continue into additional review stages, including value engineering and preliminary engineering, with future opportunities for public comment before construction advances. More information can be found here: www.us30-chesco.com.

Next, Mr. Styche announced the formal launch of the county's new on-road bicycle and active transportation planning initiative. The project, currently operating under the working title "Bikes and More: Chester County's Active Transportation Plan for Public Rights-of-Way," will focus on multimodal transportation within public rights-of-way, including bicycles, e-bikes, e-scooters, and other emerging mobility devices. CCPC has launched a project webpage and public survey and has begun outreach efforts. A virtual kickoff public meeting is anticipated for early June.

Design and Technology Division Update:

Mr. Creary discussed a collaborative project with Uwchlan Township involving the creation of a build-out plan. Because existing GIS mapping and parcel data had already been established, staff were able to efficiently expand the project scope with minimal additional effort. The graphics team continued work related to POST's Annual Report.

Next, Mr. Creary discussed the importance of regularly updating CCPC's photo library. Team members traveled throughout the county to capture new site photography. With the start of Town Tours and other public outreach, staff have been actively photographing events and communities as part of ongoing engagement effort. All newly captured photos are being uploaded, tagged, and organized within the organization's Flickr account for public viewing and future departmental use.

Community Planning Division Update:

Ms. Griffin Rivera reported that there was no growth in the current planning participation map because the VPP program is paused this year. However, the pause has allowed planners to focus on completing existing projects and bringing long-running initiatives to conclusion including the West Pikeland Parks, Recreation, Open Space, and Trail Plan that was officially adopted last month.

Next, Ms. Griffin Rivera gave an overview of CPD's division outing. Staff visited the Chester County Airport and the Chester County Public Safety Training Campus.

Lastly, Ms. Griffin Rivera reported that CCPC officially launched the annual Town Tours and Village Walks program under the theme “13 Tours for 13 Colonies.” The kickoff event was held inside the historic courthouse after the unveiling of Chester County’s America250PA bell. In addition to the walking tours, three armchair lecture-style tours will be offered this year. The next town tour was announced for the following evening in the Spring-Ford area.

Director’s Report:

Mr. Edmond reiterated that the Town Tours and Village Walks are underway, following a successful kickoff a few weeks earlier and the Open Space Summit is scheduled for June 1.

Next, Mr. Edmond reported that two CCPC positions are currently advertised - a full-time support staff position to assist with Act 247 plan submissions and a variety of administrative support duties and a housing/economic development planner position. Two additional positions are expected to be released and advertised within the next one to two months.

Mr. Edmond handed out the eight-page, graphically designed POST report publication and noted that the report will be posted online soon.

Next, Mr. Edmond reported that the Philadelphia Regional Chamber of Commerce is leading a regional effort to bring public, private, and nonprofit stakeholders together around transportation funding. The TIP public comment period is also expected to open soon.

Lastly, Mr. Edmond requested board feedback on a possible addition to the county’s online data center resources. Staff developed internal mapping showing areas where data center interest may be more likely based on factors such as power access, fiber optic networks, water, public sewer, and development corridors. The proposed tool would not identify specific sites but would help municipalities understand where they may want to review local ordinances and consider whether data center regulations are adequate.

Board feedback was mixed. Members raised concerns that such a map could be misinterpreted by data center proponents and opponents alike. Other members supported the concept, stating that it could be useful if clearly framed as municipal guidance. The general consensus among the board was to focus on factual information, such as where data center ordinances have been proposed or adopted, rather than mapping potential development interest.

Mr. Edmond agreed to take the feedback to the management team for further internal discussion.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:36PM WAS MADE BY MR. WRIGHT, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

Matthew J. Edmond, Executive Director
Chester County Planning Commission

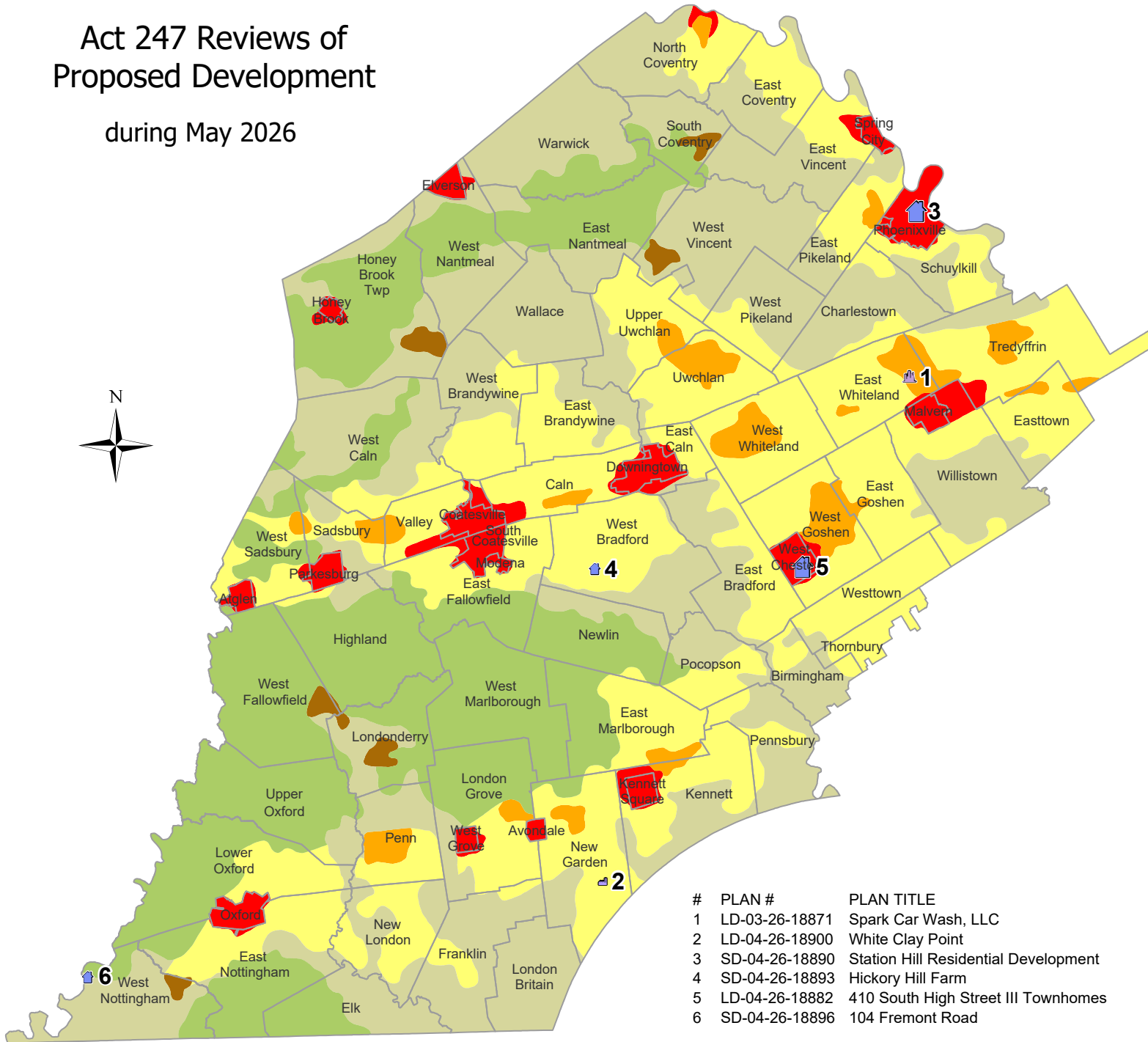
MJE/ncs

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development

during May 2026



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes3

Landscapes3

Growth Areas

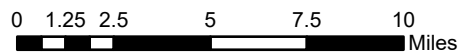
- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

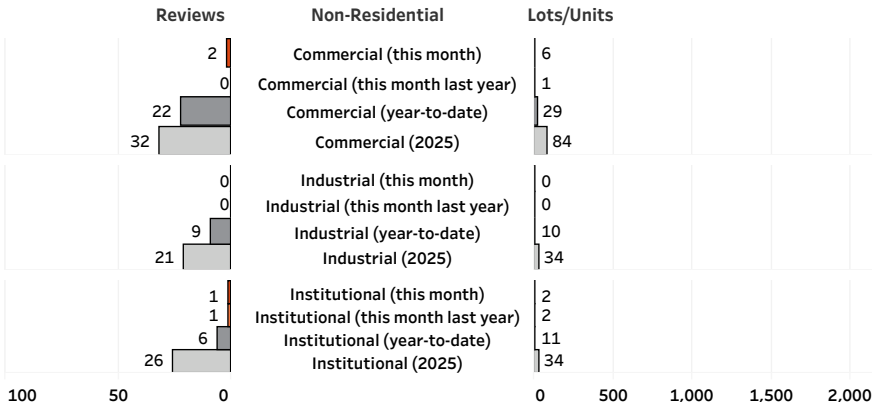
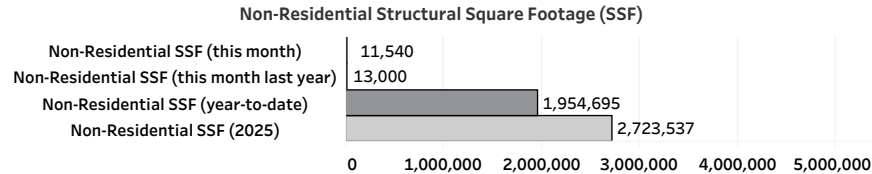
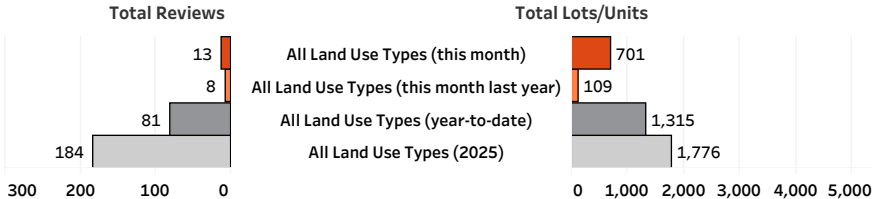
- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	LD-03-26-18871	Spark Car Wash, LLC
2	LD-04-26-18900	White Clay Point
3	SD-04-26-18890	Station Hill Residential Development
4	SD-04-26-18893	Hickory Hill Farm
5	LD-04-26-18882	410 South High Street III Townhomes
6	SD-04-26-18896	104 Fremont Road



May 2026



Subdivision and Land Development Reviews 5/1/2026 to 5/31/2026

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)
Charlestown Township	SD-04-26-18883	Daniel Pidutti	5/5/2026	5.72	Single Family Residential	1		Residential Single Family Residential		0	Yes
East Whiteland Township	LD-03-26-18871	Spark Car Wash, LLC	5/14/2026	1.36	Commercial	1	4,940	Commercial Unique	1		Yes
New Garden Township	LD-04-26-18900	White Clay Point	5/27/2026	221.12	Townhouse Commercial	354	6,600	Residential Townhouse Commercial Convenience Store	1	26,905	Yes
New Garden Township	SD-04-26-18903	White Clay Point	5/27/2026	221.12	Single Family Residential Commercial	271		Residential Single Family Residential Commercial Retail			Yes
Penn Township	SD-05-26-18912	Quercus Partners, LLC	5/27/2026	218.76	Agricultural	3		Agricultural Farm/Pasture Land			Yes
Phoenixville Borough	SD-04-26-18890	Station Hill Residential Development	5/12/2026	3.03	Twin	14		Residential Twin			Yes
Thornbury Township	SD-04-26-18892	Thornbury Township MacPherson Tract	5/8/2026	17.59	Single Family Residential Institutional	2		Residential Single Family Residential Institutional Park			Yes
Valley Township	SD-04-26-18895	1227 West Lincoln Highway	5/26/2026	6.21	Commercial	2		Commercial Lot Line Revision			Yes
West Bradford Township	SD-04-26-18893	Hickory Hill Farm	5/22/2026	11.80	Agricultural	2		Agricultural Farm/Pasture Land		0	Yes
West Caln Township	SD-04-26-18899	Isaac L. Beiler	5/21/2026	146.59	Agricultural Single Family Residential	5		Agricultural Farm/Pasture Land Residential Single Family Residential			Yes
West Chester Borough	LD-04-26-18882	410 South High Street III Townhomes	5/8/2026	1.29	Townhouse	42		Residential Townhouse			Yes

Subdivision and Land Development Reviews 5/1/2026 to 5/31/2026

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 Nottingham Township	SD-04-26-18896	104 Fremont Road	5/22/2026	5.40	Single Family Residential	2		Residential Single Family Residential		0	Yes
Willistown Township	SD-04-26-18891	340 & 342 Central Avenue	5/8/2026	2.40	Institutional Single Family Residential	2		Institutional Child Daycare Residential Single Family Residential			Yes
Grand Totals of Subdivision and Land Development Reviews		13 Reviews		862.39 Acres		701 Lots/Units	11,540 Non-Res. Sq. Feet		2 Non-Res. Bldgs.	26,905 Linear Feet Roadway	

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

Unofficial Sketch Plan Evaluations 5/1/2026 to 5/31/2026

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

5/1/2026 to 5/31/2026

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)
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No Conditional Use Reviews were conducted during this timeframe.

Subdivision & Land Development Letters



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

May 5, 2026

Linda Csete, Township Treasurer
Charlestown Township
11 General Warren Boulevard Suite 1
Malvern, PA 19355

Re: Preliminary Subdivision - Daniel Pidutti
Charlestown Township - SD-04-26-18883

Dear Ms. Csete:

A preliminary subdivision plan entitled "Daniel Pidutti", prepared by Johnson Surveying, Inc. and dated March 11, 2026, was received by this office on April 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 Markley Lane, east of Charlestown Road
Site Acreage:	5.72 acres
Lots:	2 lots to be combined
Proposed Land Use:	Single Family Residential
UPI#:	35-4-11.1B, 35-4-11

PROPOSAL:

The applicant proposes merging two lots into one lot. The site, which contains one dwelling and is served by on-lot water and sewer facilities, is located in the Charlestown Township FR Farm Residential zoning district. No additional development is proposed by this subdivision.

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

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**.

Page: 3
Re: Preliminary Subdivision - Daniel Pidutti
Charlestown Township - SD-04-26-18883

PRIMARY ISSUES:

2. A portion of a paved driveway on the southeast part of an adjoining parcel to the west (UPI # 35-4-11.A) appears to extend onto a small portion of the applicant's lot (UPI # 35-4-11.B). If so, this may be a good opportunity to resolve a potential encroachment issue.
3. The applicant's parcel appears to gain driveway access over an adjacent lot (UPI # 35-1-9). The Township and the applicant should ensure that this proposed subdivision will not have any adverse effects on any access easement.

ADMINISTRATIVE ISSUE:

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Johnson Surveying, Inc.
Chester County Health Department
Daniel Pidutti

**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

May 14, 2026

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

Re: Preliminary/Final Land Development - Spark Car Wash, LLC
 # East Whiteland Township – LD-03-26-18871

Dear Mr. Barner:

A Preliminary/Final Land Development Plan entitled "Spark Car Wash, LLC", prepared by Bohler Engineering, and dated February 20, 2026, was received by this office on April 17, 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:	Southeast corner of East Swedesford Road and Morehall Road
Site Acreage:	1.36
Lots/Units:	1
Non-Res. Square Footage:	4,940
Proposed Land Use:	Commercial (car wash)
Municipal Land Use Plan Designation:	Office/Business Park; and Route 29 Growth Corridor
UPI#:	42-4-258

PROPOSAL:

The applicant proposes the construction of a 4,940 square foot car wash. Vehicular access will be provided from a right-in/right-out only driveway entrance on Swedesford Road, and 15 parking spaces will be provided. The existing building, along with the existing driveway entrance on Morehall Road, will be removed. The project site, which will be served by public water and public sewer, is located in the O/BPS Office/Business Park Services, and Corporate Gateway Overlay zoning districts. A Transportation Impact Assessment, prepared by Traffic Planning and Design, Inc., dated February 26, 2026, was included with the plan submission.

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

Page: 2
 Re: Preliminary/Final Land Development - Spark Car Wash, LLC
 # East Whiteland Township – LD-03-26-18871



COUNTY POLICY:

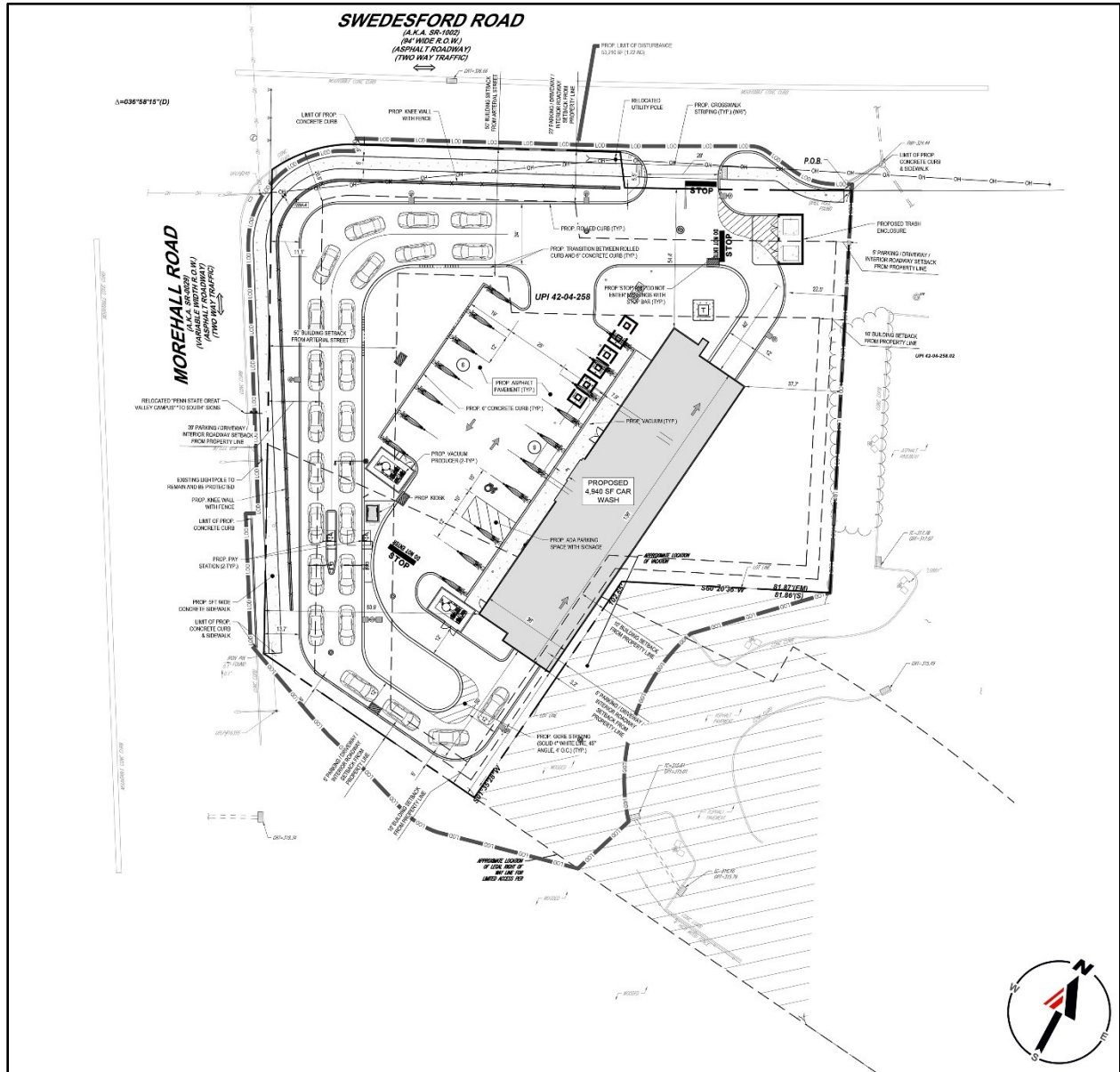
LANDSCAPES:

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

WATERSHEDS 2045:

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

Page: 3
Re: Preliminary/Final Land Development - Spark Car Wash, LLC
East Whiteland Township – LD-03-26-18871



Site Plan Detail, Sheet C-301: Preliminary/Final Land Development - Spark Car Wash, LLC

PRIMARY ISSUES:

Special Exception and Variances Required:

3. The Zoning Table on Sheet C-301 indicates that the applicant is requesting variances from the minimum building setback, maximum lot coverage, parking setback, and minimum number of parking stalls required by the Township Zoning Ordinance, in addition to special exception approval being required for a car wash in the O/BPS zoning district. The Township should not grant final plan approval prior to the Zoning Hearing Board granting any special exception or variance requests. The final plan should accurately note the Zoning Hearing Board’s decision, including any conditions of approval issued by the Board.

Page: 4
 Re: Preliminary/Final Land Development - Spark Car Wash, LLC
 # East Whiteland Township – LD-03-26-18871

Access and Circulation:

4. While we acknowledge that sidewalks, which are an essential design element in the Suburban Center Landscape, will be provided, the applicant and Township should ensure that the design of the pedestrian facilities for this development is generally consistent with the recommendations set forth in both the Township's 2022 Parks, Recreation, and Open Space Plan, along with the Great Valley/Route 29 Multimodal Study. The Multimodal Connections map in the Parks, Recreation, and Open Space Plan indicates that a multi-use trail be provided along the east side of this section of Morehall Road (Route 29). The Great Valley/Route 29 Multimodal Study indicates that, in addition to a shared use path along Route 29, sidewalks should be provided along Swedesford Road, along with a crosswalk and pedestrian signals installed on the eastern leg of the Route 29/Swedesford Road intersection.

Design Issues:

5. The applicant should discuss how dripping water from vehicles exiting the site will be mitigated, especially during cold weather when icing may occur.
6. The applicant should verify that a water recycling system will be used for the car wash operation. Such a system would permit continued operation during water use restriction periods, and conserve water in normal conditions.
7. The Township should verify that the design of the proposed outdoor lighting plan (Sheet L-201) 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.

Stormwater Management:

8. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
9. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.

ADMINISTRATIVE ISSUES:

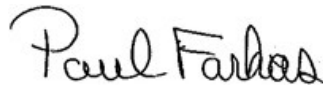
10. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.

Page: 5
Re: Preliminary/Final Land Development - Spark Car Wash, LLC
East Whiteland Township – LD-03-26-18871

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

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Spark Car Wash, LLC
Bohler Engineering
Morelli Rental Corporation
Anthony Antonelli, District Permits Manager, PennDOT
Mirlene SaintVal, P.E., Senior Manager of Transportation Services, PennDOT
John R. Otten, Senior Civil Engineer Supervisor, PennDOT
Chester County 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

May 27, 2026

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

Re: Final Subdivision and Land Development - White Clay Point
 # New Garden Township – SD-04-26-18903 and LD-04-26-18900

Dear Mr. Himes:

A Final Subdivision and Land Development Plan entitled "White Clay Point", prepared by Chester Valley Engineers Inc, and dated March 11, 2026, was received by this office on April 27, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development and subdivision for your consideration.

PROJECT SUMMARY:

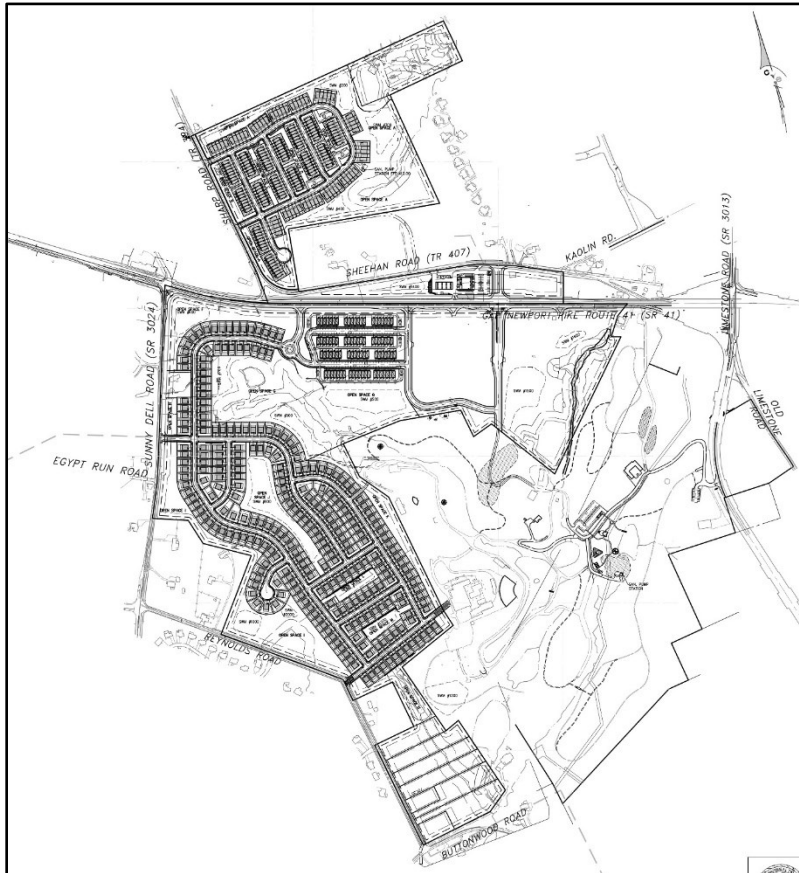
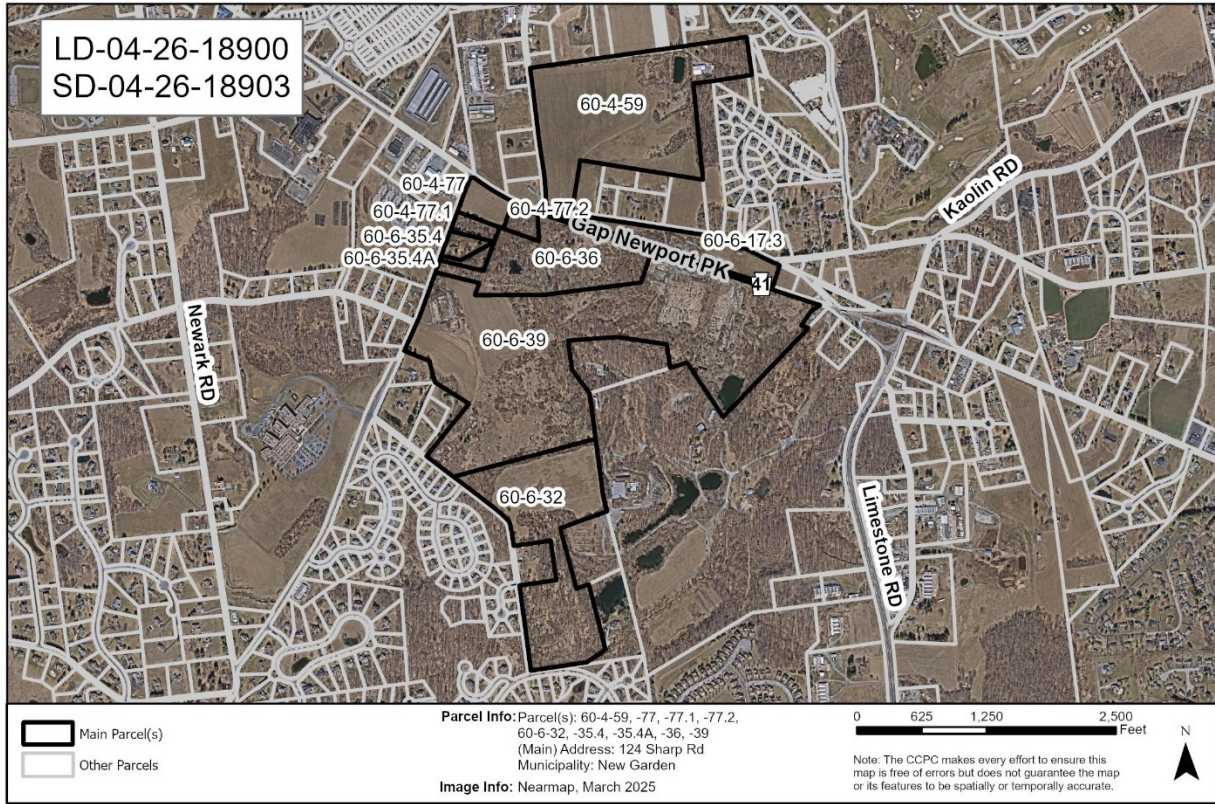
Location:	North and south sides of Gap Newport Pike (Route 41), east of Sunny Dell Road
Site Acreage:	221.12
Lots/Units:	10 Existing lots
Proposed Land Use:	622 residential units (269 Single Family, 353 townhouse); 6,600 convenience store with automotive fuel service; and 2 lots (for future commercial development)
Municipal Land Use Plan Designation:	Small Scale Mixed Use; Site Sensitive Residential; and Resource Protection
UPI#:	60-4-59, 60-4-77, 60-4-77.1, 60-4-77.2, 60-6-17.3, 60-6-32, 60-6-35.4, 60-6-35.4A, 60-6-36, 60-6-39

PROPOSAL:

The applicant proposes the overall creation of 622 residential units, a 6,600 square foot convenience store with automotive fuel service, along with two lots for future commercial development. The project site, which will be served by public water and public sewer, is located in the UD Unified Development zoning district. It is our understanding that this proposal is being developed under a settlement agreement, which is further discussed in comment #2. A Transportation Impact Study, prepared by Traffic Planning and Design, Inc., dated March 17, 2026, was included with the plan submission.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the access and circulation issues discussed in comment #5 on pages 4 and 5, and all Township issues should be resolved before action is taken on this subdivision and land development plan.

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Re: Final Subdivision and Land Development - White Clay Point
New Garden Township – SD-04-26-18903 and LD-04-26-18900



Site Plan Detail, Sheet 6: Final Subdivision and Land Development - White Clay Point

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 Re: Final Subdivision and Land Development - White Clay Point
 # New Garden Township – SD-04-26-18903 and LD-04-26-18900

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed two plan submissions for a portion of the current parent tract. CCPC# 12311, “New Garden Town Center,” dated November 19, 2007, addressed the consolidation of eight existing lots into five lots, and CCPC# 12311-2, “New Garden Town Center – Phase 1,” dated November 19, 2007, addressed the construction of a convenience store with gasoline sales and 67 parking spaces on a 3.96 acre parcel on the north side of Route 41, and a shopping center comprised of six buildings totaling 482,000 square feet, and 2,347 parking spaces. According to our records, this plan was approved by the Township on March 23, 2012.

CCPC# SD-06-21-16761 and LD-06-21-16763, “White Clay Point – Age Restricted,” dated August 2, 2021, addressed the consolidation of seven existing lots (UPI# 60-6-35.4A, 60-4-77.1, 60-6-35.4, 60-6-36, 60-6-39, 60-4-77.2, and 60-4-77) totaling 128.9 acres into two development lots, and the construction of 309 townhouse units. We have no record of the Township taking action on this plan submission.

2. It is our understanding that the project site is being developed under a second amendment, dated December 18, 2025, to a settlement agreement initially approved on September 10, 2007. Exhibit D- Revised Concept Plan, prepared by Chester Valley Engineers, Inc., dated November 12, 2025, depicts the overall creation of 622 residential units, a 6,600 square foot convenience store, a 115,000 square foot commercial area, and an 85,00 square foot medical office building/indoor sports facility (we note that the 115,000 square foot commercial area and the medical office building/indoor sports facility are not part of the current plan submission). Exhibit A of the Settlement Agreement indicates that, while the specific types of residential units ultimately constructed, and the size, configuration and layout of the retail/commercial buildings and convenience store may be changed, the total number of residential units and the total area of retail/commercial space shall not exceed that which is listed/depicted on the revised concept plan.

The settlement agreement also indicates that the retail/commercial uses, residential uses, and convenience store in the revised proposed development shall be governed by the current applicable UD district regulations except as set forth in the agreement, including the Deviations and Modifications to the Township Zoning Ordinance and Subdivision and Land Development Ordinance identified in Exhibit E, the regulations for residential uses in a mixed-use development set forth in item 6(A) of Exhibit A, and the regulations for a convenience store set forth in item 6(B) of Exhibit A. In particular, Zoning Ordinance Modification #5 in Exhibit E states that, while “all portions of the tract not otherwise included in road rights-of-way or lots will be Open Space,” specific areas are designated as qualifying open space to document compliance with minimum open space requirement in Section 200-57.B(8) of the Zoning Ordinance (10 percent of the gross tract area). We note that five qualifying open space areas, totaling 31.93 acres, are shown on Sheet 2C-Qualifying Open Space.

COUNTY POLICY:

LANDSCAPES:

3. 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. Furthermore, low to medium density mixed use development and infill development, community institutional uses such as

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 Re: Final Subdivision and Land Development - White Clay Point
 # New Garden Township – SD-04-26-18903 and LD-04-26-18900

schools and senior housing, and land available for new industrial and heavy commercial uses in appropriate locations, should be taken into consideration for planning activities in this designation. 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 uses are appropriately located in a Suburban Landscape designation, careful consideration of the proposed development is required due to the scale of the proposed development and the existing physical and environmental characteristics of the project site.

WATERSHEDS 2045:

4. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates that the portion of the project site north of Sheehan Road is located in the Red Clay Creek watershed, while the rest of the project site is located within the White Clay Creek watershed. The *Watersheds 2045* plan's highest priority objectives within the Red Clay Creek 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. The *Watersheds 2045* plan's highest priority objectives within the White Clay Creek watershed are: protecting and restoring riparian corridors and first order streams; addressing sources of water quality impairments; reducing stormwater runoff and mitigating flooding; and promoting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

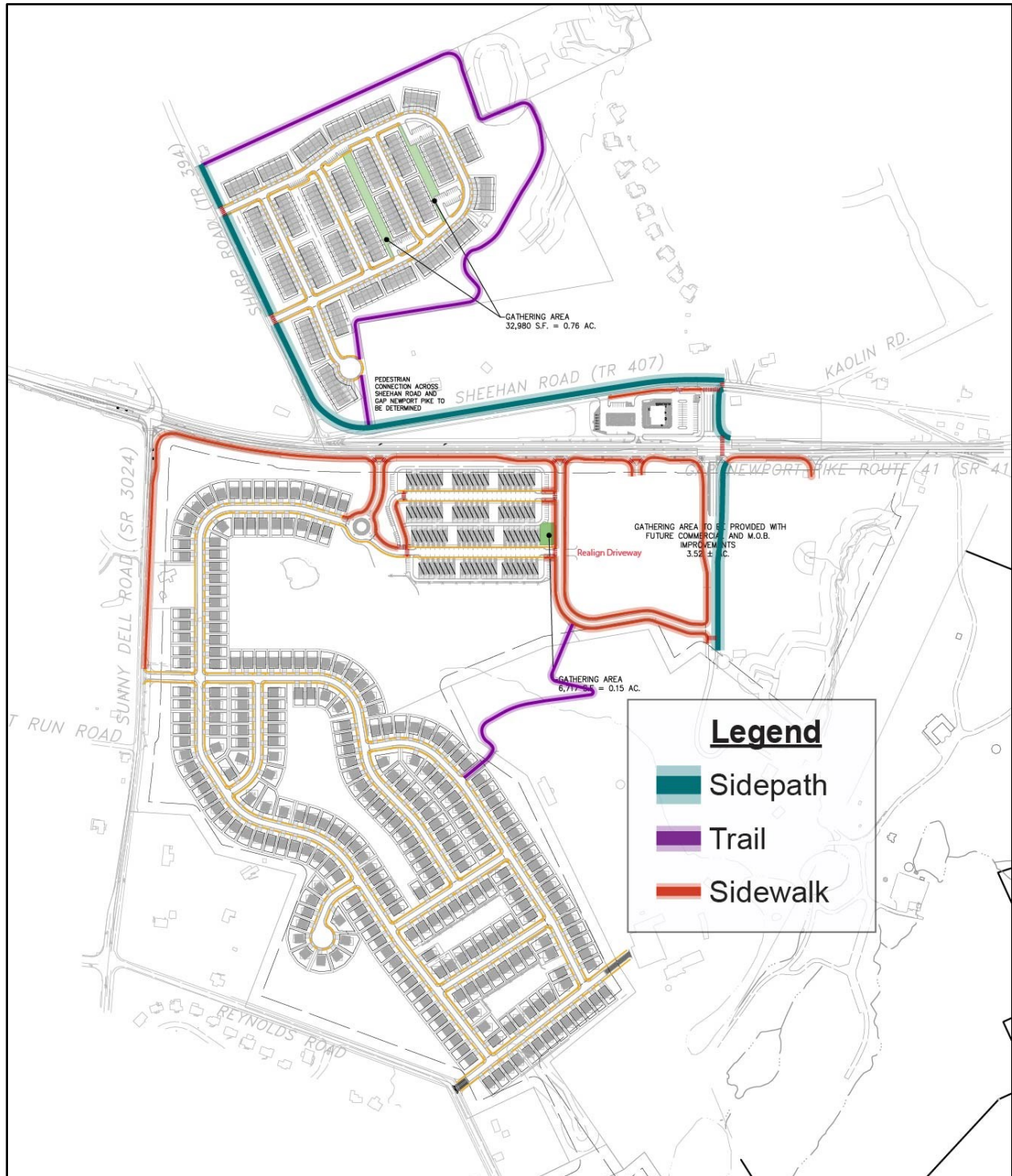
PRIMARY ISSUES:

Access and Circulation:

5. While sidewalks, which are an essential design element in the Suburban Landscape, are provided within sections of this development, pedestrian connectivity is not provided throughout the entire development. A plan note on Sheet 2F, Pedestrian Access Plan, states "pedestrian connection across Sheehan Road and Gap Newport Pike to be determined," and pedestrian access is not provided to the proposed convenience store. Additionally, only one pedestrian access is provided to the site of the proposed (future) commercial development portion of the project site from the adjoining residential development to the west. We recommend that the applicant and Township consider the pedestrian access improvements shown on the graphic depicted on page 5, which includes the following:
 - A trail around the perimeter of the townhouse units located on the northern portion of the project site (UPI# 60-4-59).
 - A sidepath that extends from the northern portion of UPI# 60-4-59 along Sharp Road and Sheehan Road to the Main Access entrance on Sheehan Road, then southwards on the eastern leg of the Route 41/Main Access (Road E) intersection.
 - A pedestrian connection (sidewalks and crosswalk areas) on the south side of the Main Access (Road E)/Sheehan Road intersection to the proposed convenience store.
 - A pedestrian crossing at the eastern leg of the Route 41/Main Access (Road E) signalized intersection, with a sidepath provided along the east side of the main access entrance to the adjoining parcel to the south.
 - Sidewalks around the perimeter of the western section of the future commercial area, with multiple sidewalk connections provided to the adjoining residential development to the west.
 - Sidewalks along the south side of Route 41 and the east side of Sunny Dell Road, from the future commercial area to the Road H entrance on Sunny Dell Road.

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Re: Final Subdivision and Land Development - White Clay Point
New Garden Township – SD-04-26-18903 and LD-04-26-18900

- A trail that extends from the south side of the western portion of the future commercial area, across Township-owned property, to connect to Road J between lots 222 and 223.



*Conceptual Pedestrian Access Improvements (for illustrative purposes only)
(Base Drawing – Sheet 2F, Pedestrian Access Plan,
prepared by Chester Valley Engineers Inc, and dated March 11, 2026)*

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 Re: Final Subdivision and Land Development - White Clay Point
 # New Garden Township – SD-04-26-18903 and LD-04-26-18900

6. The Executive Summary of the Transportation Impact Study provides an extensive list of recommended roadway improvements, including the following:
- Signalize the proposed Route 41/Main Access intersection.
 - Construct eastbound and westbound Route 41 left and right turn lanes, provide southbound dual left turn lanes and a shared thru/right lane, and provide separate northbound left, thru and right turn lanes, at the Route 41/Main Access intersection.
 - Construct an additional eastbound Route 41 thru lane beginning west of Sunny Dell Road, ending at the off-ramp to Limestone Road.
 - Construct an additional westbound Route 41 through lane beginning at the westbound Route 41 on ramp to allow for free-flow from the ramp onto westbound Route 41, and ending east of the Sharp Road/Route 41 intersection.
 - Signalize the Limestone Road/Route 41 Northern on/off ramps, and provide a northbound Limestone Road left turn lane.
 - Provide a northbound Limestone Road left turn lane at Limestone Road/Route 41 Southern on/off ramps.
 - Signalize the Route 41/Sunny Dell Road intersection, along with constructing eastbound and westbound Route 41 left turn lanes, a channelized northbound Sunny Dell Road right turn lane, and an additional eastbound Route 41 through lane at this intersection.

Both the Township engineer and PennDOT should review the findings set forth in the Transportation Impact Study.

7. We recommend that the applicant and Township consider providing a landscaped cul-de-sac turnaround on Road B and Road N. Additional information on this topic is provided in Chapter 3-Design Elements (pages 139-143) of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: <https://www.chescoplanning.org/Guides/Multimodal/pdf/Chapter3.pdf>.
8. We suggest that the applicant and the Township, where feasible, consider the use of shared driveway entrances for the residential component of this development, particularly the estate lots (Lot 615-621) located on the east side of Reynolds Road. Shared driveways can limit impervious coverage, reduce earth disturbance and lower construction costs.
9. The site plan depicts the location of a driveway entrance on the east side of Road R, between its intersection with Road Q and Road P. As shown on the Conceptual Pedestrian Access Improvements graphic provided on page 5, we recommend that this driveway entrance be aligned with Road P.
10. The plan (Sheet 6M) indicates that an emergency access connection, along with sidewalks, will be provided from Road M to the adjoining land owned by the Township (we note that several plan sheets, including Sheet 7, contain the following plan note: "Refer to plans by others for Township Park Improvements as proposed by New Garden Township"). Additionally, Sheet 6L depicts the location of a proposed emergency access gate on Road M at its intersection with Reynolds Road. We recommend the applicant and Township refer to the Emergency Access design element in Chapter 3 of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of these emergency access connections. This design element is available online at: <https://chescoplanning.org/Guides/Multimodal/>.

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 Re: Final Subdivision and Land Development - White Clay Point
 # New Garden Township – SD-04-26-18903 and LD-04-26-18900

Design Issues – Residential Development:

11. Sheet 2F-Pedestrian Access Plan depicts the location of two gathering areas located between townhouse units on the northern portion of the project site (we note that the location of these gathering areas is provided on the Conceptual Pedestrian Access Improvements graphic provided on page 5). However, the narrow layout limits the usability of these areas. We suggest that the applicant and Township investigate the feasibility of reconfiguring the layout of the proposed townhouse units on this portion of the site, in order to create a larger, single centrally located gathering (open space) area.

Additional information on this topic is provided in the County Planning Commission’s Suburban Landscapes Design Guide (page 32), which is available online at:

<https://www.chescoplanning.org/MuniCorner/pdf/SuburbanDesignGuide.pdf>.

As depicted in the graphic provided below, common open space in central locations of residential developments provide access to light and fresh air, a sense of openness, and space for recreation and relaxation.



*Source - Chester County Suburban Landscapes Design Guide, page 32:
 Active recreation facilities and central greens in residential developments*

12. We suggest that the Township and applicant consider staggering the residential building setbacks, where feasible, in order to avoid an excessively-uniform appearance, and include additional landscaping and variations in building façade materials.

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 Re: Final Subdivision and Land Development - White Clay Point
 # New Garden Township – SD-04-26-18903 and LD-04-26-18900

13. The applicant should provide all applicable design details for the proposed estate lots (Lot 615-621) located on the east side of Reynolds Road (no conceptual design details were provided for these lots).

Design Issues – Proposed Convenience Store:

14. The Township should ensure that the proposed convenience store meets the applicable parking requirements in the Township Zoning Ordinance (it appears that 60 parking spaces will be provided).
15. The Township should verify that the design and location of any proposed outdoor lighting for the convenience store conforms to Township ordinance requirements; a lighting plan was not included. 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.

Historic Preservation:

16. The Historic Resources Map in the Township’s Comprehensive Plan (created April 19, 2017) indicates that UPI# 60-6-17.3, situated between Route 41 and Sheehan Road, contains Township historic resource #39, and UPI# 60-6-35.43, situated on the east side of Sunny Dell Road south of Route 41, contain Township historic resource #47. Information currently provided on the Township website indicates that the George W. Taylor Barn (Historic Resource #39) has been declared eligible for the National Register by the Pennsylvania Historical and Museum Commission (PHMC), and that the Moses Rowan House (Historic Resource #47) appears to have had three major periods of construction dating between the 1770s and the 1830s.

The settlement agreement indicates that the 2,910 square foot existing barn located on UPI# 60-6-173, together with approximately 2 acres of land in the immediate vicinity (the “Barn Property”), shall remain and shall be preserved and maintained in a reasonable condition. It is also noted that the applicant shall offer to dedicate the barn and barn property to the Township after it has been adequately preserved and maintained, and that if the Township does not accept dedication within three months after it is offered for dedication, the offer shall automatically terminate and the applicant shall have the right (but not the obligation) to adaptively re-use the barn as retail and/or office space or a combination thereof for any purpose permitted herein. In the event that the applicant does not adaptively re-use the barn, it shall perpetually maintain the barn in good condition. The settlement agreement also indicates that the applicant shall maintain and use commercially reasonable efforts to preserve and/or adaptively reuse the Moses Rowan House for any permitted use, and that the applicant may subdivide and sell the property so that the funds identified for this purpose can be reduced by the recovery from the sale.

While we acknowledge that the settlement agreement states that the Township’s Historic Commission shall have the opportunity to review the preservation and use of the barn and barn property, and review the use of the Rowan House, the Township should reserve granting final plan approval until the proposal has been reviewed by the Township’s Historical Commission. Additional information on adaptive reuse is provided in the County Planning Commission’s Adaptive Reuse planning eTool, which is available online at:

<https://chescoplanning.org/MuniCorner/eTools/02-AdaptiveReuse.cfm>.

“Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: <https://www.chescoplanning.org/Landscapes3/Appreciate.cfm>.

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 Re: Final Subdivision and Land Development - White Clay Point
 # New Garden Township – SD-04-26-18903 and LD-04-26-18900

17. The location of the existing historic resources should be clearly shown on the site plan (no labels are currently provided). Additionally, the plan should depict the location of existing and/or proposed driveway locations for these resources.
18. For clarify purposes, we suggest that the applicant and Township define the phrases “maintained in a reasonable condition” and “maintain the Barn in good condition” that are mentioned in the settlement agreement about the barn and barn property, along with defining the phrase “commercially reasonable efforts” that is mentioned about the preservation and/or adaptive reuse the Moses Rowan House.
19. While the settlement agreement indicates that the “Sewage and water transmission lines will be installed by [the applicant] to the boundary line of the Barn Property to serve the Barn,” we suggest that the applicant and Township consider extending the water and sewer lines directly to the barn as part of this submission, because they would be needed if the Township or the applicant adaptively reuse the barn, and it would be more straightforward to install them when other development work for the overall proposal is being constructed.
20. The settlement agreement indicates that the review of the use of Rowan House by the Township Historical Commission “...shall be advisory only and in no event have any ability to require action or inaction in the use and maintenance of said house.” The applicant and Township should clarify what happens if there is inaction in the use and maintenance of the Rowan House.

Natural Features Protection:

21. The plan and 2025 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwellings/buildings and support facilities, and, given the project’s location in a trout stocking and cold water fishes watershed, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated.

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.
22. The site plan depicts the location of Zone 1 and Zone 2 riparian buffer areas. The Township should confirm that the site plan complies with the riparian buffer requirements in the Municipal Code. *Landscapes3* supports the comprehensive protection and restoration of the county’s ecosystems, including riparian corridors (“Protect” Objective B, page 63).
23. 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.

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 Re: Final Subdivision and Land Development - White Clay Point
 # New Garden Township – SD-04-26-18903 and LD-04-26-18900

24. 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.

Stormwater Management:

25. 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.
26. We recommend that several infiltration basins be located closer to the developed portion of the respective drainage areas to minimize the amount of earth disturbance needed for conveyance of stormwater to the stormwater control measures (SCMs). Specifically, these include:
- a. AOI-A, SWM #600 - Infiltration Basin (DP-001).
 - b. AOI-F, SWM #1300 - Infiltration Basin (DP-010).
 - c. AOI-D, SWM #1500 - Infiltration Basin (DP-005).
 - d. AOI-D, SWM #1600 - Infiltration Basin (DP-006).
27. SWMs #100, #1100, #1200, #1700, and #1800 are proposed to be located in close proximity to the rear yards of homes. The applicant should ensure that any activity will not impact the long-term operation of the subsurface infiltration beds or stormwater basins. We recommend either installing fencing or signage to identify clearly the locations of SCMs.
28. Chapter 3 of the Post-Construction Stormwater Management (PCSM) Report provides calculations for volume and water quality management for each area of interest (AOI). Sections 165-19.H., 165-20.G., 165-21.G., and 165-22.F. of the Township's stormwater ordinance requires water quality, runoff volume, infiltration volume, and peak flow rates to be addressed for each drainage area, if the regulated activity is divided by multiple drainage areas. The Township Engineer should ensure the stormwater management requirements are met for each separate drainage area.
29. The applicant should note that when the Estate Lots (lots 615-622) are developed, they will require additional stormwater management controls and may be subject to cumulative impervious area requirements by the Township.
30. The headwaters of the West Branch Red Clay Creek and East Branch White Clay Creek are designated as natural reproduction trout and cold water fishes streams, respectively, by the Pennsylvania Fish and Boat Commission. New development and impervious cover increase the risk of thermal degradation in these streams, which could impact wild trout populations. The applicant should consider the following to minimize thermal impacts to the adjacent streams:

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 Re: Final Subdivision and Land Development - White Clay Point
 # New Garden Township – SD-04-26-18903 and LD-04-26-18900

- a. Runoff from the site should be appropriately captured and infiltrated or detained both during and after construction to limit flow directly into these streams. The proper installation of sediment ponds and other E&S features are critical to limiting the volume of untreated stormwater runoff and sediment into receiving stream prior to the installation and completion of the stormwater management system.
 - b. Stormwater basins and subsurface infiltration facilities should be designed to infiltrate the greatest volume possible given site conditions. Special consideration should be given to ensuring BMPs located adjacent to or upslope of riparian corridors and wetlands are sufficiently infiltrating all runoff from the two-year storm event to reduce disruptions to the hydrology of these features.
31. 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.

ADMINISTRATIVE ISSUES:

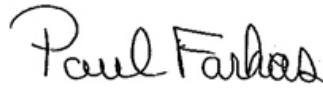
32. The applicant should identify if this proposal will be constructed in phases. If so, a phasing plan should be provided by the applicant.
33. The Act 247 County Referral Form indicates that the ownership of roads is to be determined. If this is correct, then this issue should be resolved prior to the Township taking action on this submission.
34. The plan and Act 247 County Referral Form indicate that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from the developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions.
35. According to County Tax Assessment records, UPI# 60-6-32 appears to be subject to an Act 515 covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision.
36. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
37. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.

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Re: Final Subdivision and Land Development - White Clay Point
New Garden Township – SD-04-26-18903 and LD-04-26-18900

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of New Garden 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: Stonewall Capital LLC
Chester Valley Engineers, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Mirlene SaintVal, P.E., Senior Manager of Transportation Services, PennDOT
John R. Otten, Senior Civil Engineer Supervisor, PennDOT
Chester County Conservation District
Chester County Assessment Office
Chester County Water Resources Authority



COUNTY COMMISSIONERS

Josh Maxwell
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Eric M. Roe

PLANNING COMMISSION

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

May 27, 2026

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

Re: Final Subdivision - Quercus Partners, LLC
Penn Township - SD-05-26-18912

Dear Ms. Ianni:

A final subdivision plan entitled "Quercus Partners, LLC", prepared by Register Associates, Inc. and dated March 4, 2026, was received by this office on May 11, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	Southern end of Lewis Road, north of the US Route 1 Bypass
Site Acreage:	218.76 acres
Lots:	3 lots
Proposed Land Use:	Farm/Pasture Land
UPI#:	58-3-4.1, 58-3-3, 58-3-8, 58-3-12

PROPOSAL:

The applicant proposes the reconfiguration of four lots into three lots. The site, which contains several structures, is located in the Penn Township RA Residential Agricultural zoning district. No additional construction is proposed by this subdivision.

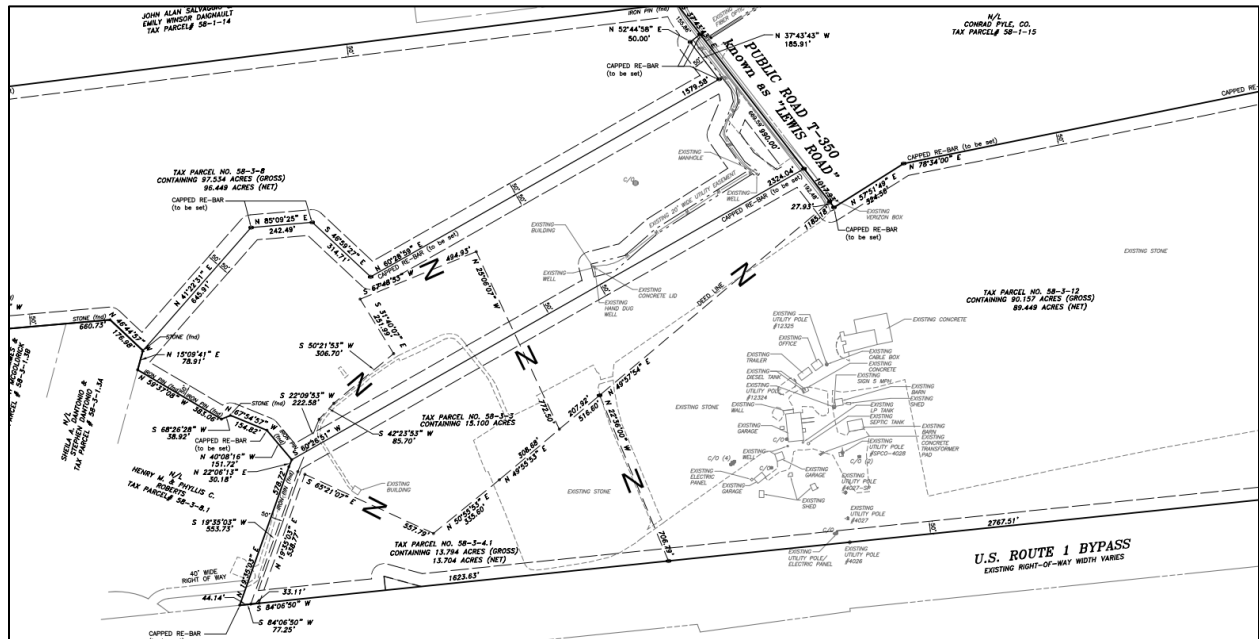
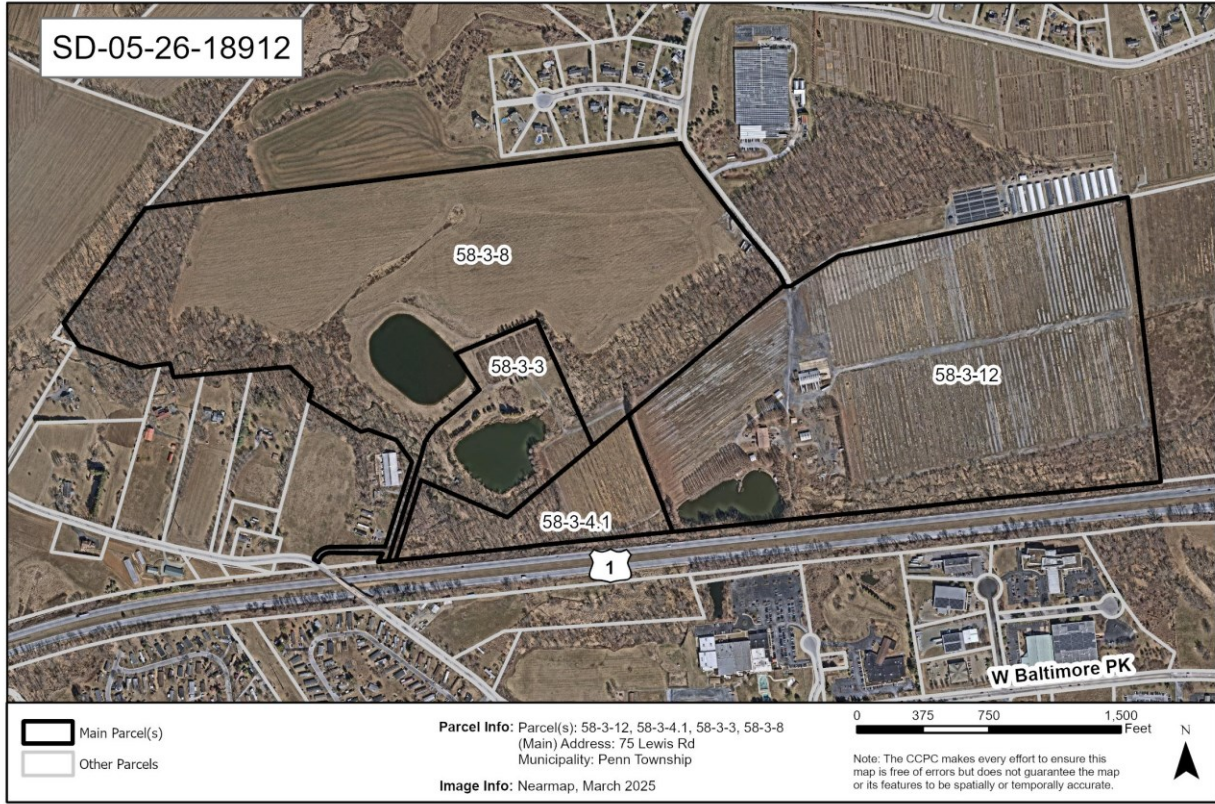
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Penn Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

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

Page: 2
Re: Final Subdivision - Quercus Partners, LLC
Penn Township - SD-05-26-18912



Detail of Quercus Partners, LLC Final Subdivision Plan

PRIMARY ISSUES:

- Sheet 1 should identify the proposed lots more clearly and link them to the Zoning Requirements table.

Page: 3
Re: Final Subdivision - Quercus Partners, LLC
Penn Township - SD-05-26-18912

3. The Chester County Planning Commission generally does not recommend creating lot lines that pass over ponds as proposed on Sheet 1, because this can result in disputes regarding conditions that may have occurred on a portion of a pond on one lot which affect the adjoining lot. The two ponds are shown within individual lots on the Existing Conditions Plan on Sheet 2, which is preferable. It is also difficult to identify any entry and outflow points at the ponds on the plan.
4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies the US Route 1 Bypass as an Expressway. The Handbook (page 183) recommends a 300-foot-wide right-of-way for Expressway roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of the Route 1 Bypass and that it be offered for dedication.

ADMINISTRATIVE ISSUE:

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

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Quercus Partners, LLC
Regester Associates, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Mirlene SaintVal, P.E., Senior Manager of Transportation Services, PennDOT
John R. Otten, Senior Civil Engineer Supervisor, PennDOT



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

May 12, 2026

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

Re: Preliminary/Final Subdivision and Land Development Plan - Station Hill Residential
Development
Phoenixville Borough - SD-04-26-18890

Dear Mr. Boelker:

A preliminary/final subdivision and land development plan entitled "Station Hill Residential
Development", prepared by BL Companies and dated April 8, 2026, was received by this office on April
20, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions
of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on
the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location: South of Vanderslice Street and on the east and west sides of
Franklin Avenue (State Route 113)
Site Acreage: 3.03 acres
Lots/Units: 14 lots/14 twin townhouse dwellings
Proposed Land Use: Twin residential units
New Parking Spaces: 42 spaces
Municipal Land Use Plan Designation: Residential Infill
UPI#: 15-9-78.1, 15-9-76.1

PROPOSAL:

The applicant proposes the creation of 14 lots, 14 twin townhouse dwellings and 42 parking spaces (one
garage space per unit and two driveway spaces per unit). The site, which will be served by public water and
public sewer facilities, is located in the Phoenixville Borough RI Residential Infill zoning district.

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

Page: 2

Re: Preliminary/Final Subdivision and Land Development Plan - Station Hill Residential Development

Phoenixville Borough - SD-04-26-18890



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 is consistent with the objectives of the **Urban Center Landscape**.

The design of this subdivision and land development reflects many of the [Landscapes3](#) policies expressed under the **LIVE Goal**: “Nurture diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities.”

The design includes many positive features, such as:

- The dwellings are set back from Vanderslice Street similarly to the dwellings on the north side
- Garages are set back behind the front elevations
- Driveways are narrowed at the street
- Sidewalks are connected

Page: 3
Re: Preliminary/Final Subdivision and Land Development Plan - Station Hill Residential Development
Phoenixville Borough - SD-04-26-18890



***Detail of Station Hill Residential Development
Preliminary/Final Subdivision and Land Development Plan***

The site is designated in the “North Urban” neighborhood in the Neighborhood Map in the 2022 Phoenixville Borough Comprehensive Plan Update. This area could also be considered as a “gateway” into the northern and southern parts of the Borough at the Gay Street Bridge. We suggest that the Borough encourage the applicant to design the dwellings to reflect the architectural character of the neighborhood by using porches, compatible roof designs, brick facades, and other designs that will reflect the character of the North Urban neighborhood.



Rendered Site Plan for Proposed Development - Vanderslice St. and Gay St

Page: 4
 Re: Preliminary/Final Subdivision and Land Development Plan - Station Hill Residential
 Development
 # Phoenixville Borough - SD-04-26-18890

WATERSHEDS 2045:

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

- addressing causes of stream impairments;
- maintaining water quality in high performing and critical habitat streams;
- continuing land preservation efforts; and
- restoring and enhancing vegetated riparian buffers and floodplains.

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

PRIMARY ISSUES:

3. The Act 247 referral form that was submitted by the Borough indicated that there will be no homeowner association for this development. The Borough and the applicant should therefore discuss how the development's common elements will be maintained, such as the stormwater management facilities (also refer to the comments under Stormwater Considerations below). The applicant should also indicate how the 17-foot high retaining wall will be maintained, particularly the wall's south side.
4. The applicant submitted a Tree Review study for the site, dated June 11, 2025. That study indicated that most of the trees on the site are degraded, although two trees are noteworthy. We recommend that the applicant strive to retain the noteworthy trees, but the applicant should also attempt to preserve the London Plane Trees along Vanderslice Road. The applicant should consider adding more low-growing landscaping (to avoid obstructing sight distances) at the intersection of Vanderslice and Gay Street, because the end walls of the dwellings and garages will be facing Gay Street.
5. We commend the applicant for providing a sidewalk along Vanderslice Street. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**, and page 65 in the Borough Comprehensive Plan includes **Goals & Objectives** that reflect the importance of walkability.

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

6. Sheet 10 shows areas of discontinuous paving designs along Vanderslice Street. If joints and seams will result where different pavement designs meet, it may be preferable to use consistent pavement designs along the entire frontage of Vanderslice Street.
7. The Borough Fire Marshal should verify the design and location of all proposed fire-protection facilities and should review that emergency access will be possible to the rear areas of the dwellings to the east of Gay Street.
8. The Borough should determine if on-street parking will be permitted along the south side of Vanderslice Street.

Page: 5
 Re: Preliminary/Final Subdivision and Land Development Plan - Station Hill Residential
 Development
 # Phoenixville Borough - SD-04-26-18890

Water Resources Information:

Phoenixville Borough

Lower French Creek, French Creek Watershed, Schuylkill River Basin

FEMA: All proposed development is located in FEMA Zone X, Area of Minimal Flood Hazard

TMDL: None

Impairments for French Creek: Recreation- Source Unknown: Pathogens

Designated uses: Migratory Fish and Trout Stocking

Stormwater Considerations:

9. The applicant should provide the Borough with the complete stormwater report for the site, which should include additional data to supplement the infiltration testing results on Sheet 10.
10. Sheet 5 indicates that a waiver is requested from the Borough Planning Commission regarding Borough Subdivision and Land Development Ordinance Section 23-308.A, requiring that "...post-construction peak flow rates from any regulated activity shall not exceed the predevelopment peak flow rates..." (waiver requests to provisions of a subdivision and land development ordinance are typically reviewed by the municipal governing body that approves the subdivision and land development, not by a planning commission). We do not recommend that the Borough grant this waiver because managing stormwater is critical for reducing negative impacts on downgradient and downstream properties.

In order to comply with the requirements of Section 23-308.A, the applicant may wish to expand the proposed extended release/MRC stormwater management facilities. Alternatively, the applicant may choose to reduce the amount of proposed impervious surfaces to reduce the post-construction peak flows.

11. Because there will be no homeowner association for this development, the Borough and the applicant should therefore discuss how the stormwater management facilities that cross lot lines will be maintained; facilities that cross lot lines can create challenges for ensuring proper maintenance and preventing activities by future property owners that could compromise the functionality of the facilities. When stormwater facilities, especially those that are not visible on the surface are part of individual residential lots, lot owners may be inclined to treat them as an extension of their yards rather than as critical stormwater management facilities.

The applicant should create a separate lot for the stormwater management facilities to be managed directly by the HOA or future property management company, to ensure that the long-term operations and maintenance of the subsurface facilities will be consistent with the guidance provided by both the applicant and the manufacturers of the stormwater system.

12. Because of the significant increase of new impervious cover and the removal of forested areas, the applicant should consider the following actions to increase infiltration and evaporation of stormwater:
 - a. Utilizing permeable paving materials in suitable locations, such as the planned sidewalks and parking spaces, to increase infiltration and decrease runoff volumes.
 - b. Incorporating raingardens, additional vegetated islands, or concrete planters into the parking lot designs. These features can reduce runoff volumes by increasing infiltration and promoting evapotranspiration while offering aesthetic benefits to the property.

Page: 6
Re: Preliminary/Final Subdivision and Land Development Plan - Station Hill Residential
Development
Phoenixville Borough - SD-04-26-18890

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: BL Companies
Lands of Valley Forge Railways, LTD
Chester County Conservation District
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

May 8, 2026

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

Re: Preliminary/Final Subdivision - Thornbury Township MacPherson Tract
 # Thornbury Township – SD-04-26-18892

Dear Ms. Hudak:

A Preliminary/Final Subdivision Plan entitled "Thornbury Township MacPherson Tract", prepared by Yerkes Associates, Inc., (no plan date provided), was received by this office on April 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:

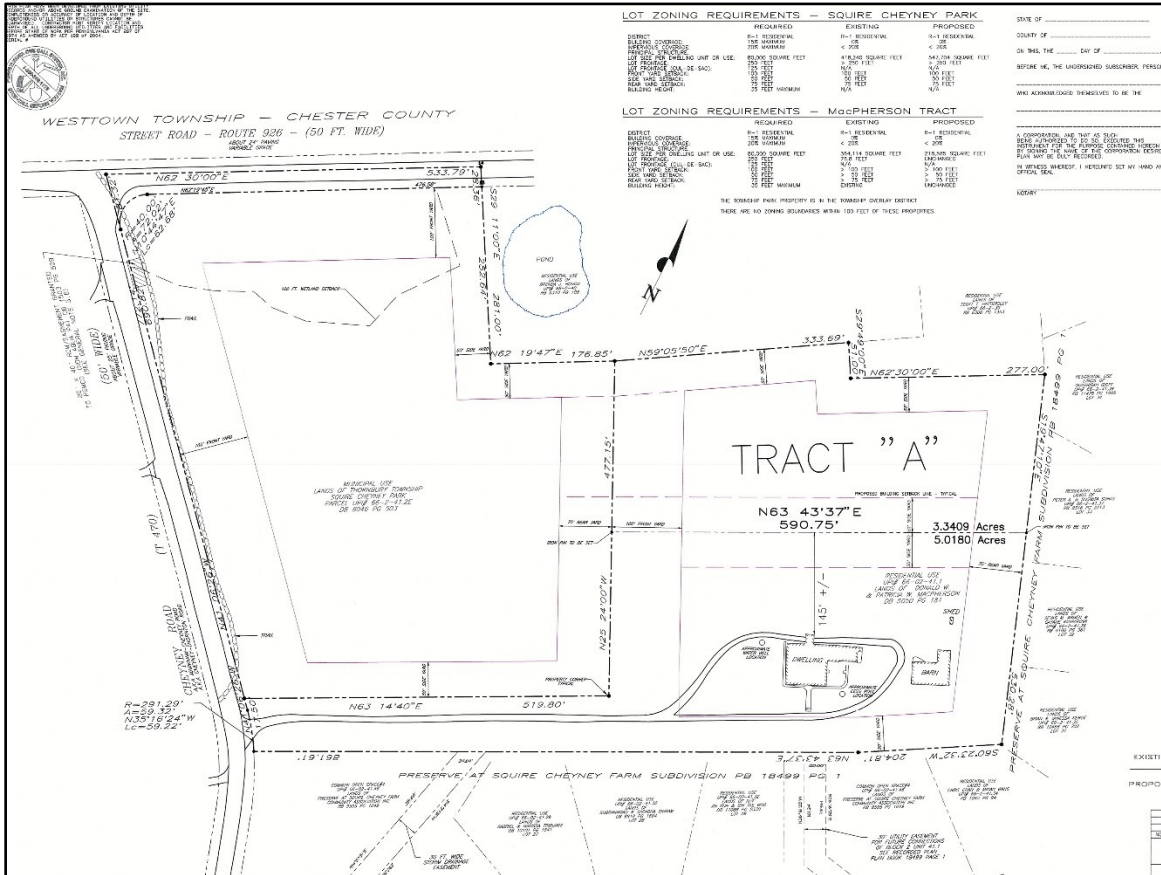
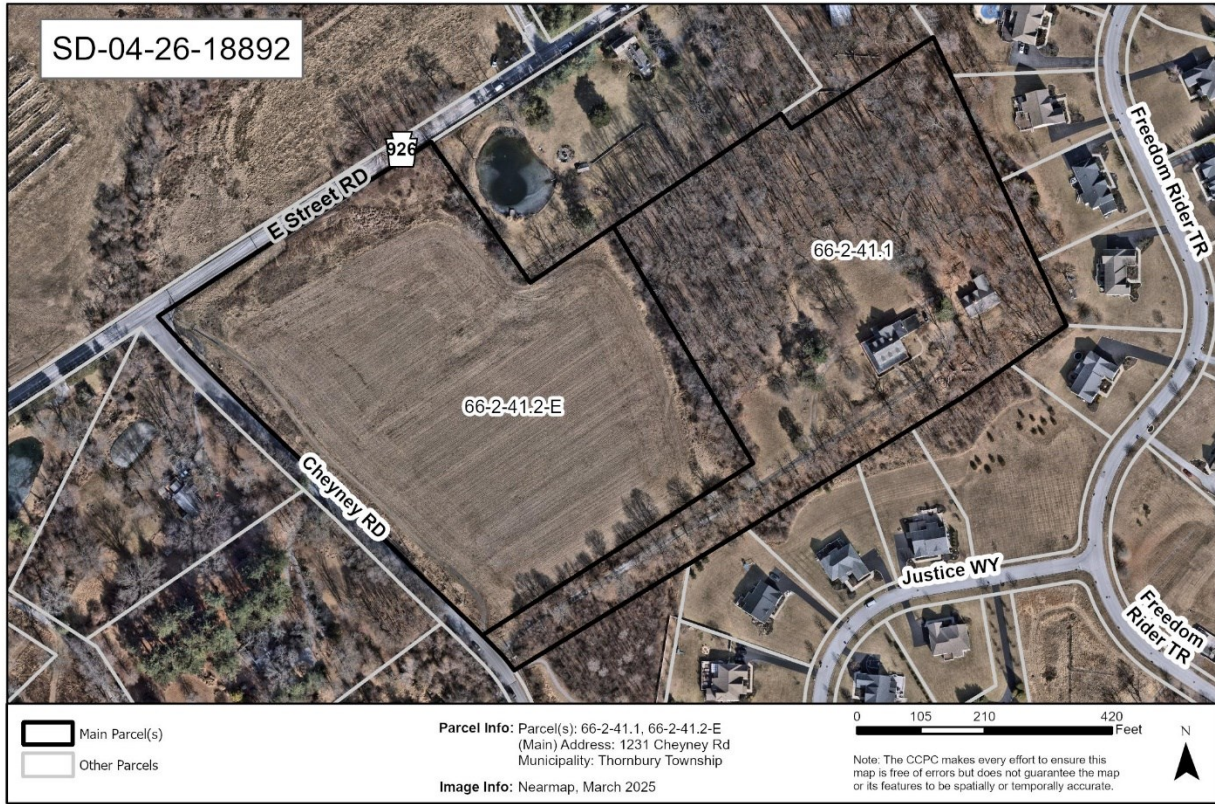
Location:	Southeast corner of East Street Road and Cheyney Road
Site Acreage:	17.59
Lots/Units:	2 existing lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential, Institutional (Township Park)
Municipal Land Use Plan Designation:	RR Rural Residential
UPI#:	66-2-41.2-E, 66-2-41.1

PROPOSAL:

The applicant proposes the conveyance of Tract "A," a 3.34 acre portion of UPI# 66-2-41.1, to UPI# 66-2-41.2-E (Squire Cheney Park, which is owned by the Township). No development activity is proposed as part of the current plan submission. General Note 5 on Sheet 1 indicates that a new deed description will be prepared for the remaining acreage of the MacPherson parcel (UPI# 66-2-41.1) which will be subject to no further or future subdivision. The project site is located in the R-1 Residential/Agricultural zoning district; UPI# 66-2-41.2-E is also located in the Township Overlay District.

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

Page: 2
 Re: Preliminary/Final Subdivision - Thornbury Township MacPherson Tract
 # Thornbury Township – SD-04-26-18892



Site Plan Detail, Sheet 2: Preliminary/Final Subdivision - Thornbury Township MacPherson Tract

Page: 3
Re: Preliminary/Final Subdivision - Thornbury Township MacPherson Tract
Thornbury Township – SD-04-26-18892

COUNTY POLICY:

LANDSCAPES:

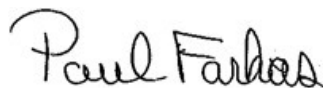
1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium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

ADMINISTRATIVE ISSUES:

2. According to General Notes 15 and 16 on Sheet 1, the applicant is requesting two waivers from the provisions of the Township Subdivision and Land Development Ordinance, including a waiver from the on-lot sewage disposal system standards in Section 115-518.A. 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.
3. No plan date is provided (the date field on all three plan sheets is marked “X”). This should be corrected by the applicant.
4. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of 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: Yerkes Associates, Inc.
Patricia & Donald MacPherson



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

May 26, 2026

Janis A. Rambo, Valley Township Manager/Treasurer
1145 West Lincoln Highway
Coatesville, PA 19320

Re: Final Subdivision - 1227 West Lincoln Highway
Valley Township - SD-04-26-18895

Dear Ms. Rambo:

A final subdivision plan entitled "1227 West Lincoln Highway", prepared by Hillcrest Associates, Inc. and dated March 3, 2026, was received by this office on April 27, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	North side of West Lincoln Highway and Buckthorn Drive
Site Acreage:	6.21 acres
Lots:	2 lots
Non-Res. Square Footage:	No additional construction proposed
Proposed Land Use:	Commercial
New Parking Spaces:	No new spaces proposed
UPI#:	38-2-43.1

PROPOSAL:

The applicant proposes the subdivision of one lot into two lots. The site, which is served by public water and sewer facilities and includes several commercial structures that will remain, is located in the Valley Township PD Planned Development zoning district. No further development is proposed by this subdivision.

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

Page: 2
 Re: Final Subdivision - 1227 West Lincoln Highway
 # Valley Township - SD-04-26-18895

LANDSCAPES:

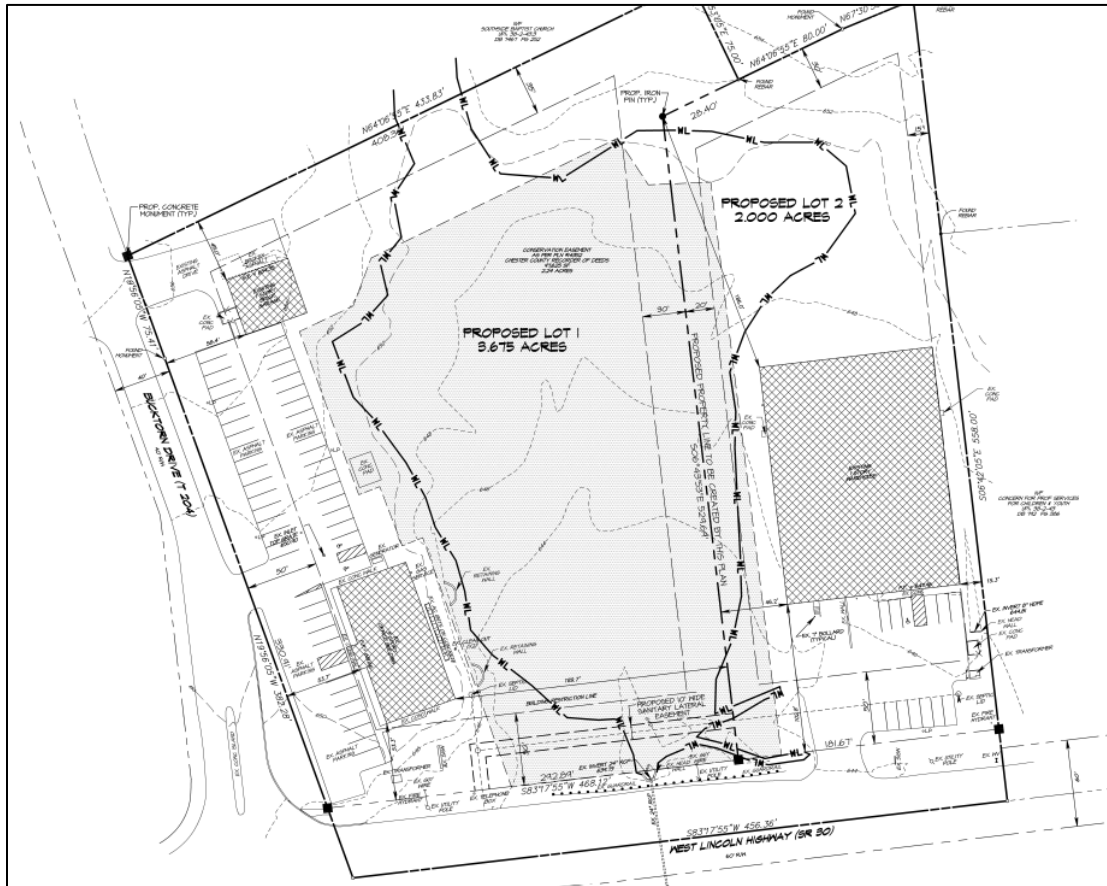
1. The site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth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



PRIMARY ISSUE:

2. “Connect” Objective C of [Landscapes3](#), the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas, and sidewalks are an essential design element for new construction in the **Suburban Center Landscape**. The applicant should extend the sidewalk and curb along the West Lincoln Highway frontage to allow pedestrians to walk to the nearby shopping area and preschool.

Page: 3
 Re: Final Subdivision - 1227 West Lincoln Highway
 # Valley Township - SD-04-26-18895



Detail of 1227 West Lincoln Highway Final Subdivision Plan

ADMINISTRATIVE ISSUE:

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

Sincerely,

Wes Bruckno

Wes Bruckno
 Senior Review Planner

cc: Hillcrest Associates, Inc.
 Horizons Investments LLC



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

May 22, 2026

Christian J. Adamek, Director of Planning, Zoning, and Code Enforcement
West Bradford Township
1385 Campus Drive
Downingtown, PA 19335

Re: Preliminary/Final Subdivision - Hickory Hill Farm
West Bradford Township - SD-04-26-18893

Dear Mr. Adamek:

A preliminary/final subdivision plan entitled "Hickory Hill Farm", prepared by Tangency Solutions, LLC and dated November 18, 2025, was received by this office on April 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:	West side of Shadyside Road, south of Broad Run Road
Site Acreage:	11.80 acres
Lots:	2 lots
Proposed Land Use:	Farm/Pasture Land
UPI#:	50-5-10

PROPOSAL:

The applicant proposes the creation of two lots. The site is served by on-site water and sewer facilities and is located in the West Bradford Township R-1 Residential zoning district. One structure of unidentified type is shown on proposed Lot 1. No additional construction is proposed by this subdivision.

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

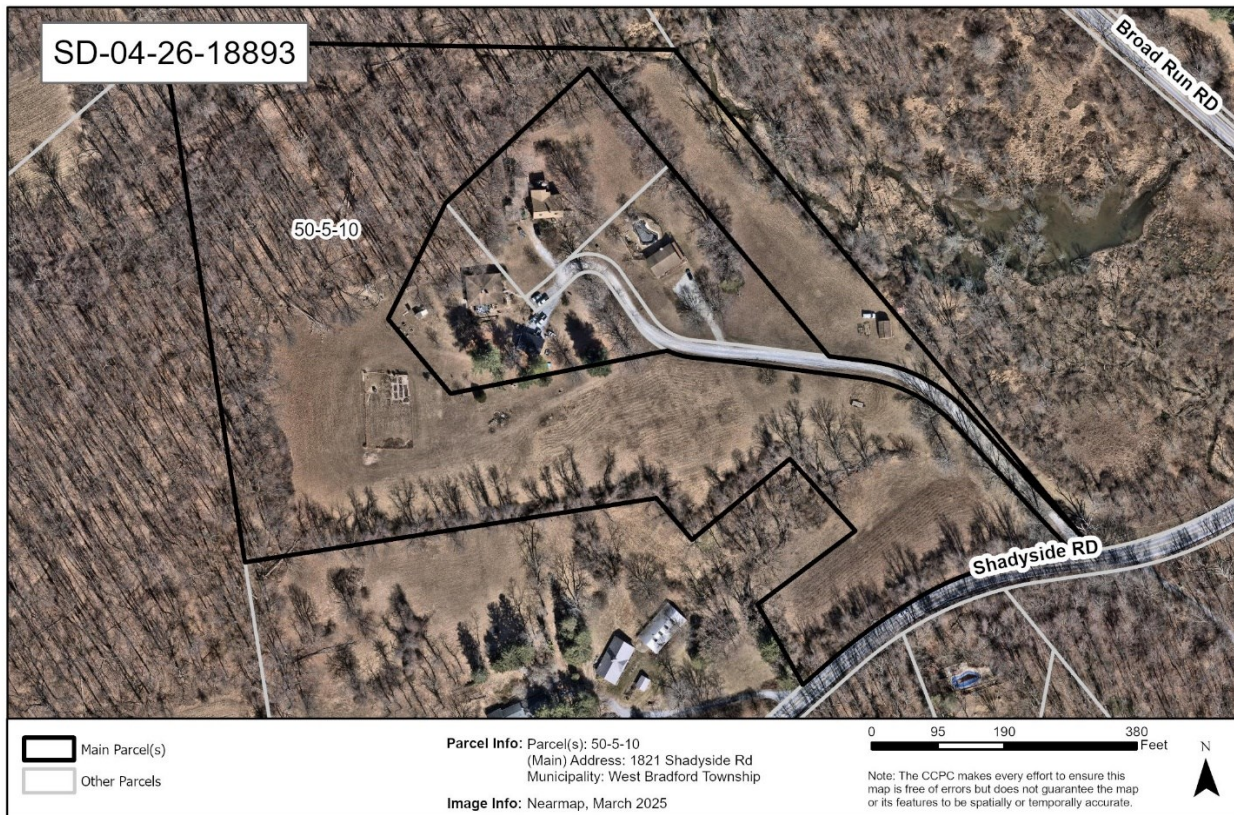
COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium

Page: 2
 Re: Preliminary/Final Subdivision - Hickory Hill Farm
 # West Bradford Township - SD-04-26-18893

density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.



PRIMARY ISSUES:

2. Proposed Lot 2 may require an access easement from the existing “private lane” on UPI # 50-5-10.4. If so, the deeds to the affected lots should reflect the terms of the easement. The applicant should also show a conceptual connection from the private lane to Lot 2 that will result in the least disturbance to steep slope areas. We also recommend that any future construction on Lot 1 and Lot 2 retain as much of the wooded areas on the site as possible.
3. While the design of proposed Lot 1 results in 10 acres, it is awkwardly-shaped and retains an isolated and irregularly shaped area to the northeast of UPI # 50-5-10.4 as well as the single point on Shadyside Road, and this area may continue to be difficult to access (especially if the structure on this part of Lot 1 is a dwelling). The applicant should discuss how this part of Lot 1 will be used and discuss its access.

Page: 3
 Re: Preliminary/Final Subdivision - Hickory Hill Farm
 # West Bradford Township - SD-04-26-18893



***Detail of Hickory Hill Farm
 Preliminary/Final Subdivision Plan***

ADMINISTRATIVE ISSUE:

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

Sincerely,

Wes Bruckno

Wes Bruckno
 Senior Review Planner

cc: Tangency Solutions, LLC
 Chester County Health Department
 Phyllis F. Ladrew, Howard S. Folk



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

May 21, 2026

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

Re: Final Subdivision - Isaac L. Beiler
 # West Caln Township - SD-04-26-18899

Dear Ms. Milane-Sauro:

A final subdivision plan entitled "Isaac L. Beiler", prepared by Impact Engineering Group and dated March 5, 2026, was received by this office on April 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 of Martins Corner Road
Site Acreage:	Approximately 146 acres
Lots:	4 existing lots, 5 proposed
Proposed Land Use:	Farm/Pasture Land, Single Family Residential
UPI#:	28-5-70.3A, 28-5-70.3, 28-5-70.3B, 28-5-70.8

PROPOSAL:

The applicant proposes the creation of one additional lot from an approximately 146 acre parcel composed of four lots and the adjustment of the lot lines separating the lots. The site, which is served by on-site water and sewer facilities, contains several dwellings and agricultural structures that will remain and is located in the West Caln Township Agricultural Preservation zoning district. This subdivision plan does not propose additional 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.

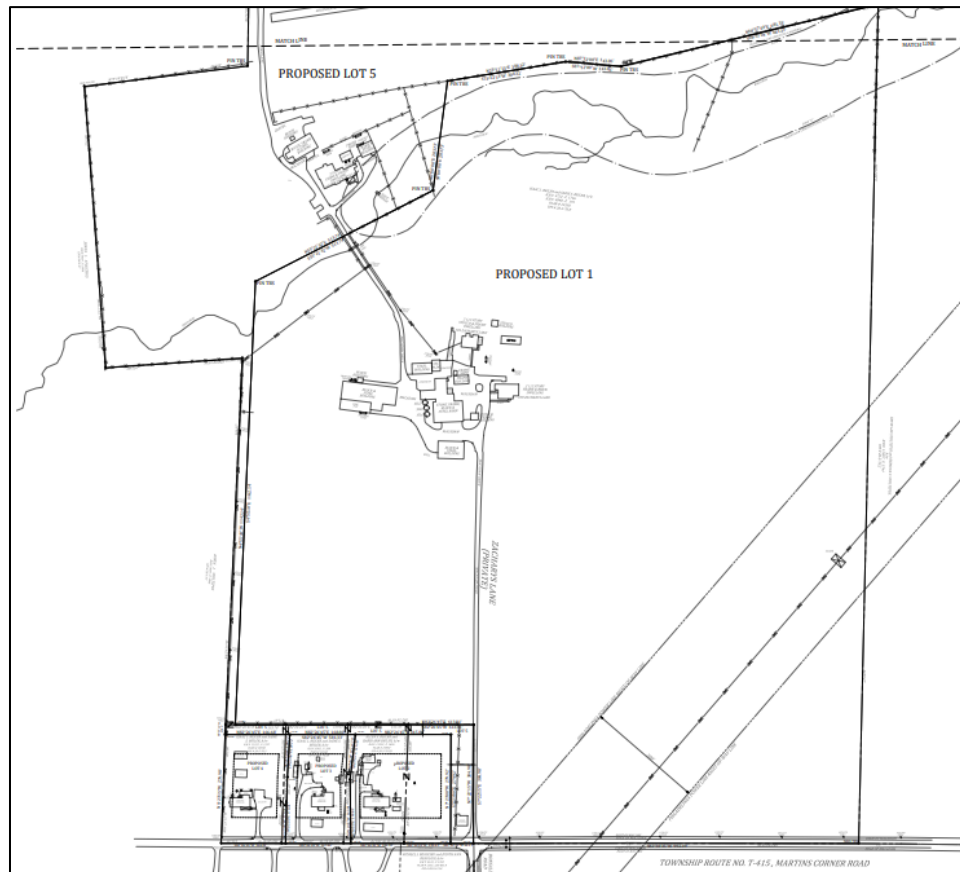
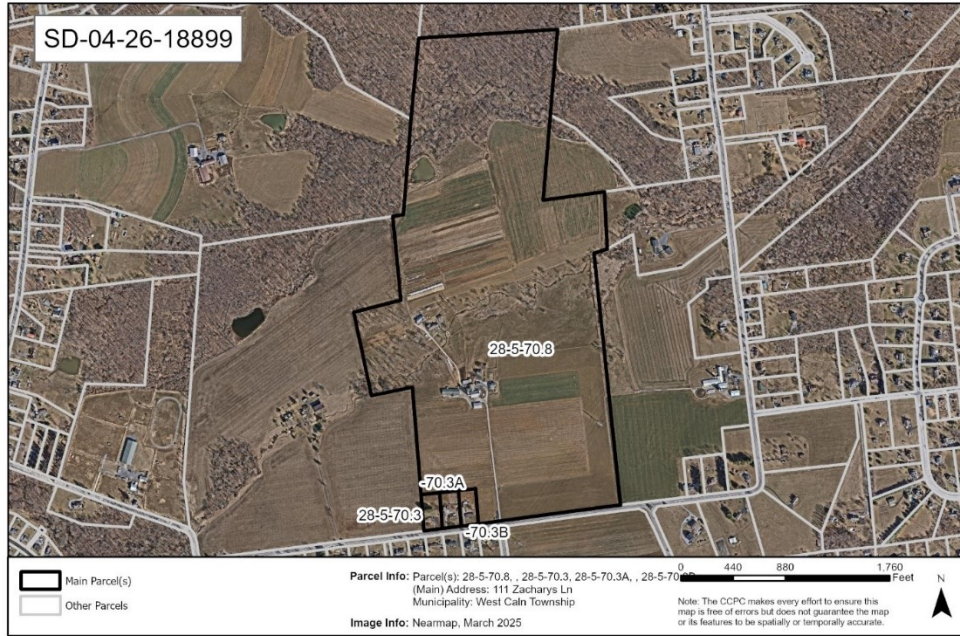
COUNTY POLICY:

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

Page: 2
Re: Final Subdivision - Isaac L. Beiler
West Caln Township - SD-04-26-18899

operations. The proposed subdivision is consistent with the objectives of the **Agricultural Landscape**.



Detail of Isaac L. Beiler Final Subdivision Plan

Page: 3
Re: Final Subdivision - Isaac L. Beiler
West Caln Township - SD-04-26-18899

PRIMARY ISSUES:

- 2. The site is located within an agricultural security area adopted by the Township in accordance with the Agricultural Security Area Act (Act 43). Adoption of an agricultural security area is a public policy statement for the preservation of agriculture.
- 3. Propose Lot 5 appears to gain access over a driveway on Lot 1. The deeds to the affected lots should reflect the terms of any necessary access easement.

ADMINISTRATIVE ISSUES:

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

CHESTER COUNTY PLANNING COMMISSION

**Reviewed by the Chester County Planning Commission
on _____ 20 _____**

Secretary

- 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 accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and West 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: Isaac L. and Sadie Beiler
Chester County Health Department
Impact Engineering Group



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

May 8, 2026

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

Re: Preliminary Land Development - 410 South High Street III Townhomes
West Chester Borough – LD-04-26-18882

Dear Mr. Metrick:

A Preliminary Land Development Plan entitled "410 South High Street III Townhomes", prepared by Cornerstone Consulting Engineers & Design Services, Inc., and dated March 9, 2026, was received by this office on April 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 land development for your consideration.

PROJECT SUMMARY:

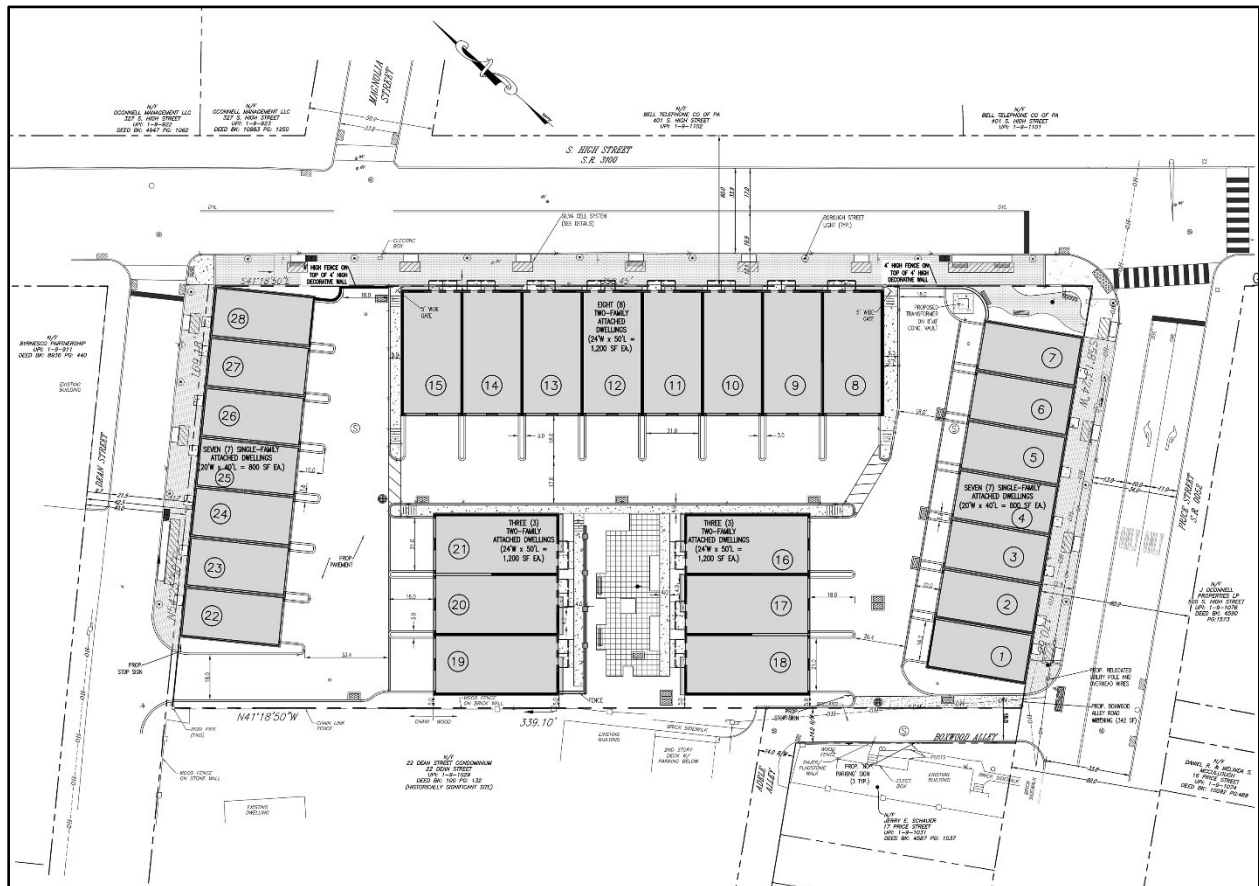
Location:	West side of South High Street, between Dean Street and Price Street
Site Acreage:	1.29
Lots/Units:	1 existing lot
Non-Res. Square Footage:	0
Proposed Land Use:	42 townhouse units
Municipal Land Use Plan Designation:	Town Center
UPI#:	1-9-1030

PROPOSAL:

The applicant proposes the construction of 42 townhouse units. The Zoning Information table on Sheet 4 indicates that the maximum building height will be 45 feet. Vehicular access will be provided from Dean Street, and from Price Street via Boxwood Alley (the site plan indicates that the section of Boxwood Alley from Price Street to the entrance will be widened to 18 feet). A plaza/public space area will be provided at the South High Street/Price Street intersection. The vacant commercial building will be demolished. The project site, which will be served by public water and public sewer, is located in the TC Town Center zoning district.

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

Page: 2
Re: Preliminary Land Development - 410 South High Street III Townhomes
West Chester Borough – LD-04-26-18882



Site Plan Detail, Sheet 4: Preliminary Land Development - 410 South High Street III Townhomes

Page: 3
 Re: Preliminary Land Development - 410 South High Street III Townhomes
 # West Chester Borough – LD-04-26-18882

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed two land development plans for this site. CCPC# LD-02-23-17573, dated March 29, 2023, addressed the construction of a mixed-use building containing 125 apartment units, 9,200 square feet of commercial retail space, and 170 parking spaces. It is our understanding that, on December 20, 2023, the Borough granted preliminary plan approval for a revised plan (dated February 6, 2023 and last revised September 22, 2023) proposing the construction of 128 apartment units. We have no record of the Borough granting final plan approval for this submission.

Subsequently, the County Planning Commission reviewed a preliminary land development plan for the construction of a 139 unit apartment building (CCPC# LD-05-24-18082, dated June 6, 2024). We have no record of the Borough taking action on this submission.

2. The Zoning Information table on Sheet 4 indicates that the project site is being developed under the Unified Residential Development standards set forth in Section 112-916 of the Borough Zoning Ordinance. The County Planning Commission reviewed these draft ordinance standards on November 14, 2025 (CCPC# ZA-10-25-18691). According to our records, this zoning amendment was adopted by the Borough on November 19, 2025.

COUNTY POLICY:

LANDSCAPES:

3. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed land development is consistent with the objectives of the **Urban 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 Lower Brandywine Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: addressing water quality impairments; implementing flood mitigation strategies; promoting stewardship of preserved open space; protecting and restoring vegetated riparian buffers and floodplain connectivity; and protecting and increasing water-based recreational opportunities. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

Design Issues:

5. Prior to granting preliminary plan approval, the Borough should ensure that this proposal fully complies with the application requirements for Unified Residential Development set forth in Section 112-916.C(1) of the Borough Zoning Ordinance. In particular, Section 112-916.C(1)(e) states that the Design Guidelines for the West Chester Historic District shall be used for the design elements of the buildings, structures, and the overall development, and that the preliminary land development application shall include plans, conceptual building elevations, diagrams, photographs, and other

Page: 4
 Re: Preliminary Land Development - 410 South High Street III Townhomes
 # West Chester Borough – LD-04-26-18882

documentation to demonstrate compliance with the Design Guidelines. Building elevations/renderings were not included with the plan submission to the County Planning Commission.

Additional information on design elements for building character, site amenities, and transportation is provided in the County Planning Commission's Urban Center Landscapes Design Guide, which is available online at:

<https://www.chescoplanning.org/MuniCorner/PDF/UrbanCenterDesignGuide.pdf>.

Furthermore, Map 2: Historic Resources Inventory in the Borough's 2011 Historic Preservation Plan indicates that parcels to the north, west, and south of the project site contain historic resources that contributed to the 2005 West Chester Borough National Register Historic District Boundary increase. The applicant and Borough should ensure that the design of the proposed development respects the design, materials, and massing of the neighboring historic resources. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this topic is available at:

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

6. The project site is located within the study limits of the Borough's 2020 South High Street Corridor Plan. The plan identifies that the development of this portion of the corridor, from Union Street to Lacey Street, is critical to realize the community's vision to connect the Borough's Historic and Commercial core to the West Chester University campus (page 48). The applicant and Borough should ensure that this proposal is generally consistent with the recommendations set forth in the plan, which is currently available online at:
<https://www.chescoplanning.org/municorner/PDF/VPP-HighStreetCorridorStudy.pdf>.
7. We acknowledge, and endorse, that the design of the Landscape Plan (Drawing L8.00) includes the planting of street trees, which are an essential design element in the Urban Center Landscape. We also note that decorative streetlights and benches will be provided for this development.
8. The site plan depicts the location of two areas along South High Street where a four foot high fence on top of a four foot high decorative wall will be located. The applicant should provide all applicable design details of these walls/fences.
9. The Recreation Land Requirements table on Sheet 1 indicates that a 710 square foot public recreation area, and a 2,252 square foot passive recreation area, will be provided. While the site plan clearly depicts the location of the plaza/public space area at the South High Street/Price Street intersection, the location of the passive recreation area is not shown on the plan. This should be clarified by the applicant.

Access and Circulation:

10. The Borough's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed, particularly regarding the ability of emergency vehicles (such as fire trucks) to access the site via the alleys and driveways.

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 Re: Preliminary Land Development - 410 South High Street III Townhomes
 # West Chester Borough – LD-04-26-18882

11. We acknowledge, and endorse, the installation of sidewalks, which are an essential design element in the Urban Center Landscapes, along with crosswalks provided within the development. Painted crosswalk stripes should be provided on the Dean Street driveway entrance, and on Price Street at its intersection with Boxwood Alley. Consideration should also be provided for updating the crosswalk markings on Dean Street at its intersection with South Main Street.
12. There is an existing bus stop for SEPTA Bus Route 104 on the project site. The applicant and Borough should coordinate with SEPTA regarding any potential bus stop improvements at this location. We note that there is only an existing bus stop signed affixed to a pole at this location. Consideration should be provided for making this bus stop more visible and user friendly.

Stormwater Management:

13. 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.
14. According to the Waivers Requested table on Sheet 1, the applicant is requesting a waiver from the infiltration requirements set forth in Section 94-306.J(3) of the Borough Code, so that the infiltration facilities be set back a minimum of 2 feet while the Code requires a minimum of 10 feet, along with a waiver from Section 94-306.J(4) so that the bottom elevation of the infiltration facilities be allowed to be above the proposed subgrade elements at certain locations. We recommend that the Borough not grant these waivers considering subgrade basements are habitable spaces. The applicant should consider lowering the elevations of the infiltration facilities to be below the habitable area of the proposed buildings or incorporating managed release concept (MRC) strategies into the designs.
15. The applicant should provide the Borough Engineer with an updated stormwater report for the proposed development plan, if not yet provided. The Borough Engineer should confirm that peak rates for all the required design storms frequencies for pre- to post-construction are met as identified in the stormwater ordinance.
16. The applicant should consider connecting the proposed tree wells on the sidewalk along South High Street with a subsurface system for distributing runoff among street trees.
17. The applicant should consider using permeable pavers for areas where the sidewalk will be replaced and other proposed paved surfaces.

ADMINISTRATIVE ISSUES:

18. The applicant should provide all pertinent details on the design and location of trash collection areas, gas meters, and HVAC equipment. The applicant and Borough should ensure that trash collection areas and utilities are not visible from High Street or Price Street.
19. The Act 247 County Referral Form indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Borough to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine

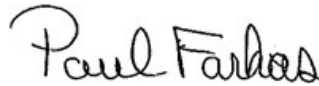
Page: 6
 Re: Preliminary Land Development - 410 South High Street III Townhomes
 # West Chester Borough – LD-04-26-18882

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

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

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

Sincerely,



Paul Farkas
 Senior Review Planner

cc: High Street 410, LLC
 Casey Lehmann
 Cornerstone Consulting Engineers & Design Services, Inc.
 Gary Saluti & Suzanne M. Dunphy
 Anthony Antonelli, District Permits Manager, PennDOT
 Mirlene SaintVal, P.E., Senior Manager of Transportation Services, PennDOT
 John R. Otten, Senior Civil Engineer Supervisor, PennDOT
 SEPTA (Attn. Planning Division)
 Chester County Conservation District
 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

May 22, 2026

Candace Miller, Township Secretary
 West Nottingham Township
 100 Park Road
 Nottingham, PA 19362

Re: Final Subdivision - 104 Fremont Road
 # West Nottingham Township – SD-04-26-18896

Dear Ms. Miller:

A Final Subdivision Plan entitled "104 Fremont Road", prepared by Padula Engineering, and dated April 8, 2026, was received by this office on April 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:

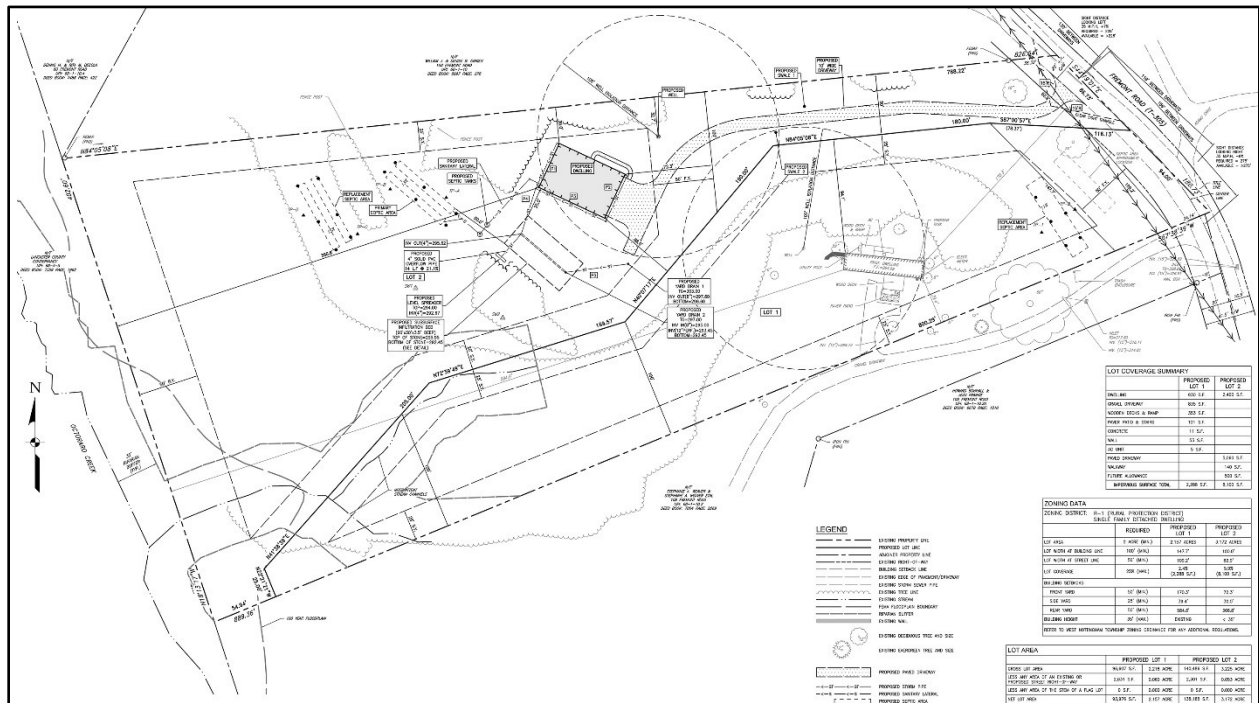
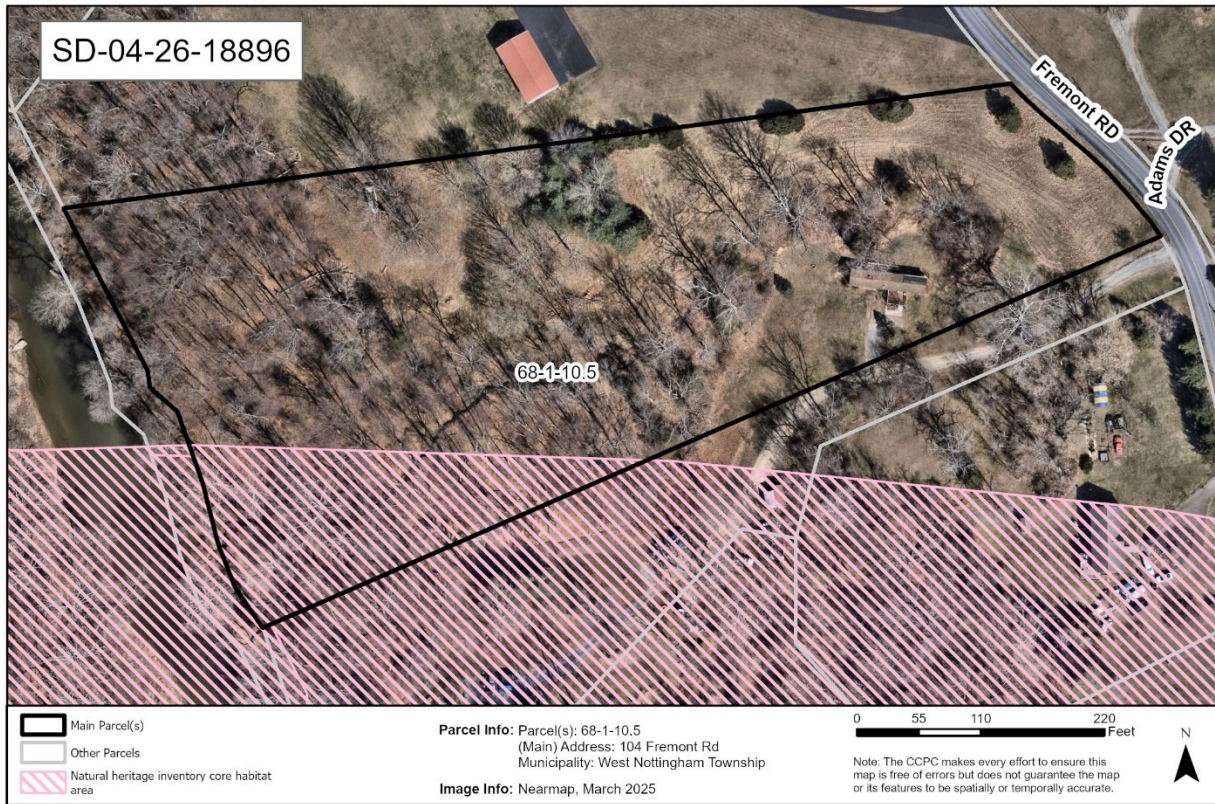
Location:	West side of Fremont Road, south of Willow Road
Site Acreage:	5.40
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural
UPI#:	68-1-10.5

PROPOSAL:

The applicant proposes the creation of 2 single family residential lots. The existing residence will remain on Lot 1. The project site, which will be served by onsite water and onsite sewer, is located in the R-1 Rural Protection zoning district.

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

Page: 2
 Re: Final Subdivision - 104 Fremont Road
 # West Nottingham Township – SD-04-26-18896



Site Plan Detail, Sheet 3: Final Subdivision - 104 Fremont Road

Page: 4
 Re: Final Subdivision - 104 Fremont Road
 # West Nottingham Township – SD-04-26-18896

protecting and restoring vegetated riparian corridors; and implementing source water protection measures. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. The plan and 2025 aerial photography indicate that a portion of the site is wooded, and General Note 12 on Sheet 1 states “There will not be any tree clearing during the pup season of bats between May 15 and July 31.” Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwelling and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
4. The 2015 Chester County Natural Heritage Inventory, which is available online at <https://www.chescoplanning.org/environmental/Resources.cfm>, indicates that a portion of the project site is located within the core habitat of the Nottingham Serpentine Barrens Natural Heritage Area (NHA) included in the Pennsylvania Natural Diversity Index (PNDI). We note that the general location of the core habitat area is shown on the location map provided on page 2.

This large natural heritage area contains a globally rare serpentine habitat in a mosaic of the characteristic serpentine barren plant communities, and is currently known to support 38 animal species of concern, most of which are butterflies and moths that feed on the unique variety of plants present, 29 plant species of concern, and an additional six sensitive species of concern. *Landscapes3* recognizes NHA core habitat areas as natural resource priority protection areas. Protecting natural areas helps ensure that the critical functions these areas provide will not diminish due to development. Development on this portion of the site could be detrimental to the NHA species population, if they exist on the site. We recommend that the applicant and Township contact the PA Department of Conservation and Natural Resources, Pennsylvania Natural Heritage Program (<http://www.naturalheritage.state.pa.us> or RA-HeritageReview@pa.gov) for further information on this matter.

5. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

ADMINISTRATIVE ISSUES:

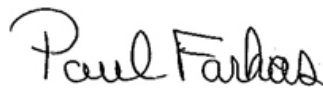
6. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

Page: 5
Re: Final Subdivision - 104 Fremont Road
West Nottingham Township – SD-04-26-18896

7. According to the Requested Waivers table on Sheet 1, the applicant is requesting a waiver from Section 621, Driveways and Easements, 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.
8. The site plan depicts that vehicular access to the existing residence on Lot 1 is provided from an existing driveway entrance on the adjoining parcel to the south (UPI# 68-1-10.2). The details of this shared access arrangement should be incorporated into the deed of Lot 1.
9. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.
10. The terms “Chairman Signature” and “Vice Charman Signature” currently provided in the Chester County Planning Commission signature block on Sheet 1 should be replaced with the term “Secretary.”
11. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and the municipality.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Shawn D. and Stefanie A. Weaver
Padula Engineering
Chester County Health Department



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

May 8, 2026

Shanna Lodge, Township Manager
 Willistown Township
 688 Sugartown Road
 Malvern, PA 19355

Re: Final Subdivision - 340 & 342 Central Avenue
 # Willistown Township – SD-04-26-18891

Dear Ms. Lodge:

A Final Subdivision Plan entitled "340 & 342 Central Avenue", prepared by Howell Surveying, and dated February 24, 2026, was received by this office on April 20, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

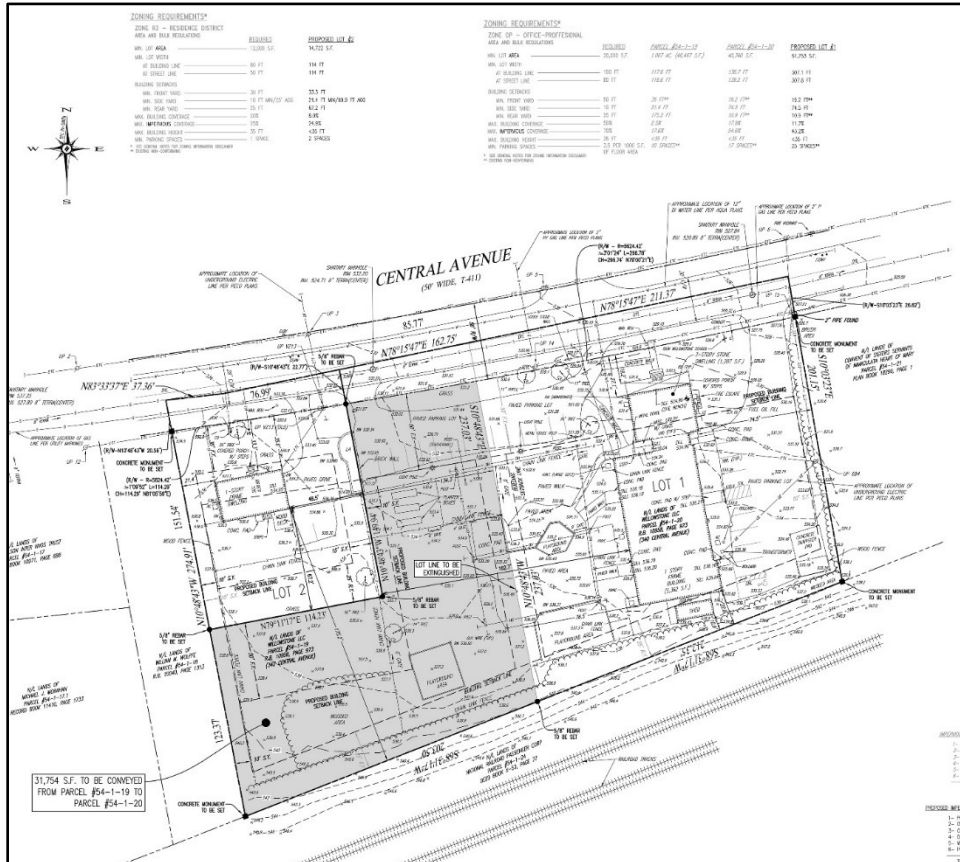
Location:	South side of Central Avenue, east of East Broad Street
Site Acreage:	2.40
Lots/Units:	2
Non-Res. Square Footage:	0
Proposed Land Use:	Child Daycare, Single Family Residential
Municipal Land Use Plan Designation:	Suburban (High Density)
UPI#:	54-1-19, 54-1-20

PROPOSAL:

The applicant proposes the conveyance of a 31,754 square foot portion of UPI# 54-1-19 to UPI# 54-1-20. No development activity is proposed as part of the current plan submission. The project site is located in the OP Office-Professional zoning district. The Township Subdivision/Land Development Plan application form (page 4) indicates that the purpose of this plan is to provide the Willowstone School, which is situated on UPI# 54-1-20, with more outdoor space for their business operating needs, along with allowing for potential future expansion of their parking lot for safer access for employees and families.

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

Page: 2
 Re: Final Subdivision - 340 & 342 Central Avenue
 # Willistown Township – SD-04-26-18891



Page: 3
Re: Final Subdivision - 340 & 342 Central Avenue
Willistown Township – SD-04-26-18891

COUNTY POLICY:

LANDSCAPES:

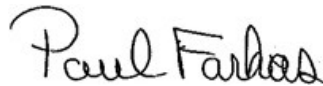
1. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. The proposed subdivision is consistent with the objectives of the **Urban Center Landscape**.

ADMINISTRATIVE ISSUES:

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Willistown 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: Patrick Marshalek
Willowstone School LLC
Howell Surveying
Machele Norley

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

5/1/2026 to 5/31/2026

The staff reviewed proposals for:	Total
Comprehensive Plans	1
Curative Amendments	1
Zoning Map Amendments	3
Zoning Ordinance Amendments	2
Zoning Ordinance Updates	1
TOTAL REVIEWS	8

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Downingtown Borough	ZA-05-26-18924	5/18/2026	Proposed - Zoning Ordinance Amendment fences in floodplains	Consistent
Downingtown Borough	ZM-05-26-18907	5/26/2026	Proposed - Zoning Map Amendment Remove Properties From The C-3 Zoning District And Adding Properties To Be Included In The C-1 Zoning District And The Public Park Zoning District.	Consistent
East Brandywine Township	CA-04-26-18904	5/15/2026	Proposed - Curative Amendment Curative amendment to define "data center" and permit by right in R-2 Residential district. Applicant owns 25-acres at 500 East Reeceville Road, UPI No. 30-4-2.	Inconsistent
East Coventry Township	CP-03-26-18877	5/8/2026	Proposed - Comprehensive Plan Pottstown Metropolitan Region Comprehensive Plan Update (includes East Coventry Township and North Coventry Township in Chester County), Draft March 2026	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Modena Borough	ZA-04-26-18888	5/1/2026	Proposed - Zoning Ordinance Amendment Reconstruction Of A Nonconforming Structure, To Allow Additional Time For Reconstruction Of Grant-Funded Projects.	Not Relevant
West Caln Township	ZM-05-26-18915	5/20/2026	Proposed - Zoning Map Amendment Zoning map update	Consistent
West Caln Township	ZO-05-26-18914	5/20/2026	Proposed - Zoning Ordinance Update zoning ordinance update	Consistent
Westtown Township	ZM-04-26-18885	5/7/2026	Proposed - Zoning Map Amendment Zoning Map Amendments: rezone five parcels situated on the west side of Wilmington Pike, between West Pleasant Grove Road and West Street Road (UPI# 67-4-29.4B, 67-4-29.4A, 67-4-29.4, a portion of 67-4-36, and a portion of 67-4-63).	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 7

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 6

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

May 18, 2026

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

Re: Zoning Ordinance Amendment – Fence Regulations
 # Downingtown Borough - ZA-05-26-18924

Dear Ms. Badman:

The Chester County Planning Commission has reviewed the proposed Downingtown 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 May 7, 2026. We offer the following comments to assist in your review of the proposed Borough Zoning Ordinance amendment.

DESCRIPTION:

Downingtown Borough proposes amending Zoning Ordinance Section 287-76 G.(2); "Height limitations for fences, walls and hedges", to require that "Any repair done or required to be done to more than 50% of the overall linear feet of the fence, wall or hedge will require the entire fence, wall or hedge to comply with all the provisions of these regulations." The current provision includes a 25% overall length.

BACKGROUND:

The Chester County Planning Commission previously received a proposed amendment to the Borough Code relating to the construction of fences in floodplains (refer to CCPC # ZA-02-26-18839, dated March 23, 2026), which included suggestions to make its administration more effective.

COMMENT:

The proposed change to 50% of a fence, wall or hedge's length from 25% is reasonable, although it may be difficult for the Borough to determine the exact percent of the needed repair in advance.

RECOMMENDATION: Downingtown Borough should consider the comment in this letter and the prior administrative comments before acting on the proposed zoning ordinance amendment.

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

Sincerely,

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

Wes Bruckno
 Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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Matthew J. Edmond, AICP
 Executive Director

May 26, 2026

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

Re: Zoning Map Amendment – Rezoning: C-3 to C-1 and Public Park Districts
 # Downingtown Borough - ZM-05-26-18907

Dear Ms. Badman:

The Chester County Planning Commission has reviewed the proposed Downingtown Borough Zoning Map amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 1, 2026. We offer the following comments to assist in your review of the proposed Borough Zoning Map amendment.

DESCRIPTION:

1. Downingtown Borough proposes to amend its Zoning Map by rezoning 12 parcels on Park Lane, East Pennsylvania Avenue and Wallace Avenue from the C-3 Highway-Oriented Commercial District to the C-1 General Commercial District, and four additional parcels on East Pennsylvania Avenue and Green Street from the C-3 Highway-Oriented Commercial District to the P Public Park District.

BACKGROUND:

2. Downingtown Borough adopted a revised Comprehensive Plan in 2024. This Zoning Map amendment is intended to implement the revised Plan.

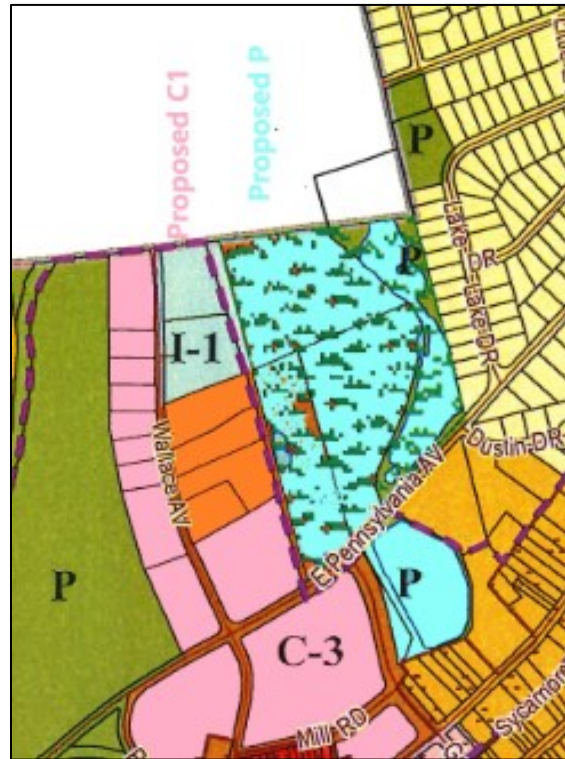
LANDSCAPES:

3. The areas proposed for rezoning are 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 rezonings are consistent with the objectives of the **Urban Center Landscape**.

Page: 2

Re: Zoning Map Amendment – Rezoning: C-3 to C-1 and Public Park Districts

Downingtown Borough - ZM-05-26-18907



Map of parcels proposed for rezoning as provided by the Borough

COMMENTS:

4. **Figure 49: Future Land Use Map** in the 2024 Downingtown Borough Comprehensive Plan places the areas proposed for rezoning within the Mixed Use Corridor and in the Parks, Recreation and Open Space categories. The C-1 General Commercial and the P Public Park District reflect the land use policies and the Future Land Use map.
5. Prior to acting on this amendment, the Borough should provide a finding that the proposed zoning map amendment is generally consistent with its 2024 Comprehensive Plan, as required in Section 603(j) of the Municipalities Planning Code. Also, the Borough should ensure that it has met the posting and notification requirements for zoning map amendments as required in Section 609 of the Municipalities Planning Code.

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

We request an official copy of the decision made by the Downingtown 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

Wes Bruckno
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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Matthew J. Edmond, AICP
 Executive Director

May 15, 2026

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

Re: Curative Amendment – Proposed Data Center
 # East Brandywine Township - CA-04-26-18904

Dear Mr. Reven:

The Chester County Planning Commission has reviewed the proposed curative amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609.1(a). The referral for review was received by this office on April 28, 2026. We offer the following comments to assist in your review of the proposed curative amendment.

DESCRIPTION:

East Brandywine Township has received a proposed curative amendment that includes:

- A. An amendment to Zoning Ordinance Section 300- 17 to include a definition of “Data Center”.
- B. An amendment to Section 399-27(10) to add Data Center as a permitted (“by-right”) use in the R-2 Residential District. No specific regulations or standards relating to a Data Center are included.
- C. The application to the Township refers to a 25.59-acre parcel located on the south side of 500 East Reeceville Road, UPI #30-4-2, in the Township’s R-2 Residential District. (The Chester County Planning Commission has not received a land development plan application for a Data Center on this site.) The municipal boundary with West Brandywine Township is to the west, and single-family detached dwellings are to the east on Norland Road.

LANDSCAPES:

1. The proposed Curative Amendment will amend the Township Zoning Ordinance and apparently reflects an intent to allow for the construction of a Data Center at 500 East Reeceville Road. This area is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. Furthermore, low to medium density mixed use development and infill development, community institutional uses such as schools and senior housing, and land available for new industrial and heavy commercial uses in appropriate locations, should be taken into consideration for planning activities in this designation.

Page: 2
 Re: Curative Amendment – Proposed Data Center
 # East Brandywine Township - CA-04-26-18904

The proposed Curative Amendment as written is not consistent with the objectives of the **Suburban Landscape** because it includes no locational standards, bulk and lot requirements, design standards, mitigation measures or any other requirements specifically related to a Data Center. The construction of a Data Center at 500 East Reeceville Road, which is adjacent to existing and proposed residential areas, is also not consistent with the objectives of the **Suburban Landscape**.

COMMENTS:

Proposed Data Center Zoning Ordinance Amendment:

2. Data Centers have become essential to meet the demands of artificial intelligence, industry, transportation, commerce, telecommunications, etc., but they are associated with matters related to high energy use, water consumption, noise, building mass, environmental protection, among other concerns. The applicant's Curative Amendment submission proposes that the Township's Zoning Ordinance improperly restricts the use of land for a Data Center. Data Centers can result in significant land use, energy and environmental concerns that extend beyond the property lines of a Data Center site. As the Township considers the proposed Curative Amendment, the Township should be sensitive to these matters.

The procedure for Landowner Curative amendments is provided in the Pennsylvania Municipalities Planning Code, Section 609.1. Specifically, Section 609.1.(c) states, in part:

“...The governing body of a municipality which has determined that a validity challenge has merit may accept a landowner's curative amendment ... or may adopt an alternative amendment which will cure the challenged defects. The governing body shall consider the curative amendments, plans and explanatory material submitted by the landowner and shall also consider:

- (1) the impact of the proposal upon roads, sewer facilities, water supplies, schools and other public service facilities;
- (3) the suitability of the site for the intensity of use proposed by the site's soils, slopes, woodlands, wetlands, flood plains, aquifers, natural resources and other natural features;
- (4) the impact of the proposed use on the site's soils, slopes, woodlands, wetlands, flood plains, natural resources and natural features, the degree to which these are protected or destroyed, the tolerance of the resources to development and any adverse environmental impacts; and the impact of the proposal.”

The proposed Curative Amendment does not address any of these issues. If the Township determines that the challenge has merit, we recommend the Township consult its solicitor on the proper procedure to instead enact more appropriate ordinance language that reflects proper planning.

3. Effective municipal Data Center ordinances typically include extensive provisions intended to mitigate their potential adverse effects. Most municipalities also recognize that Data Centers can affect areas that extend beyond their property lines. Therefore, we recommend that the Township regulate Data Centers by conditional use instead of as “by-right” land uses; the Township Supervisors are elected “at-large” and typically better understand the broader aspects of the construction of a Data Center and their effects on the wider community. The conditional use process allows the Supervisors to impose reasonable conditions on proposed Data Centers and “...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the

Page: 3
 Re: Curative Amendment – Proposed Data Center
 # East Brandywine Township - CA-04-26-18904

purposes of ...the zoning ordinance.” (Municipalities Planning Code, Section 913.2(a)).

4. Because of characteristics that include building size, noise, odor from power-generating facilities and other machinery as well as their need for substantial amounts of coolant water, electrical power and access to fiber optic communication facilities and adequate transportation access, Data Centers are typically located in commercial and industrial districts with substantial setbacks from sensitive areas such as residential and agricultural zoning districts. The Township should consider whether its Commercial Service/Limited Industrial zoning district may be a more appropriate place for Data Centers.
5. The Chester County Planning Commission, in conjunction with the Montgomery County Planning Commission, prepared a **Data Center Ordinance Guide**, at <https://www.chescoplanning.org/UandI/DataCenters/>. The guide provides factual information about data centers' land use impacts based on current knowledge and research from many partners throughout Pennsylvania, and model ordinance language for local regulation. If the Township wishes to consider strengthening their zoning ordinance's data center regulations, we recommend they consult this publication and follow up with CCPC staff.

Data Center Proposed for 500 East Reeceville Road:

500 East Reeceville Road is shown in the aerial below.



6. Map 12, Future Land Use in the 2022 East Brandywine Township Comprehensive Plan Update places 500 East Reeceville Road within the “Residential” future land use category, while the area to the south is designated as “Protected lands”. A residential development is proposed for the area to the west in

Page: 4
Re: Curative Amendment – Proposed Data Center
East Brandywine Township - CA-04-26-18904

West Brandywine Township (the 268-unit “Traditions of America” development). The site contains 25.59-acres, and most data centers require substantially larger sites.

Furthermore, the [399-26 Statement of intent](#), in the R-2 Residential District in the East Brandywine Township Zoning Ordinance includes:

“The R-2 Residential District is intended to enable the development of stable, well-designed residential neighborhoods with single-family detached dwellings. Allowable densities are considered appropriate to assure compatibility with the existing pattern of development, the limitations on sewage facilities and water supply, and the limited capacity of the road network. Residential densities, dwelling types, policies regarding sewage facilities, and policies limiting the use of central water supply are established in this district as means to achieve this objective and as appropriate components of the overall pattern of land use that is provided throughout the Township; they are intended to provide for orderly growth and utilization of natural resources in accordance with the Township Comprehensive Plan...”

Based on the site’s location, surrounding land uses and the Township’s future land use policies, this site is not appropriate for a Data Center.

RECOMMENDATION: The Chester County Planning Commission recommends that East Brandywine Township not adopt the proposed Curative Amendment and consult its solicitor regarding the guidance in Comment 5 above.

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

Sincerely,



Wes Bruckno
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

May 8, 2026

Eugene C. Briggs, Jr., AICP, CZO
East Coventry Township Manager
845 South Hanover Street
Pottstown, PA 19465

Re: Pottstown Metropolitan Region Comprehensive Plan Update - March 2026 Draft
East Coventry Township - CP-03-26-18877

Dear Mr. Briggs:

The Chester County Planning Commission has reviewed the proposed Pottstown Metropolitan Region Comprehensive Plan update as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 301.3. The Comprehensive Plan was prepared by the Montgomery County Planning Commission with technical and professional assistance from the Chester County Planning Commission. The referral for review by East Coventry Township was received by this office on March 31, 2026. We offer the following comments to assist in your review of the proposed Comprehensive Plan update.

DESCRIPTION:

1. The Pottstown Metropolitan Region includes East Coventry Township as well as North Coventry Township in Chester County and Douglass Township, Lower Pottsgrove Township, New Hanover Township, Pottstown Borough, Upper Pottsgrove Township and West Pottsgrove Township in Montgomery County. The Pottstown Metropolitan Regional Planning Commission was established in 2005 through an intergovernmental cooperative implementation agreement and had adopted regional comprehensive plans in 2005 and 2015.

The Comprehensive Plan update includes a series of topic-based chapters that explore regional issues such as future land use and divides the Region into four distinct future land use classifications and establishes the Region's growth and preservation areas. Additional suggested development guidelines are included for various land use categories that are appropriate for each future land use classification, as well as for housing and transportation. An implementation chapter summarizes the recommendations for each chapter and includes implementation strategies for each, with additional information related to deliverables, potential funding sources, and potential partners.

LANDSCAPES:

2. [Landscapes3](#), the 2018 Chester County Comprehensive Plan, places East Coventry Township and North Coventry Township, which share boundaries with the municipalities in the Montgomery County part of the Pottstown Metropolitan Region, within the **Urban Center, Suburban, and Rural Landscapes**.

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Re: Pottstown Metropolitan Region Comprehensive Plan Update - March 2026 Draft

East Coventry Township - CP-03-26-18877

The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems.

The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided.

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.

We commend the Pottstown Metropolitan Region for preparing this thorough, forward-oriented Plan. The proposed Pottstown Metropolitan Region Comprehensive Plan Draft - March 2026 is consistent with the objectives of the **Urban Center, Suburban, and Rural Landscapes** in [Landscapes3](#).

COMMENTS:

3. We generally recommend that the Plan's various maps include as many individual street names as possible (without degrading readability), which can help identify specific local areas. Also, maps should use shading patterns or include labelling in addition to colors when identifying different areas to help readers who have difficulty discriminating between the different colors.
4. The Region should specifically consider where data centers and anaerobic digesters may be most-appropriately located in the Future Land Use Plans. These land uses can create widespread effects, and the Region should consider how their potential adverse effects can be mitigated.
5. We continue to encourage the Pottstown Metropolitan Region to work with the Chester County Department of Parks + Preservation and the Division of Parks + Trails to coordinate the extension and maintenance of current trails (such as the Schuylkill River Trail) and future trails.
6. We recommend that the Pottstown Metropolitan Region re-issue the Implementation Charts in the Implementation Chapter as a separate document in addition to its inclusion in the Comprehensive Plan and all participating municipalities post it on their websites. This will allow the Comprehensive Plan's goals, objectives and strategies as well as the work program necessary for their implementation to be reviewed and distributed more widely. To assist in the Plan's implementation, we recommend that all members of the several municipal governing bodies, planning commissions, zoning hearing boards and all other municipal commissions be provided with official copies after adoption. The Comprehensive Plan and especially its Implementation Chapter should be reviewed as a routine part of every municipal matter relating to land use, land development, subdivision, sewage management, etc.

RECOMMENDATION: The County Planning Commission commends the Pottstown Metropolitan Regional Planning Commission on updating its Comprehensive Plan. The County Planning Commission supports the adoption of the Plan by its member municipalities after consideration of the comments in this letter.

Page: 3

Re: Pottstown Metropolitan Region Comprehensive Plan Update - March 2026 Draft

East Coventry Township - CP-03-26-18877

We request an official copy of the decision made by the Pottstown Metropolitan Regional Planning Commission and by East Coventry Township and North Coventry Township as required by Section 306(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of the Plan.

Sincerely,

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

Wes Bruckno
Senior Review Planner

cc: Erica Batdorf, North Coventry Township Manager
Chester County Department of Parks + Preservation
Pottstown Metropolitan Regional Planning Commission



COUNTY COMMISSIONERS

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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 West Chester, PA 19380
 610-344-6285
 www.chescoplanning.org

Matthew J. Edmond, AICP
 Executive Director

May 1, 2026

Victoria Cloud, Borough Secretary
 Modena Borough
 5 Woodland Avenue
 Coatesville, PA 19320

Re: Zoning Ordinance Amendment - Reconstruction of a Nonconforming Structure, to Allow
 Additional Time for Reconstruction of Grant-Funded Projects
 # Modena Borough - ZA-04-26-18888

Dear Ms. Cloud:

The Chester County Planning Commission has reviewed the proposed Modena 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 April 10, 2026. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

The Borough proposes to amend a Zoning Ordinance requirement relating to the reconstruction of a nonconforming structure that has been involuntarily damaged, destroyed or substantially damaged by fire, or other cause, or legally condemned.

Currently, Borough Zoning Ordinance ARTICLE 16, NONCONFORMANCE, Section 1604, NONCONFORMING STRUCTURE, subsection B, Reconstruction, paragraph 3 states: "Reconstruction shall begin within one (1) year from the date the structure was damaged or destroyed and shall be completed without interruption." The amendment will add: "...; however, if the reconstruction is funded, in whole or in part, by any federal, state or local grants through which the Borough is a grantee, reconstruction shall begin within seven (7) years from the date the structure was damaged or destroyed and shall be completed in a timely fashion in accordance with the requirements of said grant(s)."

COMMENT:

Construction can often result in unforeseen delays resulting from uncontrollable circumstances such as financing, weather, supply issues, labor availability, etc., and construction activities are seldom completed without any interruption (notably, the placement of landscaping must be delayed until favorable seasonal conditions are available). It is therefore appropriate to extend the reconstruction time frame, especially when public funding is involved.

However, we suggest that all reconstruction activities be permitted to be extended upon the showing of good reasons. The Borough should allow the Zoning Officer to issue reasonable time limit extensions for specified durations.

Page: 2

Re: Zoning Ordinance Amendment - Reconstruction of a Nonconforming Structure, to Allow
Additional Time for Reconstruction of Grant-Funded Projects

Modena Borough - ZA-04-26-18888

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

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

Sincerely,

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

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
 610-344-6285
 www.chescoplanning.org

Matthew J. Edmond, AICP
 Executive Director

May 20, 2026

Kim Milane-Sauro, Township Manager
 West Caln Township
 721 West Kings Highway, PO Box 175
 Wagontown, PA 19376

Re: Zoning Ordinance and Zoning Map Updates
 # West Caln Township - ZO-05-26-18914, ZM-05-26-18915

Dear Ms. Milane-Sauro:

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

DESCRIPTION:

West Caln Township proposes comprehensive revisions and updates to the Township's Zoning Ordinance and Zoning Map. The draft Zoning Ordinance and Zoning Map are dated May 5, 2026.

BACKGROUND:

The Chester County Planning Commission reviewed earlier versions of these amendments and our comments on the most recent of these previous versions were submitted to the Township in a letter dated December 8, 2025 (refer to CCPC #ZO-11-25-18710, CCPC #ZM-11-25-18722). In a letter dated May 5, 2026 to the County Planning Commission, the Township Solicitor indicated that the current versions are only slightly revised from the previous submission. We have no further comments on the current submission.

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

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

Sincerely,

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

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Matthew J. Edmond, AICP
Executive Director

May 7, 2026

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

Re: Zoning Map Amendment – West Side of Route 202, between West Pleasant Grove Road and West Street Road (UPI# 67-4-29.4B, 67-4-29.4A, 67-4-29.4, 67-4-36, and 67-4-63)
Westtown Township – ZM-04-26-18885

Dear Ms. Carter:

The Chester County Planning Commission has reviewed the proposed Zoning Map Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 7, 2026. We offer the following comments to assist in your review of the proposed zoning map amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Map:
 - A. Change the zoning designation of UPI# 67-4-29.4B (2.0 acres, owned by Westtown Township), situated on the northwest corner of Route 202 and West Street Road, from A/C Agricultural/Cluster Residential to C-1 Neighborhood and Highway Commercial.
 - B. Change the zoning designation of UPI# 67-4-29.4A (21.04 acres, owned by the Westminster Presbyterian Church of West Chester), situated on the southwest corner of West Pleasant Grove Road and Route 202, from A/C Agricultural/Cluster Residential to R-3 Residence/Office.
 - C. Change the zoning designation of UPI# 67-4-29.4 (204.04 acres, the Crebilly Preserve site owned by Westtown Township), situated on the west side of Route 202 between West Pleasant Grove Road and West Street Road, from A/C Agricultural/Cluster Residential to T Township.
 - D. Change the zoning designation of a portion of UPI# 67-4-36 (0.34 acres, owned by Westtown Township), located between Old Wilmington Pike and Route 202, from A/C Agricultural/Cluster Residential to T Township.
 - E. Change the zoning designation of the portion of UPI# 67-4-63 (owned by Westtown Village LP), located on the west side of Route 202, between Old Wilmington Pike and Route 202, from A/C Agricultural/Cluster Residential to C-1 Neighborhood and Highway Commercial.

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Re: Zoning Map Amendment – West Side of Route 202, between West Pleasant Grove Road and West Street Road (UPI# 67-4-29.4B, 67-4-29.4A, 67-4-29.4, 67-4-36, and 67-4-63)

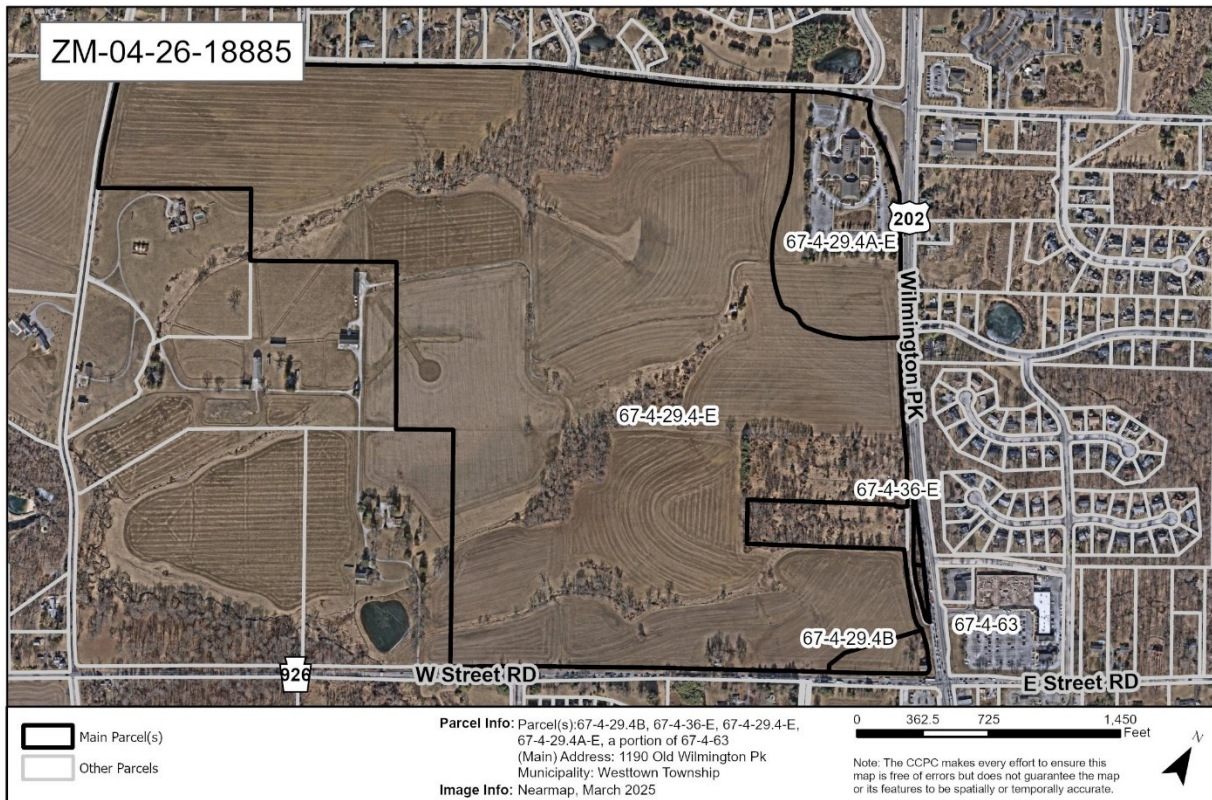
Westtown Township – ZM-04-26-18885

BACKGROUND:

2. The County Planning Commission recently reviewed an amendment to the Township's Comprehensive Plan (CCPC# CP-03-26-18846, dated April 17, 2026). We note that the proposed revisions to the Comprehensive Plan included the following:

- Amend the description of the Mixed Use Areas category provided on page 11-12, and change the land use category on the Future Land Use map of UPI# 67-4-29.4B, the 2.0 acre site of the historic Darlington Inn, from Open Space to Mixed Use. It is our understanding that these revisions were proposed in order to support the adaptive reuse of the Darlington Inn, context-sensitive commercial development, and reinforcement of an existing commercial node at a major intersection.
- Amend the Key Issues in its Future Land Use and Housing Plan (pages 11-2 through 11-4), particularly pertaining to Housing Diversity, and amend the description of the Neighborhood Conservation category, to support the future construction of an attainable housing project on the Westminster Presbyterian Church site (UPI# 67-4-29.4A).
- Update the progress made on the preservation of Crebilly Preserve (UPI# 67-4-29.4).

While we had several comments on the proposed revisions to the Township's Comprehensive Plan, overall they were found to be consistent with the goals and objectives of *Landscapes3*, the 2018 County Comprehensive Plan.



Page: 3
 Re: Zoning Map Amendment – West Side of Route 202, between West Pleasant Grove Road and West Street Road (UPI# 67-4-29.4B, 67-4-29.4A, 67-4-29.4, 67-4-36, and 67-4-63)
 # Westtown Township – ZM-04-26-18885

AREA EVALUATION:

The following land use planning policies and regulations are relevant to the site of the proposed zoning map amendment:

3. Adjacent Zoning in Westtown Township: The land on the north side of West Pleasant Grove Road west of Route 202 is zoned either R-3 Residence-Office or R-1 Residential. The land on the northeast corner of East Pleasant Grove Road and Route 202 is zoned R-3 Residence-Office. The land on the east side of Route 202 between East Pleasant Grove Road and East Street Road is zoned, from north to south, T Township, POC Planned Office Campus, R-2 Residential, R-1 Residential, and C-1 Neighborhood and Highway Commercial.
4. Adjacent Zoning and Comprehensive Plan designations, Thornbury Township: The land on the southeast corner of East Street Road and Route 202 is located in Thornbury Township’s B Business District. The land on the southwest corner of West Street Road and Route 202 is located in Thornbury’s MP Multipurpose district. The parcels in these zoning designations are located in the C Commerce category on the Future Land Use map in the Township’s 2018 Comprehensive Plan.

The land on the south side of East Street Road to the immediate west of the Multipurpose district at the West Street Road/Route 202 intersection is located in Thornbury Township’s PRD Planned Residential Development and Mobile Home Park Overlay Districts. This area of the Township is located in the VR Village Residential designation on the Future Land Use map in the Township’s 2018 Comprehensive Plan.

LANDSCAPES:

5. UPI# 67-4-29.4B, 67-4-29.4A, 67-4-36, and 67-4-63 are located in the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan, while the Crebilly Preserve site (UPI# 67-4-29.4) is located in the **Suburban Landscape, Rural Landscape, and Natural Landscape Overlay** designations. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. Furthermore, low to medium density mixed use development and infill development, community institutional uses such as schools and senior housing, and land available for new industrial and heavy commercial uses in appropriate locations, should be taken into consideration for planning activities in this designation.

The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. As an overlay of all other landscapes, the county’s **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.

The proposed zoning map amendments are consistent with the goals and objectives of *Landscapes3*. The County Planning Commission supports the adaptive reuse of historic resources, along with the development of affordably-priced housing units. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while

Page: 4
 Re: Zoning Map Amendment – West Side of Route 202, between West Pleasant Grove Road and West Street Road (UPI# 67-4-29.4B, 67-4-29.4A, 67-4-29.4, 67-4-36, and 67-4-63)
 # Westtown Township – ZM-04-26-18885

supporting appropriate reuse as a vital part of our community infrastructure and character. “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents.

COMMENTS – Zoning Map Amendment:

6. The proposed zoning map amendment to the Crebilly Preserve site, historic Darlington Inn site, and the Westminster Presbyterian Church site, appear to be consistent with the goals and objectives set forth in the recently proposed amendment to the Township’s Comprehensive Plan.
7. The Township’s Comprehensive Plan (pages 6-8 and 6-9) indicates that the Westtown Inn, aka Darlington Inn, a serpentine stone building erected in 1823, is identified by the Pennsylvania Historical and Museum Commission (PHMC) as eligible for the National Register. Additionally, the Westtown Inn is recognized for its architecture as an important example of Chester County Colonial-era style and the regional use of serpentine stone. Furthermore, while the Westtown Inn was constructed after the Battle of Brandywine, the Westtown Inn provides a visual representation of the era and if it were to have a public use, it could remain part of the proposed Heritage Interpretive Network in the area.

The Township should continue their on-going efforts for the preservation and adaptive reuse of this historic resource. If this parcel will be sold, then the Township should consider putting safeguards into place (for instance, an historic preservation easement) to protect the Westtown Inn from demolition or remuddling. Additional information on the adaptive reuse of historic buildings is provided in the County Planning Commission’s Adaptive Reuse Planning eTool. This eTool, which provides resource links and examples of adaptive reuse projects, is available online at:

<https://chescoplanning.org/MuniCorner/eTools/02-AdaptiveReuse.cfm>.

8. The Township should verify that the description of the proposed zoning map amendment to UPI# 67-4-36, as provided in Section 4 of the draft Ordinance, is consistent with the proposed zoning designations depicted on the zoning map itself. While Section 4 indicates that the northern portion of the property will be rezoned T Township on the proposed zoning map, it appears that the southern half of the property will be rezoned T Township.
9. The label for Old Wilmington Pike in this area of the Township is located directly above the road itself, which makes it very difficult to interpret this section of the zoning map. For clarity purposes, we recommend that the label for Old Wilmington Pike be moved to the west of the road corridor. Consideration should also be provided for creating a map inset for this area of the Township.
10. Both the existing and proposed Township Zoning Maps depict the location of churches, private schools, public schools, along with Township property (“Westtown Township Property”). For ease of use purposes, we recommend that these existing land use categories be removed from the Zoning Map, particularly the Township Property category, in order to avoid confusion with the T Township zoning district.
11. Prior to taking action on this amendment, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).

Page: 5

Re: Zoning Map Amendment – West Side of Route 202, between West Pleasant Grove Road and West Street Road (UPI# 67-4-29.4B, 67-4-29.4A, 67-4-29.4, 67-4-36, and 67-4-63)

Westtown Township – ZM-04-26-18885

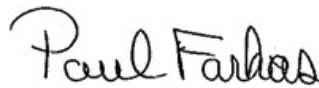
COMMENT – Future Development Considerations, Westminster Presbyterian Church site:

12. While there was no concept plan depicting the future development of an attainable housing project on the Westminster Presbyterian Church site included with the zoning map amendment submission, we suggest that future development proposals for this site would benefit from the preparation of a traffic impact study and a review of the potential impacts posed by such a project, particularly upon West Pleasant Grove Road (a narrow, rural road).

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

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Westminster Presbyterian Church
Audrey Hudak, Township Manager, Thornbury Township

Act 537 Reviews

Act 537 Reviews for Chester County May 2026



Uwchlan Township Special Study

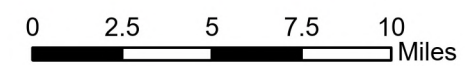
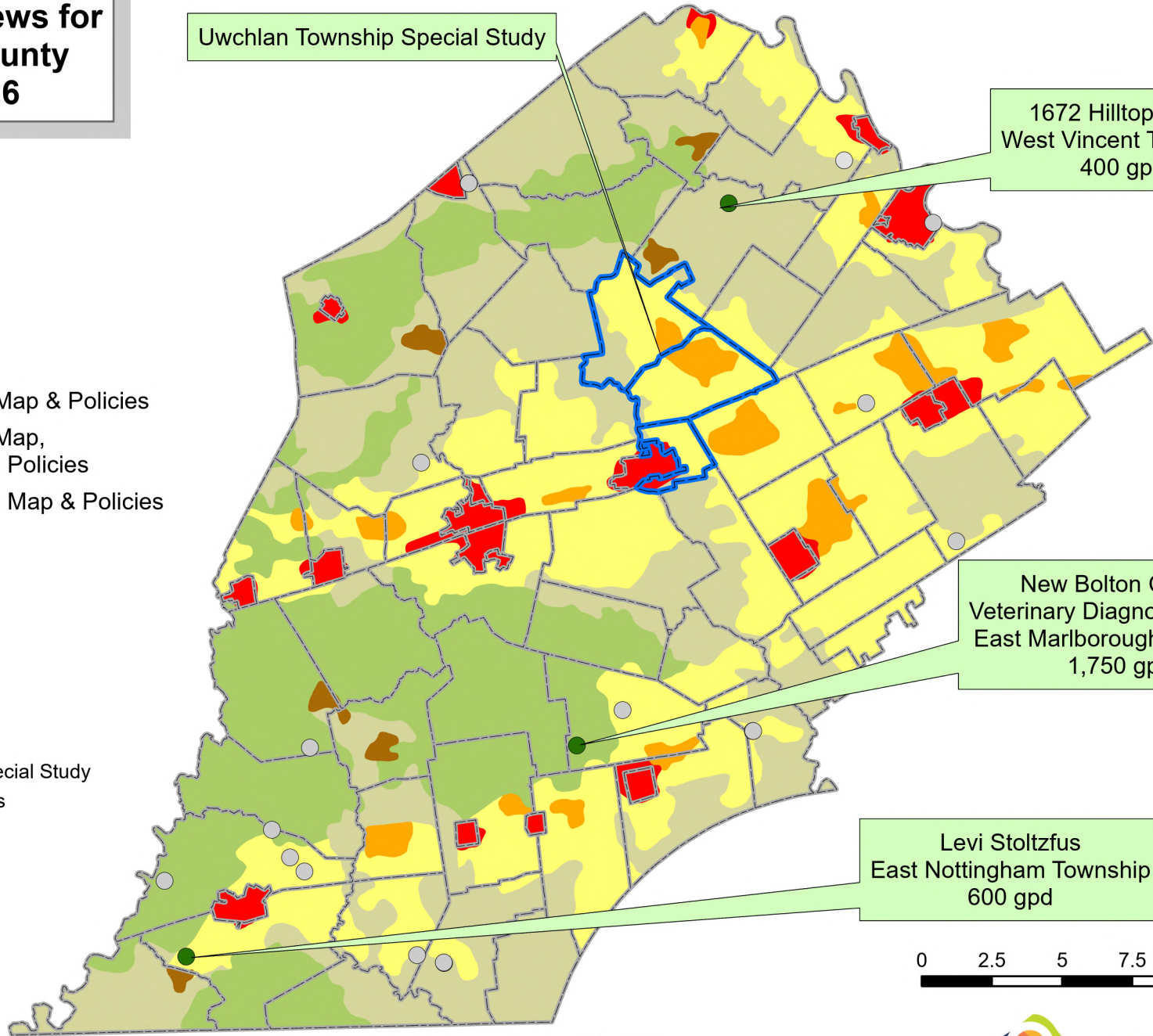
1672 Hilltop Road
West Vincent Township
400 gpd

New Bolton Center
Veterinary Diagnostic Center
East Marlborough Township
1,750 gpd

Levi Stoltzfus
East Nottingham Township
600 gpd

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

- Legend
- Uwchlan Township Special Study
 - May 2026 537 Reviews
 - Previous Reviews
 - Agricultural
 - Rural Center
 - Suburban Center
 - Urban Center
 - Rural
 - Suburban



Map prepared June 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
June 10, 2026

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

Uwchlan Township, East Caln Township and Upper Uwchlan Township Act 537 Sewage Facilities Plan Special Study - Consistent

MINOR REVISIONS TO MUNICIPAL PLANS:

East Marlborough Township, New Bolton Center Veterinary Diagnostic Center

The applicant is proposing the development of a 62,546 square foot diagnostic center on 154.94 acres. The site is located on W. Street Road, east of the intersection with Byrd Road. The amount of wastewater for the project is 1,750 gpd. The project is served by a community on-lot sewage disposal system. This project is designated as an Agricultural Landscape and is consistent with *Landscapes3*.

East Nottingham Township, Levi Stoltzfus

The applicant is proposing a residential development of 1 dwelling on 18.6 acres. The site is located on Forge Road, between US Route 1 and Country Drive. The amount of wastewater for the project is 600 gpd. The project is to be served by an individual on-lot sewage disposal system. This project is designated as a Suburban Landscapes and is consistent with *Landscapes3*.

West Vincent Township, 1672 Hilltop Road

The applicant is proposing an in-law suite on 5.23 acres. The site is located on Hilltop Road, east of the intersection with Flowing Springs Road. The amount of wastewater for the project is 400 gpd. The project is to be served by an on-lot disposal system. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

TOPIC: Uwchlan Township, East Caln Township and Upper Uwchlan Township Act 537 Sewage Facilities Plan Special Study - Consistent

Background

The Special Study was prepared to address the wastewater disposal needs of Uwchlan Township. The planning area for this 537 Plan includes the entirety of Uwchlan Township as well as the portions of Upper Uwchlan Township served by Uwchlan Township's collection and conveyance system. The Plan identifies the transfer of 50,000 GPD of treatment capacity in the Downingtown Area Regional Authority (DARA) from East Caln Township to Uwchlan Township to provide capacity for the ultimate buildout of Uwchlan Township. The Special Study also proposes the diversion of flows treated at the Eagleview WWTP and Overlook Pump Station to gravity systems operated by DARA, along with the ultimate decommissioning of the Eagleview WWTP.

Discussion

As presented, the areas currently connected to the Eagleview Service Area and proposed to be diverted and connected to the DARA Service Area by a proposed gravity system extension and conveyance, are located within a designated growth area, and are 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."

Watersheds, the water resources element of the County comprehensive plan, identifies Objective 7.2 of Goal 7, "concentrate planned utility service areas to support designated growth areas." Uwchlan Township, according to the Landscapes Map, is located within the Suburban Center and Suburban Landscape and, as such, the proposed Special Study is consistent with the objectives of *Watersheds*. 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.

6/10/26

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

May 27, 2026

Robert Kagel
 Uwchlan Township
 101 Commerce Drive
 Exton, PA 19341
rkagel@uwchlan.com

Re: Uwchlan Township, East Caln Township & Upper Uwchlan Township Act 537 Sewage Facilities Plan Special Study

Dear Mr. Kagel:

The Chester County Planning Commission (Planning Commission) has reviewed the Draft 537 Plan Special Study for Uwchlan, Upper Uwchlan and East Caln Townships, dated May 2026 as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by Herbert, Rowland & Grubic, Inc., and was received on May 11, 2026. The Special Study was prepared to address the wastewater disposal needs of Uwchlan Township. The planning area for this 537 Plan includes the entirety of Uwchlan Township as well as the portions of Upper Uwchlan Township served by Uwchlan Township's collection and conveyance system. The Plan identifies the transfer of 50,000 GPD of treatment capacity in the Downingtown Area Regional Authority (DARA) from East Caln Township to Uwchlan Township to provide capacity for the ultimate buildout of Uwchlan Township. The Special Study also proposes the diversion of flows treated at the Eagleview WWTP and Overlook Pump Station to gravity systems operated by DARA, along with the ultimate decommissioning of the Eagleview WWTP.

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

A. Consistency of the Act 537 Plan Update with the County Comprehensive Plan – *Landscapes3*:

1. *Landscapes3* Map:

Landscapes3 designates the Service Areas of Uwchlan Township as being located within the Suburban Center and Suburban Landscapes. The Planning Commission finds the proposal to be consistent with the Map of *Landscapes3* (2018).

2. *Landscapes3* Plan:

As presented, the areas currently connected to the Eagleview Service Area and proposed to be diverted and connected to the DARA Service Area by a proposed gravity system extension and conveyance, are located within a designated growth area, and are 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, Alternative 2, for Uwchlan Township is to purchase 50,000 gallons per day of treatment capacity from East Caln Township. That capacity will then allow Uwchlan Township to utilize the Downingtown Area Regional Authority collection and conveyance system, which would include a new pump station, force main, and gravity interceptor to replace the Eagleview collection/service area system. 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, this connection is consistent with *Landscapes3*.

C. Consistency with the County Water Resources Plan - *Watersheds*:

Watersheds, the water resources element of the County comprehensive plan, identifies Objective 7.2 of Goal 7, “concentrate planned utility service areas to support designated growth areas.” Uwchlan Township, according to the *Landscapes* Map, is located within the Suburban Center and Suburban Landscape and, as such, the proposed Special Study is consistent with the objectives of *Watersheds*.

D. General Comments:

1. The Planning Commission commends Uwchlan Township for working cooperatively with the Downingtown Area Regional Authority and other member municipalities to plan for the buildout and redevelopment of the township, as well as the DARA regional wastewater needs.
2. Chapter 6: Evaluation of Alternatives. Consistency With Regulations. Please update “8. County Stormwater Management Plans” to include information on a more recently approved County Stormwater Management Ordinance, dated November 2022, for which PA DEP required updated ordinance requirements by May 2023.
3. According to the National Pipeline Mapping System (NPMS), portions of the Township are located within areas containing pipelines operated by Buckeye Partners, LP, Enterprise Products Operating, and the Sunoco Pipeline L.P./Energy Transfer. While the location of these corridors does not preclude development along the pipeline corridor itself, there may be special steps that can avoid negative impacts or interactions between the public and the pipeline. The Planning Commission recommends contacting the pipeline operator to coordinate any planned or future construction activities. Contact information for the operators can be found on the Chester County Pipeline Information Center website <http://www.landscapes2.org/pipeline/Operators.cfm>.

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 and the Authority. If you have any questions, please contact me at 610-344-6285 or cconwell@chesco.org.

Sincerely,

A handwritten signature in black ink that reads "Carrie J. Conwell". The signature is written in a cursive style with a large initial 'C'.

Carrie J. Conwell, AICP
Senior Environmental Planner

cc: Elizabeth Mahoney, PaDEP
Ryan Oxenford, Chester County Health Department
William A. Brown II, PE, LO, Herbert, Rowland & Grubic, Inc.
East Caln Township
Upper Uwchlan Township

Minor Revisions





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

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

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

Project Name & Municipality Veterinary Diagnostic Laboratory, East Marlborough Township

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

1. Date plan received by county planning agency. April 14, 2026
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency May 26, 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. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

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

Name: Carrie J. Conwell, AICP

Title: Environmental Planner

Date: 5/26/2026

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

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

Carrie J. Conwell

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

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

This project was previously reviewed, under PA Act 247, as Case Number LD-10-25-18667 which found the project to be consistent with the objectives of the Agricultural Landscape of the County Comprehensive Plan.

PC53-05-26-18940

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
Bryan Isola, Site Contact
Neil Lovekin, East Marlborough Township
Alex Norpel, Meliora Design



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

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

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

Project Name & Municipality Levi, Stoltzfus, East Nottingham Township

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

1. Date plan received by county planning agency. March 27, 2026
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency May 13, 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. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

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

Name: Carrie J. Conwell, AICP

Title: Environmental Planner

Date: 5/13/2026

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

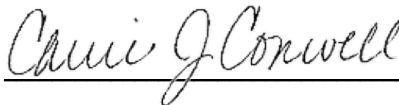
Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

Signature: 

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

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

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

PC53-05-26-18928

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
Levi Stoltzfus, Site Contact
Dianna Wood, East Nottingham Township
Ann Green, Soil Sage Consulting



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

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and 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 1672 Hilltop Road, West Vincent Township

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

1. Date plan received by county planning agency. March 27, 2026
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency May 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. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as Exceptional Value Waters, the French Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <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, AICP

Title: Senior Environmental Planner

Signature: _____

Date: 5/18/2026

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

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

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

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

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

PC53-05-26-18937

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

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

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
Andrew Moll or Michele Riley, Site Contact
Tommy Ryan, West Vincent Township
Environmental Design Service, Environmental Design Service

Discussion and Information Items

Multimodal Transportation Division Update



Multimodal Transportation Planning Division

June 2026 (Activities as of 5/31/26)

Bike Week with TMACC

The week of May 11-15, also known as 'Bike Week' was kicked off early on Monday the 11th with CCPC Trails Planner Steve Buck as the keynote speaker at TMACC's 'Trails as Transportation' breakfast event held at the Desmond. Steve provided an overview of the Chester County Trails Master Plan and the status of Circuit trail development projects the Planning Commission is currently managing. Following the presentation, Steve sat on a panel with other trail supporters including Shawn Megill Legendre from DVRPC, Emilia Crotty from the Pennsylvania Environmental Council, and Michelle Perch from the William Penn Foundation to address a number of questions related to the importance of trails in our community and their impact on local economies.

On Thursday, May 14th, TMACC held their annual 'Bike to Work' event with two rides heading out from Exton Park to the south and the CVT trailhead at South Warner Road to the north converging on Cedar Hollow Park where the main event took place. Chester County once again won the vaulted 'Horns' trophy for having the most participants by a large company, besting Vanguard who came in a close second. Chester County Commissioner Marian Moskowitz was on hand to deliver remarks and encourage participants to continue advocating for more bicycle and pedestrian facilities including trails development in the county to reduce the number of single occupancy vehicles and relieve roadway congestion. The weather cooperated for the event that encompassed roughly an 11-12-mile round trip and was well stocked with refreshments and raffle prizes for most everyone.



St. Peter's Road Ribbon Cutting

A ribbon cutting ceremony took place on Monday, May 18th for the St. Peter's Road retaining wall project. PennDOT District Executive Din Abazi along with PennDOT Secretary Mike Carroll, PA Representative Paul Friel, and Chester County Commissioners' Chair Josh Maxwell led the ribbon cutting ceremony with remarks and kudos to all involved who allowed this 100% state funded project costing \$6.8M to be completed earlier than expected.

This project was necessary due to the roadway having fallen over the hillside limiting travel to what was a precarious one lane situation serving both directions with little sight distance that began in June 2022. Conditions worsened so PennDOT began designing a solution in 2024 and as conditions continued to erode – no pun intended - pursued an emergency proclamation in April 2025 that allowed PennDOT to free up additional funding and expedite the project. The St. Peter's Road retaining wall project was identified as one of Chester County's priority transportation projects and we are glad to see it now complete.

For more information, please read the [press release](#) for the event or check out the [project webpage](#).



Design & Technology Division Update

DESIGN & TECHNOLOGY DIVISION

June 2026 (activities as of 5/29/26)

For the month of May, 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 provided critical support to the Community Planning, Sustainability, and Multimodal Transportation Divisions by fulfilling diverse mapping and data requirements. The team refined the Trail Finder app, advanced the Oxford Region Comprehensive Plan mapping, and finished up the detailed soils map for Willistown Township. While continuing the department's AGOL migration, staff also provided ongoing technical assistance to Section 247 planners and managed logistics for various CCPC meetings, including Town Tours & Village Walks and America 250 meetings.

The Graphics team made significant strides this month, including preparing the Chester County 2020 planning award material, assistance with America 250 graphics, branding ideas for the upcoming Chester County on road bike plan, and recoding of the Battle of the Clouds animation for the CCPC website. Beyond these major projects, the team produced various event flyers and webpage assets while collaborating across departments to implement digital accessibility standards and advancing CCPC's transition toward ADA digital accessibility compliance.

Community Planning Division Update



Municipalities with ongoing VPP or CPA projects, May 2026

★ Planning Commission Community Planning Assistance

20 Single-Municipality Projects

Zoning or Subdivision Ordinance

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

Open Space

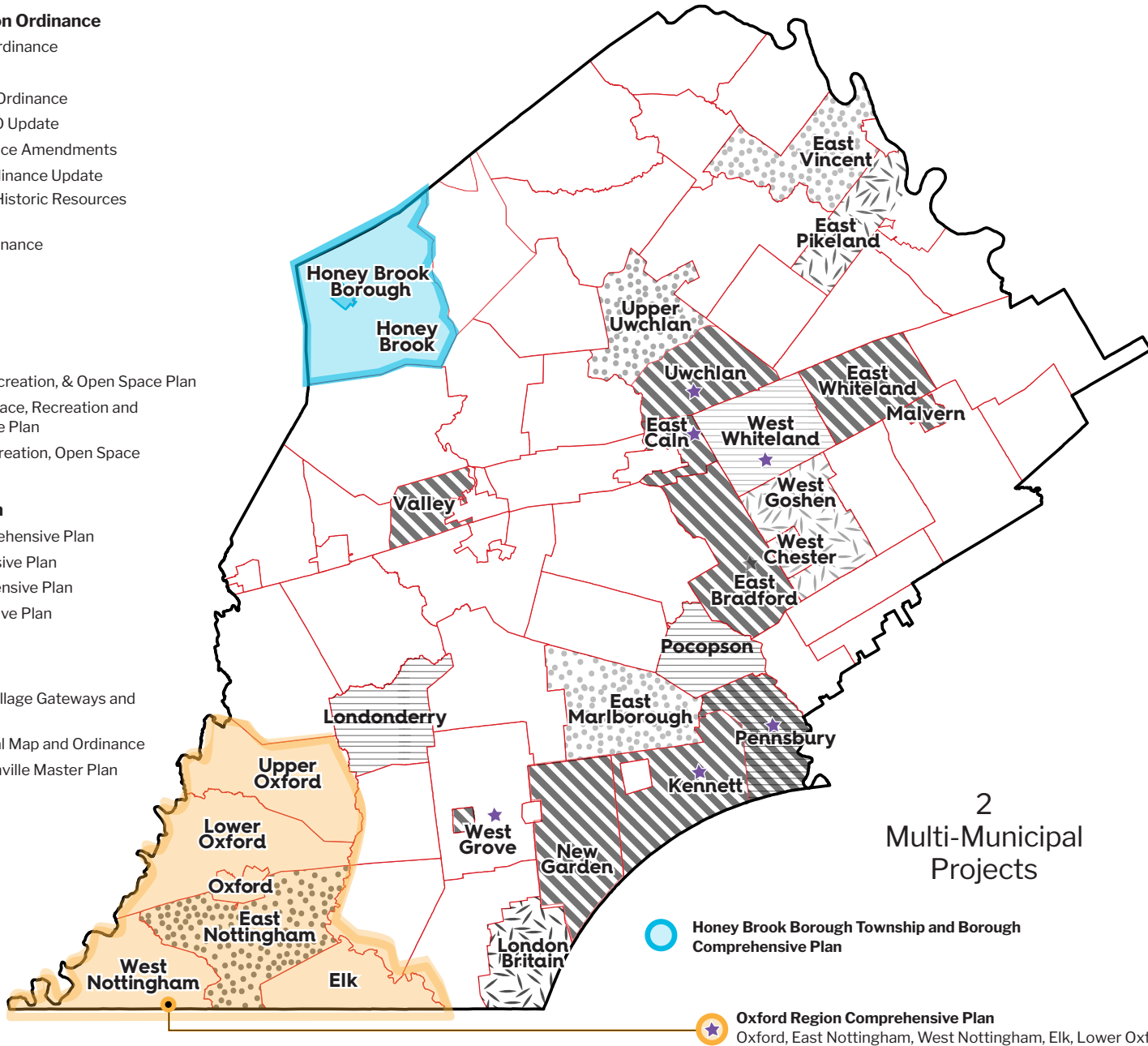
- West Goshen Parks, Recreation, & Open Space Plan
- London Britain Open Space, Recreation and environmental Resource Plan
- East Pikeland Park, Recreation, Open Space and Trail Plan

Comprehensive Plan

- ★ West Whiteland Comprehensive Plan
- Pennsbury Comprehensive Plan
- Londonderry Comprehensive Plan
- Pocopson Comprehensive Plan

Other

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



2
Multi-Municipal
Projects

○ Honey Brook Borough Township and Borough Comprehensive Plan

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

COMMUNITY PLANNING REPORT

June 2026 (Activities as of 5/31/2026)

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

- ✓ **Caln Township – Zoning Ordinance Update**
 Percent Completed: 100% Contract Term: 1/24-6/26 Consultant: Nanci Sarcinello Planning & GIS Monitor: Mark Gallant
 The Zoning Ordinance was adopted in a public hearing on April 30th. Last step is completion of the Request for Reimbursement.
- ✓ **Downingtown Borough – Parking Study**
 Percentage Completed: 100% Contract Term: 3/25-8/26 Consultant: Walker Consultants Monitor: Kevin Myers
 The borough accepted the study on 4/22/2026.
- 1. **East Bradford Township – Zoning Ordinance Update**
 Percent Completed: 80% Contract Term: 8/22–7/25 Consultant: CCPC Lead Planner: Chris Patriarca
 No May update.
- 2. **East Caln Township – Zoning Ordinance Update**
 Percent Completed: 20% Contract Term: 1/26–12/27 Consultant: CCPC Lead Planner: Chris Patriarca
 Reviewed the first batch of supplemental use standards at the May meeting.
- 3. **East Marlborough Township – Unionville Master Plan**
 Percent Completed: 25% Contract Term: 2/26–1/27 Consultant: Bowman Monitor: Jeannine Speirs and Luis Rodriguez
 The consultant conducted a pedestrian safety audit and field walk through Unionville with the Task Force to identify pedestrian safety concerns and discuss opportunities for improved connectivity. Public outreach materials and an online interactive map were finalized and released to gather community input. The Community Visioning Charrette was scheduled for May 18 and May 20.
- 4. **East Pikeland Township- Park, Recreation, Open Space, and Trail Plan**
 Percent Completed: 50% Contract Term: 9/25-4/27 Consultant: Natural Lands Monitor: Nina Weisblatt and Mark Gallant
 On May 18th the task force went on a driving tour of all the parks and open space throughout the township.
- 5. **East Nottingham Township - Official Map and Ordinance**
 Percent Complete: 82% Consultant: Brandywine Conservancy Contract Term: 9/25-8/27 Monitors: Mark Gallant & Luis Rodriguez
 The official map is in final draft format. The Township has decided to have their solicitor complete the draft ordinance and County monitors are working with the solicitor to ensure compliance with the Contract Scope of Work.

Community Planning Activities – June Board Meeting 2026 (May 2026 Activities)

COMMUNITY PLANNING REPORT

June 2026 (Activities as of 5/31/2026)

6. East Whiteland Township – Zoning Ordinance Update

Percent Completed: 60% Contract Term: 9/23 - 8/26 Consultant: Bergmann Monitor: Chris Patriarca
No meeting in May.

7. Kennett Township – SALDO update

Percent Completed: 70% Contract Term: 8/24-7/26 Consultant: CCPC Planners: Jeannine Speirs & Nina Weisblatt
Half the second draft was completed. The Township is gathering input on the remaining 1st draft revised sections.

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

Percent Complete 15% Contract Term: 9/25 - 10/27 Consultant: Brandywine Conservancy Monitor: Chris Patriarca and Luis Rodriguez
No meeting in May. Planning is on-going for a June public event.

9. Londonderry Township – Comprehensive Plan

Percent Complete 15% Contract Term: 2/26 - 1/28 Consultant: Brandywine Conservancy Monitor: Chris Patriarca and Luis Rodriguez
No meeting in May. A public event is scheduled for May at the Cochranville Fire Company.

10. Malvern Borough – Zoning Ordinance Amendments

Percent Completed: 85% Contract Term: 8/24 - 8/26 Consultant: Thomas Comitta Associates Monitor: Jeannine Speirs
The final Task Force meeting was April 30. Borough Engineer provided an analysis of some proposed area and bulk standards in comparison to existing town character. The Task Force is reviewing this analysis and providing input.

11. New Garden Township – Zoning Ordinance Update

Percent Completed: 85% Contract Term: 7/24 - 6/26 Consultant: Michael Baker International Monitor: Chris Patriarca
Draft ordinance submitted for joint Act 247/VPP review. Hearing scheduled for June.

12. Pennsbury Township – Comprehensive Plan Update

Percent Completed: 30% Contract Term: 9/25-10/27 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs & Nina Weisblatt
The survey has received a high number of responses and they are planning on closing it soon. There were no meetings in May.

13. Pocopson Township – Comprehensive Plan Update

Percent Completed: 10% Contract Term: 2/26 - 1/28 Consultant: Brandywine Conservancy Monitor: Kevin Myers and Nina Weisblatt
The first public open house was held May 4th.

COMMUNITY PLANNING REPORT

June 2026 (Activities as of 5/31/2026)

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

Percent Completed: 70% Contract Term: 9/24 - 08/26 Consultant: Bowman Monitor: Patty Quinn

The Bowman team are awaiting final feedback from PennDOT regarding which improvements they prefer to be made to the northern and southern gateways to Eagle Village in order for PennDOT to consider taking ownership of Graphite Mine Road. The steering committee met on May 12th to go over the final gateway alternatives sent to the engineers at PennDOT.

15. Uwchlan Township - Zoning Ordinance Update

Percent Completed: 40% Contract Term: 9/25 - 8/27 Consultant: CCPC Lead Planner: Mark Gallant

The Task Force reviewed preliminary drafts of the zoning districts with a rudimentary build-out analysis in May. The drafting and review of supplemental regulations will come next.

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

Percent Completed: 80% Contract Term: 5/24-10/26 Consultant: Tool Recreation Planning Monitor: Mark Gallant

A revised draft PROs Plan based on Task Force suggested changes will be completed soon.

17. West Grove Borough – Zoning Ordinance Amendments

Percent Completed: 99% Contract Term: 4/23–3/26 Consultant: CCPC Lead Planner: Kevin Myers

The Act 247 review letters are complete, and the Borough intends on holding a public hearing for adoption at the June 3rd Council meeting.

✓ West Nantmeal Township – Comprehensive Plan Update

Percent Completed: 100% Contract Term: 6/24-5/26 Consultant: ARRO Consultants Monitor: Luis Rodriguez

The Board of Supervisors adopted the Comprehensive Plan on May 11 following completion of the County's Act 247 review and public hearing process. The final step will be completion of the request for reimbursement.

18. West Whiteland Township – Comprehensive Plan

Percent Completed: 90% Contract Term: 7/24–6/26 Consultant: CCPC Lead Planner: Chris Patriarca

Public hearing scheduled for June for potential adoption.

19. 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. Township is working with Solicitor on interpretation of some existing wording and will get back to this amendment after that is completed.

20. Valley Township – Zoning Amendments

Percent Completed: 20% Contract Term: 12/25 -7/27 Consultant: Pennoni Associates Monitor: Kevin Myers

Meetings to discuss draft zoning amendments were held on May 7th and 27th.

COMMUNITY PLANNING REPORT

June 2026 (Activities as of 5/31/2026)

MULTI-MUNICIPAL PROJECTS

A. Honey Brook Township and Borough – Comprehensive Plan

Percent Completed: 60 % Contract Term: 4/25- 3/28 Consultant: Brandywine Conservancy Monitors: Jeannine Speirs and Luis Rodriguez
No meeting in May.

B. Oxford Region Comprehensive Plan Update

Percent Completed: 70 % Contract Term: 1/24–12/26 Consultant: CCPC Lead Planner: Mark Gallant
The Economic Development and Existing Conditions plan chapters were discussed at the May meeting.

OTHER PROJECTS

- **Oxford Region** – Administration assistance to the regional planning group (ORPC) and associated sub-groups: The ORPC Regional Environmental Advisory Committee 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 May 2026 meeting included discussion regarding West Vincent's draft Data Center ordinance and Community Solar Aggregation (Northern Chester County Clean Energy Future).
- **Pottstown Metropolitan Regional Planning Committee**
Regional Plan Update submitted for Act 247 review.
- **Staff met with two students from Devon Prep School to discuss urban and regional planning, historic preservation, etc. The students shadowed various staff members over a week.**

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

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

America 250

- ❖ **Attended:** Community engagement ZOOM 250 information meetings sponsored by CC Community Foundation. Attendees discuss their event ideas and status, are briefed on local events, i.e., Dare to Declare 250th readings, CC250 website and event calendar, etc.
- ❖ The fourth edition of a monthly one-page newsletter focusing on America 250 PA was released. The newsletter's production will increase

COMMUNITY PLANNING REPORT

June 2026 (Activities as of 5/31/2026)

to a weekly email starting the week of May 18th through the end of July.

- **Coordination:** CC250 giveaway materials: bookmarks, stickers, magnets, and lapel pins are being distributed at public events.
- 150 outdoor flags featuring the CC250 PA Chester County logo for Chester County municipalities and other entities were purchased. The first 10 flags were delivered on May 22nd and displayed at the county's major government buildings and parks.
- ❖ Heritage Sites Committee completed their outreach to potential kiosk hosting organizations. A revised draft bid scope was developed for Phase 1 of the kiosk project.
- ❖ CC250 software updates to two existing kiosks are moving forward. One update is in the contract process.
- ❖ Additional information was gathered for Phase 2 of the kiosk project application and was moved forward to the next stage of review.
- ❖ The May CC250 Commission meeting was held on 5/7.
- ❖ MarCom began boosting selected 250 programming on Facebook. Results will be analyzed in early June to help guide what will be boosted for the remainder of the summer. The Technology subcommittee of MarCom's changes to highlight County sponsored programming went live. Copyright permission is being sought for the America250 instrumental piece commissioned by the Brandywine Symphony to be streamed on the CC250 website.
- ❖ CCPC is coordinating the HIN brochure being created by CC250. With existing heritage tourism brochures "Chester County Originals" as part of the County Heritage Tourism Plan, the HIN brochure's purpose is being decided by a designated CC250 Committee. CCPC Graphics selected a contractor for printing.
- ❖ County Archives – The traveling exhibit is fully booked in locations in Chester County. There is some availability for single-day events.
- ❖ Communications, Commissioner's office – CCPC/Commissioner's office coordination is moving forward on the revised video time capsule scope as a recap of 2026/250th and looking at events to attend to capture video footage. Regular meetings are scheduled to coordinate.

Philadelphia Campaign HIN theme region

- ❖ Brandywine Battlefield Task Force (BBTF) & expanded Philadelphia Campaign Partnership planning and efforts - no updates for May.
- ❖ Malvern Borough's Paoli Battlefield Committee finished their review of a draft site improvement plan. Paoli Memorial Grounds is developing a Paoli Battlefield Heritage Center with others.
- ❖ 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.

Iron & Steel HIN theme region

- ❖ No committee meeting in May.

Outreach

- ❖ Presented at a conference session at the annual PA Land Conservation Conference/WeConserve "The Living Landscape: Bridging Cultural Heritage and Conservation" - the interaction of heritage and land conservation.

COMMUNITY PLANNING REPORT

June 2026 (Activities as of 5/31/2026)

- ❖ Three Town Tours and Village Walk programs happened in May. May 7th was the first armchair tour at the Schuylkill River Heritage Center with historian Dan Graham speaking on Pennsylvania’s iron industry. May 14th featured a tour of historic structures in Spring City which was organized by the Spring-Ford Area Historical Society. May 28th was a textile collection at Hibernia Mansion in Hibernia County Park.
- ❖ Attended monthly CCHPN Board meeting and discussed County bridge replacement project in West Goshen.

Review

- ❖ County Owned Bridges May bridge meeting was held 5/26 where status of current projects was reviewed.

Section 106

- ❖ Reviewed four reports for properties adjacent to two bridge rehab projects were eligible for the National Register. All of the properties are next to the Right of Way. PennDOT determined that none were eligible.
- ❖ Federal Transit Administration (FTA)/Southeastern Pennsylvania Transportation Authority (SEPTA) Memorandum of Agreement (MOU) project remediation for the demolition of a historic resource in a National Register District for Downingtown Train Station Project is in part to create a Historic Preservation Plan with an emphasis on economic development for Downingtown Borough. FTA/SEPTA selected a consultant team that is starting work on the plan.

HOUSING

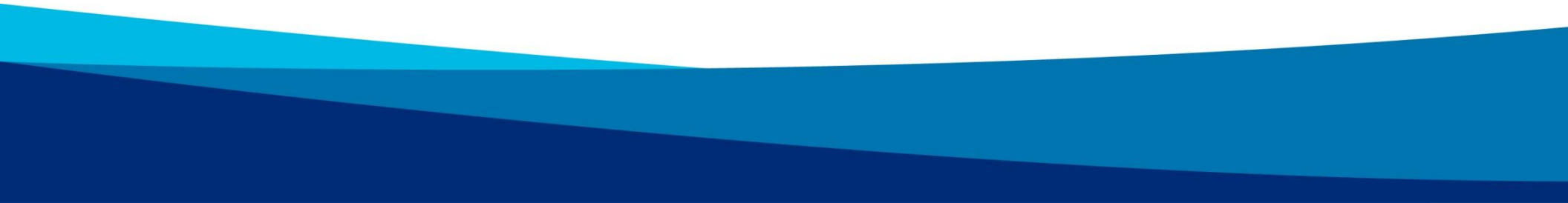
- **Accessible Housing Guide** – No updates for May
- **Housing Workshops** - No updates for May
- **Organizational Convening** – The developing of a resource share hub as requested by partner organizations is ongoing.
- **Land Bank** – No updates for May

URBAN CENTERS

Technical assistance/coordination

- Working to finalize Atglen Borough zoning amendments for the “downtown” zoning districts.
- Met with Spring City Council on May 2nd to discuss upcoming CPD contract to update the comprehensive plan.
- Attended: Western Chester County Chamber Regional Planning Committee meeting, Western Chester County Chamber event “Gala on the Green” on May 20th, Western Chester County Chamber event “How Zoning Makes Strong Communities” on May 27th, also serving as a panelist for the event.

Sustainability Division Update



Sustainability Division

Monthly Activities Report – May 2026 (Activities as of 5/31/26)

Staffing:

The Sustainability Division will welcome a summer intern on 6/3. Amy Zimmerman, a masters student at Lehigh University studying Environmental Policy and Planning, will be supporting the division's work. She will be helping to analyze the results of the Climate Action Plan survey, working on the Climate Resilience components of the Climate Action Plan, and helping with Keep Chester County Beautiful initiatives.

Climate Action Plan Update:

The first public survey closed on 5/31 with over 1,300 responses. Analysis is underway. A second public survey will be issued shortly, focusing on prioritizations of greenhouse gas mitigation and climate resilience actions.

Municipal Lawn-to-Meadow Cohort:

A kick-off meeting for municipalities was held on 5/22. Municipalities are working on signing landowner agreements with the Conservation District to maintain the meadows once the Conservation District installs them later this summer.

Open Space Accelerator:

Three consultants were selected to deliver planning services to municipalities through this program. Contracting is underway. The program is expected to launch in June 2026.

Open Space Summit:

The 2026 Open Space Summit is planned for Monday, 6/1 from 3-6 pm. The theme is Open Space Innovations: Meeting the Challenges of Today and the Future. The event will feature presentations from organizations across the country who are working at the intersection of conservation, affordable housing development, and farmland access. Presentations will be followed by roundtable discussions with invitees (municipalities, land trusts, housing organizations, and agricultural organizations) to discuss how these models could address Chester County's opportunities and challenges. An update on the event will be provided at CCPC's June board meeting.

Solar PV at County Facilities:

Chester, Delaware, Montgomery, and Bucks Counties recently issued a joint invitation to bid for multiple solar projects in each county on county property. This initiative is part of the counties' Sustainable Energy Partnership, an effort to cost effectively transition to renewable energy for county operations. Chester County's projects included a solar array at the Chester County Prison and a rooftop installation at the Chester County Library. Bids are being reviewed, but the other counties have decided not to move forward with their bids.

Chester County is also working to procure a contractor to install a solar array on the roof of its 313 W. Market St. Building. Bids are due on June 10. Funding for this project is through the county's Energy Efficiency and Conservation Block Grant, received in 2024.

Composting Tour:

CCPC's Sustainability Division partnered with AgConnect and the PA Farm Bureau to host a tour for municipal officials and state legislators at the food waste composting facility managed by Kitchen Harvest at Linvilla Orchards on 5/29. The tour provided officials with a behind the scenes look at how this system operates, the state-level permitting requirements, and the need for more food waste composting facilities. Municipal zoning regulations were discussed in terms of how to reduce barriers to facilities like this on farmland.

Director's Report

