



CHESTER COUNTY PLANNING COMMISSION BOARD MEETING

Chester County Planning Commission
Government Services Center – Room 351 East

Hybrid Meeting
August 12, 2026

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chair's Welcome *Chair*
2. PUBLIC COMMENT *Chair*
3. PRESENTATIONS
- A. Data Center Zoning Ordinance mapping *Matthew Edmond*
- B. Transportation Improvement Program (TIP) Update *Patty Quinn*
- 2:30 p.m. 4. ACTION ITEMS
- A. Approval of Commission Meeting Minutes – July 8, 2026 *Commission*
- B. Act 247 Reviews – July 2026 Applications *Commission*
- 1) 247 Monthly Summary *Geoff Creary*
- 2) Subdivision and Land Development Plan Reviews (19)
- | | |
|-------------------------------|----------------|
| 1. Downingtown Borough | LD-05-26-18944 |
| 2. East Goshen Township | SD-05-26-18935 |
| 3. East Vincent Township | LD-05-26-18929 |
| 4. East Vincent Township | LD-07-26-19013 |
| 5. East Vincent Township | SD-05-26-18931 |
| 6. Honey Brook Township | SD-05-26-18923 |
| 7. Kennett Township | SD-05-26-18949 |
| 8. London Britain Township | SD-06-26-18955 |
| 9. Malvern Borough | LD-06-26-18982 |
| 10. Newlin Township | SD-06-26-18974 |
| 11. Upper Oxford Township | SD-05-26-18911 |
| 12. Upper Uwchlan Township | LD-06-26-18975 |
| 13. Upper Uwchlan Township | SD-06-26-18977 |
| 14. Valley Township | SD-06-26-18960 |
| 15. Warwick Township | SD-05-26-18945 |
| 16. West Brandywine Township | LD-06-26-18981 |
| 17. West Brandywine Township | SD-06-26-18976 |
| 18. West Fallowfield Township | SD-05-26-18951 |
| 19. West Fallowfield Township | SD-06-26-18963 |

3) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (15)

1. East Coventry Township	ZA-07-26-19019
2. East Nottingham Township	OM-06-26-18967
3. East Vincent Township	SA-07-26-19006
4. East Vincent Township	ZO-07-26-19005
5. East Whiteland Township	CA-06-26-18964
6. New Garden Township	SO-06-26-18979
7. Pocopson Township	ZA-06-26-18996
8. Schuylkill Township	SA-06-26-18980
9. Upper Uwchlan Township	ZA-06-26-18993
10. Uwchlan Township	ZA-06-26-18972
11. Uwchlan Township	ZM-06-26-18997
12. West Bradford Township	ZA-06-26-18978
13. West Chester Borough	ZA-06-26-18990
14. West Nantmeal Township	ZA-07-26-19014
15. West Whiteland Township	ZA-06-26-18989

C. Act 537 Reviews – July 2026 Applications

Carrie Conwell

1) Minor Applications (5)

1. East Coventry Township; 723 Saylor's Mill Road, 18-5-165, consistent
2. London Grove Township; London Grove West Associates, 59-5-77.1, consistent
3. W. Fallowfield Township; McMichael/30 King Road, 44—7-125, consistent
4. W. Nottingham Township; 104 Fremont Road, 68-1-10.5, somewhat consistent
5. W. Sadsbury Township; Lenover Hill Road, 36-5-48.1, consistent

D. Agricultural Security Area

Carrie Conwell

1) ASA additions (3)

1. West Bradford Township, 50-2-23.4
2. West Bradford Township, 50-2J-65
3. West Bradford Township, 50-5-24.1

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

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

Bambi Griffin Rivera
Rachael Griffith
Steve Buck
Geoff Creary
Matthew Edmond

4:00 p.m. 6. ADJOURNMENT

Action Items



MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 270
July 8, 2026

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

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

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

STAFF PRESENT VIA ZOOM: Steve Buck; Angela Dracup; Paul Farkas; Mark Gallant; Kevin Myers; Chris Patriarca.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: Linda [surname unknown], WCAU news.

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, July 8, 2026 was called to order at 2:02 P.M. by Chair Nate Cline.

PUBLIC COMMENT: None

PRESENTATION:

Mr. Michael gave an update on the 2025 Housing Report. Housing report numbers are based on assessment data. Major takeaways include: existing housing and new housing unit sales remain consistent with the prior two years; median housing prices have increased; and multi-family apartments are being built at a higher rate than single-family housing units. The [2025 Housing Report](#) is posted on CCPC's website.

Mr. Michael discussed the annual 2025 Non-Residential Development Report, which tracks constructed development using tax assessment records and aerial photography verification. Major takeaways include: the report's overall structure is being reformatted to align more closely with that of the Housing Report; the number of non-residential development projects completed in 2025 (39) is in line with that of recent years going back to 2019, although square footage (525,168) declined significantly in 2025 and is by far the lowest total in over a decade; and institutional development has remained the most consistent category over

time. The [2025 Non-Residential Development Report](#) will be posted on CCPC's website shortly.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR JUNE 10, 2026 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HEABERG, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

Mr. Creary noted that overall application volume remains strong, with 2026 tracking ahead of the past five years at the halfway point and this momentum is expected through the second half of the year. Although the current month has experienced a slowdown, year-to-date totals remain well above last year's pace.

Mr. Bruckno reported on local municipal ordinances that have addressed data center development. A number of the proposed ordinances are incorporating the [Data Center Ordinance Guide](#) framework developed by CCPC and MCPC. As of July 8, nineteen Chester County data center ordinances have been proposed with four being adopted – Warwick, Charlestown, and West Vincent Townships, and Phoenixville Borough.

A MOTION TO APPROVE THE TWENTY-THREE (23) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MS. COSENTINO, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: LD-05-26-18913; LD-04-26-18906; SD-05-26-18938; SD-05-26-18919; SD-05-26-18934; LD-05-26-18908; SD-05-26-18910.

Ms. Cosentino recused herself from the following application: SD-05-26-18942.

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

A MOTION TO APPROVE THE EIGHTEEN (18) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. HEABERG, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: ZA-06-26-18971; ZA-05-26-18952; ZA-06-26-18959; ZM-05-26-18909; ZO-04-26-18905; ZA-05-26-18941.

Act 537 Reviews:

A MOTION TO APPROVE THE TWO (2) MINOR ACT 537 REVIEWS WAS MADE BY MS. COSENTINO, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:Design and Technology Division Update:

Mr. Creary reported on the progress of the Agricultural Security Area (ASA) Review Map which is currently an internal planning tool. The new GIS-based map consolidates numerous data layers into a single, easy-to-use resource, creating a "one-stop shop" for ASA reviews and it represents a significant improvement in efficiency and accessibility for staff.

Next, Mr. Creary provided an overview of the creative process used to develop the visual identity for the Bikes & More transportation initiative. The selected logo was modified to better represent an e-bike and convey movement along a roadway.

Community Planning Division Update:

Ms. Griffin Rivera reported continued progress on municipal planning initiatives, with 19 single-municipal projects and 2 multi-municipal projects currently underway. Two major projects were recently completed. West Pikeland Township adopted its Comprehensive Plan and West Grove Borough adopted its Zoning Ordinance Amendments.

Next, Ms. Griffin Rivera reported that staff attended the Chester County Historic Preservation Network Volunteer Recognition Celebration at the Barn of Nottingham in the Oxford region.

Ms. Griffin Rivera went on to report that June featured three Town Tours & Village Walks (TTVW), part of the County's expanded "13 Tours for 13 Colonies" America 250 programming. The next TTVW is scheduled for Thursday, July 16 at the Radley Run Mansion house.

Next, Ms. Griffin Rivera highlighted the Birch Street corridor ribbon-cutting ceremony in Kennett Square. The project celebrated completion of streetscape and connectivity improvements linking portions of the borough.

Lastly, Ms. Griffin Rivera reported that the America 250 Chester County Commission and CCPC staff successfully distributed Chester County 250th anniversary flags to all 73 municipalities, historical commissions, community institutions, and historic landmarks.

Sustainability Division Update:

Ms. Griffith reported that the Sustainability Division completed general public outreach activities for the Climate Action Plan Update and will now enter the stakeholder outreach phase. The goal is to develop a focused set of priority actions. The plan's climate resilience component is being advanced through a countywide vulnerability analysis.

Next, Ms. Griffith announced the launch of the Open Space Accelerator Mini-Grant Program, funded through the Pennsylvania Department of Conservation and Natural Resources (DCNR). The program provides funding for municipalities to undertake small, implementation-focused planning projects identified in existing comprehensive or open space plans. Municipalities will work with a pre-selected group of consultants: Natural Lands, Brandywine Conservancy, and Simone Collins.

Lastly, Ms. Griffith provided an update on the installation of electric vehicle charging stations at county facilities funded through Representative Houlihan's Community Projects Funding. Phase one locations have been identified. With construction underway, completion is expected in early 2027. Planning has already begun for a second phase.

Multimodal Transportation Division Update:

Mr. Styche highlighted the restoration and installation of the historic Phoenixville Ferris Wheel adjacent to Borough Hall on Bridge Street with a ribbon-cutting ceremony held on June 6.

Next, Mr. Styche reported on Delaware Valley Regional Planning Commission (DVRPC) program awards. The Transportation and Community Development Initiative (TCDI) Program awarded nine grants totaling approximately \$1.4 million. The following three Chester County municipalities received awards: London Grove Township (lead municipality) for a multi-municipal Route 41 Corridor Vision Study; Uwchlan Township for a Comprehensive Active Transportation Plan; and West Whiteland Township for a Streetscape and Mobility Study focused on the Exton Crossroads area.

Mr. Styche highlighted the second DVRPC program award. The Regional Trails Program, funded by the William Penn Foundation, awarded 17 projects totaling approximately \$4.5 million across Pennsylvania and New Jersey. The following two Chester County municipalities received awards: East Caln Township for the East Branch Brandywine Trail Feasibility Study; and West Whiteland Township to improve connections to the Chester Valley Trail.

Lastly, Mr. Styche shared highlights from their division's visit to Pottstown to see Union Pacific Big Boy No. 4014, the world's largest operating steam locomotive pass through during its East Coast tour.

Director's Report:

Mr. Edmond announced the following: The return of the Town Tours and Village Walks program following a brief July break; Commissioners emphasized that America 250 celebrations continue beyond July 4; a major upcoming event is the West Chester COG America 250 Celebration on August 2; and planning is already underway for major 2027 commemorations.

Next, Mr. Edmond reminded the Board that nominations remain open for the joint Chester County Planning Commission/Chester County 2020 Planning Awards scheduled for October 15.

Mr. Edmond went on to give the following staff updates. Andrea Maras will join the Planning Commission as the new Support Staff V employee; recruitment continues for three additional vacant positions - Support Staff VI, Housing and Development Planner; and entry-level Graphic Specialist; upcoming retirements include Wes Bruckno and Chris Bittle.

Lastly, Mr. Edmond reported on the following: CCPC's Data Center Ordinance Guide has been submitted for consideration for a Pennsylvania Chapter of the American Planning Association planning award; planning is underway for the Planning Commission's October 14th board meeting and board tour which will focus on the northwestern portion of Chester County; and the 2027 Transportation Improvement Program (TIP) and amendments to DVRPC's Connections 2050 Long-Range Plan are advancing through the regional approval process.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:26 PM WAS MADE BY MS. COSENTINO, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

Matthew J. Edmond, Executive Director
Chester County Planning Commission

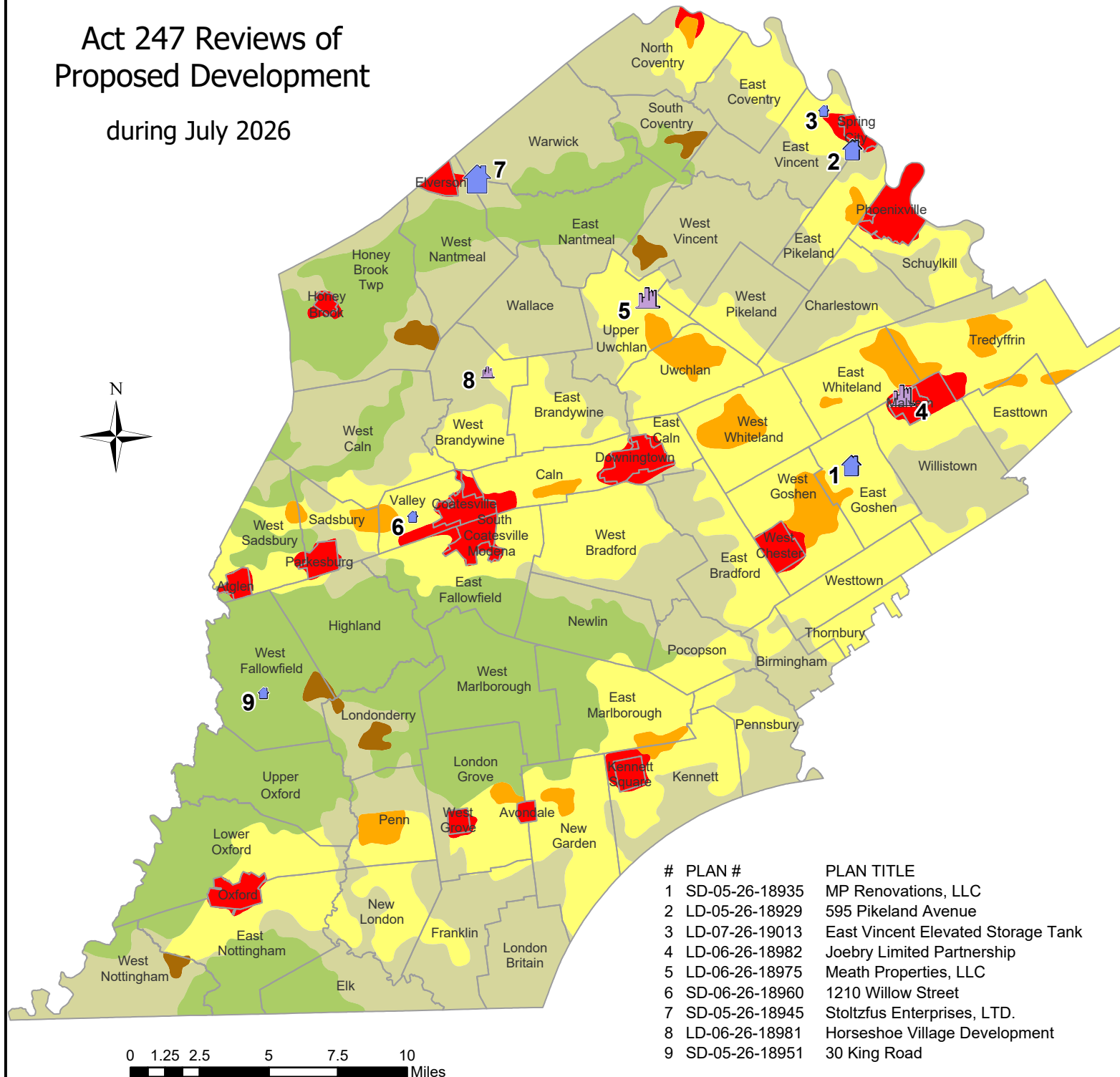
MJE/ncs

Act 247 Reviews

Subdivision & Land Development



Act 247 Reviews of Proposed Development during July 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

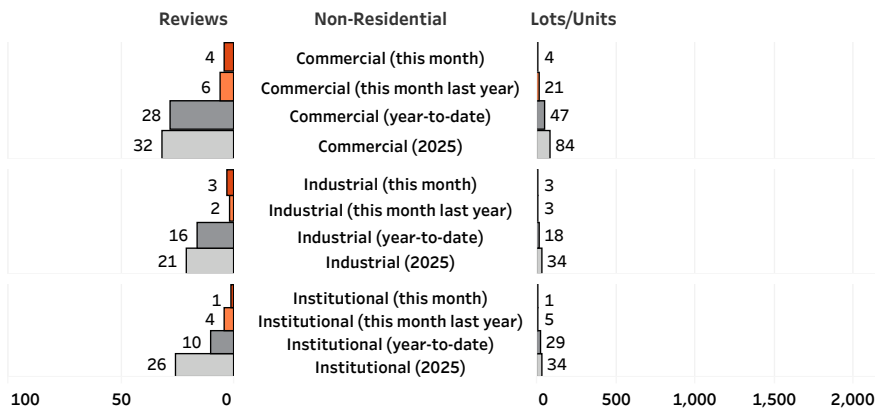
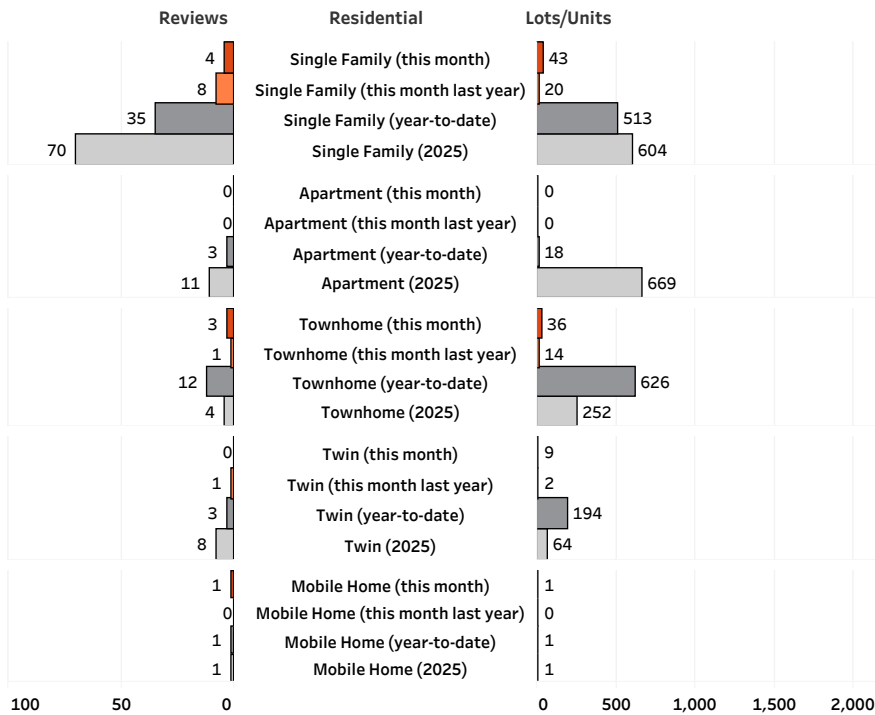
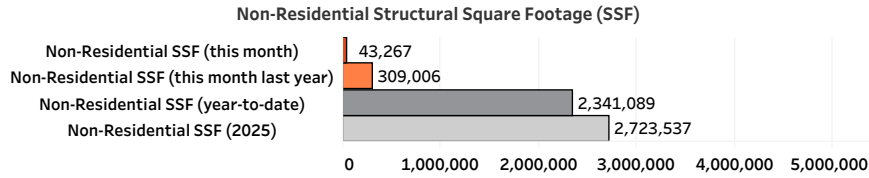
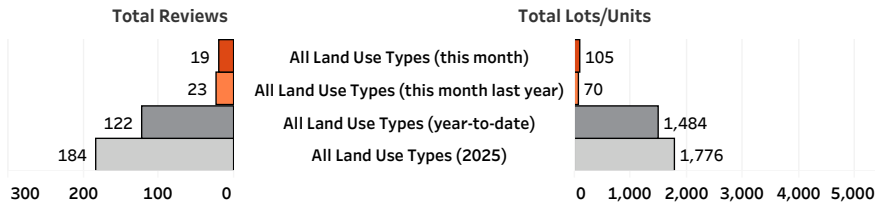
Rural Resource Areas

- 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	SD-05-26-18935	MP Renovations, LLC
2	LD-05-26-18929	595 Pikeland Avenue
3	LD-07-26-19013	East Vincent Elevated Storage Tank
4	LD-06-26-18982	Joeby Limited Partnership
5	LD-06-26-18975	Meath Properties, LLC
6	SD-06-26-18960	1210 Willow Street
7	SD-05-26-18945	Stoltzfus Enterprises, LTD.
8	LD-06-26-18981	Horseshoe Village Development
9	SD-05-26-18951	30 King Road

July 2026



Subdivision and Land Development Reviews 7/1/2026 to 7/31/2026

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)
Downingtown Borough	LD-05-26-18944	Spotless Car Wash - Downingtown	7/22/2026	3.80	Commercial	1		Commercial Building Conversion	1	0	Yes
East Goshen Township	SD-05-26-18935	MP Renovations, LLC	7/2/2026	7.30	Single Family Residential	3		Residential Single Family Residential		0	Yes
East Vincent Township	LD-05-26-18929	595 Pikeland Avenue	7/2/2026	10.70	Townhouse	20		Residential Townhouse		625	Yes
East Vincent Township	LD-07-26-19013	East Vincent Elevated Storage Tank	7/30/2026	4.41	Institutional	1		Institutional Utility	1		Yes
East Vincent Township	SD-05-26-18931	595 Pikeland Avenue	7/2/2026	10.70	Townhouse Single Family Residential	2		Residential Townhouse Residential Single Family Residential			Yes
Honey Brook Township	SD-05-26-18923	Arbor Glen	7/2/2026	133.80	Commercial Twin	2		Commercial Sports/Recreation Residential Twin		0	Yes
Kennett Township	SD-05-26-18949	Parks at North Walnut	7/2/2026	0.12	Townhouse	3		Residential Townhouse		0	Yes
London Britain Township	SD-06-26-18955	1704 Flint Hill Road & 1712 Flint Hill Road	7/24/2026	29.14	Agricultural	2		Agricultural Farm/Pasture Land			Yes
Malvern Borough	LD-06-26-18982	Joebry Limited Partnership	7/14/2026	3.10	Industrial	1	21,800	Industrial Addition to Existing	1		Yes
Newlin Township	SD-06-26-18974	2250 Hilltop View Road	7/17/2026	110.16	Agricultural	2		Agricultural Farm/Pasture Land			Yes
Upper Oxford Township	SD-05-26-18911	Suzanne M. Halladay	7/24/2026	133.38	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
Upper Uwchlan Township	LD-06-26-18975	Meath Properties, LLC	7/15/2026	7.77	Industrial	1	14,910	Industrial Warehouse	1	0	Yes
Upper Uwchlan Township	SD-06-26-18977	Meath Properties, LLC	7/15/2026	7.77	Industrial	1		Industrial Lot Consolidation		0	Yes

Subdivision and Land Development Reviews 7/1/2026 to 7/31/2026

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)
Valley Township	SD-06-26-18960	1210 Willow Street	7/2/2026	0.92	Mobile Home Single Family Residential	2		Residential Mobile Home Residential Single Family Residential			Yes
Warwick Township	SD-05-26-18945	Stoltzfus Enterprises, LTD.	7/1/2026	91.08	Single Family Residential Townhouse Twin	55		Residential Single Family Residential Residential Townhouse Residential Twin		6,203	Yes
West Brandywine Township	LD-06-26-18981	Horseshoe Village Development	7/15/2026	10.15	Commercial	1	6,557	Commercial Convenience Store	1	1,017	Yes
West Brandywine Township	SD-06-26-18976	Horseshoe Village Development	7/15/2026	10.15	Commercial Agricultural	2		Commercial Convenience Store Agricultural Farm/Pasture Land			Yes
West Fallowfield Township	SD-05-26-18951	30 King Road	7/2/2026	4.30	Single Family Residential	2		Residential Single Family Residential			Yes
West Fallowfield Township	SD-06-26-18963	2844 Homeville Road	7/24/2026	27.44	Agricultural	2		Agricultural Farm/Pasture Land			Yes
Grand Totals of Subdivision and Land Development Reviews		19 Reviews		606.19 Acres		105 Lots/Units	43,267 Non-Res. Sq. Feet		5 Non-Res. Bldgs.	7,845 Linear Feet Roadway	

There are **19** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations
7/1/2026 to 7/31/2026

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
7/1/2026 to 7/31/2026

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

July 22, 2026

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

Re: Preliminary Land Development - Spotless Car Wash - Downingtown
 # Downingtown Borough - LD-05-26-18944

Dear Ms. Badman:

A preliminary land development plan entitled "Spotless Car Wash - Downingtown", prepared by BL Companies, dated March 31, 2026 and last revised on May 8, 2026, was received by this office on June 22, 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:	Northeast intersection of Wallace Avenue (State Route 282) and East Pennsylvania Avenue (State Route 30)
Site Acreage:	3.80 acres
Lots/Units:	1 lot/1 structure
Non-Res. Square Footage:	Approx. 13,274 square feet
Proposed Land Use:	Commercial
New Parking Spaces:	40 spaces (34 required as shown in the Parking Information Table on Sheet 7)
Municipal Land Use Plan Designation:	Central Business Revitalization
UPI#:	11-4-7

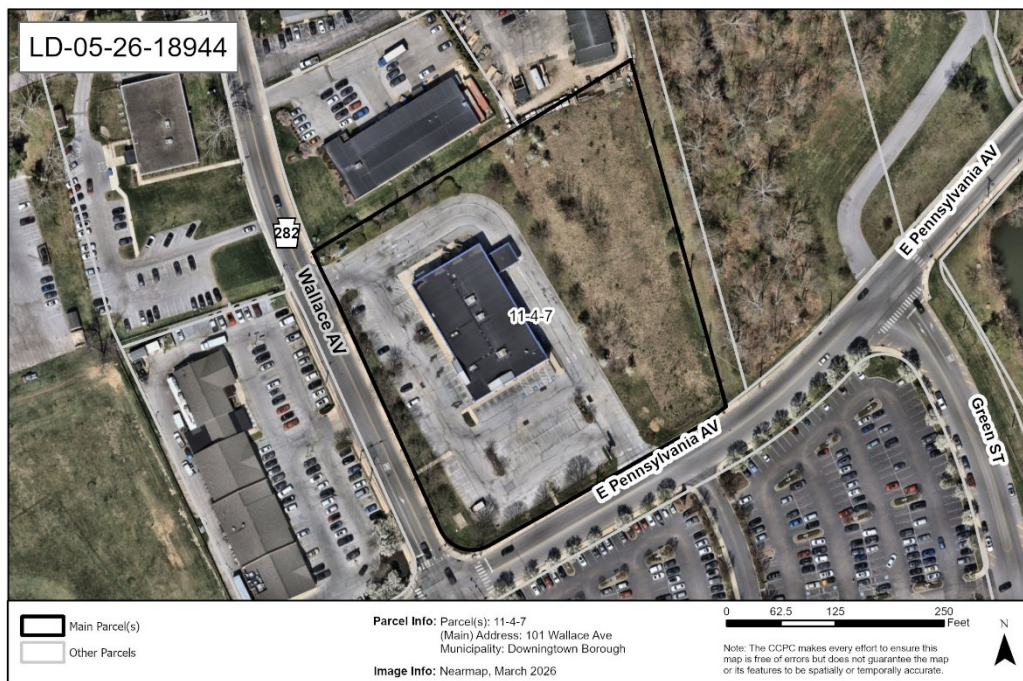
PROPOSAL:

The applicant proposes the renovation of a 13,274 square foot commercial building for a car wash. The site, which is served by public water and sewer facilities, is located in the Downingtown Borough C-3 Highway Oriented Commercial/Central Business Revitalization zoning district. The site contains an existing structure that will be repurposed.

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

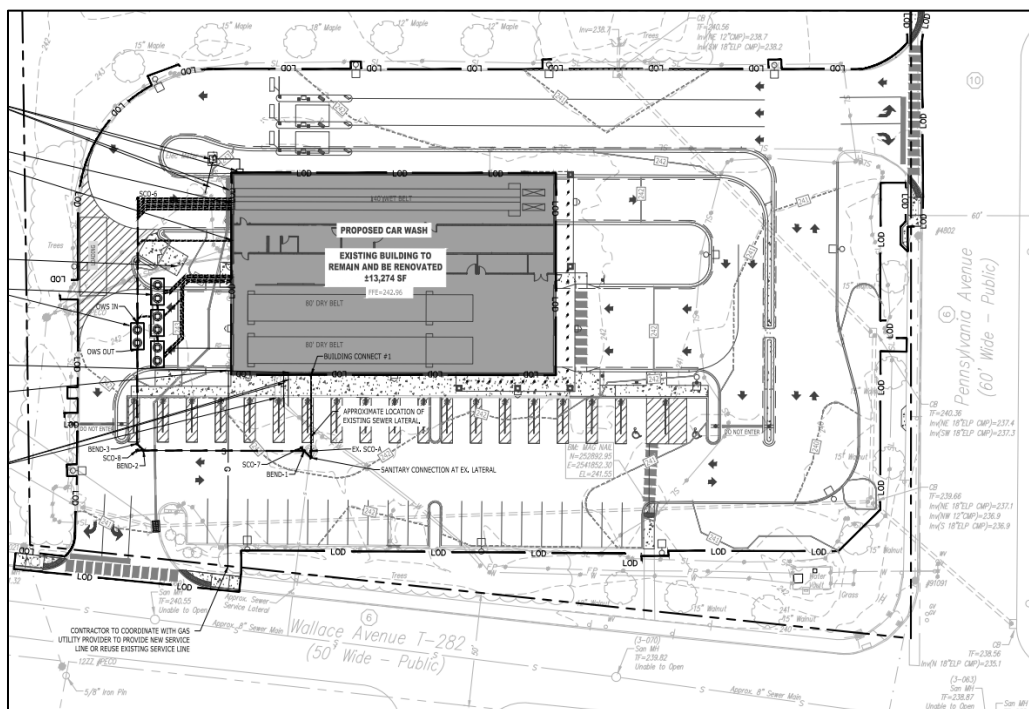
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Re: Preliminary Land Development - Spotless Car Wash - Downingtown
 # Downingtown Borough - LD-05-26-18944



BACKGROUND:

1. The Chester County Planning Commission has previously an unofficial sketch plan proposal for this site. That review, CCPC# LD-12-25-18749, was submitted to the Borough in a letter dated December 22, 2025.



Detail of Spotless Car Wash – Downingtown Preliminary Land Development Plan

Page: 3
 Re: Preliminary Land Development - Spotless Car Wash - Downingtown
 # Downingtown Borough - LD-05-26-18944

COUNTY POLICY:

LANDSCAPES:

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

We particularly endorse the adaptive reuse of a commercial building. [Landscapes3](#) “Prosper Goal” includes an Objective calling for maximizing community assets, capitalizing on existing infrastructure, and providing areas for residential and commercial growth. The revitalization of **Urban Centers** and the redevelopment of non-residential sites is also an important recommendation.

WATERSHEDS 2045:

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

Watersheds 2045 can be accessed at www.chesco.org/watersheds2045. Land disturbance and land development activities that occur within Chester County must comply with the County-wide Act 167 Stormwater Management Plan for Chester County, PA (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

PRIMARY ISSUES:

4. Several of the comments offered by the County Planning Commission on the sketch plan (CCPC# LD-12-25-18749) may still be relevant, including:
 - a. This intersection at Wallace Avenue and East Pennsylvania Avenue represents an important focal point for residents and others travelling through the Borough and helps create a unique local identity and sense of place. For these reasons, we recommend that the Borough and the applicant improve and expand the intersection’s landscaped area. For example, additional landscaping areas could be provided if some of the parking spaces in the northwest portion of the lot along Wallace Avenue were eliminated. In general, we suggest that the applicant and the Borough evaluate the entire anticipated parking demand for this facility (as well as the number of proposed vacuum stations) and determine whether all the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. Reserve spaces could be converted to paved spaces in the future if it becomes evident that they are needed. Also, reserving parking spaces can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.

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Re: Preliminary Land Development - Spotless Car Wash - Downingtown

Downingtown Borough - LD-05-26-18944

- b. The Borough and the applicant should discuss the future use of the eastern portion of the site, which abuts Kerr Park. The “Existing and Proposed Trail Map” in the Borough Comprehensive Plan shows a trail passing through Kerr Park, and the Borough and the applicant should discuss opportunities to connect this trail to the area’s existing sidewalks. Although the sidewalks in this area generally appear to be located adjacent to the curbs (without a sidewalk verge or planting strip), it may be desirable to relocate the existing sidewalks farther from the adjacent roadways if it could be done without removing mature trees, perhaps by dedicating additional right-of-way in the interior of the site. This would also create opportunities for increased landscaping at the intersection. The site contains several mature trees that should be retained, but the Borough and the applicant should discuss whether more low-level landscaping is necessary to screen the site.
- c. The Borough and the applicant should discuss how Borough’s sign regulations will be enforced; for example, some car wash facilities use temporary “blade” or “feather”-type signs, inflatable “tube man”-type signs, or semi-rigid signs and other types of transient signs. Such signs can distract motorists, especially at busy intersections, and can detract from a site’s overall aesthetics.
- d. The plan shows three stacking lanes for entry into the car wash. The Borough and the applicant should discuss whether any “escape” lane should be provided for drivers who decide not to remain in an entry lane.
- e. The applicant should discuss how water will be prevented from falling from washed cars onto Wallace Avenue and freezing during cold weather, causing potentially dangerous ice conditions. Detailed discussions with the Borough about how the facility will dry the washed vehicles may be helpful.

ADMINISTRATIVE ISSUES:

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

Page: 5

Re: Preliminary Land Development - Spotless Car Wash - Downingtown

Downingtown Borough - LD-05-26-18944

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

Sincerely,

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

Wes Bruckno
Senior Review Planner

cc: BL Companies

Cardinall Associates III LLC

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

July 2, 2026

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

Re: Preliminary/Final Subdivision - MP Renovations, LLC
 # East Goshen Township – SD-05-26-18935

Dear Mr. Davis:

A Preliminary/Final Subdivision Plan entitled "MP Renovations, LLC", prepared by Cornerstone Consulting Engineers & Design Services, Inc., and dated April 24, 2026, was received by this office on June 4, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

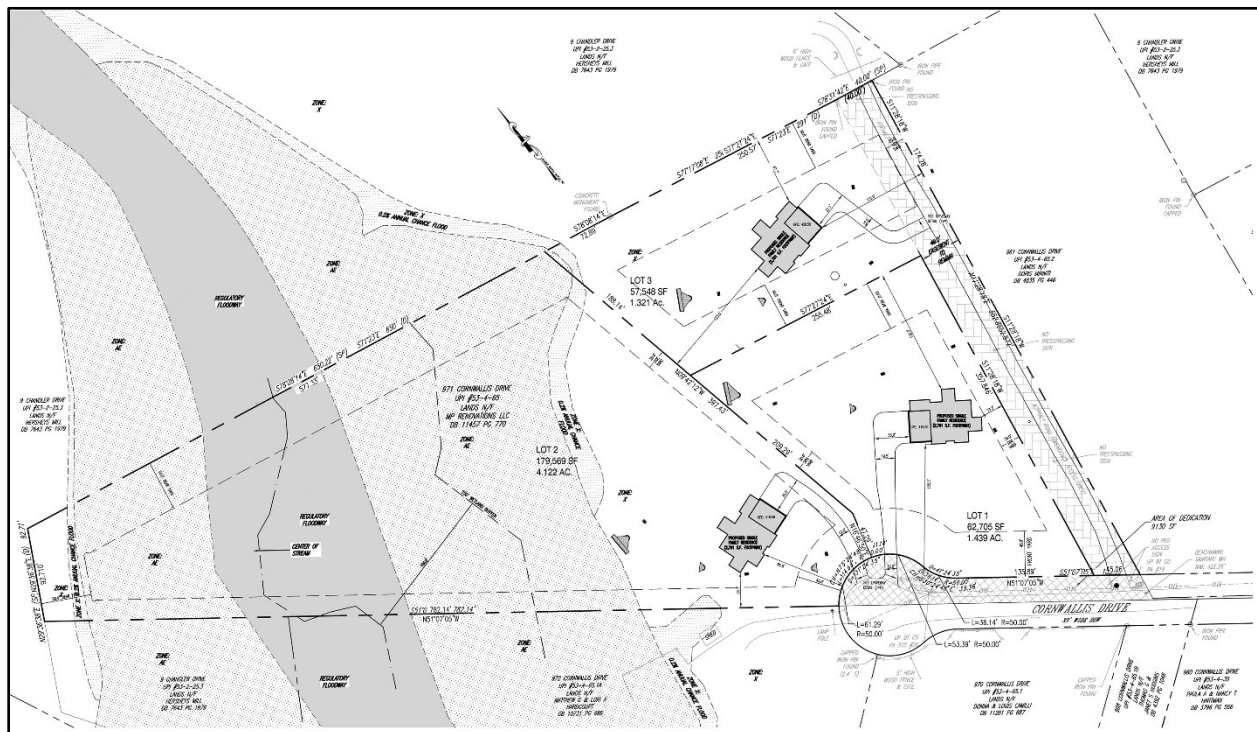
PROJECT SUMMARY:

Location:	Northeast side of Cornwallis Drive, north of Colonial Lane
Site Acreage:	7.30
Lots/Units:	1 existing lot; 3 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	53-4-65

PROPOSAL:

The applicant proposes the creation of 3 single family residential lots. The existing dwelling will be removed. The site plan also indicates that the applicant proposes to dedicate additional right-of-way to the Township along Cornwallis Drive. The project site, which will be served by onsite water and public sewer, is located in the R-2 Low Density Residential zoning district.

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



Page: 3
 Re: Preliminary/Final Subdivision - MP Renovations, LLC
 # East Goshen Township – SD-05-26-18935

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

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

PRIMARY ISSUES:

Access and Circulation:

3. The site plan depicts the location of an existing emergency access drive located within a 40 foot wide easement that extends to the adjoining lot owned by the Hershey's Mill Homeowners Association (UPI# 53-2-25.3). The site plan also depicts the location of an existing fence and gate for this emergency access drive on the adjoining Hershey's Mill site, and no improvements to the emergency access drive are shown on the plan. A copy of the Emergency Access Easement Agreement, recorded with the County Recorder of Deeds on July 18, 2018 and included with the plan submission, indicates that the purpose of the emergency access road is to "provide a secondary means of ingress and egress for vehicles and pedestrians in the Cornwallis Drive residential community in the event of an emergency" (Item 3.A, page 2). The Agreement also states that "Grantors and their heirs, successors and assigns in title to the Property shall be permitted to use the Road as a means of access to the Property and any lots created from subdividing the Property and dwellings erected on such lots" (Item 3.B, page 2). The site plan indicates that vehicular access to Lot 3 will be provided from this emergency access drive.

While we acknowledge that the existing Emergency Access Easement Agreement allows the emergency access drive to be utilized for vehicular access to the site, we suggest that the applicant and Township consider the use of a shared driveway for the proposed residential lots, that is completely separate from this existing emergency access drive, in order to reduce the possibility of vehicular conflicts in the event of an emergency. Additionally, shared residential driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance, and lower construction costs.

Page: 4
 Re: Preliminary/Final Subdivision - MP Renovations, LLC
 # East Goshen Township – SD-05-26-18935

Natural Features Protection:

4. The plan and 2026 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
5. The site 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.

Stormwater Management:

6. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. The Infiltration Testing table provided on Sheet 2-Existing Condition Plan of the Post Construction Stormwater Management Plan is incomplete (text currently provided in this table states “Put Your Information Here”). This should be corrected by the applicant.
8. While the overall proposed site development meets the peak rate reductions required for the post-construction 2-year storm to the 1-year pre-development conditions, as shown in the Post Construction Stormwater Management (PSCM) Report, the proposed plans should not be considered a “re-development” project. The Township should review the proposed plans as “new development.” Additionally, Sections 195-19, 195-20, 195-21-19, and 195-22-19 of the Township’s stormwater ordinance requires runoff volume for water quality and runoff and infiltration 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.
9. The landscaping plan indicates tree plantings along the berms surrounding the proposed development area. Depending on the slope of the berm and the species of tree, trees planted directly on a berm may impact its integrity as the trees mature. In these areas, the applicant should ensure selected tree species are planted on slopes gentle enough to prevent future compromises to the structural integrity of the berms.

Page: 5
Re: Preliminary/Final Subdivision - MP Renovations, LLC
East Goshen Township – SD-05-26-18935

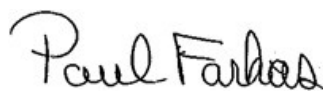
10. The Erosion & Sediment (E&S) Control Plan shows the topsoil stockpile is sited on top of one of the proposed basins. Assuming that the basins will be used for temporary E&S control, the applicant should consider relocating the topsoil stockpile outside of any proposed subsurface basins or install filter socks to minimize sediment entering the basins.
11. Since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.

ADMINISTRATIVE ISSUES:

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: MP Renovations, LLC
Cornerstone Consulting Engineers & Design Services, Inc.
Chester County Health Department
Chester County Conservation District
Chester County Water Resources Authority

**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

July 30, 2026

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

Re: Preliminary/Final Land Development - East Vincent Elevated Storage Tank
 # East Vincent Township - LD-07-26-19013

Dear Mr. Zienkowski:

A preliminary/final land development plan entitled "East Vincent Elevated Storage Tank", prepared by Herbert, Rowland, & Grubic, Inc. and dated June 10, 2026, was received by this office on July 15, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	South side of Dunlap Road (a private road, west of Pennhurst Road)
Site Acreage:	4.41 acres
Lots:	1 lot
Non-Res. Square Footage:	N/A; elevated storage tank
Proposed Land Use:	Utility
New Parking Spaces:	No spaces proposed
UPI#:	21-1-92.6

PROPOSAL:

The applicant proposes the construction of an elevated water storage tank. The site, which will not require water or sewer facilities, is located in the East Vincent Township IMU Industrial Mixed Use zoning district.

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

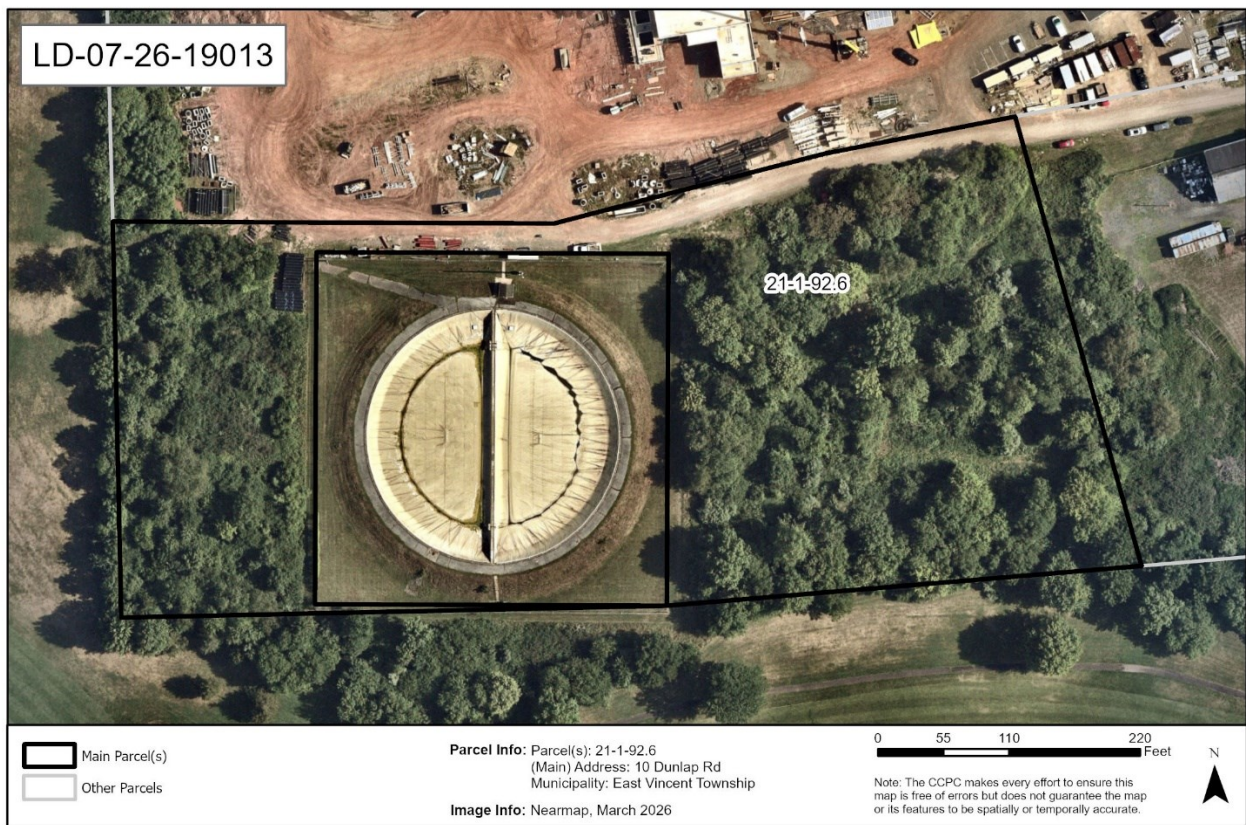
COUNTY POLICY:**LANDSCAPES:**

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

Page: 2

Re: Preliminary/Final Land Development - East Vincent Elevated Storage Tank
East Vincent Township - LD-07-26-19013

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



WATERSHEDS 2045:

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

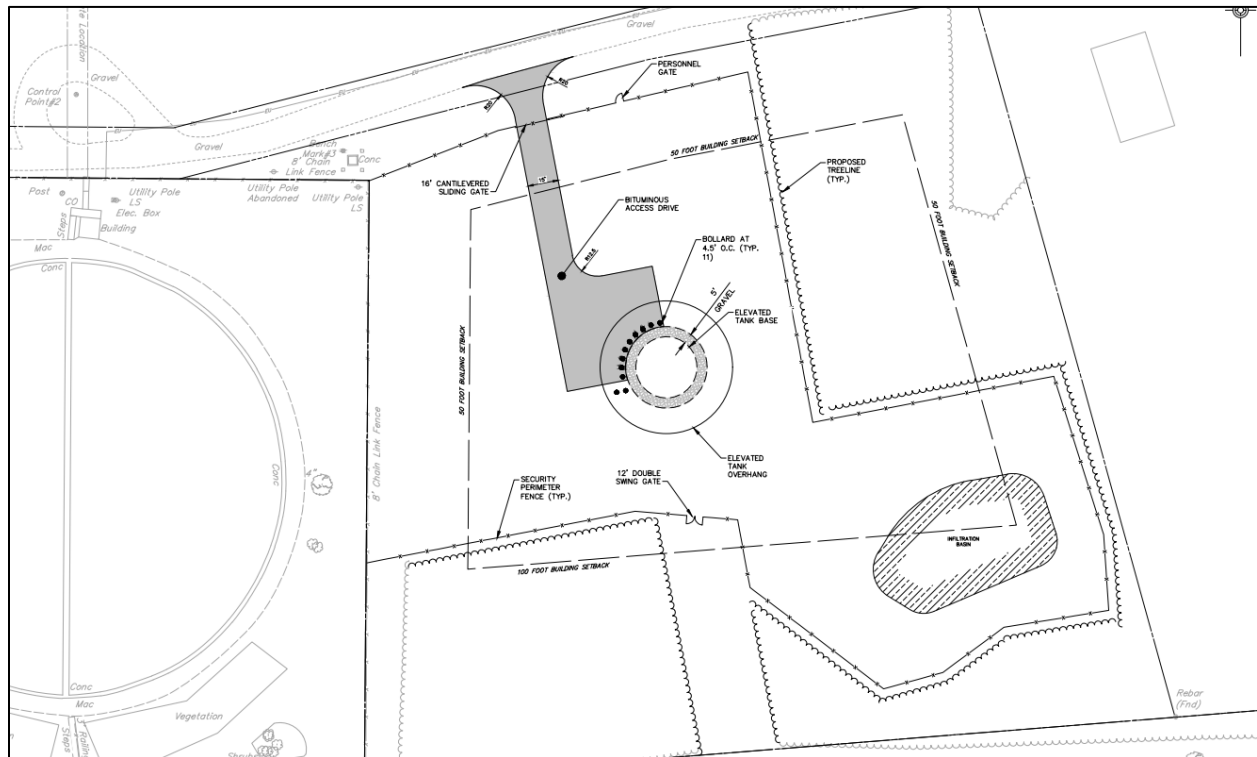
- addressing causes of stream impairments;
- implementing comprehensive stormwater management;
- protecting vegetated riparian corridors and first order streams; and
- expanding water-based recreational opportunities and access.

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

Page: 3

Re: Preliminary/Final Land Development - East Vincent Elevated Storage Tank

East Vincent Township - LD-07-26-19013



*Detail of East Vincent Elevated Storage Tank
Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

3. The applicant should clarify the total height of the storage tank.
4. The applicant should indicate whether telecommunications equipment will be mounted on the storage tank; if so, the Township should determine if Township Zoning Ordinance Section [27-1606 Antennae and Telecommunications Facilities](#), would apply. Section 27-1606.1.B.(2) states:

“Telecommunications towers and/or antennae greater than 35 feet in height, whether free-standing or attached to another structure or building, and together with accessory facilities and/or equipment, shall be permitted when authorized by special exception in the PO, GI, and/or IMU Districts. Such facilities may be permitted up to a height of 150 feet.”

5. Plan Sheet 14 shows the Pennsylvania American Water Company’s logo on the storage tank. General Note 26 on Sheet 02 indicates that all signage will require review/approval by the Township. The Township may want to review the proposed color scheme and lettering design to encourage the facility to visually blend in with the surrounding area.
6. The Township’s emergency responders should review the perimeter fence, gate details and especially the anti-climbing devices on Plan Sheet 12 to verify that the site will be protected from unauthorized access.
7. The site is wooded. We encourage the applicant to retain as much of the wooded area as possible. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of

Page: 4

Re: Preliminary/Final Land Development - East Vincent Elevated Storage Tank

East Vincent Township - LD-07-26-19013

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

ADMINISTRATIVE ISSUES:

8. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
9. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in 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 East Vincent Township.

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Herbert, Rowland, & Grubic, Inc.
Pennsylvania American Water Company
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

July 2, 2026

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

Re: Preliminary Subdivision and Land Development - 595 Pikeland Avenue
East Vincent Township - SD-05-26-18931, LD-06-26-18929

Dear Mr. Zienkowski:

A preliminary subdivision and land development plan entitled "595 Pikeland Avenue", prepared by STA Engineering, Inc. and dated April 15, 2026, was received by this office on June 4, 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:	Northwest of Stony Run Road and Pikeland Avenue
Site Acreage:	10.70 acres
Lots/Units:	2 lots; 21 dwellings
Non-Res. Square Footage:	No non-residential development
Proposed Land Use:	Townhouse, Single Family Residential
New Parking Spaces:	10 on-street spaces
UPI#:	21-6-25

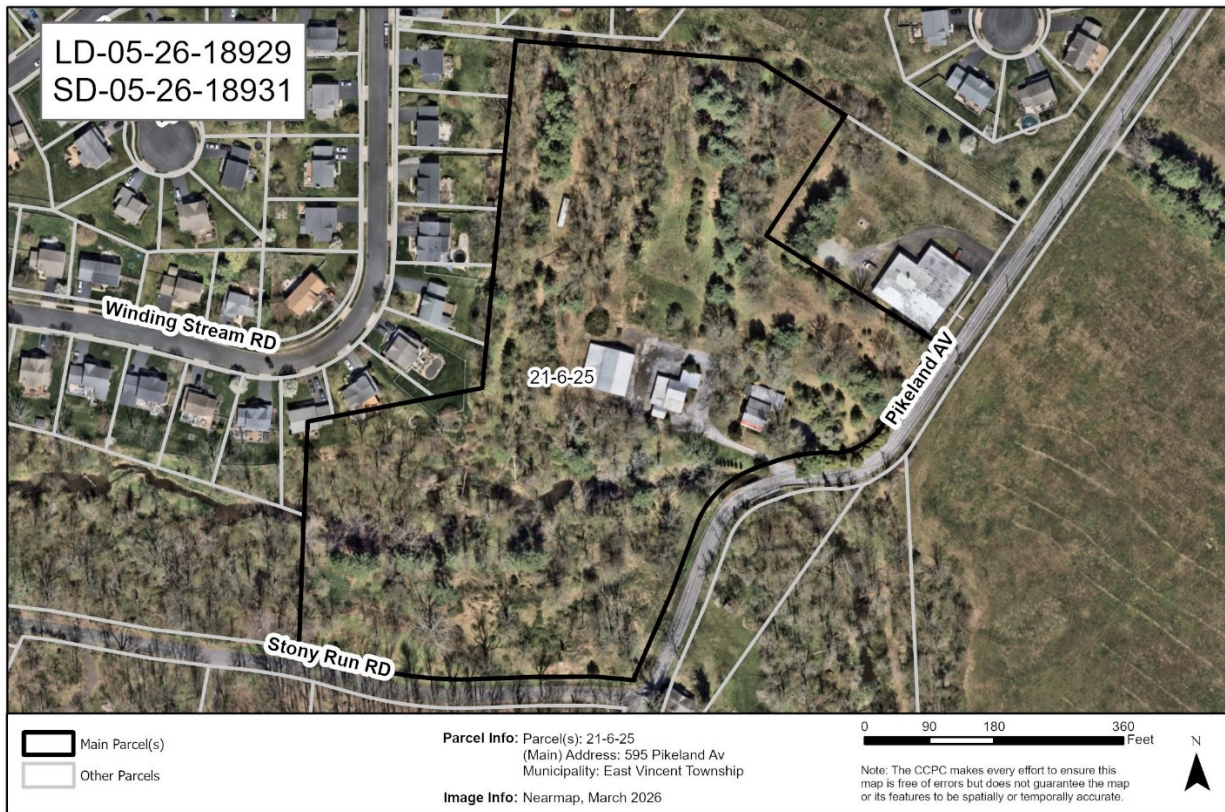
PROPOSAL:

The applicant proposes the creation of two lots, 20 townhouses and 10 on-street parking spaces. The site, which will be served by public water and sewer facilities, is located in the East Vincent Township HR High Density Residential zoning district. one existing dwelling. The site also contains one dwelling that will remain and several other structures that will be removed.

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

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Re: Preliminary Subdivision and Land Development - 595 Pikeland Avenue
East Vincent Township - SD-05-26-18931, LD-06-26-18929



COUNTY POLICY:

LANDSCAPES:

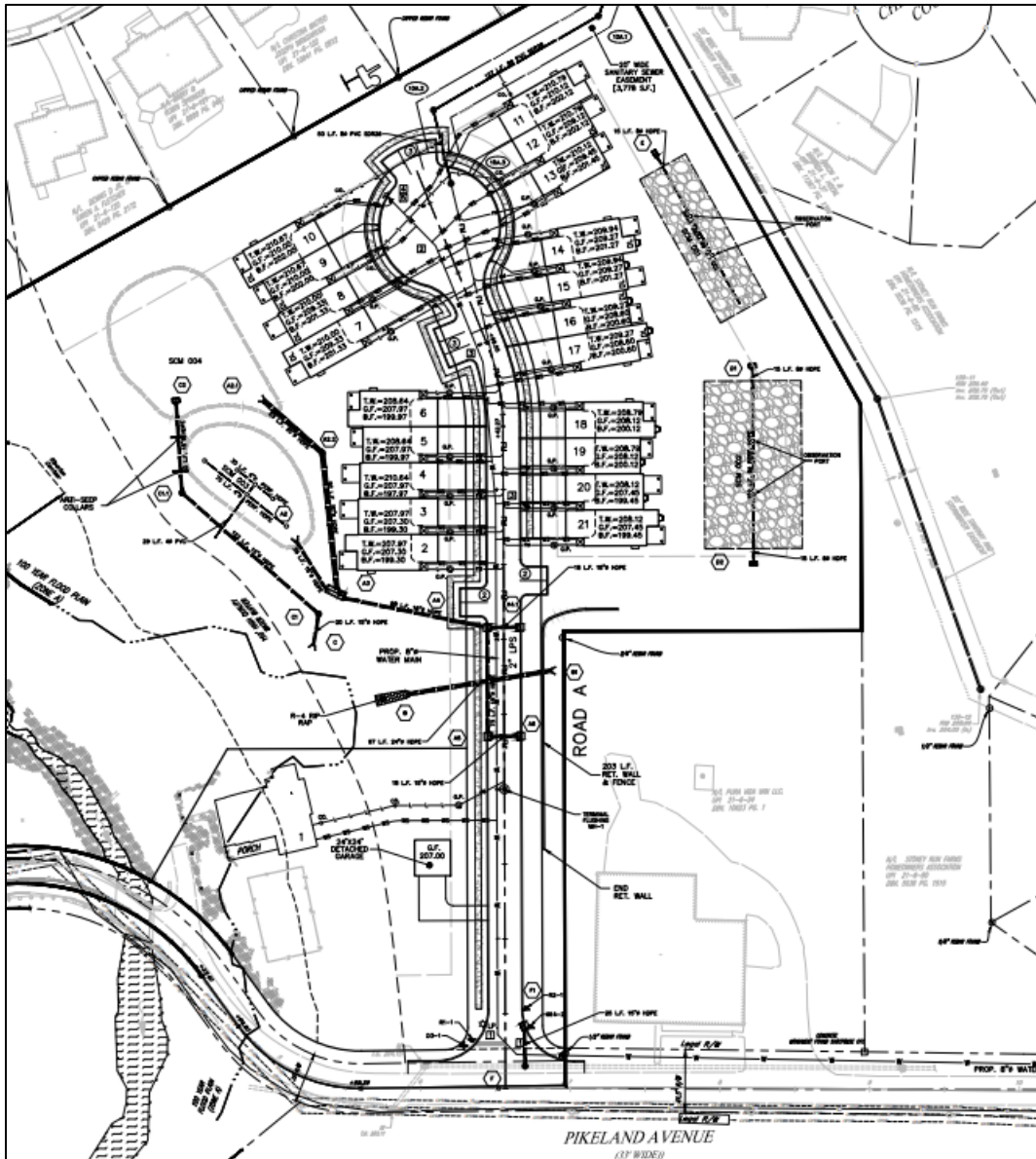
1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan, and also to the west of an **Urban Landscape**. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses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

The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity.

The proposed subdivision and land development is consistent with the objectives of the **Suburban Landscape** and with the **Urban Center Landscape**.

Page: 3

Re: Preliminary Subdivision and Land Development - 595 Pikeland Avenue
 # East Vincent Township - SD-05-26-18931, LD-06-26-18929



*Detail of Preliminary 595 Pikeland Avenue
 Subdivision and Land Development Plan*

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 Stony Run watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:

- protecting and restoring vegetated riparian corridor and first order streams;
- incorporating water resource priorities in future growth planning; and
- addressing sources of water quality impairments.

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

Page: 4

Re: Preliminary Subdivision and Land Development - 595 Pikeland Avenue

East Vincent Township - SD-05-26-18931, LD-06-26-18929

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

PRIMARY ISSUES:

3. The plan shows 22-foot wide cartways, and the Township and the applicant should determine whether on-street parking will be permitted.
4. The Township Engineer should verify that the required sight distance/sight triangle distances will be met at Pikeland Avenue and Road A.
5. Road A is proposed to run straight towards its cul-de-sac, and the applicant and the Township should consider introducing a slight horizontal radius to reduce vehicle speed and create additional visual appeal. The applicant should also provide a landscaped center island in the cul-de-sac to reduce impervious surfaces and pavement construction cost and provide relief from excessive expanses of asphalt.
6. Sidewalks are an essential design element for new construction in the **Suburban** and the **Urban Center Landscape** and we endorse the provision of sidewalks on both sides of the cul-de-sac. Because an **Urban Center Landscape** is located to the northeast, the applicant and the Township should cooperate on a future plan to extend sidewalks towards Spring City Borough. PennDOT's *Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act* recommends that sidewalks be a minimum of five feet in width. Additional information on this topic is provided in the *Pedestrian Facilities Design Element* in Chapter 3 of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: <https://chescoplanning.org/Guides/Multimodal/>. The applicant should also identify an area on the site where the residents can gather for recreation or community events, and which can be accessed by sidewalks or trails.
7. The Township should confirm that the site plan complies with the riparian buffer requirements in the Township Code. Landscapes3 supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective B, page 63).
8. The plan and aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
9. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.
10. The site contains land within the 100-year floodplain. We note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems. The applicant should contact both agencies to determine if future

Page: 5

Re: Preliminary Subdivision and Land Development - 595 Pikeland Avenue

East Vincent Township - SD-05-26-18931, LD-06-26-18929

development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.

11. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities and areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the 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 of common facilities from the developer to the HOA. The HOA document should be submitted as part of the application to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. The HOA should also allow rooftop solar installations and other energy efficiency and environmental conservation actions.
11. The Township should ensure that the designated open space remains permanently protected from future development, subdivision, or any use inconsistent with the approved plan. Such protection should be secured through a deed restriction, a conservation easement granted to a qualified land trust, or another legally binding mechanism. All protective instruments should be reviewed and approved by the Township Solicitor to ensure long-term enforceability. Information on protecting open space is available in the Chester County Planning Commission's "Conservation Easements" eTool at <https://www.chescoplanning.org/MuniCorner/eTools/48-ConsEasements.cfm>. Other tools for open space protection are available at: <https://www.chescoplanning.org/OpenSpace/Tools.cfm>.
12. The applicant and the Township should consider "naturalizing" the stormwater management basins by adding additional landscaping/vegetative screening to soften the appearance of the facilities. The basins can also represent site amenities if the applicant constructs trails to the areas surrounding the basins.
13. To ensure that the stormwater management controls continue to function as designed, the applicant should include information on the frequency and proper inspection, operation, and maintenance of these systems in an inspection, operation and maintenance plan. Additionally, since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure, and to address any issues with these facilities.
14. The stormwater management plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the Township engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the operation and maintenance plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.
15. Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.

Page: 6

Re: Preliminary Subdivision and Land Development - 595 Pikeland Avenue
East Vincent Township - SD-05-26-18931, LD-06-26-18929

ADMINISTRATIVE ISSUES:

16. 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>.
17. 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 East Vincent Township.

This report does not review the plan for compliance with all aspects of your ordinance, as this is more appropriately done by agents of East Vincent 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: TerraLead LLC
STA Engineering, Inc.
Chester County Conservation District

**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

July 2, 2026

Kristy Deischer-Eddy, Interim Manager
 Honey Brook Township
 500 Suplee Road
 Honey Brook, 19344

Re: Final Subdivision - Arbor Glen
 # Honey Brook Township - SD-05-26-18923

Dear Ms. Deischer-Eddy:

A final subdivision plan entitled "Arbor Glen", prepared by Nave Newell, Inc. and dated April 28, 2026, was received by this office on June 9, 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 Horseshoe Pike (State Route 322), east of Cupola Road
Site Acreage:	133.80 acres
Lots:	2 lots
Proposed Land Use:	Sports/Recreation
Municipal Land Use Plan Designation:	Mixed Use Residential
UPI#:	22-8-53

PROPOSAL:

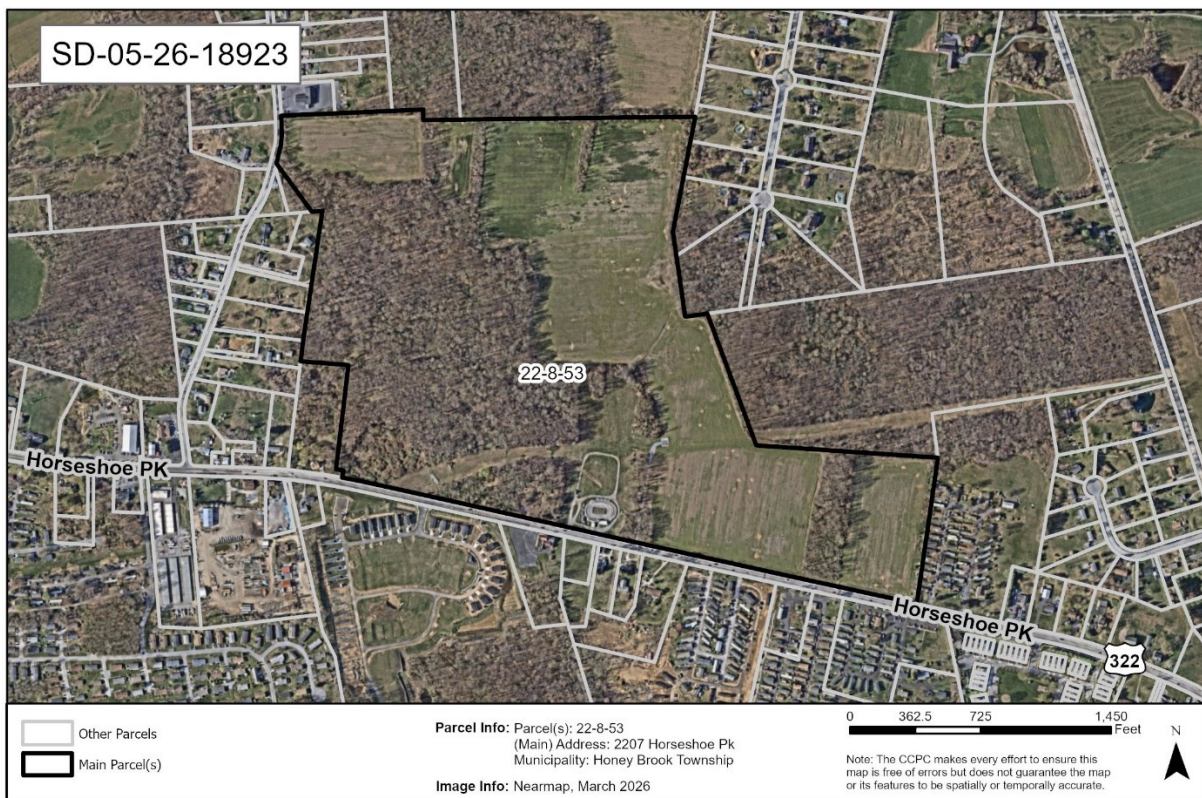
The applicant proposes the subdivision of one lot from a 133.80-acre parent tract. The site, which will be served by public water and sewer facilities, is located in the Honey Brook Township MUR - Mixed Use Residential zoning district.

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

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a subdivision and land development plan for this site. That review, CCPC# SD-02-26-18842, LD-02-26-18843, dated April 10, 2026, addressed the subdivision of a portion of this tract proposing 170 twin dwelling lots, 8,182 feet of roadway, recreational areas and 40 acres of open space. We have no further comments on the design of this subdivision.

Page: 2
 Re: Final Subdivision - Arbor Glen
 # Honey Brook Township - SD-05-26-18923



COUNTY POLICY:

LANDSCAPES:

- The site is located within the **Rural Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape often evolves from a village at an historic crossroads that has expanded over time. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodate limited growth, with transportation infrastructure and amenities provided at a village scale and character. The proposed subdivision is consistent with the objectives of the **Rural Center Landscape**.

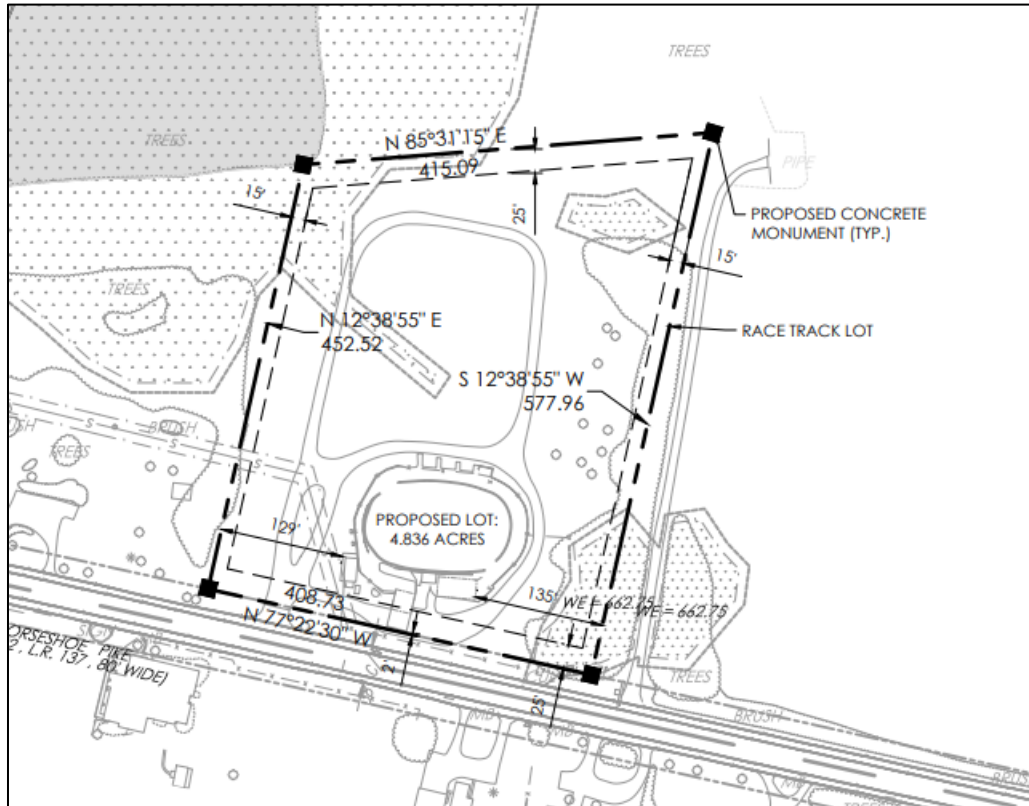
WATERSHEDS 2045:

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

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

Page: 3
 Re: Final Subdivision - Arbor Glen
 # Honey Brook Township - SD-05-26-18923

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



***Detail of Arbor Glen
 Final Subdivision Plan***

ADMINISTRATIVE ISSUES:

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

Page: 4
Re: Final Subdivision - Arbor Glen
Honey Brook Township - SD-05-26-18923

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

Sincerely,

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

Wes Bruckno
Senior Review Planner

cc: D.R. Horton, 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



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

July 2, 2026

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

Re: Final Subdivision - Parks at North Walnut
Kennett Township - SD-05-26-18949

Dear Ms. Dobbins:

A Final Subdivision Plan entitled "Parks at North Walnut", prepared by Regester Associates, Inc., and dated May 21, 2026, was received by this office on June 4, 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.

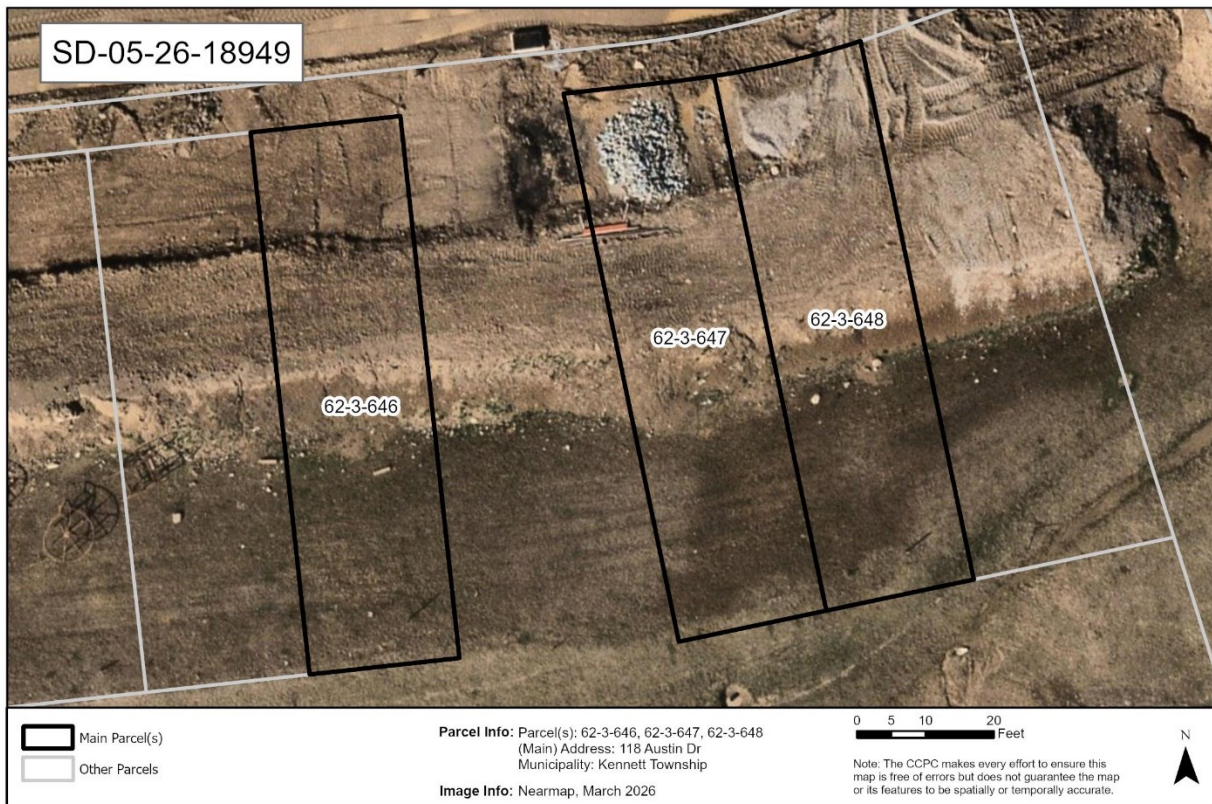
PROJECT SUMMARY:

Location:	South side of Austin Drive, east of North Walnut Street
Site Acreage:	0.12
Proposed Land Use:	Lot line revisions to three existing townhouse lots
Municipal Land Use Plan Designation:	O/C Office Campus
UPI#:	62-3-646, 62-3-647, 62-3-648

PROPOSAL:

The County Planning Commission previously reviewed a preliminary subdivision and land development plan entitled "North Walnut Holding Company, L.P.", for a 16.15 acre site located on the southeast corner of the Route 1 Bypass and North Walnut Street, which addressed the construction of a residential and commercial development under the Traditional Neighborhood Development (TND-1) option (CCPC# SD-06-18-15482 and LD-06-18-15483, dated July 16, 2018). According to our records, this plan was approved by the Township on June 4, 2025 (Note 1 on Sheet 1 of our copy of the approved plan indicates that this development includes 7 single family dwelling units, 72 multi-family attached dwelling units, 104 apartment units, and 2 commercial/retail uses). The applicant proposes lot line revisions to Lots 88, 89, and 90 of the previously approved plan.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the plan submission requirements discussed in comment #2, and all Township issues should be resolved before action is taken on this subdivision plan.



Site Plan Detail: Final Subdivision - Parks at North Walnut

Page: 3
Re: Final Subdivision - Parks at North Walnut
Kennett Township - SD-05-26-18949

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. The proposed subdivision is consistent with the objectives of the **Suburban Center Landscape**.

PRIMARY ISSUES:

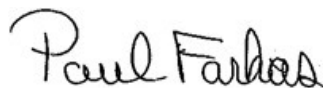
2. The site plan submitted for our review, an 11 x 17 inch pdf which does not have the engineer's seal, and does not include the County Planning Commission review, and municipal review and approval signature blocks, does not appear to meet the final plan submission requirements set forth in Article IV of the Township Subdivision and Land Development Ordinance (SLDO). The Township should not take action on this proposal until the applicant submits a revised plan that fully complies with all applicable Township SLDO requirements.
3. The size of the plan sheet does not meet the Chester County Recorder of Deeds' requirement that all maps and plans are to be between 17" x 22" and 34" x 44" for recording purposes. The applicant should contact the County Recorder of Deeds Office (telephone #610-344-6330, <https://www.chesco.org/169/Recorder-of-Deeds>) regarding the County plan recording requirements. Additional information on this topic is available online at: <https://www.chesco.org/428/Fee-Schedule>.

ADMINISTRATIVE ISSUES:

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: East Kennett Development Corp.
Reger Associates, Inc.



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

July 24, 2026

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

Re: Final Subdivision - 1704 Flint Hill Road & 1712 Flint Hill Road
London Britain Township - SD-06-26-18955

Dear Ms. Matalon:

A final subdivision plan entitled "1704 Flint Hill Road & 1712 Flint Hill Road", prepared by Hillcrest Associates, Inc. and dated April 8, 2026, was received by this office on June 29, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	East side of Flint Hill Road, north of Good Hope Road
Site Acreage:	29.14 acres
Lots:	2 lots
Proposed Land Use:	Farm/Pasture Land
UPI#:	73-3-29, 73-3-29.1

PROPOSAL:

The applicant proposes the adjustment of the lot line separating two lots. The project site, which will be served by on-site water and on-site sewer facilities, is located in the London Britain Township RA Residential Agricultural zoning district. The site contains a dwelling and several additional structures that will remain. 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 London Britain Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

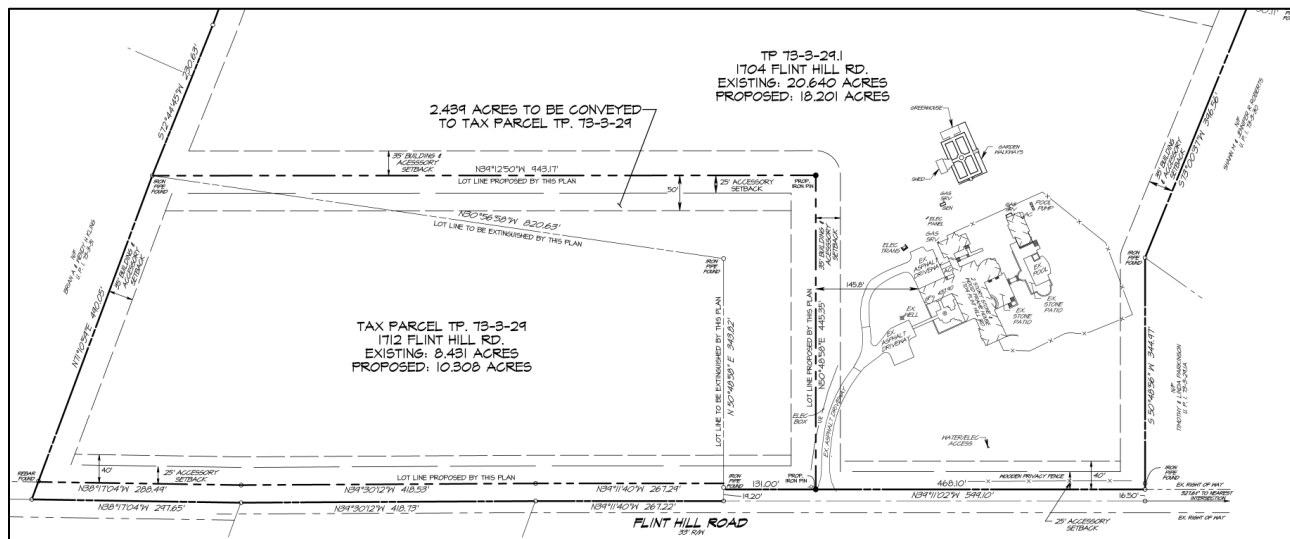
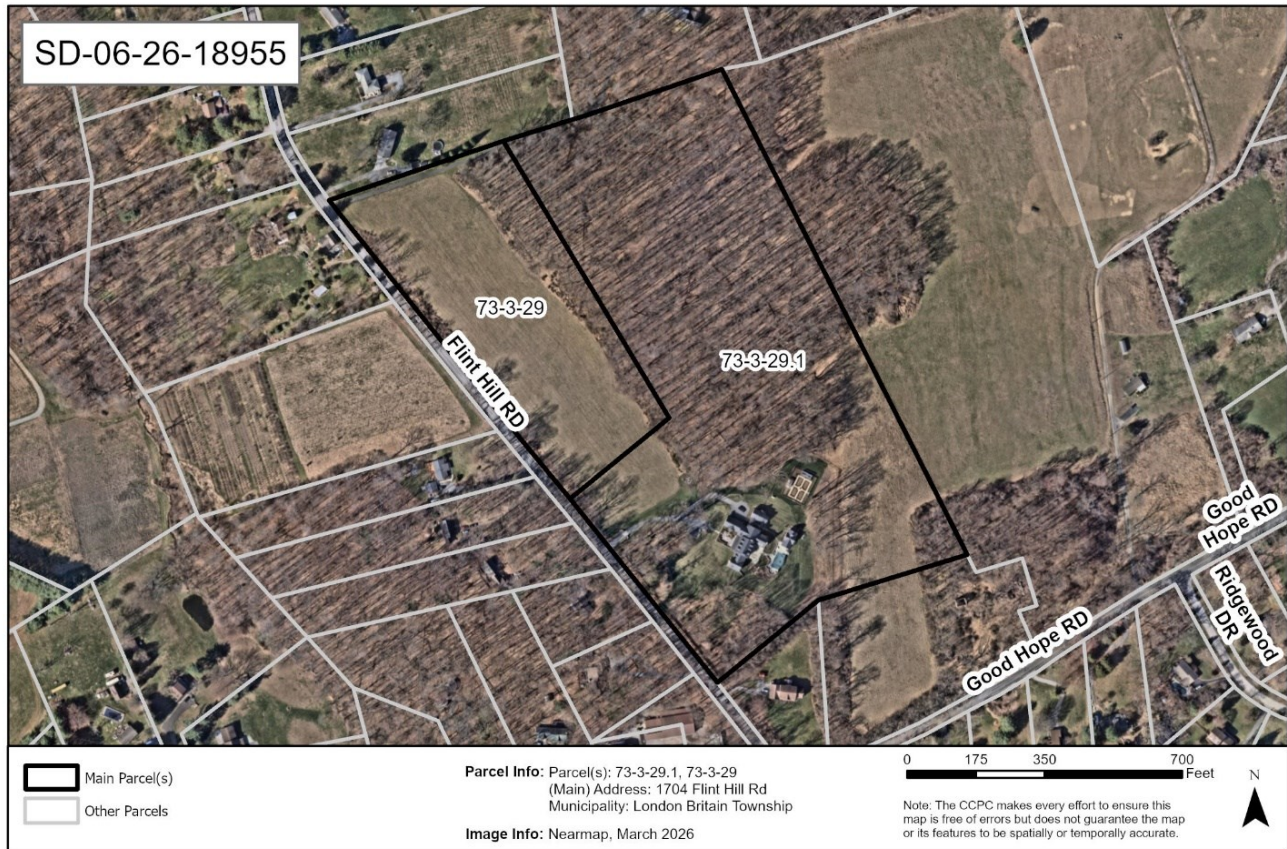
LANDSCAPES:

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

Page: 2

Re: Final Subdivision - 1704 Flint Hill Road & 1712 Flint Hill Road
 # London Britain Township - SD-06-26-18955

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



**Detail of 1704 Flint Hill Road & 1712 Flint Hill Road
 Final Subdivision Plan**

Page: 3

Re: Final Subdivision - 1704 Flint Hill Road & 1712 Flint Hill Road

London Britain Township - SD-06-26-18955

PRIMARY ISSUES:

2. The subdivision appears to better define a wooded area on the tract. If future development is proposed, we suggest that the wooded areas be preserved as much as is practical.
3. The right-of-way line along Flint Hill Road varies in width. We suggest that the applicant and the Township identify a consistent right-of-way line along this portion of Flint Hill Road and that it should be offered for dedication to the Township.

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 London Britain Township.

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

July 14, 2026

Nicole Whitaker, Borough Manager
 Malvern Borough
 1 East First Avenue, Suite 3
 Malvern, PA 19355

Re: Final Land Development - Joebry Limited Partnership
 # Malvern Borough – LD-06-26-18982

Dear Ms. Whitaker:

A Final Land Development Plan entitled "Joebry Limited Partnership", prepared by Commonwealth Engineers, Inc., and dated May 4, 2026, was received by this office on June 16, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

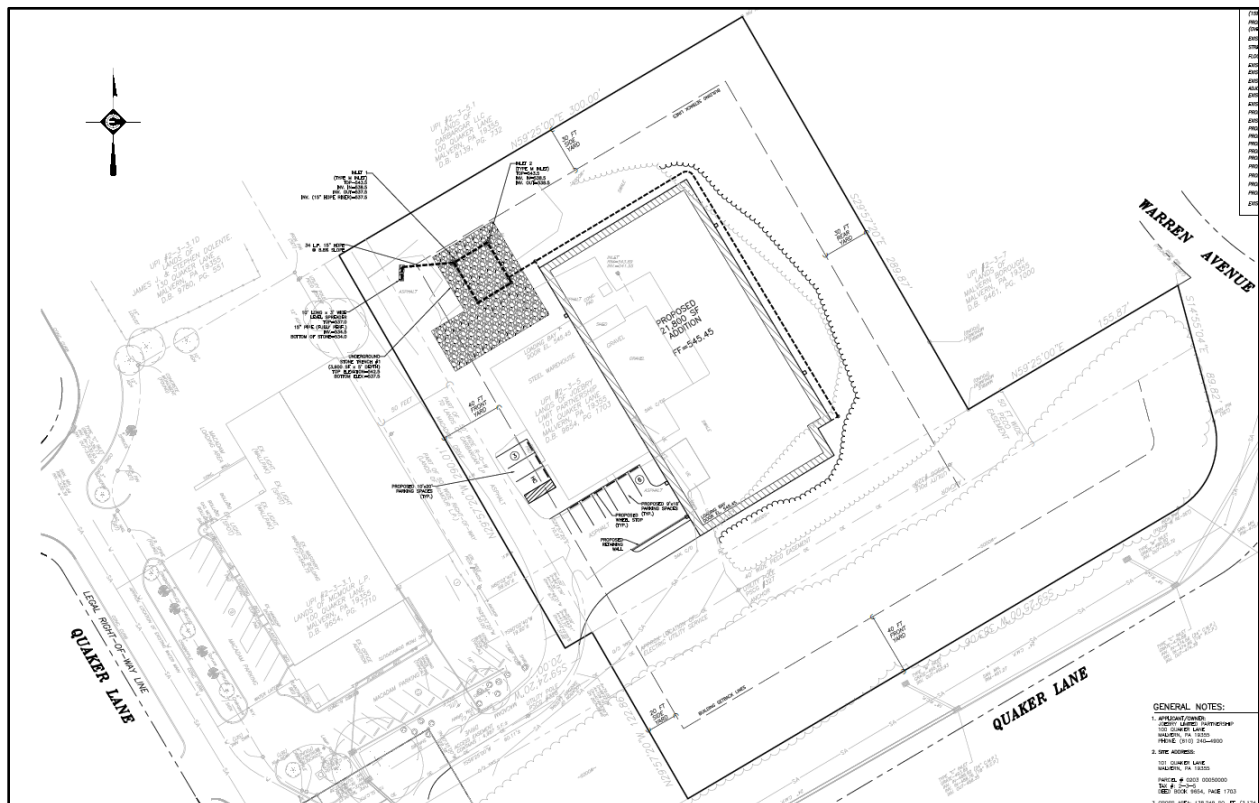
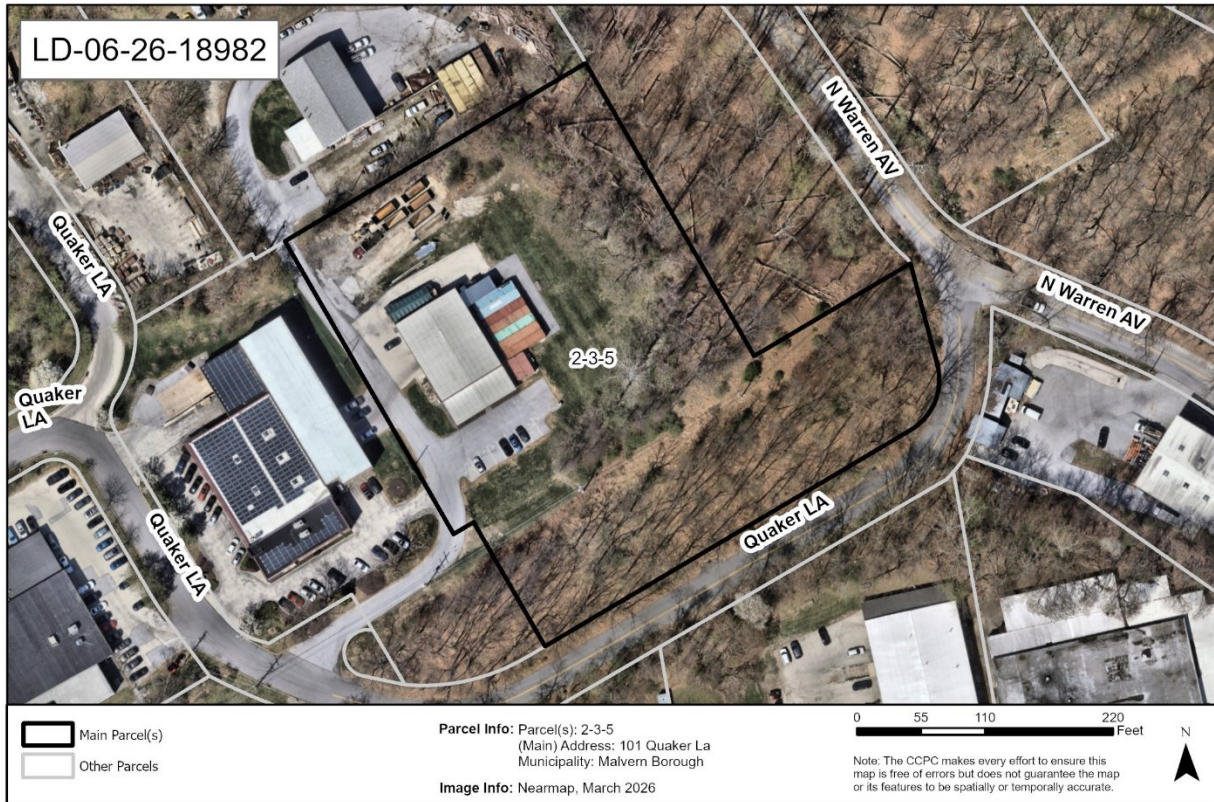
Location:	North side of Quaker Lane, west of North Warren Avenue
Site Acreage:	3.10
Lots/Units:	1
Non-Res. Square Footage:	21,800
Proposed Land Use:	Addition to existing industrial building
New Parking Spaces:	9
Municipal Land Use Plan Designation:	Industrial
UPI#:	2-3-5

PROPOSAL:

The applicant proposes the construction of a 21,800 square foot industrial building addition. The project site, which is served by public water and public sewer, is located in the LI1 Limited Industrial zoning district.

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

Page: 2
 Re: Final Land Development - Joebry Limited Partnership
 # Malvern Borough – LD-06-26-18982



Site Plan Detail, Sheet 1: Final Land Development - Joebry Limited Partnership

Page: 3
Re: Final Land Development - Joebry Limited Partnership
Malvern Borough – LD-06-26-18982

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

WATERSHEDS 2045:

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

PRIMARY ISSUES:

3. The plan and 2026 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the building and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

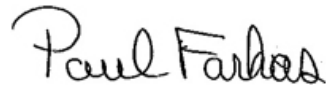
ADMINISTRATIVE ISSUES:

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

Page: 4
Re: Final Land Development - Joebry Limited Partnership
Malvern Borough – LD-06-26-18982

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Joebry Limited Partnership
Commonwealth Engineers, Inc.

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

July 17, 2026

Gail Abel, Township Secretary/Treasurer
 Newlin Township
 1751 Embreeville Road
 Coatesville, PA 19320

Re: Final Subdivision - 2250 Hilltop View Road
 # Newlin Township – SD-06-26-18974

Dear Ms. Abel:

A Final Subdivision Plan entitled "2250 Hilltop View Road", prepared by Howell Engineering, and dated April 24, 2026, was received by this office on June 22, 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:

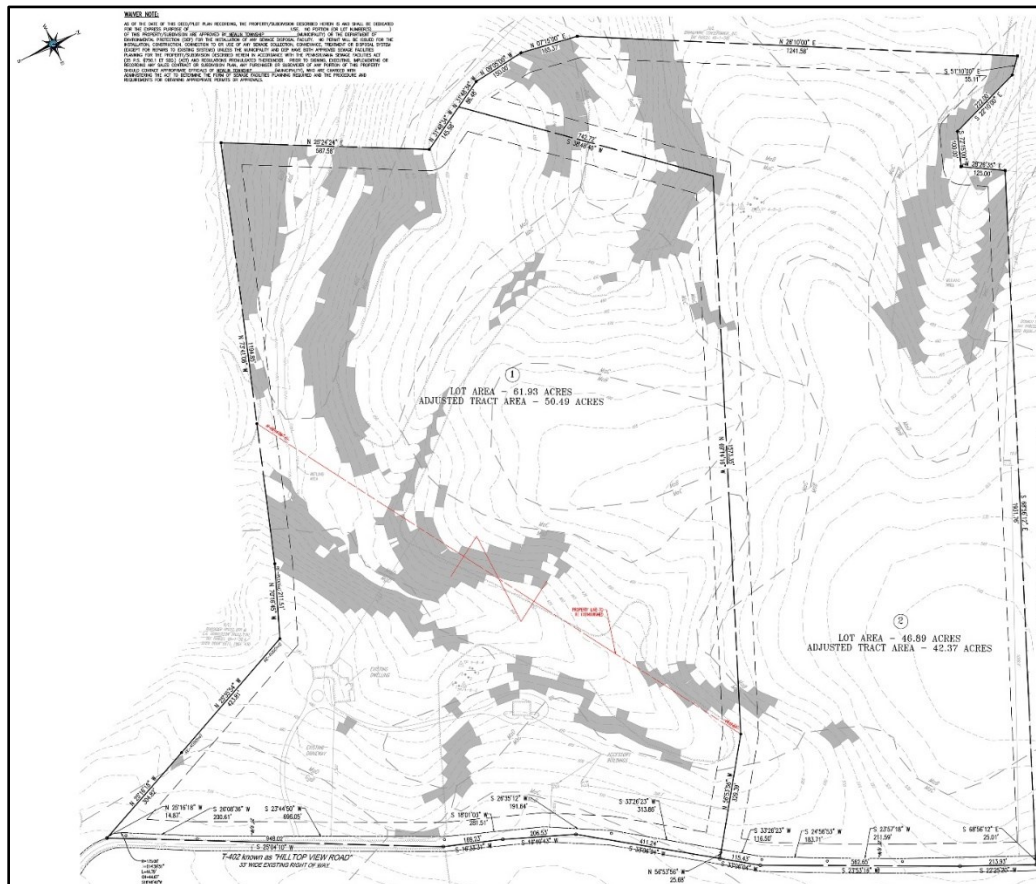
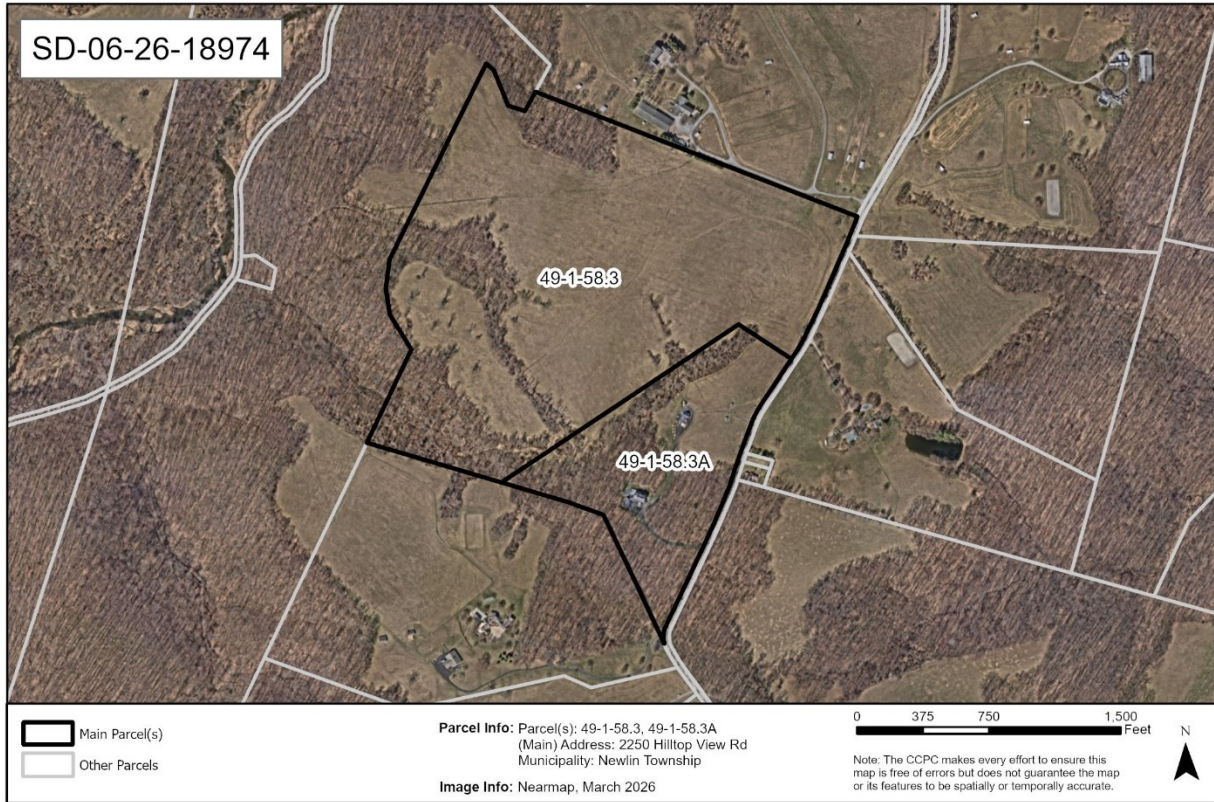
Location:	West side of Hilltop View Road, south of Brandywine Creek Road
Site Acreage:	110.16
Lots/Units:	2
Non-Res. Square Footage:	0
Proposed Land Use:	Agricultural
Municipal Land Use Plan Designation:	Rural Resource Preservation
UPI#:	49-1-58.3, 49-1-58.3A

PROPOSAL:

The applicant proposes a lot line revision between two existing agricultural lots. No development activity is proposed as part of the current plan submission. The project site is located in the AP Agricultural Preservation 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 - 2250 Hilltop View Road
 # Newlin Township – SD-06-26-18974



Site Plan Detail: Final Subdivision - 2250 Hilltop View Road

Page: 3
Re: Final Subdivision - 2250 Hilltop View Road
Newlin Township – SD-06-26-18974

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a subdivision plan that created the two existing lots (CCPC# SD-8-10-2690, dated September 17, 2010). According to our records, this subdivision plan was initially approved by the Township on November 8, 2010 (revised versions of this plan were approved by the Township on December 13, 2010, and on April 11, 2011). The current plan submission proposes to revise the boundary between these two previously approved lots.

COUNTY POLICY:

LANDSCAPES:

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

PRIMARY ISSUES:

3. The previously reviewed plan for this site that was approved by the Township on April 11, 2011, along with County mapping records, both indicate that this site is subject to an easement held by the Brandywine Conservancy. The applicant should provide documentation that the Brandywine Conservancy has reviewed, and approves of the design of this subdivision plan. The details of this easement should be provided on the final plan, and incorporated into the deeds of both lots.

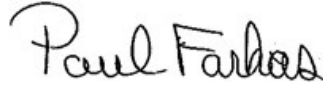
ADMINISTRATIVE ISSUES:

4. According to County Tax Assessment records, the project site appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: www.chesco.org/256/Act-319--Clean-Green.
5. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

Page: 4
Re: Final Subdivision - 2250 Hilltop View Road
Newlin Township – SD-06-26-18974

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Barbara Shaffer
Benjamin Barnett
Howell Engineering
Chester County Assessment Office

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

July 24, 2026

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

Re: Final Subdivision - Suzanne M. Halladay
 # Upper Oxford Township – SD-05-26-18911

Dear Ms. Daggett:

A Final Subdivision Plan entitled "Suzanne M. Halladay", prepared by Crossan-Raimato, Inc, and dated November 6, 2025, was received by this office on July 7, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

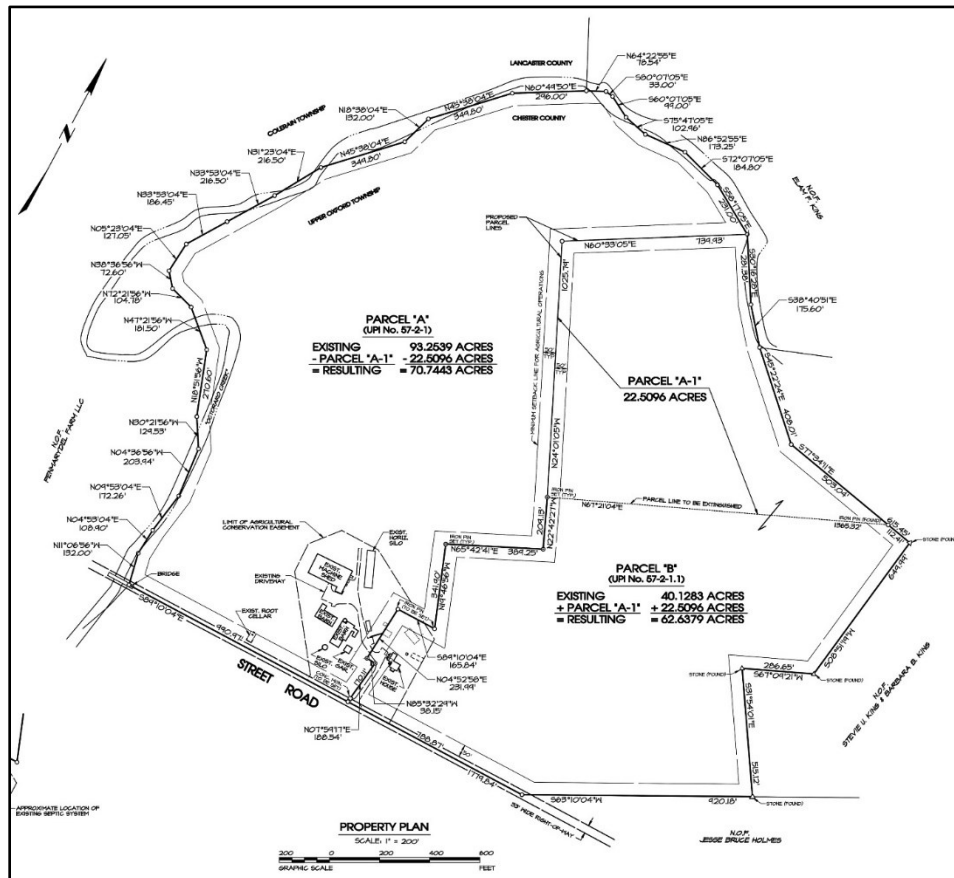
Location:	North side of Street Road, west of Newcomers Road
Site Acreage:	133.38
Lots/Units:	2 existing lots
Non-Res. Square Footage:	0
Proposed Land Use:	Agricultural, Single Family Residential
Municipal Land Use Plan Designation:	Agricultural
UPI#:	57-2-1, 57-2-1.1

PROPOSAL:

The applicant proposes the conveyance of Parcel A-1, a 22.51 acre portion of UPI# 57-2-1, to UPI# 57-2-1.1. No development activity is proposed as part of the current plan submission. The project site is located in the AR-1 Agricultural-Residential zoning district.

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

Page: 2
 Re: Final Subdivision - Suzanne M. Halladay
 # Upper Oxford Township – SD-05-26-18911



Site Plan Detail: Final Subdivision - Suzanne M. Halladay

Page: 3
 Re: Final Subdivision - Suzanne M. Halladay
 # Upper Oxford Township – SD-05-26-18911

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. CCPC# SD-09-21-16887, “Estate of David Halladay,” dated September 28, 2021, addressed the creation of three lots from a 151.40 acre site. According to our records, this subdivision plan was approved by the Township on November 8, 2021. This proposal involves a lot line revision between Parcel A and Parcel B of the previously approved plan.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Agricultural Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. As an overlay of all other landscapes, the county’s **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed subdivision is consistent with the objectives of the **Agricultural Landscape**.
3. The project site is also located in the Agricultural land use category on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan. The subdivision is consistent with the recommended strategies for this land use category.

PRIMARY ISSUES:

4. Plan Note 8 indicates that the property is subject to an agricultural conservation easement. It is our understanding that the proposed subdivision plan was approved by the Chester County Agricultural Land Preservation Board at its May 26, 2026 meeting. It is also our understanding that this is a state held agricultural easement, and that this plan will be reviewed by the State Board at its August 20, 2026 meeting. The Township should reserve granting final plan approval until this plan has been approved by the State Board.

Any newly created deeds should include the original agricultural easement, and indicate that the house right and residential subdivision right allowed by the agricultural easement have been designated to UPI# 57-2-1.1 and not designated to UPI# 57-2-1.

ADMINISTRATIVE ISSUES:

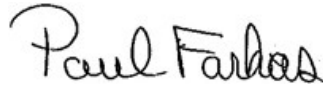
5. According to Plan Notes 3 and 4, the applicant is requesting two waivers from the provisions of the Township Subdivision and Land Development Ordinance, including a waiver from the plan content requirements set forth in Section 501.K. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
6. According to County Tax Assessment records, the project site appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant’s tax status. Additional information on this topic is provided online at: www.chesco.org/256/Act-319--Clean-Green.

Page: 4
Re: Final Subdivision - Suzanne M. Halladay
Upper Oxford Township – SD-05-26-18911

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Suzanne Halladay
Crossan-Raimato, Inc.
Chester County Assessment Office
Chester County Department of Parks and Preservation

**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

July 15, 2026

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

Re: Preliminary/Final Subdivision and Land Development - Meath Properties, LLC
 # Upper Uwchlan Township – SD-06-26-18977, LD-06-26-18975

Dear Mr. Scheivert:

A preliminary/final subdivision and land development plan entitled "Meath Properties, LLC", prepared by Edward B. Walsh & Assoc., Inc. and dated March 19, 2026, was received by this office on June 18, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	Northeast of Fellowship Road, to the east of Pottstown Pike (State Route 100)
Site Acreage:	7.77 acres
Lots:	Two lots to be merged into one lot
Non-Res. Square Footage:	14,910 square feet
Proposed Land Use:	Warehouse
New Parking Spaces:	48 spaces
UPI#:	32-3-25.1, 32-3-25

PROPOSAL:

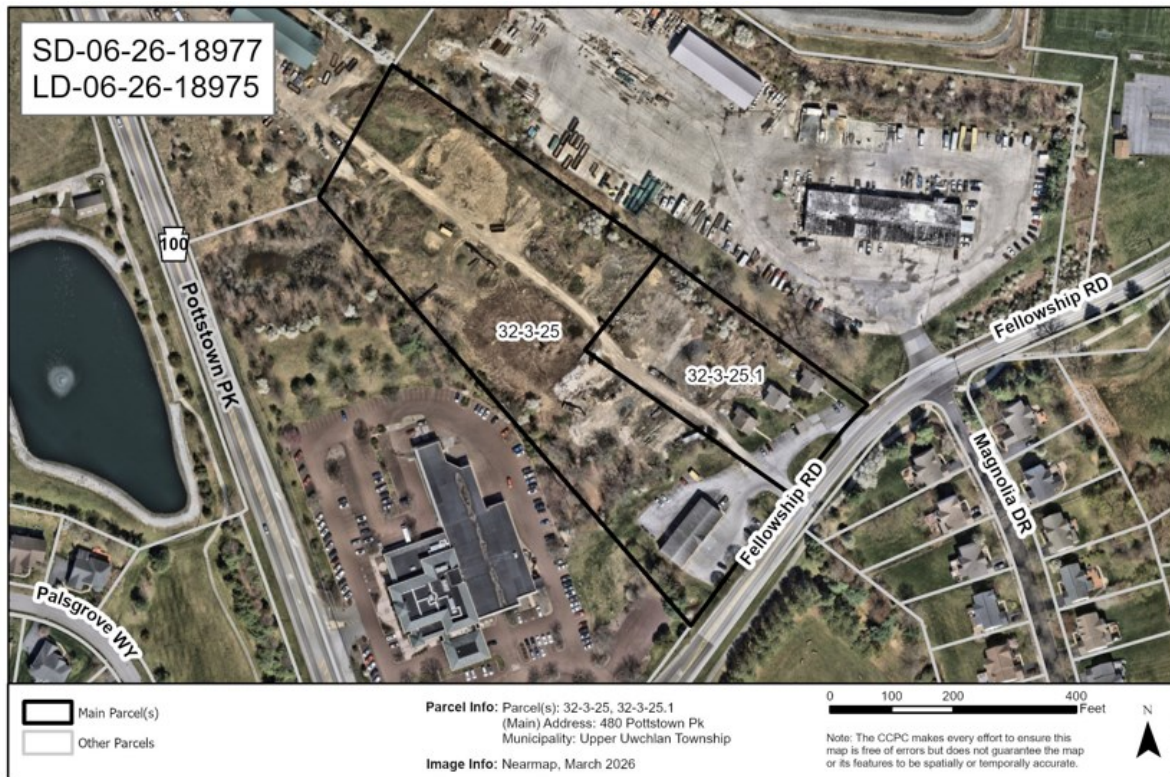
The applicant proposes the merger of two lots into one lot totaling 7.77 acres, the construction of a 14,910 square foot commercial building and 48 parking spaces. The project site, which will be served by public water and public sewer facilities, is located in the Upper Uwchlan Township C-3 Highway Commercial zoning district. The Upper Uwchlan Township Zoning Officer submitted a letter with the Act 247 referral form (dated February 10, 2026) stating that the site contains three residential dwellings, an office building containing the United States Postal Service and other offices as well as an outside storage area associated with an excavation facility. The Zoning Officer's letter stated that those are existing, approved non-conforming uses that are allowed to continue.

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

Page: 2

Re: Preliminary/Final Land Development - Meath Properties, LLC

Upper Uwchlan Township - LD-06-26-18975



COUNTY POLICY:

LANDSCAPES:

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

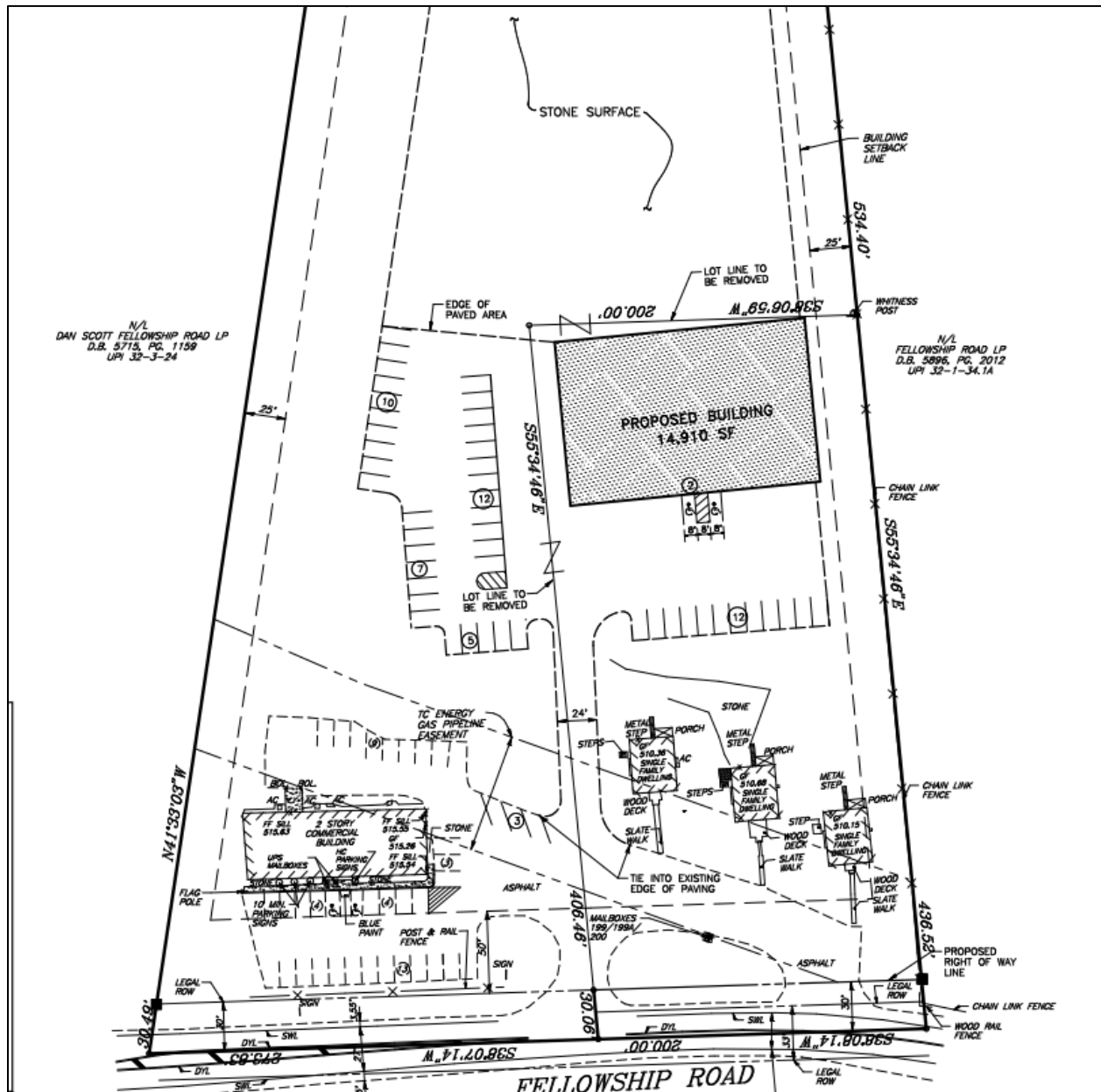
WATERSHEDS 2045:

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

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Re: Preliminary/Final Land Development - Meath Properties, LLC

Upper Uwchlan Township - LD-06-26-18975



Detail of Meath Properties LLC Preliminary/Final Subdivision and Land Development Plan

PRIMARY ISSUES:

3. “Connect” Objective C of **Landscapes3**, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. The Upper Uwchlan Township January 2024 Active Transportation Plan shows a “Catalyst Project” at the Windsor Ridge Trail Extension that includes the Fellowship Fields Shared Use Path, located in proximity to this site. The Township and the applicant should work together to help implement this Project, and we recommend that a sidewalk or other path be extended to Pottstown Pike.

Page: 4

Re: Preliminary/Final Land Development - Meath Properties, LLC

Upper Uwchlan Township - LD-06-26-18975

4. The applicant should elaborate on the proposed activities on the equipment storage area and how hydrocarbons or other materials that may be deposited from vehicles in this area will be controlled. The Township Engineer should also review how potential pollutants will be controlled in the stormwater management systems.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Oscar Senn Irrevocable Trust
Meath Properties, LLC
Chester County Conservation District
Edward B. Walsh & Assoc., Inc.

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

July 2, 2026

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

Re: Preliminary/Final Subdivision - 1210 Willow Street
 # Valley Township - SD-06-26-18960

Dear Ms. Rambo:

A preliminary/final subdivision plan entitled "1210 Willow Street", prepared by JMR Engineering and dated May 28, 2026, was received by this office on June 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:

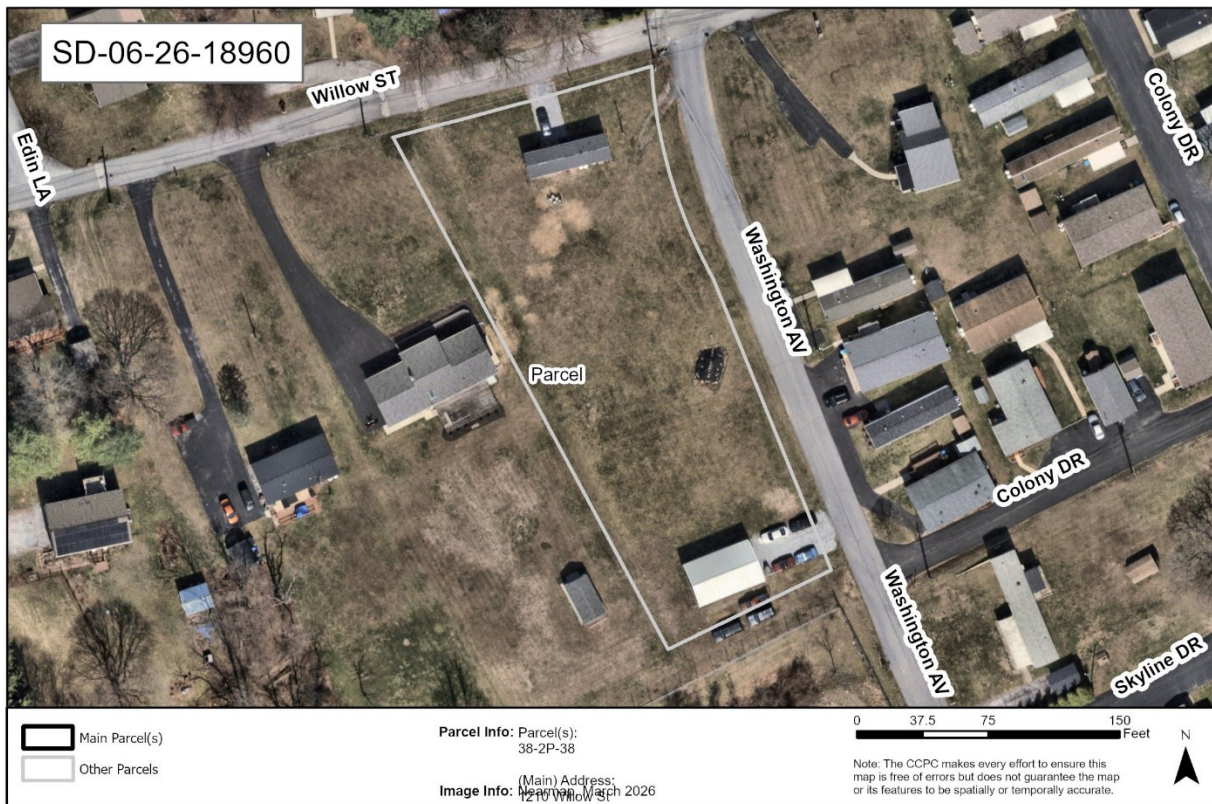
Location:	Southwest intersection of Willow Street and Washington Avenue
Site Acreage:	0.92 acre
Lots:	2 lots
Proposed Land Use:	Single Family Residential
UPI#:	38-2P-38

PROPOSAL:

The applicant proposes the creation of two lots. The site, which is served by onsite water and sewer facilities, is located in the Valley Township R-2 Residential zoning district. The site contains two dwellings that will remain. No additional development is proposed by this subdivision.

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

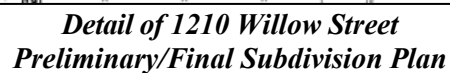
Page: 2
 Re: Preliminary/Final Subdivision - 1210 Willow Street
 # Valley Township - SD-06-26-18960



COUNTY POLICY:

LANDSCAPES:

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



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

Page: 4
Re: Preliminary/Final Subdivision - 1210 Willow Street
Valley Township - SD-06-26-18960

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

Sincerely,

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

Wes Bruckno
Senior Review Planner

cc: James Wendling
JMR Engineering

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

July 1, 2026

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

Re: Preliminary Subdivision and Land Development - Stoltzfus Enterprises, LTD.
 # Warwick Township - SD-05-26-18945

Dear Ms. Patton:

A preliminary subdivision and land development plan entitled "Stoltzfus Enterprises, LTD.", prepared by InLand Design LLC and dated May 18, 2026, was received by this office on June 2, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	Southeast of Ridge Road (State Route 23) and Sweetwater Road. The site abuts the municipal boundary with West Nantmeal Township to the west and East Nantmeal Township to the south
Site Acreage:	91.08 acres
Units:	55 units
Non-Res. Square Footage:	12,600 square feet
Proposed Land Use:	Single Family Residential, Townhouse, Twin
New Parking Spaces:	26 on-street spaces
Municipal Land Use Plan Designation:	South Branch French Creek, (Appendix B3, Critical Habitat); January 7, 2015 "Warwick Township, Chester County, PA Comprehensive Plan Supplement: Protection Strategies for the Hopewell Big Woods"
UPI#:	19-4-139.2, 19-4-139, 19-4-139.3

PROPOSAL:

The applicant proposes the creation of 35 single-family dwelling lots, 12 townhouses, four duplex dwellings, four twin dwellings and 26 parking spaces, as well as a 12,600 square foot storage shed and six associated parking spaces, and open space areas of 51.239 acres. Three roads from West Nantmeal Township to the west will connect to this site, as well as one access from the Sweetwater Road connection to Ridge Road. Sweetwater Road will also be partially relocated. (The referral for review to the Chester County Planning Commission was submitted by Warwick Township).

Page: 2

Re: Preliminary Subdivision and Land Development - Stoltzfus Enterprises, LTD.

Warwick Township - SD-05-26-18945

The site is served by public water and public sewer facilities and is located in the Warwick Township R-2 Residential zoning district, using the Village/Hamlet Development Overlay.

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



COUNTY POLICY:

LANDSCAPES:

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

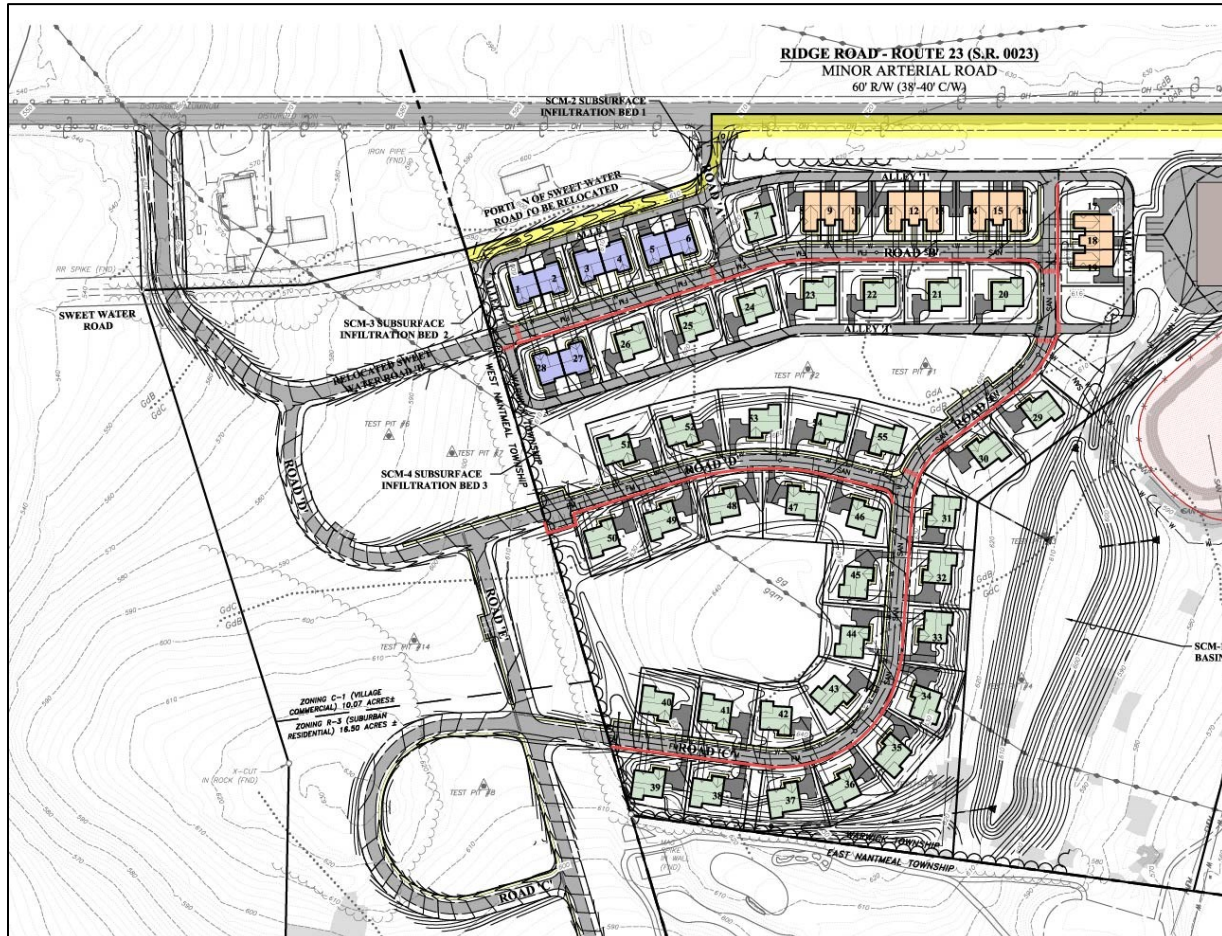
An **Urban Center Landscape** is also located to the west of the site. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium 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 also consistent with the objectives of the **Urban Center Landscape**.

Page: 4

Re: Preliminary Subdivision and Land Development - Stoltzfus Enterprises, LTD.

Warwick Township - SD-05-26-18945

sidewalks on both sides of roads.) The sketch below shows where additional sidewalks could be added (shown in red):



Suggested additional sidewalk locations, shown in red

Additionally, 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; the plan proposes 4.5 foot-widths. 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/>.

4. The Chester County Planning Commission generally endorses the use of alleys when open space can be preserved and other site amenities can be created, but the applicant's design creates dwellings with two frontages. Although this design appears to reflect the intent of the Village/Hamlet Development Overlay, it may be more efficient to increase the width of Alley I, or convert it into a wider road and replace the Road B area with a central green with pedestrian facilities and other open space amenities. Such a rearrangement could also result in more opportunities to create larger and more usable rear-yard areas.
5. The on-street parking spaces should be better distributed on the site; it appears that only nine spaces are provided on a portion of Road C. The Township should also determine if any parallel on-street parking will be permitted.

Page: 5

Re: Preliminary Subdivision and Land Development - Stoltzfus Enterprises, LTD.

Warwick Township - SD-05-26-18945

6. The plan indicates that the roadways will be offered for dedication to the Township. The Township roadmaster should determine if the roads can be efficiently maintained by the Township.
7. This site occupies a transitional area between the **Urban Center Landscape** to the west and the **Rural Landscape** to the east. The Chester County Planning Commission's **Suburban Center Landscapes Design Guide** contains useful concepts for such transitional areas, and the Township and the applicant should review its additional design recommendations, at:
<https://www.chescoplanning.org/MuniCorner/PDF/SuburbanCenterDesignGuide.pdf>
8. The proposed stormwater management basin should be designed to conform with the natural drainage pattern and existing topography of the site, to limit earth disturbance, and minimize soil compaction. Applying these considerations enhances the potential of the stormwater basins to be a visual amenity and opportunity for passive recreation. To provide visual interest, the shape of the basins should be as natural looking as practical. The natural topography is usually curvilinear and less "boxy" or geometrically shaped. Creating a variety of slope changes so the sides of the basins undulate also mimics natural conditions. The appearance of the basins can be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic value. To maximize opportunities for passive recreation and to create site amenities, the perimeters of the basins should incorporate features such as trails, viewpoints, and seating areas.
9. The plan indicates that a Homeowners' Association (HOA) will be responsible for the proposed common facilities. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the HOA document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from the developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allows rooftop solar installations and other energy efficiency and environmental conservation actions.
9. The Township should ensure that the designated open space remains permanently protected from future development, subdivision, or any use inconsistent with the approved plan. Such protection should be secured through a deed restriction, a conservation easement granted to a qualified land trust, or another legally binding mechanism. All protective instruments should be reviewed and approved by the Township Solicitor to ensure long-term enforceability. Information on protecting open space is available in the Chester County Planning Commission's "Conservation Easements" eTool at: <https://www.chescoplanning.org/MuniCorner/eTools/48-ConsEasements.cfm>. Other tools for open space protection are available at: <https://www.chescoplanning.org/OpenSpace/Tools.cfm>.
11. The applicant should demonstrate how snow disposal (i.e. snow storage) will be handled for this development. Consideration should be provided for designated snow disposal areas on the site. This may be particularly important due to the relatively narrow cartways.
12. The submission did not include a landscaping plan. The Township should verify that the proposed landscaping plan conforms to Township Ordinance landscape and screening requirements.

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

Page: 6

Re: Preliminary Subdivision and Land Development - Stoltzfus Enterprises, LTD.

Warwick Township - SD-05-26-18945

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 Warwick Township.

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Stoltzfus Enterprises, LTD
InLand Design LLC
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
Deborah Kolpak, West Nantmeal Township Secretary
Susan Rutherford, East Nantmeal Township/Treasurer

**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

July 15, 2026

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

Re: Preliminary Subdivision and Land Development - Horseshoe Village Development (Proposed
 Wawa Food Market w/Gas)
 # West Brandywine Township - SD-06-26-18976, LD-06-26-18981

Dear Ms. Stoltzfus:

A preliminary subdivision and land development plan entitled "Horseshoe Village Development", prepared by Nave Newell, Inc. and dated June 3, 2026, was received by this office on June 16, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	Southwest side of Horseshoe Pike (State Route 322) and Swinehart Road (State Route 4011)
Site Acreage:	8.6 acres
Lots/Units:	2 lots
Non-Res. Square Footage:	6,557 square feet
Proposed Land Use:	Convenience Store, Farm/Pasture Land
New Parking Spaces:	55 spaces
Municipal Land Use Plan Designation:	Suburban site-responsive development
UPI#:	29-4-133

PROPOSAL:

The applicant proposes the creation of two lots. Proposed Lot 1 (3.23 acres) will contain a 6,557 square foot convenience store with gasoline fueling stations and 55 parking spaces. Proposed Lot 2 (5.36 acres) will be in agricultural use as shown on the Act 247 referral form submitted by the Township. The site will be served by public water and sewer facilities and is located in the West Brandywine Township RM- Rural Mixed Use/General Commercial Overlay zoning district. The Swinehart Road (State Route 4011) intersection with Horseshoe Pike (State Route 322) will be relocated to the northwest along Horseshoe Pike. A conditional use approval was issued by the Township Supervisors for this development on December 18, 2025.

Page: 2

Re: Preliminary Subdivision and Land Development - Horseshoe Village Development (Proposed Wawa Food Market w/Gas)

West Brandywine Township - SD-06-26-18976, LD-06-26-18981

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



COUNTY POLICY:

LANDSCAPES:

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

Page: 3

Re: Preliminary Subdivision and Land Development - Horseshoe Village Development (Proposed Wawa Food Market w/Gas)

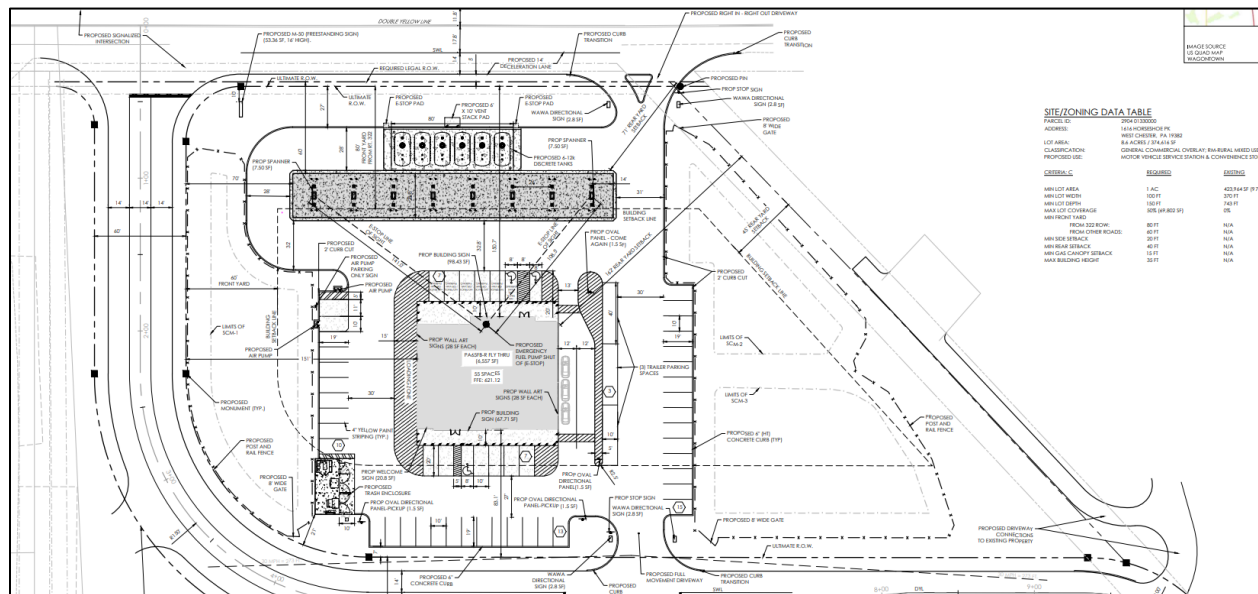
West Brandywine Township - SD-06-26-18976, LD-06-26-18981

WATERSHEDS 2045:

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

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

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



Detail of Horseshoe Village Development (Proposed Wawa Food Market w/Gas) Preliminary Subdivision and Land Development Plan

PRIMARY ISSUES:

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies Horseshoe Pike (State Route 322) as a major arterial; Swinehart Road (State Route 4011) is classified as a local distributor. The Handbook (page 183) recommends a 150-foot-wide right-of-way for major arterial roads and a 50-60-foot-wide right-of-way for local distributor roads to accommodate future road and infrastructure improvements. We recommend that the applicant and West Brandywine Township contact PennDOT to determine the appropriate rights-of-way to be reserved for these sections of Horseshoe Pike and Swinehart Road, and that they be offered for dedication to PennDOT.

We endorse the restriction of left-turns from the site onto Horseshoe Pike from the proposed new driveway at the south of the site.

Page: 4

Re: Preliminary Subdivision and Land Development - Horseshoe Village Development (Proposed Wawa Food Market w/Gas)

West Brandywine Township - SD-06-26-18976, LD-06-26-18981

4. Section 167-67(Construction required) of the West Brandywine Township Subdivision and Land Development Ordinance requires that sidewalks be constructed. We recommend the installation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Suburban Landscape**, and the Road Functional Classification map in the County Planning Commission's Multimodal Circulation Handbook also shows this site within a "Growth Area".

"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. PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of five feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element in Chapter 3 of the County Planning Commission's Multimodal Circulation Handbook (2016 Update).

5. The plan shows 55 parking spaces. We suggest that the applicant and West Brandywine Township evaluate the anticipated parking demand for this facility and determine whether all the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserved spaces could be converted to paved spaces in the future if it becomes evident that they are needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
6. The applicant should indicate whether the convenience store will include any outdoor seating areas. Also, the applicant should clarify whether the drive-through land will include an "escape" lane.
7. The West Brandywine Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
8. The plan shows a "Proposed Location of Future Access to Lot 2" from the proposed relocated Swinehart Road. If development is being considered for the remainder of this site, we encourage the applicant to submit a sketch plan for any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.
9. **Landscapes3** recommends that developments in the **Suburban Landscape** include extensive landscaping in parking areas (page 39). This may be of particular importance for this site because each of its sides and building elevations will face a roadway. The Township Engineer should also review the landscaping plan to verify that leaves falling from the deciduous trees near the stormwater basins will not adversely affect their functions.
10. West Brandywine Township should verify that the design and location of any proposed outdoor lighting will conform to the Township's 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.
11. Some convenience stores use temporary or mobile signs such as "blade-type" signs and a-frame signs, and West Brandywine Township should verify that the submission meets all ordinance requirements related to the location, size and lighting of signs.

Page: 5

Re: Preliminary Subdivision and Land Development - Horseshoe Village Development (Proposed Wawa Food Market w/Gas)

West Brandywine Township - SD-06-26-18976, LD-06-26-18981

Water Resources Information:

West Brandywine Township

Culbertson Run, Beaver Creek, East Branch Brandywine, Delaware River Basin

FEMA mapped Special Flood Hazard Zones: None

MS4 communities: Yes

Impairments for Culbertson Run:

Impaired, Aquatic Life, Agriculture (siltation), Habitat Modification (other than hydromodification – habitat alterations)

Impairments for Beaver Creek:

Impaired, Recreational uses (unknown, pathogens)

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

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

Beaver Creek Designated use: Cold Water Fishes (CWF), Migratory Fishes (MF)

Natural Features Protection:

12. A wetland survey has not been completed. The Chester County Water Resources Authority recommends the applicant complete a wetland survey because the identified soil types GdA and GdB may be partially hydric.
13. Because the project is in a watershed designated as “High Quality-Trout Stocking and Migratory Fishes”, the applicant should minimize the removal of trees to the greatest extent possible to reduce the volume of stormwater generated from the site.

Stormwater Considerations:

14. A landscape designer should review the species of trees planted on berms and near spillway structures of the stormwater management facilities to ensure they do not impact the structural integrity of the features and access for operation and maintenance. Aggressive, shallow-rooted trees or large canopy trees, such as Red Maple (*Acer rubrum*), Eastern White Pine (*Pinus strobus*), and White Oak (*Quercus alba*) should be located on upland dryer and flatter areas outside of the stormwater facility.
15. We commend the applicant for incorporating Low Impact Development practices with the use of infiltration basins in the stormwater management design. To ensure that the stormwater management controls continue to function as designed, the applicant should include information on the frequency and proper inspection, operation, and maintenance of these systems in an Inspection, Operation and Maintenance Plan. Also, because the owner's designated operator and inspector of the stormwater control measures are responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with these facilities. We also recommend the use of educational signage to highlight these stormwater features and their functions for the public.
16. Given the development of new parking lot and sidewalk areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate into groundwater or run off to the receiving streams, Culbertson Run and Beaver Creek.

Page: 6

Re: Preliminary Subdivision and Land Development - Horseshoe Village Development (Proposed Wawa Food Market w/Gas)
West Brandywine Township - SD-06-26-18976, LD-06-26-18981

Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

ADMINISTRATIVE ISSUES:

17. 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>.
18. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
19. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and West Brandywine 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 Brandywine 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: Nave Newell, Inc.
Horseshoe Village Associates, LP
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

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610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

July 2, 2026

Gina M. Wheeler, Township Secretary
West Fallowfield Township
3095 Limestone Road, Suite 1
Cochranville, PA 19330

Re: Preliminary/Final Subdivision - 30 King Road
West Fallowfield Township - SD-05-26-18951

Dear Ms. Wheeler:

A preliminary/final subdivision plan entitled "30 King Road", prepared by TerraWorks and dated May 12, 2026, was received by this office on June 2, 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 King Road, north of Center Hall Road
Site Acreage:	4.30 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
UPI#:	44-7-125

PROPOSAL:

The applicant proposes the creation of two lots. The site, which contains a dwelling and workshop building and shed that will remain, is served by onsite water and onsite sewer facilities and is located in the West Fallowfield Township Agricultural zoning district. A dwelling is proposed for the additional lot.

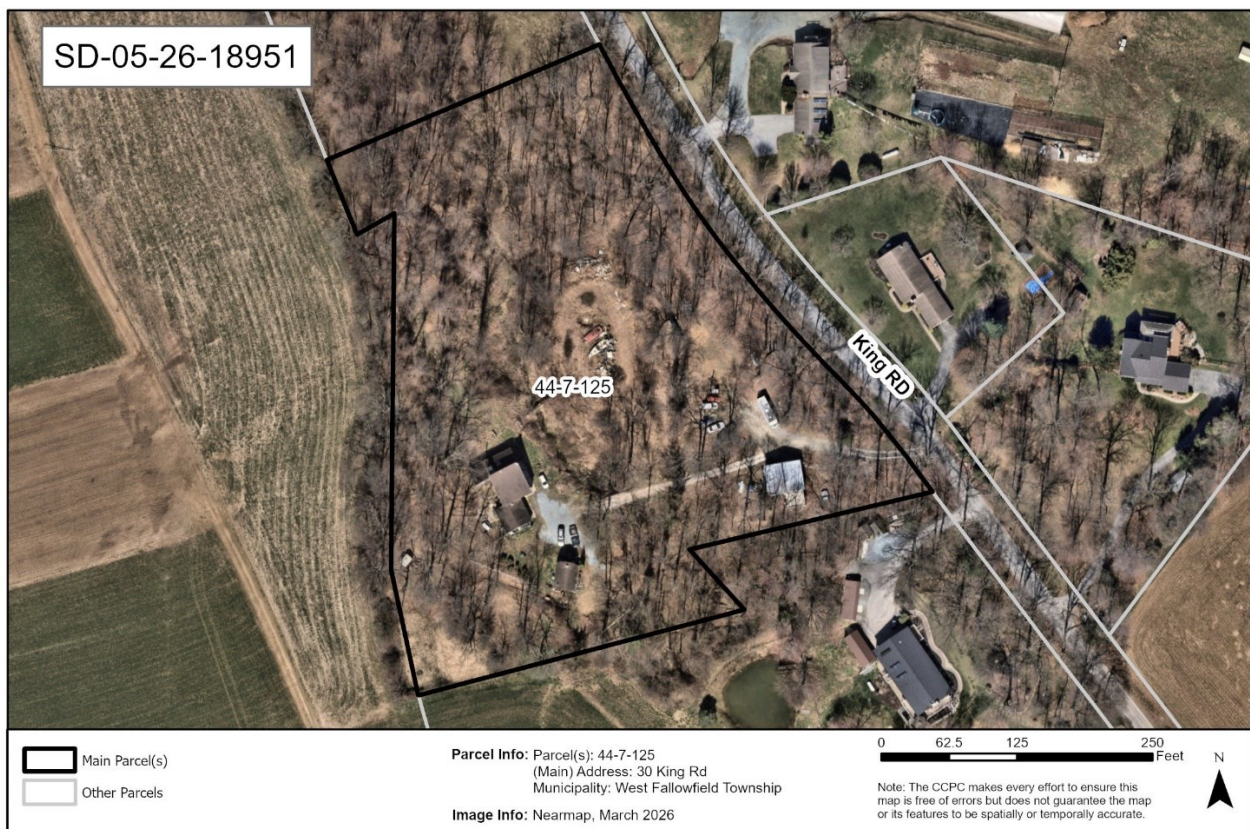
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all West Fallowfield Township issues should be resolved before action is taken on this subdivision plan.

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: Preliminary/Final Subdivision - 30 King Road
 # West Fallowfield Township - SD-05-26-18951



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 Octoraro Creek watershed. The ***Watersheds 2045*** plan's highest priority objectives within this watershed are:

- improving water quality in impaired streams and groundwater;
- reducing polluted runoff from agricultural and developed lands;
- implementing comprehensive stormwater management; 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. West Fallowfield Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views. We recommend that the applicant avoid steep slopes as much as possible.

Page: 3
 Re: Preliminary/Final Subdivision - 30 King Road
 # West Fallowfield Township - SD-05-26-18951



***Detail of 30 King Road
 Preliminary/Final Subdivision Plan***

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

ADMINISTRATIVE ISSUES:

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

Page: 4
Re: Preliminary/Final Subdivision - 30 King Road
West Fallowfield Township - SD-05-26-18951

6. 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>.
7. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in 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 Fallowfield Township.

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

Sincerely,



Senior Review Planner

cc: TerraWorks
Joseph and Lana McMichael
Chester County Health Department
Chester County Conservation District

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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Matthew J. Edmond, AICP
 Executive Director

July 24, 2026

Gina M. Wheeler, Township Secretary
 West Fallowfield Township
 3095 Limestone Road, Suite 1
 Cochranville, PA 19330

Re: Preliminary/Final Subdivision - 2844 Homeville Road
 # West Fallowfield Township - SD-06-26-18963

Dear Ms. Wheeler:

A preliminary/final subdivision plan entitled "2844 Homeville Road", prepared by the Ludgate Engineering Corporation and dated April 9, 2026, was received by this office on June 29, 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 side of Homeville Road, south of Ross Fording Road
Site Acreage:	27.44 acres
Lots:	3 lots to be reconfigured into 2 lots
Proposed Land Use:	Farm/Pasture Land
UPI#:	44-7-24.2, 44-7-24.2B, 44-7-24.2A

PROPOSAL:

The applicant proposes to reconfigure three lots to create two lots. The site is served by onsite water and sewer facilities and is located in the West Fallowfield Township Agricultural zoning district. Two dwellings and several other structures are located on the site, which will remain. Proposed Lot 2 will be designed as a flag lot that will have access to Homeville Road over an existing driveway.

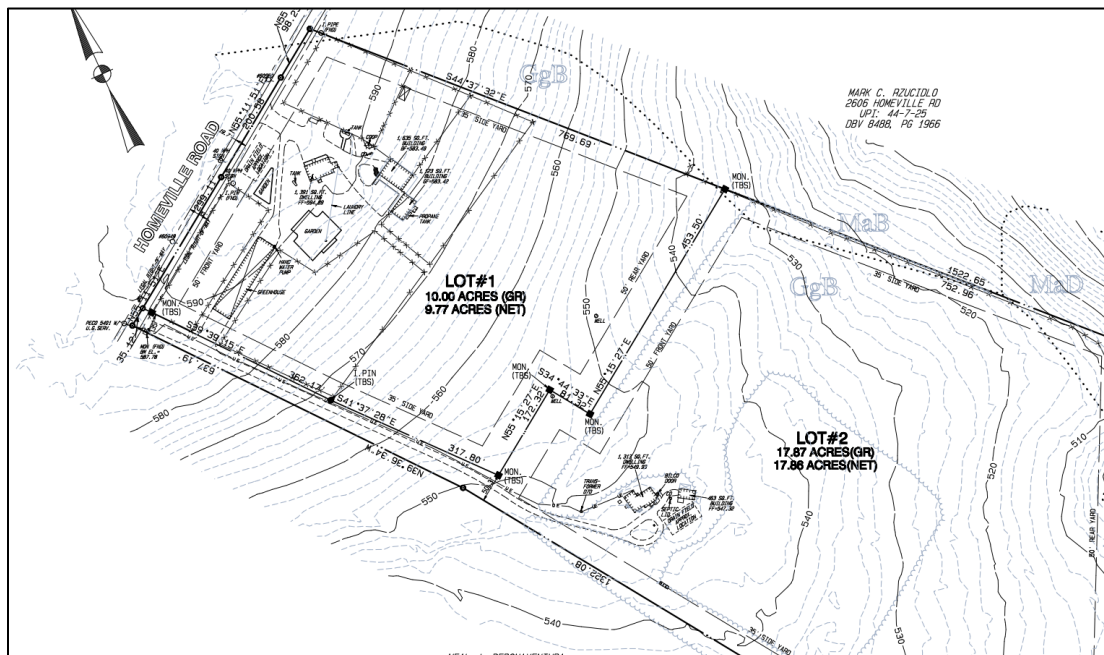
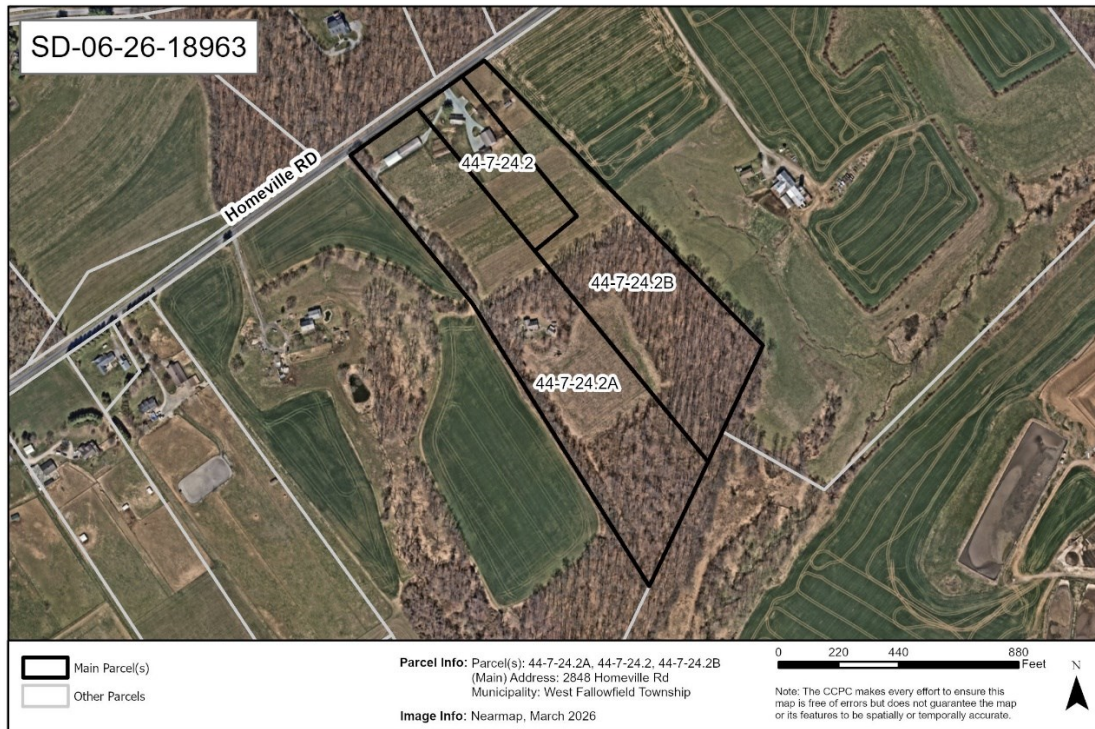
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all West Fallowfield Township issues should be resolved before action is taken on this subdivision plan.

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

Page: 2
 Re: Preliminary/Final Subdivision - 2844 Homeville Road
 # West Fallowfield Township - SD-06-26-18963

along with related support services. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed subdivision is consistent with the objectives of the **Agricultural Landscape**.



**Detail of 2844 Homeville Road
 Preliminary/Final Subdivision Plan**

Page: 3
Re: Preliminary/Final Subdivision - 2844 Homeville Road
West Fallowfield Township - SD-06-26-18963

PRIMARY ISSUE:

2. If the lot to the west, UPI # 44-7-24.1, is proposed for subdivision in the future, construction costs and site disturbance could be reduced if the applicant agreed to allow the existing driveway along the lot line to also serve UPI # 44-7-24.1. An access easement would be necessary.

ADMINISTRATIVE ISSUE:

3. 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 Fallowfield Township.

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Ludgate Engineering Corporation
Chester County Health Department
Benjamin K. Esh

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

7/1/2026 to 7/31/2026

The staff reviewed proposals for:

	Total
Curative Amendments	1
Official Maps	1
Subdivision and Land Development Ordinance (SLDO) Amendments	2
Subdivision and Land Development Ordinance (SLDO) Updates	1
Zoning Map Amendments	1
Zoning Ordinance Amendments	8
Zoning Ordinance Updates	1
TOTAL REVIEWS	15

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Coventry Township	ZA-07-26-19019	7/30/2026	Proposed - Zoning Ordinance Amendment DEFINITIONS, LIMITED INDUSTRIAL DISTRICT, Heavy Industrial Uses and are prohibited in the LI Limited Industrial District. These uses are to be located within the heavier use Zoning Districts provided elsewhere within the Pottstown Metropolitan Region, USES NOT ELSEWHERE PERMITTED IN THE POTTSTOWN METROPOLITAN REGION A CONDITIONAL USE instead of a special exception, rooftop equipment screening, environmental impact standards, landscape buffers, relationship to state and federal regulations, specific intent	Consistent
East Nottingham Township	OM-06-26-18967	7/15/2026	Proposed - Official Map Official Map and Ordinance, prepared under the Chester County Vision Partnership Program (VPP).	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Vincent Township	SA-07-26-19006	7/16/2026	Proposed - SLDO Amendment Changes mostly relate to natural features protection, including definitions	Consistent
East Vincent Township	ZO-07-26-19005	7/16/2026	Proposed - Zoning Ordinance Update Changes mostly relate to natural features protection, including definitions	Consistent
East Whiteland Township	CA-06-26-18964	7/7/2026	Proposed - Curative Amendment Curative Amendment: Data Center Uses and Energy Generation Systems	Consistent
New Garden Township	SO-06-26-18979	7/30/2026	Proposed - SLDO Update Subdivision and Land Development (SLDO) Update	Consistent
Pocopson Township	ZA-06-26-18996	7/24/2026	Proposed - Zoning Ordinance Amendment Data Centers (to be permitted by conditional use in the LI Limited Industrial zoning district).	Consistent
Schuylkill Township	SA-06-26-18980	7/14/2026	Proposed - SLDO Amendment Subdivisions with 16 or more SFUs and multifamily developments with 32 or more units shall have at least 2 access points to/from existing streets.	Consistent
Upper Uwchlan Township	ZA-06-26-18993	7/10/2026	Proposed - Zoning Ordinance Amendment Data center ordinance - revision to previous submission (CCPC# ZA-05-26-18939)	Consistent
Uwchlan Township	ZA-06-26-18972	7/1/2026	Proposed - Zoning Ordinance Amendment Add new "PRD-1 Planned Residential Development Overlay District", and amend Zoning Map to include properties located on the northeast side of the PA Turnpike and west of Uwchlan Avenue into the PRD-1 Planned Residential Development Overlay District.	Consistent
Uwchlan Township	ZM-06-26-18997	7/1/2026	Proposed - Zoning Map Amendment Add new "PRD-1 Planned Residential Development Overlay District", and amend Zoning Map to include properties located on the northeast side of the PA Turnpike and west of Uwchlan Avenue into the PRD-1 Planned Residential Development Overlay District.	Consistent
West Bradford Township	ZA-06-26-18978	7/15/2026	Proposed - Zoning Ordinance Amendment Data Center in the I/M Institutional/Mixed Use district by conditional use.	Consistent
West Chester Borough	ZA-06-26-18990	7/16/2026	Proposed - Zoning Ordinance Amendment Amendment: Tobacco Store/Smoke Shops (to be permitted by conditional use in the TC Town Center and CS Commercial Service zoning districts).	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
West Nantmeal Township	ZA-07-26-19014	7/30/2026	Proposed - Zoning Ordinance Amendment Data center ordinance revision to ZA-06-26-18966: a provision added relating to containing contaminated fire-fighting water	Consistent
West Whiteland Township	ZA-06-26-18989	7/17/2026	Proposed - Zoning Ordinance Amendment Amend cluster development provisions, including options for the preservation of historic resources in connection with a cluster development.	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 15

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 15

Ordinance Review Letters



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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Matthew J. Edmond, AICP
Executive Director

July 30, 2026

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

Re: Zoning Ordinance Amendment - Definitions, Prohibited Land Uses in LI, Uses Not Elsewhere Permitted in Pottstown Region are Conditional Uses, Equipment Screening, Environmental Impact, Landscaping, State and Federal Regulations, District Specific Intent Language
East Coventry Township - ZA-07-26-19019

Dear Mr. Briggs:

The Chester County Planning Commission has reviewed the proposed East Coventry Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 17, 2026. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. East Coventry Township proposes the following amendments to its Zoning Ordinance:
 - A. Deleting the existing definitions for **"AGRICULTURE"** and **"COMMERCIAL"** and replacing them with new definitions for **"AGRICULTURAL USE"** and **"COMMERCIAL USE"** and adding definitions for **"LIMITED INDUSTRIAL USE," "RESIDENTIAL USE," "SCIENTIFIC RESEARCH AND DEVELOPMENT FACILITY,"** and **"HEAVY INDUSTRIAL USE;"**
 - B. Specified land uses (including data centers) that create significant off-site nuisance or environmental impacts are to be regulated as Heavy Industrial Uses and are prohibited in the LI Limited Industrial District. "These uses are to be located within the heavier use Zoning Districts provided elsewhere within the Pottstown Metropolitan Region";
 - C. The LI Limited Industrial District is amended to require that mechanical equipment shall be limited to rooftop units or small ground mounted units fully screened from view. No industrial-scale cooling towers, chillers, or generator farms are permitted;
 - D. In the LI Limited Industrial District, a new Section on "Environmental Impact Standards" is added, including regulations on noise, vibration, smoke, particulate matter and dust, and other standards;
 - E. In the LI Limited Industrial District, the section on Required Landscape Buffers is replaced (relating to when light industrial uses are located adjacent to a residential district, residential use, or the Schuylkill River Trail, nonresidential district or nonresidential use);
 - F. A new Section on "Relationship to State and Federal Environmental Regulations" is added;

Page: 2

Re: Zoning Ordinance Amendment - Definitions, Prohibited Land Uses in LI, Uses Not Elsewhere Permitted in Pottstown Region are Conditional Uses, Equipment Screening, Environmental Impact, Landscaping, State and Federal Regulations, District Specific Intent Language
East Coventry Township - ZA-07-26-19019

G. The “Specific Intent” language is replaced with a “Statement of Legislative Intent” for the FR Farm Residential District, the R-1 Residential District, the R-2 Residential District, the R-3 Residential District, the NC Neighborhood Commercial District and C Commercial District, the C-1 Commercial and Business Campus District, and the LI Limited Industrial District.

COMMENTS:

2. “SECTION I. - Amendment to Code.” of the amendment references a new definition for “Research and Development” but the text of the amendment includes “**SCIENTIFIC RESEARCH AND DEVELOPMENT FACILITY.**”
3. The proposed new definition of “**AGRICULTURAL USE** [*Corresponding to FR Farm Residential District*]” is comprehensive, but the Township should determine if the existing definition of **AGRICULTURE, INTENSIVE** (as it appears in <https://ecode360.com/31114184>) will remain. The Township Solicitor should also verify that the proposed definition is consistent with the Pennsylvania “Agriculture, Communities and Rural Environment (ACRE)” law, Act 38 of 2005.
4. The Township should consider whether the proposed definition of **HEAVY INDUSTRIAL USE** may conflict with the current definition of **INDUSTRIAL USE** in the Zoning Ordinance (which is “Any use permitted in the LI Limited Industrial Zoning District that involves the fabrication, production, repair, alteration and/or storage of a product(s) within a building and/or outdoors. Such uses do not include customer oriented retail sales.”)
5. The proposed definition of “**LIMITED INDUSTRIAL USE** [*Corresponding to LI Limited Industrial District*]” lists several uses that are to be restricted as “...Heavy Industrial Uses and are prohibited in the LI Limited Industrial District. These uses are to be located within the heavier use Zoning Districts provided elsewhere within the Pottstown Metropolitan Region:...” The list of such uses follows. The Township should ensure that the zoning ordinances of the municipalities in the Pottstown Metropolitan Region will provide adequate opportunities for the listed land uses.
6. The LI Limited Industrial District Conditional Use Section adds a new paragraph to regulate any use not elsewhere permitted in the Pottstown Metropolitan Region as a conditional use in East Coventry Township LI District instead of by special exception. This approach is consistent with the Region's policies for shared land uses and is also useful because it will permit the Township Board of Supervisors to “...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance.” (Municipalities Planning Code, Section 913.2(a)).
7. The Limited Industrial District is amended as follows: “Mechanical equipment shall be limited to rooftop units or small ground-mounted units fully screened from view. No industrial-scale cooling towers, chillers, or generator farms are permitted.” We agree that such units should be screened from view, but the Township should clarify what constitutes an “industrial-scale” facility.
8. The proposed noise and vibration standards are reasonable, but the Township’s enforcement may require the use of specialized equipment and trained personnel.

Page: 3

Re: Zoning Ordinance Amendment - Definitions, Prohibited Land Uses in LI, Uses Not Elsewhere Permitted in Pottstown Region are Conditional Uses, Equipment Screening, Environmental Impact, Landscaping, State and Federal Regulations, District Specific Intent Language
East Coventry Township - ZA-07-26-19019

9. The Section on the regulation of odors refers to gas or matter that may be “offensive”, and references “Table I (Odor Thresholds in Air), Research on Chemical Odors: Part I — Odor Thresholds for 53 Commercial Chemicals,” October 1, 1968, Manufacturing Chemists Association, Inc., Washington, D.C.” The reference to “offensive” is subjective and it may be better to only list the objective standard in the referenced document (or another objective measurement).
10. The Section on Environmental Impact Standards prohibits industry-created heat. The creation of heat is sometimes a typical and unavoidable by-product of mechanical processes, and its complete elimination may not be practical.
11. The Section on Required Landscape Buffers states that “Where light industrial uses are located adjacent to a residential district, residential use, or the Schuylkill River Trail, a minimum landscaped buffer of 50 feet must be maintained utilizing a berm and other landscape screening features which eliminate noise from adjacent properties.” The Township should clarify that the “noise from adjacent properties” refers to the industrial uses and not necessarily from the residential district or the Schuylkill River Trail. The Township may also want to specify that the landscaped buffer should create an adequate visual screen and determine whether the 50-foot dimension should be increased; a 75-foot setback is preferable because of the extensive use of the Schuylkill River Trail.
12. The new Section on “Relationship to State and Federal Environmental Regulations” is appropriate.
13. The revisions to the Specific Intent sections (and rewording them as “Statement of Legislative Intent”) are comprehensive and give better descriptions of the Township’s land use policies. We recommend that all the Statements of Legislative Intent link to the policies of the East Coventry Township Comprehensive Plan, the Sewage Facilities Plan, and the Pottstown Metropolitan Regional Comprehensive Plan as applicable (not all of the revised Specific Intent sections make all these references).

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

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

Sincerely,



Wes Bruckno
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION
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Matthew J. Edmond, AICP
Executive Director

July 15, 2026

Diana Wood, Secretary/Open Records Officer
East Nottingham Township
158 Election Road
Oxford, PA 19363

Re: Official Map & Ordinance – East Nottingham Township
Act 247 and Vision Partnership Planning Grant – Combined Review
VPP Contract #23266 - Act 247 Reviews: OM-06-26-18967

Dear Ms. Wood:

The referral for review was received by this office on June 10, 2026. This letter serves as both the official Act 247 review pursuant to the provisions of Section 402(b) and Section 408(b) of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Review required by Section 8.5 of the Vision Partnership Program Grant Manual (2025).

This review notes the project's consistency with *Landscapes3* and with the VPP Grant Contract (dated August 13, 2025) and Scope of Work. Mark Gallant and Luis Rodriguez served as the VPP Grant Monitors for this project. **Consistency with *Landscapes3* and the VPP Grant Contract are required prior to grant reimbursement.**

DESCRIPTION:

East Nottingham Township has developed an Official Map and Ordinance to show existing protected lands and potential agricultural easements, open space, and greenway corridors. The Official Map and Ordinance is an implementation tool of the Oxford Region Multimunicipal Comprehensive Plan.

CONSISTENCY WITH *LANDSCAPES3*:

The proposed Comprehensive Plan is consistent with the policies of *Landscapes3*, and the draft policies of *Landscapes3*. Those policies include, but are not limited to:

- **Preserve (Objective A):** The ordinance prioritizes the preservation of farmland, open space, and rural character by maintaining a predominantly agricultural land use pattern and supporting agricultural viability.
- **Protect (Objective A):** The ordinance emphasizes protection from guided development away from sensitive natural resources and towards areas appropriate for accommodating growth.
- **Prosper (Objective D):** The ordinance promotes the agricultural industry so that its diverse business models and workforce can adapt and thrive, continuing as a vital component of county agriculture and land use.

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

The Scope of Work (dated May 19, 2025) for the Vision Partnership Grant Contract identified the following tasks for the preparation of an Official Map and Ordinance Update for East Nottingham Township:

Task 1.2 and 1.3: Development of Official Map and Ordinance. The consultant will work with the Planning Commission to draft an Official Map that reflects the planned future public land and facilities such as streets, trails, parks, and open space. In tandem with the development of the draft map, a draft Official Map Ordinance will be developed for consideration. The ordinance will clarify the intent of the Official Map.

Task 2.0: Public Participation. The facilitation of public outreach, workshops, and participation to engage with the landowners who have property identified on the map.

Adoption. Assist the BOS in organizing and conducting a public hearing for the adoption of the Official Map and Ordinance.

Project Tasks 1.2, 1.3, and 2.0 have been completed, with adoption currently underway.

OTHER COMMENTS:

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

1. For readability purposes, the size of the symbols in the legend, particularly the symbols for the three “Potential Interests” categories (Potential Agricultural Easements, Potential Open Space, and Potential Greenway Corridor) should be increased in size.
2. Other (more contrasty) colors, or the use of a pattern, should be provided for the first three Protected Lands categories (Agricultural Easement, Lands Owned or Eased by Non-Profits or Institutions, and Other Protected Lands or Easements). These categories are difficult to interpret.
3. We recommend that the Official Map and Ordinance be shared with adjoining municipalities and that East Nottingham Township coordinates with the Oxford Region Planning Committee.
4. It should be noted that the official map and ordinance can identify facilities including, but not limited to, proposed trails, parks, and stormwater management areas. The Township may want to consider amending the official map and ordinance in the future to identify these features that would benefit the community.

RECOMMENDATION:

Based on our review, the proposed Official Map and Ordinance are consistent with Landscapes3 and the Scope of Work included in the VPP Grant Contract. Moving forward, we recommend the Township adopt the Official Map and Ordinance in accordance with the Pennsylvania Municipalities Planning Code (Section 402). We commend the Township for developing an Official Map and Ordinance to implement adopted municipal policies. The Township may apply for reimbursement under Section 8.7 of the VPP Grant Manual (2025), following adoption.

Page 3 of 3

VPP Contract #23266 - Act 247 Reviews: OM-06-26-18967

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Gallant", with a stylized, cursive script.

Mark Gallant
Senior Community Planner

CC: Sam Goodley, Jr., Board of Supervisors Chair
Mark Arot, Planning Commission Chair
Winnie Sebastian, Municipal Solicitor
Olivia Falcone, Consultant, Brandywine Conservancy
Luis Rodriquez, CCPC Grant Monitor



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Matthew J. Edmond, AICP
Executive Director

July 16, 2026

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

Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments – Added and Revised Definitions, Natural Features Protection
East Vincent Township - ZO-07-26-19005, SA-07-26-19006

Dear Mr. Zienkowski:

The Chester County Planning Commission has reviewed the proposed East Vincent Township Zoning Ordinance and Subdivision and Land Development Ordinance amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e) and Section 505(a). The referral for review was received by this office on July 7, 2026. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance and Subdivision and Land Development Ordinance amendments.

DESCRIPTION:

1. East Vincent Township submitted revisions to its Zoning and Subdivision and Land Development Ordinances:
 - A. Definitions in both Ordinances primarily relating to natural features protection are revised to be internally consistent;
 - B. Regulatory provisions relating to natural features protection are revised in both Ordinances.

The Zoning Ordinance and Subdivision and Land Development Ordinance revisions that were submitted to the Chester County Planning Commission did not include preambles including typical ordinance adoption language but instead included editorial notes and commentary by other reviewers.

LANDSCAPES:

2. The revisions to the Township Zoning and Subdivision and Land Development Ordinances are consistent with the **Rural Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs.

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Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments – Added and Revised Definitions, Natural Features Protection

East Vincent Township - ZO-07-26-19005, SA-07-26-19006

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 revisions are also consistent with the "Protect" goal of [Landscapes3](https://www.chescoplanning.org/Landscapes3/Protect.cfm), at: <https://www.chescoplanning.org/Landscapes3/Protect.cfm> The county's natural environment is integral to the high quality of life enjoyed by residents and visitors and serves as a foundation for our vibrant economy. Protecting woodlands, streams, wetlands, riparian buffers, groundwater, floodplains, soils, and wildlife habitat provides significant and wide-ranging benefits. Appropriate stewardship practices provide clean air, potable water, and a safe food supply for communities.

COMMENTS:

3. We commend the Township for coordinating definitions and language in both its Zoning Ordinance and Subdivision and Land Development Ordinance. Such consistency can help reduce the potential for confusion and contradictory interpretations.
4. The definitions and regulations relating to the identification, delineation and protection of the Township's sensitive natural features are appropriate.
5. The revisions to the Subdivision and Land Development Ordinance includes "Section 27-102. Purpose" but it appears that this is more properly part of the Zoning Ordinance.

Other Comments:

6. As the Township reviews its Ordinances to ensure consistency, the Township may want to take this opportunity to review some definitions in its Zoning Ordinance and Subdivision and Land Development Ordinance to ensure mutual consistency. The Township could review some of the following terms:
 - "Builder" is defined in the Subdivision and Land Development Ordinance but not in the Zoning Ordinance;
 - "Building" and "Cartway" are defined differently in the Ordinances;
 - "Critical Environmental Areas" are defined in the Subdivision and Land Development Ordinance but not in the Zoning Ordinance;
 - The Subdivision and Land Development Ordinance defines "Flood Hazard District or Area" but the Zoning Ordinance only defines "Flood Hazard District", which is defined differently;
 - "Historic Structure" is defined in the Subdivision and Land Development Ordinance but not in the Zoning Ordinance;
 - "Lot Area, Gross" and "Lot Depth" are defined in the Subdivision and Land Development Ordinance but not in the Zoning Ordinance;
 - The definitions of "Lot Width", "Map, Official" and "Meadow" are dissimilar in the Ordinances;
 - The definitions of "Mobile Home", "Mobile Home/Manufactured Home", "Mobile Home/Manufactured Home Park", and "Manufactured Home/Manufactured Home Pad" either are defined differently or appear in the Zoning Ordinance but not in the Subdivision and Land Development Ordinance;
 - The definition of "Multi-Use Arterial Trail" appears in the Subdivision and Land Development Ordinance but not in the Zoning Ordinance;

Page: 3

Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments – Added and Revised Definitions, Natural Features Protection
East Vincent Township - ZO-07-26-19005, SA-07-26-19006

- The definition of “Open Space” in the Subdivision and Land Development Ordinance should be coordinated with the definition of “Open Space, Restricted” in the Zoning Ordinance;
 - “Regulatory Flood Elevation” is defined in the Subdivision and Land Development Ordinance but not in the Zoning Ordinance, and
 - The definitions of “Riparian Buffer Areas” are dissimilar in the Ordinances because the Zoning Ordinance contains a last sentence that probably was intended to be deleted.
7. As the Township considers updates to its Zoning Ordinance, it may also want to re-visit the regulation of data centers. The Chester County Planning Commission, in conjunction with the Montgomery County Planning Commission, prepared a **Data Center Ordinance Guide** at <https://www.chescoplanning.org/UandI/DataCenters/>. The **Guide** provides information about data centers' land use impacts based on current knowledge and research from many partners throughout Pennsylvania and includes model ordinance language for local regulation. The **Guide** is also a baseline framework that the Township should consult for additional suggestions regarding data center regulations.

RECOMMENDATION: The County Planning Commission supports the adoption of the natural resource protection standards and we recommend that the Township consider addressing this letter's other comments in future updates to the Township's ordinances

We request an official copy of the decision made by the East Vincent Township Supervisors, as required by Section 609(g) and Section 505(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinances.

Sincerely,



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

July 7, 2026

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

Re: Curative Amendment – Data Center Uses and Energy Generation Systems
East Whiteland Township – CA-06-26-18964

Dear Mr. Barner:

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 initially received by this office on June 8, 2026; the comments in this review letter are based upon the revised copy ("Final Draft Version 5") received by the County Planning Commission on June 10, 2026. We offer the following comments to assist in your review of the proposed curative amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Add "Data Center subject to Section 200-43A" to the list of uses permitted by conditional use in the I Industrial District (Section 200-41, Table of Permitted Uses, Attachment 8).
 - B. Add a new Section to the Zoning Ordinance, entitled Data Center Uses. The following subsections are provided for data center uses: Purpose and Intent; Definitions; Authorization and Applicability; Dimensional Standards; Setbacks and Site Design; Landscaping and Lighting; Noise, Vibration, and Nuisance; Water Use and Utilities; Riparian Buffers; Hardware Containment and Thermal Isolation; Emergency Services and Safety; Public Safety and Infrastructure Mitigation Fund; Emergency Contact Signage; Environmental, Community, and Economic Impact Analysis (ECEIA); Conditional Use Criteria; Operational Transparency; Decommissioning and Financial Security; Grid Reliability and Residential Priority; Right of Entry and Inspection; Administrative Escrow and Consultant Fees; and Violations and Penalties.
2. We acknowledge that the curative amendment submission from the Township included the following documents:
 - A. Township Resolution 21-2026, adopted March 31, 2026, which declares by formal action that the Zoning Ordinance is substantively invalid in part as it relates to the regulation of data center uses and energy generation systems, and the Board of Supervisors proposes to prepare a curative amendment to overcome such invalidity; and

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 Re: Curative Amendment – Data Center Uses and Energy Generation Systems
 # East Whiteland Township – CA-06-26-18964

- B. Township Resolution 25-2026, adopted April 27, 2026, designating specific findings as to the declared invalidity of the Township Zoning Ordinance as to data center uses and energy generation systems.

LANDSCAPES:

3. According to our copy of the Township Zoning Map, the existing Industrial zoning designations in the Township are generally located within a **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. Furthermore, low to medium density mixed use development and infill development, community institutional uses such as schools and senior housing, and land available for new industrial and heavy commercial uses in appropriate locations, should be taken into consideration for planning activities in this designation. The proposed curative amendment is consistent with the objectives of the **Suburban Landscape** designation. However, careful consideration of the potential impacts of a data center will need to be addressed if a plan for a data center development is submitted at a future date.

COMMENTS:

4. Data centers have become an essential component in meeting the demands of artificial intelligence (AI), telecommunications, and computer systems, and they are associated with matters related to high energy use, high water consumption, noise, building mass, and environmental protection, among other concerns. Thus, it is appropriate that the Township consider the development of ordinance language that can mitigate the potential adverse consequence of such matters, and we agree that data centers should be regulated by conditional use. The conditional use process allows the Township Board of Supervisors to impose reasonable conditions on proposed Data Centers and "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (PA Municipalities Planning Code, Section 913.2(a)).
5. While Section I and the header of Section II of the draft Ordinance indicate that the proposed data center standards will be added as Section 200-43A, the draft Ordinance language provided within Section II indicates that it will be added as Section 200-43-A instead. This should be clarified by the Township (for reference purposes, the "200-43A" format is utilized for all section references in the rest of this review letter). We also recommend, for ease of use purposes, that page numbers be provided (the draft ordinance submitted for our review is 40 pages in length), and consistent formatting be provided for the entire document.
6. Section I of the draft Ordinance indicates that data centers will be permitted by conditional use in the Industrial district. However, the first sentence in Section 200-43A.3.A states "Data Centers shall be permitted only as a Conditional Use in the Industrial Zoning District on properties complying with the provisions of this Chapter, situated north of Flat Road." It is our understanding that it is the Township's intent that the Industrial zoning district designation located on the west side of Morehall Road (Route 29) north of Flat Road is where a data center use would be permitted by conditional use.

We recommend that the Township, rather than specifying a location where a data center can be located, incorporate performance standards into the proposed ordinance language to address this matter (e.g., requiring that a data center be located xxx feet from a major roadway). We note that

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 Re: Curative Amendment – Data Center Uses and Energy Generation Systems
 # East Whiteland Township – CA-06-26-18964

Section 605 of the PA Municipalities Planning Code states that, where zoning districts are created, all provisions shall be uniform for each class of uses or structures, within each district, except that additional classifications may be made with any district, which may include making transitional provisions at and near the boundaries of districts, and the regulation, restriction or prohibition of uses and structures at, along or near major thoroughfares, their intersections and interchanges, transportation arteries and rail or transit terminals. Additionally, the Chester County/Montgomery County Planning Commission Data Center Ordinance Guide (which is discussed in further detail in comment #23 below), recommends that municipalities should consider the adequacy of the transportation network to facilitate construction activity when selecting appropriate zoning districts and locations in the municipality for data centers (page 7).

7. The last sentence in Section 200-43A.1.D, Protection of Historic Resources, does not specify what the repercussions will be for failing to mitigate impacts on documents historic or scenic characteristics. This should be clarified by the Township.
8. The Township Solicitor should be requested to review and comment on the proposed requirement in Section 200-43A.3.A that the applicant must demonstrate compliance with the Commonwealth of Pennsylvania GRID (Governor’s Responsible Infrastructure Development) program standards. We note that there are provisions in the ordinance that appear to conflict with the GRID standards, such as the amount of renewable energy required.
9. For ease of use purposes, we recommend that the Township include the applicable section reference(s) in the Zoning Ordinance pertaining to the notice of the public hearing for a conditional use application set forth in Section 200-43A.3.B.
10. While the acronym “ECEIA” is used often in the draft ordinance (it first appears in Section 200-43A.1.D), it is not defined until Section 200-43A.7.H.2(c) as the “Environmental, Community, and Economic Impact Analysis.” We recommend that a definition be provided in Section 200-43A.2, and that it be spelled out the first time the acronym is used.
11. The Township should clarify what is meant by the phrase “additional requirement mitigated at the Property Line” provided at the end of Section 200-43A.3.C. No reference is provided in the rest of the ordinance that would clarify this requirement.
12. Section 200-43A.3.I indicates that any conditional use approval for a data center shall expire if substantial construction has not commenced within 12 months of approval, unless the Applicant demonstrates that delays are due to third-party utility interconnection queues (PJM/PECO), and that the Applicant is diligently pursuing all necessary permits. The Township should clearly identify how they will determine if the applicant is meeting this provision.
13. While Sections 200-43A.5.K and 200-43A.6.A both provide references to building setback requirements “as provided in Section 5.A,” we note that these building setback requirements are provided in both these sections, but not in Section 200-43A.5.A itself. This should be clarified by the Township.
14. The noise requirements in Section 200-43A.7, Noise, Vibration, and Nuisance, are extensive, and may require the Township to employ persons with specialized knowledge and experience to effectively administer these standards.

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 Re: Curative Amendment – Data Center Uses and Energy Generation Systems
 # East Whiteland Township – CA-06-26-18964

15. While Section 200-43A.7.1 provides existing ambient noise levels in the Industrial district, the Township should clarify what will happen if new non-data centers are constructed in the Industrial district, and impact these existing noise levels.
16. Under the regulations set forth in Section 200-43A.8, Water Use and Utilities, it appears that no data center facility would fall into the category of proposed water withdrawals of 100,000 gallons per day (gpd) or more set forth in Section 200-4A.8B.5. This should be clarified by the Township.
17. Section 200-43A.8.C.4), On-Site Generation, indicates that any energy generation systems (Solar, Wind, Gas, or Fuel Cell) intended for normal operations shall be considered a separate use and must meet the individual zoning requirements for those specific power plants. Prior to taking action on this amendment, the Township should verify that their zoning ordinance already has all these applicable standards fully in place.
18. Since Section 200-43A.8.C.6) seems to require diesel generators, precluding battery energy storage, which would have no sound or emission impacts. We recommend that the phrase “for all standby power” be removed from this section.
19. The Township should recognize that, in its review of the proposed renewable energy requirements set forth in Section 200-43A.8.C.8), if a data center is being built out in phases, its annual electric demand will increase over time. For clarity purposes, the Township should specify at what point in time that electric usage is being measured from to determine the amount of renewable energy procured.
20. While Section 200-43A.9 addresses riparian buffers, we note that Section 200-56 of the Township Zoning Ordinance already provides riparian buffer protection standards, that appear to be somewhat protective. We recommend that, rather than having multiple riparian buffer standards in its Zoning Ordinance, the Township consider providing one set of more rigorous riparian buffer standards in Section 200-56 of its Zoning Ordinance. For instance, the Township should consider a requirement for the re-vegetation of un-forested riparian buffers, along with establishing a two-tiered riparian buffer with stricter standards applied adjacent to streams. Additional information on this topic is provided in the County Planning Commission’s Riparian Buffers Planning eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/44-RiparianBuffers.cfm>.
21. Some of the required elements for an Environmental, Community, and Economic Impact Analysis (ECEIA) in Section 200-43A.14 appear to overlap with some of the other required plans, such as the Emergency Services Gap Analysis. This should be clarified by the Township.
22. We note that the mandatory load-shedding agreement requirements in Section 200-43A.18.C could result in the increased usage of generators.
23. The Chester County Planning Commission, in conjunction with the Montgomery County Planning Commission, has prepared a Data Center Ordinance Guide, which is currently available online at: <https://www.chescoplanning.org/UandI/DataCenters/>. This Guide, which provides information about data center’s land use impacts based on current knowledge and research from numerous partners through Pennsylvania, includes model ordinance language for local municipalities. We offer the following comments, based upon the information provided in this Guide, to assist you in your development of the proposed ordinance language.

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 Re: Curative Amendment – Data Center Uses and Energy Generation Systems
 # East Whiteland Township – CA-06-26-18964

- A. Consideration should be provided by the Township for incorporating a definition for the term “data center campus” into the draft ordinance. The following definition of a data center campus is provided on page 3 of the Data Center Ordinance Guide:

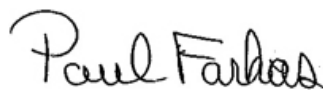
“A data center campus includes all of the structures and real estate owned, controlled, leased or otherwise occupied primarily for the use and purpose as Data Center(s), including: (i) Data Center(s); (ii) Data Center Accessory Uses; and (iii) all other systems, equipment, piping, conduit and other ancillary equipment, structures, and other appurtenances that are incidental to and/or needed for the construction, support, operation, repair, maintenance, and/or protection of the Data Center(s) and/or the data center campus.”

- B. We suggest that the Township consider incorporating additional screening requirements to the substation placement standards set forth in Section 200-43A.5.C. The Data Center Ordinance Guide (page 14) recommend that data center electric utility substations visible from an arterial roadway shall include a combination of year-round opaque landscaping and screening walls to minimize visual impact.
- C. The Township should clarify what is meant by the term “exhaustive” in Section 200-43A.8.B.3 (“...the applicant must provide an exhaustive Water Feasibility Study...”). Additional information on water feasibility study requirements is set forth on pages 16 and 17 of the Data Center Ordinance Guide.
- D. Section 200-43A.15.C addresses the potential use of a Community Benefit Agreement (CBA). A discussion of this topic and related considerations are provided in Appendix A (pages 27-28) of the Data Center Ordinance Guide.
- E. While the proposed decommissioning standards in Section 200-43A.17 appear to be appropriate, we suggest that the Township include a requirement, as set forth on page 24 of the Data Center Ordinance Guide (Item #3, Decommissioning Ordinance Language), that an extension of one year may be granted by the Township if the property owner can demonstrate that they are actively marketing the site for a compatible replacement use. *Landscapes3* supports redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth (PROSPER Objective C, page 105).

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

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



Paul Farkas
 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

July 30, 2026

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

Re: Subdivision and Land Development Ordinance Update
New Garden Township – SO-06-26-18979

Dear Mr. Himes:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance Update (June 10, 2026 draft) as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on June 16, 2026. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance Update.

DESCRIPTION:

1. New Garden Township proposes a comprehensive update of its Subdivision and Land Development Ordinance (SLDO). We note that the updated ordinance language includes newly added standards for Trails and Shared Use Pathways (Section 170-516), and Bikeway Requirements (Section 170-517).

LANDSCAPES3:

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

The 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.

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 Re: Subdivision and Land Development Ordinance Update
 # New Garden Township – SO-06-26-18979

The vision for the **Rural Landscape**, which consists of open and wooded lands with scattered villages, farms and residential uses, is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The vision for the **Agricultural Landscape**, which consists of large concentrations of active and diverse farm operations along with related support services, is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed SLDO Update is consistent with the objectives of *Landscapes3*.

COMMENTS:

3. The County Planning Commission endorses the Township’s efforts in updating its Subdivision and Land Development Ordinance (SLDO). The SLDO Update is thorough and well-organized.
4. The Chester County Planning Commission recently reviewed an update to the Township Zoning Ordinance, which was prepared under the Chester County Vision Partnership Program (CCPC# ZO-04-26-18905 and ZM-05-26-18909, dated June 18, 2026). The Township should ensure that consistent terminology is provided throughout the Township Code, including the Zoning Ordinance and the SLDO. We note that there are differences in the definitions of the following terms provided in the current draft SLDO and the draft Zoning Ordinance recently reviewed by the Commission: Berm; Flood, One-Hundred Year; Right-of-way (ROW); and Shared Use Pathway.
5. The table provided for the definition of Constrained Lands in Section 170-201 is currently split onto two separate pages (pages 10 and 11). For ease of use, we recommend that this table be provided on a single page, and grid lines be provided.
6. The last sentence in Section 170-403.A on page 49 states “Except for a minor subdivision, the final plans shall also be submitted digitally in an unalterable Portable Document Format (.pdf).” We recommend that the Township require the applicant to provide pdf copies of all final plan submissions. The County Planning Commission endorses the incorporation of digital submission requirements into municipal Subdivision and Land Development Ordinances, as this creates increased efficiency in sharing plan information amongst municipal offices, along with (long-term) efficiency gains in sharing plan information with county and state offices.
7. We recommend that the Township add a definition for the term “trail” in Section 170-202 (while this term is referenced numerous times throughout the proposed SLDO, no definition is provided).
8. Section 170-516.B currently states “The buffer between the trail or shared use pathway and a Street shall be no less than five feet.” Given the requirements provided in Section 170-516.A.3) pertaining to the separation required between a trail or a shared use pathway and a roadway, we recommend that the Township consider expanding this section to indicate that if five foot buffer is not feasible, a physical barrier may be provided to provide separation between trail users and vehicles.
9. Section 170-516.C indicates that trails and shared use pathways shall be designed to meet the standards set forth in the current versions of the several publications (e.g., Guide for the Development of Bicycle Facilities, Fifth Edition (2024), American Association of State Highway and Transportation Officials (AASHTO)). We recommend that the Township consider adding the following documents to this list: Urban Bikeway Design Guide, National Association of City Transportation Officials (NACTO); Design Manual Part 2, Contextual Roadway Design (PennDOT), and Small Town and Rural Multimodal Networks Design Guide, Federal Highway Administration (FHWA).

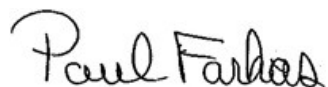
Page: 3
 Re: Subdivision and Land Development Ordinance Update
 # New Garden Township – SO-06-26-18979

10. We suggest that the term “should” provided in Section 170-516.F be changed to “shall.”
11. For clarity purposes, the references to the term “pathways” provided throughout Section 170-516.M should be changed to “shared use pathways.”
12. Section 170-517.B indicates that all bike facilities should be designed to meet the standards set forth in the current versions of several publications (e.g., Guide for the Development of Bicycle Facilities, American Association of State Highway and Transportation Officials (AASHTO)). We recommend that the Township consider adding the following documents to this list: Urban Bikeway Design Guide, National Association of City Transportation Officials (NACTO); Design Manual Part 2, Contextual Roadway Design (PennDOT); and Small Town and Rural Multimodal Networks Design Guide, Federal Highway Administration (FHWA).
13. American beech is included the list of shade trees and street trees provided in Appendix A, Native Plant List for Landscaping. We are not currently recommending the use of American beech due to beech leaf disease. This recommendation may change in the future if feasible and effective treatments become available for this disease.
14. Eastern hemlock, which is included in the list of evergreen trees provided in Appendix A, no longer thrives in this area because of the heat and the wooly adelgid, so we do not recommend this tree.
15. Some of the trees provided in Appendix A, such as common pawpaw, American hophornbeam, and silver maple, have low salt tolerance, and should be listed in the “not to be used as street tree” category due to the salt exposure that comes with being a street tree.
16. Some of the trees provided in Appendix A, such as Northern red oak, gray birch, and paper birch, are at the very southernmost port of their hardiness zone here, and are not expected to thrive as the climate changes. For reference purposes, the Chester County Planning Commission provides a recommended tree list at <https://www.chescoplanning.org/environmental/woodlands/TreeList.cfm>, which takes into account climate change and species that are likely to thrive in the future.

RECOMMENDATION: The Chester County Planning Commission endorses the Township’s efforts in updating its Subdivision and Land Development Ordinance (SLDO). The Commission recommends that the issues raised in this letter be addressed before action is taken on this proposed SLDO Update.

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

Sincerely,



Paul Farkas
 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

July 24, 2026

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

Re: Zoning Ordinance Amendment - Data Centers
Pocopson Township – ZA-06-26-18996

Dear Mr. Vaughn:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 26, 2026. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for the following terms to Section 250-6.A: Data Center; Data Center Accessory Use; Data Center Campus; Principal Building; Principal Building Façade; and Sensitive Receptor.
 - B. Add Data Center, Data Center Campus, and Data Center Accessory use, subject to the provisions of Section 250-49.D, to the list of uses permitted by conditional use in the LI Limited Industrial zoning district.
 - C. Add Section 250-49.D, pertaining to criteria and standards for data centers. The following subsections are provided: Minimum Lot Size; Minimum Setbacks; Minimum Lot Width; Maximum impervious surface; Minimum vegetative cover; Maximum Height; Screening of mechanical equipment; Building Design Requirements; General Design Standards; Energy Usage; Noise and Vibration; Water; Wastewater Disposal; Power Generation Facilities; Emergency Management; Traffic Impact Study; Construction Plans; Electronic Waste; and Decommissioning.
 - D. Add the following parking requirement for a data center/data center campus to Section 250-88.B(2): "One space for every employee during the largest shift."

LANDSCAPES:

2. The Township's LI zoning district, generally situated on the west side of Pocopson Road and the south side of Lenape Road, 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

Page: 2
 Re: Zoning Ordinance Amendment - Data Centers
 # Pocopson Township – ZA-06-26-18996

diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. Furthermore, low to medium density mixed use development and infill development, community institutional uses such as schools and senior housing, and land available for new industrial and heavy commercial uses in appropriate locations, should be taken into consideration for planning activities in this designation. The proposed zoning amendment is consistent with the objectives of the **Suburban Landscape**. However, careful consideration of the potential impacts of a data center will need to be addressed if a plan for a data center development is submitted at a future date.

COMMENTS:

3. Data centers have become a necessary component in meeting the demands of artificial intelligence (AI), telecommunications, and computer systems, and they are associated with matters related to high energy use, high water consumption, noise, building mass, and environmental protection, among other concerns. Thus, it is appropriate that the Township consider the development of ordinance language that can mitigate the potential adverse consequence of such matters, and we agree that data centers should be regulated by conditional use. The conditional use process allows the Township Board of Supervisors to impose reasonable conditions on proposed Data Centers and "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (PA Municipalities Planning Code, Section 913.2(a)). We suggest that, as appropriate, the additional information suggested below be requested of the applicant as part of the conditional use process.
4. The Chester County Planning Commission, in conjunction with the Montgomery County Planning Commission, has prepared a Data Center Ordinance Guide, which is currently available online at: <https://www.chescoplanning.org/UandI/DataCenters/>. This Guide, which provides information about data center's land use impacts based on current knowledge and research from numerous partners through Pennsylvania, includes model ordinance language for local municipalities. We acknowledge, and endorse, that the draft Ordinance addresses many of the issues (e.g. an energy usage plan, including documentation of efforts to maximize use of renewable and/or clean energy for all electrical and cooling needs, an emergency response plan, and decommissioning standards), that the model ordinance suggests. We offer the following comments to assist the Township in its development of the proposed ordinance language.
5. The proposed data center standards require a minimum lot area of five acres, a minimum setback of 250 feet from all property lines, along with a minimum setback of 500 feet from a lot developed with a Sensitive Receptor ("Buildings used for residences (including institutional uses with a residential component, schools, day cares, hospitals, skilled nursing facilities, places of worship, and medical offices and properties used as parks"). The Township should verify that these conditions can potentially be met by a parcel(s) located within the Limited Industrial zoning district.
6. The proposed setback standards in Section 250-49.D(2) indicates that data centers, data center campus, and data center accessory uses shall be setback a minimum of 250 feet from all property lines. Since data centers will typically have a security gatehouse, it would be reasonable to allow a gatehouse to be situated closer than 250 feet from an adjoining property line.
7. While the screening of mechanical equipment and building design requirements appear to be appropriate, we suggest that the applicant be required to provided conceptual renderings of the data center from significant vantage points along roadways, and from residential areas. This information can help identify where additional landscaping and screening would be appropriate.

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 Re: Zoning Ordinance Amendment - Data Centers
 #: Pocopson Township – ZA-06-26-18996

8. The Noise and Vibration requirements in Section 250-49.D(11), including the data center noise standards tables, are very thorough, and may require the Township to employ persons with specialized knowledge and experience to effectively administer these standards.
9. Table 1 in Section 250-49.D(11) provides location requirements for receptor locations. The Township should clearly identify where sound sampling should be done for sensitive receptors (e.g., at the building line, or at the property line for non-building uses).
10. The Township should consider adding a requirement to the water and wastewater analyses required in Sections 250-49.D(12) and 250-49.D(13), respectively, that water usage and wastewater discharge will not negatively impact water quality (volume, temperature, and pollutants) of the water body from which water is drawn, and wastewater is discharged.
11. Section 250-49.D(12)(e) requires data centers to be designed to include air-cooled or closed-loop water circulation systems to cool processing equipment. The Township should verify whether a proposed water-cooled (evaporative) system will result in the release of visible water vapor, and how its visibility will affect nearby areas. The applicant should also discuss any compounds, corrosion inhibitors, biocides, dissolved solids, and trace metals that may be released from cooling water and any necessary remediation.

Because closed-loop water-based cooling systems rely on water to carry away heat energy from the processors, a heat exchanger may be necessary to cool the water so it can be recirculated to cool the processors again. The heat removed by the exchangers is typically vented to the atmosphere through cooling towers that extend beyond a roof structure (although sometimes it could be used where it might be needed such as in office areas). Depending on relative humidity and dew point, condensed-out water vapor can appear (as white) above the cooling stack. Municipalities and applicants should be aware that this white vapor is not necessarily a pollutant but is mostly water, and that this is also a public perception issue. Additionally, although some closed-loop cooling systems recycle 100 percent of the water, some additional water may be needed periodically. Applicants should provide that information also.

Some water-cooling systems could contain additives to reduce corrosion and improve efficiency, and some of those additives may escape with the water vapor. As part of the conditional use requirements, the Township should ask the applicant to describe what may be released from the cooling stacks and determine whether remediation may be necessary and whether Federal EPA or PA DEP regulations would apply.

12. The required “analysis of wastewater disposal needs” provided in Section 250-49.D(13) refers to a data center’s “HVAC system”, which may not capture its equipment cooling system. This should be clarified by the Township. The required analysis should also capture the contents of the wastewater effluent, as it could include chemical additives and other emerging contaminants, depending on the type of cooling system used. There should also be a statement describing how any chemicals will be removed from the wastewater supply before being returned to the land or water body where the treated water is discharged.
13. Section 250-49.D(14)(a) indicates that any energy generation system designed or uses to supply power to a data center during normal operations shall not be considered part of the data center, but shall be subject to existing municipal or utility regulations. The Township should ensure that it has zoning regulations already in place for power generation systems.

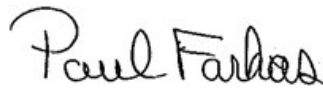
Page: 4
Re: Zoning Ordinance Amendment - Data Centers
Pocopson Township – ZA-06-26-18996

14. While the proposed decommissioning standards in Section 250-49.D(19) appear to be appropriate, we suggest that the Township include a provision, as set forth on page 24 of the Data Center Ordinance Guide (Item #3, Decommissioning Ordinance Language), that an extension of one year may be granted by the Township if the property owner can demonstrate that they are actively marketing the site for a compatible replacement use. *Landscapes3* supports redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth (PROSPER Objective C, page 105).

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

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

Sincerely,



Paul Farkas
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

July 14, 2026

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

Re: Subdivision and Land Development Ordinance Amendment – Minimum Number of Access
Points for Residential Developments
Schuylkill Township - SA-06-26-18980

Dear Ms. Getz:

The Chester County Planning Commission has reviewed the proposed Schuylkill Township Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on June 16, 2026. We offer the following comments to assist in your review of the proposed Township Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. Schuylkill Township proposes to amend **Section 320-22(A)(2)**, i.e., the Street System Arrangement requirement in its Subdivision and Land Development Ordinance, to add:

“Subdivisions with sixteen or more single family lots and developments with thirty (32) or more multifamily dwelling units shall have at least two (2) access points to/from existing streets. These access points shall be located as far apart as practical and in a manner that provides meaningful alternative access points with minimal impacts on existing streets. If the two minimum points of ingress/egress are proposed to intersect the same existing street, then, in addition to compliance with subsection 320-22(E), a minimum separation distance shall be: 250 feet for roads with a speed limit of 25 miles per hour; 350 feet for roads with a speed limit of 35 miles per hour; and 450 feet for roads with a speed limit of 45 miles per hour or greater.”

The first part of **Section 320-22(A)(2)** in the current Ordinance (this part will remain) requires that:

“Streets shall be arranged in a manner to meet with the approval of the Township Supervisors, considered in relation to both existing and planned streets. Secondary and major streets may be considered for connection with such existing secondary and primary streets so as to form continuations thereof. Residential streets shall be laid out to restrict their use as secondary streets or major streets. Existing single-access streets shall be prohibited from continuation.”

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 Re: Subdivision and Land Development Ordinance Amendment – Minimum Number of Access
 Points for Residential Developments
 # Schuylkill Township - SA-06-26-18980

COMMENTS:

2. The proposed amendment is generally consistent with the recommendations in *Chapter 3 Design Elements – Vehicular Circulation* in the Chester County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, and intersection spacing is described on pages 160-161. The design of a municipality's transportation system is also discussed in *Chapter 3 Design Elements-Transportation* in the County Planning Commission's Suburban Landscapes Design Guide at <https://www.chescoplanning.org/MuniCorner/PDF/SuburbanDesignGuide.pdf>
3. The Township should correct the typographical error in the second paragraph of **Section 320-22 Streets (A)Street System (2)**: "...thirty (32) or more..."

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

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

Sincerely,



Wes Bruckno
 Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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West Chester, PA 19380
610-344-6285
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Matthew J. Edmond, AICP
Executive Director

July 10, 2026

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

Re: Zoning Ordinance Amendment – Data Centers by Conditional Use in the LI Limited Industrial District, Regulations and Parking Requirements
Upper Uwchlan Township - ZA-06-26-18993

Dear Mr. Scheivert:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 23, 2026. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

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

BACKGROUND:

The Chester County Planning Commission reviewed a previous version of this amendment, and our comments were forwarded to the Township in a letter dated June 17, 2026 (refer to CCPC # ZA-05-26-18939). The current submission clarifies material related to on-site energy generation facilities and requires that such facilities must be approved by the Board of Supervisors as part of the conditional use application, as well as other related changes. Changes to decommissioning standards and adaptive reuse for data centers are also included. We have no further comments on the proposed amendment.

LANDSCAPES:

The LI limited Industrial District is located within the **Suburban Landscape** and **Suburban Center Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses

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Re: Zoning Ordinance Amendment – Data Centers by Conditional Use in the LI Limited Industrial District, Regulations and Parking Requirements
Upper Uwchlan Township - ZA-06-26-18993

and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided.

The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities careful consideration of will need to expand to create an integrated multimodal network. The proposed Township Zoning Ordinance amendment is consistent with the objectives of the **Suburban** and **Center Landscapes**. However, careful consideration of the potential impacts of a data center will need to be addressed if a data center proposal is submitted at a future date.

RECOMMENDATION: The Chester County Planning Commission commends Upper Uwchlan Township for its proactive work on this land use. The Township should act on the proposed zoning ordinance amendment according to the recommendations of the Township Solicitor.

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

Sincerely,

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

Wes Bruckno
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

July 1, 2026

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

Re: Zoning Ordinance and Zoning Map Amendment - PRD-1 Planned Residential Development
Overlay District, Zoning Map Amendment
Uwchlan Township - ZA-06-26-18972, ZM-06-26-18997

Dear Mr. Kagel:

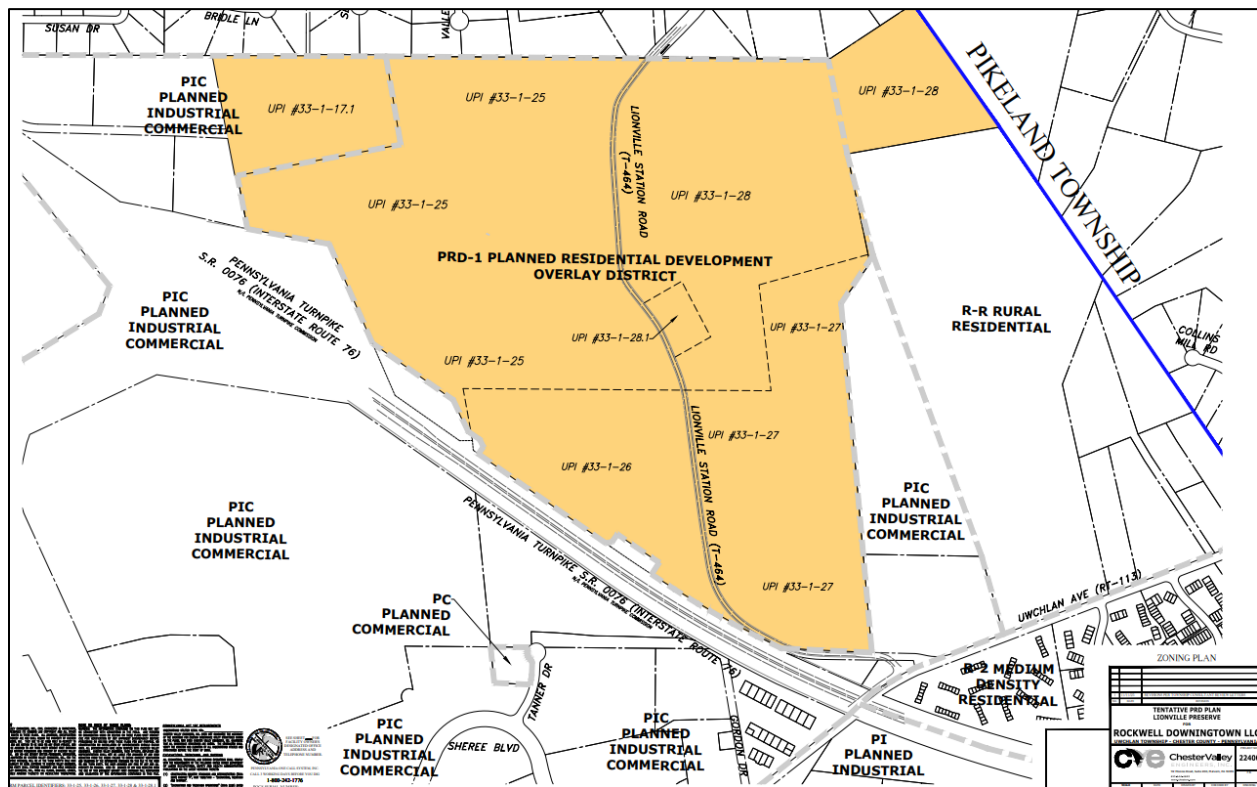
The Chester County Planning Commission has reviewed the proposed Uwchlan Township Zoning Ordinance and Zoning Map amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 15, 2026. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance and Map amendment.

DESCRIPTION:

1. Uwchlan Township proposes the following amendments to its Zoning Ordinance and Map:
 - a. A PRD-1 Planned Residential Development Overlay District is proposed, including related definitions of Development Schedule, Development Sections, Green, Planned Residential Development (PRD), PRD Common Open Space, PRD Gross Tract Acre, and PRD Gross Tract Area;
 - b. Application and processing procedures for the PRD-1 are proposed, as well as eligibility requirements, use regulations, permitted density, waiver procedures, recreation facilities and open space requirements, design standards, landscaping, parking, sidewalks, and other related standards;
 - c. The Township also proposes to apply the PRD-1 to a tract located on the east and west sides of Lionville Station Road, north of the Pennsylvania Turnpike: UPI#: 33-1-25, 33-1-26, 33-1-27, 33-1-28, 33-1-28.1 and 33- 1-17.1. The tract proposed for rezoning is shown on the following page.

(The preamble of the proposed amendment refers to a "PRD-1 PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT", Section 511.1 "Purpose and Intent" also refers to a PRD-1 Planned Residential Development Overlay District and the definition of PLANNED RESIDENTIAL DEVELOPMENT (PRD) refers to the PRD-1 Planned Residential Development Overlay District, but the remainder of the amendment appears only to refer to a "PRD".)

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 Re: Zoning Ordinance and Zoning Map Amendment - PRD-1 Planned Residential Development Overlay District, Zoning Map Amendment
 # Uwchlan Township - ZA-06-26-18972, ZM-06-26-18997



Detail of "Tentative PRD Plan" submitted by Uwchlan Township

BACKGROUND:

- The Chester County Planning Commission previously reviewed an earlier version of this PRD-1 Planned Residential Development Overlay District as well as a Zoning Map amendment that would apply to a portion of the area currently proposed for rezoning to the PRD-1 Overlay. Our comments on those proposals were submitted to the Township in a letter dated March 3, 2025 (refer to CCPC ZA-02-25-18420 and ZM-02-25-18421).

LANDSCAPES:

- The PRD-1 Planned Residential Development Overlay District would be 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 PRD-1 Planned Residential Development Overlay District is consistent with the objectives of the **Suburban Center Landscape**.

COMMENTS:

- The text of the currently-proposed PRD-1 Overlay is similar to the previous version reviewed by the County Planning Commission, but differs in some notable areas:
 - Active Adult Community and Affordable Housing are no longer included in the current submission,

Page: 3

Re: Zoning Ordinance and Zoning Map Amendment - PRD-1 Planned Residential Development Overlay District, Zoning Map Amendment
 # Uwchlan Township - ZA-06-26-18972, ZM-06-26-18997

- b. Single-family detached dwellings, single-family semidetached dwellings and townhouses are permitted by-right in the current submission and active adult community is no longer included;
 - c. Residential density is 2.75 dwelling units per PRD-1 Gross Tract Acre in the current submission; reduced from 3.00 dwelling units per acre;
 - d. A minimum of 35% of the PRD-1 Gross Tract Area must be set aside as PRD-1 Common Open Space in the current version and at least 50% of the Common Open Space must be made available as passive recreation for public use, while the previous version required only at least 15% Common Open Space;
 - e. Minimum building separations, setbacks and maximum building height requirements are changed, and specific regulations for “Indoor Recreational Facilities (Natatorium)” are included in the current version;
 - f. Landscaping standards are revised and maximum woodland disturbance limits are added.
5. We suggest that the Township review the comments in our previous review of March 3, 2025 (refer to CCPC ZA-02-25-18420, ZM 02-25-18421, Comments 4-6), particularly relating to the supply of affordable housing, a varied mix of residential units and design, and overall residential density.
 6. The Township should consider our earlier comment relating to the preparation of a “manual of written and graphic design guidelines” (Comment 8), which would reflect a cohesive overall design, create common and compatible architectural characteristics, increase the overall aesthetic appeal of the PRD-1 and help create a “sense of place”.
 7. The Township should integrate stormwater management into a PRD-1 landscaping plan. For example, the PRD-1 ordinance should require that stormwater management designs conform with the natural drainage pattern and existing topography of the site to limit earth disturbance and minimize soil compaction, which can also increase opportunities for landscaping. To provide visual interest, basin shapes should be as natural looking as practical instead of being “boxy” or geometrically shaped. Creating a variety of slope changes so the sides of the basins undulate also increases opportunities for landscaping and compatibility with the natural environment. The appearance of the basins should be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic value and should be provided with trails or boardwalks to encourage passive and non-invasive recreation. Additional information on stormwater management is available at: <https://www.chescoplanning.org/MuniCorner/eTools/69-StormwaterBMPs.cfm>
 8. The Township should ensure that open space in the PRD-1 remains permanently protected from future development, subdivision, or any use inconsistent with the approved plan. Such protection should be secured through a deed restriction, a conservation easement granted to a qualified land trust, or another legally binding mechanism. All protective instruments should be reviewed and approved by the Township Solicitor to ensure long-term enforceability. Information on protecting open space is available in the Chester County Planning Commission’s “Conservation Easements” eTool at: <https://www.chescoplanning.org/MuniCorner/eTools/48-ConsEasements.cfm>. Other tools for open space protection are available at: <https://www.chescoplanning.org/OpenSpace/Tools.cfm>.
 9. Proposed Section 511.21.c (Parking) limits a natatorium to four “Special Events” per calendar year. (A “Special Event” is an event where anticipated parking demand may exceed the parking otherwise required for the natatorium use.) This limitation could result in inefficient and less cost-effective use of the facility.

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 Re: Zoning Ordinance and Zoning Map Amendment - PRD-1 Planned Residential Development
 Overlay District, Zoning Map Amendment
 # Uwchlan Township - ZA-06-26-18972, ZM-06-26-18997

The proposed amendment further requires that “The owner or operator of the natatorium shall provide the Township with details for providing off-street parking arrangements at least thirty (30) days prior to the hosting of a Special Event. No overflow parking shall be permitted on any Township or private street within the PRD it being understood that those attending the Special Event will be directed to an off-site parking area and transported to the natatorium.)

We recommend that the Township reconsider this restriction While we agree that such Special Events may create unusual parking demands, the Township could consider a process whereby applicants can be permitted to host more Special Events, subject to appropriate parking and circulation requirements.

10. Proposed Section 511.23 (Historic Resources) allows Historic Resources within a PRD-1 to be used by-right as single family detached dwellings, subject to design standards. We suggest that the retention and reuse of Historic Resources could be better encouraged if the residential units within such Resources were not counted towards the site’s maximum permitted density.

Comments on the Proposed Rezoning:

11. Uwchlan Township should consider how the policies in the Township Comprehensive Plan can be implemented by the PRD-1 Overlay. Specifically, a PRD-1 should provide trails that are integrated into the site’s circulation pattern, and which also take advantage of any natural areas that offer opportunities for passive and non-invasive recreation. Trails in the PRD-1 should be designed to meet any adjacent existing or future trail. Uwchlan Township’s policies regarding historic preservation, open space, roadway extensions and vehicle circulation should also be addressed.
12. Prior to acting on this amendment, the Township should determine if the zoning map amendment is generally consistent with its Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code.
13. Prior to acting on this amendment, the Township should ensure that it has met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Pennsylvania Municipalities Planning Code.

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

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

Sincerely,



Wes Bruckno
 Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

July 15, 2026

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

Re: Zoning Ordinance Amendment - Data Center in the I/M Institutional/Mixed Use District by
Conditional Use
West Bradford Township - ZA-06-26-18978

Dear Mr. Adamek:

The Chester County Planning Commission has reviewed the proposed West Bradford Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 15, 2026. We offer the following comments to assist in your review of the proposed West Bradford Township Zoning Ordinance amendment.

DESCRIPTION:

1. West Bradford Township proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for Data Center and Data Center Accessory Use;
 - B. Regulate Data Center in the I/M Institutional/Mixed Use District by conditional use;
 - C. Section 3 of the amendment adds a new Section 450-64 (I) "Conditional Use Regulations" for Data Centers, which includes bulk and lot regulations, (a minimum lot size of 8 acres, a minimum landscape area of 30%, a maximum lot coverage of 25% and up to 30% with "recharge", a maximum building height of 40 feet, a setback of 400 feet from the property line of all other adjoining properties and road rights-of-way (and if abutting a residential use, a required setback of 800 feet from the property line that abuts such residential use), buffering, landscaping and main entrance design features, requirements for screening of mechanical equipment, noise and vibration standards, parking requirements, etc.;
 - D. As-built post-construction noise and vibration study including Data Center Noise Standards Tables;
 - E. Water, wastewater disposal and energy supply evaluations;
 - F. Alternative energy systems evaluations;
 - G. Emergency management evaluations;
 - H. Construction plan requirements and
 - I. Decommissioning standards.

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 Re: Zoning Ordinance Amendment - Data Center in the I/M Institutional/Mixed Use District by
 Conditional Use
 # West Bradford Township - ZA-06-26-18978

LANDSCAPES:

2. West Bradford Township's I/M Institutional/Mixed Use District, where Data Centers would be regulated by conditional use, is generally located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan (an area along the municipal boundary with Newlin Township is within the **Rural Landscape**).

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

COMMENTS:

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

"Data Center" is proposed to be regulated as a conditional use in the West Bradford Township I/M Institutional/Mixed Use District, with additional requirements and standards. We agree that Data Centers should be regulated by conditional use. The conditional use process allows the Supervisors to impose reasonable conditions on proposed Data Centers and "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 913.2(a)). We encourage the Township Supervisors to attach such conditions and safeguards as necessary.

4. The Township should verify that the I/M Institutional/Mixed Use District is the best location for a Data Center, because the most significant land use in this District is the Embreeville park/preserve, the I/M District is significantly developed or preserved, and residential areas are nearby. The Township could consider the Industrial District as a possible alternative location.
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/>. We acknowledge that many of the provisions in the proposed ordinance reflect the recommended language in **Data Center Ordinance Guide**.
6. Section 450-64 (I) "Conditional Use Regulations" of the amendment refers to: "Maximum lot coverage: 25%, up to 30% with recharge." The Township should clarify "recharge".

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Re: Zoning Ordinance Amendment - Data Center in the I/M Institutional/Mixed Use District by
Conditional Use

West Bradford Township - ZA-06-26-18978

7. The screening, facades and design requirements in proposed Section 450-64 (I) are appropriate, and we suggest that applicants provide several conceptual illustrations of the Data Center from significant vantage points.
8. The Noise and Vibration requirements in proposed Section 450-64 (I)(8) as well as the Data Center Noise Standards Tables are extensive and may require the Township to employ specialists to effectively interpret these standards.
9. The amendment provides for a review of Water, Wastewater Disposal and Energy Supply Impacts in proposed Section 450-64 (I)(9). Electrical grid constraints under PJM Interconnection (the regional grid operator) and PECO's current infrastructure plan should also be part of this Section. The water supplier should also be requested to comment on how adequate water supplies will be maintained during drought conditions. The applicant also should demonstrate that anticipated water demand will not adversely impact water pressure or availability of water to other users in the Township or the water source itself.
10. The amendment requires Data Centers to be designed to include air-cooled or closed-loop water circulation systems to cool processing equipment. The Township should verify whether a proposed water-cooled (evaporative) system will result in the release of visible water vapor, and how its visibility will affect nearby areas. The applicant should also discuss any compounds, corrosion inhibitors, biocides, dissolved solids, and trace metals that may be released from cooling water and any necessary remediation.

Because closed-loop water-based cooling systems rely on water to carry away heat energy from the processors, a heat exchanger may be necessary to cool the water so it can be recirculated to cool the processors again. The heat removed by the exchangers is typically vented to the atmosphere through cooling towers that extend beyond a roof structure (although sometimes it could be used where it might be needed such as in office areas). Depending on relative humidity and dew point, condensed-out water vapor can appear (as white) above the cooling stack. Municipalities and applicants should be aware that this white vapor is not necessarily a pollutant but is mostly water, and that this is also a public perception issue. Additionally, although some closed-loop cooling systems recycle 100 percent of the water, some additional water may be needed periodically. Applicants should provide that information also.

Some water-cooling systems could contain additives to reduce corrosion and improve efficiency, and some of those additives may escape with the water vapor. The Township should ask the applicant to describe what may be released from the cooling stacks and determine whether remediation may be necessary and whether Federal EPA or Pa DEP regulations would apply.

11. In "Alternative Energy Sources", Section 450-64 (I)(10), we recommend changing the title to "Power Generation" or a similar phrase; "alternative energy" has a specific meaning which usually refers to non-fossil fuel-based energy systems while the Ordinance appears to refer to all power generation sources. The Township could review its "Alternative Energy Generation Systems" regulations in Chapter 178 of the Township Code and consider whether coordinated regulations should be included in its Zoning Ordinance to regulate power generation facilities. In addition, because Section 450-64 (I)(10)(a) specifies "Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, or nuclear energy generating systems, shall not be considered part of the Data Center use..." the Township should consider whether two principal uses (Data Centers and energy generation systems) are both permitted in the I/M District and on the same lot.

Page: 4

Re: Zoning Ordinance Amendment - Data Center in the I/M Institutional/Mixed Use District by Conditional Use

West Bradford Township - ZA-06-26-18978

12. Data Centers can take the form of large, windowless structures that may be dissimilar to any other land use in the Institutional/Mixed Use District. Section 450-64 (I)(13) in the proposed amendment contains useful decommissioning standards that would apply to Data Centers. The proposed decommissioning standards are therefore appropriate. However, we suggest that the Township include a provision that requires applicants to more-fully evaluate other land uses that may be supported in the obsolete decommissioned structures, and which may be appropriate for the Institutional/Mixed Use District. Reusing such structures will be consistent with the [Landscapes3](#) “How We Prosper” Goal:

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

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

13. In proposed Section 450-64 (I), the Township may want to add minimum separation requirements from sensitive areas such as schools, cemeteries or licensed daycare facilities, or from another Data Center. The “Dimensional Standards” section on Page 8 of the **Data Center Ordinance Guide** at <https://www.chescoplanning.org/UandI/DataCenters/pdf/DataCenterOrdinanceGuide.pdf> discusses separation requirements.
14. While West Bradford Township’s I/M Institutional/Mixed Use District, where Data Centers would be regulated by conditional use, is generally located within the **Suburban Landscape** designation of [Landscapes3](#), this District abuts a **Rural Landscape** within Newlin Township to the south. 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. We recommend that West Bradford Township consult Newlin Township as it creates this Data Center ordinance to mitigate any potential adverse conditions within Newlin Township’s **Rural Landscape**. The Township could consider whether Newlin Township’s **Rural Landscape** areas should be considered “sensitive receptors” and Data Centers should apply additional setbacks.

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

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Gail Abel, Newlin Township Secretary/Treasurer



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

July 16, 2026

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

Re: Zoning Ordinance Amendment - Tobacco Store/Smoke Shops
West Chester Borough – ZA-06-26-18990

Dear Mr. Metrick:

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

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. Amend the existing definition of “Retail Store or Shop” in Section 112-202;
 - B. Add a definition for the term “Tobacco Store/Smoke Shop” to Section 112-202;
 - C. Add “Tobacco Store/Smoke Shop” to the list of uses permitted by conditional use in the TC Town Center and CS Commercial Service zoning districts; and
 - D. Add a new Section 112-917 titled “Standards for tobacco store/smoke shop.”

LANDSCAPES:

2. The Borough’s TC Town Center and CS Commercial Service zoning districts 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. The proposed zoning ordinance amendment is consistent with the objectives of the **Urban Center Landscape**.

COMMENT:

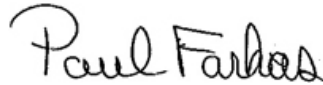
3. While the proposed ordinance language appears to be appropriate, the Borough should consider including a definition for the term hookah. While this term is included within the definition of tobacco store/smoke shop, it is not currently defined in the Borough Code that is available online at: <https://ecode360.com/WE0442>.

Page: 2
Re: Zoning Ordinance Amendment - Tobacco Store/Smoke Shops
West Chester Borough – ZA-06-26-18990

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

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

Sincerely,

A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive style with a large, looping "P" and "F".

Paul Farkas
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

July 30, 2026

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

Re: Zoning Ordinance Amendment – Data Centers in the I-1 Limited Industrial District by
Conditional Use (Revision re: Collection/Containment for Fire-Fighting Water and Other
Hazardous Substances)
West Nantmeal Township - ZA-07-26-19014

Dear Ms. Kolpak:

The Chester County Planning Commission has reviewed the proposed West Nantmeal Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 14, 2026. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

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

BACKGROUND:

2. The Chester County Planning Commission reviewed an earlier version of this amendment and our comments were forwarded to the Township in a letter dated June 25, 2026 (refer to CCPC # ZA-06-26-18966). This current submission includes a provision requiring an engineered collection and containment system designed to prevent the release of contaminated fire-fighting water and other hazardous substances to groundwater, surface waters, wetlands, stormwater management facilities, sanitary sewer systems, or adjacent properties during fire suppression activities or other emergency events. Design requirements and provisions regarding the removal of hazardous materials and related included.

Page: 2
Re: Zoning Ordinance Amendment – Data Centers in the I-1 Limited Industrial District by
Conditional Use (Revision re: Collection/Containment for Fire-Fighting Water and Other
Hazardous Substances)
West Nantmeal Township - ZA-07-26-19014

COMMENT:

3. The additional provisions appear to be appropriate to help ensure the safety of residents and protect the physical environment near a data center that may experience a fire-fighting emergency. The Township Fire Marshall should comment on the proposed additional language. We have no further comments on the data center amendment.

RECOMMENDATION: The Chester County Planning Commission commends West Nantmeal Township for its proactive work on this land use. The Township should act on the proposed zoning ordinance amendment according to the recommendations of the Township Solicitor.

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

Sincerely,

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

Wes Bruckno
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

July 17, 2026

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

Re: Zoning Ordinance Amendment - Cluster Development Provisions
West Whiteland Township – ZA-06-26-18989

Dear Mr. Weller:

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

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Amend Section 325-26.C(3) to state “Open Space shall be required for cluster developments as set forth in Section 325-26.D.”
 - B. Amend the area and bulk regulations for all developments utilizing lot averaging and cluster development provisions in Section 325-26.D. The existing area and bulk regulations, which will be renumbered as Section 325-26.D(1), along with the requirement previously provided in Section 325-26.C(3) that “not less than 30% of the development acreage of the cluster development shall be designated and used exclusively for open space,” shall now apply “For all developments utilizing lot averaging and for developments approved prior to January 1, 2026, using the cluster development option...” Area and bulk requirements for all other developments using the cluster development option will be provided in Section 325-26.D(2). We note that the minimum lot area for cluster development provided in this Section is being reduced from 22,000 to 19,000 square feet, and the minimum rear yard and side yard requirements have been reduced from 40 and 20 feet, respectively, to 30 and 15 feet.
 - C. Amend Section 325-91.B, pertaining to cluster developments that contain a historic resource. While the existing language will now be provided in subsection (1), proposed subsection (2) states that the “maximum building coverage applicable to a lot that contains a historic resource shall be 10% and the maximum impervious coverage applicable to a lot that contains a historic resource shall be 25%.”

Page: 2
 Re: Zoning Ordinance Amendment - Cluster Development Provisions
 # West Whiteland Township – ZA-06-26-18989

BACKGROUND:

2. It is our understanding that the purpose of this amendment is to allow for residential development, in accordance with the proposed cluster development provisions, on a 53.55 acre tract located on the south side of King Road and the east side of Route 202 (a concept plan for the redevelopment of this site was not included with the zoning amendment submission to the County Planning Commission).
3. The County Planning Commission has previously reviewed two amendments pertaining to the redevelopment of this site. CCPC# ZA-08-23-17994 and ZM-08-23-17795, dated September 1, 2023, proposed the change the zoning designation of nine parcels in this area of the Township from O/L Office/Laboratory to R-1 Residential (UPI# 41-6-77, 41-6-80, 41-6-81, 41-6-82, 41-6-83, 41-4-84, 41-6-87, 41-6-88.2, and 41-6-88.2A), along with the following revisions to the text of the Zoning Ordinance: add “Large tract residential cluster option” to the list of uses permitted in the R-1 Residential District; add subsection (b) to Section 325-9.C(1), pertaining to the applicable area and bulk regulations for clustering and lot averaging permitted in the R-1 District; and add Section 325-9.C(10)(c), area, bulk, and design standards for the large tract residential cluster option in the R-1 District.. It is our understanding that, on October 25, 2023, the Township Board of Supervisors denied this amendment petition.

Subsequently, the County Planning Commission reviewed a zoning map amendment (CCPC# ZM-10-24-18274, dated October 29, 2024) to change the zoning designation of the following parcels, situated on the southeast corner of the Route 202/King Road intersection, from O/L Office/Laboratory to R-1 Residential: UPI# 41-6-63.1, 41-6-75, 41-6-76, 41-6-77, 41-6-80, 41-6-81, 41-6-82, 41-6-83, 41-6-84, 41-6-87, 41-6-88.2, 41-6-88.2A, 41-6K-7.1, 41-6K-7.2, 41-6K-8, and 41-6K-79. According to our records, this zoning amendment was approved by the Township on November 13, 2024.

COMMENTS:

4. While we acknowledge that the proposed requirement in Section 325-26.D(2)(j) that “Not less than 40 percent of the developable acreage of the cluster development shall be designated and used exclusively for open space” is higher than the existing minimum 30 percent standard, we recommend that the Township consider requiring a higher percentage of open space (such as 45 to 50 percent) for cluster development in the R-1 district. Higher open space requirements will allow for more usable open space. Additional information on cluster development provisions is provided in the County Planning Commission’s Cluster Development planning eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/26-ClusterDev.cfm>.
5. As noted in our review of the prior zoning map amendment (CCPC# ZM-10-24-18274, dated October 29, 2024), there are three transmission pipelines that traverse this area of the Township. We also acknowledge that the Township Zoning Ordinance (Section 325-28.3) currently addresses surface land uses affiliated with transmission pipelines, and Chapter 125 of the Township Code addresses carbon dioxide transmission pipelines.

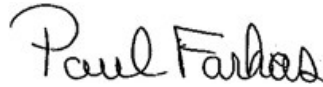
We recommend that, for future development activity adjacent to transmission pipelines (other than those regulated by Chapter 125 of the Township Code), the Township consider incorporating design standards into its Subdivision and Land Development Ordinance that provides for plan submission, buffer, setback, signage, and landscaping provisions for new development adjacent to transmission pipelines. Additional information on this matter, including model ordinance language, is available online at: <https://www.chescoplanning.org/pic/Resources.cfm>.

Page: 3
Re: Zoning Ordinance Amendment - Cluster Development Provisions
West Whiteland Township – ZA-06-26-18989

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner

Act 537 Reviews

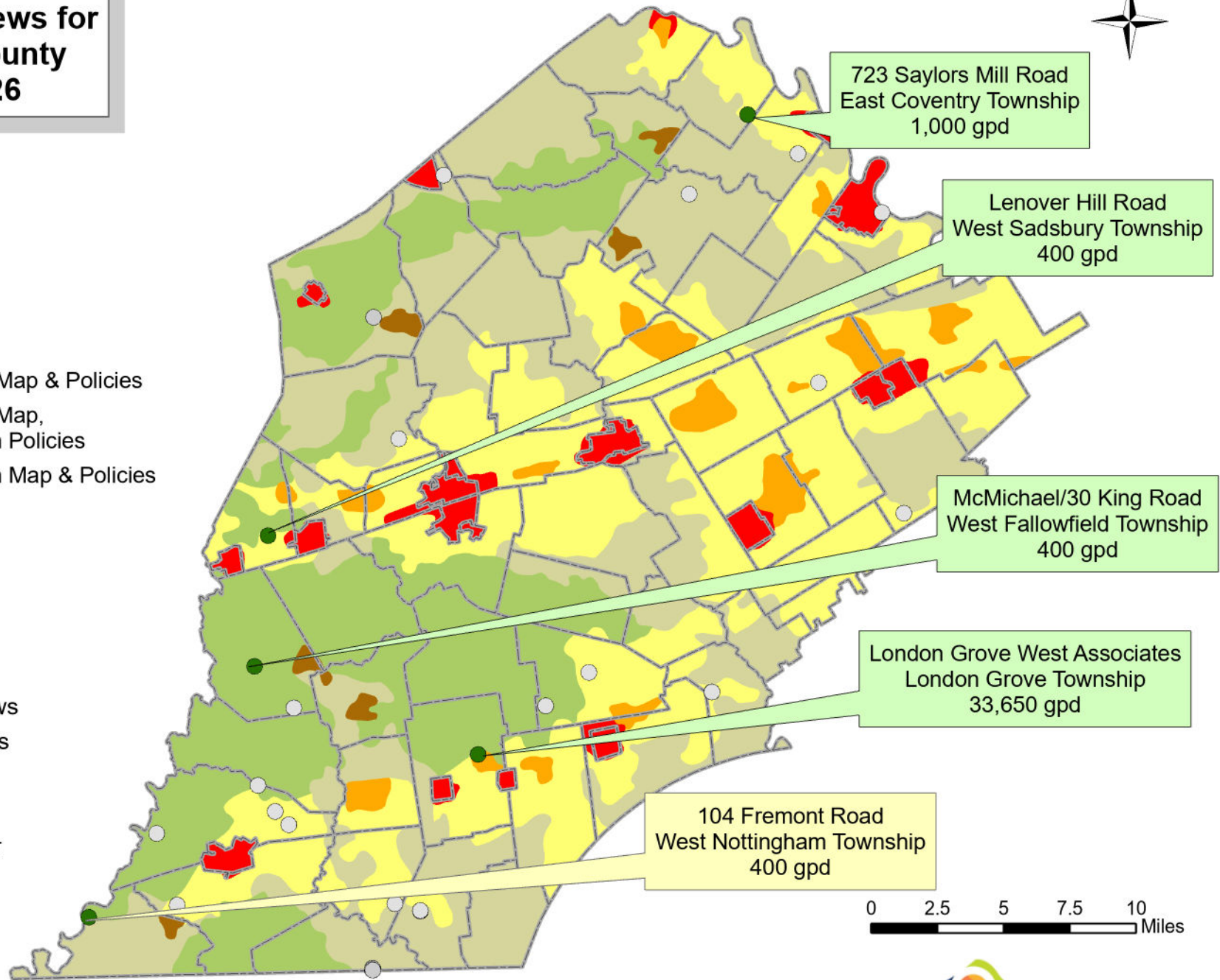
Act 537 Reviews for Chester County July 2026



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

Legend

- July 2026 Reviews
- Previous Reviews
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



0 2.5 5 7.5 10
Miles

Map prepared August 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
August 12, 2026

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

East Coventry Township, 723 Saylor's Mill

The applicant is proposing a residential development of three lots (one existing) on 14.3 acres. The site is located on Saylor's Mill Road, near the intersection with Bethel Church Road. The amount of wastewater for the project is 1,000 gpd. The project is served by an individual on-lot sewage disposal system. This project is designated as a Suburban Landscape and is consistent with ***Landscapes3***.

London Grove Township, London Grove West Associates

The applicant is proposing a residential apartment development of 192 units on 19 acres. The site is located at the intersection of Routes 1 and 41. The amount of wastewater for the project is 33,650 gpd. The project is to be served by a public sewage disposal system, managed by the London Grove Township Municipal Authority. This project is designated as Suburban Center and Suburban Landscapes and is consistent with ***Landscapes3***.

West Fallowfield Township, McMichael/30 King Road

The applicant is proposing a residential development of 2 dwellings (one existing) on 4.3 acres. The site is located on King Road, near the intersection with Center Hall Road. The amount of wastewater for the project is 400 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as an Agricultural Landscape with Natural Features Overlay and is consistent with ***Landscapes3***.

West Nottingham Township, 104 Fremont Road

The applicant is proposing a residential development of 2 lots (one existing) on 5.44 acres. The site is located on Fremont Road, west of the intersection with Franklin Drive. The amount of wastewater for the project is 400 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural Landscape and Natural Features Overlay and is somewhat consistent with ***Landscapes3***.

West Sadsbury Township, Lenover Hill Road

The applicant is proposing a residential development of 1 lot on 3.02 acres. The site is located on Lenover Hill Road, between the intersections with Church and Cemetery Roads. The amount of wastewater for the project is 400 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Suburban Landscape and is consistent with ***Landscapes3***.

Action Requested

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

8/12/26

Minor Revisions





SEWAGE FACILITIES PLANNING MODULE

COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW

(or Planning Agency with Areawide Jurisdiction)

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

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

Project Name & Municipality Mastrilli, Inc. - 723 Saylors Mill Road, East Coventry Township

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

1. Date plan received by county planning agency. May 05, 2026
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency June 29, 2026

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| ☒ | ☐ | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3</u> , the Chester County Comprehensive Plan, was adopted in 2018. <u>Watersheds 2045</u> , the Chester County Integrated Water Resources Element, was adopted in 2024. |
| ☒ | ☐ | 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> |
| ☒ | ☐ | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| ☒ | ☐ | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the Pigeon Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| ☒ | ☐ | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| ☐ | ☒ | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: <u>*Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u> |
| ☐ | ☐ | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| ☐ | ☒ | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| ☐ | ☒ | 9. Is there a county or areawide zoning ordinance? |
| ☐ | ☐ | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

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

18.

Name, Title and signature of person completing this section:

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

Signature: _____

Date: 6/29/2026Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

This project was previously reviewed by the Planning Commission, under PA Act 247, as Case Number SD-05-26-18926 and is consistent with the objectives of the Suburban Landscape.

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

PC53-06-26-18998

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
 Annie Lorah, Rotelle Companies
 Catharine Small, East Coventry Township
 James Haklar, Penns Trail Environmental LLC



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

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and 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 London Grove West Apartments, London Grove Township

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

1. Date plan received by county planning agency. May 20, 2026
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency July 06, 2026

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

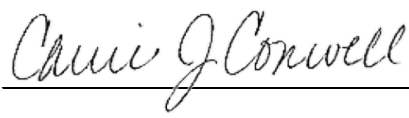
- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| ☒ | ☐ | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| ☒ | ☐ | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Center Landscape. 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. Public sewer systems are supported in this landscape when available. 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> |
| ☒ | ☐ | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| ☒ | ☐ | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." The project is within the White Clay Creek Watershed, all of which is part of the White Clay Creek and its Tributaries National Wild and Scenic River. We recommend that the municipality, prior to taking action on this application, 1) Contact the White Clay Creek National Wild & Scenic River at mpc@whiteclay.org to determine whether this application is consistent with the Management Plan for this National Wild and Scenic River and 2) review your municipal ordinances to determine if they are consistent with the Management Plan for this National Wild and Scenic River. The Management Plan may be viewed at http://whiteclay.org/resources/watershed-management-plan/</u> |
| ☒ | ☐ | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| ☐ | ☒ | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u> |
| ☐ | ☐ | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| ☐ | ☒ | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| ☐ | ☒ | 9. Is there a county or areawide zoning ordinance? |
| ☐ | ☐ | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerDate: 7/6/2026Signature: Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

This project was reviewed under PA Act 247 as Case Numbers SD-05-25-18505 and LD-05-25-18507 and was determined to be consistent with the Suburban Center Landscape.

PC53-07-26-19003

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
 Andrea Finerosky, Pettinaro
 Kenneth Battin, EFO, MPA, London Grove Township
 Adam Pugh, Pennoni Associates, Inc.



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 McMICHAEL, West Fallowfield Township

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

1. Date plan received by county planning agency. May 20, 2026
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency July 7, 2026

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| ☒ | ☐ | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| ☒ | ☐ | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the 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. The proposed project is also located within the county's Natural Landscapes overlay, which is an overlay of all other landscapes and consists of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. Sewage facility impacts should be minimized in this landscape, and natural resources should be preserved or restored.</u> |
| ☒ | ☐ | 3. Does this proposal meet the goals and objectives of the plan? <u>If no, describe goals and objectives that are not met While the development of a single-family dwelling is consistent with the objectives of the Agricultural Landscape, due to the environmental characteristics of the project site, specifically a nearby wetland and stream, woodlands across the project site, and possible steep slopes, it is inconsistent with the vision of the Natural Features Overlay. The proposed project could be consistent with the objectives and recommendations of Landscapes3 if precautions are taken regarding the disturbances to the natural features identified above.</u> |
| ☒ | ☐ | 4. Is this proposal consistent with the use, development, and protection of water resources? <u>If no, describe inconsistency</u> |
| ☒ | ☐ | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? <u>If no, describe inconsistencies:</u> |
| ☐ | ☒ | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? <u>If yes, describe impact: *Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u> |
| ☐ | ☐ | 7. Will any known historical or archaeological resources be impacted by this project? <u>Not Known.</u>
<u>If yes, describe impacts</u> |
| ☐ | ☐ | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? <u>Not Known. The applicant's submission indicates there is a potential site of concern, but it does not demonstrate that potential conflicts have been resolved with the USFWS.</u> |
| ☐ | ☒ | 9. Is there a county or areawide zoning ordinance? |
| ☐ | ☐ | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u> |

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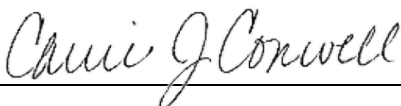
- | | | |
|-------------------------------------|-------------------------------------|--|
| ☐ | ☐ | 11. Have all applicable zoning approvals been obtained? N/A |
| ☐ | ☒ | 12. Is there a county or areawide subdivision and land development ordinance? No |
| ☐ | ☐ | 13. Does this proposal meet the requirements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

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP Title:

Senior Environmental Planner

Signature: Date: 7/7/2026

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.

PC53-06-26-19001

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
Joseph & Lana McMichael, Site Contact
Gina Wheeler, West Fallowfield 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 104 Fremont Road, West Nottingham Township

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

1. Date plan received by county planning agency. June 09, 2026
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency July 28, 2026

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

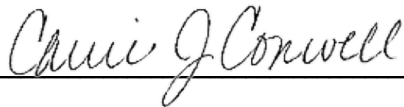
- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| ☒ | ☐ | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2009. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| ☒ | ☐ | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape. The county's Natural Landscapes is an overlay of all other landscapes and consists of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. Sewage facility impacts should be minimized in this landscape, and natural resources should be preserved or restored.</u> |
| ☐ | ☒ | 3. Does this proposal meet the goals and objectives of the plan? <u>If no, describe goals and objectives that are not met While the proposed subdivision is consistent with the objectives of the Rural Landscape, careful consideration of the proposed development activity is required due to its existing environmental characteristics. Specifically, the removal of trees on the site, which would be inconsistent with Landscapes3, Protect Objective A, which states: "Guide development away from sensitive natural resources."</u> |
| ☒ | ☐ | 4. Is this proposal consistent with the use, development, and protection of water resources? <u>If no, describe inconsistency</u> |
| ☒ | ☐ | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? <u>If no, describe inconsistencies:</u> |
| ☐ | ☒ | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? <u>If yes, describe impact:</u> |
| ☐ | ☐ | 7. Will any known historical or archaeological resources be impacted by this project? <u>Not Known.</u> <u>If yes, describe impacts</u> |
| ☐ | ☒ | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| ☐ | ☒ | 9. Is there a county or areawide zoning ordinance? |
| ☐ | ☐ | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u> |

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

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerSignature: Date: 7/28/2026

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

Address: 601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

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

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

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

This project was previously reviewed under PA Act 247, as Case Number SD-04-26-18896, and was determined to be consistent with the objectives of the Rural Landscape if conservation practices are in place to protect natural resources to the maximum extent practicable.

PC53-07-26-19033.

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
Shawn D. & Stefanie A. Weaver, Site Contact
Tiffany Bell, West Nottingham Township
Edward Beideman, Willow Run Consulting, Inc



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 Lenover Hill, West Sadsbury Township

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

1. Date plan received by county planning agency. June 03, 2026
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency July 20, 2026

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| ☒ | ☐ | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| ☒ | ☐ | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the 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> |
| ☒ | ☐ | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| ☒ | ☐ | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency |
| ☒ | ☐ | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| ☐ | ☒ | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| ☐ | ☐ | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| ☐ | ☒ | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| ☐ | ☒ | 9. Is there a county or areawide zoning ordinance? |
| ☐ | ☐ | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

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

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerDate: 7/20/2026Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS** (See Section D of instructions)

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

According to the National Pipeline Mapping System (NMPS), the proposed project is located within an area that contains the Transcontinental (Williams Transco) pipeline corridor. While the location of this project's proximity does not preclude development along the pipeline corridor, there may be special steps that can avoid negative impacts or interactions between the public and the pipeline. The Chester County Planning Commission recommends contacting the pipeline operator to coordinate construction activities in addition to calling 811 before digging. You can find contact information for the operator in your area by going to the Chester County Pipeline Information Center website <https://www.chescoplanning.org/pic/operators.cfm> and linking to the corresponding company.

This project was reviewed under PA Act 247 in 2017 and was determined to be consistent with Landscapes2, the current comprehensive plan at that time.

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.

PC53-07-26-19007

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

Leonard and Candace Giangiulio, Site Contact

Chelsy Oswald, West Sadsbury Township

Ann Green, Soil Sage Consulting

Agricultural Security Area Reviews



- ▭ Proposed Agricultural Security Area Parcel(s)
- ▭ Existing Agricultural Security Area Parcel

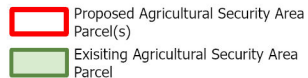
Parcel Info: Parcel(s): 50-5-24.1
 (Main) Address: 1757 Shadyside Rd
 Municipality: West Bradford Township

Image Info: Nearmap, March 2026

0 125 250 500 Feet

Note: The CCPC makes every effort to ensure this map is free of errors but does not guarantee the map or its features to be spatially or temporally accurate.





Parcel Info: Parcel(s): 50-2-23.4, 50-2J-65
(Main) Address: 1504 Pamela Dr
Municipality: 'West Bradford Township'

Image Info: Nearmap, March 2026

0 487.5 975 1,950
Feet

Note: The CCPC makes every effort to ensure this map is free of errors but does not guarantee the map or its features to be spatially or temporally accurate.





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

**REVIEW OF A PROPOSED ADDITION
TO AN
AGRICULTURAL SECURITY AREA (ASA)**

TO:

Jack Hines, Jr, Chairman
West Bradford Agricultural Security Board
1385 Campus Drive
Downingtown, PA 19335

Date:

July 7, 2026

Parcel:

50-2-23.4

Acreage*:

20

Owner(s)*:

Howard Meyers &
Terri Ann Gaugler

*According to County Tax Assessment Records

Review Timetable

On, the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by .

Soils

- Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes ☒ No ☐
Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes ☒ No ☐
 Comments: **According to the 2021 Zoning Ordinance and Zoning Map, the parcel is located in the R1: Residential District and does permit agriculture as a by right use.**
2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes ☒ No ☐
 Comments: **According to the 2020 Comprehensive Plan, the parcel is located in the Resource Protection Areas & Areas of Development Constraints.**
3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes ☒ No ☐
 Comments: **According to *Landscapes3*, the parcel is located within the Suburban Landscape.**

Agricultural Lands

1. Is the parcel enrolled in a farmland protection program? Act 515 ☐ Act 319 ☒ None ☐
2. What is the Chester County Real Estate System land use code?
3. Is the parcel "viable farmland" as defined by Act 43? Yes ☐ No ☒
 Comments:

The CCPC finds that the proposed addition of this parcel consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.

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



 Carrie J. Conwell
 Senior Environmental Planner

cc: Scott Klein, Township Planning Commission Chair
 Jake Michael, CCPC
 Geoff Shellington, Chester County Open Space Preservation 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

**REVIEW OF A PROPOSED ADDITION
 TO AN
 AGRICULTURAL SECURITY AREA (ASA)**

TO:

Jack Hines, Jr, Chairman
 West Bradford Agricultural Security Board
 1385 Campus Drive
 Downingtown, PA 19335

Date:

July 7, 2026

Parcel:

50-2J-65

Acreage*:

4

Owner(s)*:

Howard Meyers &
 Terri Ann Gaugler

*According to County Tax Assessment Records

Review Timetable

On, May 21, 2026 the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by Pamela Henrichon, representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by July 7, 2026.

Soils

1. Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes ☒ No ☐
 Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes ☒ No ☐
 Comments: **According to the 2021 Zoning Ordinance and Zoning Map, the parcel is located in the R1: Residential District and does permit agriculture as a by right use.**
2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes ☒ No ☐
 Comments: **According to the 2020 Comprehensive Plan, the parcel is located in the Resource Protection Areas & Areas of Development Constraints.**
3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes ☒ No ☐
 Comments: **According to *Landscapes3*, the parcel is located within the Suburban Landscape.**

Agricultural Lands

1. Is the parcel enrolled in a farmland protection program? Act 515 ☐ Act 319 ☒ None ☐
2. What is the Chester County Real Estate System land use code?
3. Is the parcel “viable farmland” as defined by Act 43? Yes ☐ No ☒
 Comments:

The CCPC finds that the proposed addition of this parcel consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.

Thank you for helping to preserve Chester County’s farmlands.



 Carrie J. Conwell
 Senior Environmental Planner

cc: Scott Klein, Township Planning Commission Chair
 Jake Michael, CCPC
 Geoff Shellington, Chester County Open Space Preservation 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

**REVIEW OF A PROPOSED ADDITION
 TO AN
 AGRICULTURAL SECURITY AREA (ASA)**

TO:

Jack Hines, Jr, Chairman
 West Bradford Agricultural Security Board
 1385 Campus Drive
 Downingtown, PA 19335

Date:

July 7, 2026

Parcel:

50-5-24.1

Acreage*:

13.1

Owner(s)*:

Dawn M. & Josiah Royce
 Mitchell

*According to County Tax Assessment Records

Review Timetable

On, May 21, 2026 the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by Pamela Henrichon, representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by July 7, 2026.

Soils

1. Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes ☒ No ☐
 Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes ☒ No ☐
 Comments: **According to the 2021 Zoning Ordinance and Zoning Map, the parcel is located in the R1: Residential District and does permit agriculture as a by right use.**
2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes ☒ No ☐
 Comments: **According to the 2020 Comprehensive Plan, the parcel is located in the Resource Protection Areas & Areas of Development Constraints.**
3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes ☒ No ☐
 Comments: **According to *Landscapes3*, the parcel is located within the Suburban Landscape.**

Agricultural Lands

1. Is the parcel enrolled in a farmland protection program? Act 515 ☐ Act 319 ☐ None ☒
2. What is the Chester County Real Estate System land use code?
3. Is the parcel "viable farmland" as defined by Act 43? Yes ☒ No ☐
 Comments:

The CCPC finds that the proposed addition of this parcel consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.

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



 Carrie J. Conwell
 Senior Environmental Planner

cc: Scott Klein, Township Planning Commission Chair
 Jake Michael, CCPC
 Geoff Shellington, Chester County Open Space Preservation Department

Discussion and Information Items

Community Planning Division Update



Municipalities with ongoing VPP or CPA projects, July 2026

18 Single-Municipality Projects

★ Planning Commission Community Planning Assistance

Zoning or Subdivision Ordinance

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

Open Space

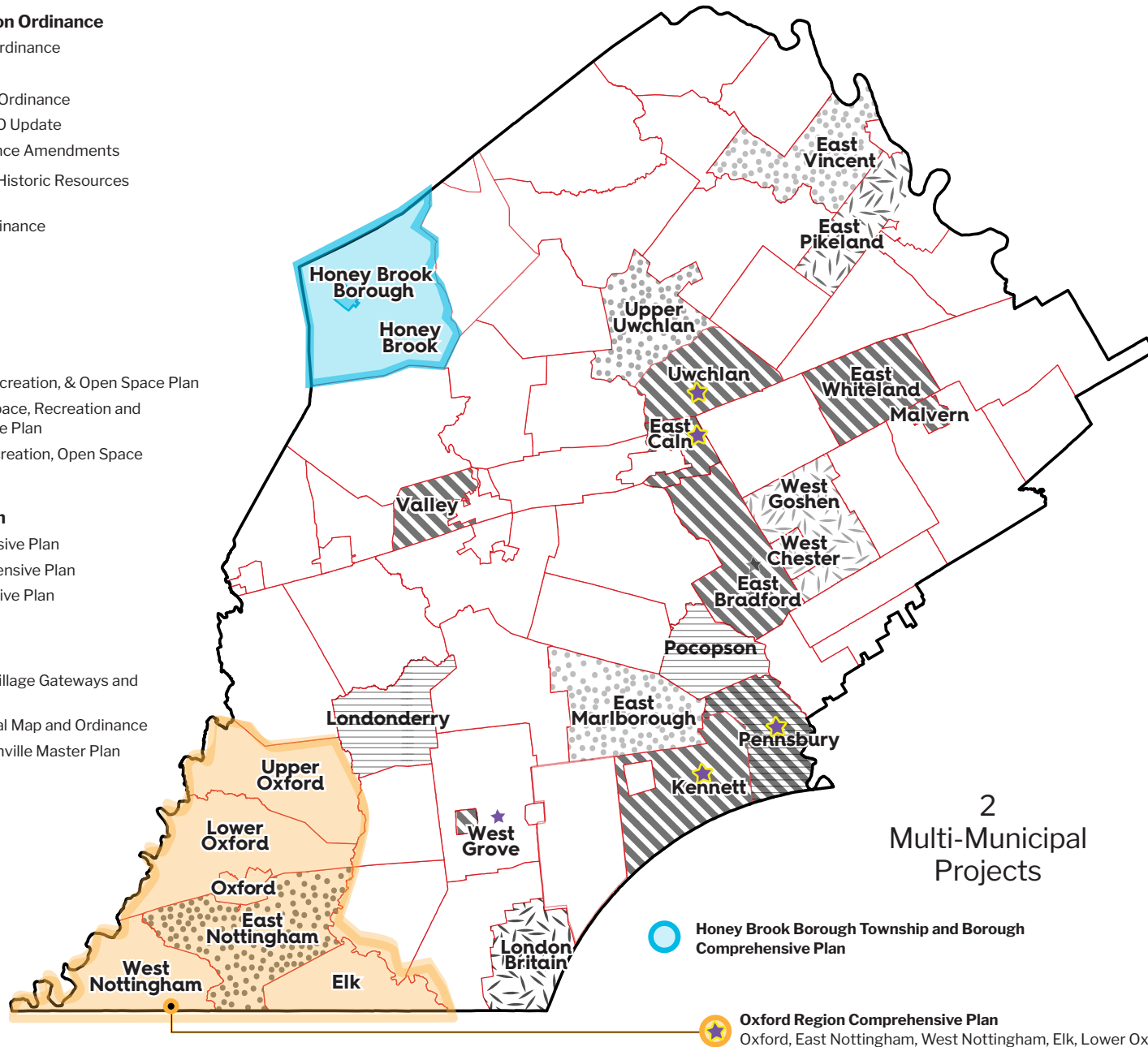
- West Goshen Parks, Recreation, & Open Space Plan
- London Britain Open Space, Recreation and environmental Resource Plan
- East Pikeland Park, Recreation, Open Space and Trail Plan

Comprehensive Plan

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

Other

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



COMMUNITY PLANNING REPORT

August 2026 (Activities as of 7/31/2026)

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

1. East Bradford Township – Zoning Ordinance Update

Percent Completed: 80% Contract Term: 8/22-7/25 Consultant: CCPC Lead Planner: Chris Patriarca
No update for July.

2. East Caln Township – Zoning Ordinance Update

Percent Completed: 30% Contract Term: 1/26-12/27 Consultant: CCPC Lead Planner: Chris Patriarca
Reviewed resource protection standards and definitions in July.

3. East Marlborough Township – Unionville Master Plan

Percent Completed: 50% Contract Term: 2/26-1/27 Consultant: Bowman Monitors: Jeannine Speirs and Luis Rodriguez
The consultant held a subcommittee meeting to review concepts for Unionville Park, open space, trails, and gateway improvements as part of the Unionville Village Master Plan. The committee discussed opportunities for park enhancements, trail connections, access and parking improvements, and gateway signage to help refine recommendations for inclusion in the Master Plan.

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

Percent Completed: 55% Contract Term: 9/25-4/27 Consultant: Natural Lands Monitors: Nina Weisblatt and Mark Gallant
No July update.

5. East Nottingham Township - Official Map and Ordinance

Percent Complete: 95% Contract Term: 9/25-8/27 Consultant: Brandywine Conservancy Monitors: Mark Gallant & Luis Rodriguez
Adoption is scheduled for a hearing on August 11th.

6. East Whiteland Township – Zoning Ordinance Update

Percent Completed: 60% Contract Term: 9/23-8/26 Consultant: Bergmann Monitor: Chris Patriarca
No update for July.

7. Kennett Township – SALDO update

Percent Completed: 80% Contract Term: 8/24-7/26 Consultant: CCPC Planners: Jeannine Speirs & Nina Weisblatt
The second draft is completed. The Township has items to complete in the 2nd draft after which the adoption process will begin.

COMMUNITY PLANNING REPORT

August 2026 (Activities as of 7/31/2026)

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

Percent Complete 35% Contract Term: 9/25-10/27 Consultant: Brandywine Conservancy
Reviewed existing conditions inventory and mapping at the July meeting.

Monitor: Chris Patriarca and Luis Rodriguez

9. Londonderry Township – Comprehensive Plan

Percent Complete 25% Contract Term: 2/26-1/28 Consultant: Brandywine Conservancy
No update for July.

Monitor: Chris Patriarca and Luis Rodriguez

10. Malvern Borough – Zoning Ordinance Amendments

Percent Completed: 85% Contract Term: 8/24-8/26 Consultant: Thomas Comitta Associates
The Borough submitted a request for extension in June. The Borough is getting input from their committees.

Monitor: Jeannine Speirs

★ New Garden Township – Zoning Ordinance Update

Percent Completed: 100% Contract Term: 7/24-6/26
Zoning ordinance updated by the Township in July.

Consultant: Michael Baker International

Monitor: Chris Patriarca

11. Pennsbury Township – Comprehensive Plan Update

Percent Completed: 50% Contract Term: 9/25-10/27 Consultant: Brandywine Conservancy
In July the consultants presented their draft goals on historic and scenic resources.

Monitor: Jeannine Speirs & Nina Weisblatt

12. Pocopson Township – Comprehensive Plan Update

Percent Completed: 20% Contract Term: 2/26-1/28 Consultant: Brandywine Conservancy
No meeting in July.

Monitor: Kevin Myers and Nina Weisblatt

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

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

Monitor: Patty Quinn

Next steps are finalization of the mobility plan and board acceptance. Bowman's goal is to complete the plan by the end of summer and accepted by the board in the fall. A contract was requested to ensure that the project will have additional time needed to conclude.

14. Uwchlan Township - Zoning Ordinance Update

Percent Completed: 40% Contract Term: 9/25- 8/27

Consultant: CCPC

Lead Planner: Mark Gallant

Working through Supplemental Regulations and updating districts. The first draft of completed definitions will be presented at the next meeting.

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

Percent Completed: 90% Contract Term: 5/24-10/26

Consultant: Tool Recreation Planning

Monitor: Mark Gallant

The draft Plan was submitted for an ACT 247 review.

COMMUNITY PLANNING REPORT

August 2026 (Activities as of 7/31/2026)

16. Pennsbury Township – Historic Resources Zoning Update

Percent Completed: 85% Contract Term: 8/25-2/26 Consultant: CCPC
The Township Historical Commission is reviewing draft language.

Lead Planner: Jeannine Speirs

17. Valley Township – Zoning Amendments

Percent Completed: 25% Contract Term: 12/25-7/27 Consultant: Pennoni Associates
No meeting in July, next meeting scheduled for September.

Monitor: Kevin Myers

MULTI-MUNICIPAL PROJECTS

A. Honey Brook Township and Borough – Comprehensive Plan

Percent Completed: 65% Contract Term: 4/25-3/28 Consultant: Brandywine Conservancy Monitors: Jeannine Speirs and Luis Rodriguez
No update for July.

B. Oxford Region Comprehensive Plan Update

Percent Completed: 70% Contract Term: 1/24–12/26 Consultant: CCPC Lead Planner: Mark Gallant
Working through the 2nd drafts of most chapters and presenting the 1st drafts of Energy Conservation and Land Use and Housing. The project will require a 6-month extension to accommodate final review and adoption.

OTHER PROJECTS

- **Oxford Region** - Administration assistance to the regional planning group (ORPC) and associated sub-groups
- **Phoenixville Region Planning Committee** - No meeting in July.
- **Pottstown Metropolitan Regional Planning Committee** - July meeting focused on discussions of several new land developments proposed in the region.

Internal County Coordination

Community Development: Senior Community Planners Chris Patriarca and Jeannine Speirs, Kevin Myers, Senior Urban Planner
Facilities: David Blackburn, Heritage Preservation Coordinator
Housing Authority of Chester County: Chris Patriarca
Historic Interpretive Network: Jeannine Speirs

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

America 250

- ❖ The July CC250 Commission meeting was held on the 9th. Chair of the Marketing and Communication Committee and Chair of the Education Committee both resigned from the Commission. The Board discussed moving forward into 2027.
- ❖ The FY 27 budget requests were submitted.

Community Planning Activities – August Board Meeting 2026 (July 2026 Activities)

COMMUNITY PLANNING REPORT

August 2026 (Activities as of 7/31/2026)

- ❖ The 250th newsletter concluded its weekly editions on Monday, July 27th and will resume monthly.
- ❖ The Heritage Coordinator attended the National Association of Preservations Commissions Forum in Minneapolis.

Philadelphia Campaign HIN theme region

CCPC and CC250 are looking toward next year's American Revolution Philadelphia Campaign 250th. Entities from all three battlefields are collaborating on activities and events for the 2027 commemoration and working in cooperation with CC250.

Iron & Steel HIN theme region

No meeting to report.

- ❖ Town Tours and Village Walks in July: Mansion House at Radley Run County Club, July 16th; Armchair Tour with Dr. Emily Sneff, July 23rd.
- ❖ Met with CCHPN Board member and County Bridge Coordinator to discuss design process for rehab with a focus on historic truss bridges.

Review

- ❖ No updates for July

Section 106

- ❖ Attended webinars highlighting proposed changes to Section 106 of the National Historic Preservation Act.
- ❖ Reviewed a proposal from PennDOT concerning a dam's eligibility for the National Register.
- ❖ Downingtown Historic Preservation Plan & Facade Improvement Program Outline project started in July. These mitigation measures for the demolition of a historic building in a historic district for the new Downingtown Train Station project.

HOUSING

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

URBAN CENTERS

Technical assistance/coordination

- ❖ Coordinated with West Chester University (WCU) and Avondale and Parkesburg borough to facilitate a future student planning studio. WCU will work with Avondale for the fall 2026 studio. A potential project in Parkesburg for Spring 2027 was discussed.
- ❖ Coordination with the CC Department of Computing and Informational Services to develop a new "portal" for the Urban Centers Improvement Inventory (UCII) which will launch in the fall to make edits and additions to the UCII to make it more user friendly.
- ❖ Attended Coatesville Ash Park ribbon cutting ceremony on July 7th, funded in part by the County Community Revitalization Program.
- ❖ Coordinated with partners in preparation for the fall 2026 Urban Centers Forum on Accessory Dwelling Units.

Sustainability Division Update



Sustainability Division

Monthly Activities Report – August 2026 (Activities as of 7/31/26)

Climate Action Plan Update:

The second and final public survey closed on 7/31 with over 1,400 responses. Analysis is underway and will be shared with the Board in September. A series of stakeholder meetings – including for municipalities, human services organizations, and internal county departments and administration- are scheduled in the months of August and September.

Keep Chester County Beautiful:

Keep Chester County Beautiful and America250 PA Chester County's campaign to recruit 50 new volunteer groups to host an event, adopt a road or park, or conduct beautification activities continues and is halfway toward achieving its goal. CCPC staff and 250 Commission representatives met in July to discuss a promotional strategy for this campaign for the fall.

Shared Energy Manager:

DVRPC contracted with Practical Energy Solutions (PES) to provide shared energy management services to the four counties that are a part of the Sustainable Energy Partnership of Southeast PA (including Chester County). The Sustainability Division has been working with the county's Facilities department and PES to identify strategies to better track and manage energy usage in county buildings to increase efficiency, cut costs, improve resiliency, and reduce greenhouse gas emissions. In the short term the consulting team is helping the Partnership develop an energy management policy that will result in reducing electricity usage during peak periods to reduce electricity costs for the four counties' power portfolio.

Chester County Airport Tour:

Members of the Sustainability Division and Multimodal Transportation Division were invited to tour the Chester County Airport with the Chief Operating Officer of the Mach2 Hydrogen Hub. Discussions centered around the airport's expansion plans and the role of sustainability features therein, as well as the future of hydrogen, battery electric, and sustainable aviation fuel as an alternative or supplement to jet fuel to reduce carbon emissions of aviation.

Multimodal Transportation Division Update



Multimodal Transportation Planning Division

August 2026 (Activities as of 7/31/26)

Allerton Road Bridge

On Wednesday, July 22nd, Chester County Facilities and Planning teams got the opportunity to watch an impressive show of skill and engineering. The Jefferis Bridge (CB#111) on Allerton Road over the East Branch of the Brandywine Creek in East Bradford Township was reset via crane onto new abutments. The bridge had been removed and taken off site for rehabilitation to improve both its life span and address any safety concerns.

The truss was built in 1905 and was formerly County Bridge No. 80- located at Palmer's Paper Mill in West Marlborough Township. After the original covered bridge caught fire, the truss was relocated from the mill to the site as a replacement in 1953. Work is being performed by the JD Eckman Company and the rehabilitated bridge will be re-opened to traffic this Fall.



Bethel Church / Ellis Woods Roads Intersection

In mid-June, the East Coventry Township Board of Supervisors sent a letter to the Chester County Commissioners as well as Rep. Paul Friel and Sen. Katie Muth requesting PennDOT evaluate the Bethel Church and Ellis Woods Roads intersection for the possible installation of a four-way stop and/or other traffic calming and safety measures due to ongoing safety concerns. The MTP Division followed up by coordinating and sharing information with both PennDOT and East Coventry including arranging for an in-person meeting that was held on Wednesday, July 29th. At that meeting PennDOT stated they had their consultant HNTB perform a study which determined that due to the 36-month crash history, the intersection does warrant the installation of a four-way stop. Those improvements are slated to be completed this Fall.



Miscellaneous Updates

- After previously serving as the Vice Chair for State FY26, MTP Director Brian Styche began serving as Chair of the DVRPC Regional Technical Committee (RTC) at the first FY27 RTC meeting held Tuesday, July 7th at DVRPC. Brian will continue to serve as Chair through June 2027.
- At their July 15th meeting the Board of Commissioners approved a resolution authorizing Matt Edmond to execute the agreement in PennDOT's ECMS with Bowman for the design of the CVT P&T Branch's phase one trail development. This roughly \$1.55M contract will cover preliminary engineering and final design for the 3.4 mile segment in the middle of the P&T corridor between the Whitford Bridge and Downingtown Trestle. The design will serve as the match for the construction funding programmed in the region's TIP currently totaling \$7.164M.
- Also on July 15th the Schuylkill River Passenger Rail Authority (SRPRA) announced that it has entered into a Memorandum of Understanding (MOU) with Amtrak to formalize their relationship in working together to reestablish passenger rail service between Reading, Philadelphia, and New York. For more information, please refer to the SRPRA [press release](#).

Design & Technology Division Update



DESIGN & TECHNOLOGY DIVISION

August 2026 (activities as of 7/31/26)

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

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

The GIS/Tech team provided technical assistance to the Community Planning, Sustainability, and Multimodal Transportation and Administrative Divisions by fulfilling diverse mapping and data requirements. The team finished up the online Trail Finder app. The team also compiled mapping for the Chester County Bikes (and More!) Plan, worked on A+ Homes Accessible Guide, helped assist DVRPC with their compiling of zoning mapping and advanced the Oxford Region Comprehensive Plan mapping. Staff also provided ongoing technical assistance to Section 247 planners and managed logistics for various CCPC in person and online meetings.

Over the past month, the Graphics team advanced several key initiatives, including the design of the Oxford Region Comprehensive Plan report, materials for the Chester County 2020 Planning Awards, graphics for America 250, and technical concepts for the upcoming Chester County Bikes (and More!) Plan. Additionally, the team created event flyers and web assets while collaborating across departments to support CCPC's transition toward full ADA digital accessibility compliance.

Director's Report

