



CHESTER COUNTY PLANNING COMMISSION BOARD MEETING

Chester County Planning Commission
Government Services Center – Room 270

Hybrid Meeting
September 9, 2026

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chair's Welcome *Chair*
2. PUBLIC COMMENT *Chair*
3. PRESENTATION
- A. Climate Action Plan update *Rachael Griffith*
- B. Bike Park eTool *Kevin Myers*
- 2:30 p.m. 4. ACTION ITEMS
- A. Approval of Commission Meeting Minutes – August 12, 2026 *Commission*
- B. Act 247 Reviews – August 2026 Applications *Commission*
- 1) 247 Monthly Summary *Geoff Creary*
- 2) Review of Interest *Paul Farkas*
1. East Vincent Township CU-07-26-19012
- 3) Subdivision and Land Development Plan Reviews (13)
1. East Marlborough Township SD-07-26-19044
2. East Vincent Township CU-07-26-19012
3. London Grove Township LD-06-26-18995
4. London Grove Township LD-08-26-19048
5. Lower Oxford Township SD-07-26-19008
6. Malvern Borough LD-06-26-18983
7. Malvern Borough SD-06-26-18985
8. New Garden Township SD-06-26-18991
9. Tredyffrin Township SD-06-26-18988
10. Tredyffrin Township SD-07-26-19015
11. Westtown Township LD-07-26-19009
12. Willistown Township LD-07-26-19027
13. Willistown Township SD-07-26-19026

4) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (18)

1. Birmingham Township	ZA-07-26-19017
2. East Bradford Township	MA-07-26-19022
3. East Bradford Township	ZA-07-26-19020
4. East Bradford Township	ZA-07-26-19021
5. Kennett Township	ZA-07-26-19032
6. London Grove Township	ZA-07-26-19023
7. South Coventry Township	ZA-07-26-19047
8. Uwchlan Township	ZA-07-26-19041
9. West Goshen Township	CP-07-26-19024
10. West Goshen Township	ZM-06-26-19000
11. West Goshen Township	ZO-06-26-18999
12. West Vincent Township	SA-07-26-19040
13. West Vincent Township	ZA-07-26-19028
14. West Whiteland Township	CA-07-26-19036
15. West Whiteland Township	MA-07-26-19037
16. West Whiteland Township	ZA-07-26-19035
17. Willistown Township	MA-07-26-19016
18. Willistown Township	ZA-07-26-19010

C. Act 537 Reviews – August 2026 Applications

Carrie Conwell

1) Minor Applications (3)

1. East Vincent Township; Bechtel Farm at Stony Run, 21-5-78,
inconsistent
2. South Coventry Township; 280 Porters Mill, 20-2-142,
consistent
3. West Brandywine Township; 227 Pratts Dam Road, 29-6-50,
consistent

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

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

Rachael Griffith
Brian Styche
Geoff Creary
Bambi Griffin Rivera
Matthew Edmond

4:00 p.m. 6. ADJOURNMENT

Action Items



MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 351East
August 12, 2026

MEMBERS PRESENT IN PERSON: Nate Cline, Chair; Roberta Cosentino, Vice Chair; Matt Hammond; Andy Wright.

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

STAFF PRESENT IN PERSON: Matthew Edmond, Director; Carol Stauffer, Assistant Director; Steve Buck; Carrie Conwell; Geoff Creary; Bambi Griffin Rivera; Rachael Griffith; Gene Huller; Andrea Maras; Patty Quinn; Nancy Shields; Nina Weisblatt.

STAFF PRESENT VIA ZOOM: Chris Bittle; Beth Cunliffe; Paul Farkas; Mark Gallant; Kevin Myers; Carolyn Oakley; Al Park; Chris Patriarca.

VISITORS PRESENT IN PERSON: None

VISITORS PRESENT VIA ZOOM: Senator Katie Muth representative Nikki Whitlock

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, August 12, 2026 was called to order at 2:03 P.M. by Chair Nate Cline.

PUBLIC COMMENT:

Senator Katie Muth's representative Nikki Whitlock raised concerns regarding the lack of progress on the West Bridge Street and East Bridge Street bridges in Parkesburg, both of which have been closed to traffic and in design for years. She asked whether CCPC could assist in helping the borough move the projects along. Ms. Whitlock and staff exchanged thoughts about environmental approvals, construction delays, AMTRAK involvement, and TIP funding. Staff pledged to get in touch with borough officials to offer potential assistance, and to follow up with Ms. Whitlock later to answer her questions surrounding TIP and DVRPC funding processes, locating historical documentation concerning ownership and maintenance responsibility for the bridges and possible ways to get involved to help the stakeholders move the project forward toward construction.

PRESENTATION:

Mr. Edmond presented a draft interactive map designed to help residents and municipalities track data center-related activity in Chester County. The map is intended to show where zoning amendments and land development proposals have occurred. Nineteen amendments have been reviewed to date, five of which have been adopted. The map also displays data center land development proposals and their reported outcomes. Users will be able to select a municipality and access the Planning Commission's applicable review letters. Staff will add language to the introductory screen explaining the map's limitations, directing users to municipalities for official documents and current project information, noting the map is updated weekly. Once finalized, the map will be added to the Planning Commission's data center webpage under Utilities and Infrastructure. <https://www.chescoplanning.org/uandi/DataCenters/Introduction.cfm>

Ms. Quinn provided an update on the Delaware Valley Regional Planning Commission's (DVRPC) Transportation Improvement Program (TIP), which is updated every two years and supports the transportation and trail priorities established in *Landscapes3*. The TIP represents the programming and funding phase of the transportation project-development process and includes highway, transit, trail, study, and multimodal projects. No new projects were added during this TIP cycle because rising costs have consumed available funding. Existing projects remain in the program. The DVRPC Board adopted the regional TIP on July 23, 2026.

ACTION ITEMS:

Approval of Meeting Minutes:

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

Act 247 Reviews:

Subdivision and Land Development Reviews:

Mr. Creary noted that monthly development review activity declined slightly, but year-to-date numbers remain strong compared with last year. Overall development activity remains strong, driven particularly by single-family homes, townhomes, twins, agricultural projects, and institutional development. Apartment activity, however, continues to remain substantially below last year's level.

A MOTION TO APPROVE THE NINETEEN (19) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY DR. FASICK, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-05-26-18944; SD-05-26-18923; SD-05-26-18949; SD-05-26-18945; LD-06-26-18981.

Mr. Cline recused himself from the following applications: SD-05-26-18935; LD-05-26-18929; LD-07-26-19013; SD-05-26-18931; SD-06-26-18955; SD-06-26-18960; LD-06-26-18981; SD-06-26-18976.

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

A MOTION TO APPROVE THE FIFTEEN (15) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: SA-07-26-19006; ZO-07-26-19005; SO-06-26-18979; ZA-06-26-18996; ZA-06-26-18990.

Act 537 Reviews:

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

Mr. Cline recused himself from the following application: London Grove Township; London Grove West Associates, 59-5-77.1

A MOTION TO APPROVE THE THREE (3) AGRICULTURAL SECURITY AREA ADDITIONS WAS MADE BY MR. WRIGHT, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Community Planning Division Update:

Ms. Griffin Rivera summarized the VPP map and noted the following: two new community planning assistance contracts were signed; East Nottingham adopted its official map; and New Garden completed and adopted a zoning ordinance update and a new zoning map.

Next, Ms. Griffin Rivera reported on the following events; West Chester Borough A250 flag-raising ceremony; Exton Park Community Day; Ash Park improvements ribbon cutting; and the Oxford Area Historical Association's historic Union School building ribbon cutting.

Ms. Griffin Rivera went on to report on the Town Tours and Village Walk program. The July 16 Radley Run Mansion House town tour was moved indoors due to extreme heat and smoky conditions. An armchair tour at Exton Public Library featured historian Dr. Emily Sneff. One additional armchair tour is planned at Historic Yellow Springs this year.

Lastly, Ms. Griffin Rivera reported that the A250 eNewsletter was published weekly from May through July will now return to a monthly schedule. The July 4 America 250 celebration was described as a kickoff rather than an endpoint and planning is already underway for next year's battlefield-related programming.

Sustainability Division Update:

Ms. Griffith reported that the bulk of public outreach for the Climate Action Plan update concluded last month with the second and final public survey. The project is now transitioning into stakeholder engagement.

Next, Ms. Griffith provided an update on the Open Space Accelerator Program, which has officially launched and is intended to fund relatively small planning projects with clearly defined scopes of work. Staff conducted a pilot project for a stewardship plan for Coventry Woods Preserve in North Coventry Township which was adopted.

Lastly, Ms. Griffith noted that staff previewed an upcoming board tour with a sustainability-focused airport tour of Chester County Airport along with the COO of the Mach 2 hydrogen hub in the Philadelphia area. The visit highlighted emerging technologies and potential changes in aviation fuels. Discussion also took place regarding using available federal EV charging funding to install electric vehicle charging stations at the airport.

Multimodal Transportation Division Update:

Mr. Buck provided an update on the Allerton Road Bridge reinstallation project in East Bradford Township. CCPC and Facilities staff attended the bridge reinstallation on July 22. The roadway is expected to reopen sometime this fall.

Next, Mr. Buck reported that East Coventry Township requested assistance regarding safety concerns at the Bethel Church Road and Ellis Woods Road intersection. CCPC helped facilitate discussions between the Township and PennDOT. PennDOT agreed that the crash history supported installation of a new four-way stop. Additional signage and pavement markings are also expected.

Mr. Buck announced that Mr. Styche began serving as Chair of the Delaware Valley Regional Planning Commission Regional Technical Committee at its first FY27 meeting on July 7. Mr. Styche is expected to serve in that role through June 2027.

Mr. Buck went on to report that the Chester County Board of Commissioners authorized staff to proceed with a design agreement with Bowman for preliminary and final design of Phase 1 of the Chester Valley Trail P&T project. The design contract is approximately \$1.55 million and is being used as the match for construction funding programmed in the TIP.

Mr. Buck went on to report that on July 15, the Schuylkill River Passenger Rail Authority (SRPRA) entered into a Memorandum of Understanding with Amtrak. The agreement formalizes cooperation toward reestablishing passenger rail service connecting Reading, Philadelphia, and New York.

Lastly, Mr. Buck provided an update on the Whitford Bridge portion of the Chester Valley Trail project. Progress has been delayed by utility relocation issues along Whitford Road. Coordination challenges initially arose with PennDOT regarding requirements for the placement of utilities near the roadway. The County hired a consultant to coordinate with individual utility companies and develop a relocation plan. Completion is now anticipated around the beginning of next year.

Design and Technology Division Update:

Mr. Creary highlighted the continued communications and graphics support for the lawn-to-meadow conversion initiative being advanced by the Sustainability team. The program has been promoted through a variety of communications materials, including videos developed last year and ongoing graphics and outreach efforts.

Next, Mr. Creary provided an update on the GIS team's ongoing work to maintain and update historic atlases for Chester County municipalities. The historic atlases are updated periodically as new information and corrections become available. The Parkesburg Borough historic atlas is currently being updated.

Director's Report:

Mr. Edmond announced that the Citizen Planner Awards event is scheduled for October 15. Chester County 2020 and CCPC are partnering to bring back the awards with an expanded format. Nine formal nominations were received.

Next, Mr. Edmond announced that the annual Board Tour is scheduled for October 14. Board members will meet at Chester County Airport at 8:30 a.m. for a walking tour before boarding a bus at approximately 9:00 a.m. for additional tour stops. The tour will return to the airport for lunch at the Hungry Pilot, followed by an approximate 1:00 p.m. board meeting in an airport hangar.

Mr. Edmond went on to provide the following staff updates: Wes Bruckno is retiring after approximately 32 years with the county; Chris Bittle is retiring after approximately 37 years with CCPC; recruitment continues for several vacant positions including Support Staff 6, Housing Planner 4, Community Planner 3, Graphics Specialist, and Senior Graphics Specialist; Andrea Maras is

CCPC's new Staff Support 5; and Nina Weisblatt is leaving CCPC to pursue a master's degree in planning.

Next, Mr Edmond reported that PA recently announced approximately \$38 million in Green Light-Go funding for traffic signal improvements statewide. Chester County municipalities received approximately \$1.784 million across six municipalities.

Mr. Edmond went on to provide additional information regarding the SRPRA's MOU with Amtrak highlighting three significant elements of the agreement: the parties' intention for Amtrak to operate the proposed passenger rail service; Amtrak has committed to providing ridership forecasting, revenue estimates, and operating and maintenance cost information; and Amtrak has expressed its willingness to continue working with the Authority during the subsequent project phase.

Next, Mr. Edmond reported that CCPCs first Ongoing Planning Assistance (OPA) contract has been fully executed with New Garden Township. OPA represents a new form of municipal assistance designed to provide sustained Planning Commission involvement over approximately three years.

Mr. Edmond went on to announce the following: The Bike Park e-tool is now available on CCPC's website; the next TTVW is next Thursday at Historic Yellow Springs; and the Inquirer quoted Mr. Edmond for his comments on the proposed sale of St. Peter's Village.

Next, Mr. Edmond presented CCPC's web page that shows newly compiled information documenting the first 30 years of the Vision Partnership Program (VPP). Since 1996, VPP has funded nearly 300 projects totaling approximately \$6.3 million. When municipal matching funds are included, the program leveraged an additional \$3.7 million, representing approximately \$10 million in total planning investment over 30 years.

Lastly, the board engaged in an impromptu discussion about housing affordability and development, including how municipalities can incorporate affordable or income-restricted units through zoning incentives and density bonuses. Participants acknowledged that terminology relating to housing affordability remains challenging.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:39 PM WAS MADE BY MR. HAMMOND, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

Matthew J. Edmond, Executive Director
Chester County Planning Commission

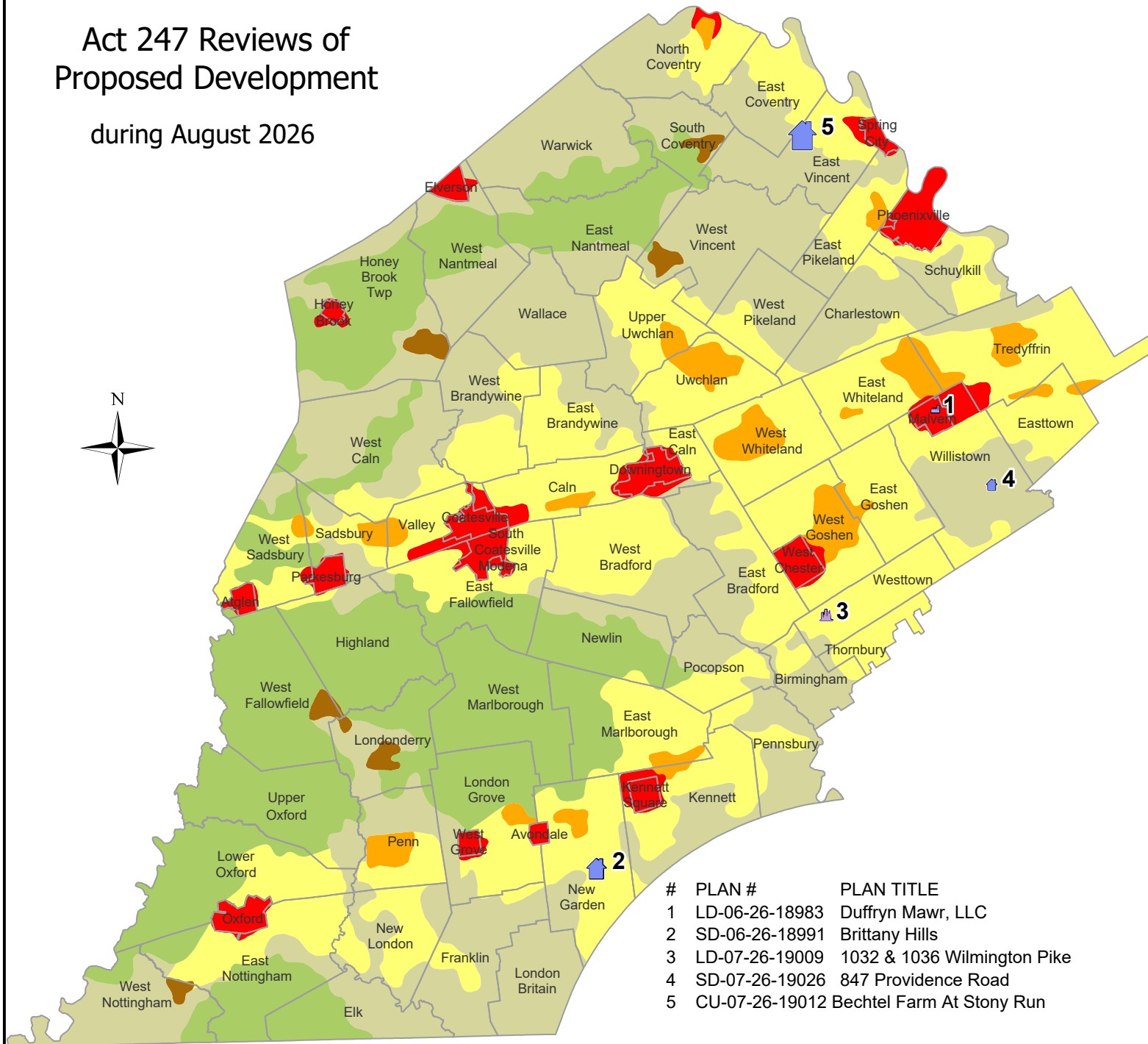
MJE/ncs

Act 247 Reviews

Subdivision & Land Development



Act 247 Reviews of Proposed Development during August 2026



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes3

Landscapes3

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

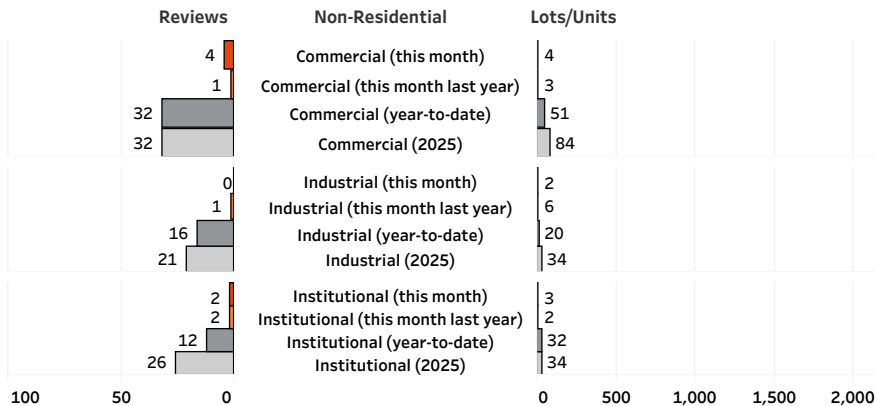
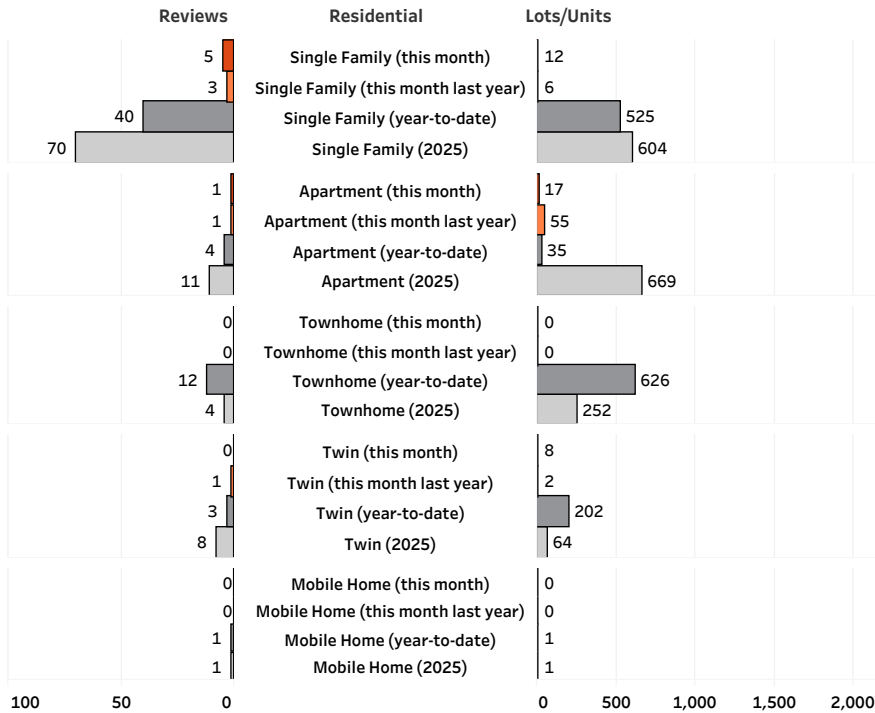
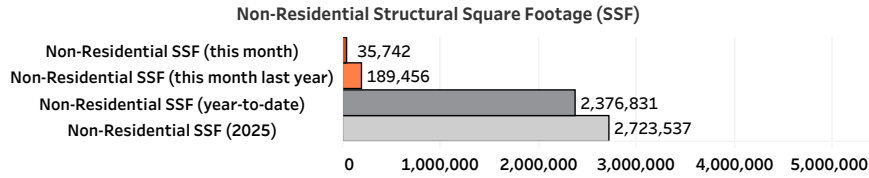
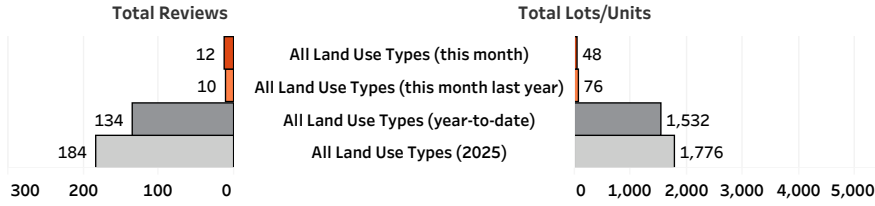
Rural Resource Areas

- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	LD-06-26-18983	Duffryn Mawr, LLC
2	SD-06-26-18991	Brittany Hills
3	LD-07-26-19009	1032 & 1036 Wilmington Pike
4	SD-07-26-19026	847 Providence Road
5	CU-07-26-19012	Bechtel Farm At Stony Run

August 2026



Subdivision and Land Development Reviews 8/1/2026 to 8/31/2026

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)
East Marlborough Township	SD-07-26-19044	713 Folly Hill Road and 715 Folly Hill Road	8/26/2026	13.36	Single Family Residential	2		Residential Single Family Residential			Yes
London Grove Township	LD-06-26-18995	HiMedia Laboratories, LLC	8/7/2026	8.50	Commercial Industrial Industrial	3	17,936	Commercial Office Building Industrial Manufacturing Industrial Warehouse	3		Yes
London Grove Township	LD-08-26-19048	Convenience Store w/ Drive Thru	8/26/2026	3.92	Commercial	1	6,139	Commercial Convenience Store	1		Yes
Lower Oxford Township	SD-07-26-19008	David S. & Rebecca E. Blank	8/6/2026	109.34	Single Family Residential Agricultural	3		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
Malvern Borough	LD-06-26-18983	Duffryn Mawr, LLC	8/5/2026	0.63	Commercial Apartment	17	5,784	Commercial Retail Residential Apartment	1		Yes
Malvern Borough	SD-06-26-18985	Duffryn Mawr, LLC	8/5/2026	0.48	Apartment	1		Residential Apartment			Yes
New Garden Township	SD-06-26-18991	Brittany Hills	8/7/2026	3.63	Single Family Residential Twin	9		Residential Single Family Residential Residential Twin		0	Yes
Tredyffrin Township	SD-06-26-18988	920 Valley Forge Road	8/6/2026	16.47	Institutional Institutional	2		Institutional Sports/Recreation Institutional Religious Organization		0	Yes
Tredyffrin Township	SD-07-26-19015	946 & 916 Valley Forge Road	8/26/2026	2.91	Institutional	1		Institutional Religious Organization		0	Yes

Subdivision and Land Development Reviews 8/1/2026 to 8/31/2026

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)
Westtown Township	LD-07-26-19009	1032 & 1036 Wilmington Pike	8/7/2026	1.54	Commercial Single Family Residential	2	5,883	Commercial Office Building Residential Single Family Residential	1	0	Yes
Willistown Township	LD-07-26-19027	314 - 324 South Valley Road	8/21/2026	10.48	Single Family Residential	5		Residential Single Family Residential			Yes
Willistown Township	SD-07-26-19026	847 Providence Road	8/20/2026	51.30	Single Family Residential	2		Residential Single Family Residential			Yes
Grand Totals of Subdivision and Land Development Reviews		12 Reviews		222.56 Acres		48 Lots/Units	35,742 Non-Res. Sq. Feet		6 Non-Res. Bldgs.	0 Linear Feet Roadway	

There are **12** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations
8/1/2026 to 8/31/2026

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 8/1/2026 to 8/31/2026

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)
East Vincent Township	CU-07-26-19012	Bechtel Farm At Stony Run	8/4/2026	65.30	Single Family Residential	53	0	Residential Single Family Residential		5,088	Yes
Grand Totals of Conditional Use Reviews		1 Reviews		65.30 Acres		53 Lots/Units	0 Non-Res. Sq. Feet		Non-Res. Bldgs.	5,088 Linear Feet Roadway	

There are **1** Conditional Use consistent, **0** Conditional Use inconsistent, and **0** Conditional Use with no relevance to **Landscapes**.

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
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Matthew J. Edmond, AICP
Executive Director

August 26, 2026

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

Re: Final Subdivision - 713 Folly Hill Road and 715 Folly Hill Road
East Marlborough Township – SD-07-26-19044

Dear Mr. Lovekin:

A Final Subdivision Plan entitled "713 Folly Hill Road and 715 Folly Hill Road", prepared by Register Associates, Inc., and dated July 22, 2026, was received by this office on August 3, 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 Folly Hill Road, north of East Doe Run Road
Site Acreage:	13.36
Lots/Units:	2 existing lots
Non-Res. Square Footage:	0
Proposed Land Use:	Lot line revision between two single family residential lots
Municipal Land Use Plan Designation:	Site-Sensitive Suburban
UPI#:	61-6-30, 61-6-31

PROPOSAL:

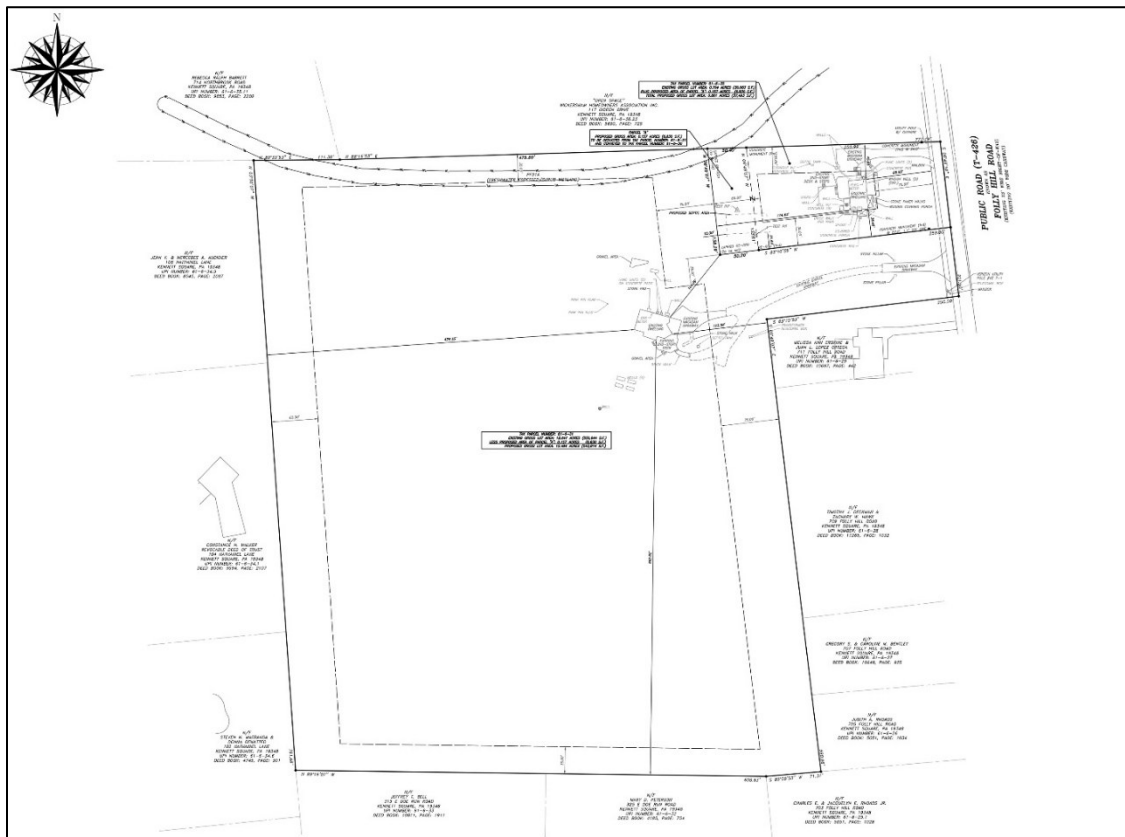
The applicant proposes the conveyance of Parcel A, a 0.16 acre portion of UPI# 61-6-31, to UPI# 61-6-30. We acknowledge that General Notes 22 and 24 on Sheet 1 indicates that the purpose of this plan is to provide UPI# 61-6-30 with sufficient lot area for the location of an on-site sewage disposal system. The project site is located in the R-B Residential zoning district.

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

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Re: Final Subdivision - 713 Folly Hill Road and 715 Folly Hill Road

East Marlborough Township – SD-07-26-19044



Site Plan Detail, Sheet 2: Final Subdivision - 713 Folly Hill Road and 715 Folly Hill Road

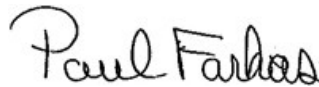
Page: 4
Re: Final Subdivision - 713 Folly Hill Road and 715 Folly Hill Road
East Marlborough Township – SD-07-26-19044

ADMINISTRATIVE ISSUES:

3. According to the Requests for Waivers Table provided on Sheet 1, the applicant is requesting three waivers from Article V-Plan Requirements of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
4. According to County Tax Assessment records, UPI# 61-6-31 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 owner's tax status. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
5. 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 Marlborough Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Bruce and Virginia Levy
Cynthia and Michael Hudock
Regester Associates, Inc.
Chester County Health Department
Chester County Assessment Office

**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

August 4, 2026

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

Re: Conditional Use - Bechtel Farm at Stony Run
 # East Vincent Township - CU-07-26-19012

Dear Mr. Zienkowski:

A conditional use plan entitled "Bechtel Farm at Stony Run", prepared by Edward B. Walsh & Assoc., Inc. and dated June 25, 2026, was received by this office on July 14, 2026. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of East Vincent Township. This review does not replace the need for an official referral by East Vincent Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	South side of Stony Run Road (State Route 1032), west of West Bridge Street
Site Acreage:	67.9 acres
Lots:	53 lots
Proposed Land Use:	Single Family Residential
New Parking Spaces:	318 spaces for dwelling lots and additional on-street parallel spaces
Municipal Land Use Plan Designation:	Residential Infill
UPI#:	21-5-78, 21-5-79

PROPOSAL:

The applicant proposes the creation of 52 single-family residential lots, one existing farmhouse lot and a 30.72-acre open space area. The site, which will be served by public water and public sewer facilities, is located in the East Vincent Township LR Low Density Residential zoning district with the Open Space Design Option and additional density pursuant to the TDR Transfer of Development Rights Ordinance.

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

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 Re: Conditional Use - Bechtel Farm at Stony Run
 # East Vincent Township - CU-07-26-19012



COUNTY POLICY:

LANDSCAPES:

1. The northern portion of the site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The southern portion of the site is within the **Rural Landscape** designation.

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

The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs.

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 Re: Conditional Use - Bechtel Farm at Stony Run
 # East Vincent Township - CU-07-26-19012

The proposed subdivision is consistent with the objectives of the **Suburban Landscape** but is less consistent with the **Rural Landscape**. The applicant and East Vincent Township should consider the recommendations in this review letter to help bring the proposed subdivision into better compliance with [Landscapes3](#).

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.

PRIMARY ISSUES:

3. The Township and the applicant should work together to revise the design to better reflect the site's transition from its **Suburban Landscape** designation in the north to its **Rural Landscape** designation in the south. We suggest that the East Vincent Township Zoning Ordinance Section (27-602 **Use Regulations** in the LR-Low-Density Residential District) could help achieve this transition. Section 27-602.3. (Conditional Uses) includes:

“Where approved by the Board of Supervisors as a conditional use, the following uses will be permitted within the LR-Low-Density Residential District, subject to the conditions and procedures in Part 19:”

Section 27-602.3.A. includes:

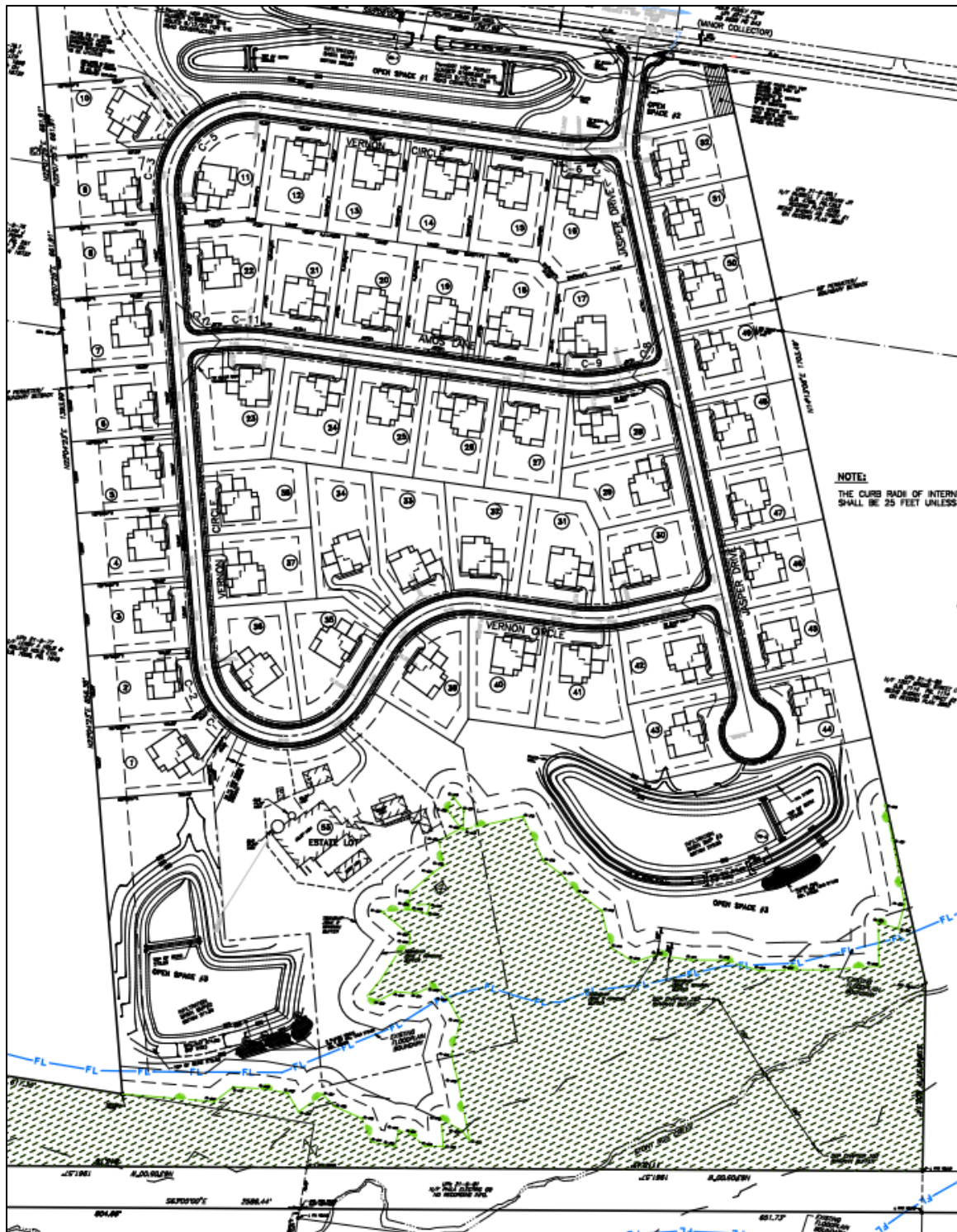
“Development under the open space design option in accordance with Part 9, including single-family detached dwellings, two-family dwellings, and multi-family dwellings.”

These Sections may permit the northern portion of the site to be developed with (for example) two-family dwellings; this may allow the relocation of several of the dwelling units proposed for the southern portion into the northern part. We suggest that the applicant and the Township consider the use of shared driveways. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.

The southern portion of the site could then include additional open space; the County Planning Commission generally recommends at least 50 percent open space for cluster subdivisions. The applicant and the Township should also review the Planning Commission's ***Rural Landscapes Design Guide***, at: <https://www.chescoplanning.org/MuniCorner/PDF/RuralLandscapesDesignGuide.pdf>

We commend the applicant for placing a stormwater management facility and open space area between Stony Run Road and Vernon Circle instead of locating rear yard areas along Stony Run Road.

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 Re: Conditional Use - Bechtel Farm at Stony Run
 # East Vincent Township - CU-07-26-19012



*Detail of Bechtel Farm at Stony Run
 Conditional Use Plan*

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 Re: Conditional Use - Bechtel Farm at Stony Run
 # East Vincent Township - CU-07-26-19012

4. We recommend that the applicant and the Township consider road rights-of-way extensions in the northern portion of the site to the parcels to the east and west (UPI # 21-5-80 and UPI # 21-5-77) for future access, because such connections can help distribute vehicle circulation and improve access.

General Note 11 offers to dedicate the proposed roads to the Township. If the final plan shows that the internal roads will not connect to any other roads (except for Stony Run Road) and no rights-of-way extensions are proposed and no improved circulation opportunities are possible, the Township should consider whether such dedication is appropriate or should the ownership and maintenance responsibilities remain with the Homeowners' Association instead.

5. The applicant has requested a waiver (Subdivision and Land Development Waiver #1) from the requirement for widening Stony Run Road (State Route 1032). The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at <https://chescoplanning.org/Guides/Multimodal/>, classifies Stony Run Road as a minor collector. The Handbook (page 183) recommends a 100-foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Stony Run Road and that be offered for dedication to the PennDOT.
6. We endorse the installation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act recommend that sidewalks be a minimum of five feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element in Chapter 3 of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: <https://chescoplanning.org/Guides/Multimodal/>.
7. In Row 9 of the Zoning Data table on Sheet 2 (proposed density with TDR acquisition), the second column refers to "sheet 2 of the development plan for calculations". The applicant should clarify the additional density that is permitted by the East Vincent Township's TDR ordinance.
8. The applicant has proposed a 20-foot-wide emergency access road leading from Stony Run Road to Vernon Circle. The applicant and the Township should verify that the proposed landscape plantings in this area will not conflict with the use of the emergency access road. The applicant and the Township should also refer to the Emergency Access design element in Chapter 3 of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the emergency access connection. This design element is available online at: <https://chescoplanning.org/Guides/Multimodal/>.
9. The applicant has requested a waiver (Subdivision and Land Development Waiver #7) from the requirement for an open center in the cul-de-sac. The provision of a landscaped center island in the cul-de-sac, using a mountable curb, can reduce stormwater volume and paved surfaces, and can provide visual relief from expanses of asphalt.
10. The Township Engineer should review the traffic impact study for this project.
11. We commend the applicant for retaining the historic dwelling on the Estate Lot (Lot #53) and providing a buffer area to preserve some of its context. The Township should also encourage the applicant to provide more landscaping to screen the historic homestead from the proposed new dwellings. It would also be preferable to reposition some of the proposed dwellings farther from the Estate Lot.

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 Re: Conditional Use - Bechtel Farm at Stony Run
 # East Vincent Township - CU-07-26-19012

The non-residential structures on the Estate Lot should be evaluated for possible preservation because they can help support the character of the historic dwelling. The Township's historical commission should comment on this structure and review the Historic Resources Impact Report that is referenced in the Accompanying Reports/Documents list on Sheet 2 of the Plan.

12. General Note 26 on Sheet 2 states that the open space shall not be further subdivided or developed. The Township Solicitor should review this Note to ensure that the designated open space remains permanently protected from future development, subdivision, or any use inconsistent with the approved plan. 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>.
13. We commend the applicant for providing trails, but the trails should be extended to each of the open space areas to provide better access.
14. The plan indicates that a Homeowners' Association (HOA) will be responsible for the proposed common facilities/areas (General Note 16). Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the HOA document. The document should include provisions which allow the Township to intervene and maintain common owned facilities, determine the schedule for HOA formation, timing for construction of common facilities, and determine the schedule for transfer of ownership of common facilities from the developer to the HOA. The document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allows rooftop solar installations and other energy efficiency and environmental conservation actions.
15. The applicant should explain the relationship between the first plan sheets (Sheets 1-27) and last sheets (Sheets 1-4), which show different designs. The number of lots also differs (53 lots on Sheets 1-27 and 41 lots on Sheets 1-4). We commend the applicant for the statement in General Note 40 on Sheet 1 of 4, indicating that the multi-use arterial trails and bikeways to be installed prior to the issuance of building permits, but the last sentence of this Note, relating to the construction of local/collector trails and the issuance of building permits should be clarified.

Water Resources Information:

East Vincent Township

Stony Run Watershed, Schuylkill River Basin

FEMA: A portion of the southern part of proposed development site located in FEMA Zone A (100-year floodplain), or 1% annual chance flood (no BFE)

MS4 community: YES

TMDL: Category 4C – impaired by causes that cannot be addressed through a TMDL plan

Impairments for Stony Run: Assessed Use - Aquatic Life, Agriculture – Siltation, Habitat Alterations;

Assessed Use - Recreation, Source Unknown - PCBs

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

16. The area within Flood Hazard Zone A on the site will be vulnerable to flood events with levels above the 100-year base flood elevations. Flooding issues are complicated at this site because of the potential for backwater flooding from Stony Run, as parcel 21-5-78 is fully located within, and the southern

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 Re: Conditional Use - Bechtel Farm at Stony Run
 # East Vincent Township - CU-07-26-19012

portion of parcel 21-5-79 is within Flood Zone A. FEMA regulatory floodplain delineations represent the best-available engineered approximation of flood risk, however natural flood events can deviate from the mapped elevations due to the density of this development and its proximity to a major flooding source. In the event of a 100-year flood at Stony Run or tributaries to Stony Run, there is a possibility of inundation along this water body. As suggested in Comment 8 above, the applicant should ensure that separate access points are available and that residents and emergency responders are able to safely evacuate the site during a significant storm event.

17. The plans show the riparian buffers for Exceptional Value or High Quality watersheds per 25 Pa. Code Chapter 102.14(a)(2). Pennsylvania regulations require applicants conducting earth disturbance within 150 feet of a perennial or intermittent impaired stream in an Exceptional Value or High Quality watershed to either protect an existing riparian buffer, convert an existing riparian buffer into a forested buffer, or establish a new forested buffer. If earth disturbance is planned for within 150 feet of a perennial or intermittent stream, the applicant must comply with the regulations included in Pennsylvania Act 162 Section 402(c)(1). *Landscapes3* supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective B, page 63).
18. General Note 10 on Plan Sheet 2 states that "The development will be served by public water services and sanitary sewer..." However, General Note 11 on Sheet 23 indicates that the development will be served by on-lot sanitary sewer systems. The applicant should ensure that the Plan's information is consistent on all sheets. If the applicant proposes on-lot septic facilities, the locations of on-lot sanitary system components should be shown for each lot.
19. The applicant should provide the Township and the Chester County Conservation District with the updated Post-Construction Stormwater Management Report for review, if not yet provided.
20. Prior to approving waivers from Township Code Sections 22-426.8.B.7, 22-426.8.C.(9), and Section 22-426.7.B.(4), we recommend that the Township Engineer review the stormwater management report to ensure the design of the stormwater basins meet the infiltration, dewatering, peak flow, and volume management requirements for the proposed stormwater control measures.
21. Pedestrian trails are proposed across stormwater basins spillways. The applicant and the Township Engineer should review the designs of the stormwater management facilities to ensure the hydraulic and structural performance of the spillways are maintained.
22. The Infiltration Basin 1 spillway flows out to Stony Run Road. The applicant and the Township Engineer should review the design of the facility to ensure conveyance of the overflow will not cause structural damage or public safety hazards.
23. The Erosion and Sediment (E&S) Control Plan is not included as part of the development plan. The applicant and the Township Engineer should ensure the E&S Control Plan is consistent with Chapter 102 of the PA Code, as reviewed by the County Conservation District.
24. Under 25 Pa. Code 93, Stony Run is designated a High Quality, Trout Stocking and Migratory Fishes stream. New development and impervious cover increase the risk of thermal degradation in these streams, which could impact wild trout populations. The applicant should consider designing the proposed stormwater basins as naturalized basins to minimize thermal impacts to the adjacent streams.
25. Details of the Post Construction Stormwater Management (PCSM) Plan were not included in the application to the County. The Township Engineer and the Chester County Conservation District should

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 Re: Conditional Use - Bechtel Farm at Stony Run
 # East Vincent Township - CU-07-26-19012

review the plan to ensure that the operation and maintenance plan maintains the stormwater control measures after flood events and requires the immediate inspection and removal of debris along Stony Run.

26. Because Stony Run is a High-Quality stream and the proposed significant increase of new impervious cover, the applicant should consider the following actions to increase infiltration and evaporation of stormwater:
 - a. Utilizing permeable paving materials in suitable locations, such as the planned sidewalks and parking areas, to increase infiltration and decrease runoff volumes.
 - b. Adding a vegetated island with a curb cut in the cul-de-sac to infiltrate stormwater and connect to stormwater drainage system.
27. 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. Because of the development of new roadways, parking lots, and sidewalks, 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 to groundwater or runoff to Stony Run.
28. 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, 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:

29. 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>.
30. 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.

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Re: Conditional Use - Bechtel Farm at Stony Run
East Vincent Township - CU-07-26-19012

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: AQ Dev., LLC
Chester County Water Resources Authority
Edward B. Walsh & Assoc., 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
Harley Cooper, Director of Suburban Service Planning - Bus & Metro, SEPTA
Chester County Conservation District

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

August 7, 2026

Kenneth N. Battin, EFO, MPA, Township Manager
 London Grove Township
 372 Rose Hill Road Suite 100
 West Grove, PA 19390

Re: Final Land Development - HiMedia Laboratories, LLC
 # London Grove Township - LD-06-26-18995

Dear Mr. Battin:

A final land development plan entitled "HiMedia Laboratories, LLC", prepared by Regester Associates, Inc. dated April 30, 2023 and last revised on June 22, 2026, was received by this office on July 8, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	South side of East Baltimore Pike (State Route 3026), east of Lake Road
Site Acreage:	8.50 acres
Lots:	1 lot
Non-Res. Square Footage:	17,936 square feet
Proposed Land Use:	Office Building, Manufacturing, Warehouse
New Parking Spaces:	18 spaces
UPI#:	59-5-102

PROPOSAL:

The applicant proposes the construction of a 1,976 square foot industrial/commercial building and office and 18 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the London Grove Township I-Industrial zoning district. An existing dwelling and another structure on the site will remain.

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

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 Re: Final Land Development - HiMedia Laboratories, LLC
 # London Grove Township - LD-06-26-18995



COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

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

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

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 Re: Final Land Development - HiMedia Laboratories, LLC
 # London Grove Township - LD-06-26-18995

Water Resources Information

West Brandywine Township

Unnamed Tributary to East Branch White Clay Creek, East Branch White Clay Creek, White Clay Creek, Christina River, Delaware River Basin

FEMA mapped Special Flood Hazard Zones: None

MS4 communities: Yes

Impairments for Unnamed Tributary to East Branch White Clay Creek:

Impaired, Fish Consumption, Unknown (mercury); Recreation, Unknown (pathogens); Aquatic Life, Agriculture (nutrients), Urban Runoff/Storm Sewers (siltation)

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

Unnamed Tributary to East Branch White Clay Creek Designated use: Cold Water Fishes (CWF), Migratory Fishes (MF)

7. The receiving stream, an Unnamed Tributary to East Branch White Clay Creek, is within 250 feet of the site. To protect the White Clay Creek, which is federally designated as Wild and Scenic, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated. The applicant should also attempt to preserve the wooded area in the eastern portion of the site. This may require shifting the proposed stormwater management infiltration basin away from the wooded area by moving a portion of it to the west
8. The plan shows an area for “future expansion” as well as “future paved parking”. The Township Engineer should verify that the stormwater management plans for the site will accommodate the proposed and future expansion plans. The applicant should also discuss the proposed use of the paved areas on the site and indicate if these areas will be used for material storage or vehicle parking.
9. The applicant requests a waiver from the London Grove Township Stormwater Ordinance Section 306.Q., requiring all infiltration practices to have appropriate positive overflow controls. The Chester County Water Resources Authority recommends the Township not grant this waiver because overflow controls manage excess stormwater when the capacity of the infiltration facility is exceeded. Also, sediment can clog the infiltration designs if proposed forebays are not properly maintained. The applicant should provide the Township with a Post-Construction Stormwater Management Report to verify that the management of stormwater peak rates and volumes meet its stormwater ordinance requirements.
10. The proposed topsoil stockpile is located just upslope from the proposed erosion and sediment control stormwater basin. The Chester County Water Resources Authority recommends relocating the soil stockpile to minimize the chance of sediment reaching and degrading the function of the temporary sediment basin
11. We commend the applicant for incorporating Low Impact Development practices with the use of a forebay and an infiltration basin 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, since 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.

Page: 5
Re: Final Land Development - HiMedia Laboratories, LLC
London Grove Township - LD-06-26-18995

12. Due to the proposed new parking lots and driveways areas, the applicant should consider establishing a de-icing plan and material storage area that minimize the volume of de-icing chemicals and pollutants that will directly infiltrate groundwater or runoff to the receiving stream, which is an unnamed tributary to the East Branch White Clay Creek. 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:

13. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
14. A 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.
15. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in 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 London Grove 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 Grove 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: HiMedia Laboratories, LLC
Regester Associates, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Mirlene SaintVal, P.E., Senior Manager of Transportation Services, PennDOT
John R. Otten, Senior Civil Engineer Supervisor, PennDOT
Chester County Conservation District
Chester County Water Resources Authority

**COUNTY COMMISSIONERS**

Josh Maxwell
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PLANNING COMMISSION

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Matthew J. Edmond, AICP
 Executive Director

August 26, 2026

Kenneth N. Battin, EFO, MPA, Manager
 London Grove Township
 372 Rose Hill Road, Suite 100
 West Grove, PA 19390

Re: Preliminary/Final Land Development - Convenience Store w/Drive Thru
 # London Grove Township - LD-08-26-19048

Dear Mr. Battin:

A preliminary/final land development plan entitled "Convenience Store w/Drive Thru", prepared by Landcore Engineering Consultants, PC, dated February 10, 2025 and revised on July 16, 2026, was received by this office on August 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 land development for your consideration.

PROJECT SUMMARY:

Location:	Northeast side of Gap-Newport Pike (State Route 41) and Moxley Lane
Site Acreage:	4.00 acres
Lots/Units:	1 lot/1 structure
Non-Res. Square Footage:	6,139 square feet
Proposed Land Use:	Convenience Store
New Parking Spaces:	71 spaces
Municipal Land Use Plan Designation:	C-Commercial
UPI#:	59-5-120.4

PROPOSAL:

The applicant proposes the construction of a 6,139 square foot commercial building and 71 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the London Grove Township C-Commercial zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in our letter of March 6, 2025 (refer to CCPC # LD-02-25-18426) should be addressed and all London Grove Township issues should be resolved before action is taken on this land development plan.

Page: 2
 Re: Preliminary/Final Land Development - Convenience Store w/Drive Thru
 # London Grove Township - LD-08-26-19048

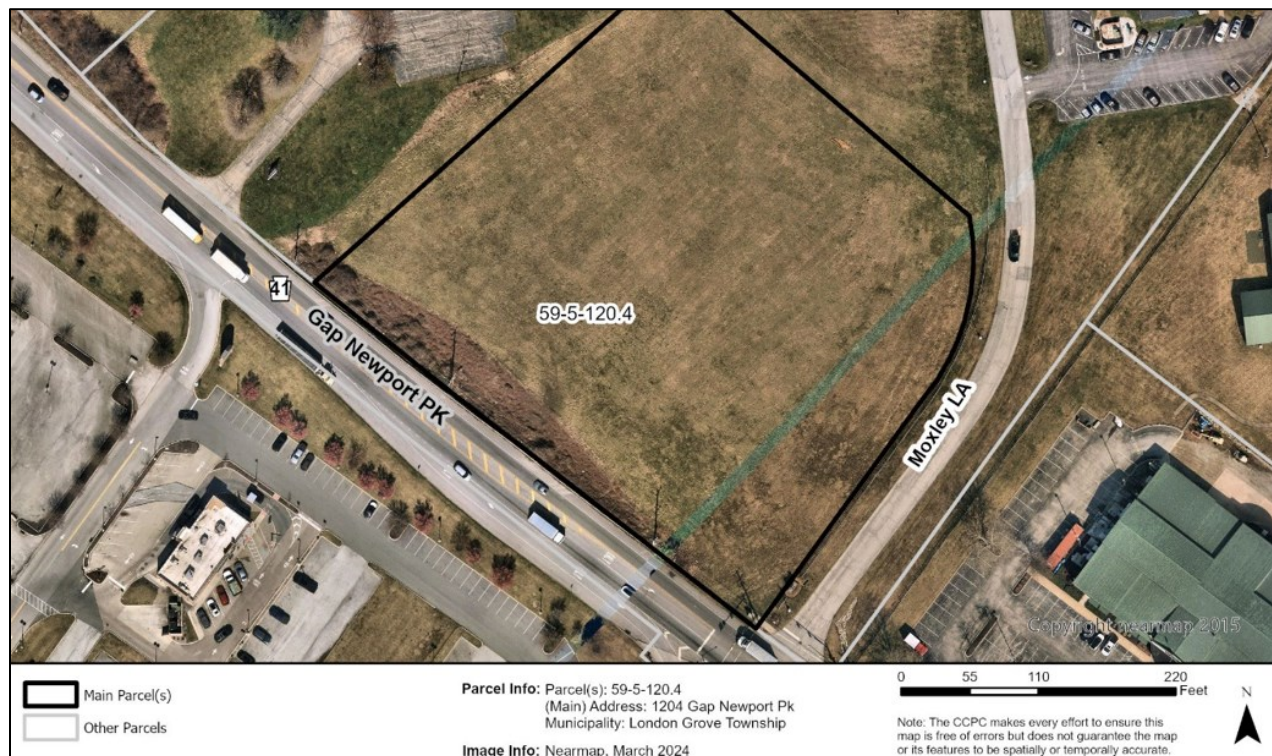
BACKGROUND:

1. The Chester County Planning Commission reviewed a previous version of this plan and our comments were forwarded to the Township in a letter dated March 6, 2025 (refer to CCPC # LD-02-25-18426). The current version has removed the drive-through lane, menu board, ordering kiosk, associated signage and striping, and includes other minor modifications.

We have no further substantial comments on the resubmission, although we note that the current plan has increased the on-site parking from 68 to 71 spaces. We suggest that the applicant and London Grove Township evaluate the anticipated parking demand for this facility and determine whether all 71 parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve. 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. We recommend that some parking spaces along Gap-Newport Pike (State Route 41) could be held in reserve.

LANDSCAPES:

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



Page: 3
 Re: Preliminary/Final Land Development - Convenience Store w/Drive Thru
 # London Grove Township - LD-08-26-19048

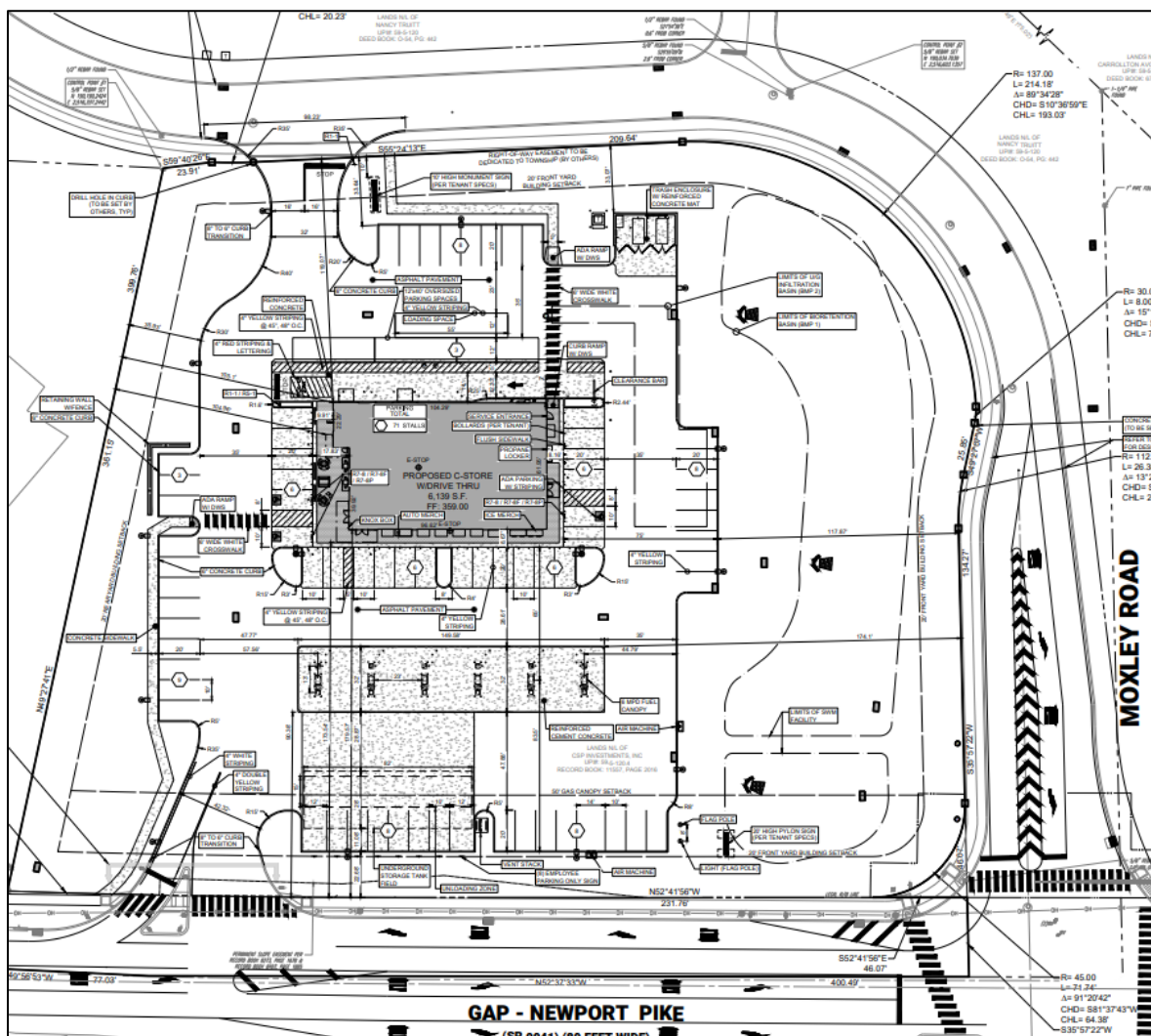
WATERSHEDS 2045:

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

- protecting and restoring riparian corridors and first order streams;
- addressing sources of water quality impairments; reducing stormwater runoff and mitigating flooding; and
- promoting and expanding water-based recreational opportunities and access.

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

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



Detail of Convenience Store w/Drive Thru Preliminary/Final Land Development Plan

Page: 4
Re: Preliminary/Final Land Development - Convenience Store w/Drive Thru
London Grove Township - LD-08-26-19048

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of London Grove 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: Landcore Engineering Consultants, PC
SHEETZ, 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

August 6, 2026

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

Re: Final Subdivision - David S. & Rebecca E. Blank
 # Lower Oxford Township – SD-07-26-19008

Dear Ms. Kinney:

A Final Subdivision Plan entitled "David S. & Rebecca E. Blank", prepared by Register Associates Inc., and dated June 18, 2026, was received by this office on July 8, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

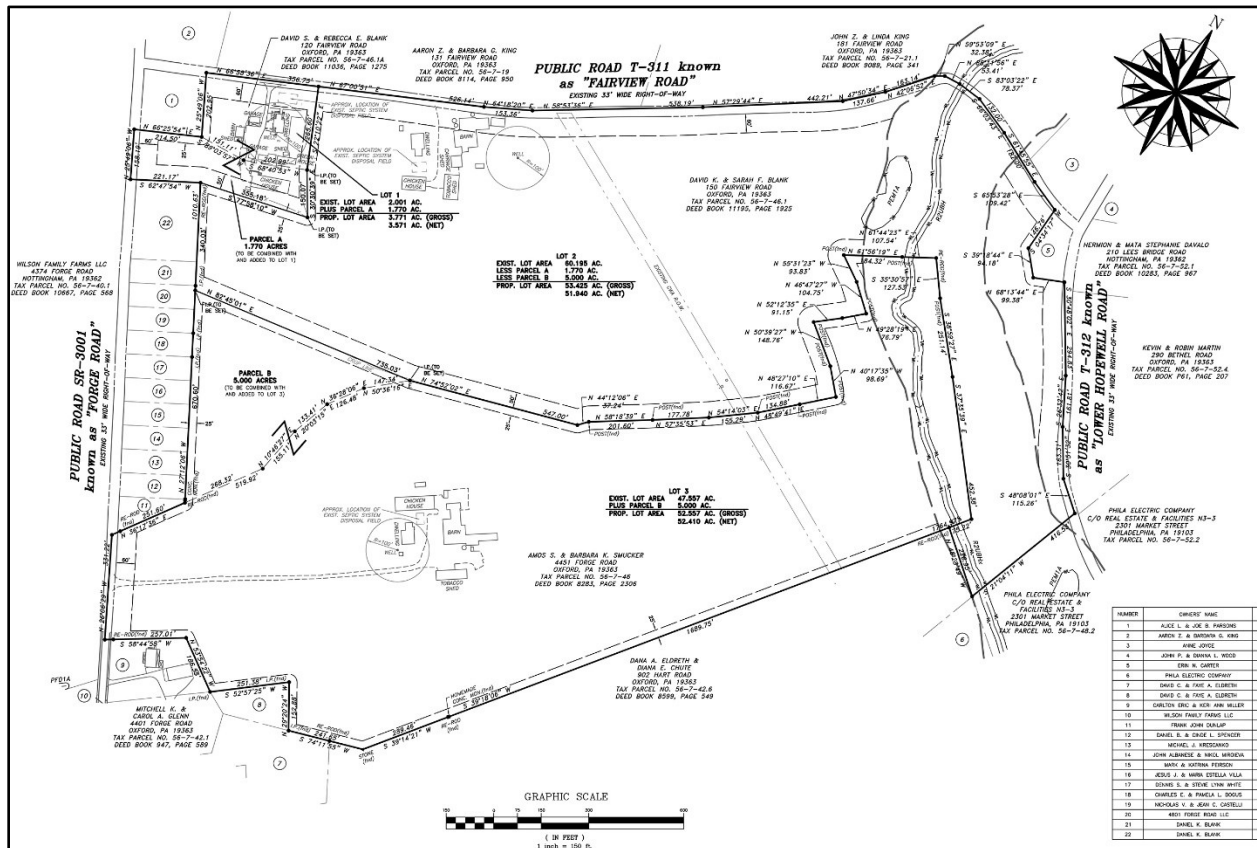
Location:	South side of Fairview Road, east of Forge Road
Site Acreage:	109.34
Lots/Units:	3 existing lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Agricultural
UPI#:	56-7-46, 56-7-46.1, 56-7-46.1A

PROPOSAL:

The applicant proposes the conveyance of Parcel A, a 1.77 acre portion of UPI# 56-7-46.1 to UPI# 56-7-46.1A, along with the conveyance of Parcel B, a 5.00 acre portion of UPI# 56-7-46.1 to UPI# 56-7-46. No development activity is proposed as part of the current plan submission. The project site is located in the R-1 Residential zoning district.

RECOMMENDATION: The County Planning Commission recommends that the 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 - David S. & Rebecca E. Blank
 # Lower Oxford Township – SD-07-26-19008



Site Plan Detail, Sheet 2: Final Subdivision - David S. & Rebecca E. Blank

Page: 3
 Re: Final Subdivision - David S. & Rebecca E. Blank
 # Lower Oxford Township – SD-07-26-19008

BACKGROUND:

1. The Chester County Planning Commission recently reviewed a subdivision plan which included a portion of the current project site. CCPC# SD-10-22-17431, dated November 15, 2022, which addressed the revision of the lot lines of two existing lots (UPI# 56-7-46, and UPI# 56-7-42.1) in order to create two residential lots and revise the lot line of the adjacent agricultural lot, was approved by the Township on November 13, 2023.

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. While County mapping records indicate that land to the north, west, and south of the project site are part of the County Agricultural Land Preservation Program, it does not appear that UPI# 56-7-46 and 56-7-46.1 are part of the program. We recommend that the owner of these parcels contact the Chester County Department of Parks and Preservation (telephone #610-344-5656, <https://www.chesco.org/4522/Agriculture>) for information on the advantages of being in the program and how lands under an agricultural conservation easement are protected. We note that these parcels are included in the Township's Agricultural Security Area Program, which is a prerequisite to participate in the program.

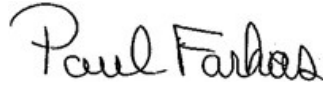
ADMINISTRATIVE ISSUES:

5. 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.
6. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in 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 - David S. & Rebecca E. Blank
Lower Oxford Township – SD-07-26-19008

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

Sincerely,

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: David S. and Rebecca E. Blank
Regester Associates, Inc.
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

August 5, 2026

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

Re: Final Subdivision and Land Development - Duffryn Mawr, LLC
 # Malvern Borough – SD-06-26-18985 and LD-06-26-18983

Dear Ms. Whitaker:

A Final Land Development Plan entitled "Duffryn Mawr, LLC", prepared by Howell Engineering, and dated November 19, 2024, and last revised on June 9, 2026, was received by this office on July 6, 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 corner of King Street and Woodland Avenue
Site Acreage:	0.63
Lots/Units:	4 existing lots; 2 proposed lots
Proposed Land Use:	Lot 1: three-story mixed-use building (5,784 square feet first floor commercial retail, 16 apartment units); Lot 2: existing building
New Parking Spaces:	30
Municipal Land Use Plan Designation:	Commercial
UPI#:	2-4-204, 2-4-205, 2-4-206, 2-4-207

PROPOSAL:

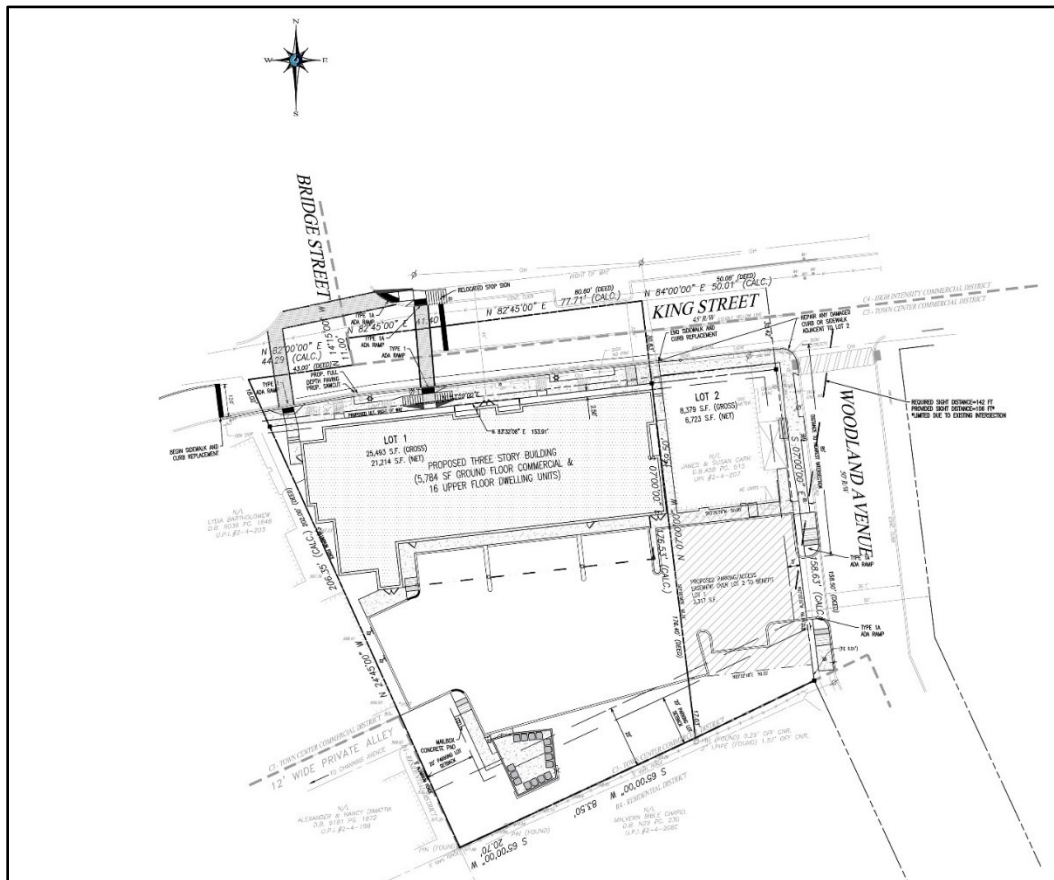
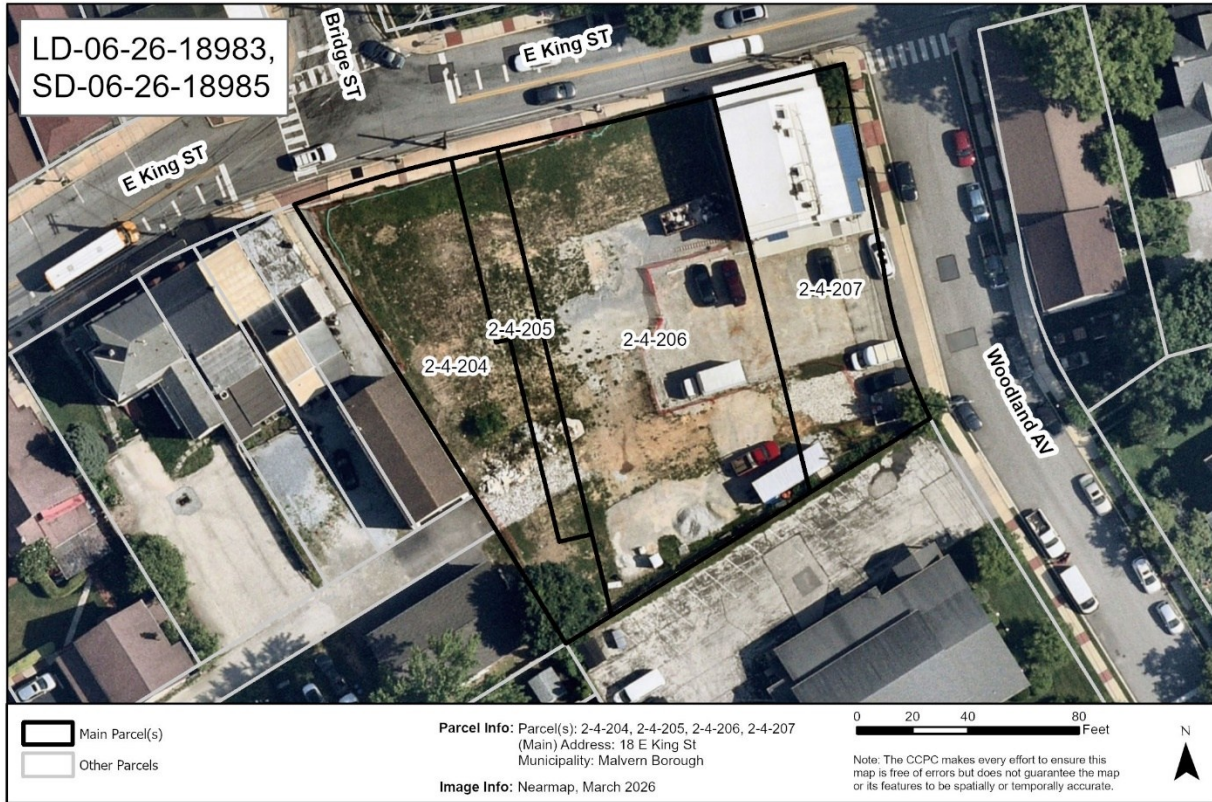
The applicant proposes the consolidation of three existing lots (UPI# 2-4-204, 2-4-205, 2-4-206) totaling 0.48 net acres into one lot, along with the construction of a three-story mixed-use building containing 5,784 square feet of ground floor commercial retail space and 16 upper floor apartment units, on the proposed lot. Vehicular access from Woodland Avenue, and a portion of the parking area for the proposed building, will be provided on the adjoining lot to the east (UPI# 2-4-207). The project site, which will be served by public water and public sewer, is located in the C3 Town Center Commercial 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 subdivision and land development plan.

Page: 2

Re: Final Subdivision and Land Development - Duffryn Mawr, LLC

Malvern Borough – SD-06-26-18985 and LD-06-26-18983



Site Plan Detail, Sheet 2: Final Subdivision and Land Development - Duffryn Mawr, LLC

Page: 3
 Re: Final Subdivision and Land Development - Duffryn Mawr, LLC
 # Malvern Borough – SD-06-26-18985 and LD-06-26-18983

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed an earlier version of this subdivision and land development plan. CCPC# SD-12-24-18340 and LD-12-24-18341, dated January 23, 2025, addressed the consolidation of four existing lots into two lots, along with the construction of a three-story mixed-use building containing 4,227 square feet of first-floor commercial retail space and 30 apartment units, along with 32 parking spaces, on Lot 1. While the Variances Requested table on Sheet 1 of the prior plan submission indicated that the applicant had requested six variances from the provisions of the Borough Zoning Ordinance, including a variance from the height requirements set forth in Section 220-1402.H, no variance requests or approved variances are noted on the current plan submission. We also note that, while the prior plan indicated that a portion of UPI# 2-4-207 would be combined with Lot 1, this conveyance will no longer occur; the driveway entrance and the portion of the proposed parking area on UPI# 2-4-207 will be located within an easement area to benefit Lot 1 (this issue is further discussed in comment #10).

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

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

4. The Borough should ensure that the design of the proposed building conforms to all applicable standards set forth in Section 181-516 – Old Towne Malvern Design Standards of the Borough Subdivision and Land Development Ordinance, as identified on page 21 of the Borough's Comprehensive Plan for new buildings in the Commercial Future Land Use designation. We acknowledge that a Landscaping Plan (Sheet 16), and a Streetscape Plan (Sheet 17), have been provided as part of the current plan submission.

Page: 4
 Re: Final Subdivision and Land Development - Duffryn Mawr, LLC
 # Malvern Borough – SD-06-26-18985 and LD-06-26-18983

5. We acknowledge and endorse the proposed pedestrian access improvements depicted on Sheet 4 (Signage & Striping Plan), includes crosswalk pavement markings along the driveway entrance on Woodland Avenue, and crosswalks on King Street and Bridge Street. Sidewalks are an essential design element in the **Urban Center Landscape**, and “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.
6. We suggest that the applicant and Borough consider providing a percentage of affordably-priced housing units within the proposed building. “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.
7. As stated in our previous review, the applicant should demonstrate that accessibility can be provided to the entire site for routine maintenance and repairs. If not, than an easement agreement may be needed with adjoining lot(s) to allow for access to the site.
8. The site plan (Sheets 16 and 17) appears to indicate that a bench intrudes into the (eastern) landing area of the ramp located on King Street. If this is correct, then the applicant and Borough should relocate this bench.

ADMINISTRATIVE ISSUES:

9. 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).
10. The site plan depicts the location of a parking/access easement on Lot 2 (UPI# 2-4-207) to benefit Lot 1. The details of this easement should be incorporated into the deeds of both lots. Since the subsurface infiltration bed for this project will also be located on both lots, we suggest that this easement also incorporate all appropriate documentation of these stormwater management facilities; otherwise, a separate easement will be required.
11. According to the Waiver Requests table on Sheet 1, the applicant is requesting six waivers from the provisions of the Borough Subdivision and Land Development Ordinance, along with one waiver from Chapter 177-Stormwater Management of the Borough Code. 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.
12. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

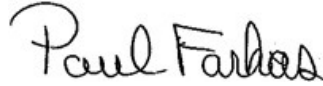
Page: 5

Re: Final Subdivision and Land Development - Duffryn Mawr, LLC

Malvern Borough – SD-06-26-18985 and LD-06-26-18983

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: Duffryn Mawr, LLC
Howell 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

August 7, 2026

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

Re: Preliminary/Final Subdivision - Brittany Hills
 # New Garden Township – SD-06-26-18991

Dear Mr. Himes:

A Preliminary/Final Subdivision Plan entitled "Brittany Hills", prepared by Hillcrest Associates, Inc., and dated April 20, 2026, was received by this office on July 10, 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:

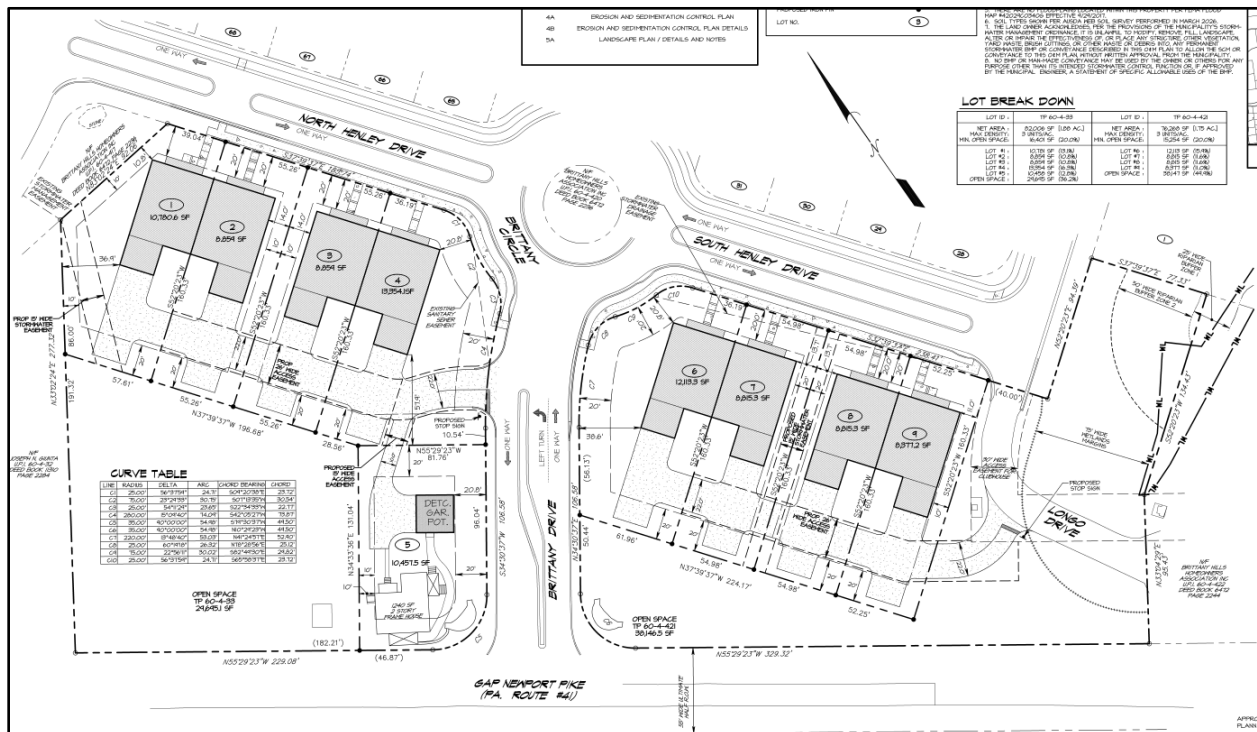
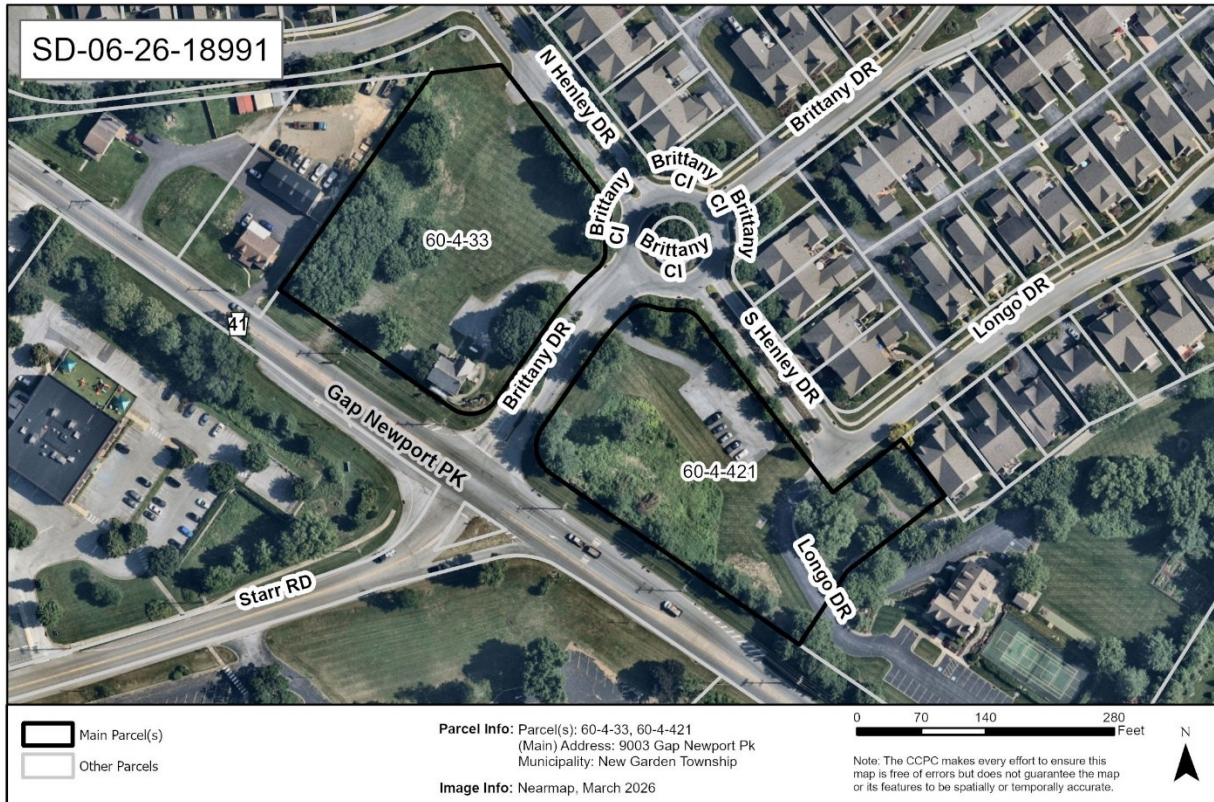
Location:	Northeast and northwest corner of Gap Newport Pike (Route 41) and Brittany Drive
Site Acreage:	3.63
Lots/Units:	2 existing lots; 9 proposed lots
Proposed Land Use:	8 proposed twin residential units; 1 existing single family residential lot
Municipal Land Use Plan Designation:	Economic Development, adjoining Suburban Residential; and Gap-Newport Pike Corridor
UPI#:	60-4-421, 60-4-33

PROPOSAL:

The applicant proposes the creation of 9 residential lots and 1.56 acres of open space; the Purpose of Plan note on Sheet 1 indicates that these lots with associated improvements are to be incorporated into the existing Brittany Hills community. The existing house will remain on Lot 5. The project site, which will be served by public water and public sewer, is located in the UD Unified Development 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: Preliminary/Final Subdivision - Brittany Hills
 # New Garden Township – SD-06-26-18991



Site Plan Detail, Sheet 1A: Preliminary/Final Subdivision - Brittany Hills

Page: 3
 Re: Preliminary/Final Subdivision - Brittany Hills
 # New Garden Township – SD-06-26-18991

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed several plan submissions for the Brittany Hills development, including the following:
 - CCPC# 6081-5, dated June 27, 2001, a final subdivision plan for 120 single family age restricted residential parcels and 13.31 acres of open space, was approved by the Township on August 13, 2001 (we note that our copy of the approved plan identified the land at the northeast and northwest corner of Route 41 and Brittany Drive as “Commercial Lot A” and “Commercial Lot B”).
 - CCPC# 6081-6, “Brittany Hills Clubhouse Land Development,” dated July 26, 2001, which the construction of a clubhouse, recreation facilities, and parking, was approved by the Township on September 10, 2001.
 - CCPC# 6081-7, “Brittany Hills Phase 2 Subdivision,” dated May 1, 2002, which addressed the creation of six single family residential lots on a 5.72 acre site, was approved by the Township on December 10, 2007.

The current plan submission addresses the further subdivision of “Commercial Lot A” and “Commercial Lot B” of the previously approved plans.

COUNTY POLICY:

LANDSCAPES:

2. 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:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Red Clay Creek watershed. The *Watersheds 2045* plan’s highest priority objectives within this watershed are: protecting and restoring vegetated riparian corridors and first order streams; reducing stormwater runoff; addressing sources of water quality impairments; addressing legacy contaminants and contaminants of emerging concern; protecting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

Page: 4
 Re: Preliminary/Final Subdivision - Brittany Hills
 # New Garden Township – SD-06-26-18991

PRIMARY ISSUES:

4. We recommend that the applicant and Township consider re-designing the existing boulevard entrance to the Brittany Hills development in order to accommodate a larger turning radius for access to Lots 1-5 (we note that the shared driveway entrance to Lots 1-5 is located on Brittany Drive at the northern end of the existing boulevard median). We also note, for reference purposes, that the project site is located within Segment 4 (Avondale Borough to Route 7 Interchange) of the Route 41 Planning Study; one of the priority projects identified in the study for this segment of Route 41 is to monitor the Route 41/Starr Road intersection for a potential traffic signal (page 64).
5. While we commend the applicant for a site design that fits into the existing neighborhood, we recommend that the applicant and Township develop an integrated pedestrian access scheme for direct pedestrian access for all proposed lots with the existing Brittany Hills development, particularly pertaining to direct pedestrian access to the clubhouse located to the southeast of the project site. We note that, while it appears that the sidewalk network in front of Lot 1 extends to North Henley Drive, and the sidewalks also extend to both sides of Brittany Drive on Lots 4 and 6, crosswalks are not shown at these locations. Sidewalks are an essential design element in the Suburban Landscape, and “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.
6. We recommend that the applicant and Township extend pedestrian access to Route 41, and we also suggest that the applicant and Township investigate the long-term feasibility of providing a pedestrian crossing at the Brittany Drive/Route 41/Starr Road intersection (with pedestrian-activated signals), which would provide direct pedestrian access for the residents of Brittany Hills development to the Township’s community park on Starr Road. We note that the Conceptual Greenway Corridors map in the Township’s 2018 Comprehensive Plan depicts the location of a “multi-use/rail trail” that would extend from the Brittany Hills development to the township park site.
7. We suggest that the applicant and Township investigate the feasibility of preserving as many of the mature trees on the site as possible. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The “limits of disturbance” should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
8. The site depicts the location of a wetland area on the southeast portion of UPI# 60-4-421. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.

Page: 5
 Re: Preliminary/Final Subdivision - Brittany Hills
 # New Garden Township – SD-06-26-18991

9. The Historic Resources Map in the Township’s Comprehensive Plan indicates that UPI# 60-4-33 contains Township historic resource #41, and information currently provided on the Township website indicates that this historic resource is the existing house shown on Lot 5, which will remain. The applicant and Township should work to mitigate any negative impacts on the integrity of the existing historic resource. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: <https://www.chescoplanning.org/Landscapes3/Appreciate.cfm>.

ADMINISTRATIVE ISSUES:

10. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
11. The site plan depicts various easements, including the following: a 26 foot wide access easement on Lots 1-4 for vehicular access to Brittany Drive; a 15 foot wide access easement on Lot 4 for the benefit of Lot 5; a 26 foot wide access easement for vehicular access for Lots 6 to 9 onto Longo Drive; and a 15 foot wide stormwater easement on Lot 1. The details of these easements should be incorporated into the deeds of the appropriate parcels.
12. According to the Waivers Requested table on Sheet 1A, the applicant is requesting six waivers from Article V-Plan Requirements of the Township Subdivision and Land Development Ordinance, along with a waiver from Chapter 165-Stormwater Management of the Township Code to not submit the erosion and sedimentation control plan to the County Conservation District for review and comment. 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.
13. The Act 247 County Referral Form indicates that a Homeowners’ Association will be responsible for the proposed common facilities/areas (as noted above, these lots with associated improvements are to be incorporated into the existing Brittany Hills community). Any proposed revisions to the HOA document for the Brittany Hills community should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions.
14. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
15. A minimum of four (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: 6
Re: Preliminary/Final Subdivision - Brittany Hills
New Garden Township – SD-06-26-18991

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

Sincerely,

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: Charles Wilkinson
Wilkinson Homes LLC
Hillcrest Associates, 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

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

Matthew J. Edmond, AICP
Executive Director

August 6, 2026

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

Re: Final Subdivision - 920 Valley Forge Road
Tredyffrin Township – SD-06-26-18988

Dear Ms. McPherson:

A Final Subdivision Plan entitled "920 Valley Forge Road", prepared by SITE Engineering Concepts LLC, and dated March 16, 2026, was received by this office on July 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.

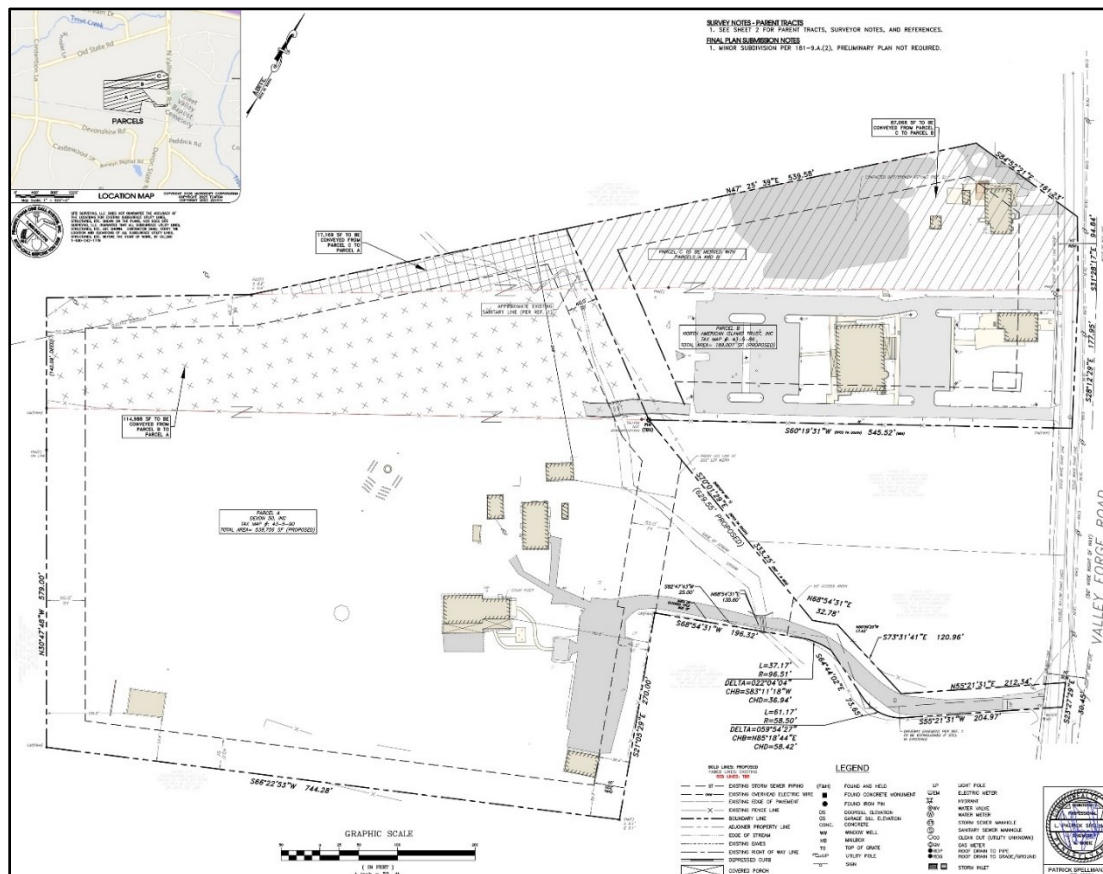
PROJECT SUMMARY:

Location:	West side of North Valley Forge Road, south of Old State Road
Site Acreage:	16.47
Lots/Units:	3 existing lots; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Institutional (Sports/Recreation, and Religious Organization)
Municipal Land Use Plan Designation:	Institutional
UPI#:	43-5-85, 43-5-86-E, 43-5-90-E

PROPOSAL:

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

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



Page: 3
 Re: Final Subdivision - 920 Valley Forge Road
 # Tredyffrin Township – SD-06-26-18988

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision plan involving UPI# 43-5-90-E. CCPC# SD-3-11-3728, "Camp Jarvin Expansion," dated March 23, 2011, involved lot line revisions between three lots (UPI# 43-5-88, 43-5-89, and 43-5-90-E), in order to guarantee access to UPI# 43-5-90-E. According to our records, this plan was approved by the Township on May 23, 2011.

COUNTY POLICY:

LANDSCAPES:

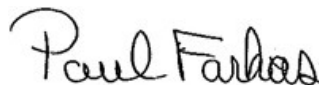
2. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating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

ADMINISTRATIVE ISSUES:

3. According to the Waiver Requests table on Sheet 1, applicant is requesting seven waivers from the plan content provisions for final plan set forth in Section 181-37.B of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
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 Tredyffrin Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
 Senior Review Planner

cc: David Thomas
 SITE Engineering Concepts, LLC
 Devon 50 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

August 26, 2026

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

Re: Final Subdivision - 946 & 916 Valley Forge Road
 # Tredyffrin Township – SD-07-26-19015

Dear Ms. McPherson:

A Final Subdivision Plan entitled "946 & 916 Valley Forge Road", prepared by Site Engineering Concepts, LLC, and dated July 7, 2026, was received by this office on August 3, 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.

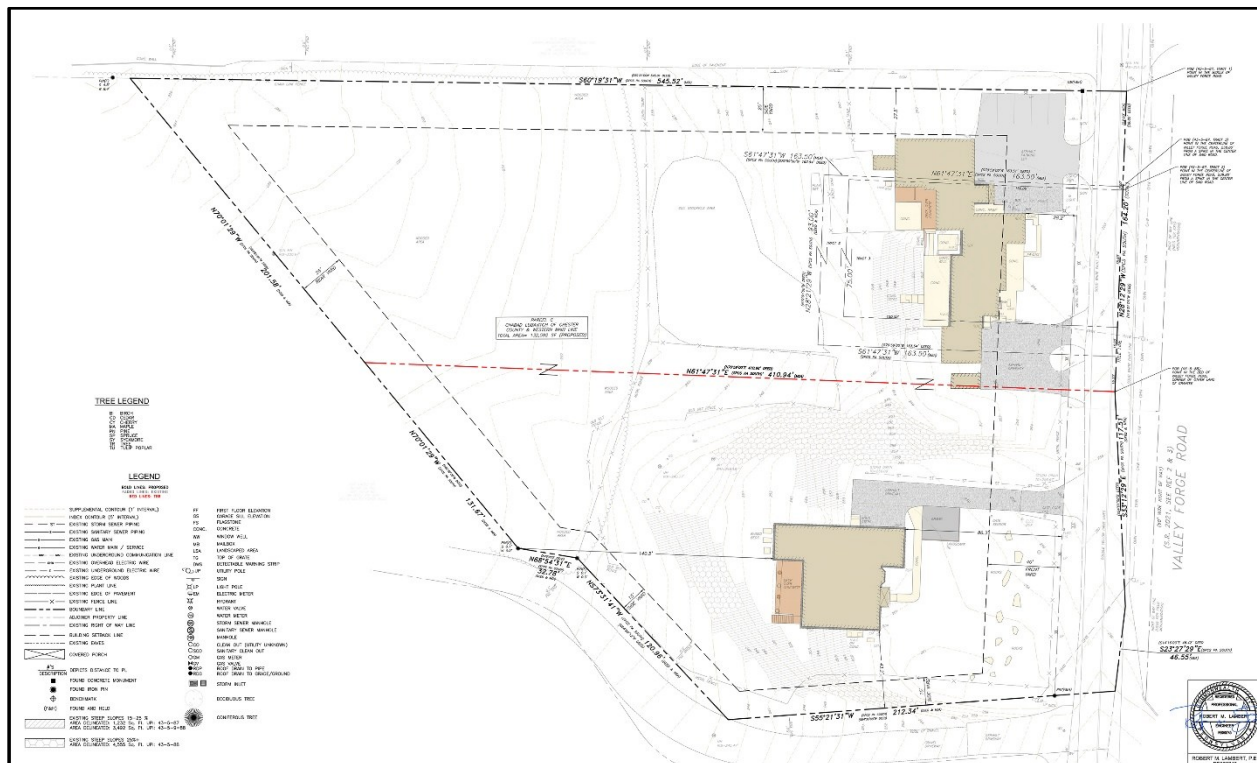
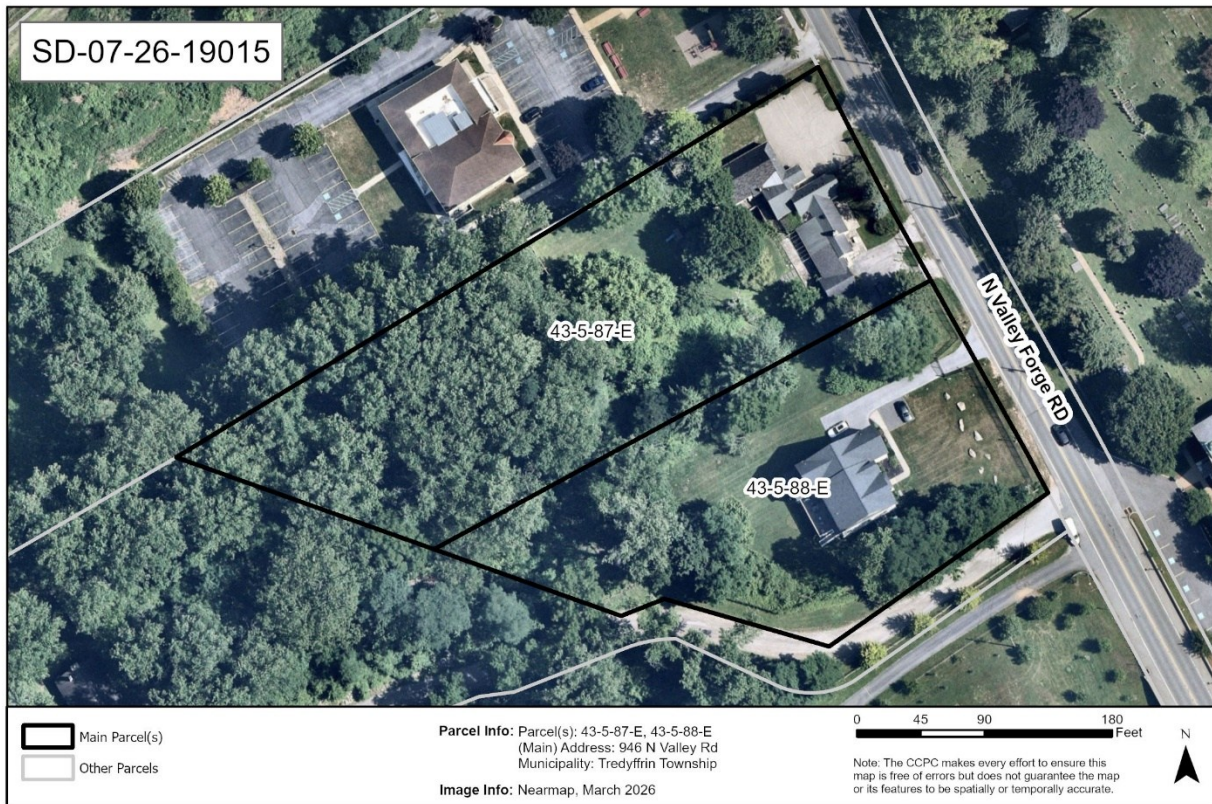
PROJECT SUMMARY:

Location:	West side of North Valley Forge Road, south of Old State Road
Site Acreage:	2.91
Lots/Units:	2 existing lots; 1 proposed lot
Non-Res. Square Footage:	0
Proposed Land Use:	Institutional (Religious Organization)
Municipal Land Use Plan Designation:	Institutional
UPI#:	43-5-87, 43-5-88

PROPOSAL:

The applicant proposes the consolidation of two existing lots into one lot. A Project Narrative included with the plan submission indicates that UPI# 43-5-87 has one structure that is currently used as a synagogue, and that UPI# 43-5-88 has one structure that is used as a parsonage for the Rabbi and his family. No development activity is proposed as part of the current plan submission. The project site is located in the R-1 Residential zoning district.

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



Page: 3
 Re: Final Subdivision - 946 & 916 Valley Forge Road
 # Tredyffrin Township – SD-07-26-19015

COUNTY POLICY:

LANDSCAPES:

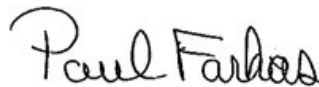
1. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating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

ADMINISTRATIVE ISSUES:

2. According to a Requested Waivers document included with the plan submission, the applicant is requesting a waiver from the supporting plan requirements set forth in Section 181-14.C of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage. Any waivers granted by the Township should be shown on the approved plan.
3. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in 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 Tredyffrin Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
 Senior Review Planner

cc: Chabad Lubavitch of Chester County & Western Main Line
 Site Engineering Concepts, LLC
 Curtin & Heefner LLP

**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

August 7, 2026

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

Re: Preliminary/Final Land Development - 1032 & 1036 Wilmington Pike
 # Westtown Township – LD-07-26-19009

Dear Ms. Carter:

A Preliminary/Final Land Development Plan entitled "1032 & 1036 Wilmington Pike", prepared by Howell Engineering, and dated July 6, 2026, was received by this office on July 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 land development for your consideration.

PROJECT SUMMARY:

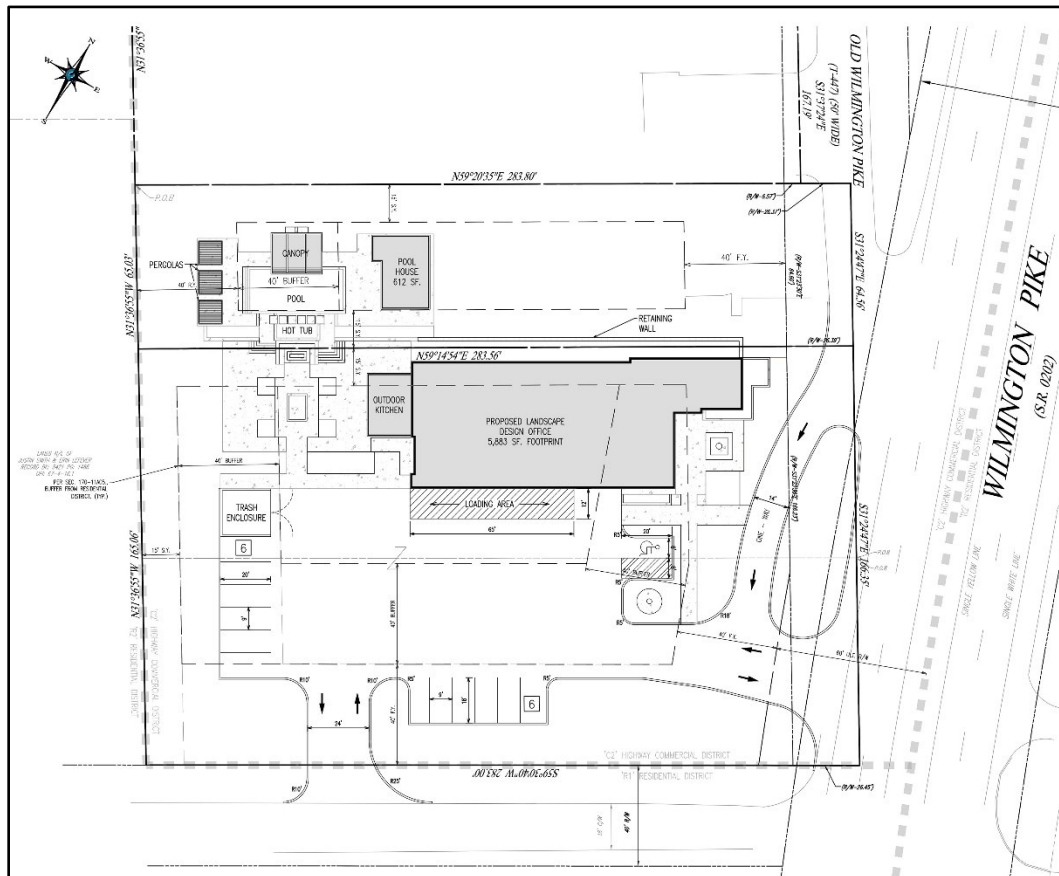
Location:	Northwest corner of Cheyney Drive and Wilmington Pike (Route 202)
Site Acreage:	1.54
Lots/Units:	2 lots
Non-Res. Square Footage:	5,883
Proposed Land Use:	Proposed Commercial Office Building, Existing Single Family Residential Dwelling
New Parking Spaces:	13
Municipal Land Use Plan Designation:	Neighborhood Conservation
UPI#:	67-4-15, 67-4-16

PROPOSAL:

The applicant proposes the construction of a 5,883 square foot commercial building (which will house a landscaping design studio), and 13 parking spaces. While the existing residence on UPI# 67-4-15 will remain, the existing building on UPI# 67-4-16 (the former Abbey Green Motor Lodge) will be removed. The project site, which will be served by public water and public sewer, is located in the C-2 Highway Commercial zoning district.

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

Page: 2
 Re: Preliminary/Final Land Development - 1032 & 1036 Wilmington Pike
 # Westtown Township – LD-07-26-19009



Site Plan Detail, Sheet 1: Preliminary/Final Land Development - 1032 & 1036 Wilmington Pike

Page: 3
 Re: Preliminary/Final Land Development - 1032 & 1036 Wilmington Pike
 # Westtown Township – LD-07-26-19009

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. 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 Chester Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving stormwater management to increase infiltration and protect baseflow; restoring stream channels and vegetated riparian corridors; addressing legacy and emerging contaminants; reducing nutrient pollution; and promoting source water protection methods. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

Access and Circulation:

3. The site plan indicates that a one-way driveway entrance will be provided to the north of the full access driveway entrance on Wilmington Pike, along with a secondary driveway entrance provided on Cheyney Drive, for the proposed building. We recommend that the one-way entrance be removed, to help reduce vehicular confusion/conflict zones. The Township engineer should review the proposed development's impact on traffic flow in this area of the Township, along with determining the needs for safety improvements along the existing roadway network in this area.

Design Issues:

4. It is our understanding that the outdoor display area shown on the plan (kitchen, hot tub, pool, pergolas, and canopy area) will be utilized as an exterior showroom associated with the proposed landscaping design studio located at 1036 Wilmington Pike. Since this outdoor display area extends onto 1032 Wilmington Pike, an easement for this arrangement should be provided, the details of which should be identified in the deeds of both lots.
5. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 19) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses, particularly the land to the west, which is located in the R-2 Residential district.

Page: 4
 Re: Preliminary/Final Land Development - 1032 & 1036 Wilmington Pike
 # Westtown Township – LD-07-26-19009

Historic Preservation:

6. It is our understanding that the existing residential dwelling is identified as a historic resource on the Township's Historic Resources Map (the Township's 2021 Historic Resource Map indicates that UPI# 67-4-15 contains a Class 2 historic resource, a resource of local historic value). The applicant and Township should work to mitigate any negative impacts on the integrity of the existing historic resource. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: <https://www.chescoplanning.org/Landscapes3/Appreciate.cfm>.

Stormwater Management:

7. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. The applicant should ensure that the trash enclosure and the loading area for that enclosure are designed in such a way as to prevent both debris and trash leachate from entering the adjacent proposed stormwater inlet.
9. The is unclear from Sheet 5-PCSM Plan if the roof drains from the proposed structure will be piped directly into SCM #1. If that is the intent, then the applicant should revise the sheet to show the path of subsurface conveyance.

ADMINISTRATIVE ISSUES:

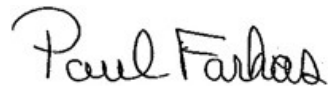
10. It is our understanding that, on May 21, 2026, the Township Zoning Hearing Board confirmed and recognized the prior lawful nonconforming uses on both properties, and granted special exception approval, and an approval for variances, for this project. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board, the details of which, including any conditions of approval issued by the Zoning Hearing Board, should be indicated on the final plan.
11. According to the Waiver Requests table on Sheet 1, the applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance, including a partial waiver from Section 149-924.D(12)(b)[2] to permit less than the required number of replacement trees due to space available on the property. 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.
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>.

Page: 5
Re: Preliminary/Final Land Development - 1032 & 1036 Wilmington Pike
Westtown Township – LD-07-26-19009

13. 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.
14. 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 Westtown Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: DiSabatino Landscaping, Inc.
Howell Engineering
Wilmington Pike Properties 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
Chester County Water Resources Authority

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

August 21, 2026

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

Re: Final Land Development - 314 - 324 South Valley Road
 # Willistown Township – LD-07-26-19027

Dear Ms. Lodge:

A Final Land Development Plan entitled "314 - 324 South Valley Road", prepared by Yohn Engineering, LLC, and dated January 26, 2022, and last revised on July 15, 2026, was received by this office on July 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:	Northwest corner of Treble Lane and South Valley Road (SR 1005)
Site Acreage:	10.48
Lots/Units:	5 existing lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Suburban (Low-Medium Density)
UPI#:	54-3-365.1, 54-3-365.2, 54-3-365.3, 54-3-365.4, 54-3-365.5

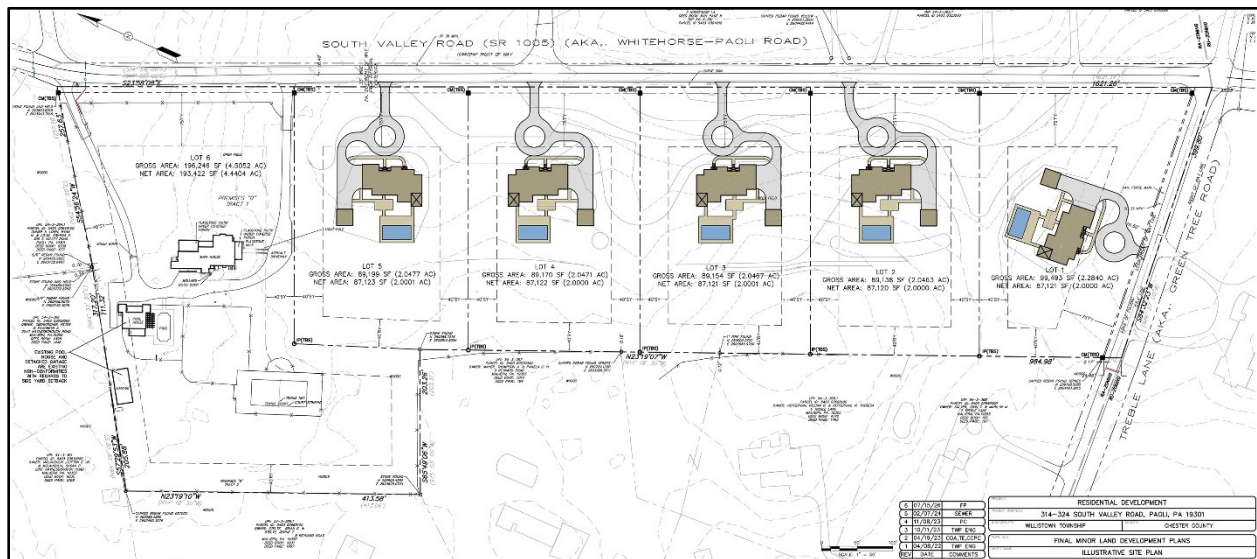
PROPOSAL:

The County Planning Commission previously reviewed separate preliminary and final subdivision plan submissions pertaining to the creation of six single family residential lots from a 14.98 acre site, with the existing residence remaining on Lot 6 (CCPC# SD-02-22-17089, dated March 10, 2022, and CCPC# SD-04-23-17627, dated May 18, 2023, respectively). According to our records, the Township approved the final subdivision plan for this site on November 27, 2023.

The current plan submission addresses the construction of a single family residence on Lots 1-5 of the previously approved subdivision plan (conceptual dwelling locations, which were not shown on the previously approved plan, are depicted on the current plan submission). While vehicular access to Lot 1 will be provided from Treble Lane, vehicular access to Lots 2 through 5 will be provided from South Valley Road. The project site, which will be served by onsite water and public sewer, is located in the RA Residence zoning district.

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

Page: 2
 Re: Final Land Development - 314 - 324 South Valley Road
 # Willistown Township – LD-07-26-19027



Page: 3
 Re: Final Land Development - 314 - 324 South Valley Road
 # Willistown Township – LD-07-26-19027

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed 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 Crum Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving stormwater management and reducing runoff; maintaining and protecting woodlands and tree canopies; protecting and restoring stream banks, riparian buffers, and in-stream habitat; and expanding source water protection efforts. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. As stated in our previous reviews, we suggest that the applicant and Township consider the use of shared driveways. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance, and lower construction costs.

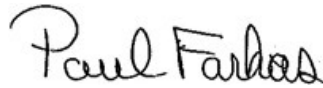
ADMINISTRATIVE ISSUES:

4. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
5. 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.
6. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
7. A minimum of five (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.

Page: 4
Re: Final Land Development - 314 - 324 South Valley Road
Willistown Township – LD-07-26-19027

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

Sincerely,

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: Edward Morris
Yohn Engineering, LLC
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Mirlene SaintVal, P.E., Senior Manager of Transportation Services, PennDOT
John R. Otten, Senior Civil Engineer Supervisor, PennDOT
Chester County Conservation District

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

August 20, 2026

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

Re: Final Subdivision - 847 Providence Road
 # Willistown Township – SD-07-26-19026

Dear Ms. Lodge:

A Final Subdivision Plan entitled "847 Providence Road", prepared by Schock Group LLC, and dated July 14, 2026, was received by this office on July 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:	North side of Providence Road, east of Warren Avenue
Site Acreage:	51.30
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural/Agricultural/Preserved/Suburban Low Density
UPI#:	54-6-17.2

PROPOSAL:

The applicant proposes the creation of 2 single family residential lots. The existing residence, driveway, and associated features will be removed. The project site, which will be served by onsite water and onsite sewer, is located in the RU Rural 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: Final Subdivision - 847 Providence Road
 # Willistown Township – SD-07-26-19026

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within 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. 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 **Rural 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 Crum Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving stormwater management and reducing runoff; maintaining and protecting woodlands and tree canopies; protecting and restoring stream banks, riparian buffers, and in-stream habitat; and expanding source water protection efforts. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. Plan Note 7 on Sheet 3 indicates that the project site is subject to an easement with the Willistown Conservation Trust (Chester County Deed Book 7043 page 1655), and the Township's Official Map classifies the project site as "land under conservation easement." We also note that the site plan depicts the location of acceptable residential locations, an acceptable tree clearing area, restricted building areas, and equestrian trail locations. The applicant should provide the Township with appropriate documentation that the Willistown Conservation Trust has reviewed and approved the proposed subdivision plan.
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. 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 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.

Page: 4
 Re: Final Subdivision - 847 Providence Road
 # Willistown Township – SD-07-26-19026

5. The site plan indicates that a shared driveway entrance will be provided for both lots. The details of this shared access arrangement should be incorporated into the deeds of both lots.

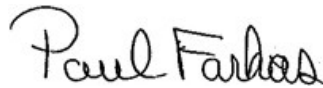
ADMINISTRATIVE ISSUES:

6. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. 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.
8. According to the Waivers Requested table on Sheet 2, the applicant is requesting one waiver from Section 123-10, Classification of Applications, of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
9. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
10. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.
11. A minimum of 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.

Page: 5
Re: Final Subdivision - 847 Providence Road
Willistown Township – SD-07-26-19026

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

Sincerely,

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: AKPH Properties, LLC
Schock Group LLC
Chester County Health Department
Chester County Conservation District

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

8/1/2026 to 8/31/2026

The staff reviewed proposals for:

	Total
Comprehensive Plans	1
Curative Amendments	1
Miscellaneous Ordinance (Misc.) Amendments	3
Subdivision and Land Development Ordinance (SLDO) Amendments	1
Zoning Map Amendments	1
Zoning Ordinance Amendments	10
Zoning Ordinance Updates	1
TOTAL REVIEWS	18

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Birmingham Township	ZA-07-26-19017	8/14/2026	Proposed - Zoning Ordinance Amendment Amendment: data centers (to be permitted by conditional use in the C-2 Heavy-Commercial and C-2A Limited Highway-Commercial zoning districts).	Consistent
East Bradford Township	MA-07-26-19022	8/20/2026	Proposed - Misc Amendment Various Township Code Amendments: Peddling and Soliciting; Sidewalk Maintenance; Stormwater Management; and Vehicles and Traffic.	Not Relevant
East Bradford Township	ZA-07-26-19020	8/20/2026	Proposed - Zoning Ordinance Amendment Amendment: Data Centers (to be permitted by conditional use in the I Industrial zoning district).	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Bradford Township	ZA-07-26-19021	8/20/2026	Proposed - Zoning Ordinance Amendment Amendment: storage sheds on vacant lots, R-1, R-2, R-3, and R-4 Residential zoning districts.	Not Relevant
Kennett Township	ZA-07-26-19032	8/25/2026	Proposed - Zoning Ordinance Amendment Amendment: Section 240-1901, Accessory uses, buildings, and structures.	Not Relevant
London Grove Township	ZA-07-26-19023	8/4/2026	Proposed - Zoning Ordinance Amendment Revision to CCPC # ZA--06-26-18959 re: data centers, to add utility impact, water usage studies, and requiring conditional use for on-site energy supply	Consistent
South Coventry Township	ZA-07-26-19047	8/24/2026	Proposed - Zoning Ordinance Amendment Data Centers (to be permitted by conditional use in the RC Rural Conservation District)	Consistent
Uwchlan Township	ZA-07-26-19041	8/24/2026	Proposed - Zoning Ordinance Amendment Data Center, Industrial uses.	Consistent
West Goshen Township	CP-07-26-19024	8/25/2026	Proposed - Comprehensive Plan Park, Recreation, and Open Space Plan, prepared under the Vision Partnership Program.	Consistent
West Goshen Township	ZM-06-26-19000	8/13/2026	Proposed - Zoning Map Amendment Updated Township Zoning Map, in conjunction with Zoning Ordinance Update (CCPC# ZO-06-26-18999)	Consistent
West Goshen Township	ZO-06-26-18999	8/13/2026	Proposed - Zoning Ordinance Update Zoning Ordinance Update (including standards for data centers, which will be permitted by conditional use in the I Industrial district)	Consistent
West Vincent Township	SA-07-26-19040	8/6/2026	Proposed - SLDO Amendment Ordinance to amend street tree and native plant species requirements.	Consistent
West Vincent Township	ZA-07-26-19028	8/6/2026	Proposed - Zoning Ordinance Amendment Ordinance to amend street tree and native plant species requirements.	Consistent
West Whiteland Township	CA-07-26-19036	8/21/2026	Proposed - Curative Amendment Curative Amendment: Data Centers.	Consistent
West Whiteland Township	MA-07-26-19037	8/21/2026	Proposed - Misc Amendment Amend Chapter 213-Noise Disturbance, in conjunction with CCPC# CA-07-26-19036 (data centers).	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
West Whiteland Township	ZA-07-26-19035	8/21/2026	Proposed - Zoning Ordinance Amendment Amend Section 325-15.1.D(3)(d)[5], the minimum rear yard standard for the O/R Office/Residential zoning district.	Not Relevant
Willistown Township	MA-07-26-19016	8/14/2026	Proposed - Misc Amendment Amendment: stormwater management (Article VIII of Chapter 73-Environmental Protection of the Township Code)	Not Relevant
Willistown Township	ZA-07-26-19010	8/14/2026	Proposed - Zoning Ordinance Amendment Amendment: C-I Commercial-Industrial Overlay District (including standards for data centers, which will be permitted by conditional use).	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 13

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 13

Ordinance Review Letters



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

August 14, 2026

Quina Nelling, Township Secretary/Treasurer
Birmingham Township
1040 W. Street Road
West Chester, PA 19382

Re: Zoning Ordinance Amendment - Data Centers
Birmingham Township – ZA-07-26-19017

Dear Ms. Nelling:

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 July 15, 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 122-6: Data Center, and Data Center Accessory Use.
 - B. Add “Data Centers subject to the provisions of §122-105.9” to the list of uses permitted by conditional use in the C-2 Heavy-Commercial and C-2A Limited Highway-Commercial zoning districts.
 - C. Add Section 122-105.9, Data Centers. The requirements and design standards that must be satisfied as part of the required conditional use approval process include the following: area and bulk regulations; parking standards; Building height; Minimum lot area and setbacks; Principal building facades; Landscaping, screening and main entrance features; Noise and Vibration; Water, Wastewater Disposal and Energy Supply; Alternative Independent Water and Energy Systems; Emergency management; Construction Plans; Decommissioning; and Modification based upon New Technologies.

LANDSCAPES:

2. The Township’s C-2 Heavy-Commercial and C-2A Limited Highway-Commercial zoning districts, which are generally situated on the east and west side of Wilmington Pike (Route 202), north and south of its intersection with Penn Oaks Drive/Old Wilmington Pike, are 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,

Page: 2
 Re: Zoning Ordinance Amendment - Data Centers
 # Birmingham Township – ZA-07-26-19017

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. We recommend that the Township consider adding a definition for the term "sensitive receptor," along with incorporating setback requirements from sensitive receptors. We note that the following definition of the term "sensitive receptor" is set forth on page 3 of the Data Center Ordinance Guide: "Buildings used for residences (including institutional uses with a residential component), schools, daycare centers, preschools, hospitals, community centers, and similar institutional uses."
6. The proposed data center standards require a minimum net lot area of eight acres, a minimum setback of 200 feet from the property line of all other adjoining properties and road rights-of-way, and if abutting a residential use, the required setback shall be 400 feet from the property line that abuts such residential use. The Township should verify that these qualifying conditions can potentially be met by a parcel(s) located within these zoning districts.
7. The proposed setback standards in 122-105.9.A(4) indicates that data centers, and data center accessory uses and associated equipment and structures be set back a minimum of 200 feet from all property lines and road rights-of-way. Since data centers will typically have a security gatehouse, it would be reasonable to allow a gatehouse to be situated closer than 200 feet from an adjoining property line.

Page: 3
 Re: Zoning Ordinance Amendment - Data Centers
 #: Birmingham Township – ZA-07-26-19017

8. While the landscaping and screening requirements set forth in 122-105.9.A(6) appear to be appropriate, we recommend that the applicant be required to provide 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.
9. The Noise and Vibration requirements in Section 122-105.9.A.(7), 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.
10. The Township should consider adding a requirement to the water and wastewater analyses required in Sections 122-105.9.A(8)(a) and (b), 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 where the wastewater is discharged.
11. The required “analysis of wastewater disposal needs” provided in Section 122-105.9.A(8)(b)(2) 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.
12. Section 122-105.9.A(8)(a)(5) 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 the heat could be used where it might be needed such as in office areas). Depending on relative humidity and dew point, condensed-out white water vapor can appear above the cooling stack. Municipalities and applicants should be aware that this 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.

13. Section 122-105.9.A(8)(c)(2) provides backup power generation criteria. Given the proximity to residential zones and the air quality impacts associated with running tens or hundreds of megawatts of backup generators, the Township may consider requiring or incentivizing non-fossil fuel based backup generation, such as battery energy storage systems.

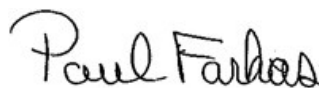
Page: 4
 Re: Zoning Ordinance Amendment - Data Centers
 # Birmingham Township – ZA-07-26-19017

14. Section 122-105.9.A(8)(c)(2)(c)(g), pertaining to emergency power generation, states the following: “A commitment on the part of the Data Center to offer the Data Center’s back up power generation system to supply power to the local grid in times of emergency or prolonged power outages for the community that are highly detrimental to the health, welfare and safety of the community.” Depending on their use, data centers may have an inflexible electric load, and would be unable to curtail their demand and offer their backup generation to power the grid during grid emergencies. More typically, data centers may enter into a voluntary or mandatory demand response agreement with the electric distribution response agreement with the electric distribution company or regional transmission organization to “island” their facility using backup generation during grid emergencies.
15. While the proposed decommissioning standards in Section 122-105.9.A(12) 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).
16. We suggest that the Township include a requirement, as set forth on page 22 of the Data Center Ordinance Guide, that the applicant to submit an electronic waste plan with the conditional use application. Data centers produce large amounts of electronic waste, as well as batteries and hazardous materials.
17. While the introductory language in Section 2 of the draft Ordinance indicates that a new subsection (17) shall be added under Section 122-49.C, the language provided below references subsection (6) instead. This should be clarified by the Township.

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

cc: Audrey Hudak, Township Manager, Thornbury Township



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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Matthew J. Edmond, AICP
Executive Director

August 20, 2026

Amanda M. Cantlin, Township Manager
East Bradford Township
676 Copeland School Road
West Chester, PA 19380

Re: Zoning Ordinance Amendment - Data Centers
East Bradford Township – ZA-07-26-19020

Dear Ms. Cantlin:

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 July 21, 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 the following definitions to Section 115-6: Data Center; Data Center Accessory Use; Data Center Campus; Principal Building; and Sensitive Receptor.
 - B. Amend the introductory language to the area and bulk regulations of the I Industrial district (Section 115-39), and the design standards of the Industrial District (Section 115-40), by adding language that these standards shall not apply to a data center, data center campus, or data center accessory use, which are separately regulated in Section 115-40.1.
 - C. Add "Data Center, Data Center Campus, and Data Center Accessory Use..." to the list of uses permitted by conditional use in the I Industrial district.
 - D. Add Section 115-40.1, Data Center standards. Standards are provided for the following: area and bulk requirements for data center buildings and a data center campus; setback and height regulations for a data center accessory use; Screening of mechanical equipment; Building Design Requirements; Energy Usage; Noise and Vibration; Water; Wastewater Disposal; Power Generation Facilities; Emergency management; Construction Plans; Electronic Waste; Decommissioning; and Controlling Regulations.
 - E. Amend the Off-Street Parking Requirements in Section 115-58.B, by adding the following parking requirement for a Data Center/Data Center Campus: One space for every employee during the largest shift.

Page: 2
 Re: Zoning Ordinance Amendment - Data Centers
 # East Bradford Township – ZA-07-26-19020

LANDSCAPES:

2. The Township's I zoning district, situated on the east and west side of West Boot Road, north of its intersection with Circle Drive, 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 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](https://www.chescoplanning.org/UandI/DataCenters/), 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 for a data center building of 100,000 square feet or less, and ten acres for a data center building greater than 100,000 square feet, with a minimum setback of 500 feet from a public street, a minimum setback of 100 feet from all property lines, and a 300 foot setback from a sensitive receptor ("Buildings used for residences (including institutional uses with a residential component), schools, day cares, parks, and hospitals). The Township should verify that these qualifying conditions can potentially be met by a parcel(s) located within the Industrial zoning district.

Page: 3
 Re: Zoning Ordinance Amendment - Data Centers
 # East Bradford Township – ZA-07-26-19020

6. The proposed setback standards in Section 115-40.1.A and 115-40.1B indicate that all data centers, data center campuses, and data center accessory uses, shall be setback a minimum of 100 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 100 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 provide 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.
8. The Noise and Vibration requirements in Section 115-40.1.F are very thorough, and may require the Township to employ persons with specialized knowledge and experience to effectively administer these standards.
9. The Township should consider adding a requirement to the water and wastewater analyses required in Sections 115-40.1.H and 115-40.1.I, 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 where the wastewater is discharged.
10. Section 115-40.1.H.5) 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 the heat could be used where it might be needed such as in office areas). Depending on relative humidity and dew point, condensed-out white water vapor can appear above the cooling stack. Municipalities and applicants should be aware that this 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.

11. Section 115-40.J.1) 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
East Bradford Township – ZA-07-26-19020

12. 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).
13. While the proposed subsections of Section 115-40.1 are currently identified as Sections 115-40.1.A through 115-40.1.O, there is no Section 115-40.1.G provided (Section 115-40.1.F is immediately followed by Section 115-40.1.H on page 8). This should be clarified by the Township.

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

cc: Barbara Kelly, Township Manager/Secretary, East Caln Township
John R. Weller, AICP, Director of Planning and Zoning, West Whiteland Township

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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Matthew J. Edmond, AICP
 Executive Director

August 20, 2026

Amanda M. Cantlin, Township Manager
 East Bradford Township
 676 Copeland School Road
 West Chester, PA 19380

Re: Zoning Ordinance Amendment - Storage Sheds on Vacant Lots, R-1, R-2, R-3, and R-4 Residential
 Zoning Districts; and Miscellaneous Township Code Amendments – Various Amendments
 # East Bradford Township – ZA-07-26-19021 and MA-07-26-19022

Dear Ms. Cantlin:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance and Miscellaneous Township Code amendments. The referral for review was received by this office on July 21, 2026. While we have no official review comments under the provisions of the Pennsylvania Municipalities Planning Code (PA MPC) pertaining to Chapter 62, Peddling and Soliciting, Chapter 93, Sidewalk Maintenance, Chapter 94, Stormwater Management, and Chapter 104, Vehicles and Traffic, the proposed amendment to the Zoning Ordinance were reviewed pursuant to the provisions of Section 609(e) of the PA MPC. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. The Township proposes the following amendments to the Township Code:
 - A. Amend Section 62-5, Application for License, set forth in Chapter 62, Peddling and Soliciting.
 - B. Amend Section 93-1, Sidewalk maintenance obligations, set forth in Chapter 93, Sidewalk Maintenance.
 - C. Amend subsection A(5)(a) of Section 94-311, Other Conveyance and system design standards set forth in Chapter 94, Stormwater Management.
 - D. Amend the on-street parking restrictions set forth in Chapter 104, Vehicles and Traffic.
 - E. Amend the residential accessory structure standards in the R-1, R-2, R-3, and R-4 Residential zoning districts, by adding provisions to allow for storage sheds on a vacant lot that is contiguous to a lot containing a principal structure under the same ownership as the lot the storage shed is being placed upon, provided that:
 - The storage shed is used solely for the purpose of storing maintenance equipment for use on the vacant property.
 - The storage shed shall be subject to the accessory structure requirements of the applicable zoning district.
 - The storage shed shall have a maximum footprint of no more than 500 square feet.

Page: 2

Re: Zoning Ordinance Amendment - Storage Sheds on Vacant Lots, R-1, R-2, R-3, and R-4 Residential Zoning Districts; and Miscellaneous Township Code Amendments – Various Amendments
East Bradford Township – ZA-07-26-19021 and MA-07-26-19022

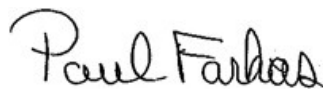
COMMENTS:

2. We commend the Township for their proposed changes to Chapter 94 “Stormwater Management”, Section 94-311.A(5)(a) to reduce the potential for channelized overland flow and allow for increased infiltration.
3. While the continued requirement for drainage systems to be designed to convey the 1 percent annual chance design storm, the Township should consider the additional burden placed on an individual landowner to meet this requirement.
4. As a municipal separate storm sewer system (MS4) permittee of the state NPDES program, the Township should review the Pennsylvania Department of Environmental Protection’s (PA DEP) draft [2028 Model Stormwater Management Ordinance](#) Section 603 Stormwater Conveyance to ensure consistency with the Township’s other stormwater conveyance provisions. When PA DEP finalizes the requirements for the next MS4 permit cycle, all MS4 municipalities will be required to adopt stormwater management regulations consistent with the state model ordinance.
5. The proposed amendments to the residential accessory structure standards in the R-1, R-2, R-3, and R-4 Residential districts, along with the other revisions to the Township Code, appear to be appropriate.

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

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Chester County Water Resources Authority



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

August 25, 2026

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

Re: Zoning Ordinance Amendment - Accessory Uses, Buildings, and Structures
Kennett Township – ZA-07-26-19032

Dear Ms. Dobbins:

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 July 27, 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. Delete subsections b and f of Section 240-1901.A.2, and re-number subsections c, d, and e as b, c, and d, respectively. We note that, while the existing maximum floor area and height standards for accessory buildings, structures, and uses in Section 240-1901.A.2.f will be deleted, both existing and amended floor area and height provisions are provided elsewhere within Section 240-1901.
 - B. Delete subsection 9 of Section 240-1901.B, Agricultural accessory uses, buildings and structures, and renumber subsections 10 through 15 as 9 through 14, respectively.
 - C. Add Section 240-1901.B.15 and 240-1901.B.16, pertaining to agricultural accessory buildings and structures.
 - D. Amend the standards set forth in Section 240-1901.C, Residential accessory uses, buildings, and structures.

COMMENT:

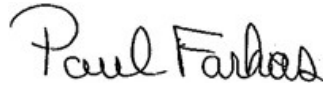
2. The reference to Section 140-1901.B provided in Section I.3 of the draft ordinance should be changed to 240-1901.B.

Page: 2
Re: Zoning Ordinance Amendment - Accessory Uses, Buildings, and Structures
Kennett Township – ZA-07-26-19032

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

We request an official copy of the decision made by the 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



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

August 4, 2026

Kenneth N. Battin, EFO, MPA, Township Manager
London Grove Township
372 Rose Hill Road, Suite 100
West Grove, PA 19390

Re: Zoning Ordinance Amendment - Data Centers: Adding Utility and Water Studies, Conditional Use for On-Site Energy
London Grove Township - ZA-07-26-19023

Dear Mr. Battin:

The Chester County Planning Commission has reviewed the proposed London Grove 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 21, 2026. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. London Grove Township proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for Data Center, Data Center Accessory Use; Data Center Campus, Principal Building, Principal Façade, and Sensitive Receptor;
 - B. Regulating Data Centers and Data Center Campuses in the Industrial District by conditional use;
 - C. Adding bulk and lot regulations, and
 - D. Adding specific conditional use regulations, parking requirements and other regulations applicable to data centers.

The Chester County Planning Commission reviewed an earlier version of this amendment and our comments on the earlier submission were forwarded to the Township in a letter dated June 24, 2026 (refer to CCPC # ZA-06-26-18959).

This current submission adds provisions including:

- E. Requiring a utility impact study;
- F. Revised energy supply requirements, including annual electricity demand, sources of back-up power, documentation of efforts to maximize use of renewable and/or clean energy for electrical and cooling needs, including those to reduce the need for new electric generation, provisions relating to backup generators, and
- G. Requiring conditional use approval of an on-site energy supply facility, including the use of an alternate energy system.

Page: 2
Re: Zoning Ordinance Amendment - Data Centers: Adding Utility and Water Studies, Conditional
Use for On-Site Energy
London Grove Township - ZA-07-26-19023

LANDSCAPES:

2. The Industrial District in London Grove Township 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 zoning ordinance amendment is consistent with the objectives of the **Suburban Landscape**.

COMMENTS:

3. The additional provisions are appropriate. The Township Engineer should determine whether the requirement in Section 27-1847.11.(2)(a) that diesel generators must meet “Tier 4” emission standards of the U.S. Environmental Protection Agency should be revised to require meeting either “Tier 4” or advanced technology that may become available in the future.
4. In Section 27-1847.12. [Alternative Energy Systems](#), any energy generation system used to supply power to a Data Center during normal operation is to be considered as a separate principal use. This is an appropriate provision due to the potential for noise, odors and pollution.

RECOMMENDATION: The Chester County Planning Commission commends London Grove 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 London Grove 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

August 24, 2026

Amanda Shaner, Township Administrator/Secretary-Treasurer
South Coventry Township
1371 New Philadelphia Road
Pottstown, PA 19465

Re: Zoning Ordinance Amendment – Data Centers in the RC District by Conditional Use
South Coventry Township - ZA-07-26-19047

Dear Ms. Shaner:

The Chester County Planning Commission has reviewed the proposed South 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 31, 2026. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition of DATA CENTER;
 - B. Add a definition DATA CENTER ACCESSORY USES, including a sub-definition:

“A Data Center shall be classified as a Low Water Withdrawal Data Center (“Closed Loop”) if it is operated as a closed loop water system (including technologies for repurposed, fully treated sewage water or stormwater runoff, including acid mine runoff), an air-cooled water system, or similar methodology that does not utilize groundwater for cooling and operation of the equipment associated with the use.”
 - C. Add a definition of SUBSTATION;
 - D. Data Centers are to be permitted by conditional use in the RC – Rural Conservation District;
 - E. Area and Bulk Requirements, Screening, Facades and Design Requirements, and Noise and Vibration standards, are included, as well as Data Center Noise Standards Tables, and
 - F. Water use, Wastewater Disposal, Energy supply, Emergency Management Plan and Related Fire and Safety Requirements, Construction Plans and Decommissioning requirements are included.

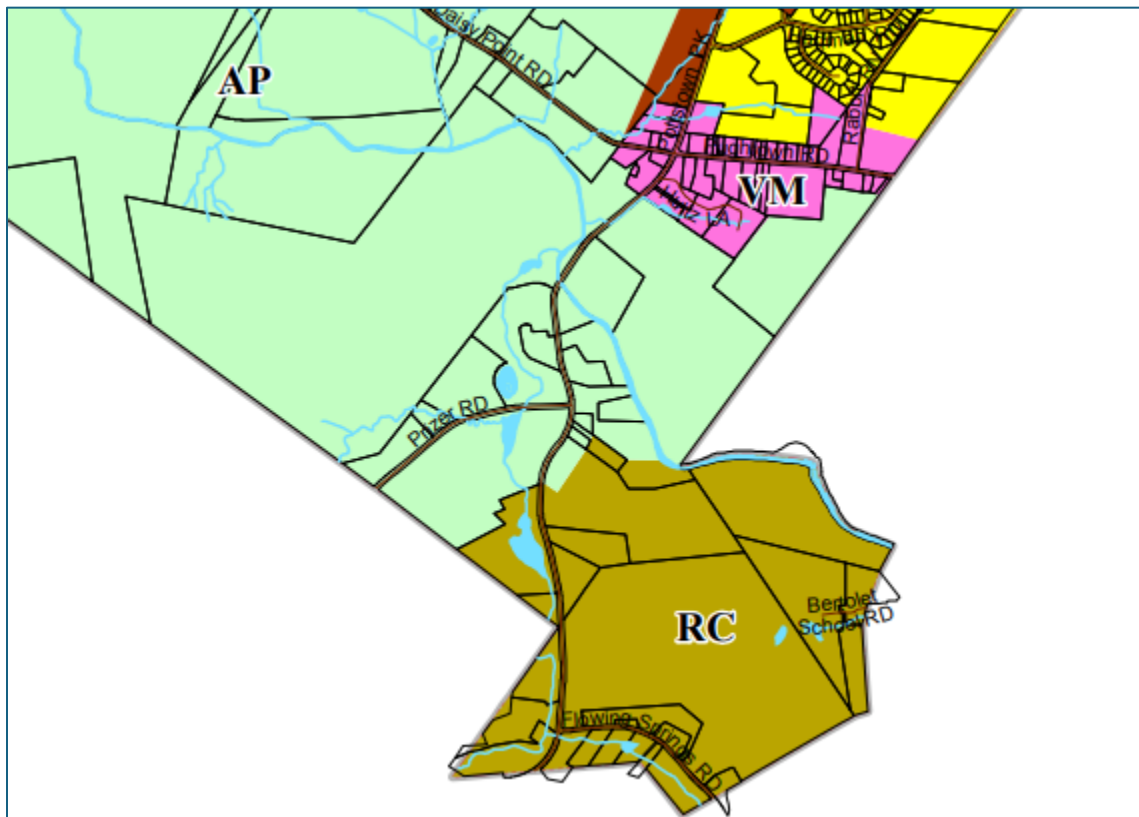
LANDSCAPES:

2. The RC – Rural Conservation District in South Coventry Township, where Data Centers are to be regulated, 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 location of the Township’s RC – Rural Conservation District is shown on the following page.

Page: 2

Re: Zoning Ordinance Amendment – Data Centers in the RC District by Conditional Use

South Coventry Township - ZA-07-26-19047



*The RC – Rural Conservation District
in South Coventry Township*

Data centers, in relation to their typical construction, water use, building mass, potential noise and size, are generally not consistent with the objectives of the **Agricultural Landscape**. However, data centers are a valid land use and municipalities should allow the opportunity for their construction. Applying the conditional use process as proposed by the Township, as well as incorporating the suggestions in this letter, can help reduce the potential inconsistency of a data center with the vision of the **Agricultural Landscape**.

COMMENTS:

3. Data centers have become an essential component in meeting the demands of artificial intelligence, telecommunications, and computer systems, and they are associated with matters related to high energy use, water consumption, noise, building mass, and environmental protection, among other concerns. Therefore, we agree that data centers should be regulated by conditional use. The conditional use procedure permits the Board of Supervisors to "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 913.2(a), and most municipalities are proposing to allow data centers by conditional use in their Industrial Districts, which would also be generally consistent with [Landscapes3](#)). It is therefore appropriate that the Township consider an ordinance that can mitigate the potential adverse consequences of a data center, and we encourage the Board of Supervisors to attach reasonable conditions on applications whenever necessary.

Page: 3

Re: Zoning Ordinance Amendment – Data Centers in the RC District by Conditional Use

South Coventry Township - ZA-07-26-19047

In general, data centers should receive regulatory attention that is focused on their special characteristics as identified above. 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 the **Data Center Ordinance Guide**.

The Township's proposed regulations are appropriate, and we suggest that the following areas also receive special attention:

- A. Data centers are intensive energy users. **Section 1645.B.** requires that "Each Data Center shall provide evidence from the public utilities serving it that application for service is feasible and will not have detriment impacts on neighboring properties." We suggest that the Township expand on this Section to require the applicant to evaluate how a data center's anticipated electricity demand may affect the capacity of the grid without creating the potential for brownouts or failures.
- B. Data centers are often located in very large structures. The Township's limitation in **Section 1645.A.(2)** (Data Center Regulations, Area and Bulk Requirements), **Subsection (2)** limiting the maximum building square footage to 250,000 square feet, may not meet the needs of a typical data center building; data centers can exceed one million square feet. The Township may need to reconsider this limitation.

Data centers also typically require significant land area, sometimes resembling a campus-like setting. A master plan for the site should be considered. The Screening, Facades and Design Requirements in **Section 1645.A.** should require a view analysis of a proposed data center and encourage buildings to include designs associated with other large structures in the area, such as barns with pitched roofs and compatible coloring and textures. For example, warehouse buildings can also be very large, but warehouse designs have been improved to better match the local landscape such as by using soft grey siding over white base colors or using a false building façade to relieve the uniformity of a blank wall. These provisions may also help designs be more compatible with the **Agricultural Landscape** designation of [Landscapes3](#).

- C. Data centers often require substantial volumes of water for cooling purposes, and it is appropriate that the Township will require applicants to document that there is sufficient water available to serve the data center without affecting water pressure or the availability of water for other users. The Township may want to specify that the applicant prepare a water feasibility study. We agree that the applicant should submit a drought response plan to demonstrate compliance with state, water supplier and local drought declaration requirements, as required by the amendment.

The Township should ensure that any release of water used for cooling a data center will not adversely affect the watershed because such coolant water may be at a higher temperature than that of the receiving water (i.e., "thermal pollution"). Even a "Low Water Withdrawal Data Center ("Closed Loop") data center" as defined in the amendment could involve some discharge of water. Applicants should also indicate if proposed methods to release excess heat from cooling water may require the use of cooling towers, with their attendant visible plumes of water vapor.

Data center water usage for cooling varies greatly seasonally and based on the time of day. Data centers can install on-site water holding tanks to slowly use and store the water they will need during peak cooling times to reduce the stress on water supply sources. We note that the Township restricts groundwater use as a primary water source.

Page: 4
 Re: Zoning Ordinance Amendment – Data Centers in the RC District by Conditional Use
 # South Coventry Township - ZA-07-26-19047

Because the Township is classifying data centers by water use, we recommend including surface water under "Data Center Accessory Uses," specifically: "A Data Center shall be classified as a Low Water Withdrawal Data Center ("Closed Loop") if it is operated as a closed loop water system (including technologies for repurposed, fully treated sewage water or stormwater runoff, including acid mine runoff), an air-cooled water system, or similar methodology that does not utilize groundwater or [surface water] for cooling and operation of the equipment associated with the use." Also, South Coventry is not believed to be affected by acid mine drainage and the Township may want to consider why it is referenced. The ordinance defines "low water withdrawal/closed loop," and the Township should clarify what constitutes a "high water use data center".

In proposed **Section F(1)**, the Township should include additional information for "detailed estimates of daily and annual water usage." These details should account for periods of peak demand, drought, and seasonal fluctuations.

Proposed **Sections F(2)-F(4)** should specify that the documentation should be from the water supplier, if public water supply is proposed, and restricting/defining the water source (i.e., "shall not use" utilize private water, "shall only use" public water, etc.). The Township should also consider adding specific requirements for a water feasibility study.

In **Section G(1)**, the Township should consider additional County model language (public vs. private treatment requirements), such as if wastewater is to be treated by a public system, add a requirement for documentation from the public authority confirming they have the capacity to support conveyance and treatment, and if treated by a private system, a requirement for water feasibility study.

- D. The Township should review the setback regulations in the RC District to determine whether they will appropriately mitigate the effects of large data center structures. We recommend including residential districts and uses into the category of uses that include schools and daycare facilities that require a setback of 1,000 feet from data centers.
- E. Other municipalities have proposed requiring data centers to reduce electricity consumption during periods of high demand to avoid the potential for brownouts, such as during periods of hot weather. Many data centers cannot reduce or stop their service, so some data centers have proposed redundant power sources such as on-site generators to curtail their power usage during peak times. However, some data centers that train AI models or mine cryptocurrency can reduce their processing during peak times. We recommend the ordinance specifically exclude fossil-fuel powered generators from being used for periods of power curtailment and reserved only for power outages.

Some data centers have also included their own power generation systems in response to concerns about the effects of high electricity use on local ratepayers. The Township should evaluate such proposed systems regarding noise, fuel, water usage, potential pollution, provision of fuel supplies, and other related issues.

- F. If on-site energy storage systems are to be permitted, the Township may want to be aware of the special circumstances that may relate to on-site battery storage. Batteries can contain several toxic or heavy metals, and their release resulting from a fire or other accident should be controlled.

Page: 5
 Re: Zoning Ordinance Amendment – Data Centers in the RC District by Conditional Use
 # South Coventry Township - ZA-07-26-19047

Other municipalities have considered the following language regarding on-site battery storage:

“The data center shall incorporate 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. The collection and containment system shall utilize impermeable collection and containment measures and shall be designed by a professional engineer licensed in the Commonwealth of Pennsylvania to capture, isolate, and retain contaminated fire-fighting water and associated hazardous materials until they can be properly characterized, removed, and disposed of in accordance with all applicable federal, state, and local laws and regulations. The applicant shall demonstrate, through engineering calculations and supporting documentation, that the collection and containment system has sufficient capacity to accommodate the maximum anticipated volume of contaminated fire-fighting water generated by the proposed fire protection system and emergency response strategy. The Emergency Response Plan shall include procedures for the isolation, containment, monitoring, testing, removal, transportation, and lawful disposal of contaminated fire-fighting water and other hazardous materials generated during an emergency event, including identification of the parties responsible for implementing these measures.”

- G. **Section 1645.J. Subsection (2)** (Data Center Regulations, Construction Plans and Decommissioning) in the proposed amendment contains useful standards. However, data centers can take the form of large, windowless structures that may be dissimilar to any other land use in the RC District. We suggest that the Township include a provision that requires applicants to more fully evaluate other land uses that may be supported in obsolete decommissioned structures, and which may be appropriate for the RC 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/>

- H. **Section 1645. Subsections A. (6) and (7)** (Data Center Regulations, Area and Bulk Requirements) require minimum separation distances of 1,000 feet from sensitive areas such as schools, cemeteries or licensed daycare facilities, or from another data center. The Township can also review the “Dimensional Standards” section on Page 8 of the **Data Center Ordinance Guide** at <https://www.chescoplanning.org/UandI/DataCenters/pdf/DataCenterOrdinanceGuide.pdf> for additional separation requirements.
- I. The definition **DATA CENTER ACCESSORY USES** includes a sub-definition that appears to refer to Data Center and could more-properly be located under the definition of **DATA CENTER**.

RECOMMENDATION: The Chester County Planning Commission commends South Coventry Township for its proactive work on this land use. Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.

Page: 6

Re: Zoning Ordinance Amendment – Data Centers in the RC District by Conditional Use

South Coventry Township - ZA-07-26-19047

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

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

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Matthew J. Edmond, AICP
Executive Director

August 24, 2026

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

Re: Zoning Ordinance Amendment - Supplemental Regulations: Industrial Uses, Data Centers
Uwchlan Township - ZA-07-26-19041

Dear Mr. Kagel:

The Chester County Planning Commission has reviewed the proposed Uwchlan Township Zoning Ordinance amendment 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 28, 2026. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. Uwchlan Township proposes the following amendments to its Zoning Ordinance:

- A. Amend the Supplemental Regulations to add a new Section 621, which will apply to Industrial Uses;
- B. Specify that Industrial Uses or any Substantial Change in Operation or Use regulated by Section 621 shall be permitted only within the PI-Planned Industrial District, the PIC-Planned Industrial-Commercial District, and the PCID-Planned Commercial Industrial District, and also specify that Industrial Uses are prohibited in all other zoning districts;
- C. Add locational requirements and performance standards for Warehouses/Logistics Facilities in the PI, PIC and PCID Districts, by-right or by conditional use (Small Logistics Facility is to be permitted by-right in the PI, PIC and PCID Districts, Large Logistics Facility is to be permitted by conditional use in the PI, PIC, and PCID Districts, and High-Impact Logistics Facility is to be permitted by conditional use in the PI and PIC Districts);
- D. Add separate performance standards for Data Centers and regulate this land use by Conditional Use in the PI, PIC and PCID Districts;
- E. Add performance standards, dimensional and design standards, environmental protection standards, etc. for Warehouses/Logistics Facilities, Data Centers, and related accessory uses, including requirements for an Enhanced Buffer for High-Impact Uses;
- F. Add application and review procedures, and
- G. Add definitions of Commercial Vehicle, Data Center, Data Center Accessory Use, Expansion, Fulfillment Center, Height of Building, Industrial Use, Level of Service (LOS), Logistics Facility (Small Logistics Facility, Large Logistics Facility and High-Impact Logistics Facility), On-Site Power Generation, Outdoor Storage, Sensitive Receptor, Trip, Truck, Truck-Terminal, and Warehouse/Logistics Facility.

Page: 2

Re: Zoning Ordinance Amendment - Supplemental Regulations: Industrial Uses, Data Centers

Uwchlan Township - ZA-06-26-18965

BACKGROUND:

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-06-26-18965). This current review letter addresses several changes in the revised submission.

LANDSCAPES:

2. Industrial uses, logistics facility, warehouse/logistics facility and data centers in Uwchlan Township are to be permitted within the Planned Industrial, Planned Industrial Commercial, and Planned Commercial Industrial Development zoning districts, and which are generally located in the **Suburban** and **Suburban Center Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. As noted in our previous review letter, the proposed Township Zoning Ordinance amendment is consistent with the objectives of the **Suburban** and **Suburban Center Landscapes**.

COMMENTS:

3. The Township should clarify the term "substantial water use" in proposed **Section 504.E**. (Water Supply and Cooling Impact Study) regarding "Any High-Impact Logistics Facility proposing "substantial water use for cooling...", because it is unclear if "substantial" refers to **Section 621.102.B**, (regarding a Substantial Change in Operation or Use) and/or **Section 621.102.B.6** "An increase in water consumption or wastewater generation exceeding 20%".
4. In proposed **Section 621.302**. (Use Permissions) **Subsection C**, on-site power generation is changed from a use permitted as part of a data center by conditional use; on-site power generation is no longer permitted as part of a data center. In proposed **Section 621.504, Energy and Utilities**, principal on-site power generation for Warehouses/Logistics Facilities is prohibited. (Proposed **Section 621.604.E**. also prohibits principal power generation). This implies that Warehouses/Logistics Facilities will need to connect to public energy sources. While the use of on-site energy sources will probably eliminate the noise and potential pollution from on-site energy generation, the Township should be aware of the implications of increased demand on the electric utility.
5. In **Section 621.504.E. Energy and Utilities**, Subsection 4, (Identification of any proposed groundwater or surface water withdrawals), the Township should consider adding a distance threshold for "nearby wells" and "within the area of potential influence" (i.e., wells within 1,000ft, 3,000 ft, etc.) or leave this to be determined by the Township Engineer. Also, the Township should consider adding a specific radius or area threshold from the data center site in which water withdrawals should be identified and evaluated.
6. In proposed **Section 621.504. Energy and Utilities**, Subsection **E.6**, "energy storage, substation, or microgrid facilities for Warehouses/Logistics Facilities" are changed from previously being regulated by conditional use and are now required to be set back not less than 1000 feet from a Sensitive Receptor. Related regulations in **Section 621.504.E.7**. require that energy storage, substation, or microgrid facilities shall not be located within required buffers or yard areas unless specifically approved as part of a conditional use. This is an appropriate regulation.
7. In proposed **Section 621.504.F**, all Logistics Facilities are required to use public water sources. However, proposed **Section 621.504.G.1**. refers to a High-Impact Logistics Facility proposing substantial water use that may include reclaimed water and water from other sources; this may be inconsistent with the public water use requirements in **Section 621.504.F**. (**Sections 621.504.G.8** and

Page: 3

Re: Zoning Ordinance Amendment - Supplemental Regulations: Industrial Uses, Data Centers

Uwchlan Township - ZA-06-26-18965

621.504.G.9 also reference ground water usage and on-site wells.) These provisions should be coordinated to remove potential misunderstanding.

8. Proposed **Section 621.506.E.** requires coordination with the Township's Fire Marshal to ensure there is adequate radio coverage for emergency responders; this provision will be helpful if the Township needs to respond to an on-site emergency. The Township's Fire Marshal should also consult with other agencies that may be involved with responding to an on-site emergency, such as the Pennsylvania Department of Environmental Protection, the Federal Emergency Management Agency, and others as necessary.
9. The provisions in proposed **Section 621.604.D.1 Energy and Utilities**, (Performance Standards for Data Centers), relating to "target power utilization efficiency (PUE)" can provide useful information, but the Township should consider how it will use such information. For example, the applicant and the Township should discuss the relevant efficiency measures that will apply to the Data Center.
10. Proposed **Section 621.604.F.** allows "emergency backup generators not exceeding 1500 kW" as accessory uses, and **Section 621.604.G.** requires diesel generators to meet the Federal EPA's "Tier 4" noise standards. It may be appropriate to require generators to meet any future improved noise standards that may be adopted by the EPA.
11. It is unclear as to whether wastewater disposal is a principal use or included as "other operational purposes." which may result in contradiction with **Section 621.604.J.** Water Usage **Subsection 7.** (Wastewater disposal analysis); we recommend explicitly defining "principal use."
12. If on-site energy storage systems are to be permitted, the Township may want to be aware of the special circumstances that may relate to on-site battery storage. Batteries can contain several toxic heavy metals, and the release of such toxins consequent to a fire or other accident should be controlled. Other municipalities have considered the following language regarding on-site battery storage:

"The Data Center shall incorporate 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. The collection and containment system shall utilize impermeable collection and containment measures and shall be designed by a professional engineer licensed in the Commonwealth of Pennsylvania to capture, isolate, and retain contaminated fire-fighting water and associated hazardous materials until they can be properly characterized, removed, and disposed of in accordance with all applicable federal, state, and local laws and regulations. The applicant shall demonstrate, through engineering calculations and supporting documentation, that the collection and containment system has sufficient capacity to accommodate the maximum anticipated volume of contaminated fire-fighting water generated by the proposed fire protection system and emergency response strategy. The Emergency Response Plan shall include procedures for the isolation, containment, monitoring, testing, removal, transportation, and lawful disposal of contaminated fire-fighting water and other hazardous materials generated during an emergency event, including identification of the parties responsible for implementing these measures."
13. **Section 621.604.J.6.** of the previous submission required that the "...applicant shall provide a drought response plan to demonstrate compliance with state, water supplier, and local drought declaration requirements." but this provision appears to have been removed from the current submission. Assessing

Page: 4

Re: Zoning Ordinance Amendment - Supplemental Regulations: Industrial Uses, Data Centers

Uwchlan Township - ZA-06-26-18965

water use during periods of drought may still be a useful provision to ensure the availability of water during times of stress on the water source.

14. **Section 621.610.D.1. Data Center Decommissioning** in the proposed amendment includes a provision that requires applicants to evaluate the adaptive reuse of obsolete decommissioned structures; this is a useful provision. 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 for reuse is further discussed on page 23 of the **Data Center Ordinance Guide**, at <https://www.chescoplanning.org/UandI/DataCenters/>

15. The public informational meeting required in proposed **Section 621.611.A. Public Engagement** can be a useful means to inform the public about the nature of the proposed development, including its location, scale, and general characteristics. This Section now clarifies that the meeting will not satisfy the requirements of Section 508 of the Pennsylvania Municipalities Planning Code or the required review periods in that Section. The Township should also clarify whether the public will be able to ask questions about a proposed data center and who will have standing to participate in the meeting, present alternative viewpoints, and make suggestions to the applicant and the Township.
16. Proposed **Section 621.701.B Submission Requirements** provides for the presentation of photo simulations of the facilities; this is a useful provision.

RECOMMENDATION: Uwchlan 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 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,



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

August 13, 2026

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

Re: Zoning Ordinance Update
 # West Goshen Township – ZO-06-26-18999 and ZM-06-26-19000

Dear Mr. Bashore:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Update 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 29, 2026. We offer the following comments to assist in your review of the proposed zoning ordinance update.

DESCRIPTION:

1. The Township proposes a comprehensive update of its Zoning Ordinance, which includes an updated Township Zoning Map. We note that the number of zoning districts in the Township, including the PUC Planned University Campus Overlay District, will be reduced from 23 to 11. The Intent Statements for all zoning districts are provided in Section 84-6, and a Table of Permitted Uses is provided in Attachment 1, which are organized into categories.
2. The draft Zoning Ordinance addresses data centers, which will be permitted by conditional use in the I Industrial zoning district (Section 84-35.B). Definitions for the terms Data Center and Data Center Accessory Use are provided in Section 84-10, and the proposed regulations are provided in Section 84-13.G(9) on pages 66-72.

Section 84-13.G.9(c) indicates that the minimum lot area shall be seven (7) acres, with a minimum setback of 200 feet from the property line of all other adjoining properties and road rights-of-way for a data center, data center accessory uses and associated equipment, except when adjacent to residential uses and/or district boundaries, in which case the building setback shall be increased to 1,000 feet. Additional topics addressed in Section 84-13.(G)(9) include the following: Nuisance Performance Standards; Building height; Main entrance feature; Screening of mechanical equipment; Water; Wastewater Disposal; Power supply; Power Generation Facilities; Noise and vibration; Backup Power; Emergency management; and Decommissioning. Additionally, the following parking requirement is set forth in Section 84-66.B: one space per 8,000 square feet of floor area designed and intended to be accessible regularly by employees.

Page: 2
 Re: Zoning Ordinance Update
 # West Goshen Township – ZO-06-26-18999 and ZM-06-26-19000

LANDSCAPES:

3. West Goshen Township is primarily located within the **Suburban Landscape** and **Suburban Center Landscape** designations of [*Landscapes3*](#), the 2018 County Comprehensive Plan, with small areas to the immediate east and south of West Chester Borough located within in **Urban Center Landscape** designation. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. 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. 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 zoning ordinance update is consistent with the objectives of *Landscapes3*. The County Planning Commission endorses the Township's efforts in updating its Zoning Ordinance.

COMMENTS – DATA CENTERS:

4. The proposed Township Zoning Map depicts the location of two Industrial zoning district designations in the Township: the north and south side of Ward Avenue, west of Airport Road, which is located within the **Suburban Center Landscape** designation of *Landscapes3*; and the north and south side of Lincoln Avenue, between Turner Lane to the east and the municipal boundary with West Chester Borough to the west, which is located within the **Suburban Center Landscape** and **Urban Center Landscape** designations. While the proposed ordinance language is consistent with the objectives of the **Suburban Center Landscape** and **Urban Center Landscape** designations, 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.
5. 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.

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 #: West Goshen Township – ZO-06-26-18999 and ZM-06-26-19000

6. 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. 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.
7. We recommend that the Township consider adding a definition for the term "sensitive receptor," along with incorporating setback requirements from sensitive receptors. We note that the following definition of the term "sensitive receptor" is set forth on page 3 of the Data Center Ordinance Guide: "Buildings used for residences (including institutional uses with a residential component), schools, daycare centers, preschools, hospitals, community centers, and similar institutional uses."
8. Since data centers will typically have a security gatehouse, it would be reasonable for the Township to allow a gatehouse to be situated closer than 200 feet from an adjoining property line, as set forth in Section 84-13.G.9(c).
9. Section 84-13.G.9(d) requires at least one main entrance feature be provided, such as double doored entrance way with overhang, along with requiring landscaping in the vicinity of the main entrance feature. We recommend that the Township consider additional façade requirements, as set forth on pages 7 and 8 of the Data Center Ordinance Guide, including the following: no more than 80 percent of a principal building façade may consist of one building material; no more than 80 percent of a principal building façade may consist of one color, texture, or pattern; principal facades shall require fenestration, step-back(s), cantilever(s), projection(s), or architectural elements extending horizontally across at least 60 percent of the façade.
10. While the screening of mechanical equipment requirements in Section 84-13-G(9)(e) appear to be appropriate, we recommend that the Township require the applicant to provide conceptual elevations/renderings of the data center from significant vantage points along roadways, and from residential areas, with the conditional use application. This information can help identify where additional landscaping and screening would be appropriate.
11. The Township should consider adding a requirement to the water and wastewater analyses required in Sections 84-13-G(9)(f) and 84-13-G(9)(g), 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.
12. Section 84-13-G(9)(f) requires data centers to be designed to utilize air-cooled or closed-loop water systems. 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, released through water vapor or into a public or private wastewater system, 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

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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.

We suggest requiring the applicant to include in their analysis any proposed features designed to reduce the Data Center's peak cooling needs, such as on-site water storage tanks.

13. The required "analysis of wastewater disposal needs" provided in Section 84-13-G(9)(g) 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.
14. Section 84-13.G(9)(i)[1] indicates that any energy generation system designed or used to supply power directly to a data center shall be considered an accessory use to a data center use. The Township should consider adding this use to the definition of "Data Center Accessory Use." The Township should also ensure that it has zoning regulations in place for power generation systems.
15. Section 84-13.G(9)(h) addresses power supply requirements. Data centers can require significant power, potentially necessitating the construction of new power plants, either on or off-site. The Township may wish to mitigate the greenhouse gas emissions associated with this new electric load by requiring rooftop solar, renewable energy purchase, renewable energy credits, or energy efficiency design features.
16. Section 84-13.G(9)(h)[3] indicates that the applicant shall provide documentation of working with the Utility Provider to provide site design to enable future technology which aid in the data center being more energy self-reliant. The Township may also wish to require documentation of any demand response agreements between the Utility and Data Center, as well as a narrative describing how the data center will curtail its power usage during these times, as it may necessitate generator usage.
17. The Noise and vibration requirements in Section 84-13-G(9)(j), 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.

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18. The Township may wish to specify in Section 84-13.G.(9)(k) whether backup generators are permitted for the purposes of required or voluntary demand response programs with the electric utility provider. This could reduce stress on the grid but also create local emissions during the hottest times in the summer when air quality is more likely to already be poor. The Township could consider requiring batteries be used for demand response purposes.
19. While the proposed decommissioning standards in Section 84-13-G(9)(m) 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).

COMMENTS – OTHER ISSUES:

20. The graphics and tables provided throughout the proposed ordinance, including Attachment 1 – Table of Permitted Uses, are clear and easy to interpret.
21. While it is our understanding that the existing M-S Medical Service district will be eliminated (the areas previously zoned M-S will become part of the new B/LI Business/Light Industrial district), there is still a reference to the M-S Medical Service district provided in Section 84-5.B. This should be corrected by the Township.
22. It appears that the provisions for in-law suites in the existing Township Zoning Ordinance will be replaced with standards for accessory dwelling units, which will be permitted by right in R-1 Residential, R-2 Residential, R-3 Residential and NC Neighborhood Commercial districts, in accordance with the standards set forth in Section 84-13.H(3). A definition for the term “accessory dwelling unit (ADU)” is provided in Section 84-10, and an off-street parking requirement of one space per unit is provided in Section 84-66.B. **Landscapes3**, the 2018 County Comprehensive Plan, supports the provision of accessory dwelling units as another affordable housing option.

We recommend that an accessory dwelling unit be identified by a house number or other means so that emergency service responders can easily identify its location. Additional information on this topic is provided in the County Planning Commission’s Accessory Dwelling Units planning eTool, which is available online at:

<https://www.chescoplanning.org/MuniCorner/eTools/14-AccessoryUnits.cfm>.

23. The County Planning Commission recently reviewed a zoning amendment submission from the Township, pertaining to the incorporation of historic resource protection standards into its Zoning Ordinance (CCPC# ZA-05-26-18933, dated June 12, 2026). We have no record of the Township taking action on this prior amendment. While the standards provided in Article XXI (pages 170-185) appear to be identical to the draft ordinance language previously reviewed by the County Planning Commission, we acknowledge that the proposed definition of the term “rehabilitate or rehabilitation” provided in Section 84-114 has been revised as suggested in comment #5 of our previous review letter. The Township should refer to our previous review for additional information to consider in its review of the proposed historic resource protection standards.

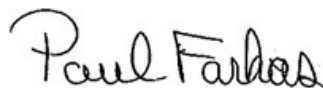
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Re: Zoning Ordinance Update
West Goshen Township – ZO-06-26-18999 and ZM-06-26-19000

24. The Township should verify the accuracy of the zoning designation shown for the West Goshen Shopping Center (UPI# 52-5-45.1) and the adjoining lot to the west (UPI# 52-5-43), which are located on the northwest corner of Route 202 and Paoli Pike. The draft Zoning Map appears to indicate that these lots, which are currently zoned C-2 Commercial Shopping Center, will be zoned R-3 Residential.
25. For ease of use purposes, road names, particularly the names of major thoroughfares, should be provided on the Township Zoning Map. Additionally, the Township should ensure that the zoning district labels do not overlap with each other, or with parcel boundaries wherever possible.
26. While the standards for the PUC Planned University Campus Overlay District are provided in Article XIV, the location of the Overlay District is not shown on the proposed zoning map, nor was there a separate map depicting its location in the Township included with the draft Ordinance. This should be clarified by the Township.
27. Prior to taking action on this zoning ordinance update, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).

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

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Sean Metrick, Borough Manager, West Chester Borough



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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Matthew J. Edmond, AICP
Executive Director

August 25, 2026

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

Re: Naturally West Goshen: Park, Recreation, and Open Space Plan
Act 247 and Vision Partnership Planning Grant – Combined Review
VPP Contract #22561 - Act 247 Reviews: CP-07-26-19024

Dear Mr. Bashore:

The referral for review was received by this office on July 23, 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 (2024).

This review notes the project's consistency with *Landscapes3* and with the VPP Grant Contract (dated April 24, 2024) and Scope of Work. Mark Gallant served as the VPP Grant Monitor for this project. **Consistency with *Landscapes3* and the VPP Grant Contract are required prior to grant reimbursement.**

DESCRIPTION:

West Goshen Township has developed a Park, Recreation, and Open Space Plan which is explained in the Plan's Introduction: "chart a clear, achievable, and visionary course forward. Built on community input and professional analysis, the Plan provides a roadmap to Conserve, Enhance, and Excel, ensuring every park, trail, and program strengthens quality of life, protects natural resources, and reflects community pride."

The Plan's Vision: A community where parks, nature, and creativity connect everyone – where conservation, renewal, and excellence shape daily life and the Township's legacy for generations to come.

The Plan provides a comprehensive overview and path forward for the three guiding principles: Conserve, Enhance, and Excel. It includes a Recommendations and Actions Plan and outstanding supporting maps, graphics, and photographs that clearly link the plan with the community. The related outreach strategies (stakeholder interviews, focus groups, open house) were very successful with well-attended public meetings and over 900 completed community surveys. Clearly, the residents care deeply about their recreational options and the township and consultant were able to capture and identify their priorities.

CONSISTENCY WITH LANDSCAPES3:

The proposed Parks, Recreation, Open Space, and Green Infrastructure Plan is consistent with the policies of *Landscapes3*. Those policies include, but are not limited to:

- **Preserve (Objective D):** Promote stewardship of water resources, natural habitats, woodlands, historic landscapes, scenic vistas, recreational resources, and farms.
- **Protect (Objective D):** Promote the environmental, aesthetic, and economic value of protecting and restoring natural resources to residents and municipalities.
- **Appreciate (Objective C):** Identify and foster historic and natural resource connections to advance their protection and maintain quality of life.
- **Live (Objective E):** Foster healthy living by supporting walkability and access to quality recreation options.
- **Live (Objective F):** Support access to quality educational opportunities and community facilities through development, maintenance, and promotion of appropriate facilities and programs.
- **Connect (Objective F):** Provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas, and develop multi-use trails to interconnect all communities.

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

The Scope of Work (dated January 29, 2024) for the Vision Partnership Grant Contract identified the following tasks for the preparation of a Parks, Recreation, Open Space, and Green Infrastructure Plan for West Goshen Township:

Phase 1: Inventory and Assessment of Existing Resources. This phase began with the kick-off meeting and determination of goals and success factors. The inventory included background information and trends, analysis of parks, recreation, open space and trails. Also included land, facilities, green infrastructure, and trail connections; organization, administration, and staffing; financial sustainability; partnerships; communication; planning, coordination, and security; open space; maintenance; and green stormwater infrastructure.

Phase 2: Conclusions, Options, and Directions. The development of a summary narrative that sets the stage for developing the action plan.

Phase 3: Plan development and Implementation. Worked with the Plan Advisory Committee, to establish core values, vision, and mission for parks, recreation, open space, green stormwater infrastructure, and trails.

Phase 4: Report Production, Review, and Adoption.

Project Phases 1, 2, and 3 are complete and Phase 4 is 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. We acknowledge, and endorse, that one of the key actions identified in the Plan is to adopt an Official Map (pages 25-27). We note that the Township's 2019 Comprehensive Plan indicates that the

Township should consider adopting an Official Map that identifies land for potential future public recreation, open space, or trails (Priority Issue #1 – Communities Facilities & Utilities, Item #7). An Official Map can assist the municipality to effectively prioritize its acquisition needs, enabling it to focus its resources on properties that are most important to the community. Additional information on Official Maps is provided in the County Planning Commission's Official Map planning eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/68-OfficialMap.cfm>.

2. The Township should consider incorporating a future goal of developing trails at the reservoir site and investigating the feasibility of extending the Paoli Pike Trail through the site from Airport Road to West Goshen Community Park as part of the Township's trail network.

RECOMMENDATION:

Based on our review, the proposed Parks, Recreation, Open Space, and Green Infrastructure Plan are consistent with Landscapes3 and the Scope of Work included in the VPP Grant Contract. Moving forward, we recommend the Township adopt the Plan in accordance with the Pennsylvania Municipalities Planning Code (Section 402). We commend the Township for developing a Parks, Recreation, Open Space, and Green Infrastructure Plan that implements adopted municipal policies and should serve the Township well for the next 10 to 20 years. The Township may apply for reimbursement under Section 8.7 of the VPP Grant Manual (2024), following adoption of the plan.

Sincerely,



Mark Gallant
Senior Community Planner

CC: Shaun Walsh – Board of Supervisors, Chair
Kenneth Lehr – Parks and Recreation Board, Director
Anne Toole – Toole Recreation Planning, Principal

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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Matthew J. Edmond, AICP
 Executive Director

August 6, 2026

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

Re: Zoning Ordinance Amendment and Subdivision and Land Development Ordinance
 Amendment - Street Tree and Native Plant Lists
 # West Vincent Township - ZA-07-26-19028, SA-07-26-19040

Dear Mr. Ryan:

The Chester County Planning Commission has reviewed the proposed West Vincent Township Zoning Ordinance amendment and Subdivision and Land Development Ordinance amendment 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 26, 2026. We offer the following comments to assist in your review of the proposed Zoning Ordinance and Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. West Vincent Township proposes the following amendments to its Zoning Ordinance amendment and Subdivision and Land Development Ordinance:
 - A. Chapter 390, Zoning, Attachment 3 - Appendix C, Native Plant Species, is to be replaced with a new list of Native Plant Species. The list includes common native plants found in West Vincent Township. In addition to the listed plants, acceptable species include any plant listed on the Pennsylvania Natural Heritage Program's Pennsylvania Vascular Plant List as native to Pennsylvania. The Township prohibits the use of cultivars in natural areas such as riparian buffers, woodlands, reforestation, parks, and wetlands.
 - B. Subdivision and Land Development Ordinance Section 315-43.J(7) is to be amended with a list of suitable street trees and specifying that all street trees shall be native to Southeastern Pennsylvania.

COMMENTS:

2. As stated in the proposed amendment, the list of plant species includes common native plants found in West Vincent Township. In addition to these plants, acceptable species include any plant listed on the Pennsylvania Natural Heritage Program's Pennsylvania Vascular Plant List as native to Pennsylvania. We agree that all landscaping plant species should be native to Pennsylvania. We also suggest that all plants should be grown locally whenever possible.

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Re: Zoning Ordinance Amendment and Subdivision and Land Development Ordinance
Amendment - Street Tree and Native Plant Lists
West Vincent Township - ZA-07-26-19028, SA-07-26-19040

3. The Township includes Silver Maple trees in Zoning Ordinance Appendix C, Native Plant Species, and in Subdivision and Land Development Section 315-43.J(7). Silver Maples are weak-wooded and have low salt tolerance, and they may not be the best choice for street trees.
4. The Township may want to consider restricting the use of trees that have known disease issues, such as Ash and Beech.
5. For additional reference, the Chester County Planning Commission compiled a list of recommended tree species for our area, including street trees. This tree list takes into consideration a species' adaptability to the changing climate as well as commercial availability, and is available at:
<https://www.chescoplanning.org/environmental/woodlands/TreeList.cfm>

RECOMMENDATION: West Vincent Township should consider the comments in this letter before acting on the proposed Township Zoning Ordinance and Subdivision and Land Development Ordinance amendments.

We request an official copy of the decision made by the 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

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Matthew J. Edmond, AICP
Executive Director

August 21, 2026

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

Re: Curative Amendment - Data Centers
West Whiteland Township – CA-07-26-19036 and MA-07-26-19037

Dear Mr. Weller:

The Chester County Planning Commission has reviewed the proposed Curative Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609.1(a). The referral for review was received by this office on July 24, 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 definitions for the following terms in Section 325-8: Church; Data Center; and Residential Use.
 - B. Add "Data centers with a total floor area of more than 20,000 sq. ft. or as the principal use of a property, regardless of size, subject to the additional provisions of §325-28.4 of this Chapter" to the list of uses permitted by conditional use in the I-2 General Industrial zoning district.
 - C. Add a new Section 325-28.4, Data Centers. The following subsections are provided: Purpose; Applicability; Accessory Uses; Conditional Use Requirements; Operational Requirements; Community Benefits Agreement ("CBA"); and Decommissioning and Closure Plan.
 - D. Add the following parking standards for data centers to Section 325-39.H(6):
 - Data Centers (20,000 square feet or less): 2 spaces; or 1 space/4,000 square feet of floor area, whichever is more.
 - Data Centers (larger than 20,000 square feet): As needed, to be determined in the course of the conditional use hearing for the facility.
2. The Township also proposes to amend the chart in Paragraph (1) of Section 213-3.A, "Limits Established," in Chapter 213 – Noise Disturbance of the Township Code, by adding a column headed "Sound Level Limit (dBC)", and providing a limit of 50 dBC for all receiving land use categories at all times.

Page: 2
 Re: Curative Amendment - Data Centers
 # West Whiteland Township – CA-07-26-19036 and MA-07-26-19037

3. We acknowledge that the curative amendment submission from West Whiteland Township included Township Resolution 2026-18, adopted April 23, 2026, which makes specific findings for the declared invalidity of a portion of the Township Zoning Ordinance pertaining to data center uses.

LANDSCAPES:

4. The Township's I-2 General Industrial Zoning District, generally located on the north and south side of Clover Mill Road west of Whitford Road, is located within the **Suburban Landscape** and **Suburban Center 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. The proposed zoning amendment is consistent with the objectives of the **Suburban Landscape** and **Suburban Center 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:

5. 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.
6. The Chester County Planning Commission, in conjunction with the Montgomery County Planning Commission, has prepared a [Data Center Ordinance Guide](https://www.chescoplanning.org/UandI/DataCenters/), 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 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.

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 Re: Curative Amendment - Data Centers
 #: West Whiteland Township – CA-07-26-19036 and MA-07-26-19037

7. We suggest that the applicant be required to provide 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.
8. The Township should consider adding a requirement to the water usage requirements set forth in Section 325-28.4.D(1) 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 where the wastewater is discharged.
9. We recommend that the Township consider incorporating principal building façade requirements, as set forth in pages 7 and 8 of the Data Center Ordinance Guide, into the design requirements in Section 325-28.4.D(3). For instance, the Township could require the following: no more than 80 percent of a principal building façade may consist of one building material; no more than 80 percent of a principal building façade may consist of one color, texture, or pattern; principal facades shall require fenestration, step-back(s), cantilever(s), projection(s), or architectural elements extending horizontally across at least 60 percent of the façade.
10. Section 325-28.4.D(3)(b) provides a minimum 1,000 foot setback requirement from the following: any property in the R-1 Residential or O/R Residential zoning districts, any property accommodating a church or educational use in existence at the time of submission of a conditional use application for a data center, or to any property for the Township has granted preliminary or final plan approval for development with a church or educational use at the time of the submission of the conditional use application. Alternately, the ordinance could define “Sensitive Receptors” as a group and require setbacks for any use that falls under that definition. We suggest that the Township consider applying this setback requirement for other uses such as daycare centers, hospitals, and community centers. Additional information on dimensional standards, including setback requirements, is provided on pages 8 and 9 of the Data Center Ordinance Guide.
11. We suggest that the Township, in its review of any data center development proposal, 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 the heat could be used where it might be needed such as in office areas). Depending on relative humidity and dew point, condensed-out white water vapor can appear above the cooling stack. Municipalities and applicants should be aware that this 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.

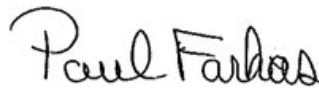
Page: 4
 Re: Curative Amendment - Data Centers
 # West Whiteland Township – CA-07-26-19036 and MA-07-26-19037

12. Section 325-28.4.D(2)(e) indicates that the applicant, as part of the required description of the energy needs required as part of the conditional use applicant, “provide a description of provisions for back-up energy supply, should any or all the energy providers cease to provide energy temporarily.” We recommend that the Township consider providing more detailed requirements for backup power, as set forth on pages 14-15 of the Data Center Ordinance Guide. For example, emergency energy generation that uses diesel, gasoline, or another fossil fuel shall be used only at the following times: when the primary source of energy is not available due to an emergency outage; during routine maintenance, or readiness testing for a short duration of time and capped at 100 hours per years; and routine maintenance testing of back-up fossil fuel-powered generators is restricted to the hours of 9:00 AM through 3:00 PM Monday through Friday (Item #3, Backup Power Ordinance Language).
13. While the proposed decommissioning standards in Section 325-28.4.G 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).
14. Section 325-28.4.B(2) states that data centers smaller than 20,000 square feet are permitted as an accessory use by right in all zoning districts. The Township should clarify if it is their intent to allow data centers smaller than 20,000 square feet in all zoning districts, including residential districts.

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

cc: Barbara Kelly, Township Manager/Secretary, East Caln Township

**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

August 21, 2026

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

Re: Zoning Ordinance Amendment – Minimum Rear Yard, O/R Office/Residential Zoning District
 # West Whiteland Township – ZA-07-26-19035

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 July 24, 2026. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes to amend Section 325-15.1.D(3)(d)[5] of its Zoning Ordinance, the minimum rear yard standard for the O/R Office/Residential zoning district. The second sentence of this section, which currently states “Covered decks that are not permanently enclosed and patios shall be permitted to project a maximum of 10 feet into the rear yard,” shall be changed to “Decks that are not permanently enclosed shall be permitted to project a maximum of 15 feet into the year yard setback.” We note that the current 25 foot minimum rear yard setback, the first part of this section, will remain the same.

COMMENTS:

2. The proposed ordinance language appears to be appropriate.

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

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

Sincerely,

A handwritten signature in black ink that reads "Paul Farkas".

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

August 14, 2026

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

Re: Township Code Amendment – Stormwater Management
Willistown Township – MA-07-26-19016

Dear Ms. Lodge:

The Chester County Planning Commission has reviewed the proposed Township Code Amendment as submitted by Willistown Township. The referral for review was received by this office on July 15, 2026. While we have no official review comments on the proposed revisions to Chapter 73-Environmental Protection of the Township Code under the provisions of the Pennsylvania Municipalities Planning Code (MPC), we offer the following comments to assist in your review of the submission.

DESCRIPTION:

1. The Township proposes the following amendments to Chapter 73-Environmental Protection of the Township Code:
 - A. Amend the definition of “Regulated Impervious Surface” in Section 73-4; and
 - B. Make various amendments to Section 73-36.G, Exemptions, in Article VIII, Stormwater Management.

COMMENTS:

2. In the proposed revision for Section 73-36G(2)(f), the following language has been added: “This exemption is not applicable to redevelopment activities which reconstruct and/or reconfigure the improvements on the entire lot.” This sentence has the potential to cause confusion, as it is not clear what is meant by “on the entire lot.”

Section 73-36G(2)(j) and Section 73-36G(2)(k) reference exemptions for specific improvements in the exact location and footprint of the original impervious surface for certain residential uses.

Section 73-36G(2)(f)[1] refers to the net increase in impervious cover as including the removal of any existing impervious cover. It is possible that a development plan could propose the removal of all existing impervious cover and construction of new impervious cover in a way that could be interpreted as impacting “the entire lot” but technically fall below the threshold of 800 net square feet. In this case, unless the applicant meets the criteria in the sections referenced above, it’s unclear if their project would be permissible or not.

Page: 2
Re: Township Code Amendment – Stormwater Management
Willistown Township – MA-07-26-19016

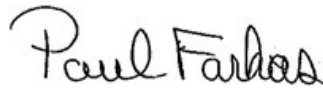
We recommend that the Township either provide additional context for what they intended by adding this language and how it differs from what's included in Sections 73-36G(2)(j), 73-36G(2)(k), and 73-36G(2)(f)[1], or remove it to avoid confusion.

3. Section 73-36.G(2)(f) states that stormwater management facilities “will not be required” for the scenarios which follow it. However, Section 73-36.G(2) states that following activities, including those in Section 73-36.G(2)(f), “may be exempted” from on-site stormwater runoff control. The Township may wish to consider making the language consistent between these two sections.

RECOMMENDATION: The Township should consider the comments contained in this review prior to taking action on this ordinance.

We request an official copy of the decision made by the Board of Supervisors. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Chester County Water Resources Authority



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

August 14, 2026

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

Re: Zoning Ordinance Amendment - C-I Commercial Industrial Overlay District
(Including Data Center Regulations)
Willistown Township – ZA-07-26-19010

Dear Ms. Lodge:

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 July 15, 2026. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The proposed amendments to the Township Zoning Ordinance include the following (we note that Section 139-190 states that the C-I Commercial Industrial Overlay District shall serve as an alternative to the otherwise applicable zoning district provisions, shall apply to tracts of land which satisfy the qualifying conditions set forth in Section 139-191, and shall be applicable to any parcel within the O Office and I Restricted Industrial districts):
 - A. The addition of a new Section 139-191.D, Parcel Yield (existing Section 139-191.D will be renumbered as Section 139-191.E).
 - B. Various amendments to Section 139-192, Applications for conditional use, including revised standards for a water assessment (proposed Section 139-192.D.5), and a sanitary sewer assessment (proposed Section 139-192.D.6).
 - C. Add Data Centers, and "Any other use not expressly permitted in any other zoning district in this Chapter," to the list of uses permitted by conditional use in the Overlay District.
 - D. Amend the Building placement requirements in Section 139-194.E.
 - E. Amend the Noise Standards in Section 139-194.I.
 - F. The addition of Section 139-195.W, Specific requirements for data centers. The requirements include the following: An energy usage plan, water usage requirements, a Thermal Impact Mitigation Plan, Pre-Construction and Post-Construction Noise Studies, an Emergency Response Plan, Electronic Waste Plan, and a Decommissioning Plan.
 - G. Definitions are provided for the following terms: Data Center; Data Center Accessory Use; and Sensitive Receptor.

Page: 2
 Re: Zoning Ordinance Amendment - C-I Commercial Industrial Overlay District
 (Including Data Center Regulations)
 # Willistown Township – ZA-07-26-19010

LANDSCAPES:

2. The Township's C-I Commercial Industrial overlay district, generally situated on the east and west side of Industrial Boulevard north of West Central Avenue, and the north and south side of Lancaster Avenue east of Lovers Lane, 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 zoning amendment is consistent with the objectives of the **Urban Center 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](https://www.chescoplanning.org/Uandl/DataCenters/), which is currently available online at: <https://www.chescoplanning.org/Uandl/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, an electronic waste 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. Section 139-195.W(3) states that no data center buildings, accessory uses, or truck idling areas shall be conducted within: 250 feet of all property lines, with the exception of utility lines, fiber optic lines, and security stations; and within 1,000 feet of residential uses, residential districts, and/or other sensitive receptors (which may be reduced to a range of 500-999 feet if specific criteria are met). The Township should verify that these qualifying conditions can potentially be met by a parcel(s) located within the Overlay District.
6. The Township should consider adding a requirement to the water assessment required in Section 139-192.D.5 that water usage will not negatively impact water quality (volume, temperature, and pollutants) of the water body from which water is drawn.

Page: 3
 Re: Zoning Ordinance Amendment - C-I Commercial Industrial Overlay District
 (Including Data Center Regulations)
 # Willistown Township – ZA-07-26-19010

7. Section 139-195.W(2) states that elevations/renderings of all principal building facades visible from off-site shall be submitted with the conditional use application. We recommend that this section be revised to indicate that elevations/renderings of the data center be provided from significant vantage points along roadways, and from residential areas. This information can help identify where additional landscaping and screening would be appropriate.
8. The Noise requirements in Section 139-195.I, including the 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. The Township should clarify whether the proposed noise standards and measurements apply equally for all uses permitted by the conditional use in the Overlay District. These standards might be onerous for some of the other uses permitted by conditional use, such as gaming or off-track betting facilities.
10. Section 139-195.W.(8)(b) indicates that applicants must determine water and wastewater needs pursuant to Section 139-192.D(4) and 139-192.D(5). However, while Section 139-192.D(5) addresses the requirements for a water assessment, Section 139-192.D(5) addresses solid waste, rather than waste water). This should be clarified by the Township.
11. The water assessment standards in Section 139-192.D(5) only addresses water needed for domestic and fire use. We recommend replacing “domestic and fire uses” with “all proposed activities and operations on site.”
12. Section 139-195.W(8)(c) indicates that, while data centers shall be designed to include a closed-loop water circulation system to cool processing equipment, it also states that an applicant may propose an alternative cooling system that can be demonstrated to use less water and energy than closed-loop systems to the satisfaction of the Township engineer. 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 the heat could be used where it might be needed such as in office areas). Depending on relative humidity and dew point, condensed-out white water vapor can appear above the cooling stack. Municipalities and applicants should be aware that this 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.

Page: 4
 Re: Zoning Ordinance Amendment - C-I Commercial Industrial Overlay District
 (Including Data Center Regulations)
 # Willistown Township – ZA-07-26-19010

13. We acknowledge, and endorse, that the decommissioning standards in Section 139-195.W(13)(c) include a provision that an extension of one year may be granted by the Township if the property owner can demonstrate that they are actively marking 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).
14. No proposed section reference is shown for the three definitions provided at the end of the draft ordinance. This should be corrected by the Township.
15. The first part of the draft ordinance, which is provided as annotated text, includes numerous comments that were accidentally incorporated into the draft ordinance. These comments should be deleted.

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

cc: Nicole Whitaker, Borough Manager, Malvern Borough
 Zachary Barner, Director of Planning and Development, East Whiteland Township
 Erin McPherson, Director of Planning and Zoning, Tredyffrin Township

Act 537 Reviews

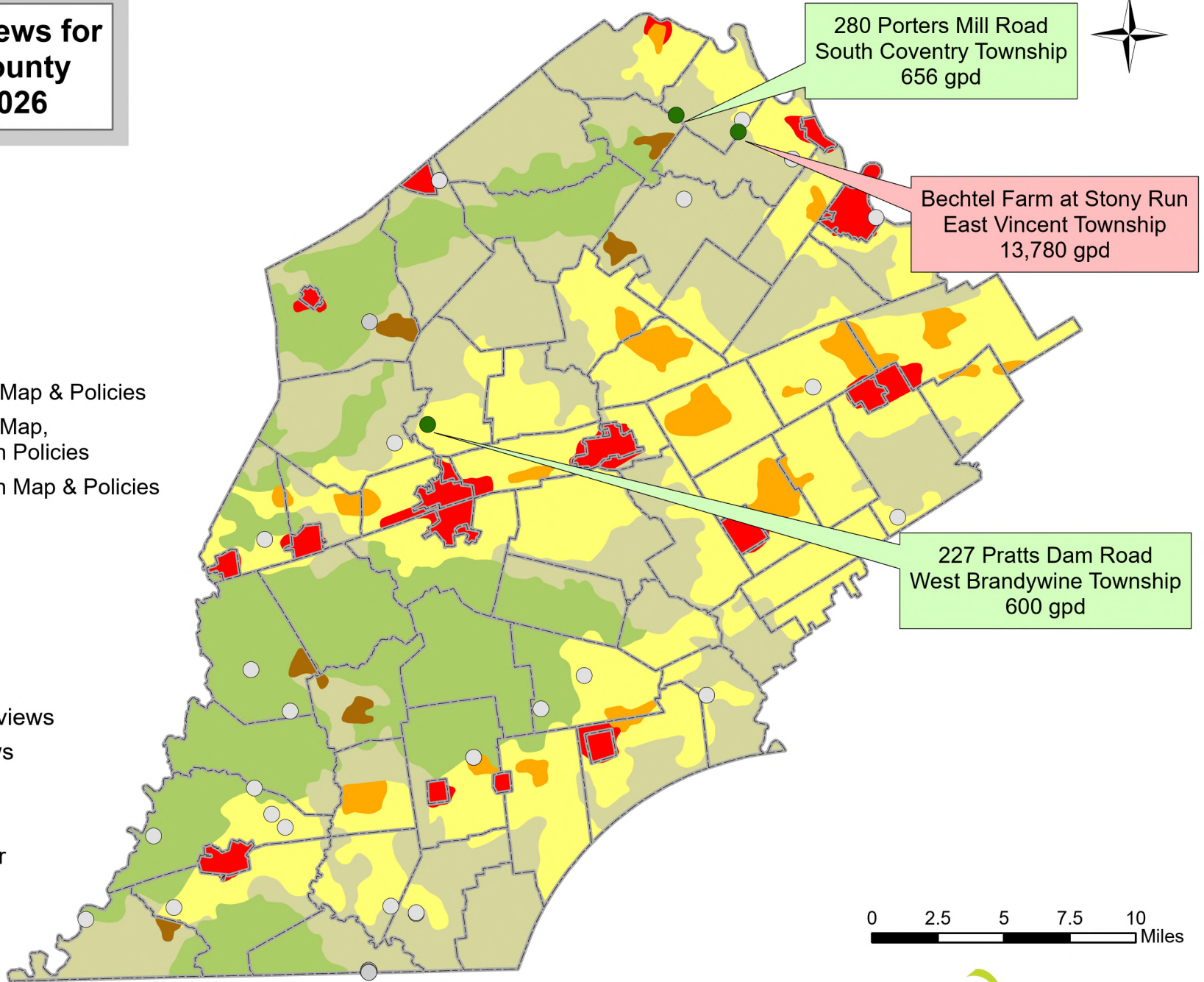
Act 537 Reviews for Chester County August 2026



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

Legend

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



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Miles

Map prepared September 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
September 9, 2026

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

East Vincent Township, Bechtel Farm at Stony Run

The applicant is proposing a residential development of 52-lots on 67.9 acres. The site is located on Stony Run Road. The amount of wastewater for the project is 13,780 gpd. The project is served by a public sewage disposal system managed by the township at the Veteran's Center WWTP. This project is designated as a Rural with a small section of Suburban Landscape and is inconsistent with ***Landscapes3***.

South Coventry Township, 280 Porters Mill

The applicant is proposing a residential apartment and restroom facilities for an existing equestrian facility on 43.4 acres. The site is located on Porters Mill Road, near the intersection with Pigeon Creek Road. The amount of wastewater for the project is 656 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as Rural Landscapes and is consistent with ***Landscapes3***.

West Brandywine Township, 227 Pratts Dam Road

The applicant is proposing a residential development of 1 lot on 25.22 acres. The site is located on Pratts Dam Road, near the intersection with Union Road. The amount of wastewater for the project is 600 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Suburban Landscape with Natural Features Overlay and is consistent with ***Landscapes3***.

Action Requested

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

9/9/26

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 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 Bechtel Farm at Stony Run, East Vincent Township

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

1. Date plan received by county planning agency. July 21, 2026
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency August 06, 2026

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

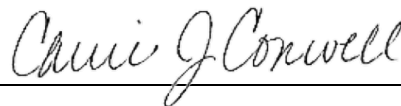
- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| ☒ | ☐ | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, 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 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. According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. A small area of the parcel along Stony Run Road is located in 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? <u>If no, describe goals and objectives that are not met As noted above, while a small portion of the proposed development lies within the Suburban Landscape, the large majority of the site is located within the Rural Landscape. The proposal is inconsistent with the vision for the Rural landscape which supports the use of on-lot sewage systems and individual wells, but allows for very limited public or community sewer and water service to serve cluster development or concentrations of failing on-lot sewage systems.</u> |
| ☒ | ☐ | 4. Is this proposal consistent with the use, development, and protection of water resources? <u>If no, describe inconsistency 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 Stony 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? <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? Not Known.
<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? 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: 8/6/2026Signature: 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 previously reviewed by the Planning Commission, under PA Act 247, as Case Numbers SD-12-22-17488 and LD-12-22-17485, and was determined to be inconsistent with the vision for the Rural Landscape.

PC53-08-26-19051

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
 Jacqueline Erixon, Site Contact
 Robert Zienkowski, East Vincent Township
 Frederick Ebert, Ebert Engineering



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

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

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

Project Name & Municipality Porters Mill Equestrian, South Coventry Township

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

1. Date plan received by county planning agency. July 13, 2026
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency July 30, 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 et seq.)? <u>Landscapes3</u> , the Chester County Comprehensive Policy Plan, was adopted in 2018. <u>Watersheds 2045</u> , the Chester County Integrated Water Resources Plan, was adopted in 2024. |
| ☒ | ☐ | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| ☒ | ☐ | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| ☒ | ☐ | 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: |
| ☐ | ☐ | 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. 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> |

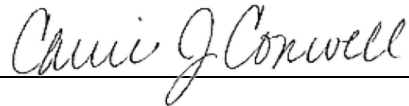
18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Date: 7/30/2026

Signature: 

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

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

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

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

According to the National Pipeline Mapping System (NMPS), the proposed project is located within an area that contains the 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.

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.

PC53-07-26-19039

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
Porters Mill Equestrian LLC, Site Contact
Paul Rosone, PR Environmental Design
Amanda Shaner, South Coventry Township



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 227 Pratts Dam Road, West Brandywine Township

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

1. Date plan received by county planning agency. July 22, 2026
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency August 19, 2026

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

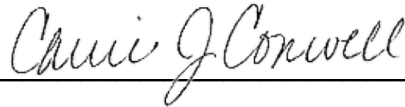
- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| ☒ | ☐ | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3</u> , the Chester County Comprehensive Policy Plan, was adopted in 2018. <u>Watersheds 2045</u> , the Chester County Integrated Water Resources Plan, 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. 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 a portion of the site is located within the Natural Features Overlay, there is no construction proposed in this part of the property. As proposed, the project is consistent with the objectives of the Suburban Landscape.</u> |
| ☒ | ☐ | 4. Is this proposal consistent with the use, development, and protection of water resources? <u>If no, describe inconsistency 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 West Branch of the Brandywine 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? <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? 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: 8/19/2026Signature: 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.

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

PC53-08-26-19081

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 Bethany
 Asplundh, Zen Acres, LLC
 Noah Stribny, West Brandywine Township
 Matt Russick, VW Consultants, LLC

Discussion and Information Items

Sustainability Division Update



Sustainability Division

Monthly Activities Report – September 2026 (Activities as of 8/31/26)

Climate Action Plan Update:

- Conducted a municipal stakeholder meeting to understand municipal perspectives on how the Climate Action Plan can most effectively influence municipal policies and actions.
- Discussed potential departmental actions with the Conservation District and Dept. of Community Development
- Climate impacts vulnerability maps drafted
- Save the Date: public meeting scheduled for 11/18 in the evening- location TBD

Municipal Lawn-to-Meadow Conversions:

The Conservation District put the six municipal lawn conversion projects out to bid. They received three bids and awarded the contract to the lowest responsible responsive bidder, Land Studies. The work will begin immediately, and seeding should occur by December 1.

Sustainability at the Pocopson Complex:

To implement the Sustainability Division's Sustainable Landscape Management Plan for the county's prison complex, AgConnect and the CCIU partnered with the Prison on a grant application to the PA Dept. of Agriculture's Agricultural Innovation Grant program to conduct a feasibility study for creating a workforce development program at the prison focused on sustainable agriculture and agricultural technology. This project was awarded funding, and planning will begin soon.

Open Space Accelerator:

Sustainability Division staff have been fielding municipal inquiries about the Open Space Accelerator Mini-Grant program. We expect several qualifying applications to be submitted in the next month. Ryan Mawhinney presented to the Western Chester County Chamber of Commerce about the program on 8/26.

Multimodal Transportation Division Update



Multimodal Transportation Planning Division

September 2026 (Activities as of 8/31/26)

PennDOT Green Light Go! Awards

On Tuesday, August 4th, Governor Shapiro announced the awards for PennDOT's Green Light Go program which is designed to improve the efficiency and operation of Pennsylvania's existing traffic signals. Chester County recipients include:

- **Downingtown Borough: \$140,070** for detection upgrades at the following intersections with Lancaster Avenue:
 - Uwchlan Avenue.
 - Brandywine Avenue.
 - Manor Avenue.
- **East Whiteland Township: \$363,700** to upgrade traffic signal equipment at the following intersections:
 - Lancaster Pike and Route 8033 Ramp Q/R.
 - Lancaster Avenue and Planebrook Road.
 - Lincoln Hwy and:
 - U.S. 202 southbound ramps.
 - Phoenixville Pike.
 - JL Supplies Driveway/Toyota Driveway.
- **Penn Township: \$184,866** to upgrade vehicular detection at four intersections:
 - Jennersville Road (Route 796) and Old Baltimore Pike.
 - Baltimore Pike and Jenners Village Center.
 - Baltimore Pike and Lewis Road.
 - Jennersville Road (Route 796) and Pennock Bridge Road.
- **Sadsbury Township: \$128,400** for detection upgrades at the intersection of Lincoln Highway and Old Wilmington Road.
- **Tredyffrin Township: \$639,400** to upgrade the vehicular detection at the following intersections:
 - Lancaster Avenue and:
 - Plank Avenue.



- Paoli Pike.
- Valley Road.
- Darby Road.
- Paoli Shopping Center Drive.
- Bear Hill Road and Leopard Road.
- Leopard Rd and Paoli Shopping Center Drive.
- Bear Hill Road and Central Avenue/Friendship Drive.
- **West Pikeland Township: \$327,708.25** for full traffic signal modernization at the intersection of Kimberton Rd (Route 113) and Conestoga Road (Route 401).
- **GRAND TOTAL: \$1,784,144.25**

This round included awards to 86 municipalities totaling \$38M. For more information including a listing of the awards statewide, please refer to the PennDOT [press release](#).

PennDOT Multimodal Transportation Fund (MTF) Awards

On Monday, August 17th, Governor Shapiro announced the awards for PennDOT's MTF program which included 50 highway, bridge, aviation, port, bike, and pedestrian projects in 27 counties across Pennsylvania totaling \$54 million. Chester County recipients include:

- **Avondale Borough: \$645,118** to reconstruct the 400 block of Pennsylvania Avenue.
- **Chester County Airport Authority: \$429,000** for the construction of traffic and pedestrian signals on Lincoln Highway and Walter Johnson Boulevard.
- **GRAND TOTAL: \$1,074,118**

For more information including a listing of the awards statewide, please refer to the PennDOT [press release](#).



Design & Technology Division Update



DESIGN & TECHNOLOGY DIVISION

September 2026 (activities as of 8/31/26)

For the month of August, 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 comprehensive technical support across the Community Planning, Sustainability, Multimodal Transportation, and Administrative divisions by fulfilling various mapping and data needs. Key items include refinement of the online Trail Finder app, the Oxford Region Comprehensive Plan, and contributing to the A+ Homes Accessible Guide. Additionally, the team provided ongoing technical aid to Section 247 planners, and managed logistics for CCPC's in-person and virtual meetings.

Over the past month, the Graphics team advanced several key initiatives, including the design of the Oxford Region Comprehensive Plan report, Chester County 2020 Planning Awards materials, brainstorming the future Climate Action Plan deliverables, and new branding for Chester County 250. Alongside producing event flyers and web assets, the team collaborated across departments to support CCPC's staff.

Community Planning Division Update



Municipalities with ongoing VPP or CPA projects, August 2026

★ Planning Commission Community Planning Assistance

19 Single-Municipality Projects

Zoning or Subdivision Ordinance

- ★ East Cain 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

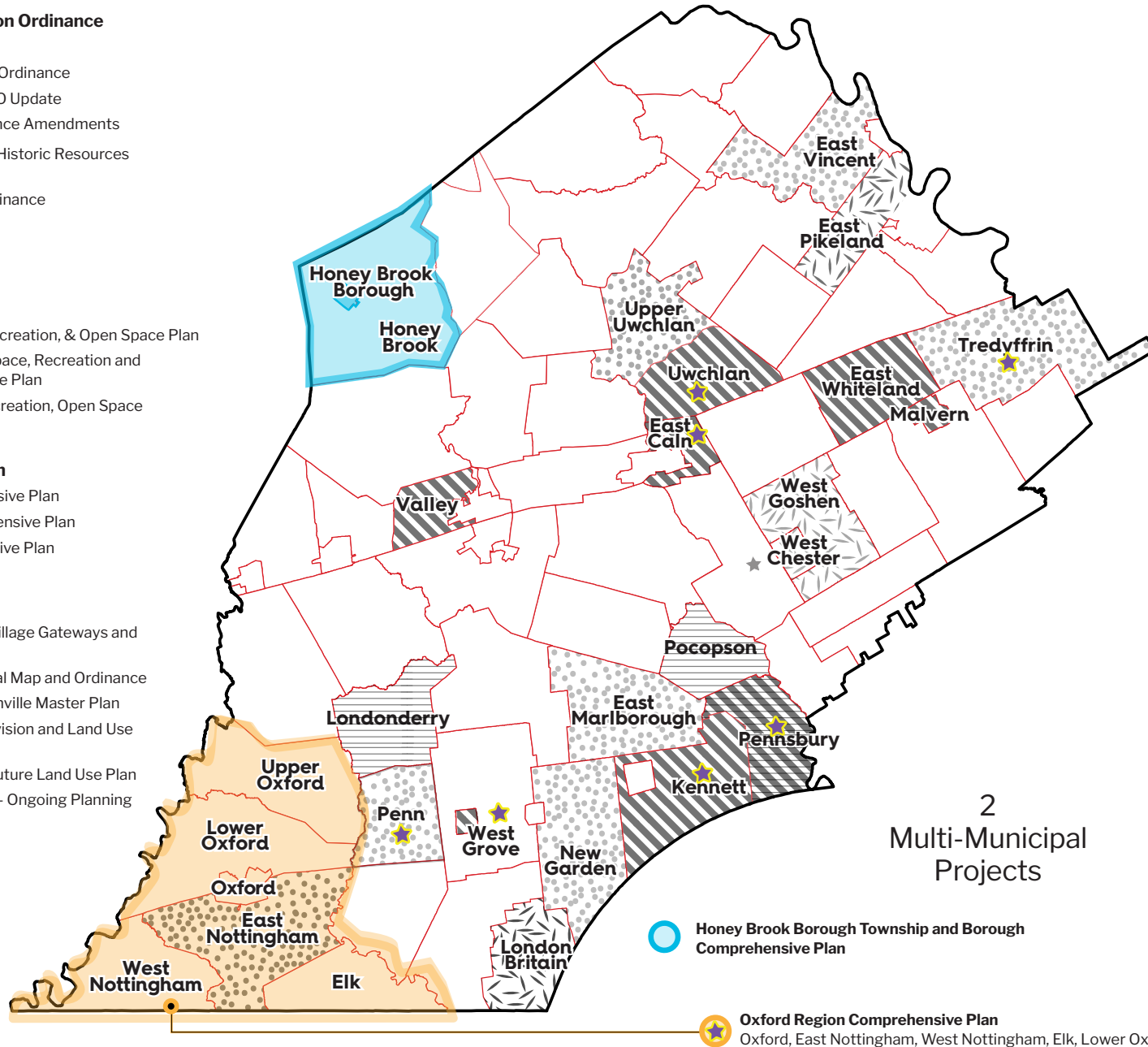
- West Goshen Parks, Recreation, & Open Space Plan
- London Britain Open Space, Recreation and environmental Resource Plan
- East Pikeland Park, Recreation, Open Space and Trail Plan

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
- ★ Penn Township - Subdivision and Land Use Ordinance
- ★ Tredyffrin Township - Future Land Use Plan
- New Garden Township – Ongoing Planning Assistance (OPA)



COMMUNITY PLANNING REPORT

September 2026 (Activities as of 8/31/2026)

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 Caln Township – Zoning Ordinance Update

Percent Completed: 30% Contract Term: 1/26-12/27 Consultant: CCPC Lead Planner: Chris Patriarca
Provided an interim update on the progress to date at a Board of Supervisors meeting.

2. East Marlborough Township – Unionville Master Plan

Percent Completed: 65% Contract Term: 2/26-1/27 Consultant: Bowman Monitors: Jeannine Speirs and Luis Rodriguez
The consultant presented the draft Unionville Village Master Plan, and the Task Force reviewed the draft and discussed several revisions. CCPC also provided comments. The draft currently places a strong emphasis on transportation, pedestrian safety, and connectivity, with additional attention needed on broader village elements such as open space and community character.

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

Percent Completed: 55% Contract Term: 9/25-4/27 Consultant: Natural Lands Monitors: Mark Gallant
The consultant is scheduled to present the 1st draft of the Plan in September.

4. East Nottingham Township - Official Map and Ordinance

Percent Complete: 95% Contract Term: 9/25-8/27 Consultant: Brandywine Conservancy Monitors: Mark Gallant & Luis Rodriguez
The Official Map and Ordinance was adopted by the BOS on August 11th.

5. East Whiteland Township – Zoning Ordinance Update

Percent Completed: 60% Contract Term: 9/23-8/26 Consultant: Bergmann Monitor: Chris Patriarca
Third extension request received and in progress for approval.

6. 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. Kennett requested an extension to finish these items and for the adoption process.

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

Percent Complete 35% Contract Term: 9/25-10/27 Consultant: Brandywine Conservancy Monitor: Chris Patriarca and Luis Rodriguez
No update for August.

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

COMMUNITY PLANNING REPORT

September 2026 (Activities as of 8/31/2026)

8. Londonderry Township – Comprehensive Plan

Percent Complete 25% Contract Term: 2/26-1/28 Consultant: Brandywine Conservancy Monitor: Chris Patriarca and Luis Rodriguez
August meeting was cancelled due to lack of quorum. Rescheduled for September.

9. Malvern Borough – Zoning Ordinance Amendments

Percent Completed: 90% Contract Term: 8/24-2/27 Consultant: Thomas Comitta Associates Monitor: Jeannine Speirs
The Borough submitted the zoning update for VPP and 247 review.

10. Penn Township – SALDO

Percent Completed: 15% Contract Term: 7/1/26-6/30/28 Consultant: CCPC Monitor: Mark Gallant
No meeting in August.

11. Pennsbury Township – Comprehensive Plan Update

Percent Completed: 50% Contract Term: 9/25-10/27 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs
In August the consultants presented their draft goals on multi-modal transportation.

12. Pocopson Township – Comprehensive Plan Update

Percent Completed: 25% Contract Term: 2/26-1/28 Consultant: Brandywine Conservancy Monitor: Kevin Myers
Met on August 3rd to discuss Historic and Scenic Resources and introduction to Guiding Growth (Land Use & Housing).

13. Tredyffrin Township - Future Land Use

Percent Completed: 10% Contract Term: 7/1/26-6/30/27 Consultant: CCPC Planners: Chris Patriarca and Luis Rodriguez
Background data collection and initial coordination with the Township on the overall project.

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

Percent Completed: 90% Contract Term: 9/24-10/26 Consultant: Bowman Monitor: Patty Quinn
The Bowman team, along with representatives from the township met with partners from PennDOT and Chester County on August 17th to discuss if the proposed alignments for the northern and southern village gateways would be acceptable to PennDOT. PennDOT expressed their approval and what work would have to be completed before ownership swaps between Graphite Mine Rd and the current route 100 would take place. 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 extension was requested in late July to ensure that the project will have additional time needed to conclude.

15. Uwchlan Township - Zoning Ordinance Update

Percent Completed: 40% Contract Term: 9/25- 8/27 Consultant: CCPC Lead Planner: Mark Gallant
No meeting in July or August. The first draft of completed definitions will be presented at the next meeting on September 2nd.

COMMUNITY PLANNING REPORT

September 2026 (Activities as of 8/31/2026)

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

Percent Completed: 90% Contract Term: 5/24-10/26 Consultant: Tool Recreation Planning
The combined Act 247/VPP Review was completed in August. Adoption is anticipated in October.

Monitor: Mark Gallant

17. Pennsbury Township – Historic Resources Zoning Update

Percent Completed: 100% Contract Term: 8/25-2/26 Consultant: CCPC
The Township Historical Commission reviewed draft language and CCPC is providing final draft language.

Lead Planner: Jeannine Speirs

18. Valley Township – Zoning Amendments

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

Monitor: Kevin Myers

19. New Garden Township – Ongoing Planning Assistance

Percent Completed: 0% Contract Term: 9/26-10/29 Consultant: CCPC
This is a new contract that will kick off in September.

Monitor: Kevin Myers

MULTI-MUNICIPAL PROJECTS

A. Honey Brook Township and Borough – Comprehensive Plan

Percent Completed: 70% Contract Term: 4/25- 3/28 Consultant: Brandywine Conservancy Monitors: Jeannine Speirs and Luis Rodriguez
The Task Force continued reviewing and refining the Implementation Matrix, with the consultant incorporating comments and preparing the remaining sections for discussion. The first draft of the Comprehensive Plan will be distributed for review. The Task Force will review the draft in September in lieu of a meeting.

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 in August. The project will require a 6-month extension to accommodate final review and adoption.

COMMUNITY PLANNING REPORT

September 2026 (Activities as of 8/31/2026)

OTHER PROJECTS

- **Oxford Region** - Administration assistance to the regional planning group (ORPC) and associated sub-groups
- **Phoenixville Region Planning Committee** - August 26th meeting to discuss CCPC comments on the region's model data center ordinance and a regional trail committee update.
- **Pottstown Metropolitan Regional Planning Committee** - No meeting in August.

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 August CC250 Commission meeting was held on the 6th. Meeting was held on the 25th to discuss merging three committees: Tech, MarCom, and education. CC250 discussed moving forward into 2027 including a new or revised logo for 2027
- ❖ CC250 did sponsorship of the event and staffed a table at the West Chester area CoG's 250th celebration on the 2nd.

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 possible activities and events for the 2027 commemoration and working in cooperation with CC250.

Iron & Steel HIN theme region The Chester County Community Foundation provided the Iron and Steel group with a \$3,000 grant to update and reprint their tour brochure. Discussion has begun on content that needs to be removed or updated.

- ❖ Town Tours and Village Walks in August Primitive Hall, August 6th; Historic Yellow Springs, rescheduled to July 27th.

Review

- ❖ Monthly County Bridge meeting was held the 25th.

COMMUNITY PLANNING REPORT

September 2026 (Activities as of 8/31/2026)

Section 106

- ❖ Reviewed a proposal from PennDOT concerning whether the replacement of two culverts adjacent to any historic properties. The report determined there are no properties of concern.
- ❖ Reviewed the proposed installation of a communication tower, determining if it was in sight of historic properties or districts. Responded that there was no conflict with historic resources.
- ❖ Reviewed 106 report concerning proposed archaeological site evaluation within the project area of bridge replacement over Big Elk Creek in Penn and Upper Oxford Townships.
- ❖ Reviewed 106 report identifying defining features of a historic property adjacent to the PA82/Route 30 interchange.
- ❖ Attended the monthly Board meeting of CC Historic Preservation Network. The principle topic of discussion was the proposed changes to Section 106 at the federal level and how to respond.
- ❖ Downingtown Historic Preservation Plan & Facade Improvement Program had a technical assistance coordination meeting and a project committee meeting in August. 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 August
- **Housing Workshops** - No updates for August
- **Organizational Convening** – Developing a resource share hub as requested by partner organizations started the posting to the webpage process in August, additional resources will be posted on a rolling basis.
- **Land Bank** – No updates for August
- **Presentations** – A+ Homes presentation made at 5th annual Housing Summit hosted by the Allies for Housing

URBAN CENTERS

Technical assistance/coordination

- ❖ Continued coordination with West Chester University (WCU) and Avondale borough to facilitate the fall 2026 student planning studio.
- ❖ Continued 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.
- ❖ Continued working with staff and partners in preparation for the fall 2026 Urban Centers Forum on Accessory Dwelling Units.
- ❖ **Attended:**
 - Western Chester County Chamber Regional Planning Committee meeting on August 5th
 - Coatesville 2nd Century Alliance Board meeting on August 13th.
 - Western Chester County Chamber’s 110th Anniversary celebration on August 25th.
 - Coatesville strategic planning session (paid for and developed by PA Department of Community Development) on August 27th.

Director's Report

