



CHESTER COUNTY PLANNING COMMISSION BOARD MEETING

Chester County Planning Commission
Government Services Center – Room 250

Hybrid Meeting
April 8, 2026

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chair's Welcome *Chair*
2. PUBLIC COMMENT *Chair*
3. PRESENTATIONS
- A. Greater Brandywine National Heritage Area *Brandywine Conservancy
Grant DeCosta, Director
Beth Burns, Lead Planner,
Municipal Assistance Program*
- B. 2025 Protected Open Space Tracking (POST) *Jake Michael*
- 2:20 p.m. 4. ACTION ITEMS
- A. Approval of Commission Meeting Minutes – March 11, 2025 *Commission*
- B. Act 247 Reviews – March 2026 Applications *Commission*
- 1) 247 Monthly Summary *Geoff Creary*
- 2) Review of Interest *Act 247 Team*
1. Downingtown Borough ZA-02-26-18839
- 3) Subdivision and Land Development Plan Reviews (26)
1. Charlestown Township SD-01-26-18800
2. East Fallowfield Township SD-02-26-18829
3. East Marlborough Township LD-02-26-18828
4. East Vincent Township SD-01-26-18796
5. East Whiteland Township LD-02-26-18826
6. East Whiteland Township SD-02-26-18825
7. Honey Brook Township LD-02-26-18810
8. Honey Brook Township LD-02-26-18824
9. Honey Brook Township LD-02-26-18831
10. Honey Brook Township SD-02-26-18830
11. London Grove Township LD-02-26-18808

- 12. North Coventry Township SD-01-26-18805
- 13. Oxford Boro. & E. Nottingham Twp. SD-02-26-18815
- 14. Penn Township LD-02-26-18812
- 15. Phoenixville Borough LD-01-26-18789
- 16. Phoenixville Borough SD-01-26-18786
- 17. Phoenixville Borough LD-02-26-18811
- 18. Phoenixville Borough SD-02-26-18809
- 19. Sadsbury Township LD-01-26-18804
- 20. Tredyffrin Township LD-02-26-18835
- 21. Uwchlan Township LD-02-26-18818
- 22. Uwchlan Township SD-02-26-18814
- 23. Valley Township LD-02-26-18813
- 24. West Bradford Township SD-02-26-18817
- 25. West Sadsbury Township SD-01-26-18803
- 26. Westtown Township SD-02-26-18806

4) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (9)

- 1. Caln Township ZO-02-26-18820
- 2. Charlestown Township ZA-02-26-18823
- 3. Downingtown Borough ZA-02-26-18839
- 4. Downingtown Borough ZM-02-26-18838
- 5. East Nottingham Township SA-02-26-18819
- 6. Uwchlan Township ZA-02-26-18807
- 7. Warwick Township ZA-02-26-18841
- 8. West Pikeland Township CP-02-26-18816
- 9. Westtown Township ZA-03-26-18847

C. Act 537 Reviews – March 2026 Applications

Carrie Conwell

1) Minor Applications (2)

- 1. Franklin Township; Struzinski, 72-4-29.1A, Consistent
- 2. Lower Oxford Township; Kepler 3-lot Subdivision, 56-4-52, Consistent

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

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

4:00 p.m. 6. ADJOURNMENT

Action Items



MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 270
March 11, 2026

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

MEMBERS PRESENT VIA ZOOM: Roberta Cosentino, Vice Chair; Stephanie Duncan.

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

STAFF PRESENT VIA ZOOM: Chris Bittle; Steve Buck; Angela Dracup; Ryan Mawhinney; Carolyn Oakley; Al Park; Chris Patriarca; Patty Quinn; Elle Steinman.

VISITORS PRESENT IN PERSON: Seung Ah Byun; Lydia Franks.

VISITORS PRESENT VIA ZOOM: Ryan Long.

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, March 11, 2026 was called to order at 2:00 P.M. by Chair Nate Cline.

PUBLIC COMMENT: Seung Ah Byun, Water Resources Authority Director, introduced their new employee, Lydia Franks, Water Resources Authority Analyst.

PRESENTATION:

Ms. Griffith provided a summary of the half-day “Understanding Data Centers in Southeastern PA” event for municipal officials, which was in collaboration with Montgomery County, DVRPC, and CCATO. Presentations and panel discussions examined the energy, environmental, regulatory, and economic implications of data center development in Pennsylvania. Presenters represented government, utilities, environmental organizations, and municipalities with active data center projects. A draft model ordinance for data center regulation is currently being developed in coordination with Montgomery County. The model ordinance will provide guidance for municipalities seeking to regulate these facilities. Presentation materials and a fact sheet summarizing event takeaways will be distributed to event registrants and may be incorporated into the county’s data center information webpage.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR FEBRUARY 11, 2026 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. FURMAN, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of 2025 Annual Report

A MOTION TO APPROVE CCPC'S 2025 ANNUAL REPORT WAS MADE BY MR. HAMMOND, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:Subdivision and Land Development Reviews:

Mr. Creary provided the monthly update on subdivision and land development review activity. Compared to this month last year: single-family residential reviews were down; apartments, twin homes, and mobile home reviews remained the same with no reviews; townhome reviews increased; agricultural reviews had a modest increase; commercial reviews experienced a noticeable increase; industrial reviews decreased with no reviews; and institutional reviews remained the same.

Mr. Farkas reported on the following Review of Interest: Thornbury Township, LD-01-26-18770 - Penn Oaks Tennis and Fitness Center Padel Courts addition. This review highlighted a sound analysis study comparing noise levels between padel and tennis.

A MOTION TO APPROVE THE FIFTEEN (15) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HEABERG, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-01-26-18771; CU-01-26-18783; CU-01-26-18798.

Mr. Cline recused himself from the following applications: SD-01-26-18771; LD-01-26-18793; CU-01-26-18783.

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

A MOTION TO APPROVE THE FIVE (5) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

A MOTION TO APPROVE THE ONE (1) MAJOR AND ONE (1) MINOR ACT 537 REVIEWS WAS MADE BY MR. HEABERG, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:Design and Technology Division Update:

Mr. Creary provided an update on current projects within the GIS and graphics team. Work is underway to develop a new trail map for the Chester Valley Trail (CVT) in coordination with the Multimodal Division and the Parks staff. A key feature of the new map will be the incorporation of geo-referenced PDF technology. Support of multiple county planning efforts for mapping and data

development including mapping updates for the Oxford Region Comprehensive Plan and the Uwchlan Zoning Ordinance update continues.

Community Planning Division Update:

Ms. Griffin Rivera presented the VPP map noting that there are 25 single-municipal projects and two multi-municipal projects across Chester County. The map also reflects the updated branding for the Community Planning Assistance (CPA) Program, formerly the Technical Assistance Grant program. CPA allows municipalities to partner with county planners as consultants, with the county covering 50% of project costs through staff time and municipalities paying the remaining 50%.

Next, Ms. Griffin Rivera announced the launch of a new America 250PA Chester County eNewsletter and noted that Kevin Myers recently presented at the Local Government Leadership Forum, a training program for newly elected municipal officials.

Lastly, Ms. Griffin Rivera highlighted the significant workload handled by the Community Planning Division during February including attendance at multiple evening municipal meetings and overlapping commitments.

Sustainability Division Update:

Ms. Griffith reported that the Environmental and Energy Advisory Board (EEAB) has been designated as the Climate Action Plan's steering committee. Discussion at EEAB's February board meeting included: overall greenhouse gas reduction goals, action items, PSU student support, launching a public survey, and expanding public outreach efforts.

Next Ms. Griffith reported that Easttown Township's Environmental Advisory Council (EAC) developed a pollinator pathway program in partnership with local businesses. This initiative includes pollinator plantings and signage support from Keep Chester County Beautiful. A webinar is scheduled for March 18, 2026 to highlight Easttown's work and engage other EACs and the Chambers along the route 30 corridor. The effort is also tied to Chester County's 250th anniversary volunteer campaign.

Lastly, Ms. Griffith reported that the county's Hazard Mitigation Plan is updated every five years by the Department of Emergency Services. The purpose of the plan is to help municipalities identify local hazards and mitigation projects eligible for FEMA/state funding. The draft plan has been submitted to DEP.

Multimodal Transportation Division Update:

Mr. Styche reported that CCPC staff attended the Philadelphia Western Suburbs Trail Summit and presented on official maps, covering content from CCPC's eTools and website.

Next, Mr. Styche gave an update on the Downingtown Trestle Project. An article was published in the Philadelphia Inquirer, an inspection kickoff meeting was held in February, vegetation was cleared to allow full structural inspection, and inspection is scheduled for mid-April with a final inspection report expected in May. Request for Proposals (RFP) is in development with PennDOT, procurement, and DCNR. A grant application was submitted (Local Share Account) for removal of rails/ties.

Mr. Styche went on to report on DVRPC Funding (PA Set-Aside Program). Three Chester County applications were submitted: Downingtown - Green Street sidewalk extension, Norwood Road

connector to Struble Trail, and sidewalk improvements near Route 322/train station; West Whiteland - trail connection from Ship Road Park to Chester Valley Trail; and Tredyffrin - Township Gateway Improvements.

Lastly, Mr. Styche reported that construction of the Whitford Bridge is delayed due to utility permitting and bridge clearance issues.

Director's Report:

Mr. Edmond reported that despite technical issues, the Understanding Data Centers event in coordination with CCATO, Montgomery County, and DVRPC was a big success. Upcoming events include: Historic Preservation Leadership Meeting, March 28; Town Tours and Village Walks (TTVW) kickoff, April 30; and Chester County A250 bell dedication, April 30, preceding the TTVW kickoff.

Next, Mr. Edmond reported on staff updates. Tomoko Takushi, CCPC's new Graphics Supervisor, starts work on Monday. With the county's leadership transition, there is uncertainty about hiring approvals for the following CCPC vacancies: Community Planner (housing focus), two admin positions, and a graphics specialist. CCPC is still seeking summer interns.

Lastly, Mr. Edmond reported that the joint data center ordinance publication with Montgomery County is expected to be released by the end of March. CCPC launched an interim data center website with resources to help address and guide stakeholder questions. Due to county leadership transition, the Managing for Results (MFR) is currently on pause. The 2026 CCATO directory has been released.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:38PM WAS MADE BY MR. HAMMOND, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

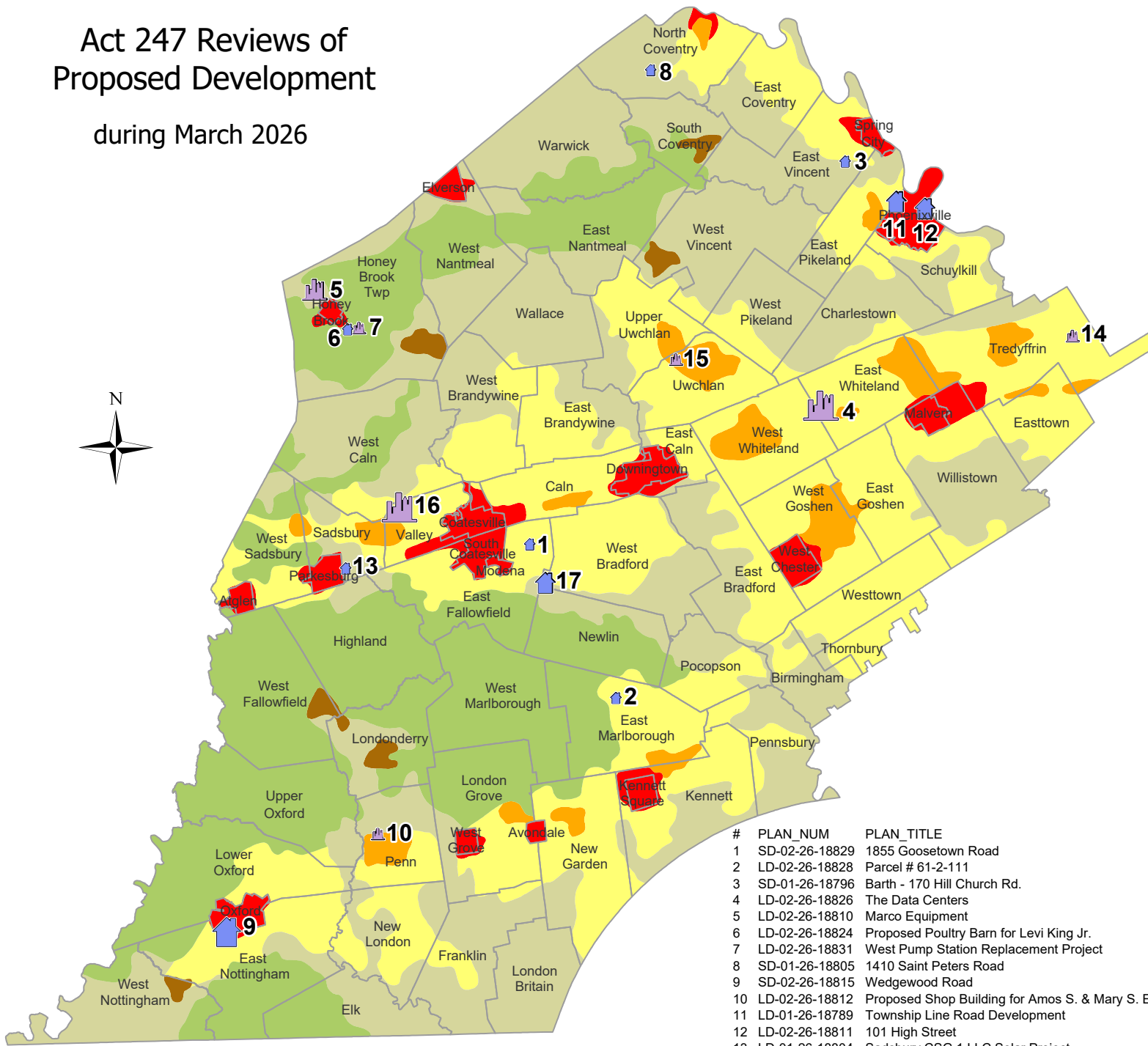
Matthew J. Edmond, Executive Director
Chester County Planning Commission

MJE/ncs

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development during March 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

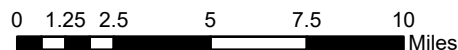
- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

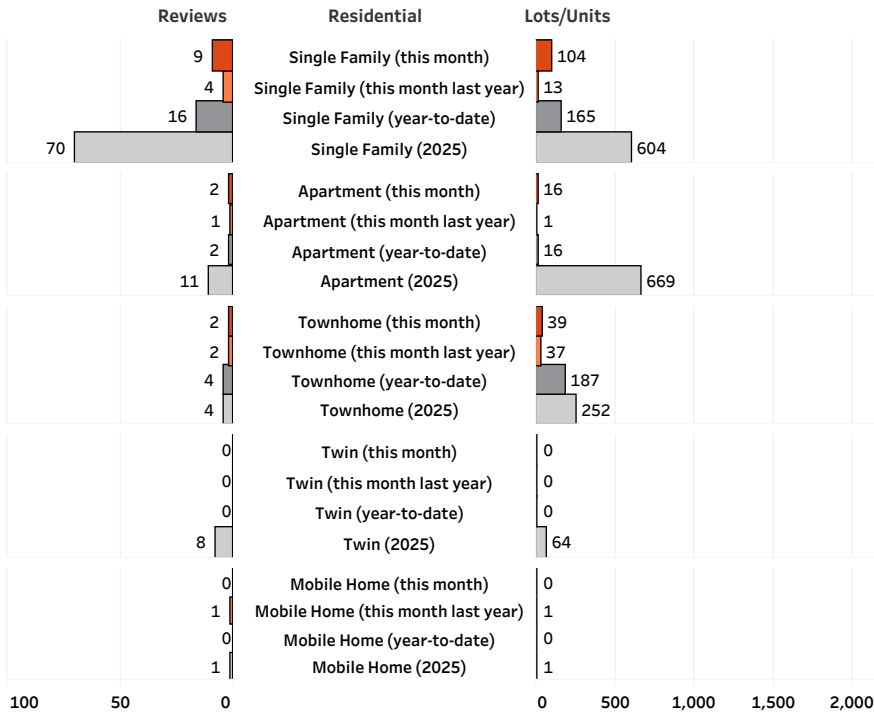
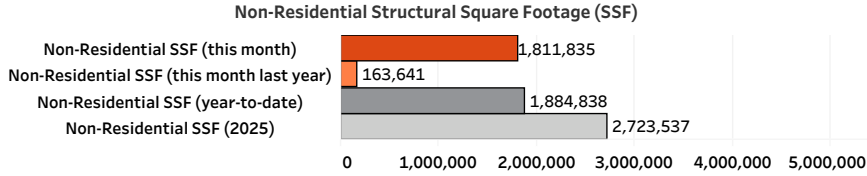
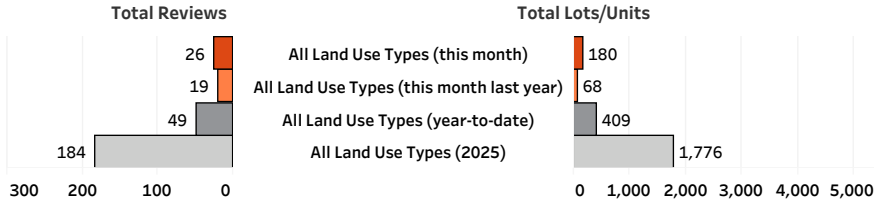
- Rural
- Agricultural

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

#	PLAN_NUM	PLAN_TITLE
1	SD-02-26-18829	1855 Goosetown Road
2	LD-02-26-18828	Parcel # 61-2-111
3	SD-01-26-18796	Barth - 170 Hill Church Rd.
4	LD-02-26-18826	The Data Centers
5	LD-02-26-18810	Marco Equipment
6	LD-02-26-18824	Proposed Poultry Barn for Levi King Jr.
7	LD-02-26-18831	West Pump Station Replacement Project
8	SD-01-26-18805	1410 Saint Peters Road
9	SD-02-26-18815	Wedgewood Road
10	LD-02-26-18812	Proposed Shop Building for Amos S. & Mary S. Esh
11	LD-01-26-18789	Township Line Road Development
12	LD-02-26-18811	101 High Street
13	LD-01-26-18804	Sadsbury CSG 1 LLC Solar Project
14	LD-02-26-18835	456 Devon Park Drive
15	LD-02-26-18818	Eagleview Town Center - Phase 2 - Lots 17&20
16	LD-02-26-18813	496 Highlands Boulevard
17	SD-02-26-18817	2065 W. Strasburg Rd.



March 2026



Subdivision and Land Development Reviews 3/1/2026 to 3/31/2026

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
Charlestown Township	SD-01-26-18800	8 Great Woods Ln & 11 South Winds Ln	3/11/2026	5.30	Single Family Residential	2		Residential Single Family Residential		0	Yes
East Fallowfield Township	SD-02-26-18829	1855 Goosetown Road	3/18/2026	8.30	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
East Marlborough Township	LD-02-26-18828	Parcel # 61-2-111	3/17/2026	2.00	Single Family Residential	1		Residential Single Family Residential			Yes
East Vincent Township	SD-01-26-18796	Barth - 170 Hill Church Rd.	3/6/2026	10.00	Single Family Residential	2		Residential Single Family Residential			Yes
East Whiteland Township	LD-02-26-18826	The Data Centers	3/20/2026	62.51	Industrial	2	1,656,630	Industrial Unique	2	7,500	Yes
East Whiteland Township	SD-02-26-18825	The Data Centers	3/20/2026	62.51	Industrial	1		Industrial Lot Consolidation			Yes
Honey Brook Township	LD-02-26-18810	Marco Equipment	3/17/2026	3.00	Industrial	1	24,472	Industrial Manufacturing	1	0	Yes
Honey Brook Township	LD-02-26-18824	Proposed Poultry Barn for Levi King Jr.	3/18/2026	65.30	Agricultural	1		Agricultural Unique		0	Yes
Honey Brook Township	LD-02-26-18831	West Pump Station Replacement Project	3/26/2026	1.00	Institutional	2	1,836	Institutional Utility	2	0	Yes
Honey Brook Township	SD-02-26-18830	West Pump Station Replacement Project	3/26/2026	1.00	Single Family Residential Institutional	2		Residential Single Family Residential Institutional Unique		0	Yes
London Grove Township	LD-02-26-18808	WAGABOX-SECCRA	3/6/2026	2.00	Industrial	1		Industrial Unique			Yes
North Coventry Township	SD-01-26-18805	1410 Saint Peters Road	3/11/2026	26.12	Single Family Residential	2		Residential Single Family Residential		0	Yes

Subdivision and Land Development Reviews 3/1/2026 to 3/31/2026

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)
Oxford Borough	SD-02-26-18815	Wedgewood Road	3/26/2026	66.80	Single Family Residential	91		Residential Single Family Residential		5,895	Yes
Penn Township	LD-02-26-18812	Proposed Shop Building for Amos S. & Mary S. Esh	3/18/2026	9.40	Commercial	1	9,600	Commercial Unique	1		Yes
Phoenixville Borough	LD-01-26-18789	Township Line Road Development	3/12/2026	3.43	Townhouse	38		Residential Townhouse		1,514	Yes
Phoenixville Borough	LD-02-26-18811	101 High Street	3/6/2026	0.19	Apartment	15		Residential Apartment			Yes
Phoenixville Borough	SD-01-26-18786	Township Line Road Development	3/12/2026	3.43	Townhouse	1		Residential Townhouse			Yes
Phoenixville Borough	SD-02-26-18809	101 High Street	3/6/2026	0.19	Apartment	1		Residential Apartment			Yes
Sadsbury Township	LD-01-26-18804	Sadsbury CSG 1 LLC Solar Project	3/3/2026	13.80	Industrial	1		Industrial Unique		0	Yes
Tredyffrin Township	LD-02-26-18835	456 Devon Park Drive	3/25/2026	10.00	Industrial	1	6,476	Industrial Addition to Existing	1	0	Yes
Uwchlan Township	LD-02-26-18818	Eagleview Town Center - Phase 2 - Lots 17&20	3/18/2026	8.73	Commercial	1	116	Commercial Office Building	1		Yes
Uwchlan Township	SD-02-26-18814	Eagleview Town Center - Phase 2 - Lots 17&20	3/18/2026	8.73	Commercial	1		Commercial Lot Consolidation			Yes
Valley Township	LD-02-26-18813	496 Highlands Boulevard	3/19/2026	9.09	Industrial	1	112,705	Industrial Warehouse	1	0	Yes
West Bradford Township	SD-02-26-18817	2065 W. Strasburg Rd.	3/25/2026	42.35	Single Family Residential Agricultural	5		Residential Single Family Residential Agricultural Farm/Pasture Land		0	Yes
West Sadsbury Township	SD-01-26-18803	Parkesburg Point Youth Center	3/6/2026	9.33	Institutional	2		Institutional Lot Consolidation		0	Yes
Westtown Township	SD-02-26-18806	919 & 923 South Concord Road	3/13/2026	4.40	Single Family Residential	2		Residential Single Family Residential			Yes

Grand Totals of Subdivision and Land Development Reviews	26 Reviews	438.91 Acres	180 Lots/Units	1,811,835 Non-Res. Sq. Feet	9 Non-Res. Bldgs.	14,909 Linear Feet Roadway
---	----------------------	------------------------	--------------------------	--	--------------------------------	--

There are **26** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to *Landscapes3*.

Unofficial Sketch Plan Evaluations

3/1/2026 to 3/31/2026

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)
--------------	--------	-------	-------------	---------	----------	------------	----------------------	---------------	-----------------	-----------------	----------------------------

No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

Conditional Use Reviews 3/1/2026 to 3/31/2026

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)
--------------	--------	-------	-------------	---------	----------	------------	----------------------	---------------	-----------------	-----------------	----------------------------

No Conditional Use Reviews were conducted during this timeframe.

Subdivision & Land Development Letters



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

March 11, 2026

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

Re: Final Subdivision - 8 Great Woods Ln & 11 South Winds Ln
Charlestown Township - SD-01-26-18800

Dear Ms. Csete:

A final subdivision plan entitled "8 Great Woods Ln & 11 South Winds Ln", prepared by Site Engineering Concepts, LLC and dated October 29, 2025, was received by this office on February 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:	Northeast side of Great Woods Lane and South Winds Lane
Site Acreage:	5.30 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	35-4-138.7, 35-4-138.35

PROPOSAL:

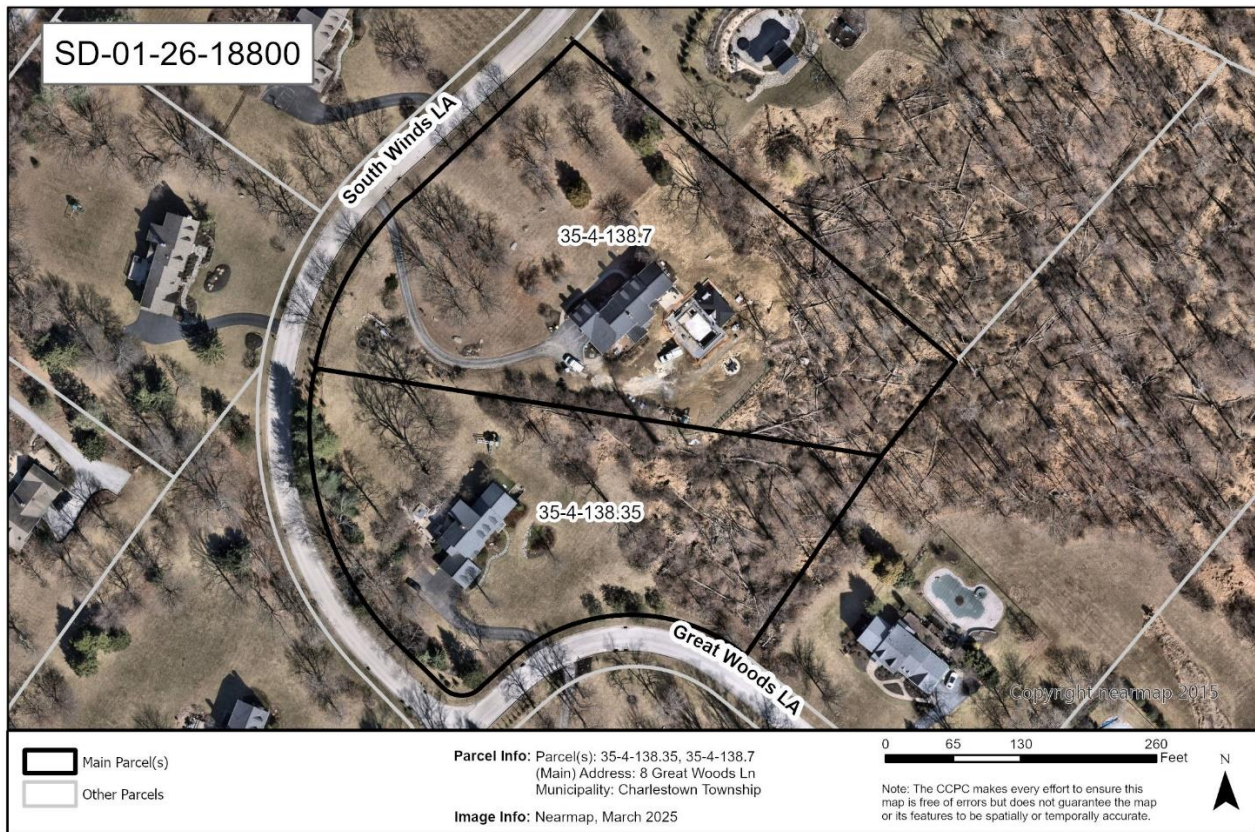
The applicant proposes the adjustment of the lot line separating two lots by transferring two separate 5,787 square foot parcels between the lots. The site, which is served by on-lot water and sewer facilities and contains two dwellings on the two lots, is located in the Charlestown Township FR Farm Residential zoning district. No additional development is proposed by this subdivision.

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

Page: 2

Re: Final Subdivision - 8 Great Woods Ln & 11 South Winds Ln

Charlestown Township - SD-01-26-18800



COUNTY POLICY:

LANDSCAPES:

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

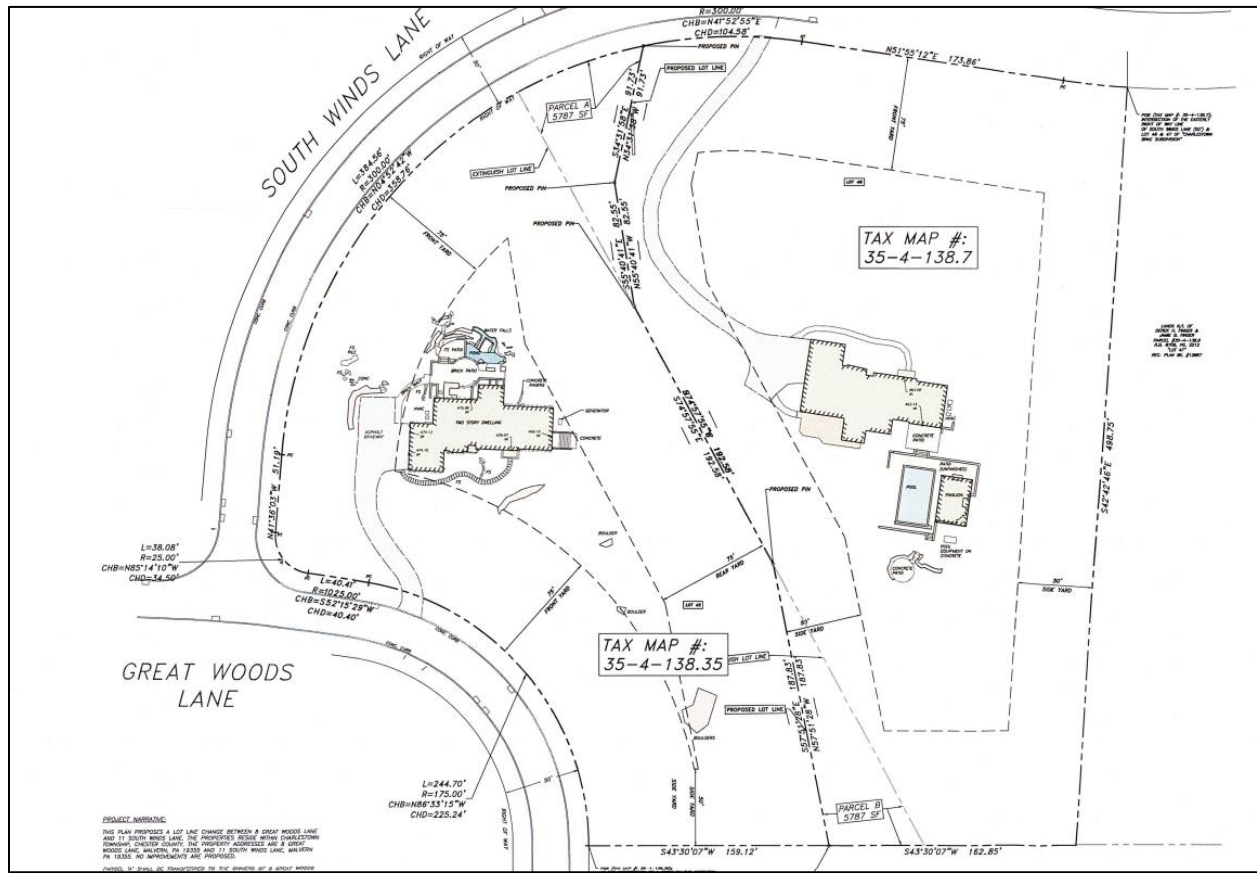
PRIMARY ISSUE:

2. The applicant should show the locations of the water wells and on-lot sewer disposal systems to ensure that the proper isolation distances can be provided.

Page: 3

Re: Final Subdivision - 8 Great Woods Ln & 11 South Winds Ln

Charlestown Township - SD-01-26-18800



Detail of 8 Great Woods Ln & 11 South Winds Ln Final Subdivision Plan

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

Wes Bruckno

Wes Bruckno
Senior Review Planner

cc: Site Engineering Concepts, LLC
Chester County Health Department
Kevin and Candace Gordon



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

COUNTY COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

March 18, 2026

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

Re: Preliminary/Final Subdivision - 1855 Goosetown Road
East Fallowfield Township - SD-02-26-18829

Dear Mr. Swichar:

A preliminary/final subdivision plan entitled "1855 Goosetown Road", prepared by Tangency Solutions, LLC and dated February 1, 2026, was received by this office on February 24, 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 Goosetown Road, west of South Caln Road
Site Acreage: 8.30 acres
Lots: 2 lots
Proposed Land Use: Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan: RI-Residential Infill
UPI#: 47-6-5

PROPOSAL:

The applicant proposes the subdivision of one lot into two lots. The site contains a dwelling that will remain, is served by public water and public sewer facilities and is located in the East Fallowfield Township R-1 Low Density Residential zoning district. An additional dwelling is proposed for the second lot.

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

Page: 2
 Re: Preliminary/Final Subdivision - 1855 Goosetown Road
 # East Fallowfield Township - SD-02-26-18829



COUNTY POLICY:

LANDSCAPES:

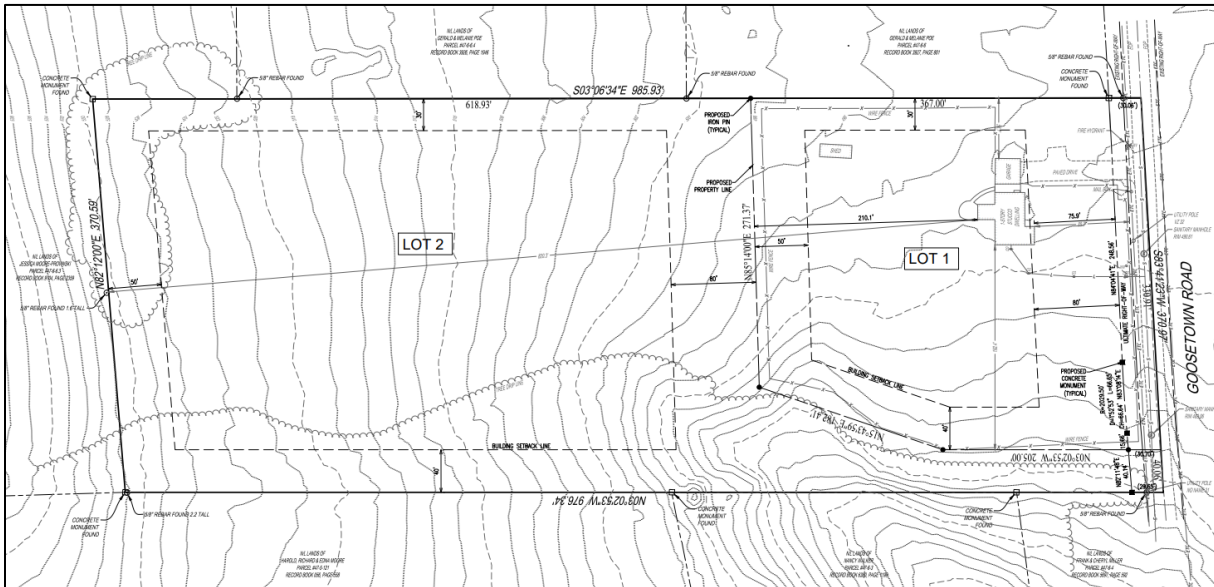
1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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

PRIMARY ISSUE:

2. The applicant is proposing to create a flag lot for Lot 2. The Township should review the development pattern in this area to determine whether adjacent lots in this area could be similarly subdivided using flag lot designs, and whether the applicant should offer the opportunity for other adjacent lots to gain roadway access from the proposed flagpole portion of the flag lot. Sharing access in this way can reduce the number of driveway connections onto roadways and use land more efficiently.

The Township Comprehensive Plan's Map #2 FUTURE LAND USE places this site within the RI-Residential Infill future land use category and page 2-7states: "It is recommended that any development in these areas be designed to mimic and complement the existing streetscape character of their respective neighborhoods." Minimizing the use of flag lots can help implement this recommendation.

Page: 3
 Re: Preliminary/Final Subdivision - 1855 Goosetown Road
 # East Fallowfield Township - SD-02-26-18829



Detail of 1855 Goosetown Road Preliminary/Final Subdivision Plan

ADMINISTRATIVE ISSUES:

3. 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>.
4. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and East Fallowfield Township.

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

Sincerely,

Wes Bruckno

Wes Bruckno
 Senior Review Planner

cc: Tangency Solutions, LLC
 McDougal, Robert B. Trust
 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

March 17, 2026

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

Re: Preliminary Land Development - Parcel # 61-2-111
 # East Marlborough Township – LD-02-26-18828

Dear Mr. Lovekin:

A Preliminary Land Development Plan entitled "Parcel # 61-2-111", prepared by Cornerstone Consulting Engineers & Design Services, Inc., and dated February 10, 2025, and last revised January 19, 2026, was received by this office on February 20, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

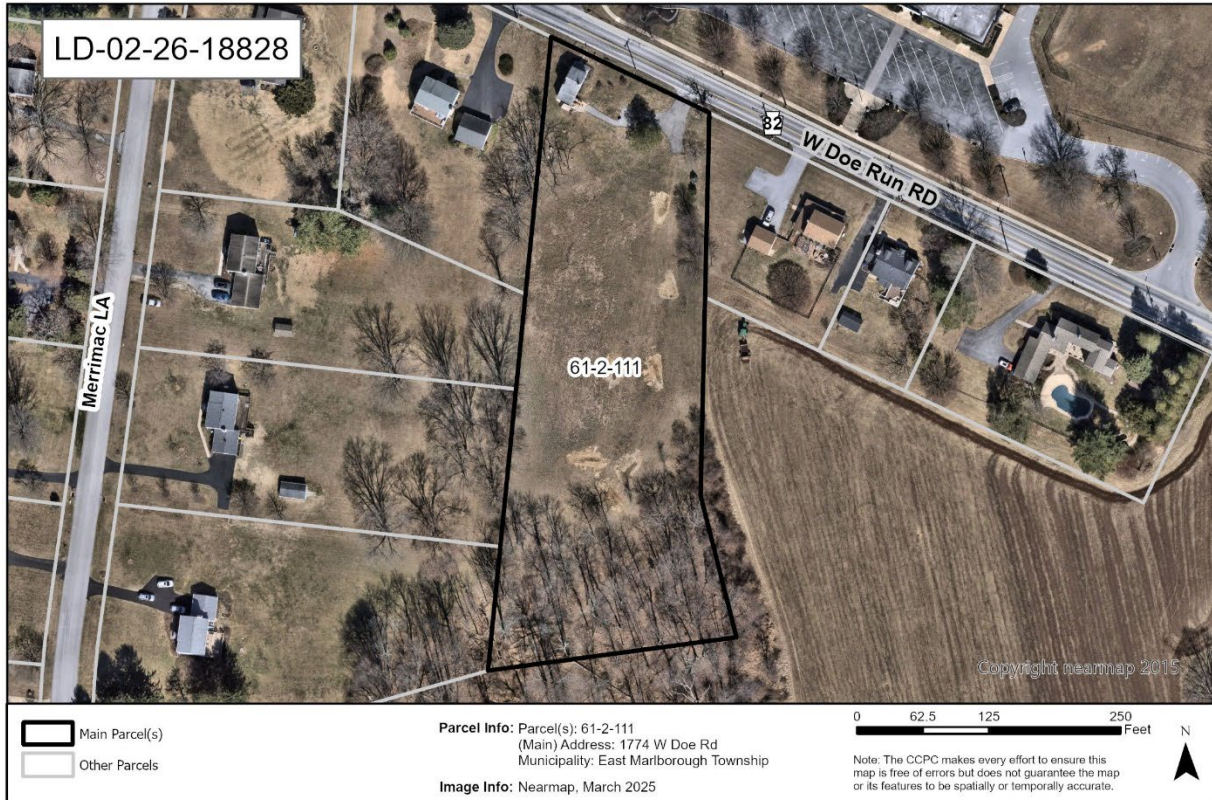
Location:	South side of West Doe Run Road (Route 82), east of Merrimac Lane
Site Acreage:	2.00
Lots/Units:	1 lot
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Site-Sensitive Suburban
UPI#:	61-2-111

PROPOSAL:

The applicant proposes the construction of a second single family residential dwelling on a 2.0 acre site. The proposed dwelling will be served by public water and public sewer. The project site is located in the R-B Residential zoning district.

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

Page: 2
 Re: Preliminary Land Development - Parcel # 61-2-111
 # East Marlborough Township – LD-02-26-18828



BACKGROUND:

1. The Chester County Planning Commission previously reviewed an earlier version of this land development plan on October 29, 2025 (CCPC# LD-09-25-18659, dated October 29, 2025). We note that the proposed revisions depicted on the current plan submission are generally minor in nature.

COUNTY POLICY:

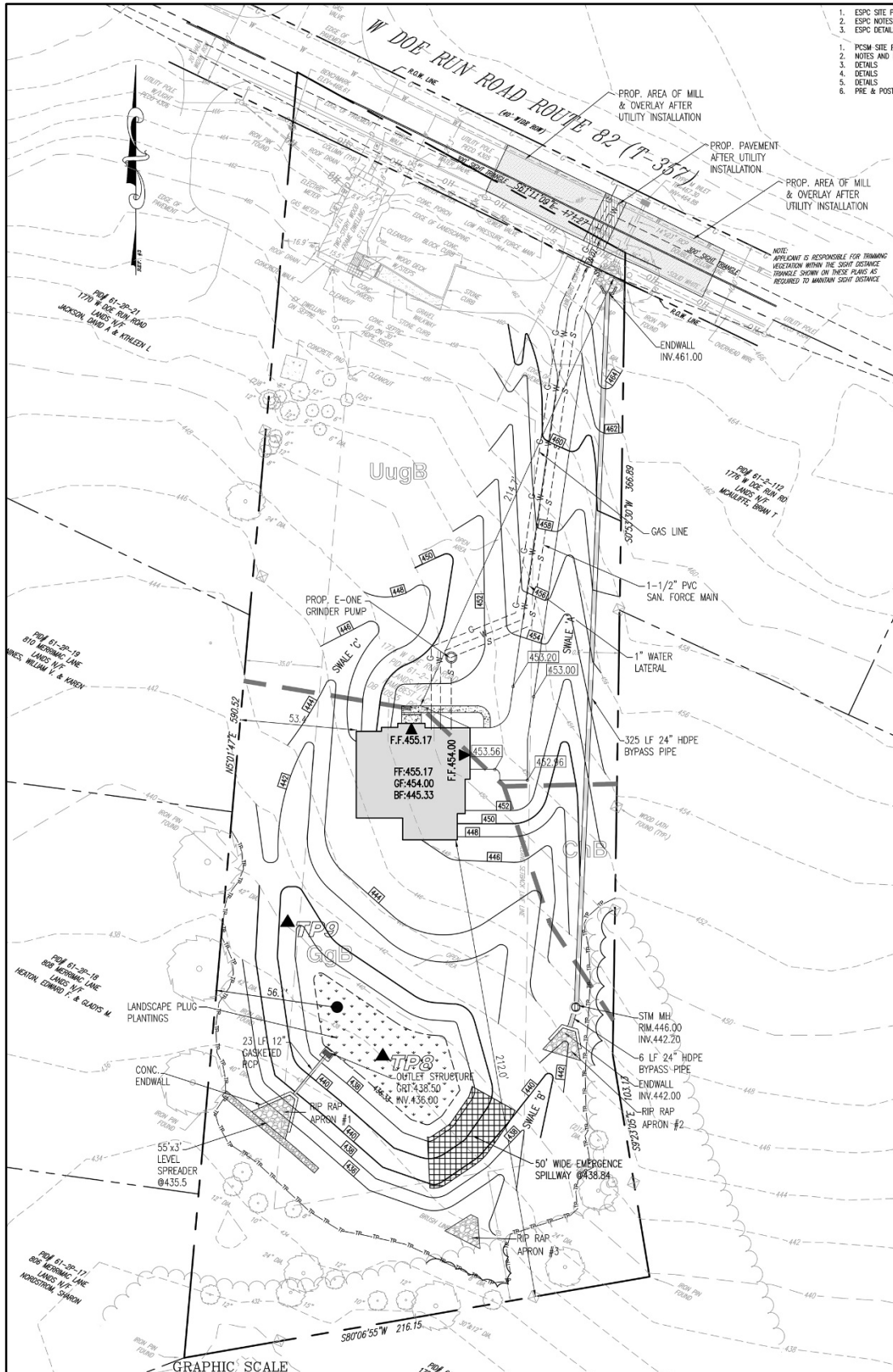
LANDSCAPES:

2. The project site is located within the **Suburban Landscape** designation of [Landscapes 3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed land development is consistent with the objectives of the **Suburban Landscape**.

WATERSHEDS 2045:

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the 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: 3
Re: Preliminary Land Development - Parcel # 61-2-111
East Marlborough Township – LD-02-26-18828



Site Plan Detail, Sheet 1: Preliminary Land Development - Parcel # 61-2-111

Page: 4
Re: Preliminary Land Development - Parcel # 61-2-111
East Marlborough Township – LD-02-26-18828

PRIMARY ISSUES:

4. The plan and 2025 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwelling 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.
5. We endorse the use of a shared driveway entrance for the two dwellings. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs. The Township engineer should ensure that the design of the driveway entrance is in conformance with Township Ordinances with regard to grade and sight distance.

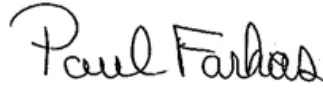
ADMINISTRATIVE ISSUES:

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. According to the Waivers Requested table on Sheet 1, the applicant is requesting two waivers from the provisions of the Township Subdivision and Land Development Ordinance (we note that these requested waivers were not identified on the prior plan submission reviewed by the County Planning Commission). Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
8. The site plan does not include municipal approval and the County Planning Commission review signature blocks. As stated in our previous review, this information should be added to the plan.
9. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
10. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

Page: 5
Re: Preliminary Land Development - Parcel # 61-2-111
East Marlborough Township – LD-02-26-18828

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: Whitebriar Homes LLC
Cornerstone Consulting Engineers & Design Services, Inc.
Hambest LLC
Chester County Conservation District
Anthony Antonelli, District Permits Manager, PennDOT
Mirlene SaintVal, P.E., Sr. Manager of Transportation Services, PennDOT
John R. Otten, Senior Civil Engineer Supervisor, PennDOT



COUNTY COMMISSIONERS

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

March 6, 2026

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

Re: Preliminary Subdivision - Barth - 170 Hill Church Rd.
 # East Vincent Township - SD-01-26-18796

Dear Mr. Zienkowski:

A preliminary subdivision plan entitled "Barth - 170 Hill Church Rd.", prepared by All County and Associates Inc. and dated March 6, 2025, was received by this office on February 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 for your consideration.

PROJECT SUMMARY:

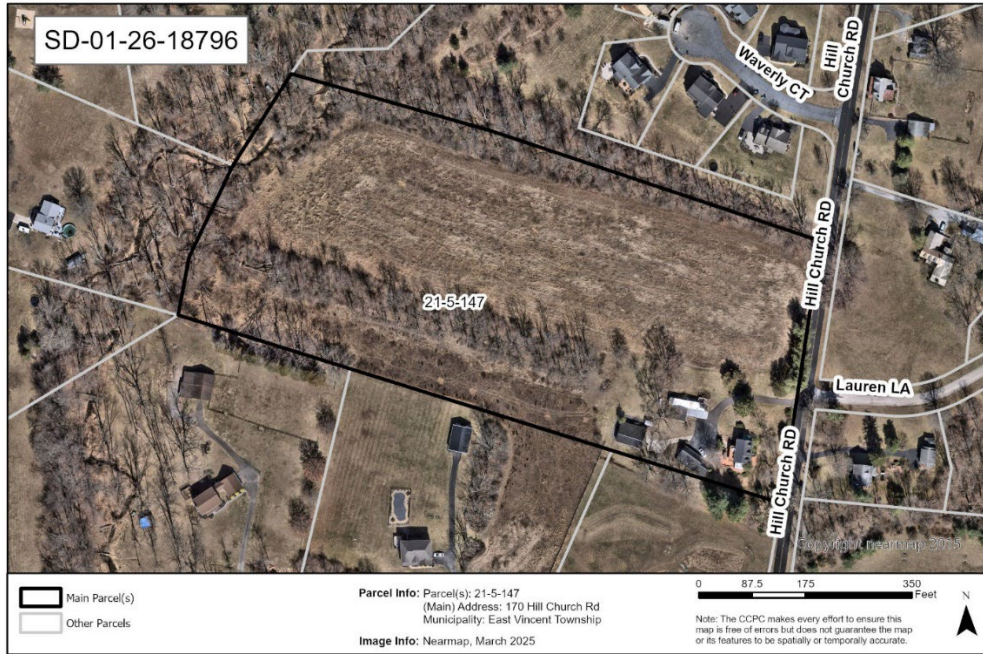
Location:	West side of Hill Church Road, south of Waverly Court
Site Acreage:	9.88 acres
Lots:	2 lots (and one residual lot)
Proposed Land Use:	Single Family Residential
Municipal Future Land Use Plan:	Rural/Low Density
UPI#:	21-5-147

PROPOSAL:

The applicant proposes the subdivision of one lot into two lots; proposed Lot 1 will contain an existing dwelling and other structures, a dwelling is proposed for Lot 3, and proposed Lot 2 is described in the Plan Notes as a "residual" lot created by plan reference No. 3, which is located south of Lot 1. The site, which is served by onsite water and onsite sewer facilities, is located in the East Vincent Township LR Low Density Residential zoning district.

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

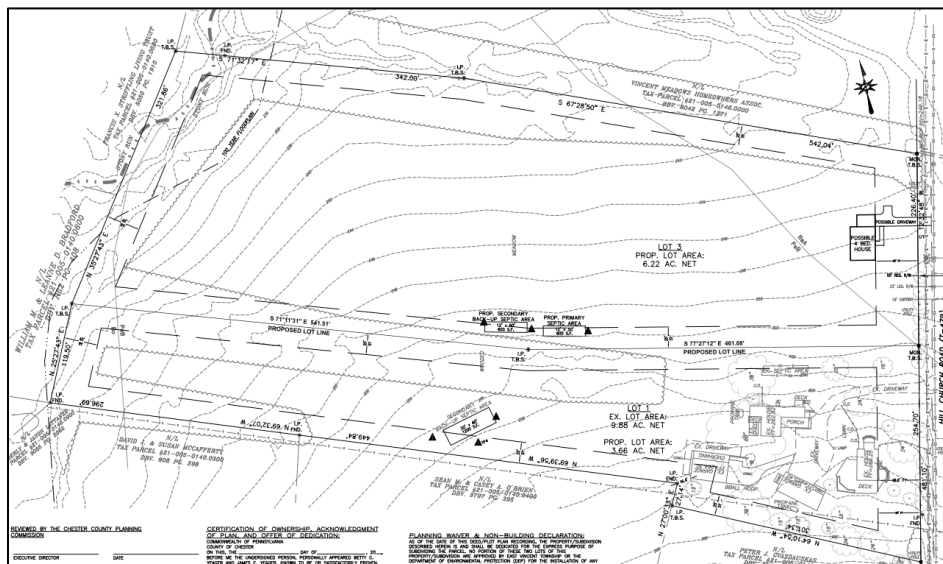
Page: 2
Re: Preliminary Subdivision - Barth - 170 Hill Church Rd.
East Vincent Township - SD-01-26-18796



COUNTY POLICY:

LANDSCAPES:

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



Detail of Barth - 170 Hill Church Rd. Preliminary Subdivision Plan

Page: 3
Re: Preliminary Subdivision - Barth - 170 Hill Church Rd.
East Vincent Township - SD-01-26-18796

PRIMARY ISSUES:

2. The East Vincent Township LR Low Density Residential zoning district permits 1.5-acre lots, and proposed Lot 3 will contain 6.22 acres. If development is being considered for Lot 3, we encourage the applicant to submit a sketch plan for any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.
3. The Township Solicitor and Engineer should ensure that the “residual” lot is properly described on the deed and conforms to the Township’s Zoning Ordinance.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: All County and Associates Inc.
James E. and Betty C. Yeager
Chester County Health Department
Chester County Conservation District

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

March 20, 2026

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

Re: Preliminary/Final Subdivision and Land Development - The Data Centers
 # East Whiteland Township – SD-02-26-18825 and LD-02-26-18826

Dear Mr. Barner:

A Preliminary/Final Subdivision and Land Development Plan entitled "The Data Centers", prepared by JMR Engineering, LLC, and dated November 10, 2023, and last revised on January 29, 2026, was received by this office on February 18, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

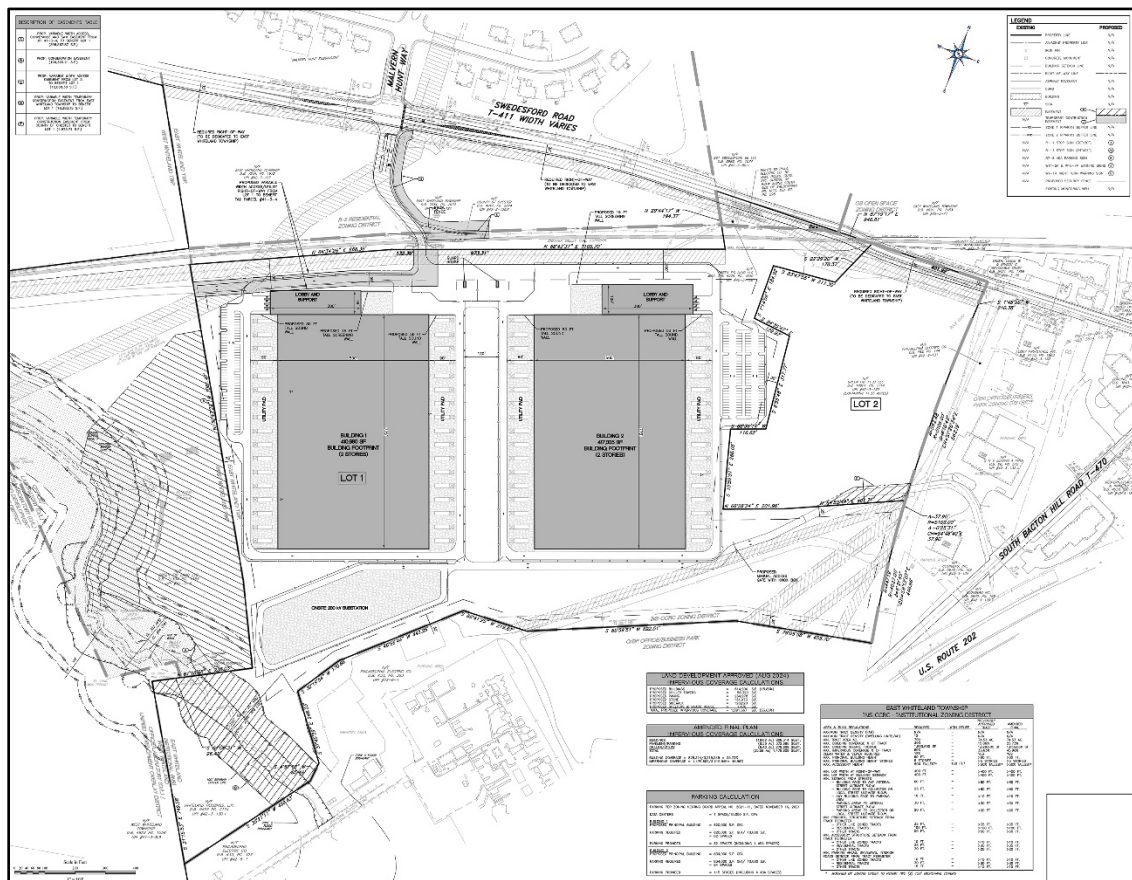
Location:	South side of Swedesford Road, west of South Bacton Hill Road
Site Acreage:	62.51
Lots/Units:	2 existing lots; 1 proposed lot
Non-Res. Square Footage:	1,656,630
Proposed Land Use:	Data Center
New Parking Spaces:	197
Municipal Land Use Plan Designation:	Institutional
UPI#:	42-3-130.2, 42-3-130.1

PROPOSAL:

The applicant proposes the consolidation of two existing lots into one lot, along with the construction of two data center buildings totaling 1,656,630 square feet, and 197 parking spaces. Primary vehicular access will be provided from a new driveway entrance on Swedesford Road at its intersection with Malvern Hunt Way, located on the adjoining parcel to the north (UPI# 42-3-127). An emergency access connection will be provided from South Bacton Hill Road. We also note that the design of the proposed stormwater management facilities includes a wet detention pond and rain gardens on UPI# 41-3-4 in West Whiteland Township. The project site, which will be served by public water and public sewer, is located in the INS Institutional zoning district. We also note that the project site is located along the Chester Valley Trail, which is further discussed in comments #13 and #14 on pages 6 through 8.

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

Page: 2
Re: Preliminary/Final Subdivision and Land Development - The Data Centers
East Whiteland Township – SD-02-26-18825 and LD-02-26-18826

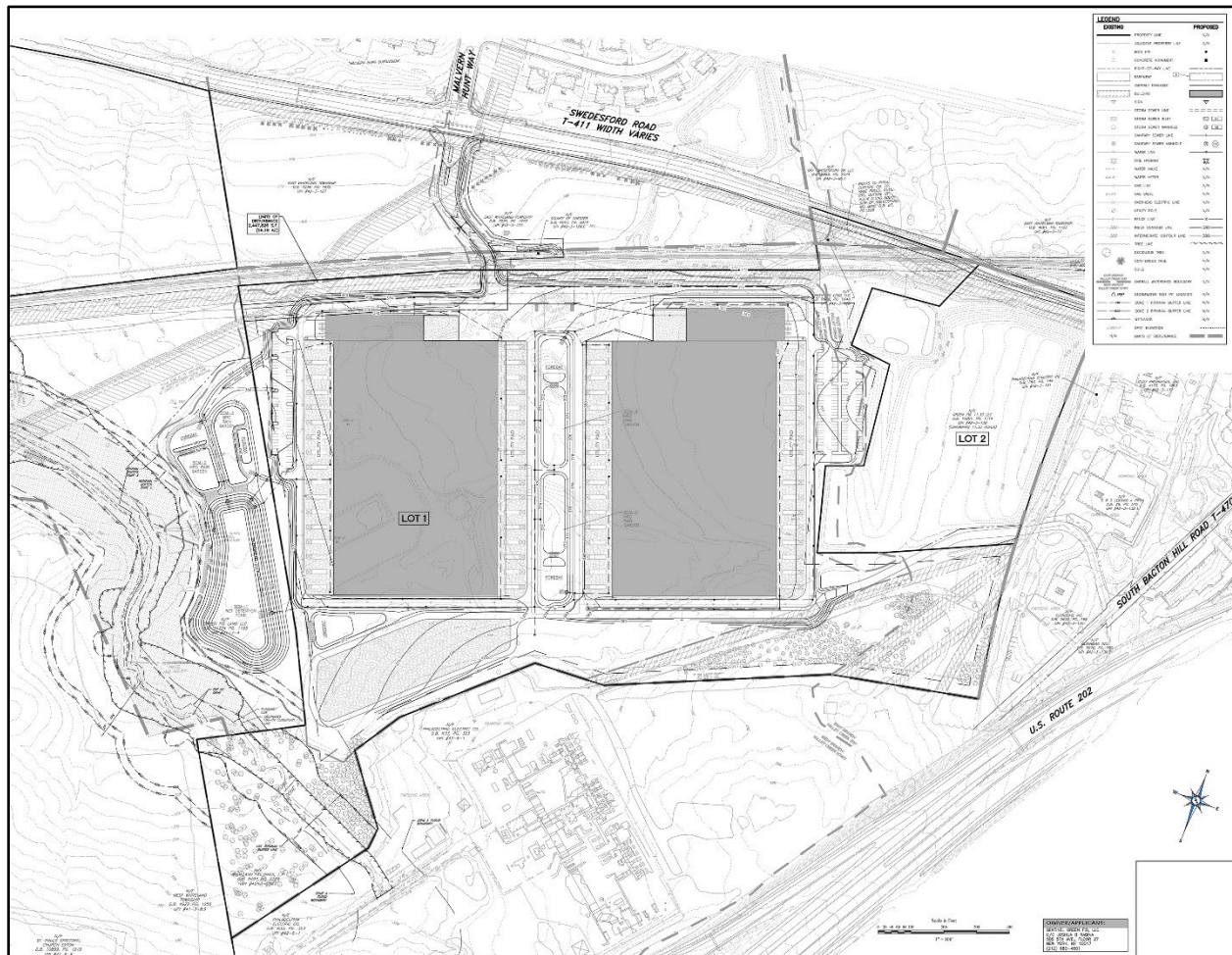


Site Plan Detail, Sheet 9 (Overall Layout Plan): The Data Centers

Page: 3

Re: Preliminary/Final Subdivision and Land Development - The Data Centers

East Whiteland Township – SD-02-26-18825 and LD-02-26-18826



Site Plan Detail, Sheet 15 (Overall Grading Plan)

BACKGROUND:

1. The project site was formerly the home of the Foote Mineral Company, which operated from 1941 until 1991, and produced lithium metal, lithium chemicals and a variety of ores. It is identified on page 1 of the December 1, 2025 cover letter included with the plan submission that this site, which was added to the National Priorities List (NPL) in 1992, making it eligible for cleanup under the Superfund program, has since been remediated and removed from the National Priorities List in accordance with PA DEP Requirements. Additional information on this topic is currently available on the US EPA website at: <https://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0301103>.
2. The County Planning Commission previously reviewed a preliminary land development plan for this site which addressed the construction of a continuing care facility containing 850 residential units and 1,727 parking spaces (CCPC# 6527-4, "Whiteland Village," dated November 3, 2006). While our records indicate that this prior plan submission was approved by East Whiteland Township on October 10, 2007, it was never constructed.
3. The Chester County Planning Commission also reviewed a subdivision proposal for this site which addressed the creation of three lots from the 74.53 acre site (CCPC# SD-03-19-15811, dated April 2, 2019). According to our records, this subdivision plan was approved by the Township on June

Page: 4
 Re: Preliminary/Final Subdivision and Land Development - The Data Centers
 # East Whiteland Township – SD-02-26-18825 and LD-02-26-18826

12, 2019. We note that the current subdivision plan proposal involves the consolidation of Lot 1 and Lot 2 of this previously approved plan. No development activity is proposed as part of the current plan submission on Lot 3 of the previously approved plan (existing UPI# 42-3-130).

4. The Zoning Hearing Board Decision and Order table on Sheet 2 indicates that, on October 25, 2021, the Township Zoning Hearing Board granted six variances for this project, with nine conditions of approval. The variances granted by the Zoning Hearing Board included a variance from Section 200-45, Attachment 10, Table of Permitted Uses for Institutional districts, for an extension of the previously granted use variance for a data center to allow additional building square footage, for a new total of 1.86 million square feet (variance #1).
5. The Chester County Planning Commission previously reviewed a preliminary subdivision and land development submission for a data center on this site. CCPC# SD-11-23-17917 and LD-11-23-17919, dated December 21, 2023, addressed the construction of two data center buildings totaling 1,000,000 square feet, along with the reconfiguration of the existing boundary between UPI# 42-3-130.1 and 42-3-130.2. It is our understanding that preliminary plan approval was granted by the Township on June 12, 2024, and final plan approval was granted on August 14, 2024.

We note that the proposed changes depicted in the current plan submission, in addition to the increase of the square footage of the two data center buildings, include the following:

- While the prior plan submission included open-loop cooling towers, the current plan submission utilizes air-cooled chillers that do not require water for cooling.
- Impervious coverage has increased from 33.63 percent to 45.96 percent.
- The design of the stormwater management facilities, including the facilities located on the adjoining parcel in West Whiteland Township, have been revised.
- Office uses and loading facilities have been relocated from the southern side of the building to the northern side of the building.
- Internal circulation has been modified to include a loop road.
- The seven (7) antennae yards with two (2) 150 foot tall microwave towers have been removed.
- Emergency generators, which were previously housed in the basement of the buildings, have been relocated to the ground immediately adjacent to the buildings (it is our understanding that they will be located within noise-reducing enclosures behind screen walls).

COUNTY POLICY:

LANDSCAPES:

6. 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, planning activities in suburban landscapes should take into account the planning principles identified on page 38 of [Landscapes3](#), which includes the revitalization of brownfields, greyfields, and business parks, along with land available for new industrial and heavy commercial uses in appropriate locations. 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.

Page: 6
 Re: Preliminary/Final Subdivision and Land Development - The Data Centers
 # East Whiteland Township – SD-02-26-18825 and LD-02-26-18826

PRIMARY ISSUES:

Design Issues:

8. The applicant should clearly identify the actual height of the proposed buildings. We note that the maximum principal building height identified in the Zoning Data Table on Sheet 9 indicates that the height will be greater than 60 feet, but does not specify what the height will be.
9. The Acoustical Evaluation report, prepared by Lewis S. Goodfriend & Associates, dated December 4, 2025, indicates that the project will follow and comply with the noise and nuisance standards set forth in Chapter 133 of the Township Code. We note that the building design includes sound walls, and it is our understanding that the applicant shall only simultaneously test two (2) generators per building at a time, and that the tests shall only occur during daytime hours.

We recommend that, if the project is approved and built, the applicant and Township conduct periodic checks of sound and vibration levels generated by the facility for the duration of its operation, and make any additional mitigation measures for this facility as needed (for instance, providing additional landscaping or soundproofing), in order to proactively address noise and vibration issues on nearby properties. Additionally, all pertinent design details of the sound walls should be incorporated into the final plan (building elevations were not included with the plan submission to the County Planning Commission).

10. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 41) 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.
11. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.

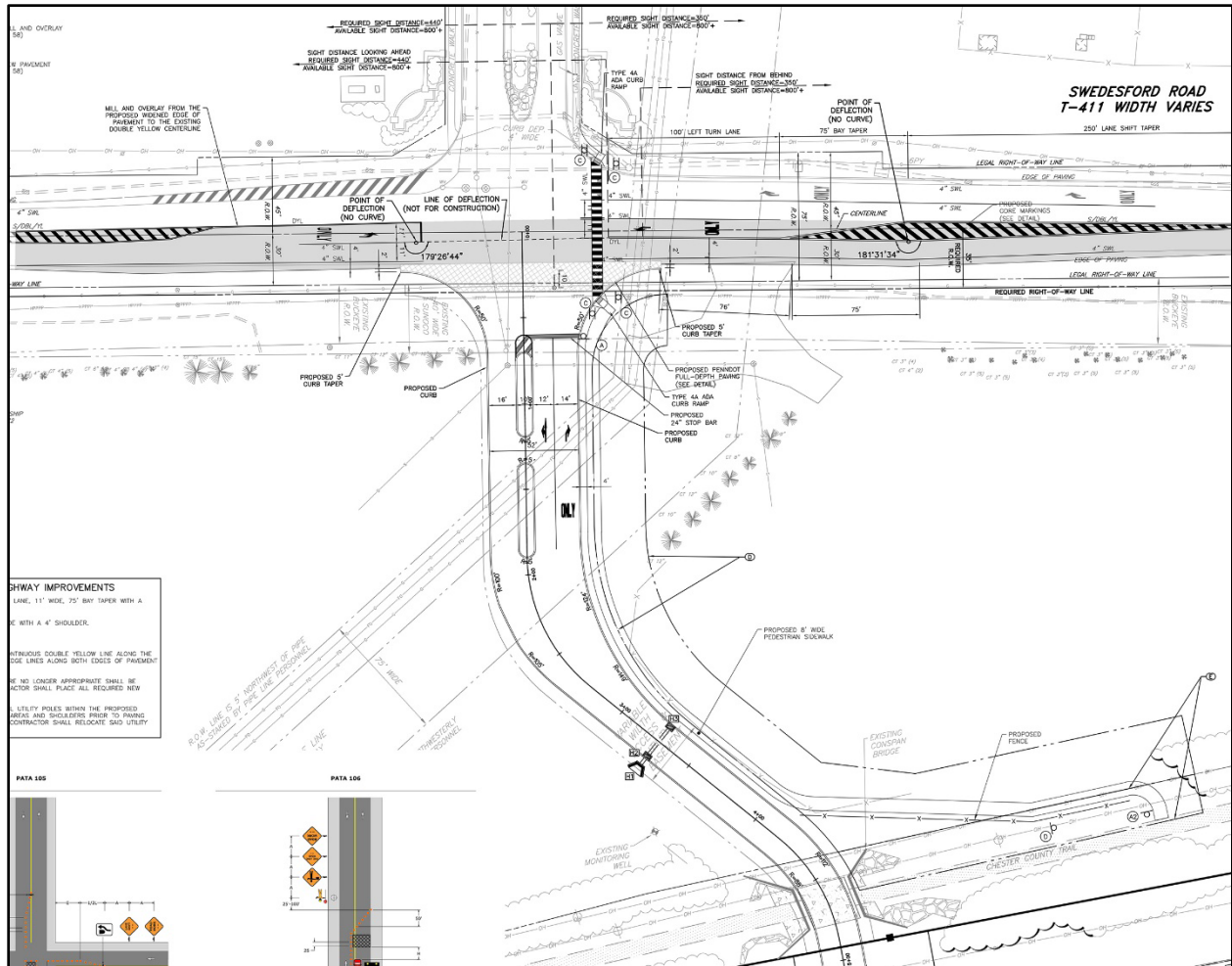
Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

Access and Circulation:

12. The applicant should clearly provide their rationale for providing 31 more parking spaces than required, as noted in the Parking Calculation table on Sheet 9. If fewer parking spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
13. We acknowledge that the Swedesford Road Intersection Plan (Sheets 57 and 58) indicates that a proposed eight foot wide pedestrian path, along with a crosswalk on the eastern leg of the Malvern Hunt Way/Swedesford Road intersection, will connect to the Chester Valley Trail, which we suggested in our previous review letter. This will allow direct pedestrian access for the existing residential

Page: 7
 Re: Preliminary/Final Subdivision and Land Development - The Data Centers
 # East Whiteland Township – SD-02-26-18825 and LD-02-26-18826

development on the north side of Swedesford Road to the Chester Valley Trail. “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.



Site Plan Detail, Sheet 57: Swedesford Road Intersection Plan

14. We recommend that the following issues pertaining to the design of the proposed pedestrian connection to the Chester Valley Trail be addressed by the applicant and Township, prior to final plan approval being granted by the Township:
 - A. The proposed path should connect to the Chester Valley Trail with a level landing (maximum 2 percent slope, minimum 5 feet in length).
 - B. A pipe or underdrain may be required underneath the trail connection to convey stormwater to the existing swale.
 - C. The applicant should provide a minimum two-foot shoulder on each side of the path for its entire length. The proposed fence should be located on the shoulder before the downslope.
 - D. The applicant should identify the fence material for the proposed fence shown along the proposed trail connection which is to be installed on the County’s trail right-of-way.

Page: 8
 Re: Preliminary/Final Subdivision and Land Development - The Data Centers
 # East Whiteland Township – SD-02-26-18825 and LD-02-26-18826

- E. The applicant and Township should ensure that grading does not fill in the swale adjacent to the trail.
 - F. The plan depicts the location of one proposed tree planting at the northwest corner of the bridge over the Chester Valley Trail, on the County trail right-of-way and underneath overhead utility lines. This planting should be relocated or removed.
 - G. The applicant must contact the Chester County Department of Parks and Preservation (<https://www.chesco.org/5554/Parks-Preservation>) to enter into a standard Trail Connection Agreement. This requires the applicant to be responsible for the construction and maintenance of the connecting trail to be constructed within the Chester Valley Trail right-of-way. The agreement also requires the connecting trail to be constructed to Federal Americans with Disabilities Act (ADA) standards within the limits of the Chester Valley Trail right-of-way.
15. The Township’s emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed, and access the facility to address on-site emergencies. We note that the site plan depicts the location of guard houses at the main site entrance, along with a proposed “manual access gate with knox box” along the emergency access entrance to South Bacton Hill Road.
16. The applicant should demonstrate that they have the necessary easements in place for the emergency access connection to South Bacton Hill Road to the east. The details of this access arrangement should be incorporated into the deeds of the appropriate parcels.

Natural Features Protection:

17. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.
18. The plan and 2025 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the buildings and support facilities. Additionally, given the project’s location in watersheds designated as Exceptional Value and Cold Water Fishery, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated.

The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

19. Given the development of roadways, parking areas, 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 the groundwater or runoff streams. Reducing chloride

Page: 9
 Re: Preliminary/Final Subdivision and Land Development - The Data Centers
 # East Whiteland Township – SD-02-26-18825 and LD-02-26-18826

runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

Stormwater Management:

20. 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.
21. The County's streams GIS data shows an unnamed stream to (West) Valley Creek that runs through parcel UPI 42-3-130.1. The submitted plans depict development activity where this stream is located. The applicant should confirm whether or not the waterbody exists as delineated in the County streams GIS data.
22. The PCSM Narrative and Report, prepared by JMR Engineering LLC, dated November 10, 2023 and revised January 29, 2026, assumes post-development peak runoff rates for redevelopment, however, proposed development is located in undeveloped areas of parcels UPI# 42-3-130.1 and 42-3-130.2. The stormwater management calculations should utilize post-development requirements for new development conditions.
23. The proposed development plans and PSCM Narrative and Report assume the 2008 approval of SCM-1, the wet detention pond, with a previous plan submission is applicable to the current proposed plan submission. East Whiteland and West Whiteland Townships should review their municipal codes to confirm the approval is still applicable to current submission, if they haven't already done so.
24. The PSCM Narrative and Report assumes that water in the wet retention pond is near subgrade soil temperatures. The report's analysis for temperatures for proposed 4' to 8' of water in the pond is characterized by the soil temperatures below grade; however, the analysis does not indicate groundwater levels and their impacts to water temperatures nor variations in water surface temperatures despite the level below grade.
25. The proposed wet detention pond (SCM-1) is located in West Whiteland Township. The applicant should ensure that all necessary memoranda of understanding or agreements are approved and in place to ensure the stormwater facility will continue to be properly inspected, operated, and maintained by the designated party.
26. The PCSM Narrative and Report states "It was determined that since the four (4) proposed MRC Facilities are essentially the same, just moved slightly around the site, that the MRC Design Standards of the original approved permit would be acceptable for the Major Amendment process" (page 10). Considering the increase of over 4 acres of impervious area in the proposed plans, PA DEP's current MRC Design Standards should be met.
27. The County supports the use of innovative stormwater quality treatment technologies. To ensure that these features continue to function as designed, the applicant should include information on the proper inspection, operation, and maintenance of these systems in the Operation and Maintenance Plans. 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.

Page: 10
 Re: Preliminary/Final Subdivision and Land Development - The Data Centers
 # East Whiteland Township – SD-02-26-18825 and LD-02-26-18826

Transmission Pipelines:

28. The Pipeline Encroachment Plan (Sheets 61-64) provides specific details pertaining to the vehicular and pedestrian access connections that will be constructed within the transmission pipeline corridors located along Swedesford Road. The site plan also depicts the location of Sunoco Pipeline and Interstate Energy Pipeline rights-of-way in the southeast corner of the site. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <https://www.palcall.org/>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation.

Additionally, the applicant should include verification that:

- A. The applicant has contacted the pipeline operators and has provided the pipeline operators with documentation detailing the proposed development activity and where the activity is to take place;
- B. The applicant has made sufficient access to the pipeline available to the pipeline operators for routine maintenance and emergency operations in conjunction with existing easements; and
- C. The pipeline operators have reviewed the documents for compatibility with continued or proposed safe operation of the transmission pipelines, including their review of potential vibration effects on the transmission pipelines.

More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

ADMINISTRATIVE ISSUES:

29. The site plan depicts the location of a proposed variable width access/utility right-of-way on the proposed lot to benefit UPI# 41-3-4 to the west. The details of this easement should be incorporated into the deeds of the appropriate lots.
30. While it is our understanding that, on February 25, 2026, the West Whiteland Township Board of Supervisors granted final plan approval for stormwater management facilities located on UPI# 41-3-4 for the data center development in East Whiteland Township, with 11 conditions of approval, East Whiteland Township should continue to coordinate its review of the proposed development activity with West Whiteland Township, as required.

We note that, while the plan appears to depict that an access connection will be provided to the adjoining parcel to the west, there is security fencing (but no gate) provided at this location. A February 16, 2026 Traffic Review letter prepared by Bowman indicates that, while the applicant has been in discussion with West Whiteland Township to provide an access drive out of Valley Creek Boulevard to be utilized as a temporary construction entrance, along with discussions about making it a permanent accessory entrance in the future, the details of these requests have not yet been worked out with the Township in either instance. The Traffic Review letter also indicates that, if it is determined in the coming months that a road will be proposed, the applicant will update the plans to reflect this change, prior to final plan approval.

Page: 11
Re: Preliminary/Final Subdivision and Land Development - The Data Centers
East Whiteland Township – SD-02-26-18825 and LD-02-26-18826

31. According to the Waiver Requests table on Sheet 1, the applicant is requesting seven waivers from the provisions of the Township Subdivision and Land Development Ordinance (SLDO), along with two waivers from Chapter 170-Stormwater Management of the Township 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.

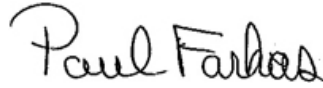
We note that one of the requested waivers is a waiver from Section 175-11.B(2) of the Township SLDO, pertaining to the requirement that major land development plans be approved in two steps (preliminary and final). Due to the scale and complexity of the current plan submission, we recommend that the Township adhere to its current procedural requirements for separate preliminary and final plan approval for major land development submissions.

32. Given that data centers are intensive energy users, the applicant should provide the Township all applicable data pertaining to the scope and status of the proposed electrical upgrades associated with this project, including, but not limited to, the on-site sub-station located in the southern portion of the site, as part of the land development submission (it is identified on page 3 of a January 29, 2026 letter from the applicant’s engineer to the Township that the “Applicant shall provide the requested electrical upgrade information requested under separate cover, as these items would be covered under the building permit.”)
33. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
34. We suggest that the applicant provide a decommissioning plan for the project site. We also suggest that the applicant identify how e-waste will be handled.
35. There are various easements depicted on the site plan, and a Description of Easements table is provided on several plan sheets, including Sheet 9. The details of these easements should be incorporated into the deed of the proposed lot.
36. 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>.
37. 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: 12
Re: Preliminary/Final Subdivision and Land Development - The Data Centers
East Whiteland Township – SD-02-26-18825 and LD-02-26-18826

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Green Fig Land, LLC
JMR Engineering, LLC
Sentinel Green Fig, LLC
Chester County Conservation District
Erik T. Walschburger, County Administrator, County of Chester
Chester County Department of Parks and Preservation (Attn. David Stauffer, Director)
Chester County Water Resources Authority
John Weller, AICP, Director of Planning & Zoning, West Whiteland 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

March 17, 2026

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

Re: Preliminary/Final Land Development - Marco Equipment
 # Honey Brook Township - LD-02-26-18810

Dear Mr. Obenski:

A preliminary/final land development plan entitled "Marco Equipment", prepared by McCarthy Engineering Associates, Inc. and dated January 20, 2026, was received by this office on February 18, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	North side of Westbrooke Drive, northeast of Horseshoe Pike
Site Acreage:	3.00 acres
Lots:	1 lot
Non-Res. Square Footage:	24,472 square feet total
Proposed Land Use:	Manufacturing
New Parking Spaces:	22 spaces
Municipal Land Use Plan Designation:	Mixed use and Employment, Industrial overlay
UPI#:	22-3-69.9

PROPOSAL:

The applicant proposes the replacement of a 9,000 square-foot structure with a 24,472 square-foot industrial structure and 22 parking spaces. The project site, which also contains a 3,199 square foot pole barn that will be removed, is served by public water and public sewer facilities and is located in the Honey Brook Township BI Business Industrial zoning district.

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

Page: 2
 Re: Preliminary/Final Land Development - Marco Equipment
 # Honey Brook Township - LD-02-26-18810



COUNTY POLICY:

LANDSCAPES:

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

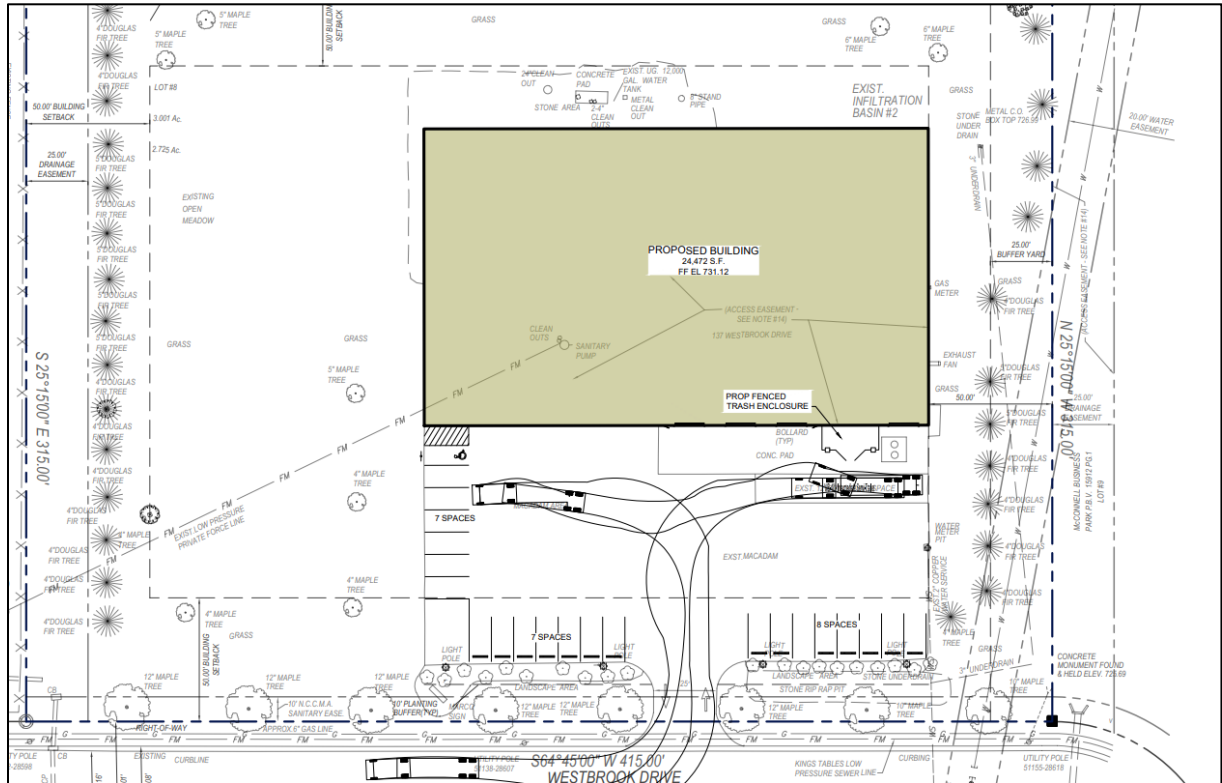
WATERSHEDS 2045:

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

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

Page: 3
 Re: Preliminary/Final Land Development - Marco Equipment
 # Honey Brook Township - LD-02-26-18810

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 Marco Equipment
 Preliminary/Final Land Development Plan**

PRIMARY ISSUES:

3. The plan shows 22 parking spaces while the Township Zoning Ordinance requires 18 spaces. The applicant and the Township should evaluate the anticipated parking demand for this facility and determine whether all the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserved spaces could be converted to paved spaces in the future if it becomes evident that they are needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. Some of the proposed spaces on Westbrooke Drive could be reserved, which would also provide more area for landscaping.
4. The applicant should describe any plans for the “existing open meadow” to the west of the structure and should indicate if any materials will be stored outdoors.

Page: 4

Re: Preliminary/Final Land Development - Marco Equipment

Honey Brook Township - LD-02-26-18810

5. The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site, and should discuss whether access to the sides and rear of the building may be necessary
6. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
7. The Post Construction Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the Township Engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

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

ADMINISTRATIVE ISSUES:

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

Page: 5
Re: Preliminary/Final Land Development - Marco Equipment
Honey Brook Township - LD-02-26-18810

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

Wes Bruckno
Senior Review Planner

cc: McCarthy Engineering Associates, Inc.
Chester County Conservation District
Duane H. Martin and Doris L. Martin



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

March 18, 2026

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

Re: Final Land Development - Proposed Poultry Barn for Levi King Jr.
 # Honey Brook Township - LD-02-26-18824

Dear Mr. Obenski:

A final land development plan entitled "Proposed Poultry Barn for Levi King Jr.", prepared by TeamAg and dated February 4, 2026, was received by this office on February 18, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	South side of Horseshoe Pike (State Route 322), west of Cambridge Road
Site Acreage:	65.30 acres
Lots:	1 lot
Non-Res. Square Footage:	25,000 square feet
Proposed Land Use:	Agricultural
New Parking Spaces:	No spaces proposed
Municipal Land Use Plan Designation:	Rural/Agriculture
UPI#:	22-7-77

PROPOSAL:

The applicant proposes the construction of a 25,000 square foot agricultural building (a poultry barn). The site is located in the Honey Brook Township Agricultural zoning district and contains several residential and agricultural buildings that will remain. The proposed dairy barn will not require water or sewer facilities. No change to the site's access onto Horseshoe Pike (State Route 322) is proposed.

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

Page: 2

Re: Final Land Development - Proposed Poultry Barn for Levi King Jr.

Honey Brook Township - LD-02-26-18824



COUNTY POLICY:

LANDSCAPES:

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

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 West Branch of the Brandywine Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
 - protecting first order streams, riparian corridors, and existing woodlands;
 - reducing stormwater runoff; mitigating flood risks;
 - implementing source water protection measures; and
 - promoting and expanding water-based recreational opportunities and access.

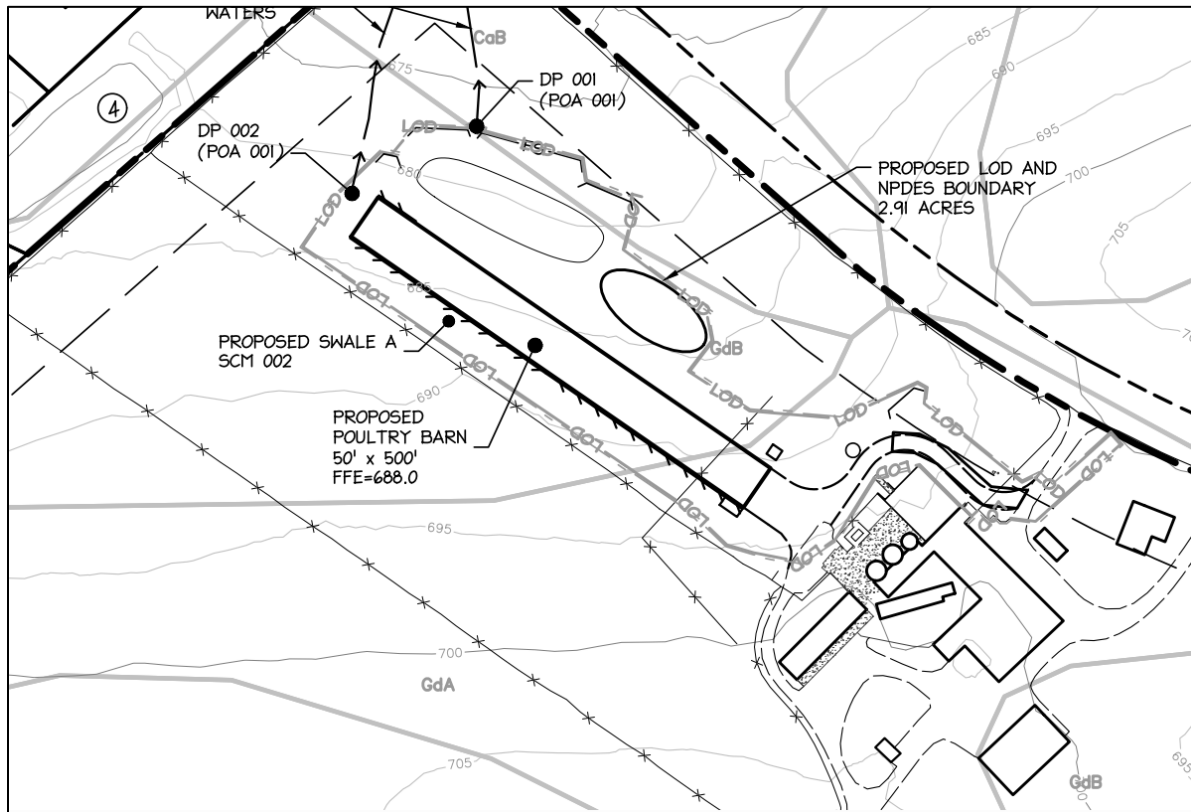
Watersheds 2045 can be accessed at www.chesco.org/watersheds2045.

Page: 3

Re: Final Land Development - Proposed Poultry Barn for Levi King Jr.

Honey Brook Township - LD-02-26-18824

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 Proposed Poultry Barn for Levi King Jr.
Final Land Development Plan**

PRIMARY ISSUES:

- The Township may want to ask the applicant how odors from the site will be mitigated because the adjacent areas to the southeast and northwest are within the Neighborhood Residential and the Mixed Use - Residential Districts.

Water Resources Information:

Honey Brook Township

Unnamed Tributary to the West Branch Brandywine Creek Watershed, Upper Brandywine Creek Watershed, Christina River Basin

FEMA SFHA: n/a

MS4 community: YES

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

Impairments for local stream reaches of West Branch Brandywine Creek: Recreation - Agriculture (e. coli); Aquatic Life - Agriculture (Nutrients, Siltation)

Designated use: High Quality, Migratory Fish and Trout Stocking

Page: 4

Re: Final Land Development - Proposed Poultry Barn for Levi King Jr.

Honey Brook Township - LD-02-26-18824

Natural Resource Considerations:

4. The Honey Brook Township Riparian Corridor Map (Zoning 27 Attachment 4, Appendix D) and the Chester County Streams Network Layer (available through the ChesCo Views web map service) identify a stream on the northern portion of the property that is not shown on the plan's Existing Conditions sheet. This stream, which may be intermittent, is labeled as an unnamed tributary of the West Branch of the Brandywine Creek and is part of a designated as a High Quality Watershed. All plan sheets should be revised to include this natural feature.
5. In addition to revising the plan to show the delineated stream, the applicant should either modify the designs to be compliant with, or request the necessary waivers from, all relevant Township regulations, including but not limited to:
 - a. Section 20 Stormwater Management
 - b. Section 22-628 Natural Features Conservation
 - c. Section 27-805 Riparian Corridor Conservation District

ADMINISTRATIVE ISSUES:

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

This report does not review the plan for compliance with all aspects of your ordinance, as this is more appropriately done by agents of Honey Brook Township. However, we appreciate the opportunity to review and comment on this plan. 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: TeamAg
Levi King Jr. and Mary Ellen King
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

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

Matthew J. Edmond, AICP
 Executive Director

March 26, 2026

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

Re: Preliminary/Final Subdivision and Land Development - West Pump Station Replacement Project
 # Honey Brook Township – SD-02-26-18830, LD-02-26-18831

Dear Mr. Obenski:

A preliminary/final subdivision and land development plan entitled "West Pump Station Replacement Project", prepared by Herbert, Rowland, & Grubic, Inc. and dated February 11, 2026, was received by this office on February 27, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	North side of Horseshoe Pike (State Route 322), west of Petrelia Drive
Site Acreage:	0.997 acre
Lots:	2 lots
Non-Res. Square Footage:	1,836 square feet
Proposed Land Use:	Utility
New Parking Spaces:	No new spaces
UPI#:	22-7-28-E, 22-7-29.1-E

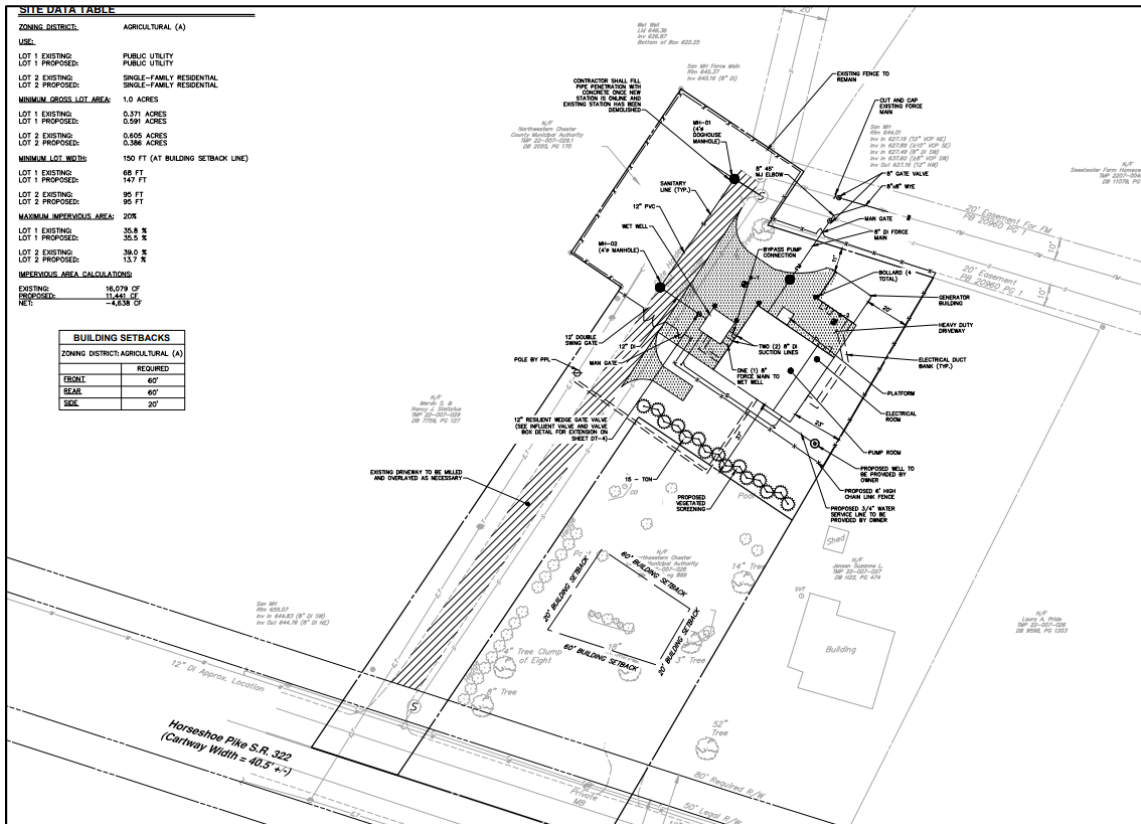
PROPOSAL:

The applicant proposes the subdivision of an approximately one-acre site into two lots and the replacement of a sewer pump station facility with a 1,836 square foot pump station. The site is served by on-site water and public sewer facilities and is located in the Honey Brook Township Agricultural zoning district.

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

Page: 2

Re: Preliminary/Final Subdivision and Land Development - West Pump Station Replacement Project
Honey Brook Township – SD-02-26-18830, LD-02-26-18831



Detail of West Pump Station Replacement Project
Preliminary/Final Subdivision and Land Development Plan

Page: 3

Re: Preliminary/Final Subdivision and Land Development - West Pump Station Replacement Project
Honey Brook Township – SD-02-26-18830, LD-02-26-18831

COUNTY POLICY:

LANDSCAPES:

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

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Herbert, Rowland, & Grubic, Inc.
Northwestern Chester County Municipal Authority
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

March 6, 2026

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

Re: Preliminary/Final Land Development - Wagabox-Seccra
 # London Grove Township - LD-02-26-18808

Dear Mr. Battin:

A preliminary/final land development plan entitled "Wagabox-Seccra", prepared by Mainstay Engineering Group, Inc., dated May 16, 2025 and revised January 30, 2026, was received by this office on February 5, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	West side of Mosquito Lane, south of Street Road and south of the municipal boundary with West Marlborough Township
Site Acreage:	194.45 acres
Lots:	1 lot
Non-Res. Square Footage:	2,768 square feet
Proposed Land Use:	Industrial
New Parking Spaces:	None proposed
UPI#:	59-1-6.3B-E

PROPOSAL:

The applicant proposes to install equipment to convert landfill gas into fuel gas the Southeastern Chester County Refuse Authority regional municipal solid waste landfill. The site, which will not require water or sewer facilities, is located in the London Grove Township ISU - Industrial Special Use zoning district.

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

Page: 2
 Re: Preliminary/Final Land Development - Wagabox-Seccra
 # London Grove Township - LD-02-26-18808



COUNTY POLICY:

LANDSCAPES:

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

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 White Clay Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are:
 - protecting and restoring riparian corridors and first order streams;
 - addressing sources of water quality impairments;
 - reducing stormwater runoff and mitigating flooding; and promoting and
 - expanding water-based recreational opportunities and access.

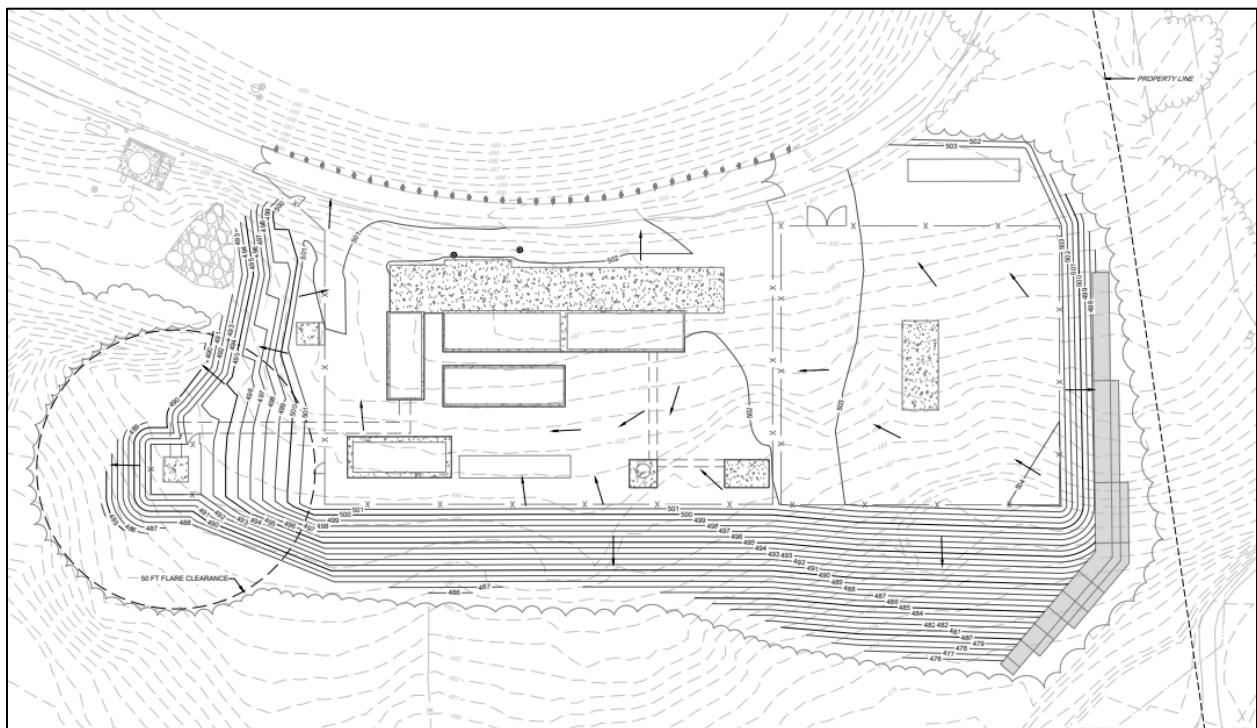
Watersheds 2045 can be accessed at www.chesco.org/watersheds2045.

Page: 3
 Re: Preliminary/Final Land Development - Wagabox-Secra
 # London Grove Township - LD-02-26-18808

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

PRIMARY ISSUES:

3. The Township and the applicant should discuss the potential for noise from the facility, as well as the visual effects of the proposed flare stack.
4. The applicant should provide a zoning table to show that the Township's zoning regulations are met.



*Detail of Wagabox-Secra
 Preliminary/Final Land Development Plan*

ADMINISTRATIVE ISSUES:

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

Page: 4
Re: Preliminary/Final Land Development - Wagabox-Seccra
London Grove Township - LD-02-26-18808

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,

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

Wes Bruckno
Senior Review Planner

cc: Mainstay Engineering Group, Inc.
Southeastern Chester County Refuse Authority
Chester County Health Department
Chester County Conservation District
Elliot Blake, West Marlborough Township Secretary/Treasurer

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

March 11, 2026

Erica Batdorf, Township Manager
 North Coventry Township
 845 South Hanover Street
 Pottstown, PA 19465

Re: Final Subdivision - 1410 Saint Peters Road
 # North Coventry Township - SD-01-26-18805

Dear Ms. Batdorf:

A final subdivision plan entitled "1410 Saint Peters Road", prepared by Howell Engineering and dated October 2, 2025, was received by this office on February 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:

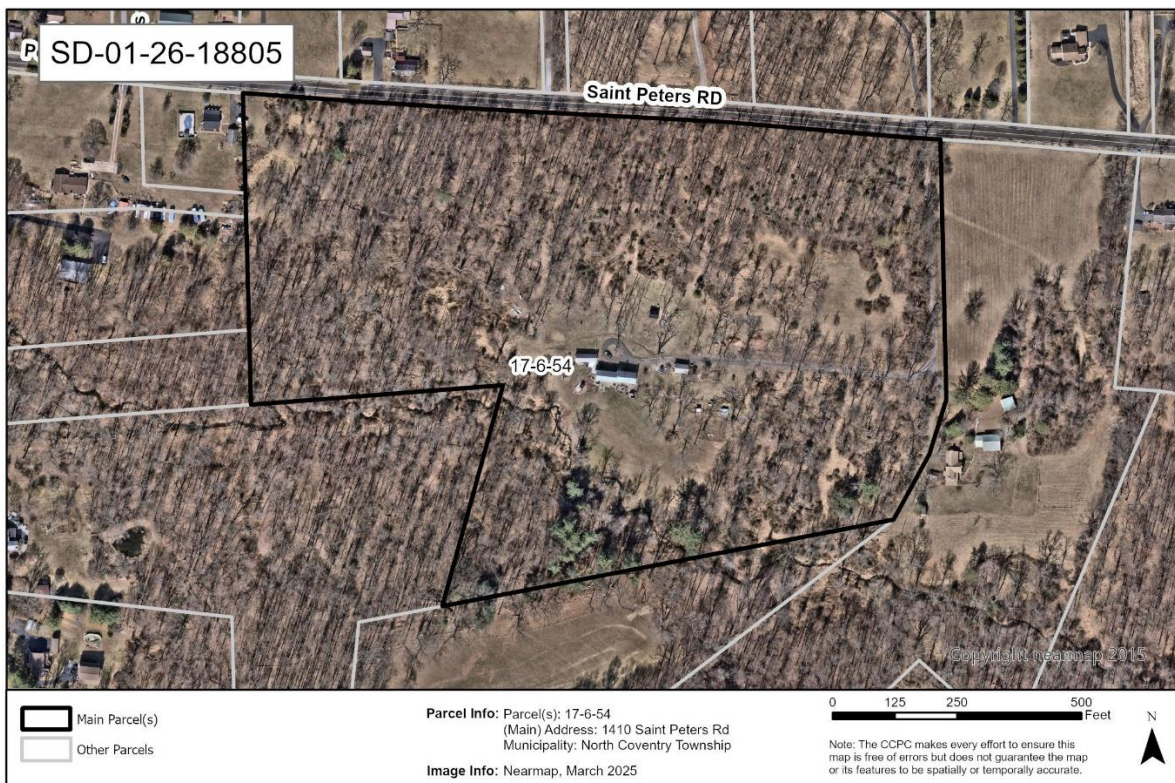
Location:	South side of Saint Peters Road, east of Coventryville Road
Site Acreage:	26.12 acres
Lots:	2 lots proposed
Proposed Land Use:	Single Family Residential
UPI#:	17-6-54

PROPOSAL:

The applicant proposes the subdivision of one lot into two lots. The site, which is served by onsite water and onsite sewer facilities, is located in the North Coventry Township RC Rural Conservation zoning district. One dwelling and associated structures are located on the site and will remain, and another dwelling is proposed for the additional lot.

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

Page: 2
 Re: Final Subdivision - 1410 Saint Peters Road
 # North Coventry Township - SD-01-26-18805



COUNTY POLICY:

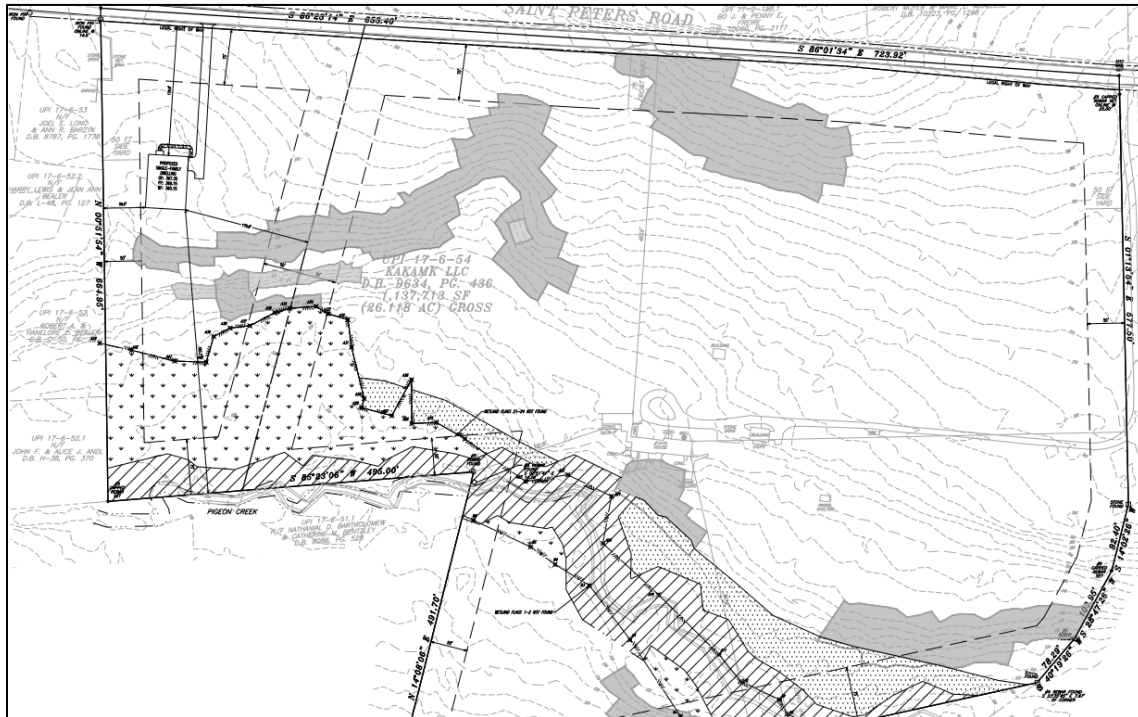
LANDSCAPES:

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

PRIMARY ISSUES:

2. The Zoning Data Tabulation table on the plan lists proposed Lot 1 and proposed Lot 2, but the two lots do not appear to be separately identified on the plan. It will be helpful if the plan also identifies each lot by number.
3. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.

Page: 3
 Re: Final Subdivision - 1410 Saint Peters Road
 # North Coventry Township - SD-01-26-18805



*Detail of 1410 Saint Peters Road
 Final Subdivision Plan*

4. The plan and aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwelling 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.
5. The site contains areas of steep slope, although it appears that the proposed development will not encroach into these areas. However, the Township should verify that any such future development that may affect steep slope areas is consistent with all requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.

ADMINISTRATIVE ISSUES:

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>.

Page: 4
Re: Final Subdivision - 1410 Saint Peters Road
North Coventry Township - SD-01-26-18805

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Howell Engineering
Kakamc LLC c/o Kris Krieger
Chester County Health Department
Chester County Conservation District

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

March 26, 2026

Pauline D. Garcia-Allen, Borough Manager
 Oxford Borough
 P.O. Box 380
 Oxford, PA 19363

Re: Preliminary Subdivision - Wedgewood Road Subdivision
 # Oxford Borough and East Nottingham Township – SD-02-26-18815

Dear Ms. Garcia-Allen:

A Preliminary Subdivision Plan entitled "Wedgewood Road Subdivision", prepared by RGS Associates, and dated January 23, 2026, was received by this office on February 24, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

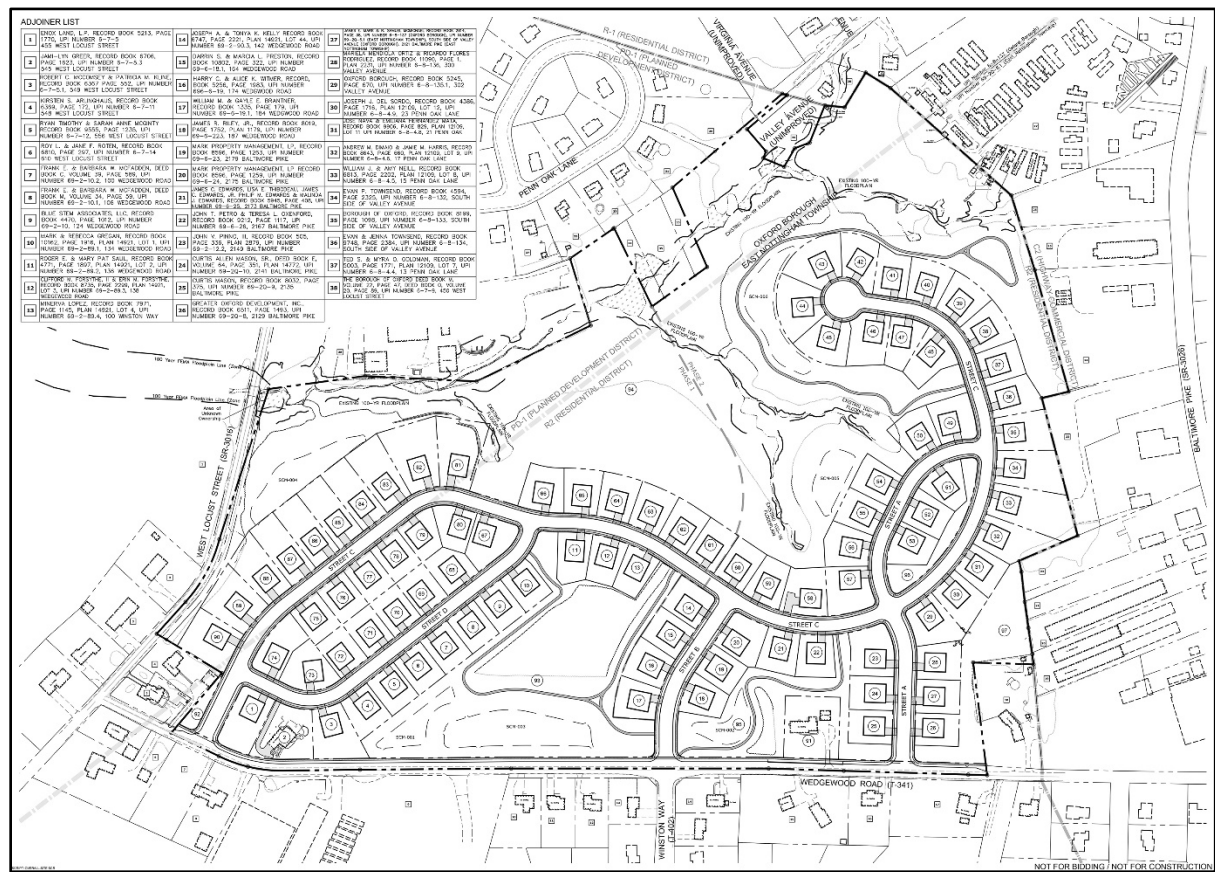
Location:	South side of West Locust Street, northeast side of Wedgewood Road
Site Acreage:	66.8
Lots/Units:	91 lots (10 in Oxford Borough, 81 in East Nottingham Township)
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Oxford Borough: Town Residential; East Nottingham Township: Suburban
UPI#:	6-7-10, 6-8-135, 69-2-11, 69-2-11.1, 69-2-12, 69-2-12.1

PROPOSAL:

The applicant proposes the overall creation of 91 single family residential lots, and 5,895 linear feet of public roadway, to be built in two phases. The existing dwellings on proposed Lots 2 and 91 will remain. The project site, which will be served by public water and public sewer, is located in the R-2 Residential district in East Nottingham Township, and the PD-1 Planned Development district in Oxford Borough. The portion of the site within the Township is being developed under the Retained Open Space Development standards in Part 13 of the Township Zoning Ordinance; 21.99 acres of open space will be provided. We acknowledge that an Act 247 County Referral Form was received from both municipalities. Any comments specific to a single municipality will be identified as such in that particular comment in the review letter.

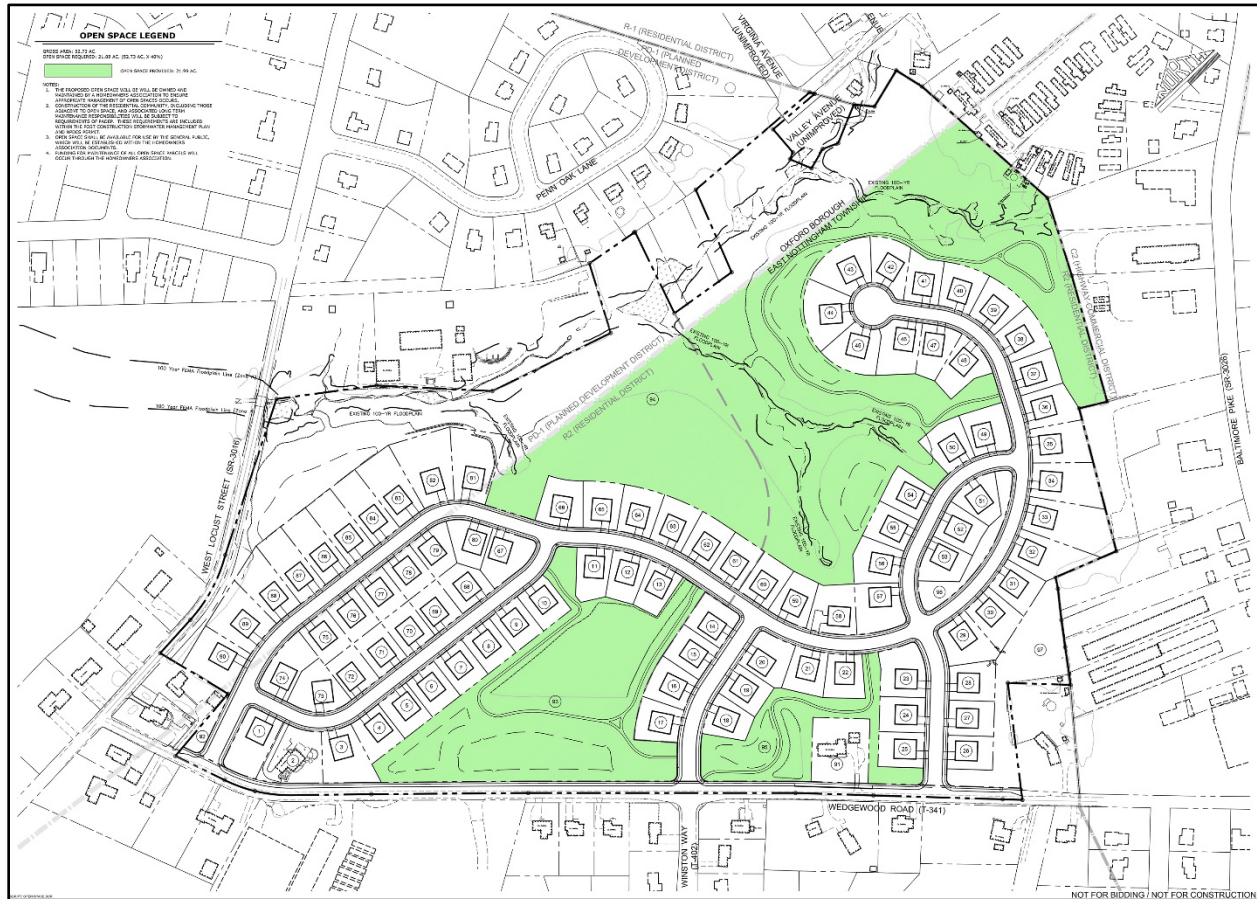
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the open space design issues discussed in comments #4 and #5, and the revisions to the trail network discussed in comment #11, and all municipal issues should be resolved before action is taken on this subdivision plan.

Page: 2
 Re: Preliminary Subdivision - Wedgewood Road Subdivision
 # Oxford Borough and East Nottingham Township – SD-02-26-18815



Site Plan Detail, Sheet 20 (Overall Site Plan): Preliminary Subdivision - Wedgewood Road Subdivision

Page: 3
 Re: Preliminary Subdivision - Wedgewood Road Subdivision
 # Oxford Borough and East Nottingham Township – SD-02-26-18815



Site Plan Detail, Sheet 19: Open Space Plan

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape**, **Urban Center 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. 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. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. While the proposed subdivision is generally consistent with the objectives of the **Suburban Landscape** and **Urban Center Landscape**, we offer the recommendations provided below to achieve greater consistency with [Landscapes3](#).

Page: 4
 Re: Preliminary Subdivision - Wedgewood Road Subdivision
 # Oxford Borough and East Nottingham Township – SD-02-26-18815

2. The project site is also located in the Suburban and Town Residential land use categories set forth in Chapter Five: Land Use inventory and Plan of the 2012 Oxford Region Multimunicipal Comprehensive Plan. The proposed subdivision is somewhat consistent with the recommended strategies of the Suburban and Town Residential land use categories of the Oxford Region. The use and layout of the preserved open space does not meet all of the following recommended strategies for the Suburban land use category: “The preserved open space can be designed to provide buffers to adjacent roadways and uses, reduce possible conflicts and the impact of new development may have on an existing community, and provide potential recreational opportunities.”

Additionally, considering the community will be served by both public water and public sewer, the preserved open space should be increased to at least 50% to implement all of the design concepts discussed above. To enhance consistency with the Town Residential land use category, the applicant should ensure that every effort has been made to “provide pedestrian facilities that link to existing residential development and commercial and institutional uses in the nearby Town Center. This should include sidewalks as well as trail facilities, as necessary.”

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 Octoraro Creek watershed. The *Watersheds 2045* plan’s highest priority objectives within this watershed are: improving water quality in impaired streams and groundwater; reducing polluted runoff from agricultural and developed lands; implementing comprehensive stormwater management; protecting and restoring vegetated riparian corridors; and implementing source water protection measures. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

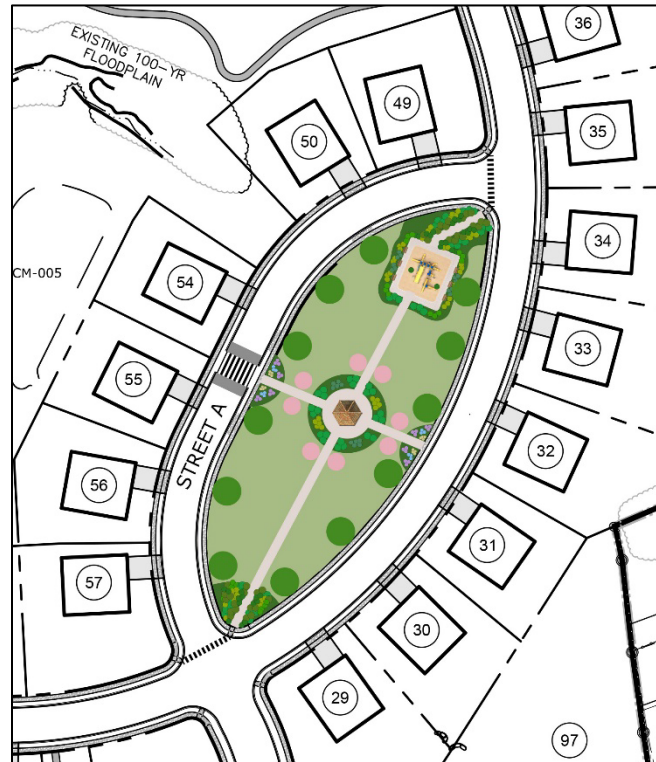
PRIMARY ISSUES:

Design Issues:

4. The Township should verify that the proposed open space plan (Sheet 19) meets all applicable Township ordinance requirements. In particular, Section 27-1310.B.1 of the Township Zoning Ordinance indicates that land and facilities suitable for active recreation shall be provided to serve the residents of any retained open space development, and Section 27-1310.B.2 states that “Not less than 5% (five percent) of the area designated as protected open space or one acre, whichever is greater, shall be suitable and set aside for active recreation.” We note that the list of allowable active recreation uses set forth in Section 27-1310.B.3 includes the following: tot lots, fitness trails, basket, volleyball, tennis courts, informal playing fields, swimming pools, and playgrounds.
5. We recommend that the applicant and Township, in its review of the proposed open space plan, consider a revised site plan that provides a central open space area, as shown on the following page, by relocating and/or removing Lots 51-53.
6. The Township should ensure that the designated open space remains permanently protected from future development, subdivision, or any use inconsistent with the approved plan. Such protection should be secured through a deed restriction, a conservation easement granted to a qualified land trust, or another legally binding mechanism. All protective instruments should be reviewed and approved by the Township Solicitor to ensure long-term enforceability. Information on protecting open space is available in the Chester County Planning Commission’s “Conservation Easements” eTool at: <https://www.chescoplanning.org/MuniCorner/eTools/48-ConsEasements.cfm>.

Page: 5
 Re: Preliminary Subdivision - Wedgewood Road Subdivision
 # Oxford Borough and East Nottingham Township – SD-02-26-18815

Other tools for open space protection are available at:
<https://www.chescoPlanning.org/OpenSpace/Tools.cfm>



Conceptual Open Space Area (discussed in comment #5 on page 4).

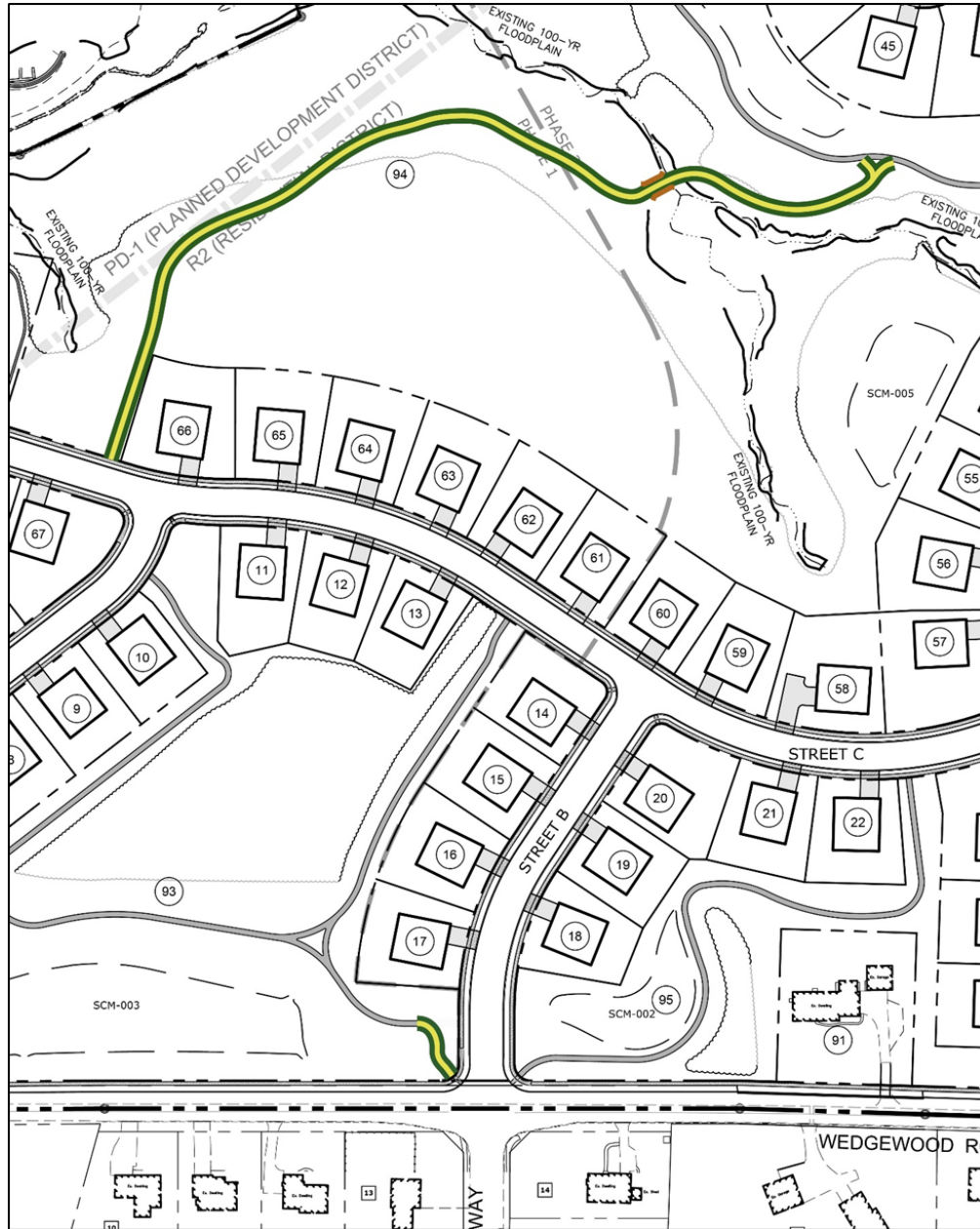
7. The project site adjoins an existing C-2 Highway Commercial Designation to the east in East Nottingham Township. In its review of the proposed landscaping plan (Sheets 40-43), the applicant and Township should determine if any additional landscaping/buffering is required between the project site and the existing non-residential uses to the east.
8. The site plan indicates that separate driveway entrances will be provided for each unit. We recommend that the applicant and municipality consider, where appropriate, providing combined entrances with side entrance garages to these units.

Access and Circulation:

9. A Transportation Impact Assessment, prepared by Traffic Planning and Design, Inc., dated December 5, 2025, was included with the plan submission. We note that the following recommended roadway improvements are identified in Executive Summary Item #9 on page 1: provide a stop sign to control existing exiting traffic at the proposed driveway entrances on Wedgewood Road, and design the site driveways in accordance with applicable municipal requirements. The municipal engineers should review the findings of this assessment.
10. We endorse the installation of sidewalks within the development, along with sidewalks and crosswalk areas along Wedgewood Road. Sidewalks are an essential design element for new construction in the **Suburban and Urban Center Landscapes**. We recommend that the applicant and the Borough investigate the feasibility of providing pedestrian connectivity to Moran Farms development to the northwest, along with the long-term feasibility of providing direct pedestrian access to the Borough.

Page: 6
Re: Preliminary Subdivision - Wedgewood Road Subdivision
Oxford Borough and East Nottingham Township – SD-02-26-18815

- 11. The site plan depicts the location of a pedestrian trail network within the open space areas. As shown on the graphic provided below, we recommend that the applicant and Township provide a trail connection from the south side of Lot 45 to the west of Lot 66, in order to provide an interconnected trail network for the entire development, along with relocating a segment of the trail network on the west side of Street B to connect to the sidewalk network along Wedgewood Road.



Recommended Revisions to the Proposed Trail Network

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

Page: 7
Re: Preliminary Subdivision - Wedgewood Road Subdivision
Oxford Borough and East Nottingham Township – SD-02-26-18815

Natural Features Protection:

12. The plan and 2025 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. 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.
13. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.
14. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.
15. Sheet 18-Net Area Plan depicts the location of a riparian corridor in the East Nottingham Township portion of the site. The Township should confirm that the site plan complies with the riparian buffer requirements in the Municipal Code. *Landscapes3* supports the comprehensive protection and restoration of the county’s ecosystems, including riparian corridors (“Protect” Objective B, page 63).
16. Sheet 30-Grading Plan depicts the location of two segmental retaining walls with railing to the east and north of Lots 81 and 82, which are located in the Borough. The Borough engineer should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.

Stormwater Management:

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

Page: 8
 Re: Preliminary Subdivision - Wedgewood Road Subdivision
 # Oxford Borough and East Nottingham Township – SD-02-26-18815

18. 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:

19. According to the Requested Waivers table on Sheet 1, the applicant is requesting one waiver from the plan content requirements of the Borough Subdivision and Land Development Ordinance (SLDO), two waivers from the design standards for streets, access driveways, and driveways set forth in Section 22-502 of the Township SLDO, along with waivers from the following municipal stormwater management standards:

- Oxford Borough Code Section 19-311.2(D)3: (Design of Basins, Storm Sewers, Culverts, Bridges and Other Stormwater Facilities) – “The following slope restrictions shall apply to stormwater basins: The minimum bottom slope shall be 3% for grass and 0.75% for concrete paving. One percent may be used for grass if an underdrain system is provided. A concrete low-flow channel may be required for basins where the distance from the inlet pipe to the outlet structure exceeds 100 feet, depending upon site conditions. The minimum channel width shall be four feet. The channel shall be constructed of four-inch-thick concrete (3,300 psi, 28-day strength) over four inches of PennDOT No. 2A stone.”
- East Nottingham Township Code Section 23-311.A(5): (Design Criteria) - “The minimum bottom slope shall be 1% for grass and 0.50% for concrete paving. Where warranted and recommended by the Municipal Engineer, a low-flow channel may be provided for basins.”
- East Nottingham Township Code Section 23-311.C(1): (Outlet Configuration) - “For facilities with a depth of two feet or greater, a Type D-W endwall or riser box outlet structure shall be provided.”

Prior to taking action on the stormwater management waivers, we recommend that the municipal engineer, or their consultants, review the stormwater management report for the proposed development to ensure that the design of the stormwater basins meet the infiltration and dewatering requirements for the stormwater control measures. 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.

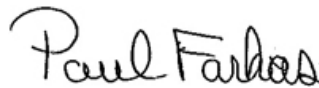
20. The plan indicates that a Homeowners’ Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the municipality to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from the developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions.
21. The site plan depicts various encroachments for accessory buildings shown on adjoining properties. If these encroachment issues are valid, the applicant and the adjoining property owners should use this opportunity to resolve this issue.

Page: 9
 Re: Preliminary Subdivision - Wedgewood Road Subdivision
 # Oxford Borough and East Nottingham Township – SD-02-26-18815

22. There is a plan note on Sheets 20 and 36 that there is an “area of unknown ownership” shown along the east side of West Locust Street. If this issue is valid, the applicant and the adjoining property owner should use this opportunity to resolve this issue.
23. Sheet 21 – Overall Easement Plan depicts the location of several “safe sight stopping distance easements.” The details of these easements should be incorporated into the deeds of the appropriate lots.
24. 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>.
25. According to County Tax Assessment records, UPI# 6-8-135 and 69-2-12 appear to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
26. 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 the municipality. 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: Wedgewood Oxford, LLC
 RGS Associates
 Dianna Wood, Township Secretary, East Nottingham Township
 Chester County Conservation District
 Chester County Assessment Office
 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

March 18, 2026

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

Re: Preliminary/Final Land Development - Proposed Shop Building for Amos S. & Mary S. Esh
 # Penn Township - LD-02-26-18812

Dear Ms. Ianni:

A preliminary/final land development plan entitled "Proposed Shop Building for Amos S. & Mary S. Esh", prepared by Mowery Environmental, LLC and dated November 12, 2025, was received by this office on February 17, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	East side of Pusey Mill Road, south of State Route 1 Bypass
Site Acreage:	9.40 acres
Lots:	1 lot
Non-Res. Square Footage:	9,600 square feet
Proposed Land Use:	Commercial
New Parking Spaces:	No additional spaces
UPI#:	58-3-4.2

PROPOSAL:

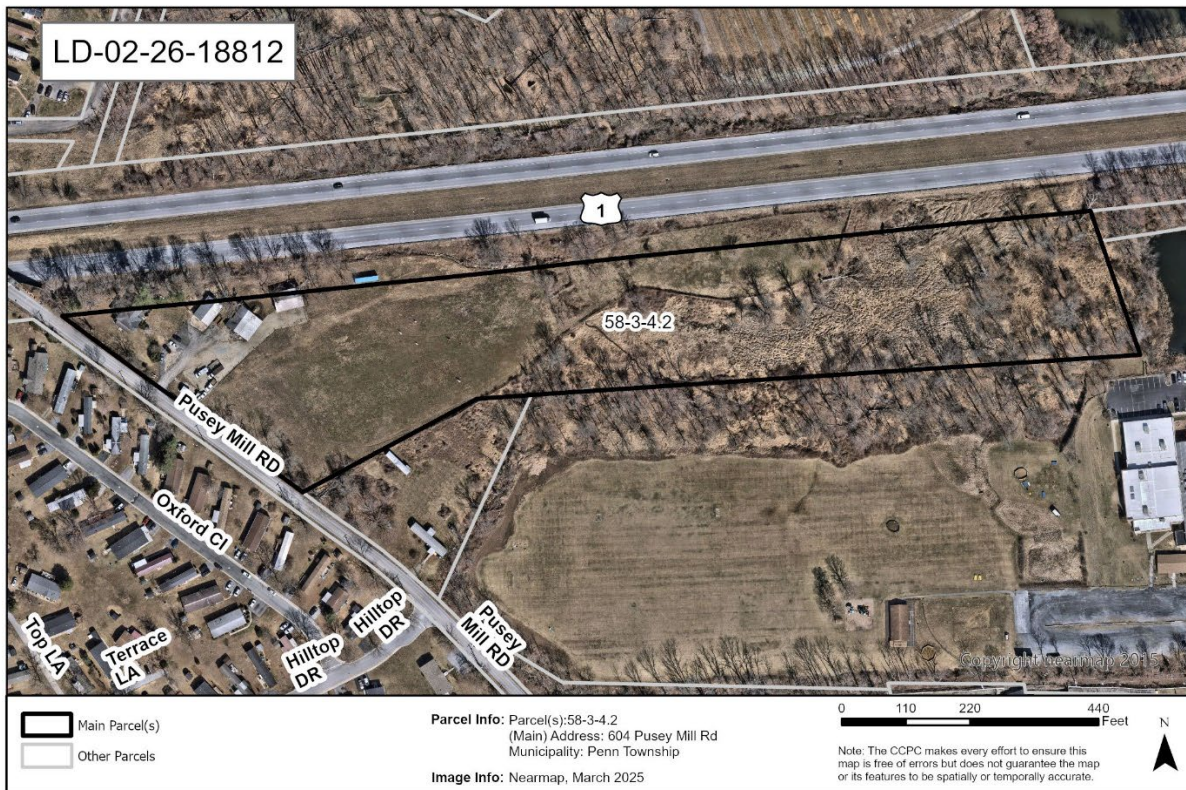
The applicant proposes the construction of a 9,600 square foot commercial building. The site contains one structure that will be removed and several structures that will remain.

The Penn Township Zoning Hearing Board issued a variance on June 19, 2025 to permit the construction of the commercial building as well as a variance to permit more than one principal use on the site while retaining the existing residential and agricultural uses. The plan does not show any on-site water or sewer facilities and is located in the Penn Township RA Residential Agricultural zoning district.

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

Page: 2

Re: Preliminary/Final Land Development - Proposed Shop Building for Amos S. & Mary S. Esh
 # Penn Township - LD-02-26-18812



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 Elk Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
 - protecting and restoring headwater streams and vegetated riparian corridors;
 - reducing agricultural and urban runoff;
 - protecting groundwater resources; restoring water quality in impaired streams; and
 - creating and enhancing water-based recreational opportunities.

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

Page: 3

Re: Preliminary/Final Land Development - Proposed Shop Building for Amos S. & Mary S. Esh

Penn Township - LD-02-26-18812

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 Proposed Shop Building for Amos S. & Mary S. Esh
Preliminary/Final Land Development Plan***

PRIMARY ISSUES:

3. The applicant should show the locations of any on-lot sewer and water facilities.
4. The Township should consider asking the applicant to provide more landscaping along Pusey Mill Road to fill any gaps.

Page: 4

Re: Preliminary/Final Land Development - Proposed Shop Building for Amos S. & Mary S. Esh
Penn Township - LD-02-26-18812

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Mowery Environmental, LLC
Amos S. and Mary S. Esh
Chester County Health Department
Chester County Conservation District



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

March 12, 2026

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

Re: Preliminary/Final Land Development and Subdivision Plan - Township Line Road Development
Phoenixville Borough - LD-01-26-18789, SD-01-26-18786

Dear Mr. Boelker:

A preliminary/final land development plan entitled "Township Line Road Development", prepared by BL Companies and dated January 6, 2026, was received by this office on January 16, 2026. An associated subdivision plan for this site was received on February 10, 2026. These plans are reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development and subdivision plan for your consideration.

PROJECT SUMMARY:

Location:	East side of Township Line Road, south of Fillmore Street; the municipal boundary with East Pikeland Township is to the west
Site Acreage:	Approx. 3.3 acres
Units:	38 townhouses
Proposed Land Use:	Townhouse
New Parking Spaces:	13 on-street spaces
Municipal Land Use Plan Designation:	"Mixed Use Growth" in the 2022 Borough Comprehensive Plan's Future Land Use Map and as "Mowhere Road" in the Neighborhood Map
UPI#:	15-4-45, 15-4-47, 15-4-48, 15-4-46, 15-4-49, 15-4-44

PROPOSAL:

The applicant proposes the construction of 38 townhouses and 13 on-street parking spaces, and merging six lots into one lot. The site, which will be served by public water and public sewer facilities, is located in the Phoenixville Borough MG Mixed Use Growth zoning district.

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

Page: 2

Re: Preliminary/Final Land Development and Subdivision Plan - Township Line Road Development
 # Phoenixville Borough - LD-01-26-18789, SD-01-26-18786



COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

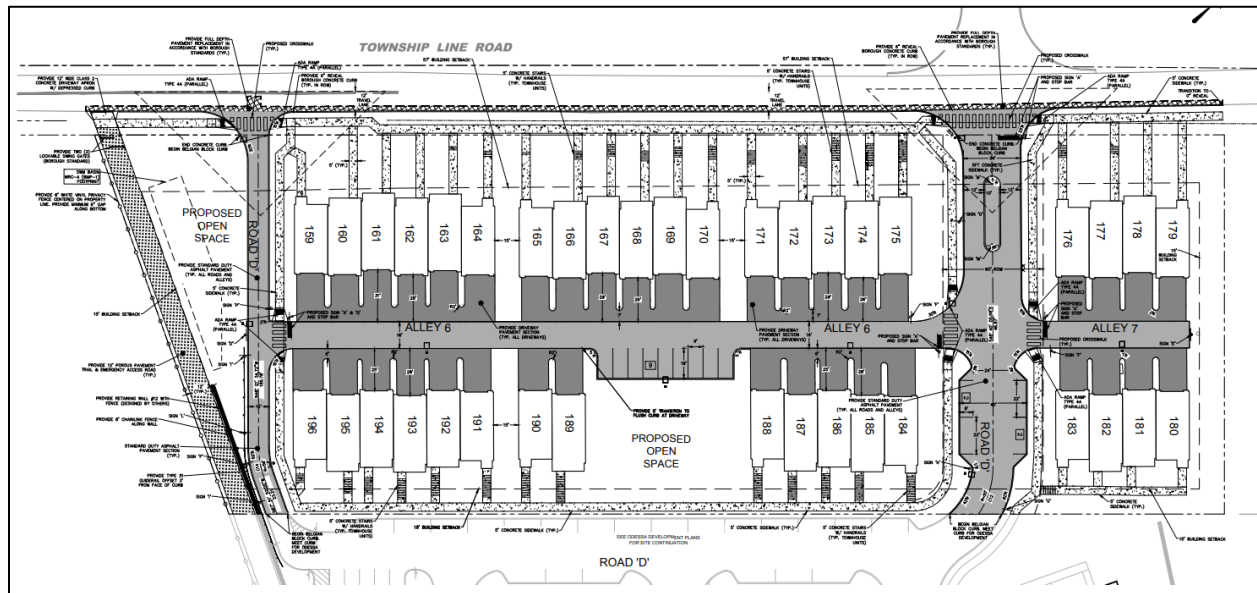
2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Stony Run watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:

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

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

Page: 3
 Re: Preliminary/Final Land Development and Subdivision Plan - Township Line Road Development
 # Phoenixville Borough - LD-01-26-18789, SD-01-26-18786

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 Township Line Road Development
 Preliminary/Final Land Development and Subdivision Plan*

PRIMARY ISSUES:

3. We endorse the installation of five-foot-wide sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Urban Center Landscape**. We also endorse the proposed center island in the northern part of Road D, which can help reduce vehicle speeds. The Borough and the applicant should consider if a similar center island should be located in the southern part of Road D. In addition, the Borough Engineer should consider whether mountable curbs may be appropriate in areas where vehicles are likely to contact the curbs.
4. The Borough's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed. The northern terminus of Alley 7 should be reviewed regarding the need for a temporary turn-around, unless and until a future planned connection to an adjacent street is provided.
5. The applicant should provide the two open space areas with landscaping, including trees for shade, and amenities such as benches or potentially a pavilion. Additional suggestions are shown on pages 33 and 38 of the County Planning Commission's Urban Centers Design Guide, at: <https://www.chescoplanning.org/MuniCorner/PDF/UrbanCenterDesignGuide.pdf>
6. Site Work General Note 121 indicates that the open space areas are not to be further subdivided. We agree that the open space areas should be protected. The Borough Solicitor should ensure that Site Work General Note 121 adequately protects the open space from future development, subdivision, or any use inconsistent with the approved plan.

Page: 4

Re: Preliminary/Final Land Development and Subdivision Plan - Township Line Road Development
Phoenixville Borough - LD-01-26-18789, SD-01-26-18786

Such protection should be secured through a deed restriction, a conservation easement granted to a qualified land trust, or another legally binding mechanism. All such protective instruments should be reviewed and approved by the Borough Solicitor to ensure long-term enforceability. Information on protecting open space is available in the Chester County Planning Commission's "Conservation Easements" eTool at: <https://www.chescoplanning.org/MuniCorner/eTools/48-ConsEasements.cfm>.

Other tools for open space protection are available at:

<https://www.chescoplanning.org/OpenSpace/Tools.cfm>.

7. The applicant and the Borough should review the landscaping plan for the Township Line area to verify that it will be compatible with the residential areas to the west in East Pikeland Township. Also, the applicant and the Borough should consider adding low-growing landscaping alongside the nine parking spaces at the open space area to shield the open space from vehicle headlights.
8. The Active Transportation Map in the 2022 Borough Comprehensive Plan shows that this site is in proximity to the Mowere Road Connection to the Schuylkill River Trail as well as to the Veteran's Memorial Park. The Borough should verify that adequate sidewalk connections are available from this site to these recreational areas.
9. Site Work General Note 134 indicates that a Homeowners' Association (HOA) will be formed. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the HOA document. The HOA document should include provisions which allow the Borough to intervene and maintain common owned facilities, determine the schedule for HOA formation, timing for construction of common facilities, and determine the schedule for transfer of ownership from the developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the Borough to be reviewed by an attorney versed in HOA documents to evaluate it for completeness and compliance.

The HOA document should also allow rooftop solar installations and other energy efficiency and environmental conservation actions. The applicant should clarify whether the proposed roads and alleys will be owned and maintained by the HOA or dedicated to the Borough, and whether it will be necessary to limit parking in the on-street spaces to residents only.

ADMINISTRATIVE ISSUES:

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

Page: 5
Re: Preliminary/Final Land Development and Subdivision Plan - Township Line Road Development
Phoenixville Borough - LD-01-26-18789, SD-01-26-18786

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: BL Companies
Franklin Phoenixville LP, Odessa Real Estate Inc.
Chester County Conservation District
Kimberly Moretti, East Pikeland Township Manager

**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

March 6, 2026

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

Re: Preliminary/Final Subdivision and Land Development-101 High Street
 # Phoenixville Borough - SD-02-26-18809, LD-02-26-18811

Dear Mr. Boelker:

A preliminary/final subdivision and land development plan entitled "101 High Street", prepared by Inland Design LLC and dated March 6, 2025, was received by this office on February 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 and land development for your consideration.

PROJECT SUMMARY:

Location:	Northwest intersection of High Street and Dayton Street
Site Acreage:	0.19 acre
Lots/Units:	1 lot, 15 dwellings
Proposed Land Use:	Apartment
New Parking Spaces:	15 new parking spaces
Municipal Land Use Plan Designation:	Neighborhood Center
UPI#:	15-5-533, 15-5-534, 15-5-534.1, 15-5-534.2, 15-5-534.3

PROPOSAL:

The applicant proposes merging five lots into one lot and the construction of a four-story, 15-unit apartment building. The site, which will be served by public water and sewer facilities, is located in the Phoenixville Borough NC Neighborhood Conservation zoning district. Structures on the site have been cleared.

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

Page: 2

Re: Preliminary/Final Subdivision and Land Development- 101 High Street
Phoenixville Borough - SD-02-26-18809, LD-02-26-18811



COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Schuylkill River watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
 - addressing causes of stream impairments;
 - implementing comprehensive stormwater management;
 - protecting vegetated riparian corridors and first order streams; and
 - expanding water-based recreational opportunities and access.

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

Page: 3

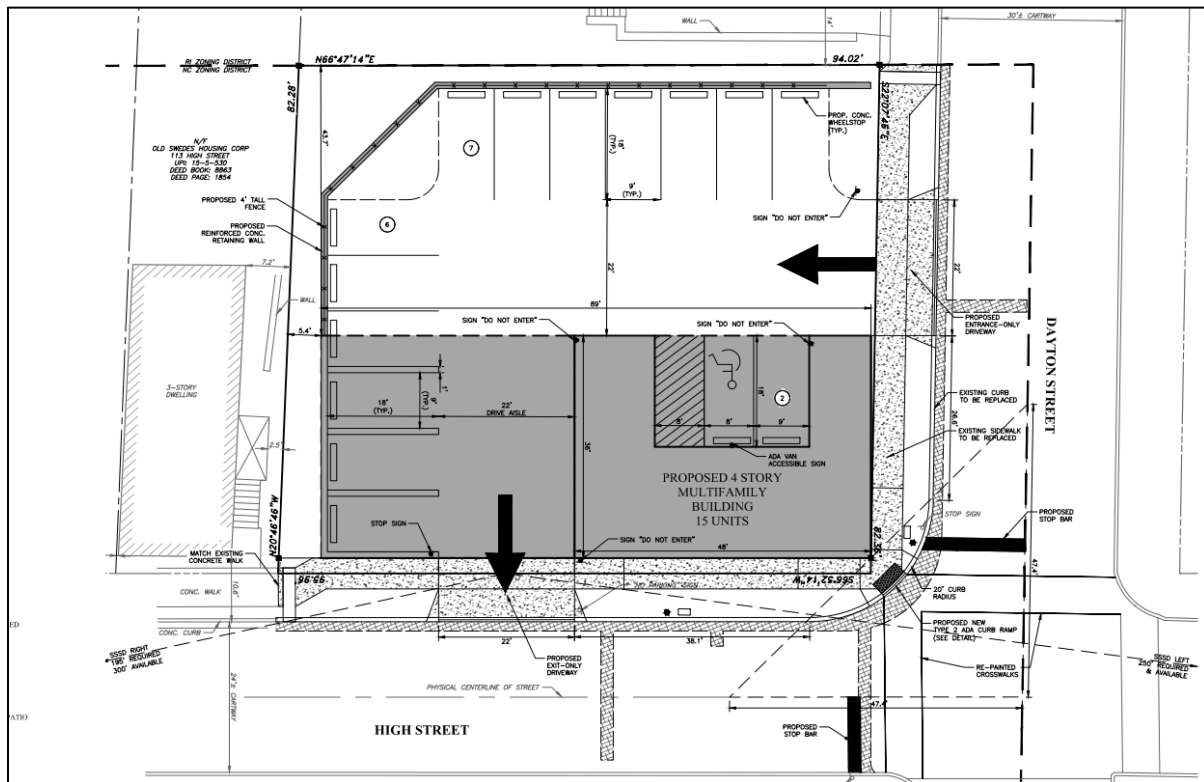
Re: Preliminary/Final Subdivision and Land Development- 101 High Street
Phoenixville Borough - SD-02-26-18809, LD-02-26-18811

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

PRIMARY ISSUES:

- Site Note 9 on the plan indicates that two parking spaces located below the building overhang are to be “EVPS” served by a “Level 2 EVCS” connection. We commend the applicant for including both the handicap space and the vehicle charging stations; the charging stations are consistent with the [Landscapes3](#) “Connect” Goal to “*Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.*”

One of the two proposed parking spaces below the building overhang is designated for ADA handicap parking, and the Borough should determine if this arrangement will permit both handicap usage as well as EVCS usage.



**Detail of 101 High Street
Preliminary/Final Subdivision and Land Development Plan**

- The Phoenixville Borough Comprehensive Plan’s Future Land Use map places this within the “Neighborhood Center” category, which “Recognizes the unique sub-area of the North Hill Neighborhood that historically functioned as a small commercial center along East High Street. Site design should be neighborhood-focused, prioritizing walkability, screening, light shielding, street landscaping, and compatible heights, etc.” The Borough should encourage the applicant work to integrate the proposed four-story structure into the architectural character of the surrounding areas and mitigate the impression of the building’s mass associated with its four-story height.

Page: 4

Re: Preliminary/Final Subdivision and Land Development- 101 High Street
Phoenixville Borough - SD-02-26-18809, LD-02-26-18811

For example, extensive windows should be provided, porches and extensive window elements along the streets could be provided, a pitched roof could be considered and pedestrian entrances could be prominently located on High Street and Dayton Street. The building's elevations along High Street and Dayton Street should not create blank walls or an auto-dominated visual impression, especially because vehicle entrances are proposed on both streets. The Chester County Planning Commission's Urban Centers Design Guide can be consulted for additional suggestions, at:

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

5. The applicant should provide additional landscaping along the site's northern lot line.
6. The Borough Engineer should review the parking analysis prepared for the plan (dated January 29, 2026) which concludes that "Since the apartments proposed are single bedroom apartments, the required parking for the proposed development (15 units with a maximum of 18 bedrooms) is: 18 bedrooms x 0.8 spaces per bedroom = 14.4 spaces. 15 spaces will be provided."

ADMINISTRATIVE ISSUES:

7. 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>.
8. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and Phoenixville Borough.

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Inland Design LLC
PCG Development, LLC
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

March 3, 2026

Linda Shank, Township Secretary
 Sadsbury Township
 2920 Lincoln Highway, PO Box 261
 Sadsburyville, PA 19369

Re: Preliminary/Final Land Development - Sadsbury CSG 1 LLC Solar Project
 # Sadsbury Township - LD-01-26-18804

Dear Ms. Shank:

A preliminary/final land development plan entitled "Sadsbury CSG 1 LLC Solar Project", prepared by Mid-Penn Engineering Corporation and dated January 26, 2026, was received by this office on February 2, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	North side of Valley Road (State Route 372), west of Shamrock Lane
Site Acreage:	13.80 acres
Lots:	1 lot
Non-Res. Square Footage:	145,322 square feet (of elevated solar panels)
Proposed Land Use:	Utility, Unique
New Parking Spaces:	None
UPI#:	37-4-66

PROPOSAL:

The applicant proposes the construction of 354 elevated solar panel structures, each containing 16 individual panels, and totaling 145,322 square feet of solar panels. The site, which will not require water or sewer facilities or off-street parking, is located in the Sadsbury Township I-Light Industrial Zoning District. The plan received a conditional use approval from the Township Board of Supervisors on May 6, 2025.

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

Page: 2

Re: Preliminary/Final Land Development - Sadsbury CSG 1 LLC Solar Project

Sadsbury Township - LD-01-26-18804



COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan, and adjacent to the **Urban Center Landscape** to the west. 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.

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

The proposed land development is also consistent with the [Landscapes3](#) “How We Connect” Objective, which promotes the safe, sustainable and resilient energy systems on the local level.

Page: 3

Re: Preliminary/Final Land Development - Sadsbury CSG 1 LLC Solar Project
Sadsbury Township - LD-01-26-18804

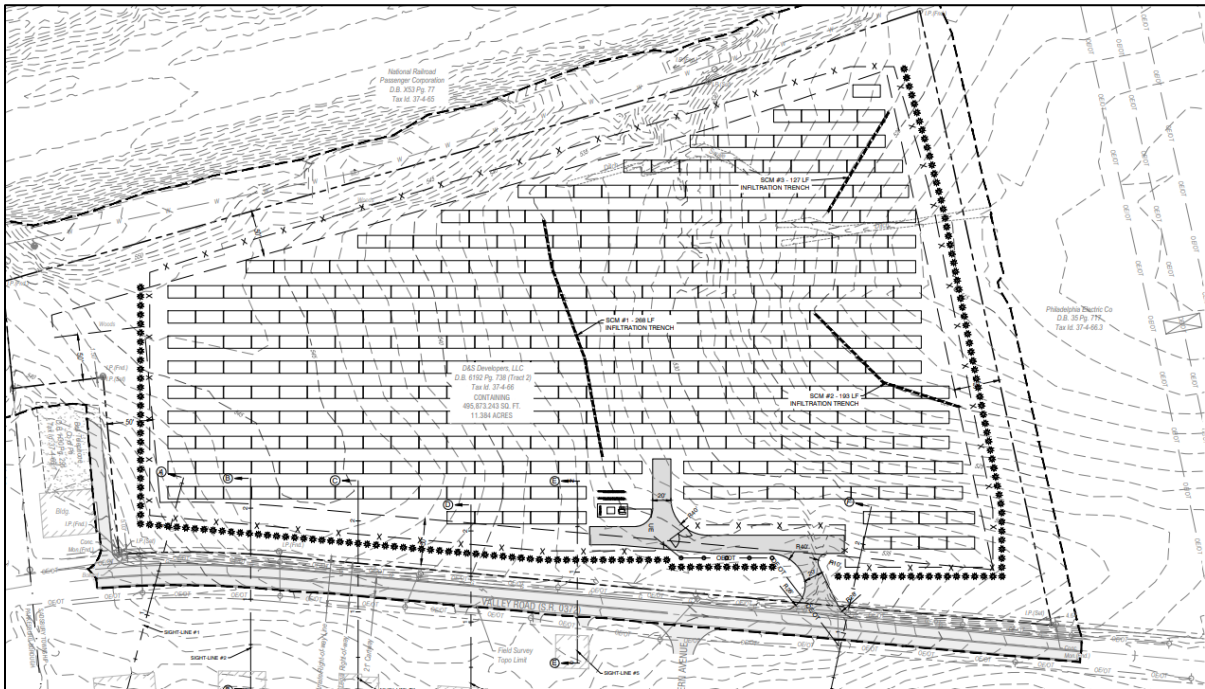
WATERSHEDS 2045:

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

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

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

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 Sadsbury CSG 1 LLC Solar Project
Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

3. The site is included in the Chester *Valley Trail West Feasibility Study/Master Plan*, at: <https://www.chescomplanning.org/Publications/PDF/CVT-West.pdf>. The Township and the applicant should work with the Chester County Planning Commission to determine if this site can offer an opportunity to help implement the extension of the Chester Valley Trail westward to Lancaster County.

Page: 4

Re: Preliminary/Final Land Development - Sadsbury CSG 1 LLC Solar Project

Sadsbury Township - LD-01-26-18804

4. The submission to the County Planning Commission included a Decommissioning Plan dated February 2025 and revised January 23, 2026, and included a Decommissioning Bond template. The Decommissioning Plan and Decommissioning Bond are referenced in Conditional Use Approval number 6 on the plan. The Township Solicitor should determine if the Decommissioning Plan should be recorded with the final plan (as well as being referenced on the plan) at the County Recorder of Deeds and should discuss how the Decommissioning Plan can be enforced.

Water Resources Information:

Sadsbury Township

Unnamed Tributary to Buck Run, West Branch Brandywine Creek, Lower Brandywine Creek Watershed, Delaware River Basin

No FEMA mapped Special Flood Hazard Areas on the property

MS4 community: Yes

Impairments for Buck Run: Impaired, Recreation, Agriculture (E. Coli); Impaired, Aquatic Life, Agriculture (siltation) and Habitat Modification

TMDL: High Flow TMDL – Nutrients, Low Dissolved Oxygen, Bacteria, Sediment

Low Flow TMDL – Nutrients, Low Dissolved Oxygen

Designated use: Trout Stocking (TSF), Migratory Fishes (MF)

Stormwater Considerations:

5. The applicant is requesting a waiver for §104-307 and §104-308 of the Township’s Stormwater Management Ordinance to utilize the specific design criteria set forth in the PADEP regulations specifically for solar panel farms. The site drains to Buck Run, which the state has designated as a Trout Stocking (TSF)/Migratory Fishes (MF) and is also impaired for Recreation and Aquatic Life, therefore, the Township should require the applicant to meet the provisions of their stormwater ordinance as follows:
 - a. §104-307.B (Stream channel protection requirements) – “To the maximum extent practicable, and unless otherwise approved by the Municipal Engineer, the post-construction one-year, twenty-four-hour storm flow shall be detained for a minimum of 24 hours and a maximum not to exceed 72 hours from a point in time when the maximum volume of water from the one-year, twenty-four-hour storm is stored in a proposed BMP” and
 - b. §104-308.A (Stormwater peak rate control requirements) – “Post-construction peak flow rates from any regulated activity shall not exceed the predevelopment peak flow rates as shown for each of the design storms specified in Table 308.1.”

Also, the Township Engineer should review the PCSM Report to ensure that “the peak flow rate control shall be separately addressed for each drainage area” per the Township Stormwater Management Ordinance §104-307.G and §104-308.F.

6. The proposed development plans should follow [PADEP Chapter 102 Permitting for Solar Panel Farms FAQs](#) recommendations for 90% uniform, perennial vegetative cover under and between solar panel arrays and, if mowed, should not be cut to less than 6 inches to protect against erosion.
7. We commend the applicant for incorporating Low Impact Development practices with the use of infiltration trenches in the stormwater management design and the included Long Term Operation and Maintenance Schedule and Post Construction Stormwater Management Plan.

Page: 5

Re: Preliminary/Final Land Development - Sadsbury CSG 1 LLC Solar Project
Sadsbury Township - LD-01-26-18804

Because the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with these facilities. Specifically, the infiltration trenches require specialized equipment and maintenance to ensure original performance of the drywell is retained. We also recommend educational signage to highlight stormwater these features and their function for staff, and the public.

ADMINISTRATIVE ISSUES:

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

This report does not review the plan for compliance with all aspects of your ordinance, as this is more appropriately done by agents of Sadsbury 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: Mid-Penn Engineering Corporation
D&S Developers, LLC
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District

**COUNTY COMMISSIONERS**

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

March 25, 2026

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

Re: Preliminary/Final Land Development - 456 Devon Park Drive
 # Tredyffrin Township – LD-02-26-18835

Dear Ms. McPherson:

A Preliminary/Final Land Development Plan entitled "456 Devon Park Drive", prepared by Howell Engineering, and dated February 20, 2026, was received by this office on February 27, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

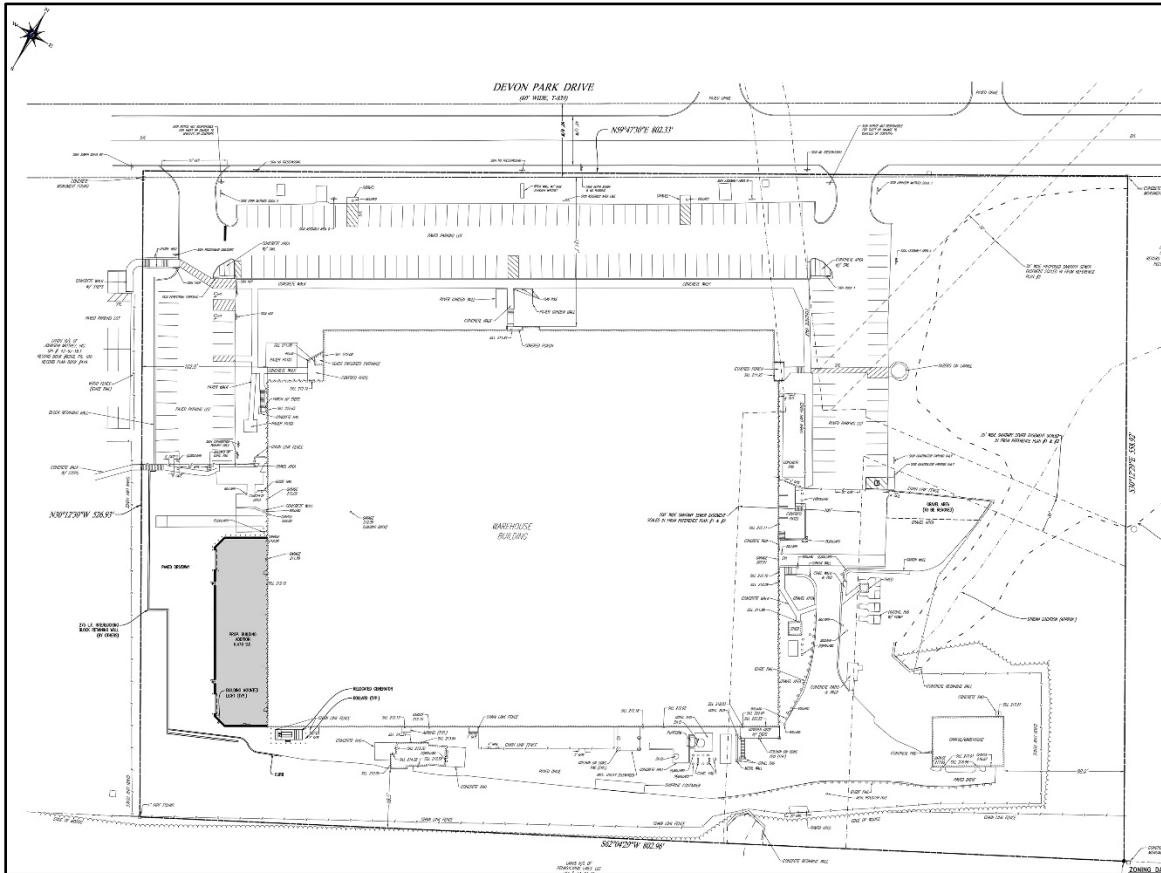
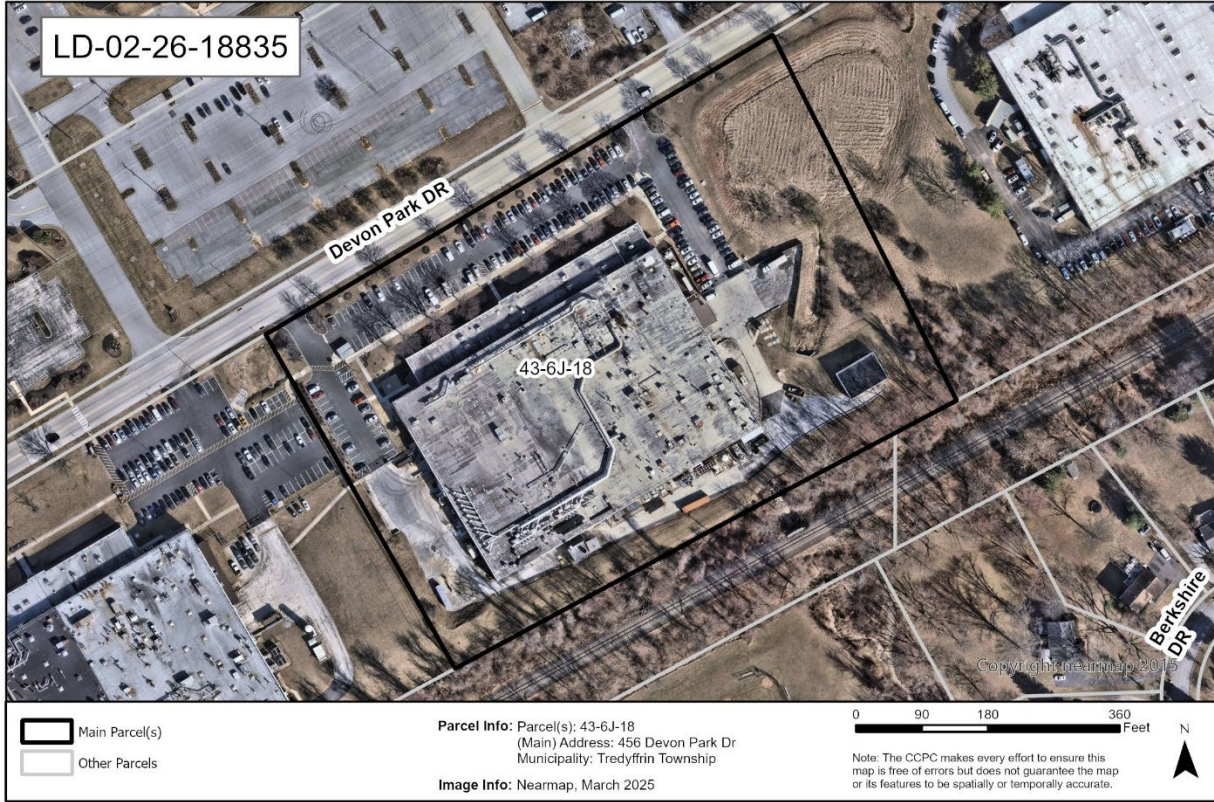
Location:	South side of Devon Park Drive, east of West Valley Road
Site Acreage:	10.00
Lots/Units:	1
Non-Res. Square Footage:	6,476
Proposed Land Use:	Addition to existing industrial building
New Parking Spaces:	1
Municipal Land Use Plan Designation:	Swedesford/Devon Park
UPI#:	43-6J-18

PROPOSAL:

The applicant proposes the construction of a 6,476 square foot industrial building addition, and one additional parking space. No new sewage disposal or water supply is proposed as part of the current plan submission. The project site is located in the LI Limited Industrial 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 - 456 Devon Park Drive
Tredyffrin Township – LD-02-26-18835



Site Plan Detail, Sheet 2: Preliminary/Final Land Development - 456 Devon Park Drive

Page: 3
 Re: Preliminary/Final Land Development - 456 Devon Park Drive
 # Tredyffrin Township – LD-02-26-18835

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Trout Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring first order streams and vegetated riparian buffers; restoring water quality to reduce impairments and support native aquatic species; and implementing comprehensive stormwater management. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

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

We note that the Grading and Utilities Plan (Sheet 4) indicates that a portion of the subsurface MRC bed will be located within man-made slopes greater than 25 percent. The Township engineer should verify that this proposal conforms to all applicable steep slope regulations set forth in Section 208-118 of the Township Zoning Ordinance.

4. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.

ADMINISTRATIVE ISSUES:

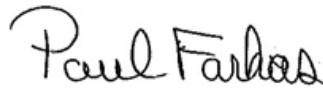
5. According to the Waiver Request table on Sheet 1, the applicant is requesting a waiver from Section 181-12 of the Township Subdivision and Land Development Ordinance, to allow the application to be reviewed as a preliminary/final plan. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

Page: 4
Re: Preliminary/Final Land Development - 456 Devon Park Drive
Tredyffrin Township – LD-02-26-18835

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.

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: Johnson Matthey, Inc.
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

March 18, 2026

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

Re: Preliminary/Final Subdivision and Land Development – Eagleview Town Center - Phase 2 - Lots 17&20
Uwchlan Township - SD-02-26-18814, LD-02-26-18818

Dear Mr. Kagel:

A preliminary/final subdivision and land development plan entitled "Eagleview Town Center - Phase 2 - Lots 17&20", prepared by Chester Valley Engineers, Inc. and dated February 6, 2026, was received by this office on February 19, 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 preliminary/final subdivision and land development plan for your consideration.

PROJECT SUMMARY:

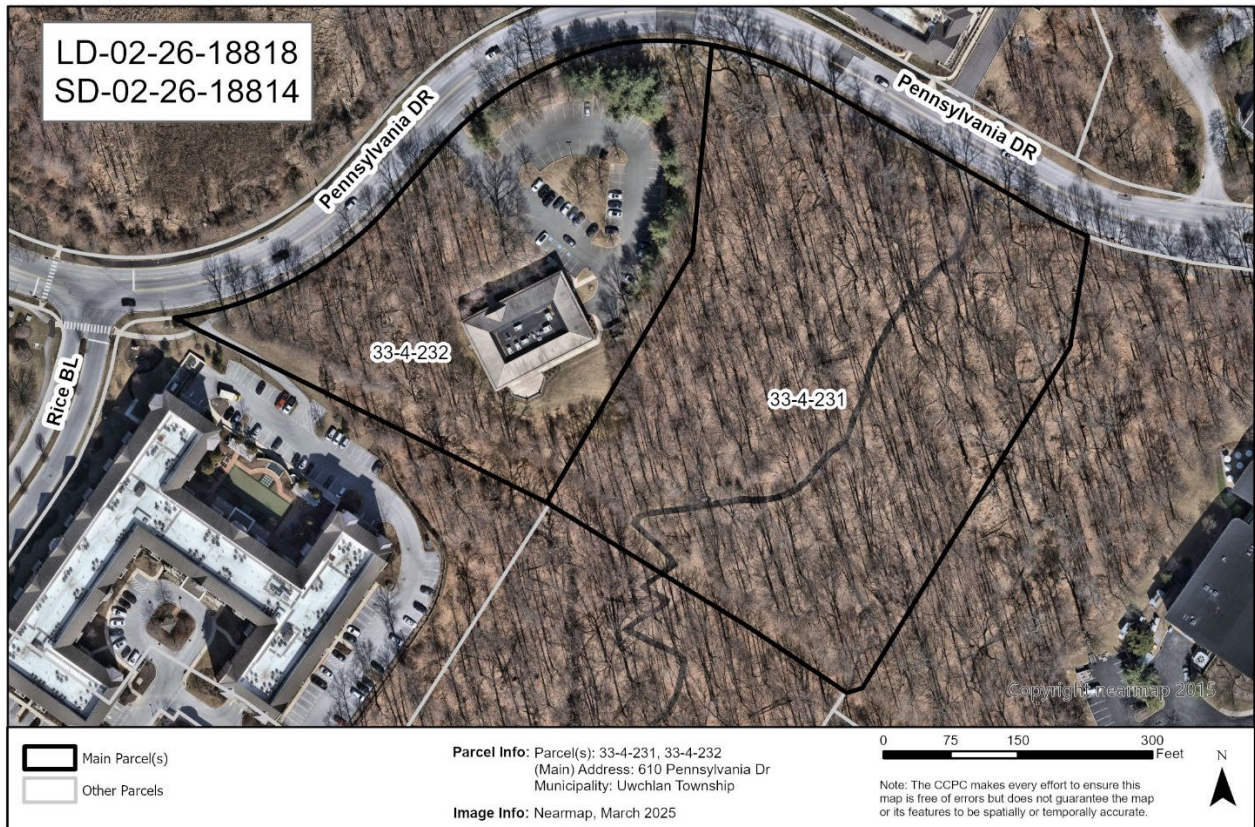
Location: South side of Pennsylvania Drive, west of Eagleview Boulevard
Site Acreage: 8.73 acres
Lots: 1 lot
Proposed Land Use: Lot Consolidation and Parking Lot, Commercial
New Parking Spaces: 24 total parking spaces
Municipal Land Use Plan Designation: Commercial/Industrial
UPI#: 33-4-232, 33-4-231

PROPOSAL:

The applicant proposes the consolidation of two lots into one lot, the redesign of a parking lot, and minor additions to existing buildings. The project site, which is served by public water and sewer facilities, is located in the Uwchlan Township PCID Planned Commercial Industrial Development zoning district.

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

Page: 2
 Re: Preliminary/Final Subdivision and Land Development –
 Eagleview Town Center - Phase 2 - Lots 17&20
 # Uwchlan Township - SD-02-26-18814, LD-02-26-18818



COUNTY POLICY:

LANDSCAPES:

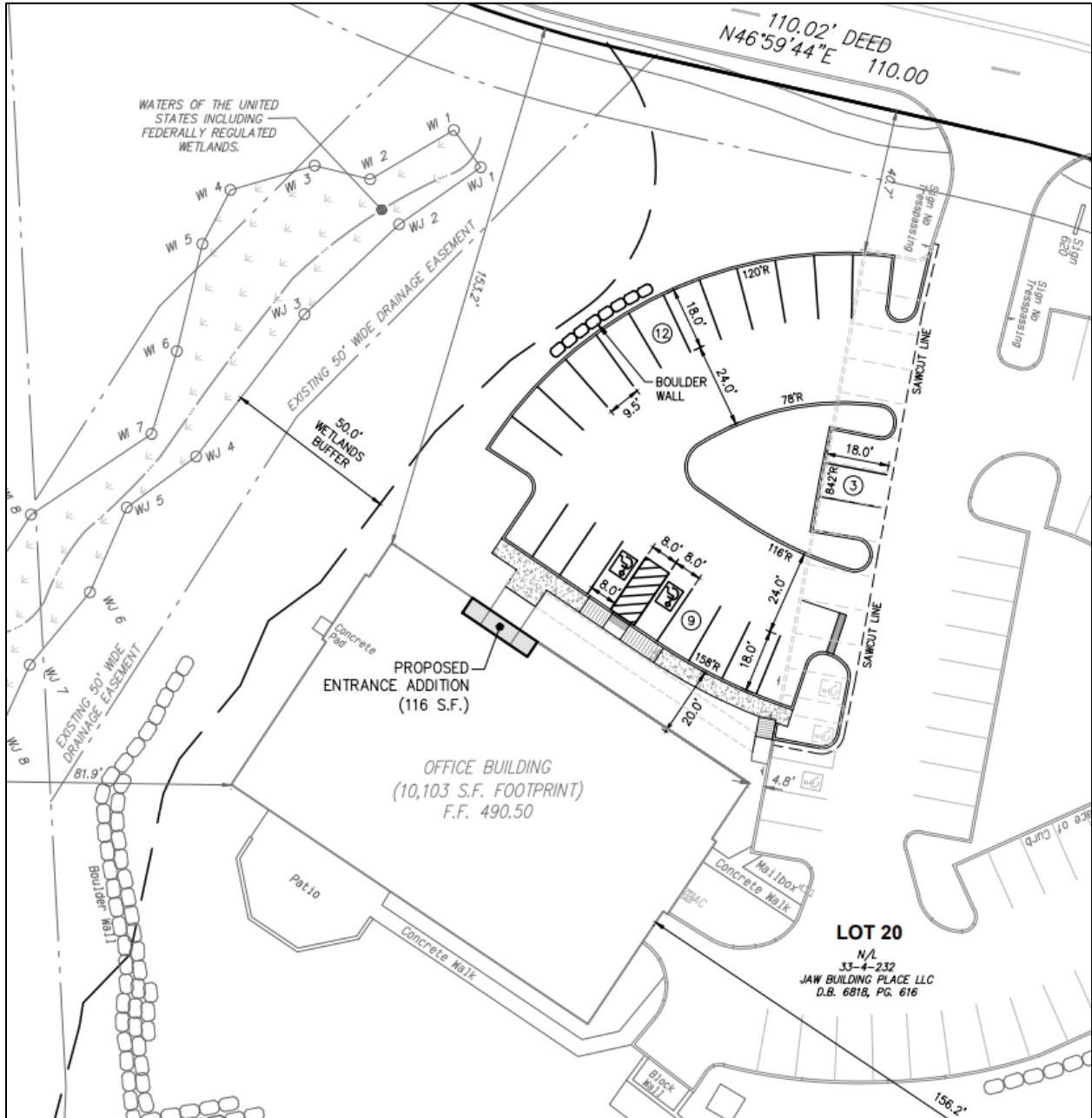
1. The site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth 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 subdivision and land development are 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 Rock Run subbasin of the **Upper Brandywine Creek** watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
 - protecting first order streams, riparian corridors, and existing woodlands;
 - reducing stormwater runoff; mitigating flood risks;
 - implementing source water protection measures; and
 - promoting and expanding water-based recreational opportunities and access.

Page: 3
Re: Preliminary/Final Subdivision and Land Development –
Eagleview Town Center - Phase 2 - Lots 17&20
Uwchlan Township - SD-02-26-18814, LD-02-26-18818

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** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



**Detail of Eagleview Town Center - Phase 2 - Lots 17&20
Preliminary/Final Subdivision and Land Development Plan**

Page: 4
 Re: Preliminary/Final Subdivision and Land Development –
 Eagleview Town Center - Phase 2 - Lots 17&20
 # Uwchlan Township - SD-02-26-18814, LD-02-26-18818

Water Resources Information:

Uwchlan Township

*Unnamed Tributary to Shamona Creek, Shamona Creek, East Branch Brandywine Creek,
 Brandywine Creek, Delaware River Basin*

No FEMA mapped Special Flood Hazard Zones on the property

MS4 community: Yes; Urbanized Area

Impairments for Shamona Creek:

Assessed Use – Recreation, Source Unknown (pathogens)

*Assessed Use – Aquatic Life, Urban Runoff/Storm Sewers (flow regime modification); Urban
 Runoff/Storm Sewers (siltation)*

*TMDL: Christina River Basin TMDL; nutrients, low dissolved oxygen, bacteria, sediment (high
 flow); nutrients, low dissolved oxygen (low flow)*

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

Natural Features Protection:

3. The plans delineate a 50-foot wetlands buffer. However, the proposed development is adjacent to an unnamed tributary to Shamona Creek, which is designated as a High Quality watershed. Therefore the applicant should ensure compliance with 25 Pa. Code § 102.14, which requires the establishment of a 150-foot forested riparian buffer by "persons proposing or conducting earth disturbance activities when the activity requires a permit under [Chapter 102] where the project site is located in an Exceptional Value or High Quality watershed where there are waters failing to attain one or more designated uses...and the project site contains, is along or within 150 feet of a perennial or intermittent river, stream, or creek, lake, pond or reservoir." Vegetated, and particularly forested riparian buffers, provide numerous ecological and community benefits. These include improved slowing, storing, and infiltrating stormwater runoff, which help mitigate the impacts of flooding and pollution.

In addition, given the project's location in a watershed designated as High Quality-Trout Stocking and Migratory Fishes, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated.

4. The plan proposes development adjacent to steep slopes. The applicant should refer to Uwchlan Township Municipal Code, Part III Land Use, Chapter 265 Zoning, Article 6 Supplementary Regulations for All Districts, Section 618 [Steep Slope Standards](#) and ensure compliance along steep slopes.
5. An area of woodland is proposed to be removed. The Township should determine whether the provisions of Zoning Ordinance Section [619 Woodland protection standards](#). will apply, including disturbance limitations and woodland replacement standards.

Stormwater Considerations:

6. We commend the applicant for incorporating Low Impact Development practices with the use of pervious pavement and a level spreader 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.

Page: 5
Re: Preliminary/Final Subdivision and Land Development –
Eagleview Town Center - Phase 2 - Lots 17&20
Uwchlan Township - SD-02-26-18814, LD-02-26-18818

Also, because the owner's designated operator and inspector of the stormwater control measures are responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure that the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with these facilities. Specifically, pervious pavement requires specialized equipment and maintenance to ensure original performance of the pavement is maintained. We also recommend educational signage to highlight these stormwater features and their function for the public.

7. Given the development of new parking lot and sidewalk areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to groundwater or runoff to the adjacent unnamed tributary to Shamona 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.
8. An area of porous paving is proposed. The applicant/owner should be aware of and follow all manufacturer guidelines for the long-term maintenance of the porous paving system.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: The Hankin Group
Chester County Conservation District
Chester Valley Engineers, Inc.



COUNTY COMMISSIONERS

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

March 19, 2026

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

Re: Preliminary/Final Land Development - 496 Highlands Boulevard
 # Valley Township - LD-02-26-18813

Dear Ms. Rambo:

A preliminary/final land development plan entitled "496 Highlands Boulevard", prepared by Nave Newell, Inc. and dated January 30, 2026, was received by this office on February 19, 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:

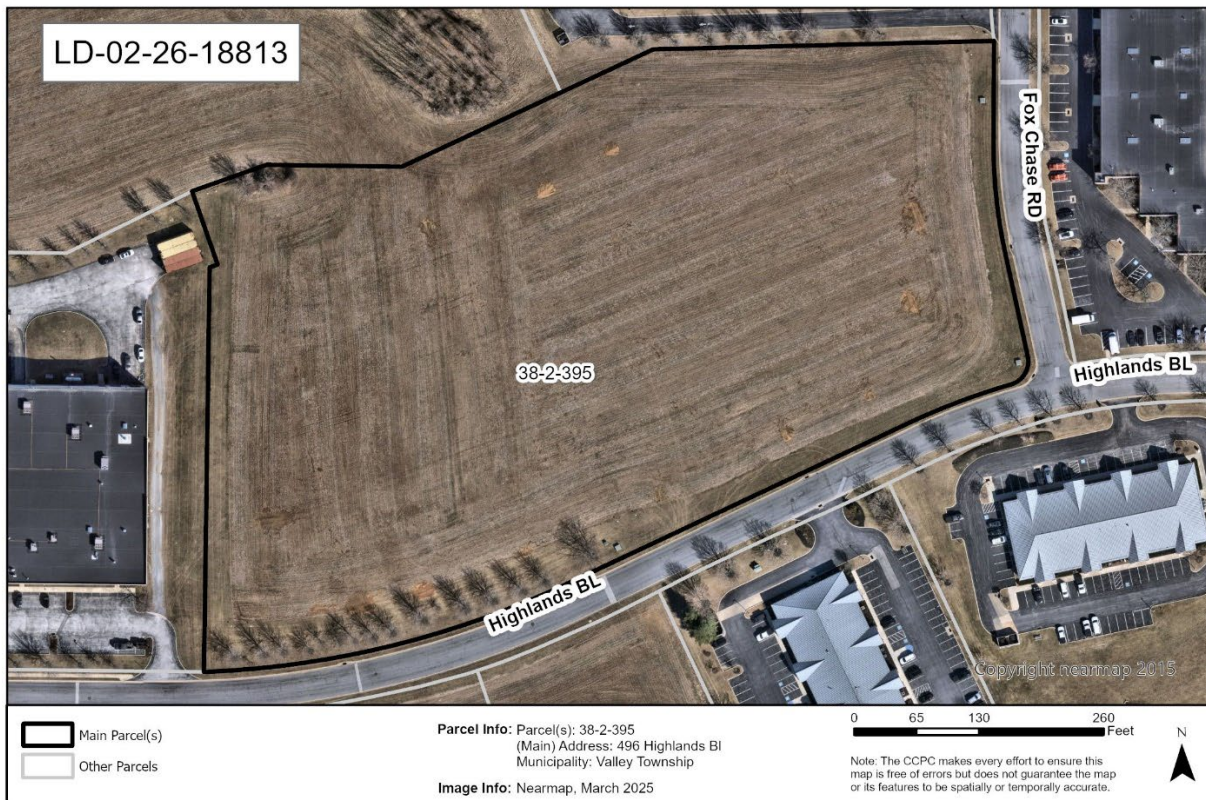
Location:	Northwest intersection of Highlands Boulevard and Fox Chase Road
Site Acreage:	9.09 acres
Lots:	1 lot
Non-Res. Square Footage:	112,705 square feet
Proposed Land Use:	Industrial
New Parking Spaces:	169 spaces
UPI#:	38-2-395

PROPOSAL:

The applicant proposes the construction of a 112,705 square-foot industrial building and 169 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Valley Township PD Planned Development zoning district.

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

Page: 2
 Re: Preliminary/Final Land Development - 496 Highlands Boulevard
 # Valley Township - LD-02-26-18813



COUNTY POLICY:

LANDSCAPES:

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

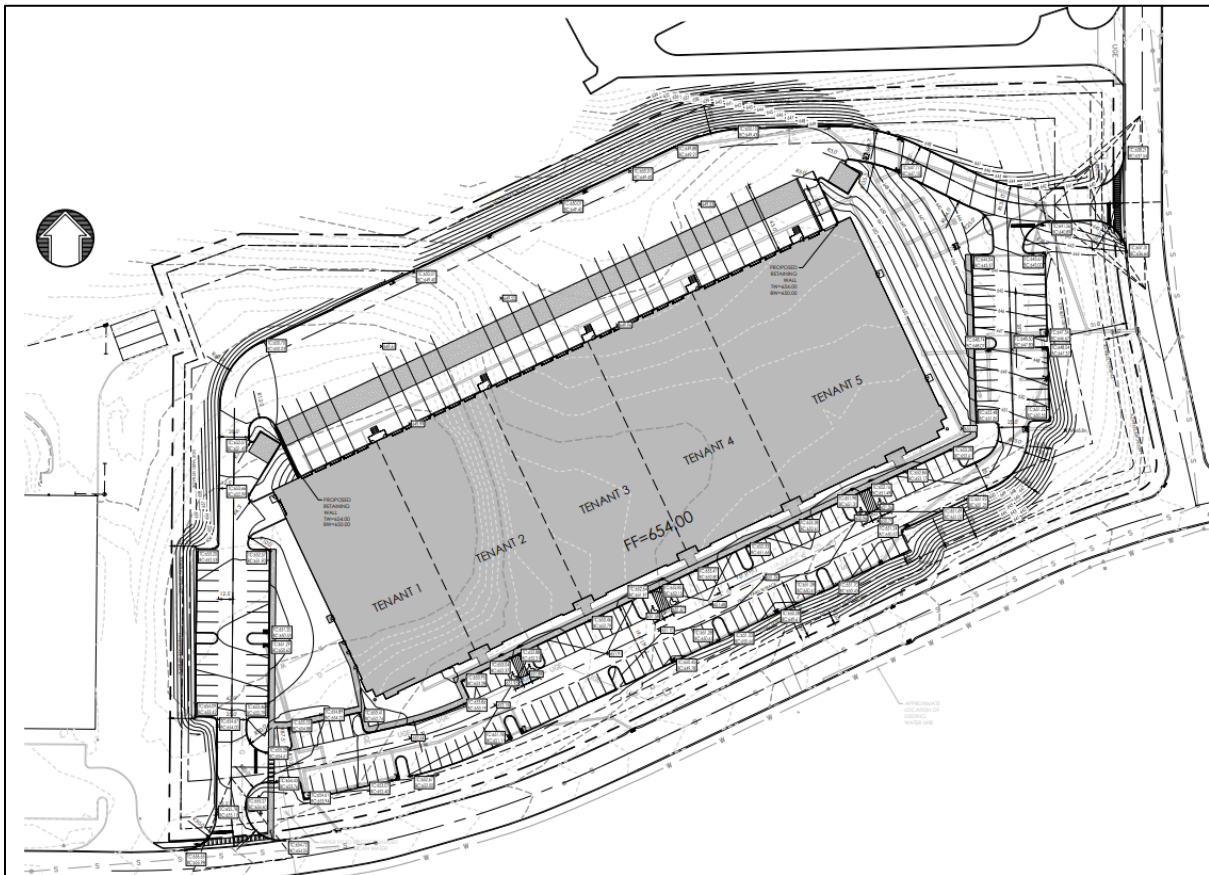
WATERSHEDS 2045:

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

Page: 3
 Re: Preliminary/Final Land Development - 496 Highlands Boulevard
 # Valley Township - LD-02-26-18813

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* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

The applicant should ensure that all activities during and post-construction on site adequately take into consideration any potential downstream water quality impacts on the Rock Run Reservoir, which serves as a supply of drinking water for the City of Coatesville.



*Detail of 496 Highlands Boulevard
 Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

3. The plan appears to conduct some minor grading on the adjacent lot to the north; the applicant should indicate if an easement has been provided to permit the grading.
4. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. The applicant should provide sidewalks along Highlands Boulevard and Fox Chase Road because this will help complete the sidewalk system in this area.
5. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems.

Page: 4
 Re: Preliminary/Final Land Development - 496 Highlands Boulevard
 # Valley Township - LD-02-26-18813

Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.

Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

6. The plan shows 169 parking spaces while the plan indicates that 113 are required by the zoning ordinance. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility and determine whether all the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserved spaces could be converted to paved spaces in the future if it becomes evident that they are needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
7. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed and access the facility to address on-site emergencies.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno
 Senior Review Planner

cc: Nave Newell, Inc.
 High Properties, c/o Rob Fluehr, Jr.
 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

March 25, 2026

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

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

Re: Preliminary/Final Subdivision - 2065 W. Strasburg Rd.
 # West Bradford Township - SD-02-26-18817

Dear Ms. Adamek and Ms. Abel:

A preliminary/final subdivision plan entitled "2065 W. Strasburg Rd.", prepared by Edward B. Walsh & Assoc., Inc. and dated April 7, 2025, received by this office on March 2, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	North side of Strasburg Road (State Route 3062), west of Persimmon Drive
Site Acreage:	42.35 acres
Lots:	5 lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	“Additional Parcels Eligible for Preservation” (West Bradford Township 2020 LAND PRESERVATION PLAN ; Map 5 Agricultural and Natural Resource Land Prioritization) and “Rural Resource Preservation” (Unionville Regional Comprehensive Plan Update 2024 , Map 2-3 Future Land Use Map)
UPI#:	49-1-3, 50-4-27

PROPOSAL:

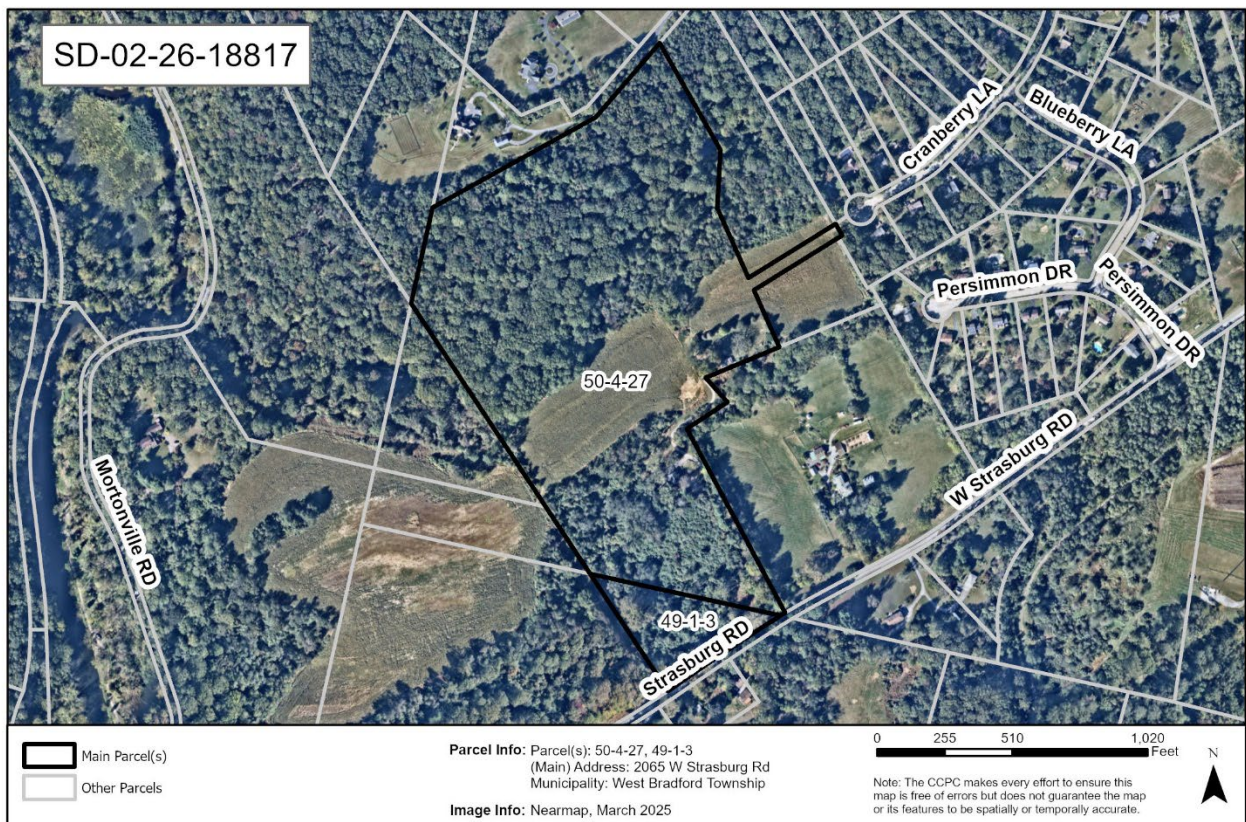
The applicant proposes the subdivision of two lots into four lots in West Bradford Township and an additional lot in Newlin Township. The site, which contains two dwellings served by on-site water and sewer facilities, is located in the FRD Flexible Rural Development zoning district in Newlin Township and in the R-1 Residential zoning district in West Bradford Township.

Page: 2
 Re: Preliminary/Final Subdivision - 2065 W. Strasburg Rd.
 # West Bradford Township - SD-02-26-18817

A dwelling is located on proposed Lot 1, which will remain. The plan indicates that the dwelling on proposed Lot 2 in West Bradford Township will be removed and replaced. Proposed Lot 3, containing 36.45 acres in West Bradford Township, will remain in agricultural use. A separately-numbered proposed Lot 3, located in Newlin Township, will contain 3.042 acres.

The plan was submitted by both West Bradford and Newlin Township. Approval blocks are provided on the plan for the Supervisors of both West Bradford and Newlin Townships.

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



COUNTY POLICY:

LANDSCAPES:

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

Page: 3
 Re: Preliminary/Final Subdivision - 2065 W. Strasburg Rd.
 # West Bradford Township - SD-02-26-18817

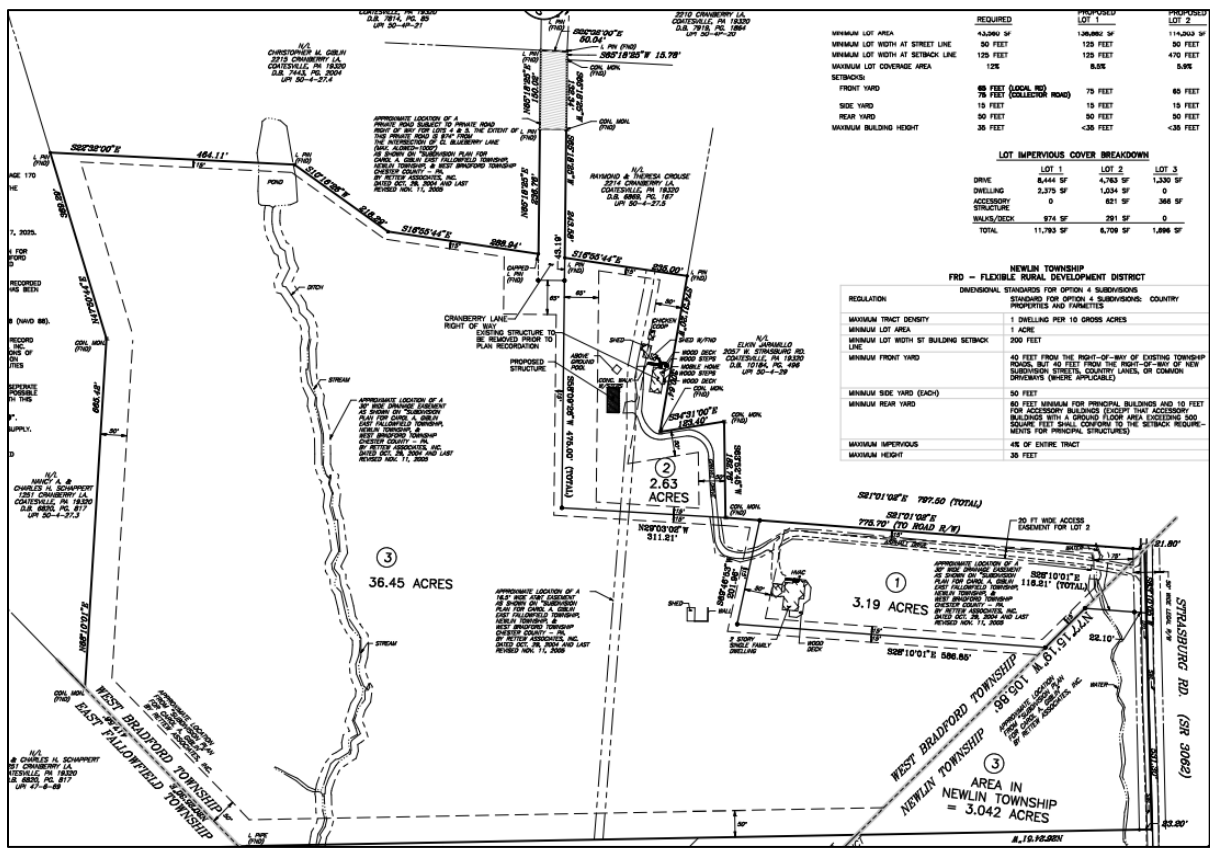
WATERSHEDS 2045:

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

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

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

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 2065 W. Strasburg Rd.
 Preliminary/Final Subdivision Plan*

Page: 4
Re: Preliminary/Final Subdivision - 2065 W. Strasburg Rd.
West Bradford Township - SD-02-26-18817

PRIMARY ISSUES:

3. The applicant should verify the locations of the site's on-lot septic disposal percolation and probe tests because the symbols on the plan appear to be similar to the symbols designating property corners. An on-lot septic disposal field for each proposed building lot should be shown, as well as a replacement system.
4. The UPI number for the proposed 36.45-acre Lot 3 is not immediately apparent on the plan. Also, the applicant should indicate how the Newlin Township lot will gain access from Strasburg Road because a watercourse appears to separate the lot from the road.
5. The plan shows a "50' WIDE R/W FOR FUTURE EXTENSION..." from Cranberry Lane leading to proposed Lot 3 in West Bradford Township. The Township's emergency service providers should be requested to consider whether the applicant should be encouraged to use this right-of-way to access the site if it could provide safer access.
6. The plan may require access easements. The Township Solicitors should review the terms of the easements, which should be written into the deeds of the lots.
7. The plan contains two lots identified as "Lot 3", which may be confusing. The applicant should provide a different number for the proposed lot in Newlin Township.
8. The plan and aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
9. The site also contains areas of steep slope. Steep and moderate slope areas should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.

ADMINISTRATIVE ISSUES:

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

Page: 5
Re: Preliminary/Final Subdivision - 2065 W. Strasburg Rd.
West Bradford Township - SD-02-26-18817

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Edward B. Walsh & Assoc., Inc.
Estate of Richard Rudolph, Jr. c/o Kathryn Stepan/ Anita O'Meara
Chester County Health Department
John R. Otten, Senior Civil Engineer Supervisor, PennDOT
Anthony Antonelli, District Permits Manager, PennDOT
Mirlene SaintVal, P.E., Sr Manager of Transportation Services, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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

March 6, 2026

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

Re: Final Subdivision - Parkesburg Point Youth Center
 # West Sadsbury Township - SD-01-26-18803

Dear Ms. Oswald:

A final subdivision plan entitled "Parkesburg Point Youth Center", prepared by Herbert E. MacCombie, Jr., P.E., Consulting Engineers and Surveyors, Inc., dated June 2, 2025 and revised on January 22, 2026, was received by this office on February 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 for your consideration.

PROJECT SUMMARY:

Location: South sides of Upper Valley Road in West Sadsbury Township and Main Street in Parkesburg Borough; the municipal boundary separating West Sadsbury Township and Parkesburg Borough is to the east of the site

Site Acreage: 4.83 acres

Lots: 2 lots proposed

Proposed Land Use: Child Daycare

UPI#: 36-5-135

PROPOSAL:

The applicant proposes to subdivide one lot into two lots. The Act 247 referral form submitted by the Township indicated that the site is served by on-site water and public sewer facilities and is located in the West Sadsbury Township RLD Residential Low Density zoning district. An adjoining parcel in Parkesburg Borough will receive an access easement to one of the subdivided lots.

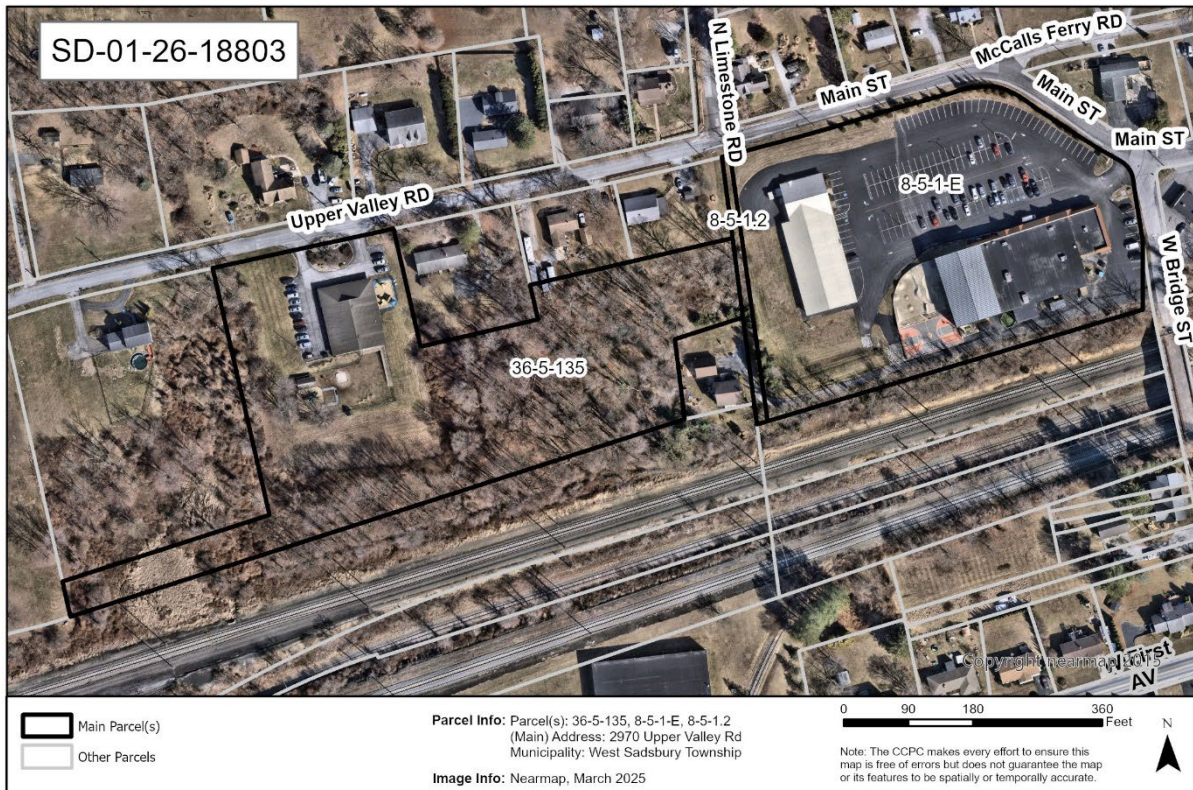
The site contains a day care center and a youth center that will remain. No additional development is proposed by this subdivision. The subdivision was submitted to the Chester County Planning Commission by West Sadsbury Township.

BACKGROUND:

A previous version of this plan was submitted to the Chester County Planning Commission and our comments were forwarded to the Township in a letter dated September 8, 2025 (refer to CCPC # SD-06-25-18587).

Page: 2
 Re: Final Subdivision - Parkesburg Point Youth Center
 # West Sadsbury Township - SD-01-26-18803

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



COUNTY POLICY:

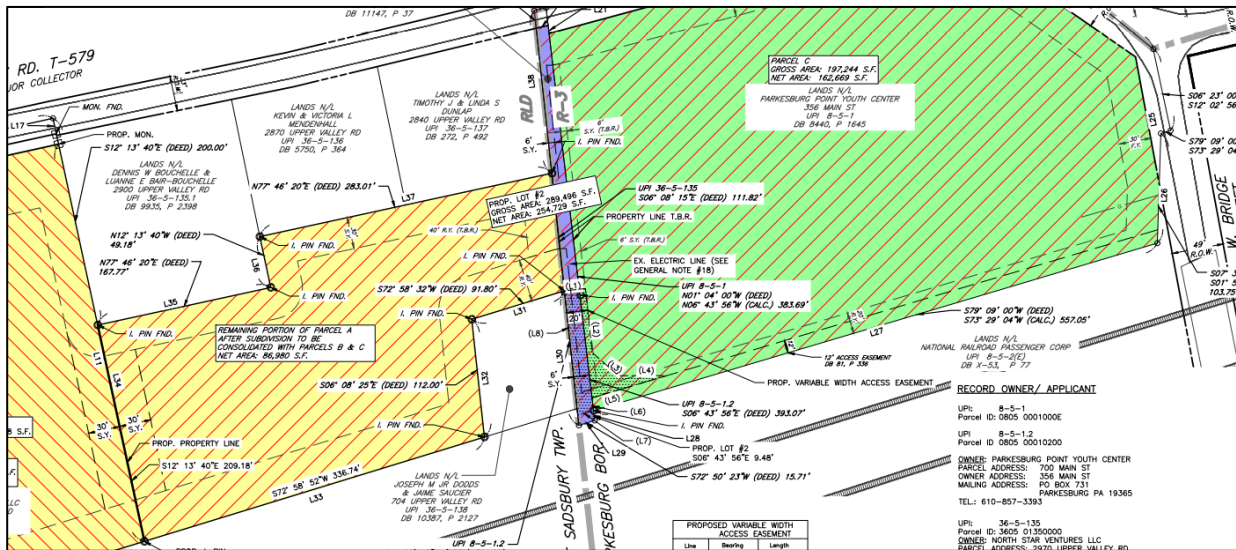
LANDSCAPES:

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

PRIMARY COMMENTS:

2. The Township Engineer should ensure that the details of the areas that are being transferred and the associated access easement are clearly shown and can be easily interpreted. An enlarged detail of the affected area could be considered to improve clarity. The applicant should also ensure that the plan is consistent with the Chester County Recorder of Deeds' document recording requirements, at: <https://www.chesco.org/DocumentCenter/View/76275>.

Page: 3
 Re: Final Subdivision - Parkesburg Point Youth Center
 # West Sadsbury Township - SD-01-26-18803



**Detail of Parkesburg Point Youth Center
 Final Minor Subdivision Plan**

Water Resources Information:

*West Sadsbury Township
 Unnamed tributary to Valley Creek, Octoraro Creek Watershed, Chesapeake Bay Basin
 FEMA: FEMA Zone X, Area of Minimal Flood Hazard
 TMDL: Chesapeake Bay - nitrogen, phosphorus, sediment
 Impairments for Valley Creek (Tributary to E. Br. Octoraro Creek): Aquatic Life – Urban
 Runoff/Storm Sewers, Habitat Modification (other than hydromodification), Agriculture (siltation)
 Designated uses: Migratory Fish and Trout Stocking*

- There is culvert that runs under Upper Valley Road that outflows to an infiltration swale on parcel UPI 8-5-1.2 in Parkesburg Borough. West Sadsbury Township, Parkesburg Borough, the property owner, and the applicant should ensure any easements, inspections, and O&M agreements are in place that identify access approvals and inspections and O&M responsibilities for the culvert, outfall, and swale.
- The proposed plans for lot consolidation received waivers from the Township for stormwater management requirements. The Township should note to the applicant that these approved waivers do not apply to any future proposed development activity in the proposed parcel consisting of the remaining portion of parcel A that will be consolidated with parcels B and C. New development proposed in this parcel may be subject to the provisions of the Township's Stormwater Management Ordinance.

ADMINISTRATIVE ISSUE:

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

Page: 4
Re: Final Subdivision - Parkesburg Point Youth Center
West Sadsbury Township - SD-01-26-18803

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

Wes Bruckno
Senior Review Planner

cc: Herbert E. MacCombie, Jr., P.E., Consulting Engineers and Surveyors, Inc.
Parkesburg Point Youth Center, c/o Dwane Walton, Executive Director
Raymond Sheller, Manager, Parkesburg Borough
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

March 13, 2026

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

Re: Final Subdivision - 919 & 923 South Concord Road
 # Westtown Township – SD-02-26-18806

Dear Ms. Carter:

A Final Subdivision Plan entitled "919 & 923 South Concord Road", prepared by Chester Valley Engineers, Inc. and dated January 30, 2026, was received by this office on February 11, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	East side of South Concord Road, north of Oakbourne Road
Site Acreage:	4.16
Lots/Units:	2
Non-Res. Square Footage:	0
Proposed Land Use:	Lot line revision between two single family residential lots
Municipal Land Use Plan Designation:	Neighborhood Conservation
UPI#:	67-4-85, 67-4-86

PROPOSAL:

The applicant proposes the conveyance of a 38,573 square foot (0.89 acre) portion of UPI# 67-4-86 to UPI# 67-4-85. No development activity is proposed as part of the current plan submission. The project site is located in the R-2 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 - 919 & 923 South Concord Road
Westtown Township – SD-02-26-18806



Site Plan Detail: Final Subdivision - 919 & 923 South Concord Road

Page: 3
 Re: Final Subdivision - 919 & 923 South Concord Road
 # Westtown Township – SD-02-26-18806

COUNTY POLICY:

LANDSCAPES:

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

PRIMARY ISSUES:

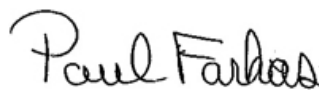
2. The applicant should clearly identify their long-term intent for the use of both lots. County mapping records indicate that the applicant is also the owner of both lots; it is our understanding that the applicant resides at UPI# 67-4-85 (923 South Concord Road), and UPI# 67-4-86 (919 South Concord Road) is currently utilized as a rental property. While it is our understanding that the applicant would like to have more of a yard area for future improvements on UPI# 67-4-85, due to existing steep slopes in the front yard of this parcel, we note that the purpose of this proposal was not identified on either the site plan or the Township application form. While the plan appears to comply with Township zoning ordinance standards, it would create an awkward yard arrangement between the two lots, with the privacy and usability of the rear yard area of UPI# 67-4-86 being limited by the proposed lot configuration.
3. The site plan indicates that both lots are currently served by on-site sewer. Due to existing steep slope areas, we suggest that the applicant provide for the location of replacement septic areas for both lots, particularly for UPI# 67-4-86, or investigate the long-term feasibility of connecting to public sewer (County mapping records indicate that the project site is located in a public sewer service area).

ADMINISTRATIVE ISSUES:

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of 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: Edmund Trevisani III
 Chester Valley Engineers, Inc.
 Chester County Health Department

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

3/1/2026 to 3/31/2026

The staff reviewed proposals for:	Total
Comprehensive Plans	1
Subdivision and Land Development Ordinance (SLDO) Amendments	1
Zoning Map Amendments	1
Zoning Ordinance Amendments	5
Zoning Ordinance Updates	1
TOTAL REVIEWS	9

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Caln Township	ZO-02-26-18820	3/25/2026	Proposed - Zoning Ordinance Update update Zoning Ordinance that focuses on land uses along the Business Route 30 Corridor and eliminate the PRD overlay district	Consistent
Charlestown Township	ZA-02-26-18823	3/13/2026	Proposed - Zoning Ordinance Amendment definition of DATA CENTER and regulating it in the I/O/B-Business/Office/Business Districts by Conditional Use	Consistent
Downingtown Borough	ZA-02-26-18839	3/23/2026	Proposed - Zoning Ordinance Amendment fences in the floodplain, subject to meeting at least one of three specific standards	Consistent
Downingtown Borough	ZM-02-26-18838	3/23/2026	Proposed - Zoning Map Amendment Wallace Avenue corridor rezoning to create land use standards that encourage a mix of uses and continue the conditions that exist in the Lancaster Avenue town center.	Consistent
East Nottingham Township	SA-02-26-18819	3/13/2026	Proposed - SLDO Amendment Amendment: Natural Resource Protection Standards, and Other Various Amendments.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Uwchlan Township	ZA-02-26-18807	3/3/2026	Proposed - Zoning Ordinance Amendment Add A New PRD-1 Planned Residential Development Overlay, With Regulations, And Zoning Map Amendment, Including A Tentative Plan.	Consistent
Warwick Township	ZA-02-26-18841	3/23/2026	Proposed - Zoning Ordinance Amendment Data Center - I – Industrial District	Consistent
West Pikeland Township	CP-02-26-18816	3/6/2026	Proposed - Comprehensive Plan Parks, Recreation, Open Space and Trails Plan	Consistent
Westtown Township	ZA-03-26-18847	3/13/2026	Proposed - Zoning Ordinance Amendment Amendment: swimming pools and hot tubs; and projections into setbacks and setback exceptions.	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 9

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 9

Ordinance Review Letters



COUNTY COMMISSIONERS

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

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

Matthew J. Edmond, AICP
 Executive Director

March 25, 2026

Don Vymazal, Township Manager
 Caln Township
 253 Municipal Drive
 Thorndale, PA. 19372

Re: Caln Township Zoning Ordinance Update (Restart)
 Act 247 and Vision Partnership Program Review
 VPP Contract #22371, CCPC # ZO-02-18820

Dear Mr. Vymazal:

The referral for review was received by this office on February 11, 2026. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code and the Vision Partnership Program (VPP) Grant Review required by Section 7.3 of the VPP Grant Manual, dated January 2023.

This review notes the project's consistency with *Landscapes3* and with the VPP Grant Agreement (dated December 7, 2023) and Scope of Work (Appendix B). Mark Gallant served as the VPP Grant Monitor for this project. Consistency with *Landscapes3* and the VPP Grant Agreement is required prior to VPP Grant Reimbursement.

ZONING ORDINANCE DESCRIPTION

Caln Township has developed an update to their Zoning Ordinance that focuses on land uses along the Business Route 30 Corridor, the area currently zoned as C-2 along Fisherville Road above the Route 30 bypass, and other remaining developable parcels in the Township. Other goals were to create a more user-friendly document and eliminate the PRD overlay district.

CONSISTENCY WITH *LANDSCAPES3*

The proposed Zoning Ordinance update 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 A: Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth.

Appreciate Objective C: Identify and foster historic and natural resource connections to advance their protection and maintain quality of life.

Live Objective A: Provide opportunities for a diverse housing mix that complements community character and contributes to vibrant, safe, and inclusive neighborhoods.

Page: 2
 Re: Caln Township Zoning Ordinance Update (Restart)
 Act 247 and Vision Partnership Program Review
 VPP Contract #22371, CCPC # ZO-02-18820

Prosper Objective F: Support the redevelopment of traditional main streets while encouraging other commercial areas to incorporate the walkability, sense of place, and human-scale of these existing main streets.

The *Landscapes3* Map is Chester County's guide for growth and rural resource protection. The map includes six categories - four in the Growth Areas (**Urban Center**, **Suburban Center**, **Suburban**, and **Rural Center**) and two in **Rural Resource** Areas (**Rural** and **Agricultural**). Caln includes three of the six categories: **Urban Center**, **Suburban**, and **Suburban Center**. The proposed ordinance and updated zoning map are generally consistent with the recommended strategies for the three categories.

CONSISTENCY WITH VPP GRANT AGREEMENT AND SCOPE OF WORK

The Scope of Work for the VPP Grant Agreement identified the following tasks to be completed by the consultant (Sarcinello Planning and GIS, LLC), including:

- 1.1 (Task 1) Zoning Ordinance Updates
- 1.2 (Task 2) Full Draft of Zoning Ordinance
- 1.3 (Task 3) Adoption Process

Project Tasks 1.1 and 1.2 have been completed and Task 3 is currently underway. The Zoning Ordinance update is consistent with the VPP Scope of Work.

OTHER COMMENTS

While the following suggestion is not required to meet the scope of work or consistency with *Landscapes3*, we recommend that all members of the Township Board of Commissioners, Planning Commission, and Zoning Hearing Board be provided with official copies after adoption.

RECOMMENDATION

Based on our review, the proposed Zoning Ordinance update is consistent with *Landscapes3* and has fulfilled the VPP Grant Agreement. We commend the Township for developing an update to its Zoning Ordinance to promote adopted municipal policies. The Township may apply for reimbursement under Section 8.7 of the VPP Grant Manual (2023), following adoption.

Upon Adoption, and as required by Section 609 of the Pennsylvania Municipalities Planning Code, we request a copy of the decision by the Caln Township Board of Commissioners.

Sincerely,



Mark Gallant
 Senior Community Planner

MG/WB

CC: Joshua Young, Board of Commissioners, Chair
 Tom Parr, Planning Commission, Chair
 Nanci Sarcinello, Sarcinello Planning and GIS, LLC.
 Mark Gallant, Chester County Planning Commission



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

March 13, 2026

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

Re: Zoning Ordinance Amendment – Definition of Data Center; by Conditional Use in I/O/B- District
Charlestown Township - ZA-02-26-18823

Dear Ms. Csete:

The Chester County Planning Commission has reviewed the proposed Charlestown Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 13, 2026. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

Charlestown Township proposes to amend its Zoning Ordinance by adding a definition of Data Center and regulating it by conditional use in the I/O/B-Industrial/Office/Business Districts.

LANDSCAPES:

The I/O/B-Industrial/Office/Business Districts in Charlestown Township are within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided.

The proposed Zoning Ordinance amendment may be potentially consistent with the objectives of the **Suburban Landscape**, but the Township should carefully consider the recommendations in this letter to ensure that Data Centers are adequately regulated and will fit within the context of the **Suburban Landscape** located within Charlestown Township.

COMMENTS:

1. 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. It is therefore appropriate that Charlestown Township consider an ordinance that can mitigate the potential adverse consequences of such matters. It is also appropriate that the Township regulate them by conditional use; the amendment would apply the conditional use regulations in Zoning Ordinance Section [27-1809 Standards for Approval of Conditional Uses by the Board of Supervisors](#).

Page: 2

Re: Zoning Ordinance Amendment – Definition of Data Center; by Conditional Use in I/O/B- District
Charlestown Township - ZA-02-26-18823

However, these regulations apply generally to all conditional use applications in the Township. While the Board of Supervisors can impose reasonable conditions on proposed data centers and "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 913.2(a)), data centers can result in unique and significant land use, energy and environmental concerns that extend far beyond the physical limits of a data center site. Therefore, data centers should receive regulatory attention that is focused on their special characteristics. We suggest that the Township consider the following:

- A. Data centers are intensive energy users. We suggest that the Township consider 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 typically require significant land area, sometimes resembling a campus-like setting. A master plan for the site should be considered.
 - C. Some data centers operate with few on-staff personnel and do not require any interior lighting. Security and site access concerns should be discussed with an applicant.
 - D. The Township's first responders should assess how they will handle emergencies in data centers, especially those that involve electrical equipment, water systems and hazardous materials.
 - E. Data centers often require substantial volumes of water for cooling purposes and applicants should explain how water will be provided. The Township should ensure that any release of water used for cooling the data center will not adversely affect the watershed because such water may be at a higher temperature than that of the receiving water (i.e., "thermal pollution"). The applicant for a data center should also discuss what will happen if adjacent water wells are affected by its water use.
 - F. Data center applicants should indicate if methods to release excess heat from cooling water may require the use of cooling towers, with their attendant visible plumes of water vapor.
 - G. The economic lifecycle of a data center should be assessed, and the disposal of e-waste should be discussed. The future adaptive reuse of data center buildings should be assessed.
 - H. The Township's current regulations controlling noise and vibration should be specifically assessed to determine if they will adequately address the special environmental effects from data centers. The potential for sounds and vibrations that may be perceived through the ground should be assessed, and which may also be intermittent. The Township may also need to engage a person who is trained and qualified in the use of sound-measuring equipment to establish objective sound and vibration measurements.
 - I. The Township should review the setback regulations in the I/O/B district to determine whether they will appropriately mitigate the effects of large data center structures.
 - J. The Township should also assess the aesthetic effects of a data center. The Township could consider requiring a view analysis of a proposed data center.
2. The Township should review the policies in the 2021 Phoenixville Regional Comprehensive Plan as they may relate to the proposed Township Zoning Ordinance amendment. For example, the Industrial Future Land Use Category is described in page 3.7 of Section 3.5 of the Plan, and part of the description states "Included in the definition of industrial land are manufacturing facilities, fabrication, building construction, warehouses, factories, and storage facilities. Industrial areas are typically characterized by truck traffic and tend to be found on the outer limits of the urbanized areas and oriented to obtain easy and quick access to major transportation routes."
 3. The Township should review the Chester County Planning Commission's webpage of data center resources at: <https://www.chescoplanning.org/UandI/DataCenters/>, which includes example of data center ordinances and other guidance documents.

Page: 3

Re: Zoning Ordinance Amendment – Definition of Data Center; by Conditional Use in I/O/B- District
Charlestown Township - ZA-02-26-18823

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

Sincerely,

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

Wes Bruckno
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
 Executive Director

March 23, 2026

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

Re: Zoning Ordinance Amendment – Fences in Floodplain Areas
 # Downingtown Borough - ZA-02-26-18839

Dear Ms. Badman:

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

DESCRIPTION:

Downingtown Borough proposes to amend its Zoning Ordinance to permit fences in the floodplain, subject to meeting at least one of three specific standards designed to mitigate the impact of fences in a floodplain:

- “(1) At least 50% of the entire fence must have openings to allow flood waters to pass through the fence when viewed perpendicular to the fence.
- (2) The fence must be designed by a structural engineer so that the fence will break away when flood waters push against the fence. The design shall provide a hinge or pivot mechanism that will break away and allow the fence to swing to the landward side of the floodplain during flood events. The portion of the fence that will be released must remain attached to the rest of the structure to prevent it from obstructing flows at downstream locations.
- (3) The property owner submits required documentation that the installation of the fence will result in no-rise to the floodplain elevation. The documentation must be approved by the Borough Engineer.”

The proposed amendment will apply to any existing fence that is to be replaced.

BACKGROUND:

The Borough provided a memo to the County Planning Commission explaining that the Borough’s Zoning Ordinance Section 150-6.02 prohibits all new construction in the floodplain, including the installation of a new fence. The Borough has received requests to install fences on properties located in a floodplain; some requests have been to provide protection and security for children to play in an enclosed yard, and to provide an enclosure to keep pets from leaving a property. The Borough has not issued any permits for fences in the floodplain.

Page: 2

Re: Zoning Ordinance Amendment – Fences in Floodplain Areas

Downingtown Borough - ZA-02-26-18839

(The Borough’s memo references “...at least 25% of the entire fence must have openings to allow flood waters to pass through the fence”, while the marked-up text of the amendment requires “At least 50% of the entire fence must have openings...” Also, the memo requires at least two inches be provided between grade and the bottom of the fence, but the marked-up text does not include this requirement. Other municipalities do require some amount of open area between grade and the bottom of the fence. The Borough should ensure that there are no inconsistencies regarding its understanding of the proposed amendment.)

COMMENTS:

1. The first option relates to fences with openings to allow flood water to pass through. Typical woven-wire “chain-link” fences have “visibility” or opening percentages from 70-80%, so the first option in this amendment would permit the use of these common fences. However, such fences may trap debris and cause potential floodwater backups. We recommend that chain link or any style of woven fence only be permitted if it contains a breakaway system to avoid the potential for debris entrapment and floodwater backup. It might be helpful for the Borough to provide some guidance on other types of fencing that meet this requirement. For example, post and wire fences pose minimal risk of causing floodwater backups and may be less costly to install and maintain than a breakaway fence. While not a US resource, this Australian guide may be helpful regarding fencing specifications: https://www.nccma.vic.gov.au/media/documents/fencing_guidelines_.pdf
2. The second option in the amendment requires that the fence break away when flood waters push against the fence. This option could be described differently; when a fence is subject to inundation, flood water will always push vertically against the fence due to gravity, even when there is no current (although the vertical pressure will be very low). This option should also state how much lateral load is required to cause the fence to break away, because too little force will make the fence less effective in containing dogs or children, and a fence that will resist too much pressure may not break away properly. Some municipalities specify lateral loads between 10-20 pounds per square foot. The Borough could require the applicant to provide the manufacturer/installer’s documentation that the fence was specifically designed and installed to break away.
3. The third option relates to a property owner submitting required documentation that the installation of the fence will result in no-rise to the floodplain elevation. In general, part of the risk regarding fences in floodplains relates more to fences causing floodwater backups and debris risk rather than resulting in floodwater rising. Therefore, the Borough may want to remove the third option because all construction activity in a floodplain must result in no-rise to receive a permit

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

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

Sincerely,



Wes Bruckno
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

March 23, 2026

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

Re: Zoning Map Amendment – Wallace Ave. Corridor: C-3 to C-1 and C-3 to Public Park District
 # Downingtown Borough - ZM-02-26-18838

Dear Ms. Badman:

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

DESCRIPTION:

Downingtown Borough proposes to rezone 16 parcels along the Wallace Avenue corridor from the C-3 Highway-Oriented Commercial District to the C-1 General Commercial District and also rezone four other parcels in this area from the C-3 District to the Public Park District.

BACKGROUND:

Downingtown Borough adopted a revised Comprehensive Plan in 2024. Figure 49: Future Land Use Map in the Comprehensive Plan designates the Wallace Avenue corridor as “Mixed-Use Corridor”. A separate area to the north of East Pennsylvania Avenue is designated as “Parks, Recreation, and Open Space”. The parcels proposed for rezoning relate to these areas.

LANDSCAPES:

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

Page: 2

Re: Zoning Map Amendment – Wallace Ave. Corridor: C-3 to C-1 and C-3 to Public Park District
Downingtown Borough - ZM-02-26-18838

COMMENTS:

1. The Borough provided a memo to the County Planning Commission explaining that the Borough Planning Commission has been reviewing the updated Comprehensive Plan and has specifically focused on implementing the portion of the Comprehensive Plan relating to the Wallace Avenue corridor. As stated in the memo, the goal for this corridor is to create land use standards that encourage a mix of uses that would continue the conditions that exist in the town center area along Lancaster Avenue town center area to the south. The proposed rezonings from the C-3 District to the C-1 District will help implement the Comprehensive Plan's future land use policies.
2. The Borough's memo states that the C-3 District permits a mix of land uses but also allows auto repair, auto dealership, and other similar uses that would not be consistent with the town center area. The Borough Zoning Ordinance Section [287-48Area and bulk regulations.](#), applying to the C-3 District, requires a 40-foot front yard setback, which prevents new buildings to be built closer to the street line similarly to the buildings along Lancaster Avenue. Zoning Ordinance Section [287-38Area and bulk regulations.](#), applying to the C-1 District does not require a minimum front yard setback. The proposed rezoning will help encourage land development designs that are placed closer to the street line and which are more appropriate for the Wallace Avenue corridor.

Additionally, the proposed rezoning includes parcels in the C-3 District that are owned by the Borough and are currently used as green space and which abut park areas. The Borough has proposed to rezone these parcels from the C-3 District to the Public Park District, which is appropriate.

3. Prior to acting on this amendment, the Borough should provide a finding that the proposed zoning map amendment is generally consistent with its 2024 Comprehensive Plan, as required in Section 603(j) of the Municipalities Planning Code. Also, the Borough should ensure that it has met the posting and notification requirements for zoning map amendments as required in Section 609 of the Municipalities Planning Code.

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

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

Sincerely,



Wes Bruckno
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

March 13, 2026

Dianna Wood, Township Secretary
 East Nottingham Township
 158 Election Road
 Oxford, PA 19363

Re: Subdivision and Land Development Ordinance Amendment - Natural Resource Protection Standards, and Other Various Amendments
 # East Nottingham Township – SA-02-26-18819

Dear Ms. Wood:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance (SLDO) Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on February 12, 2026. We offer the following comments to assist in your review of the proposed amendment. We note that the draft ordinance provided for our review is a revised copy of the current Township SLDO, with proposed or amended ordinance language depicted as underlined and highlighted text, and language to be deleted depicted as stricken and highlighted text.

DESCRIPTION:

1. The proposed amendments to the Township SLDO includes the following:
 - A. New or amended definitions for the following terms in Section 22-202: Agricultural Land, Alluvial Soil, Application for Development, Block, Building, Building Setback Line, Clear Sight Triangle, Comprehensive Plan, Conservation Design, Critical Root Zone (CRZ), Detention Basin, Drainage Area, Drainage Facility, Driveway Common, Dwelling, Floodplain, Grassed Waterway, Groundwater Recharge, Guarantee Performance, “Guarantee, Maintenance,” Impervious Surface, Infiltration, Living Space, Lot Area, Lot Reverse Frontage, Lot Width, Recreational Vehicle, Regional Planning Commission, Retention Basin, Right-of-way, Riparian, Seepage Areas, Sight Distance, Soil-Cover Complex Method, Stream, Street, Street right of way line, Subdivision, Township Engineer, Yard, “Yard, Front”, and “Yard, Side”;
 - B. The addition of Section 22-404, Public Notice Requirements;
 - C. Amend the street improvement standards in Section 22-502.10;
 - D. The addition of a new Section 22-508, Natural Resource Assessment and Protection Requirements, which addresses natural resource protection, forest protection, riparian buffer/riparian forest buffers, along with requirements for a natural resource report;
 - E. As noted in the Table of Contents, existing Sections 22-508 through 22-516 to be renumbered as Sections 22-509 through 22-517, respectively, along with revisions proposed to the Stormwater Management and Floodplain Control standards provided in Section 22-509; and
 - F. Amend the Parks and Open Space standards.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment - Natural Resource Protection Standards, and Other Various Amendments

East Nottingham Township – SA-02-26-18819

COMMENTS:

2. While the County Planning Commission supports comprehensive natural resource protection standards, sections of the draft ordinance language as currently written are difficult to interpret, and contain provisions that are not commonly found in municipal ordinances. We recommend that the Township, rather than pursuing the adoption of the current draft ordinance, consider the development of a comprehensive update of the ordinance prepared by a professional planning consultant working in conjunction with the Township Planning Commission. (See also comment #9 on page 3).

Additional information on natural resource protection and riparian buffer standards, including model ordinance language and adopted municipal ordinance standards, are provided in the following County Planning Commission planning eTools:

- Natural Resource Protection Standards:
<https://www.chescoplanning.org/MuniCorner/eTools/28-NaturalResources.cfm>.
- Riparian Buffers:
<https://www.chescoplanning.org/MuniCorner/eTools/44-RiparianBuffers.cfm>.

In addition, the riparian buffer zoning ordinance standards adopted by Upper Oxford Township provide a notable regional example.

3. The provisions in the SLDO related to erosion and sediment controls and stormwater management may be redundant and/or inconsistent with those provided in the Township’s Stormwater Management Ordinance (Chapter 23 Stormwater Management of the Township Code) and PA Chapter 102 Erosion and Sediment Control. We recommend that the SLDO language be limited to referencing the Township’s Stormwater Management Ordinance and PA Chapter 102 for erosion and sediment control and stormwater management requirements.
4. The provisions in the SLDO related to floodplain management may be redundant and/or inconsistent with those provided in the Township’s Floodplain Management Ordinance (Chapter 8 Floodplain Management of the Township Code). We recommend that the SLDO language be limited to referencing the Township’s Floodplain Management Ordinance for floodplain management regulations.
5. While the draft ordinance appears to indicate that all references to the “Township” throughout the SLDO will be replaced with a reference to “East Nottingham Township,” we note that the term Township is already defined in Section 22-202 as “The Township of East Nottingham,” thus making these revisions unnecessary, and inconsistent with typical ordinance conventions, including those of other East Nottingham codes.
6. Section 22-404 indicates that the posting of properties for plan submissions shall be conducted by the applicant, which, according to Section 22-404.1.A, shall be erected “...simultaneously with the submission of a preliminary plan” to the Township. We recommend that any required posting of properties for plan submissions be administered by the Township, and also that the required posting occur a specific number of days (for example, seven days) prior to the date of the public meeting when the plan will be reviewed.

Page: 3

Re: Subdivision and Land Development Ordinance Amendment - Natural Resource Protection Standards, and Other Various Amendments
East Nottingham Township – SA-02-26-18819

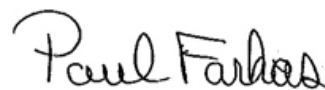
7. The Parks and Open Space standards provide specific fees for fee-in-lieu of park and recreation land. We recommend that, rather than identifying the fees in the SLDO itself, the Township indicate that the fees shall be set by the Township Board of Supervisors in the municipal fee schedule. This will allow the Township to adjust the fee-in-lieu standards without having to go through the SLDO amendment process required by the PA Municipalities Planning Code.
8. The last sentence in the proposed fence standards (that are currently set forth in Section 22-516) states that the “farmer shall have the final say regarding type and height of fencing” for fencing that shall be installed wherever a subdivision borders an operating farm. We recommend that the Township provide specific fence standards; as currently written, this provision could result in fences that would not otherwise be permitted by the Township Code.
9. According to the online copy of the Township SLDO available at <https://ecode360.com/30831661>, the Township’s current SLDO was adopted on May 12, 1997, and last amended in 2008. We suggest that the Township consider scheduling a full update of its SLDO.

RECOMMENDATION: The Commission recommends that the Township, rather than pursuing the adoption of the current draft ordinance, consider the development of a comprehensive update of the ordinance prepared with the assistance of a professional planning consultant. Consideration should also be provided for the other comments in this letter before acting on the proposed SLDO amendment.

The County Planning Commission fully supports the Township’s efforts to update and improve their Subdivision and Land Development Ordinance. The Township is encouraged to contact our Community Planning Director, Bambi Griffin Rivera, to discuss potential options for addressing targeted updates to the ordinance, particularly regarding targeted revisions of the natural resource protection standards. Bambi can be contacted at bgriffinrivera@chesco.org or 610-344-6582

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Chester County Water Resources Authority



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Matthew J. Edmond, AICP
 Executive Director

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

March 3, 2026

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

Re: Zoning Ordinance Amendment - New PRD-1 Planned Residential Development Overlay District, Definitions, Regulations and Design Standards, Zoning Map Amendment and Tentative PRD Plan
 # Uwchlan Township - ZA-02-26-18807

Dear Mr. Kagel:

The Chester County Planning Commission has reviewed the proposed Uwchlan Township Zoning Ordinance and Zoning Map amendment and a Tentative PRD Plan titled "Lionville Preserve for Rockwell Downingtown LLC Uwchlan Township, Chester County, Pennsylvania" prepared by Chester Valley Engineers, Inc., dated September 30, 2025 and revised January 9, 2026, as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Sections 609.(e) and 704.(b). The referral for review was received by this office on February 2, 2026. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment and Tentative PRD Plan.

DESCRIPTION:

1. Uwchlan Township proposes to amend its Zoning Ordinance to:
 - A. Adopt a PRD-1 Planned Residential Development Overlay District;
 - B. Amend the Township Zoning Map to include the PRD-1 Planned Residential Development Overlay District;
 - C. Include a Purpose and Intent statement and Statement of Legislative Findings for the PRD-1;
 - D. Include definitions of Development Schedule, Development Sections, Green, Planned Residential Development (PRD), PRD Common Open Space, PRD Gross Tract Acre, and PRD Gross Tract Area;
 - E. Add PRD-1 application and processing procedures;
 - F. Include PRD-1 eligibility requirements (including a minimum lot area of 200 acres), use regulations (to include Single-family detached dwellings, Single-family semidetached dwellings, Townhouses, Indoor recreational facilities including, but not limited to a natatorium), Municipal uses, and accessory uses such as clubhouse, swimming pool, indoor and outdoor recreational uses, dog park, trails, picnic areas, and other similar uses;
 - G. Add density regulations (including an overall residential density of 2.75 dwelling units per PRD Gross Tract Acre);
 - H. Waiver procedures;
 - I. Include recreational requirements and open space, design standards, landscaping, parking, and other PRD-1-related standards;
 - J. Specify that Historic Resources within a PRD may be used by-right as single family detached dwellings;

Page: 2
 Re: Zoning Ordinance Amendment - New PRD-1 Planned Residential Development Overlay District, Definitions, Regulations and Design Standards, Zoning Map Amendment and Tentative PRD Plan
 # Uwchlan Township - ZA-02-26-18807

- K. Amend the Zoning Map to add the PRD-1 to UPI Nos. 33-1-25, 33-1-26, 33-1-27, 33-1-28, 33-1-28.1 and 33-1-17.1, and
- L. A Tentative PRD Plan titled “Lionville Preserve for Rockwell Downingtown LLC Uwchlan Township, Chester County, Pennsylvania” prepared by Chester Valley Engineers, Inc. and dated was also submitted.

BACKGROUND:

- 2. The Chester County Planning Commission previously reviewed a PRD proposal for this site, including 269 single-family dwellings, 342 townhouse dwellings, an approximately 74,000 square foot natatorium, private open space areas totaling 131.09 acres, and 28,342 feet of new roadway (refer to CCPC # SD-09-25-18655, LD-09-25-18656, ZA-09-25-18657, dated October 15, 2025).

Previously, the Chester County Planning Commission received a Zoning Ordinance and Zoning Map amendment including a PRD-1 Planned Residential Development Overlay District and other amendments. Our comments on that submission were forwarded to the Township in a letter dated March 3, 2025, (refer to CCPC # ZA-02-25-18420, ZM-02-25-18421).

This current review letter includes some of the comments that were offered in our earlier reviews, when the comments are still relevant.

COMMENTS:

Proposed PRD-1 Text Amendment:

- 3. A previous version of the PRD-1 encouraged the supply of affordable housing as defined by the Township (income qualifications were included and will apply to persons 55 years and above). That was consistent with Chester County’s “A+ Homes” initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Such Affordable Housing units should be mixed with other similar dwellings and not be in isolated or separated areas. It is also important that they be architecturally indistinguishable from adjoining units and be integrated into the development.

Because encouraging the provision of affordable housing regulations are still consistent with the County’s “A+ Homes” initiative, we recommend that the Township continue to consider such an initiative. Additional information on the “A+ Homes” initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>. and information on housing affordability is available in the Chester County Planning’s website at: <https://www.chescoplanning.org/housing/housing.cfm>.

- 4. Section 511.13a of the proposed PRD-1 ordinance limits overall density to 2.75 dwellings per PRD gross tract acre. The applicant and the Township should consider whether the limit of 2.75 units per gross acre will allow adequate design flexibility to construct the range of dwellings permitted in the PRD-1 as well as adequately distribute the costs of providing the recreational facilities and open space required in Section 511.15.

Page: 3

Re: Zoning Ordinance Amendment - New PRD-1 Planned Residential Development Overlay District, Definitions, Regulations and Design Standards, Zoning Map Amendment and Tentative PRD Plan

Uwchlan Township - ZA-02-26-18807

5. Section 511.15a of the amendment requires the provision of at least 35 percent open space (an increase from the required open space in a previous version of this amendment). We agree that the current submission will allow the provision of more usable areas for recreation and the preservation of natural areas.
6. We recommend that PRD-1 applicants create a “manual of written and graphic design guidelines” as part of Section 511.18 Design Standards, which would reflect a cohesive overall design, create common and compatible architectural characteristics, increase the overall aesthetic appeal of the PRD-1 and help create a “sense of place”. This is also specifically consistent with Section 511.1 of the proposed amendment, which refers to advancing “key elements” of the PRD. Additional design-related information is available in the County Planning Commission’s Suburban Center Design Guide, at: <https://chescoplanning.org/MuniCorner/PDF/SuburbanCenterDesignGuide.pdf>
7. The Township should ensure that consistency with the Township’s stormwater management ordinance is required. The Township should also integrate stormwater management into a PRD-1’s landscaping plan. For example, the PRD-1 ordinance should require that stormwater management designs conform with the natural drainage pattern and existing topography of the site to limit earth disturbance and minimize soil compaction, which can also increase opportunities for landscaping. To provide visual interest, basin shapes should be as natural looking as practical instead of being “boxy” or geometrically shaped. Creating a variety of slope changes so the sides of the basins undulate also increases opportunities for landscaping and compatibility with the natural environment. The appearance of the basins should be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic value and should be provided with trails or boardwalks to encourage passive and non-invasive recreation. Additional information on stormwater management is available at: <https://www.chescoplanning.org/MuniCorner/eTools/69-StormwaterBMPs.cfm>
8. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**, and we support proposed Section 511.20 Sidewalks.

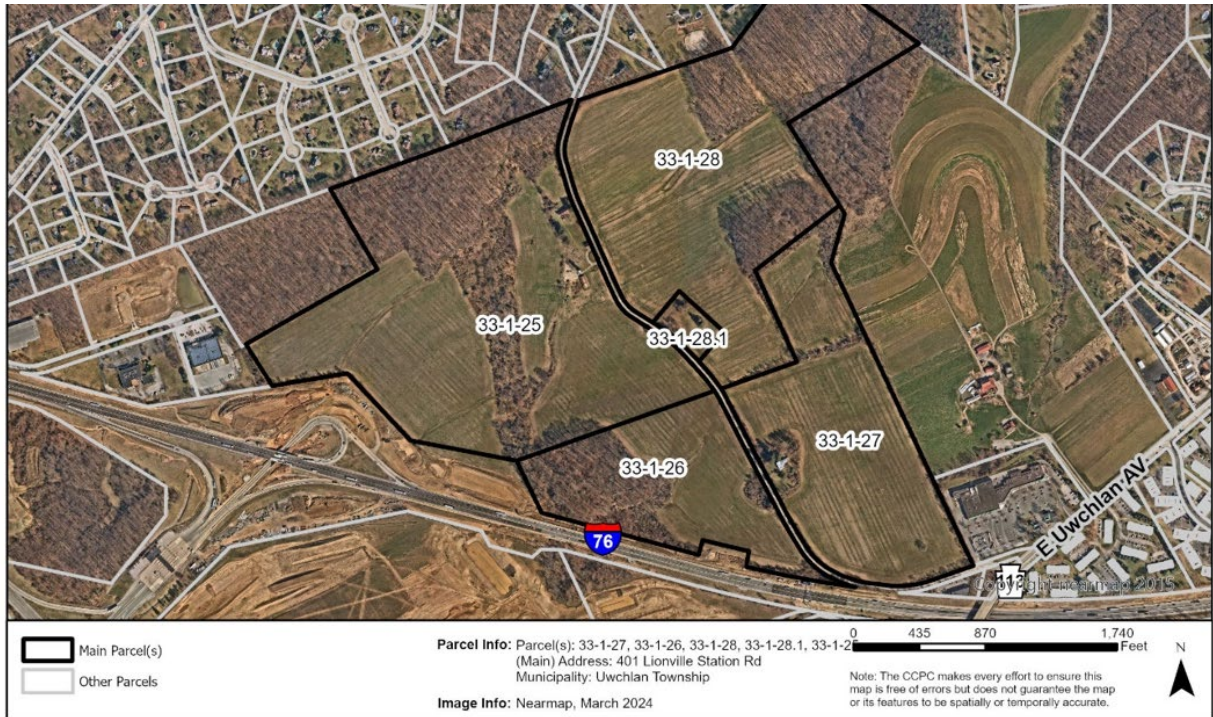
PennDOT’s Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act recommend that sidewalks be a minimum of five feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at: www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.

Also, all PRD-1 trails should be integrated with existing adjacent or planned trails. The Chester County Trails Master Plan is available at: <https://chescoplanning.org/Transportation/TrailsMasterPlan.cfm>

Zoning Map Amendment:

9. The petition proposes to apply the PRD-1 to a tract located on the east and west sides of Lionville Station Road, north of the Pennsylvania Turnpike, composed of UPI# 33-1-25, 33-1-26, 33-1-27, 33-1-28, 33-1-28.1 and 33-1-17.1. A small area of R-2 Zoning appears to be located at the northeast part of the site.

Page: 4
 Re: Zoning Ordinance Amendment - New PRD-1 Planned Residential Development Overlay District, Definitions, Regulations and Design Standards, Zoning Map Amendment and Tentative PRD Plan
 # Uwchlan Township - ZA-02-26-18807



LANDSCAPES:

10. The PRD-1 Overlay District would be located within the **Suburban Center Landscape** designation of [Landscapes 3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed PRD-1 Planned Residential Development Overlay District is consistent with the objectives of the **Suburban Center Landscape**.

Area Evaluation of the Proposed Rezoning:

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

11. Land Use: The tract contains agricultural land uses. The Uwchlan Township 2020 Comprehensive Plan's Map 2-9 "Historic & Cultural Resources" also shows two Class 1 Historic Resources on the tract.
12. Adjacent Zoning: The tract and adjacent areas are within the PIC Planned Industrial Commercial Zoning district. A "Future Park Development" overlay is shown on a portion of the tract. A portion of the site abuts West Pikeland Township to the northeast.

Page: 5
 Re: Zoning Ordinance Amendment - New PRD-1 Planned Residential Development Overlay District, Definitions, Regulations and Design Standards, Zoning Map Amendment and Tentative PRD Plan
 # Uwchlan Township - ZA-02-26-18807

13. Township Comprehensive Plan: Uwchlan Township’s 2020 Comprehensive Plan Update’s Map 4-1 “Plan for Land Use” designates this parcel as Commercial/Industrial and Proposed Open Space. Additional Township Comprehensive Plan policies are as follows:
- a. The Comprehensive Plan’s Map 2-9 “Historic & Cultural Resources” shows two Class 1 Historic Resources on the tract. The applicant and the Township’s Historical Commission should discuss how these Historic Resources will fit in with a PRD-1 within their proper context.
 - b. The Comprehensive Plan’s Map 4-3 “Plan for Parks, Recreation & Open Space-Land” shows a proposed park on the east side of Lionville Station Road, Map 4-4 “Plan for Parks, Recreation & Open Space-Walkway Network” designates this tract as “Property with Proposed Walkway and Open Space”, and Map 4-5 “Plan for Traffic & Circulation” shows a proposed east-west road from Lionville Station Road to a parcel to the west.

Comments on the Proposed Rezoning:

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

WATERSHEDS 2045:

17. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Pickering Creek watershed. The **Watersheds 2045** plan’s highest priority objectives within this watershed are:
 - protecting and restoring vegetated riparian buffers, first order streams, and floodplain connectivity;
 - reducing storm water runoff and mitigating flooding;
 - implementing source water protection measures; and
 - encouraging holistic planning to reduce potential conflict between development and natural resources.

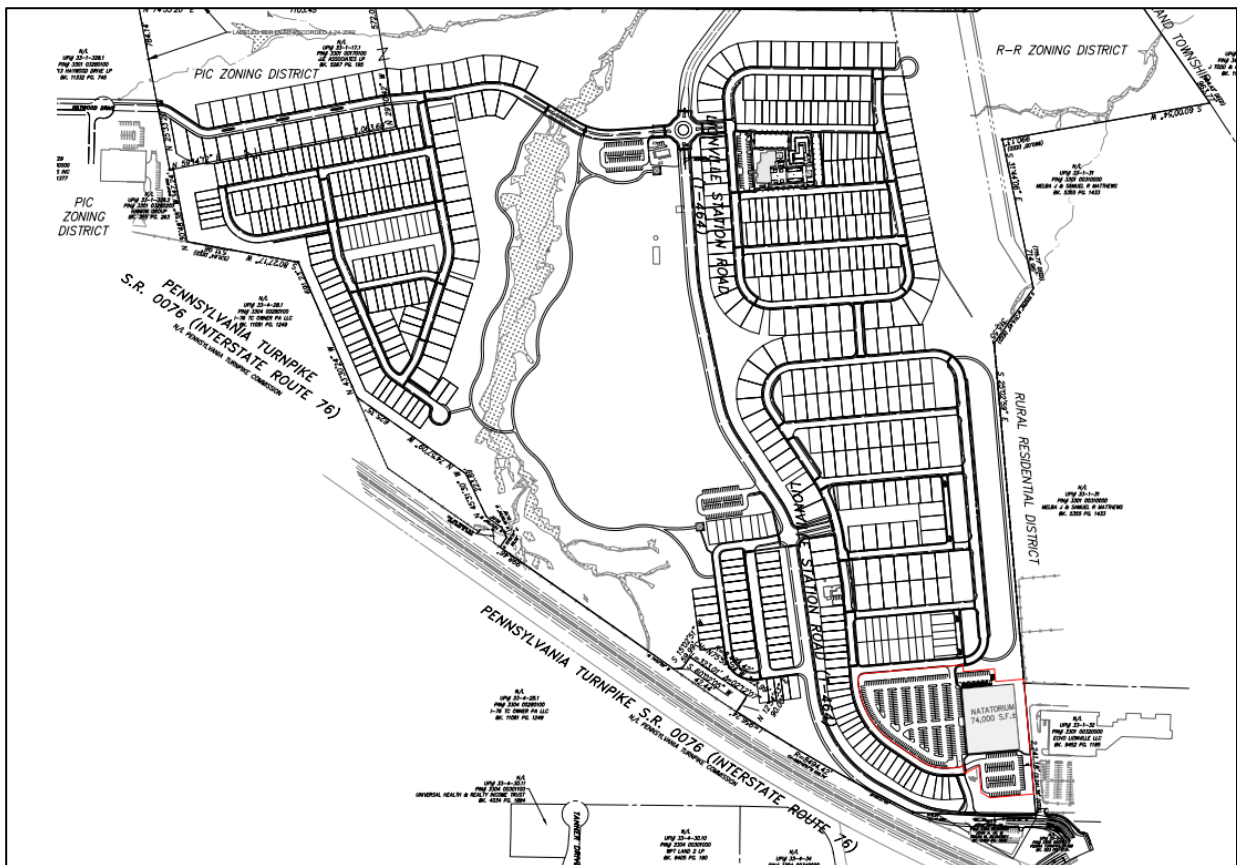
Watersheds 2045 can be accessed at www.chesco.org/watersheds2045. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management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

Page: 6
 Re: Zoning Ordinance Amendment - New PRD-1 Planned Residential Development Overlay District, Definitions, Regulations and Design Standards, Zoning Map Amendment and Tentative PRD Plan
 # Uwchlan Township - ZA-02-26-18807

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.

Comments on Overall Design:

18. The plan includes several generally straight roads with limited horizontal curves, particularly the cul-de-sac to the west of Lionville Station Road. In these areas, the applicant should alleviate the linear impression of dwellings with front-facing garages by varying the dwellings' setbacks, providing porches, using small roof overhangs or other architectural elements to create differentiation, and introducing moderate horizontal curves along the roads.

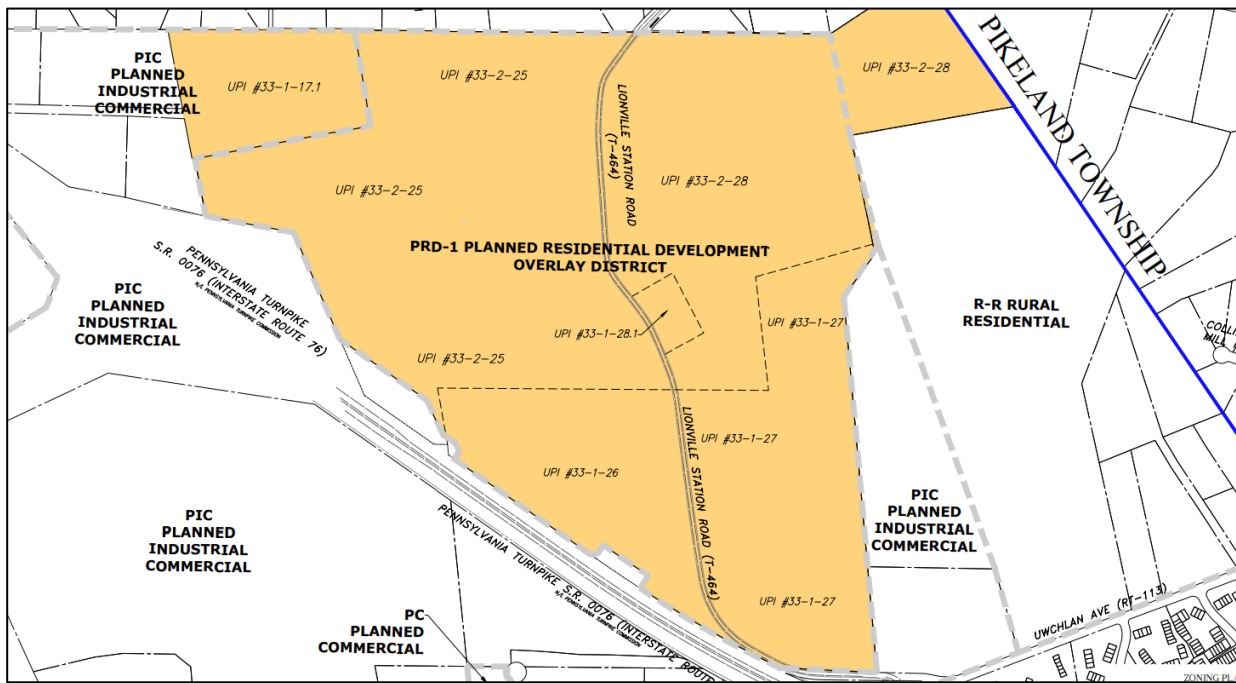


***Detail of Tentative Planned Residential Development Plan:
 Lyonville Preserve for Rockwell Downingtown LLC***

19. The applicant should investigate using common driveways at abutting single-family detached dwelling lots to reduce the widths of driveways that interrupt the sidewalks; common driveways may allow the use of side-entry garages to further alleviate the uniformity of the streetscape.
20. The roundabout along Lionville Station Road is an appropriate traffic-control design and should include a central feature to serve as a visual focal point, such as a gazebo.

Page: 7
 Re: Zoning Ordinance Amendment - New PRD-1 Planned Residential Development Overlay District, Definitions, Regulations and Design Standards, Zoning Map Amendment and Tentative PRD Plan
 # Uwchlan Township - ZA-02-26-18807

21. The rear yard areas of the dwellings along Lionville Station Road should receive special attention to provide additional privacy and separation from adjacent roads, such as using extensive landscaping, decorative walls or fences. The dwellings nearest the Pennsylvania Turnpike should also receive special attention to reduce the effects of noise and pollution. It will be preferable to relocate the dwellings nearest to the Turnpike to other areas on the site. The applicant should also clarify whether the proposed lot sizes will permit rear decks.



PRD-1 Planned Residential Development Overlay District Location

22. The applicant should avoid orienting the side elevations of dwellings towards roadways (side elevations typically include fewer architectural features such as windows, doors, porches, pent roofs, etc. than front elevations); alternatively, a side door entrance or other architectural treatments can improve the aesthetics of side elevations that face the main roads.
23. The “Haywood Traffic Calming” structures shown on Sheet 04C are anticipated to reduce vehicle speeds and improve safety. The Township’s emergency responders should review and comment on their designs.
24. The bulbs at the ends of the cul-de-sacs should include central landscaped islands to relieve the impression of extensive paving and provide visual features.
25. The Township and the applicant should contact the Pennsylvania Turnpike Commission regarding the Commission's plans for widening the Turnpike. If a significant volume of truck traffic is anticipated, the Township and the applicant could work with the Turnpike Commission to investigate whether a slip ramp could be possible at this site.
26. We endorse the distribution of guest parking throughout the site, such as the proposed parallel parking along the cartways.

Page: 8
 Re: Zoning Ordinance Amendment - New PRD-1 Planned Residential Development Overlay District, Definitions, Regulations and Design Standards, Zoning Map Amendment and Tentative PRD Plan
 # Uwchlan Township - ZA-02-26-18807

27. The Uwchlan Township 2020 Comprehensive Plan's Map 2-9 "Historic & Cultural Resources" shows two Class 1 Historic Resources on the tract. The applicant and the Township's Historical Commission should discuss how these Historic Resources will fit in with the plan within their proper context.
28. The Township 2020 Comprehensive Plan's Map 4-3 "Plan for Parks, Recreation & Open Space-Land" shows a proposed park on the east side of Lionville Station Road, Map 4-4 "Plan for Parks, Recreation & Open Space-Walkway Network" designates this tract as "Property with Proposed Walkway and Open Space", and Map 4-5 "Plan for Traffic & Circulation" shows a proposed east-west road from Lionville Station Road to a parcel to the west. The applicant and the Township should consider how the policies in the Township Comprehensive Plan can be implemented by this conditional use plan. Specifically, the trail proposed on the applicant's plan should be designed to meet any adjacent existing or future trail.
29. "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. We encourage the applicant to provide sidewalks throughout the development, especially to facilitate access to open space and trail areas. Sidewalks are an essential design element for new construction in the **Suburban Center 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 of the County Planning Commission's [Multimodal Circulation Handbook \(2016 Update\)](http://www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm), which is available online at: www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.

Natural Features Protection:

30. Because this plan is within a watershed designated as High Quality, the development plans should adhere to Pennsylvania regulations regarding riparian buffer requirements per Title 25, Chapter 102, Subsection 102.14. Under these requirements, riparian buffers for Special Protection watersheds, which include those designated as Exceptional Value and High Quality, restrict earth disturbance within 150 feet from the stream. In addition, the applicant should ensure that the riparian buffer is maintained or restored as a riparian forest buffer, per definition of PA Code, Title 25, Chapter 102, Subsection 102.14. The plans should show the delineated extent of the state-regulated riparian buffer.
31. Given the project's location in a watershed designated as High Quality (Trout Stocking Fishery), Migratory Fishes, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated. 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 buildings 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

Page: 9
 Re: Zoning Ordinance Amendment - New PRD-1 Planned Residential Development Overlay District, Definitions, Regulations and Design Standards, Zoning Map Amendment and Tentative PRD Plan
 # Uwchlan Township - ZA-02-26-18807

health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

32. The plan proposes lots developed on steep slopes. The applicant should consider reducing the number of lots on steep slopes or relocating those lots to other locations on the site. Refer to Uwchlan Township municipal ordinance subsection 265-618 Steep Slope Standards:
<https://ecode360.com/28542220?highlight=slope&highlight=sloped&highlight=slopes&highlight=steep&searchId=143770885848236#28542220>

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

33. The plan shows wetlands on the tract. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977). The Pennsylvania Department of Environmental Protection regulates all activities that affect bodies of water, including wetlands, under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact both agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.
34. The plan shows a stream crossing. The applicant should be aware that an encroachment permit may be required by the Pennsylvania Department of Environmental Protection in accordance with its Rules and Regulations. The applicant should supply information on the installation technique and materials to ensure that there will be no stream degradation (or seepage of effluent into the stream).

Stormwater Management:

--- Water Resources Information ---

Uwchlan Township

Unnamed tributary to Pickering Creek, Pickering Creek Watershed, Schuylkill River Basin

No FEMA mapped Special Flood Hazard Areas on the property

MS4 community: Yes

Impairments for Unnamed Tributary to Pickering Creek: Assessed Use – Recreation, Pathogens (source unknown)

TMDL: None

Designated use: High Quality (Trout Stocking Fishery), Migratory Fishes

35. The applicant's Conceptual Stormwater Management Report, dated September 16, 2025, indicates that "It is expected that a variety of stormwater management facilities will be used based on individual location, land use, and soil conditions. Examples include surface and underground infiltration basins, rain gardens, bio-filtration basins, and detention basins." (second page).

Stormwater management basins should be designed to conform with the natural drainage pattern and existing topography of the site, to limit earth disturbance, and minimize soil compaction. Applying these considerations enhances the potential of the stormwater basins to be a visual amenity and opportunity for passive recreation. To provide visual interest, the shape of the basins should be as natural looking as practical. The natural topography is usually curvilinear and less "boxy" or

Page: 10
 Re: Zoning Ordinance Amendment - New PRD-1 Planned Residential Development Overlay District, Definitions, Regulations and Design Standards, Zoning Map Amendment and Tentative PRD Plan
 # Uwchlan Township - ZA-02-26-18807

geometrically shaped. Creating a variety of slope changes so the sides of the basins undulate also mimics natural conditions. The appearance of the basins can be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic value. To maximize opportunities for passive recreation, the perimeters of the basins should incorporate features such as trails, viewpoints, and seating areas.

36. To ensure that the stormwater management facilities continue to function as designed, the applicant should include details on the frequency and proper inspection, operation, and maintenance of these systems in a Post-Construction Stormwater Management Plan. Also, since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with these facilities.
37. The applicant should submit a stormwater management report and Erosion and Sediment Pollution Control Plan for the site to Township and the Chester County Conservation District for review.

Other Comments:

38. The proposed 74,000 square foot natatorium building includes a large roof area that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available from the Chester County Planning Commission's *Clean and Sustainable Energy* webpage at: <https://chescoplanning.org/Environmental/CleanEnergy/SolarPower.cfm> and from the Delaware Valley Regional Planning Commission at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
39. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities and areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from the developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA allow rooftop solar installations and other energy efficiency and environmental conservation actions.
40. The Township should ensure that the site's designated open space remains permanently protected from future development, subdivision, or any use inconsistent with the approved plan. Such protection should be secured through a deed restriction, a conservation easement granted to a qualified land trust, or another legally binding mechanism. All protective instruments should be reviewed and approved by the Borough Solicitor to ensure long-term enforceability.

Page: 11
 Re: Zoning Ordinance Amendment - New PRD-1 Planned Residential Development Overlay District, Definitions, Regulations and Design Standards, Zoning Map Amendment and Tentative PRD Plan
 # Uwchlan Township - ZA-02-26-18807

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>.

41. The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site.
42. The applicant and the Township should discuss the ultimate use of the small area within the R-2 Zoning District located in the northeast part of the site. This area contains sensitive environmental constraints but could be dedicated as passive open space.
43. The size and intensity of the proposed development and its proximity to a major transmission pipeline (Texas Eastern) may result in designation or expansion of a High Consequence Area (HCA). The US Department of Transportation's Pipelines and Hazardous Materials Safety Administration (PHMSA) guidelines require pipeline operators to map HCAs for new pipelines and update existing HCAs. Location within an HCA requires that pipeline operators meet a higher standard of safety. For additional information about the implications of an HCA, see this page on the Chester County Planning Commission Pipeline Information Center at: <https://www.chescoplanning.org/pic/HCA.cfm>. We recommend that any habitable development be set back consistent with the guidelines provided in accordance with the "Potential Impact Radius" shown in the graph located at the link above.

ADMINISTRATIVE ISSUES:

44. 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>.
45. 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 Uwchlan Township.

This report does not review the plan for compliance with all aspects of your ordinance, as this is more appropriately done by agents of Uwchlan 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: Chester Valley Engineers, Inc.
 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

March 23, 2026

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

Re: Zoning Ordinance Amendment – Data Centers
Warwick Township - ZA-02-26-18841

Dear Ms. Patton:

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

DESCRIPTION:

1. Warwick Township proposes to adopt a Data Center Ordinance, including the following elements:
 - A. Definitions of Data Center, Data Center Accessory Uses, with sub-definitions of High Water Withdrawal Data Center (“Open Loop”) and Low Water Withdrawal Data Center (“Closed Loop”), and Substation;
 - B. Closed and Open Loop Data Centers would be permitted in the I – Industrial District by special exception, provided that the applicant complies with specified Township Zoning Ordinance criteria;
 - C. Bulk, lot, maximum building square footage, proximity to residential zoning district and existing residential property lines, design guidelines and other provisions are included;
 - D. Notably, regulations relating to principal building facades, screening of mechanical and electrical equipment, landscaping and buffering, traffic study, noise, and other environmental impacts including water supply, waste management, wastewater management, vibration study, air quality, fire safety and emergency response, roof mounted solar equipment, and decommissioning plans are also included.

LANDSCAPES:

2. The I-Industrial District in Warwick Township, where the Closed and Open Loop Data Centers are to be permitted, is within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This **Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive

Page: 2
Re: Zoning Ordinance Amendment – Data Centers
Warwick Township - ZA-02-26-18841

development permitted to accommodate residential and farm needs.

The proposed Township Zoning Ordinance amendment may be potentially consistent with the objectives of the **Rural Landscape**, but the Township should carefully consider the recommendations in this letter to ensure that data centers are adequately regulated and will fit within the context of the **Rural Landscape** located in Warwick Township.

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. It is therefore appropriate that Warwick Township consider an ordinance that can mitigate the potential adverse consequences of such matters.
4. The Township should review the **Warwick Township Comprehensive Plan Supplement - Protection Plan for the Hopewell Big Woods** (January 7, 2015), particularly **Part Two: Protection of the Hopewell Big Woods** for its policies and recommendations that may be affected by data centers; see: <https://frenchandpickering.org/wp-content/uploads/2023/03/Protection-Plan.pdf>
5. The Township has proposed to regulate Open Loop Data Centers by special exception in the Industrial Zoning District, provided that the applicant establishes compliance with Zoning Ordinance Section 2204(c) and additional criteria. Because data centers can result in unique and significant land use, energy and environmental concerns that extend far beyond the physical limits of a data center site, we suggest that the Township consider regulating both Open Loop and Closed Loop data centers by conditional use instead of by special exception. While the special exception process permits a zoning hearing board 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 912.1.), a township board of supervisors has similar authorizations (Municipalities Planning Code, Section 913.2(a)). The Warwick Township Board of Supervisors is elected at-large and may have a broader understanding of the more widespread consequences of a proposed data center.
6. In general, data centers should receive regulatory attention that is focused on their special characteristics. The Township's proposed regulations are appropriate, and we suggest that the following areas receive special attention:
 - A. Data centers are intensive energy users. We suggest that the Township consider how a data center's anticipated electricity demand may affect the capacity of the grid without creating the potential for brownouts or failures. The Township should also consider adding regulations for on-site power generation, as some data centers are opting to "bring their own generation" rather than waiting for grid interconnection.
 - B. Data centers typically require significant land area, sometimes resembling a campus-like setting. A master plan for the site should be considered.
 - C. Some data centers operate with few on-staff personnel and require minimal interior lighting. Security and site access concerns should be discussed with an applicant.

Page: 3
 Re: Zoning Ordinance Amendment – Data Centers
 # Warwick Township - ZA-02-26-18841

- D. The Township’s first responders should assess how they will handle emergencies in data centers, especially those that involve electrical equipment, batteries, water systems and hazardous materials.
- E. Data centers often require substantial volumes of water for cooling purposes, and it is appropriate that the Township will require applicants to explain how water will be provided by conducting a water feasibility study. The study should identify all water wells within a specified distance (some municipalities use a range between 1,000 feet to 3,000 feet) and include an assessment or determination of adequate data center’s water well setbacks. Also, the study should include a hydrogeologic report and identify the anticipated amounts of groundwater withdrawal.

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”). Applicants should also discuss what will happen if adjacent water wells are affected by a data center’s water use, and how other groundwater users will be compensated. The Township should consider adding language specifying that proposed water withdrawals or discharges should not adversely impact water quality and quantity of local groundwater or surface waters. Data center applicants should also indicate if methods to release excess heat from cooling water may require the use of cooling towers, with their attendant visible plumes of water vapor.

Data center water usage for cooling varies greatly seasonally and based on the time of day. Data centers can install onsite water holding tanks to slowly withdraw and store the water they will need during peak cooling times to reduce the stress on ground or surface water. The Township could also restrict high water withdraw data centers from using groundwater as their primary water source.

- F. The economic lifecycle of a data center and the disposal of e-waste should be assessed as part of the Township’s required decommission study. Data center buildings are typically very large (the Township’s proposed amendment permits data center buildings to be up to 250,000 square feet) and the future adaptive reuse of data center buildings should be considered.
- G. The Township’s proposed regulations regarding noise and vibration from data centers are appropriate but could be improved. The proposed regulations relating to noise require:

“Each Data Center use shall not exceed the decibel level of 65 dBA at all times, at the adjoining lot lines for any neighboring properties. This Ordinance also lowers the permitted sound level in the I – Industrial District from 75 dBA to 65 dBA at all times. The use shall further comply with the residential noise limits set forth in Zoning Ordinance Section 1913(C)(5) for those parcels adjoining residential parcels.”

The potential for sounds and vibrations that may be perceived through the ground (and which may also be intermittent) should also be assessed, and the Township should consider whether its current noise regulations will appropriately regulate the types of noise from a data center (which may be either continuous or intermittent). It is not uncommon to require maximum noise levels to be lowered to 55 dBA at night. The Township may also need to engage a person who is trained and qualified in the use of sound-measuring equipment to establish objective sound and vibration measurements.

Page: 4
 Re: Zoning Ordinance Amendment – Data Centers
 # Warwick Township - ZA-02-26-18841

- H. The Township should review the setback regulations in the Industrial 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' from data centers.
- I. The “Design Guidelines” and “Principal Building Facades” regulations are appropriate. The Township could also consider requiring a view analysis of a proposed data center, and encouraging 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 policies in the **Warwick Township Comprehensive Plan Supplement Protection Plan For The Hopewell Big Woods**; see <https://frenchandpickering.org/wp-content/uploads/2023/03/Protection-Plan.pdf>

- J. 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.

- K. A typical data center story is roughly twice the height of a typical office building, so a two-story data center could be over 40 feet tall. The Township should consider whether height limits in the I-District should apply to data centers or whether different limits should be adopted.
 - L. The proposed amendment appears to include explanatory comments (such as in part II, i.) and the Township should specify the Zoning Ordinance Section that will be amended by this proposal. We presume the repeated portions of the Zoning Ordinance beginning on page 10 of the submission are for explanatory purposes.
7. The Township should review the Chester County Planning Commission’s webpage of data center resources at: <https://www.chescoplanning.org/UandI/DataCenters/>, which includes example of data center ordinances and other guidance documents.
 8. Chester County and Montgomery County are currently collaborating on an ordinance guide for data centers, which should be completed by the end of March. The Township may want to delay acting on the proposed amendment until the Chester and Montgomery County guide is available.

Page: 5
Re: Zoning Ordinance Amendment – Data Centers
Warwick Township - ZA-02-26-18841

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

Sincerely,

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

Wes Bruckno
Senior Review Planner



COUNTY COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION

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

Matthew J. Edmond, AICP
Executive Director

March 6, 2026

Joe Romano, Manager
West Pikeland Township
1645 Art School Road
Chester Springs, PA 19425

Re: Parks, Recreation, Open Space and Trails Plan – West Pikeland Township
Act 247 and Vision Partnership Planning Grant – Combined Review
VPP Contract #22166 - Act 247 Reviews: CP-02-26-18816

Dear Mr. Romano:

The referral for review was received by this office on February 10, 2026. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of Act 247 (Municipalities Planning Code), and the Vision Partnership Program (VPP) review required by Section 8.5 of the VPP Grant Manual (February 2022).

This review notes the project's consistency with *Landscapes3* and with the VPP Grant Contract (dated July 12, 2023) and Scope of Work. Chris Patriarca 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 Pikeland Township has developed a Parks, Recreation, Open Space and Trails (PROST) Plan that will be adopted as an amendment to the Township's Comprehensive Plan. This plan provides goals, strategies, and recommendations that address the following future Township needs as they relate to parks, recreation, open space and trails. In addition to existing conditions and demographics, specifically the plan includes:

- Themes, Vision, and Major Goals
- Park Assessments
- Plan for Open Space
- Plan for Trails
- Plan for Recreation
- Operations Management
- Land Use Ordinances

Each of these topical areas are addressed in chapters and arranged to provide additional context, identify challenges and opportunities, goals, strategies, and a series of implementable objectives for each. These topical areas are further supported with a detailed inventory of existing conditions and a series of appendices that provide a wide range of information. Overall, the plan is thorough and reflects the results of a public process.

CONSISTENCY WITH LANDSCAPES3:

The proposed Parks, Recreation, Open Space and Trails (PROST) Plan is consistent with the policies of *Landscapes3*, and the draft policies of *Landscapes3*. According to *Landscapes3*, West Pikeland Township is classified within two separate designations: **Suburban** and **Rural**. Those policies include, but are not limited to:

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 types and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The **Suburban Landscape** is only located along the southwestern border of the Township, adjacent to Uwchlan Township.

The vision for the **Rural Landscape** is open and wooded lands, with scattered villages, farms, and residential uses. Very limited development occurs, preserving significant areas of open space and critical natural and cultural resources. Additionally, expanded access to natural areas, parks, and trails should be provided. The **Rural Landscape** is the dominant designation in West Pikeland, encompassing the majority of the Township above Route 401.

The overall vision of the plan is: “*West Pikeland Township continues to offer its residents of all ages and abilities plentiful opportunities to get outside, to experience art, culture, history and nature, while engaging in activities of healthy daily living.*” This vision is realized through a menu of recommendations available for the Township to implement as they best see fit.

The West Pikeland Township Parks, Recreation, Open Space Plan and Trails Plan is consistent with all six goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect) presented in *Landscapes3*. Although not an exhaustive listing, below are objectives from *Landscapes3*, followed by selected strategies from West Pikeland’s Plan, that implement County objectives. These objectives and strategies include:

- **Appreciate Objective C:** Identify and foster historic and natural resource connections to advance their protection and maintain quality of life.
 - Plan for Trails, Recommendations 4 & 5 – These recommendations envision greater pedestrian and cyclist connectivity between a variety of places and geographies and specifically calls out historic sites such as Historic Yellow Springs. These types of connections directly implement Appreciate Objective C.
- **Connect Objective C:** 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.
 - Plan for Trails, Recommendations 4 & 5 – These recommendations directly work to implement Connect Objective C through both the creation of a comprehensive hierarchy and framework for the overall trail network in the Township as well as promote the establishment of connections to Circuit Trails outside of the Township. The Operations and Maintenance chapter further provides a breakdown of the overall costs for and maintenance responsibilities for a wide variety of trail types.

- **Live Objective E:** Foster healthy living by supporting walkability and access to quality recreation options, and healthy and affordable food.
 - The entirety of the plan serves to implement this recommendation. Specifically, the stated overall plan objectives state:
 - Recreation – Continue to collaborate with the Downingtown Area Recreation Consortium (DARC) to provide nature based outdoor programs that reach all ages and abilities.
 - Park Facilities – Update the parks with modern amenities, native plants, more connections and expanded access, to better serve all residents, while stewarding our natural treasures.
 - Trails – Enhance and expand the existing trail network to provide safe and interesting places to walk, run and bicycle, connecting to important sites within the Township, neighboring communities and locally and regionally important trails.
- **Preserve Objective A:** Protect a significant portion of Chester County as preserved farms, open space, forests, public parks or nature preserves.
 - Plan for Open Space, Recommendations 1, 2, & 3 – These recommendations directly work to implement Preserve Objective A through continued support for the West Pikeland Land Trust, support for the voter-approved tax to fund open space conservation efforts, as well as consider permanent conservation of Township lands through conservation easements.
- **Prosper Objective C:** Support redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth.
 - Land Use Ordinances, Recommendations – Several of these recommendations directly work to implement Prosper Objective C. Specifically the plan calls for greater coordination and cooperation with the Phoenixville Regional Planning Committee (PRPC) to share the burden of all uses across the region to ensure future development of the Township is consistent with its established built environment as well as to update the Village and Mixed-Use standards to align with those of the broader PRPC. Further the plan calls for tweaks to the Open Space Design Option to promote further open space preservation with anticipated residential development.
- **Protect Objective B:** Support comprehensive protection and restoration of the county's ecosystems including woodlands, wetlands, surface waters, riparian corridors, groundwater, floodplains, soil health, steep slopes, aquatic and wildlife habitats, and natural heritage areas.
 - Park Assessments – For each of the individualized park assessments, targeted strategies designed for the needs of each parks facilities are outlined for natural area stewardship. These strategies include a wide range of initiatives from removal of invasive species to streambank restoration and the provision of more naturalized stormwater management facilities.

Page 4 of 4

Parks, Recreation, Open Space and Trails Plan – West Pikeland Township
VPP Contract #22166 - Act 247 Review: CP-02-26-18816

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

Except for items related to the Board of Supervisors public hearing and deliverables to the Township after its adoption, the plan is consistent with the VPP Grant Contract and has addressed the tasks listed in the Scope of Work (Appendix B, dated May 11, 2023).

In addition, the plan appears to be in conformance with the Municipalities Planning Code, Section 301.

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. As part of the overall document review, several non-substantive, suggested corrections were identified. These suggested edits will be provided under separate cover.
2. To assist in the Plan's implementation, we recommend all members of the Board of Supervisors, the Planning Commission, and Parks and Recreation Committee be provided with copies of the Plan after adoption.

RECOMMENDATION:

Based on our review, the proposed Parks, Recreation, Open Space and Trails (PROST) Plan is consistent with *Landscapes3* and has fulfilled the VPP Grant Contract. We commend the Township for developing a PROST Plan to promote adopted municipal policies. The Township may apply for reimbursement under Section 8.7 of the VPP Grant Manual (2022), following adoption.

Upon adoption, and as required by Section 608 of the Pennsylvania Municipalities Planning Code, we request a copy of the decision made by the Board of Supervisors.

Sincerely,



Chris Patriarca, AICP
Senior Community Planner

CP/WB

CC: Thomas McLewee, Board of Supervisors Chair
Rick Tralies, Senior Director of Planning, Natural Lands



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

March 13, 2026

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

Re: Zoning Ordinance Amendment - Swimming Pools and Hot Tubs; and Projections into Setbacks and Setback Exceptions
 # Westtown Township – ZA-03-26-18847

Dear Ms. Carter:

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 March 3, 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. New or amended definitions for the following terms in Section 170-201: Building Area; Breezeway; Swimming Pool; Swimming Pool, In-Ground; Swimming Pool, Above Ground; Swimming Pool Apron; and Swimming Pool Coping.
 - B. Change the title of Section 170-1611 from “Swimming Pools” to “Swimming Pools and Hot Tubs.”
 - C. Replace the existing language in Section 170-1611 in its entirety with the language in Section 4 of the draft Ordinance. We note that the proposed revisions include the following added language:
 - Equipment accessory to the operation and maintenance of a swimming pool and any structure housing such equipment shall be located at least 15 feet from any lot line. Where such equipment is not housed in a structure, it shall be screened from view from any public right-of-way and from neighboring properties (proposed Section 170-1611.E).
 - Any hot tub, swim spa, and Jacuzzi-type tubs or baths that are attached to, integrated with, or shares a circulation system with a swimming pool shall be deemed a component of the swimming pool and shall comply with all requirements applicable to swimming pools under this chapter (proposed Section 170-1611.F).
 - D. Amend subsection G of Section 170-1502, pertaining to projections into setbacks and setback exceptions for basketball courts, tennis courts, pickleball courts or similar outdoor recreation facilities.

Page: 2

Re: Zoning Ordinance Amendment - Swimming Pools and Hot Tubs; and Projections into Setbacks
and Setback Exceptions

Westtown Township – ZA-03-26-18847

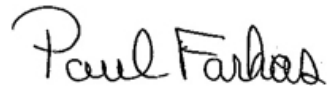
COMMENT:

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,



Paul Farkas
Senior Review Planner

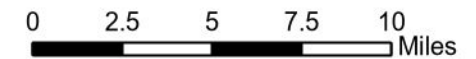
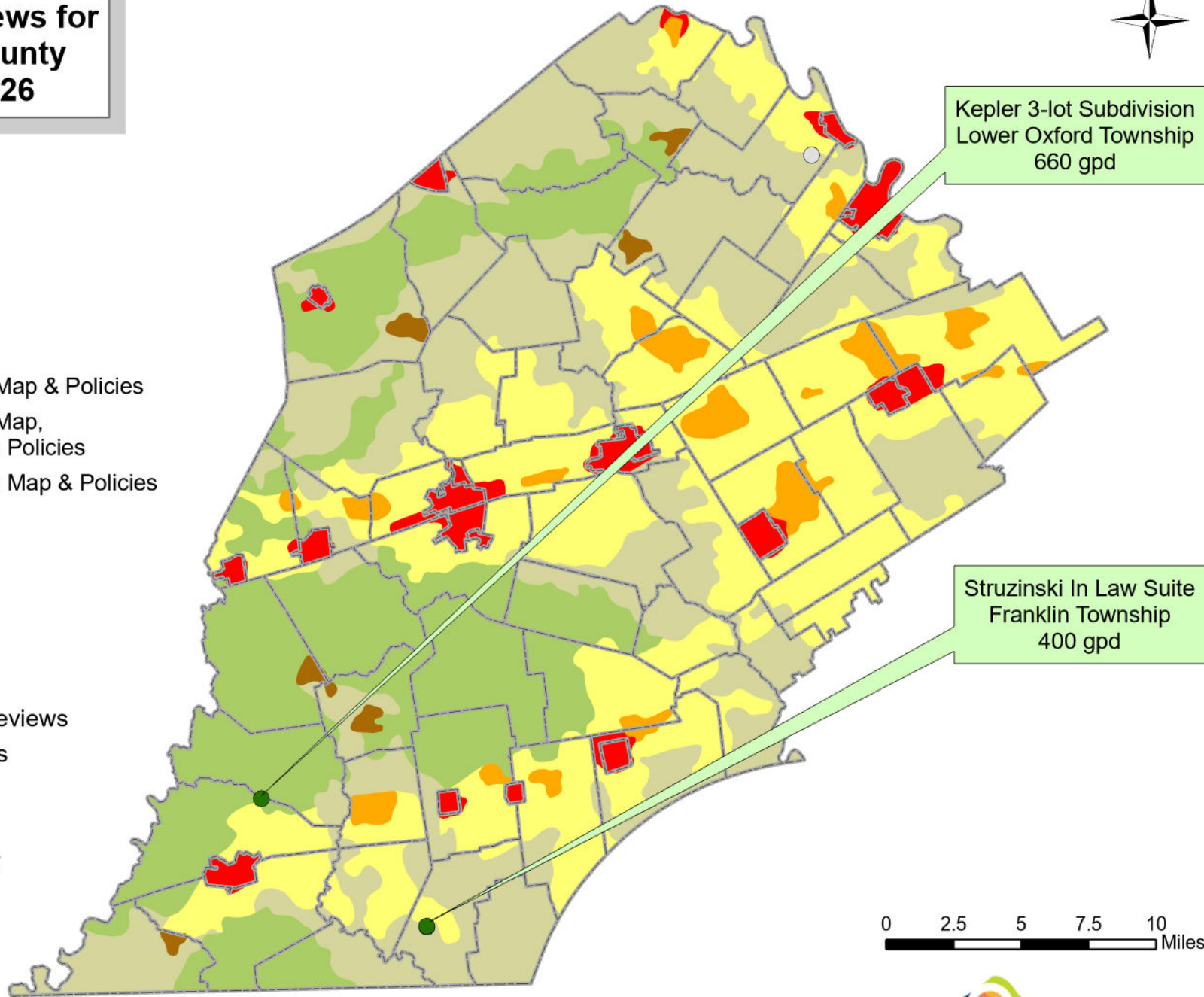
Act 537 Reviews

Act 537 Reviews for Chester County March 2026



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

- Legend**
- March Act 537 Reviews
 - Previous Reviews
 - Agricultural
 - Rural Center
 - Suburban Center
 - Urban Center
 - Rural
 - Suburban



Map prepared April 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
April 8, 2026

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

Franklin Township, Struzinski

The applicant is proposing a residential development of an in-law suite on 3.5 acres. The site is located on Chesterville Road (Route 841) at the intersection with Springhouse Lane. The amount of wastewater for the project is 400 gpd. The project is to be served by an individual sewage disposal system. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

Lower Oxford Township, Kepler 3-lot Subdivision

The applicant is proposing a residential development of 3-lots (one existing) on 2 acres. The site is located on Conner Road, near the intersection with Whisper Drive. The amount of wastewater for the project is 660 gpd. The project is to be served by a public sewage disposal system managed by Oxford Area Sewer Authority. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

Action Requested

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

3/11/26

Minor Revisions



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

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

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

Project Name & Municipality Struzinski, Franklin Township

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

1. Date plan received by county planning agency. February 13, 2026
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency March 20, 2026

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

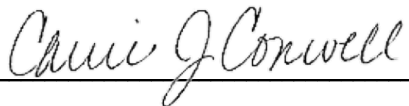
- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3,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

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

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

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerSignature: Date: 3/20/2026Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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.

PC53-03-26-18868

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
Keith Struzinski, Site Contact
Stacy Hollis, Franklin Township
Ann Green, Soil Sage Consulting



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

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and 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 Kepler 3 Lot Subdivision, Lower Oxford Township

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

1. Date plan received by county planning agency. January 30, 2026
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency March 16, 2026

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

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

Yes No SECTION C. AGENCY REVIEW (continued)

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

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

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

Name: Carrie J. Conwell, AICP
 Title: Senior Environmental Planner
 Date: 3/13/2026

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.

PC53-03-26-18860

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
 Keith Campbell, Beiler-Campbell Realtors
 Deborah Kinney, Lower Oxford
 Spencer Andress, Government Specialists Inc

Discussion and Information Items

Community Planning

Municipalities with ongoing VPP or CPA projects, March 2026

24 Single-Municipality Projects

★ Planning Commission Community Planning Assistance

Zoning or Subdivision Ordinance

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

Open Space

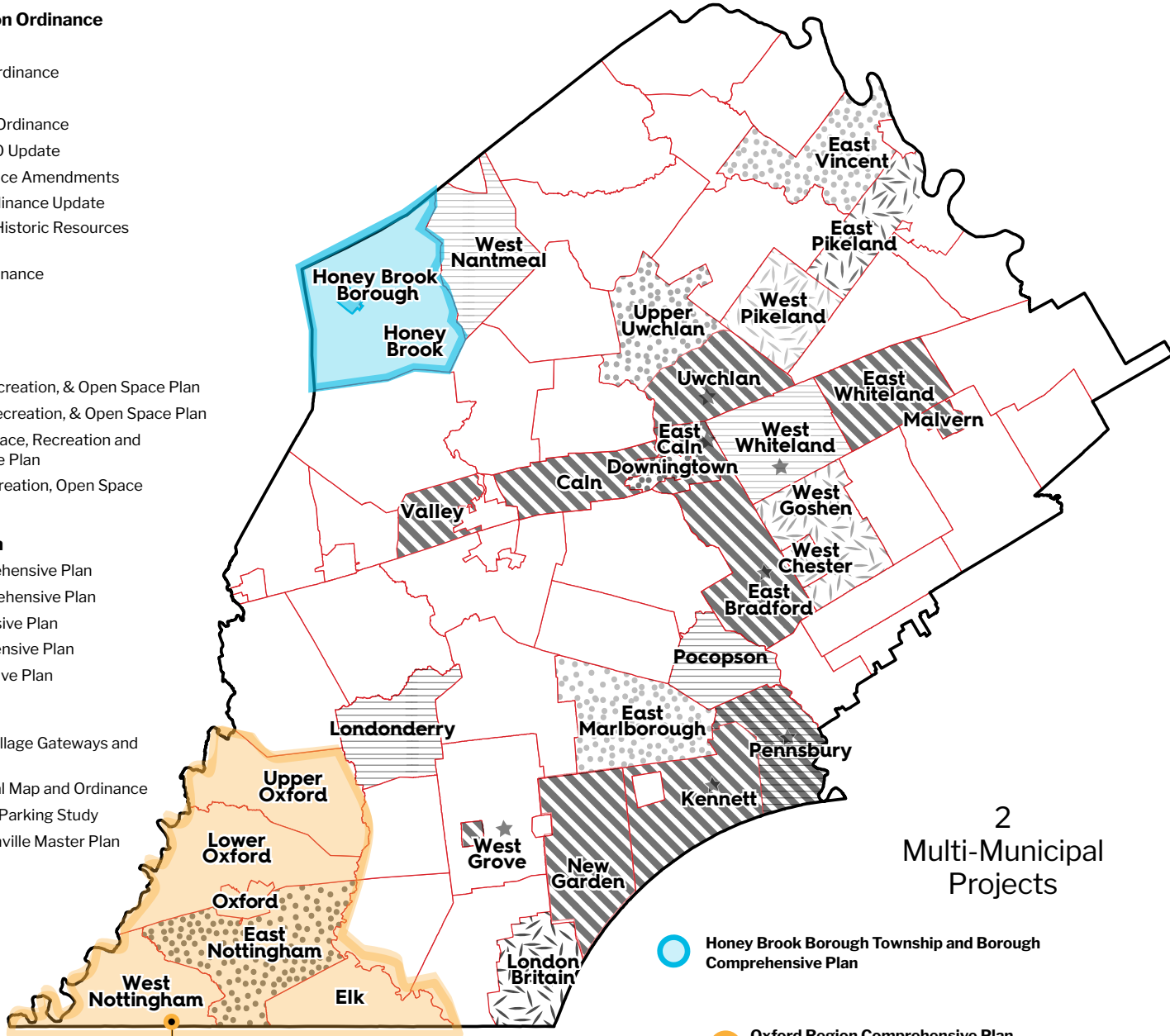
- West Goshen Parks, Recreation, & Open Space Plan
- West Pikeland Parks, Recreation, & Open Space Plan
- London Britain Open Space, Recreation and environmental Resource Plan
- East Pikeland Park, Recreation, Open Space and Trail Plan

Comprehensive Plan

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

Other

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



2
Multi-Municipal
Projects

Honey Brook Borough Township and Borough Comprehensive Plan

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

COMMUNITY PLANNING REPORT

April 2026 (Activities as of 3/31/2026)

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. Caln Township – Zoning Ordinance Update

Percent Completed: 95% Contract Term: 1/24-6/26 Consultant: Nanci Sarcinello Planning & GIS Monitor: Mark Gallant
The Township submitted the Zoning Ordinance to the County Act 247 Division for completion of the Act 247/VPP Review. The public hearing date should be set for April 30th.

2. Downingtown Borough – Parking Study

Percentage Completed: 95% Contract Term: 3/25-8/26 Consultant: Walker Consultants Monitor: Kevin Myers
The Study was submitted for final VPP review on March 5th; review letter drafting is underway.

3. East Bradford Township – Zoning Ordinance Update

Percent Completed: 80% Contract Term: 8/22–7/25 Consultant: CCPC Lead Planner: Chris Patriarca
Received final edits from the Township and developing a path forward to adoption through the Act 247 review period.

4. East Caln Township – Zoning Ordinance Update

Percent Completed: 10% Contract Term: 1/26–12/27 Consultant: CCPC Lead Planner: Chris Patriarca
No March meeting.

5. East Marlborough Township – Unionville Master Plan

Percent Completed: 5% Contract Term: 2/26–1/27 Consultant: Bowman Monitor: Jeannine Speirs and Luis Rodriguez
The consultant held a project kickoff meeting on March 5th with the Task Force to review the project background, scope, and schedule, and to discuss expectations for project success and failure. Materials were distributed, including the scope of work, prior planning documents, and existing conditions maps. Bowman will prepare an online mapping tool and materials for the upcoming charrette.

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

Percent Completed: 30% Contract Term: 9/25-4/27 Consultant: Natural Lands Monitor: Nina Weisblatt and Mark Gallant
The third task force meeting was held on March 2nd, and the public visioning meeting was held on March 12th. There was a strong turnout at the visioning session, and the task force has received a substantial number of survey responses.

COMMUNITY PLANNING REPORT

April 2026 (Activities as of 3/31/2026)

7. East Nottingham Township - Official Map and Ordinance

Percent Complete: 80% Consultant: Brandywine Conservancy Contract Term: 9/25-8/27 Monitors: Mark Gallant & Luis Rodriguez
Following an adjacent landowners' meeting, the consultant prepared an alternative Official Map Ordinance and supporting memorandum. Materials were shared with the Township for solicitor review; coordination is ongoing to ensure compliance with Act 247 requirements prior to County submission.

8. East Whiteland Township – Zoning Ordinance Update

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

9. Kennett Township – SALDO update

Percent Completed: 65% Contract Term: 8/24-7/26 Consultant: CCPC Planners: Jeannine Speirs & Nina Weisblatt
The second draft is being developed through meetings with the Township and input from Township Planning Commission and the public.

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

Percent Complete 1% Contract Term: 9/25 - 10/27 Consultant: Brandywine Conservancy Monitor: Chris Patriarca and Luis Rodriguez
Task Force did not meet in March. Planning is underway for a spring public event.

11. Londonderry Township – Comprehensive Plan

Percent Complete 0% Contract Term: 2/26 - 1/28 Consultant: Brandywine Conservancy Monitor: Kevin Myers and Luis Rodriguez
The kickoff meeting was held March 17th.

12. Malvern Borough – Zoning Ordinance Amendments

Percent Completed: 85% Contract Term: 8/24 - 8/26 Consultant: Thomas Comitta Associates Monitor: Jeannine Speirs
Public meeting was held March 9th. Task Force meeting was March 27th.

13. New Garden Township – Zoning Ordinance Update

Percent Completed: 75% Contract Term: 7/24 - 6/26 Consultant: Michael Baker International Monitor: Chris Patriarca
The Township did not meet in March. Final draft progressing.

14. Pennsbury Township – Comprehensive Plan Update

Percent Completed: 25% Contract Term: 9/25-10/27 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs & Nina Weisblatt
Pennsbury held their first public meeting on March 19th to get initial feedback from residents on the comprehensive plan and to spread the word about the survey. They had a strong attendance and have already started receiving survey responses despite having just opened.

COMMUNITY PLANNING REPORT

April 2026 (Activities as of 3/31/2026)

15. Pocopson Township – Comprehensive Plan Update

Percent Completed: 10% Contract Term: 2/26 - 1/28 Consultant: Brandywine Conservancy Monitor: Chris Patriarca and Nina Weisblatt
Kickoff meeting was held on March 3rd. The next meeting is scheduled for April 6th where they will discuss the survey.

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

Percent Completed: 70% Contract Term: 9/24 - 08/26 Consultant: Bowman Monitor: Patty Quinn
Bowman consultants are continuing their coordination with engineers from PennDOT. Steering committee meetings have been scheduled for April 28th and May 12th. Another public meeting will be held on May 20th, as the team gets closer to finalizing the plan. A meeting is scheduled for July 20th with the Upper Uwchlan township board of supervisors for the adoption of the final plan.

17. Uwchlan Township - Zoning Ordinance Update

Percent Completed: 35% Contract Term: 9/25 - 8/27 Consultant: CCPC Lead Planner: Mark Gallant
The Task Force will consider draft district revisions and a build-out scenario based on those changes.

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

Percent Completed: 80% Contract Term: 5/24-10/26 Consultant: Tool Recreation Planning Monitor: Mark Gallant
A revised draft PROs Plan based on Task Force suggested changes will be completed soon.

19. West Grove Borough – Zoning Ordinance Amendments

Percent Completed: 95% Contract Term: 4/23–3/26 Consultant: CCPC Lead Planner: Kevin Myers
A public meeting was held at the March 4th Borough Council meeting where Council voted to submit the ordinance for Act 247 review. The zoning ordinance and related subdivision ordinance amendments were submitted for Act 247 review on March 10th. The only outstanding item is the public hearing for adoption.

20. West Nantmeal Township – Comprehensive Plan Update

Percent Completed: 99% Contract Term: 6/24-5/26 Consultant: ARRO Consultants Monitor: Luis Rodriguez
The consultant held a public information meeting and presented it to the Planning Commission. The next step is completion of the County's Act247 review. The 45-day comment period ends on April 17th, after which the Board can hold their public meeting to discuss the plan, the comments, and adoption.

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

Percent Completed 90% Contract Term: 6/23–5/26 Consultant: Natural Lands Monitor: Chris Patriarca
Act 247 referral made in February. Plan scheduled for adoption in April.

22. West Whiteland Township – Comprehensive Plan

Percent Completed: 70% Contract Term: 7/24–6/26 Consultant: CCPC Lead Planner: Chris Patriarca
Planning Commission public meeting for the draft plan scheduled for April.

Community Planning Activities – April Board Meeting 2026 (March 2026 Activities)

COMMUNITY PLANNING REPORT

April 2026 (Activities as of 3/31/2026)

23. Pennsbury Township – Historic Resources Zoning Update

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

24. Valley Township – Zoning Amendments

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

MULTI-MUNICIPAL PROJECTS

A. Honey Brook Township and Borough – Comprehensive Plan

Percent Completed: 60% Contract Term: 4/25- 3/28 Consultant: Brandywine Conservancy Monitors: Jeannine Speirs and Luis Rodriguez
The consultant met with the Task Force to review resilience and preparedness, including background information from the County's Hazard Mitigation Plan and the Brandywine Flood Study, and discussed recommendations. Most recommendations were refined, with some revisited during review of the implementation matrix. The project will transition into plan drafting. The next meeting is scheduled for June 3rd.

B. Oxford Region Comprehensive Plan Update

Percent Completed: 60% Contract Term: 1/24–12/26 Consultant: CCPC Lead Planner: Mark Gallant
The Cultural Resources Existing Conditions and Plan Chapter will be discussed at their March 25th meeting.

OTHER PROJECTS

- **Oxford Region** – Administration assistance to the regional planning group (ORPC) and associated sub-groups: The ORPC Regional EAC and The ORPC Historic Sub-Committee; Mark Gallant. Mark is serving as the Region's secretary throughout the Plan update. Jeannine Speirs and David Blackburn are assisting with historic resources and heritage interpretation network items.
- **Phoenixville Region Planning Committee** –The March 2026 meeting included discussion regarding the consistency review of the West Pikeland Township Parks, Recreation, Open Space, and Trails Plan; discussion of Data Centers and Detention Centers as land uses and potential regulations; and a Trail Committee update. The Regional municipalities are considering each adopting zoning regulations for Data Centers upon input from the Region's solicitor and amending the regional plan to address Data Centers from a regional land use perspective.
- **Pottstown Metropolitan Regional Planning Committee**
The March meeting authorized the start of the 45-day public comment period for the Regional Plan Update.

COMMUNITY PLANNING REPORT

April 2026 (Activities as of 3/31/2026)

➤ Internal County Coordination

Community Development: Kevin Myers, Senior Urban Planner, Chris Patriarca, Senior Community Planner, Jeannine Speirs, Senior Community Planner

Housing Authority of Chester County: Chris Patriarca

Facilities: David Blackburn, Heritage Preservation Coordinator

Historic Interpretive Network: Jeannine Speirs

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

America 250

- ❖ **Attended:** Community engagement ZOOM 250 information meetings sponsored by CC Community Foundation. Attendees discuss their event ideas and status, are briefed on local events, i.e., Dare to Declare 250th reading workshops, CC250 website and event calendar, etc.
- ❖ The second edition of a monthly one-page newsletter focusing on America 250 PA was released.
 - **Coordination with:** CC250 Commission officially approved the budget for public giveaways: stickers, magnets, and lapel pins, and purchase of outdoor flags featuring the CC250 PA Chester County logo for Chester County municipalities.
 - A letter template was reviewed by MarCom and made available to all the CC250 Commissioners with information to sponsor a Keep Chester County Beautiful event.
- ❖ Heritage Sites Committee completed their outreach to potential kiosk hosting organizations. A draft RFP scope was created for the Phase 1 kiosk project and is being coordinated with CC250, County Procurement, and PA DCED.
- ❖ The March CC 250 Commission meeting was held on 3/5.
- ❖ MarCom received the first articles, for Women's History Month, for the CC250 website. The Technology subcommittee of MarCom approved and reviewed the updates to the 250-website home page and approved the final layout for volunteer recruitment.
- ❖ CCCP will coordinate the HIN brochure. Themes and text are being coordinated and drafted. CCPC Graphics selected a contractor.
- ❖ County Archives – The traveling exhibit is mostly booked in locations in Chester County. There is some availability for single-day events.
- ❖ Communications, Commissioner's office – CCPC/Commissioner's office coordination is moving forward on the revised video time capsule scope as a recap of 2026/250th and looking at events to attend to capture video footage. Regular meetings are scheduled to coordinate.

Philadelphia Campaign HIN theme region

- ❖ Brandywine Battlefield Task Force (BBTF) & expanded Philadelphia Campaign Partnership planning and efforts - no updates.
- ❖ Malvern Borough's Paoli Battlefield Committee is finishing their review of a draft site improvement plan.
- ❖ CCPC is providing technical updates to the Battle of the Clouds interactive map as a 250th County-Local East Goshen and West Goshen collaborative effort.

Iron & Steel HIN theme region

- ❖ Meeting was held 3/5. Discussed required edits and deletions to the current Iron and Steel heritage tour brochure. The reprint is funded

Community Planning Activities – April Board Meeting 2026 (March 2026 Activities)

COMMUNITY PLANNING REPORT

April 2026 (Activities as of 3/31/2026)

by a small grant from the Chester County Community Foundation. Revised brochure to the printer goals is late spring/early summer.

Outreach

- ❖ CCHPN Leadership Breakfast, historic preservation training was held on March 28.

Review

- ❖ County Owned Bridges March bridge meeting was canceled.

Section 106

- ❖ Reviewed early notification report concerning upcoming review of historic properties within, or adjacent to, the project boundaries for the reconstruction of Route 30 bypass between Reeseville Road and Route 30 interchange in East Caln Township
- ❖ FTA/SEPTA MOA project remediation for the demolition of a historic resource in a National Register District for Downingtown Train Station Project is in part to create a Historic Preservation Plan with an emphasis on economic development for Downingtown Borough. FTA/SEPTA selected a consultant team that is starting work on the plan. Speirs and Griffin Rivera met with one of the consultants.

HOUSING

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

URBAN CENTERS

Technical assistance/coordination

- Atglen Borough zoning amendments for the “downtown” zoning districts. Edits made based on Solicitor comments and materials sent to the manager on 3/19. Next meeting is with the borough planning commission on April 22nd.
- Attended Western Chester County Chamber Regional Planning Committee meeting
- Attended Coatesville 2nd Century Alliance Board meeting.

Sustainability Division Update

Sustainability Division

Monthly Activities Report – March 2026 (Activities as of 3/31/26)

Summary:

Climate Action Plan Update: To begin the discussion with county leadership on the update of the Climate Action Plan, CCPC led a meeting with administration and department heads involved in implementing the county government actions within the plan. The group selected five priority areas on which to focus in the update: 1) building energy conservation, 2) fleet fuel efficiency & emissions, 3) tree canopy and land management on county lands, 4) communications and outreach, and 5) sustainable procurement. Departments will discuss potential targets and actions within each of these priority areas over the coming months.

Resources for Planning for Data Centers:

- Hosted the “Understanding Data Centers in Southeast PA” event with Montgomery County, CCATO, and DVRPC. 143 people attended in person, and over 300 attended online. A follow-up “Key Takeaways” document was circulated to all who registered after the event.
- After receiving review from stakeholders, the Data Center Ordinance Guide prepared in collaboration with Montgomery County Planning is scheduled to be released on 4/1.

Keep Chester County Beautiful:

- Hosted a webinar on 3/18 on the Route 30 Pollinator Corridor, work Easttown Township is doing to get this corridor off the ground, and on resources available to other entities looking to participate.
- Partnered with the Commissioners’ office on 4/1 to conduct a clean-up of S. Caln Rd. in Caln Twp. Although the township has a volunteer crew that cleans up nearly every road in the Township, this one is typically too dangerous and does not get cleaned up, so the Township closed the road for this occasion.

Open Space Accelerator:

- Completed the final draft of the North Coventry Stewardship Plan for Coventry Woods, the pilot project for the Open Space Accelerator program. The final step will be the township voting to accept the plan at a public meeting.
- A request for consultant qualifications is currently open on Public Purchase, Chester County’s procurement platform. Responses are due 4/20, and the county will move to select one or more consultants and launch the program.

Multimodal Transportation Planning Division

Multimodal Transportation Planning Division

April 2026 (Activities as of 3/31/26)

Lincoln Highway Studies in Caln Township

There are currently two (2) active studies being performed on the Route 30 (Lincoln Highway) corridor in Caln Township. One is being led by TMAcc and the other by DVRPC. The TMAcc led study is funded by the DVRPC Transportation and Community Development Initiative (TCDI) and will result in a Lincoln Highway Active Transportation Improvement Plan that will make Lincoln Highway a safer and more useable corridor for pedestrians, cyclists, and users of public transportation. Toole Design out of Baltimore is the consultant leading the study for TMAcc that got underway last October.

The second study being performed is by DVRPC Staff and is one of the initial corridor safety studies resulting from their Regional Vision Zero Action Plan. The Lincoln Highway corridor was identified by both DVRPC and PennDOT as one of the more dangerous corridors through development of the Regional High Injury Network (RHIN). This effort will conduct extensive neighborhood outreach, research on existing planning efforts, a road safety audit, and a crash traffic analysis to inform safety improvements in the corridor.

These parallel studies are sharing existing conditions information gathered and public outreach efforts. While the DVRPC Study extends from Toth Avenue to Route 340 (Bondsville Road), the TMAcc led study encompasses all of Lincoln Highway in Caln. Both studies are envisioned to be complete in 2026.

Quarterly Transportation Forums for Municipal Managers

The first Quarterly Transportation Forum for Municipal Managers was held the afternoon of Thursday, March 26th. Due to the relative success of these forums in 2025, they were carried over into 2026 as part of the CONNECT portion of the CCPC Work Program. Though attendance was on the lighter side likely attributable to great weather (80 & sunny) plus it being the Phillies home opener, those who did attend received updates from each of the transportation planners in the MTP division. Patty Quinn provided an overview of the TIP, Long Range Plan, and Congestion Management Process efforts by DVRPC; Alex Sankaran provided an update on the SEPTA funding issue and the upcoming rollout of SEPTA's On-Demand microtransit service (in 2027); Steve Buck gave status updates on the county's trail development projects; and, Brian Styche wrapped up the presentations with a summary of the funding awards received in the county since the last forum in December. The remaining dates for the 2026 forums are 6/25, 9/24, and 12/17 – all Thursdays at 3pm.

Design & Technology Division Update

DESIGN & TECHNOLOGY DIVISION

April 2026 (activities as of 3/31/26)

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

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

The GIS/Tech team actively supported the Community Planning, Sustainability, and Multimodal Transportation Divisions by addressing a wide array of mapping and data requirements. Major project work included start of the Uwchlan Developable lands model, and the Open Space Prioritization mapping. The team also refined trail finder app and furthered the Oxford Region Comp plan mapping and continued the AGOL migration. Beyond specific projects, staff provided continuous mapping assistance to the 247 planners and handled setup for various Planning Commission and America 250 meetings.

The Graphics team made progress this month, focusing on key initiatives like completing Pocopson Complex Land Stewardship Plan report, the metal recycling event document, and preparing graphics for the data center event. The team also refined CCPC PowerPoint template, prepared the 2026 Town Tours brochure. Additionally, the team generated various event flyers and presentations and provided graphics for the CCPC webpage.

Director's Report