



**WEST WHITELAND TOWNSHIP**  
**Planning Commission**  
**Agenda**  
**Tuesday, February 3, 2026**  
**7:00 P.M.**

[Etiquette for  
hybrid meetings](#)

Meeting will be held in-person and via Zoom

[Register for Zoom Meeting](#)

Call by Phone: 1-646-558-8656

Meeting ID: 873 0897 0242      Passcode: 507637

**Meeting Packets can be found on the Township website.**

Reminder to meeting participants: Please speak clearly into the microphone.

**CALL TO ORDER**

**REVIEW OF MEETING MINUTES**

1. Approval of the minutes of the meeting of January 6, 2026

**PUBLIC COMMENT**

Comments or questions regarding issues NOT on the agenda should be raised at this time. Members of the public will have an opportunity to ask questions and comment upon agenda items during the discussion on those items.

**PLANS**

**Green Fig Land, LLC**

Site Address: 215 Valley Creek Blvd.

First Review: Land Development

A land development plan for stormwater management facilities for an industrial development on an adjacent property in East Whiteland Township.

**NEW BUSINESS**

**OLD BUSINESS**

**ANNOUNCEMENTS**

Proposed Data Center Ordinance update.

2025 Annual Report.

**ADJOURNMENT**

**Next Meeting:** February 17, 2026



# MEMORANDUM

**TO:** Planning Commission  
**FROM:** John R. Weller, AICP  
Director of Planning and Zoning  
**SUBJECT:** **The Data Centers land development plan**  
**DATE:** January 30, 2026

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**APPLICANT:** Green Fig Land, LLC  
c/o Charles Lyddane  
10 Woodford La.  
Malvern, PA 19355

**SITE ADDRESS:** 215 Valley Creek Blvd.  
Exton, PA 19341

**TAX PARCELS:** 41-3-4

**ZONING:** O/L, Office/Laboratory

**DESCRIPTION:** Land development plan for stormwater management facilities for an industrial development on an adjacent property in East Whiteland Township.

**EXPIRES:** April 6, 2026

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## **Background**

The subject property is a vacant lot covering 25.07 acres in the Office/Laboratory zoning district along the east side of Valley Creek Blvd. It is bound by the Chester Valley Trail to the north and the East Whiteland Township line to the east; the adjacent land in East Whiteland is currently vacant but is to be developed as a data center. The property to the south is owned by West Whiteland Township and is the site of our Public Works Facility. The subject lot is nearly level, rising at an average grade of just over 1% from Valley Creek Blvd. to the Township line. Valley Ck. flows across the site, and much of the lot is within the FEMA-designated floodway and 100-year floodplain associated with that stream. The stream corridor is mostly wooded, with the rest of the property in meadow. An easement owned by the Philadelphia Electric Company runs along the north edge of the property, adjacent to the Trail.

In the mid-2000's,<sup>1</sup> the then-owner of the adjacent 75-acre lot in East Whiteland had a plan to develop that site with a continuing care retirement community to be called Whiteland Village.

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<sup>1</sup> This was a few years after Rubenstein Partners received approval for the Master Plan of the Valley Creek Corporate Center, which was to occupy the adjacent lands in West Whiteland. The subject property abuts – but was never

All the buildings and amenities were to be in East Whiteland; the West Whiteland lot would have only a small office building/sales center, an access drive to Valley Creek Blvd., and stormwater management facilities. On June 12, 2007<sup>2</sup>, the West Whiteland Board of Supervisors ("Board") granted final approval to the land development plan for those improvements. Since the storm basin was to be an element of the erosion and sedimentation control facilities during the construction process, the basin was constructed soon thereafter. However, none of the proposed buildings were ever built, and the developer eventually abandoned the project.

When the developer applied to withdraw their plans officially, West Whiteland had concerns about the impact of leaving the essentially complete stormwater basin in place, noting that the property owner would be responsible for maintenance and reporting, even though the facilities would not be used as designed. After consulting the Township Engineer and the Township Solicitor, the Board determined that the site should be restored to its original condition. Since the restoration work met the definition of "land development," we required the developer to secure land development approval for it. The Board approved this land development plan on October 23, 2013, and the restoration was subsequently completed.

In January 2024, we received a new land development plan for this property that proposed to re-construct the stormwater management facilities, again to accommodate a large development on the adjacent land in East Whiteland. This time, the East Whiteland project was a data center complex and not a residential community. The Commission reviewed that plan on March 5, 2024 and that same night unanimously passed a motion recommending that the Board approve the plan, which they did at their meeting on April 10, 2024.

Since that time, the Applicant has modified the design of the East Whiteland portion; the East Whiteland Planning Commission reviewed the revised plans for the first time on January 28, 2026. The modifications have resulted in changes to the stormwater management facilities in West Whiteland. While relatively minor, Staff directed the Applicant to submit updated drawings for new reviews by our consultants and re-approval.

Tonight is the first presentation of this revised land development plan to the Planning Commission.

### **Consultant Reviews**

Since the plan does not propose any traffic-related improvements, we did not request a review from Bowman, our traffic engineer. Similarly, no sanitary sewer facilities are involved, so there is no review from Remington & Vernick.

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part of – the corporate center project. This tract is now being developed by Toll Brothers as an active adult residential community.

<sup>2</sup> At that time, we determined that the proposed improvements were allowed by §325-15.B(6) of the Zoning Ordinance ("Zoning") as "accessory uses incidental to those permitted above," even though the use proposed in East Whiteland was not among those "above" uses. Based upon this precedent, we have determined that the stormwater management facilities now proposed are permitted under that same section of the Zoning.

- **SSM review dated January 15, 2026.** Comments #1 through #7 review requested waivers. The first two involve our Stormwater Management Ordinance, and SSM supports both. The others are related to landscaping, and SSM defers to Theurkauf (see below); comments #8 and #9 are administrative items required by our Subdivision and Land Development Ordinance.

The remaining eight comments address the stormwater management provisions. SSM does not direct any design changes, but they note a variety of administrative items. It appears that the most significant concern the required Operation and Maintenance Plan for the facilities, which the Township must approve (comments #13 through #15).

- **Theurkauf Design and Planning (“Theurkauf”) review dated January 8, 2026.** The Applicant has requested a variety of waivers from our landscaping requirements. Comments #1 and #2 support waivers from the perimeter and screen buffer requirements as the intent of the buffer is satisfied by the size of the tract and existing vegetation. Comment #3 notes that the proposed basin design qualifies as “naturalistic,” so no buffer plantings are required.

Regarding our compensatory planting requirement, comment #4 advises that the proposed landscaping is sufficient compensation for the trees likely to be removed.

Comments #5 and #6 are administrative items.

The Chester County Planning Commission reviewed the entire project at the request of East Whiteland Township in correspondence dated December 21, 2023. A portion of that review addressed the stormwater management facilities in West Whiteland, and we previously noted that addressing SSM’s concerns would also resolve the County’s issues. The County advised that they would not review the West Whiteland portion separately, so the 2023 review satisfies the legal requirement for County review.

### **Staff Comment**

While we are interested in the impact of the portion of the project in East Whiteland, we have no jurisdiction over that area. Fortunately, we enjoy a good relationship with East Whiteland, so if any issues arise in the course of tonight’s meeting involving that portion of the project, Staff can make them known to East Whiteland.

While tonight is the first review of this particular submission, the new design is similar to the version approved in 2024, and our consultants have no serious concerns. Staff therefore has no objection to Commission action on this plan tonight, and we have attached a draft motion for your consideration. We note that Theurkauf has advised that some of the waivers requested regarding our landscaping requirements are not needed, so those waivers do not appear in the motion. Also, when the Commission recommended approval of the 2024 plan, the motion directed the provision of additional landscaping adjacent to the Chester Valley Trail. This additional landscaping was not to exceed what we could require pursuant to the waived sections. We have retained this provision within condition #4 of the draft motion.

## **Attachments**

1. SSM review dated January 15, 2026.
2. Theurkauf review dated January 8, 2026.
3. Draft motion dated January 16, 2026.
4. Plan set prepared by JMR Engineering, LLC, dated January 31, 2024 and most recently revised December 3, 2025.

Plans\123\215 Valley Creek\PC memo - 260116



January 15, 2026

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

RE: Data Centers  
Stormwater Basin Review  
SSM File 101008.0386

Dear Mr. Weller:

We have reviewed the above-referenced submission consisting of the following:

- Preliminary/Final Land Development Plans (14 sheets), “The Data Centers”, prepared by JMR Engineering, LLC, Project No. 1508-B, dated January 31, 2024 and most recently revised December 3, 2025;
- Preliminary PCSM Narrative & Report, Data Centers, prepared by JMR Engineering, LLC, Project No. 1508-B, dated November 10, 2023 and most recently revised December 1, 2025, and;
- Waiver Request Letter, prepared by JMR Engineering, LLC, dated December 15, 2025.

Green Fig Land Company is proposing to construct two buildings, associated parking, utilities and other stormwater facilities on the adjoining property in East Whiteland Township. In addition to the stormwater facilities within East Whiteland Township, a relatively large wet basin (retention pond) is proposed within West Whiteland Township at the site N/F Whiteland Holdings, L.P. parcel UPI#41-3-4 that was once the proposed site for the Township’s proposed Public Works Facility.

Issues regarding landscaping and buffering will be addressed by Theurkauf Design and Planning.

We have the following comments.

#### **WAIVER REQUESTS**

1. Section 270-15.T(2)(b) – The requested waiver is to allow encroachments (fill) within Riparian Buffer Zone 2. We do not object to this waiver request.
2. Section 270-20 – To not require stormwater infiltration, due to the presence of underlying karst geologic formations (significant potential for sinkhole formation). Based upon our previous review of this site, we do not object to this request and note that issuance of an NPDES permit satisfies this requirement.



3. Section 270-21.D – To allow a minimum orifice size in the outlet structure less than 3 inches in diameter. There are no outlet structure orifices less than 3 inches in diameter and therefore this request is not required.
4. Section 281-16.C(11)(a) – To not require survey of individual mature trees with a diameter at breast height (DBH) of six inches or more outside of woodland areas and their associated species name and size. Theurkauf Design and Planning will review this request. We further note that a similar waiver request is noted on Sheet 2 but indicates the incorrect code section.
5. Section 281-34.G. – To not require compensatory planting for trees removed which are greater than 12” DBH. Theurkauf Design and Planning will review this request.
6. Section 281-35.A. & E. – The request states “*Use of perimeter buffers.*” This section contains three subsections. We recommend that the waiver request be more specific to the subsections to which it is requesting relief. Theurkauf Design and Planning will review this request.
7. The waiver requests, on Sheet 2 of the plans, shall be updated.

#### **COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

8. The owner’s affidavit shall be signed and notarized prior to the plan being endorsed by the Township, Section 281-16.B(10)(a).
9. An improvements agreement and guarantee will be required, Section 281-54. Please see our recommendation for financial security via letter dated January 7, 2026.

#### **COMPLIANCE WITH STORMWATER MANAGEMENT ORDINANCE**

##### **Background**

The plan proposes a wet pond and portions of conveyance facilities (storm sewer pipes, swales and rip-rap / endwalls located within West Whiteland Township that will serve runoff from proposed buildings and parking lots within adjoining East Whiteland Township. It appears that the plan is intended to stand alone and that other Best Management Practices (BMPs) are only noted by reference to other plans for facilities in East Whiteland Township.

10. The Managed Release Concept (MRC) design protocol outlined by PaDEP is proposed. We note that the issuance of an NPDES permit for this project will satisfy the “Water quality and runoff volume requirements” Section 270-19 in this regard.
11. The applicant shall provide the Township with evidence that they have received a General NPDES Permit for construction activities, Section 270-17.A(1)(b).
12. The applicant shall provide the Township with a letter of adequacy from the Conservation District for an erosion and sediment control plan prior to the Township endorsing the plan, Section 270-31.B.
13. A Stormwater Operation and Maintenance (O&M) plan shall be submitted for review, Section 270-41.B. The plans shall be expanded to include Stormwater O&M requirements.
14. The O&M plan and O&M agreement shall name the entity (including contact information) identified in the SWM site plan who shall be the owner of and be responsible for ongoing inspections, operation, repair, and maintenance of each BMP or conveyance following



- completion of construction, Section 270-41.C. The response letter indicates “Comment acknowledge. No response.” The plan shall be modified accordingly.
15. An O&M agreement shall be submitted, Section 270-41.D(1) and the O&M plan shall be attached to, incorporated within, and recorded as a public record along with a fully executed O&M agreement, all of which shall be recorded as a restrictive covenant that runs with the land and shall be binding upon the landowner and any heirs, administrators, successors in interest or assigns of the landowner, Section 270-41.D(2).
  16. We previously noted that easements shall be provided for access to the stormwater management facilities, Section 270-41.E(2). Note 25 of the General Notes on Sheet has been added to the plan. We recommend that the Township should review the note for adequacy.
  17. The estimated construction timeframe on Sheet 2 in general note 23 shall be updated accordingly.

We respectfully request for ease of review that future response letters include responses to all of our comments and indicate the drawing numbers and/or report page numbers that correspond to the changes that have been made.

If you have any questions please feel free to call me.

Sincerely,  
Spotts, Stevens and McCoy

A handwritten signature in blue ink, appearing to read "Kent D. Morey", written over a faint blue line.

Kent D. Morey, P.E., CBL  
Senior Engineer  
[kent.morey@ssmgroup.com](mailto:kent.morey@ssmgroup.com)

cc: Nick Szeredai, P.E.



MEMORANDUM

TO: John Weller, AICP, West Whiteland Township Director of Planning and Zoning  
Patrick Gorman, AICP, Township Planner  
Anne F. Walters, RLA  
John M. Robinson, P.E., M.B.A., JMR Engineering, LLC  
Kent Morey, SSM Group, Inc.  
Nick Szeredai, SSM Group, Inc.

FROM: Edward A. Theurkauf, RLA, ASLA, APA  
Celia E. Winters, ASLA, MLA

DATE: January 8, 2026

SUBJECT: **REVIEW COMMENTS – DATA CENTER**  
**PRELIMINARY/FINAL LAND DEVELOPMENT PLAN DATED 12-15-25**

Please note our review comments pertaining to the following documents that we received on 12-23-2025:

- Land Development Plan consisting of 13 sheets; and
- Waiver request letter from John M. Robinson, P.E. dated 12-15-2025

**REVIEW COMMENTS – DATA CENTER  
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN DATED 12-15-25**

January 8, 2026

1. Property Line Perimeter Buffers – The basin/BMP and rain gardens/MRC are accessories to the data center use across the eastern property line. Sections 281-35.A and 281-35.E of the subdivision and land development ordinance (SLDO) require 25 foot wide planted perimeter buffers between the basins and the municipal public works use to the south and southwest, and from the data center to the east. The applicant requests a waiver from the planting requirement.
  - a. Public Works Buffer – The area between the basin/rain gardens and the public works facility consists of a broad wooded floodplain area that provides more than adequate screening. We have no objection to the requested relief.
  - b. Data Center Buffer – The 25 foot buffer width is proposed without the required vegetation. As the basin is a component of the adjacent development, we have no objection to the requested relief.
2. Screen Buffer – Section 281-35.A (SLDO) requires a 50 foot wide planted screen buffer between the proposed basin/rain gardens and the recreational Chester Valley Trail to the north. The nearest rain garden is 385 feet from the Trail, and there is an ample buffer of existing tree and shrub vegetation between. The basin/rain gardens will be below grade and scarcely visible from the Trail. We would support a waiver from any further buffer planting requirement.
3. Basin Buffer – In accordance with Section 281-35.F.4 (SLDO), a perimeter buffer is not required for naturalistic basins with maximum 4:1 side slopes and 100% native vegetation. The basin and rain gardens qualify as naturalistic.
4. Tree Removal and Compensatory Trees – Section 281-34.G (SLDO) requires compensatory plantings for trees of 12-inch DBH and greater that are removed. The (22) proposed evergreen trees would meet the requirement for any reasonably anticipated amount of tree removal. The plan is deemed compliant.
5. Cost Estimate – The cost estimate shall reflect the increase of native seed mix for the proposed rain gardens.
6. Conclusion – Subject to Township approval of the buffer planting waiver requests, we have no objection to plan approval.

Please contact this office with any questions



# MEMORANDUM

**TO:** Planning Commission  
**FROM:** John R. Weller, AICP  
Director of Planning and Zoning  
**SUBJECT:** **Draft motion for The Data Centers land development plan**  
**DATE:** January 30, 2026

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To recommend that the Board of Supervisors approve the land development plan entitled "The Data Centers," a 14-sheet plan set prepared by JMR Engineering, LLC, dated January 31, 2024 and most recently revised December 3, 2025 (the "Plan"), with the following waivers and subject to the following conditions:

1. The Plan is approved as a Final Plan pursuant to §281-10.D of the West Whiteland Township Subdivision and Land Development Ordinance ("S/LDO").
2. Waiver of §270-15.T(2)(b) of the Stormwater Management Ordinance to allow fill within Zone 2 of the Riparian Buffer Area as shown on the Plan, pursuant to comment #1 of the Spotts, Stevens and McCoy ("SSM") review dated January 15, 2026.
3. Waiver of §270-20 of the Stormwater Management Ordinance such no infiltration of stormwater need be provided, pursuant to comment #2 of the SSM review dated January 15, 2026.
4. Waiver of §281-35.A and §281-35.E of the S/LDO such that no additional plantings are necessary to satisfy the perimeter and screen buffer requirements, pursuant to comments #1 and #2 of the Theurkauf Design & Planning ("Theurkauf") review dated January 8, 2026. However, the Applicant shall provide additional landscaping satisfactory to the Township to mitigate the visual impact of the development as seen from the Chester Valley Trail, not to exceed the number of plantings that could be required pursuant to the said sections.
5. Waiver of §281-34.G of the S/LDO such that existing trees of 12" or greater DBH that are to be removed need not be identified, pursuant to comment #4 of the Theurkauf review dated January 8, 2026.
6. All remaining consultant and Staff concerns shall be resolved to the satisfaction of the Township.
7. Execution and recording of the Township's Stormwater Facilities Maintenance Agreement and Landscaping Restrictive Covenant, pursuant to Township practice. If the Applicant makes no material revisions or additions to the standard form of the said documents, then the Township Manager should be authorized to sign these forms on behalf of the Township.
8. Execution of a Developer Agreement and a Financial Security Agreement pursuant to Township practice. The amount of such security shall be based upon construction cost estimates for the site improvements, including landscaping, to be provided by the Applicant, which shall be reviewed and deemed sufficient by SSM and Theurkauf. If the Applicant makes no

material revisions or additions to the standard form of the said agreements, then the Township Manager should be authorized to sign these forms on behalf of the Township.

9. Payment of all outstanding Township invoices within 45 days of the date of Final Plan approval by the Board of Supervisors.

Plans\123 \215 Valley Creek\PC DRAFT motion - 260130