



WEST WHITELAND TOWNSHIP
Planning Commission
Agenda
Tuesday, February 17, 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

Approval of Meeting Minutes: February 3, 2026

PUBLIC COMMENT/CONCERNS/QUESTIONS

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

1. Oak Knoll, LLC (Shenkin Tract)

Site Address 1358 Glen Echo Rd.

First Review: Subdivision & Land Development Plan

Project Description: Review for a proposed subdivision of a parcel containing four acres into five individual lots with access from Glen Echo Road. The existing dwelling will remain.

2. 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.

OLD BUSINESS

Draft ordinance regarding data centers.

NEW BUSINESS

2025 Annual Report.

ANNOUNCEMENTS

ADJOURNMENT

Next Meeting: March 3, 2026



MEMORANDUM

TO: Planning Commission
FROM: John R. Weller, AICP
Director of Planning and Zoning
SUBJECT: **1358 Glen Echo Rd. subdivision and land development plan**
DATE: February 13, 2026

APPLICANT: Oak Knoll, LLC
c/o Glenn White
4 Zachary Dr.
West Chester, PA 19382

SITE ADDRESS: 1358 Glen Echo Rd.
West Chester, PA 19380

TAX PARCEL: 41-8D-4

ZONING: R-2, Residential

DESCRIPTION: Subdivision of a 4-acre residential lot into 5 lots: one to accommodate the existing dwelling and 4 to be developed with 1 single-family home each

EXPIRES: March 25, 2026

Background

The subject property is a four-acre residential lot in the Ivy Glen neighborhood near the West Goshen Township border. Most of the lots in Ivy Glen are about half an acre, so this property is unusually large for the area. The property is the site of the historic Daniel Meredith House (Twp. Historic Site 061.01), which is on the National Register of Historic Places. The house remains in use as a private residence; accessory structures include a detached garage and the ruins of a spring house.

The property has an average slope of about 7%, but the southern part is nearly level, so slopes are steeper toward the north. The high point of the property is where the southeast property line meets Glen Echo Rd., and its low point is along the northwest property line bordering 1370 Glen Echo. Approximately two-thirds of the site is wooded, and there is a wetland area of about 7,000 sq.ft. near its northwest corner; there are no FEMA-designated flood hazard areas.

The Applicant is proposing to subdivide the property into five lots. Lot 2 will accommodate the existing home; the remaining four lots will be sold as home sites for single-family detached dwellings. The property is entirely within the R-2 Residential zoning district.

The Planning Commission first saw this project as a sketch plan on June 18, 2024. The meeting was well attended by neighbors expressing concern about the project. The Applicant submitted a subdivision plan based upon that sketch for review at the Planning Commission meeting on January 14, 2025, but they chose to withdraw from that agenda due to the number and extent of concerns raised by our consultants. A revised plan was submitted for review at the meeting of November 18, 2025, but the Applicant chose to withdraw again for the same reason. The lot configuration on the plan before us tonight is substantially similar to the 2024 sketch plan and the subdivision plans submitted in 2025.

The Zoning Officer has confirmed that the proposed lots all satisfy the minimum requirements of the R-2 zoning district, and the proposed development on each lot complies with the applicable area and bulk standards.

The Applicant presented this plan to the Historical Commission on July 7 and August 11, 2025. There was discussion about the impact of the new houses on the historic house, the number of lots, and preservation/stabilization of the spring house ruins. At the August meeting, the Commission passed a motion supporting approval of the plan, including conditions that the Applicant consider reducing the number of lots to provide a better setting for the historic house and preserve a visual connection between the house and the spring house. The motion also memorialized concerns about the proposed landscaping.

Tonight is the first presentation of the preliminary subdivision and land development plan to the Planning Commission.

Consultant Reviews

- **Spotts, Stevens and McCoy (“SSM”) review dated February 10, 2026.** The review is divided into sections according to topic.
 - Comments #1 through #8 review requested waivers from the Stormwater Ordinance and the Subdivision and Land Development Ordinance (“S/LDO”). SSM has no objection to the waivers requested from the Stormwater Ordinance (comments #1 through #3) or from the sidewalk requirement in the S/LDO (comment #4); they defer to Theurkauf regarding comments #5 and #6, as they concern landscaping.
 - Comments #7 through #15 concern the S/LDO requirements. These are mostly administrative items or describe information to be added to the plan drawing. It appears that only comments #11 and #12 – regarding curbing – would result in any change to the design, albeit a minor one. Regarding comment #9, Staff notes that the street width requirement applies to new streets, so this provision does not apply here, and no waiver is needed to allow the streets as shown. Comment #14 states that the Applicant will be paying a fee in lieu of setting aside permanent open space, pursuant to §281-47.D(1) of the S/LDO. The Commission will recall that the fee amount varies according to the Consumer Price Index and is not established until the Board of Supervisors grants final plan approval. At this time, the total fee required for the four new dwelling units would be about \$17,600.

- Compliance with the Stormwater Management Ordinance is addressed in comments #16 through #31. Most of the comments address administrative requirements or the need for supporting documentation. It appears that some revision to the design may be needed in order to resolve comments #18, #19, and #25; the Applicant should advise the Commission as to the extent of those revisions. Comment #27 notes that there is conflicting information on the plan drawing regarding inspections. The Commission may recall that the requirements for post-construction inspections are listed in the Stormwater Management Facilities Maintenance Agreement that will be a condition of final plan approval. We suggest that these notes either reflect the standard language of that Agreement, or that the language on the plan be deleted and replaced with a reference to the Agreement. Finally, the Applicant should also report on whether they have been able to resolve the questions about the existing pipe raised in comment #28.
- The review concludes with seven general concerns. Most of these are administrative and legal issues that the Applicant will need to address. Comment #33 recommends that the Applicant be required to restore the portion of the street that they will be excavating for the utility connections; Staff agrees, and we have included this in our recommended conditions of approval.
- **Carroll Engineering review dated February 3, 2026.** The existing house has a gravity connection to the public sewer main in Glen Echo Rd. The home proposed for Lot 4 will also have a gravity connection to this main. The remaining three houses will have gravity connections to an existing main on the adjoining Hollow Run property, near the southwest property line. In all cases, treatment is provided by the West Goshen Authority. Carroll advises that all of their earlier concerns have been resolved.
- **Theurkauf Design and Planning (“Theurkauf”) review dated February 9, 2026.** The review advises that many of the concerns about prior versions of this plan have been resolved to their satisfaction. The following issues remain:
 - Comment #1 addresses the request for a waiver from the sidewalk requirement. Theurkauf notes that there are no sidewalks in this neighborhood and supports the request, subject to a contribution by the Applicant to the Township Sidewalk Fund equivalent to the construction cost of the sidewalk that could be required, as is our practice. SSM did not object to this waiver in their review; Staff agrees, and we note that no sidewalks are shown along Glen Echo Rd. in the Township’s Bicycle and Pedestrian Plan.
 - Comment #2 provides a tally of the required compensatory plantings and notes that the Applicant has stated that they cannot accommodate all the required trees on the site. Theurkauf suggests an additional planting area, but also acknowledges the Applicant’s proposal to pay a fee in lieu of the deficiency as provided for by §281-34.G(6)(a) of the S/LDO.¹ The Commission may wish to discuss this matter with the Applicant to identify the preferred course of action.
 - Comment #3 reviews the buffer plantings. Comment #3a supports a partial waiver from the buffer width minimum to allow the design shown, and comment #3c directs two additional evergreen trees.

¹ This is listed as a waiver on Sheet 2 of the plan set; however, payment of a fee in lieu of provision of the full complement of trees is an alternative allowed by this section of the S/LDO; it is not a waiver.

The remaining comments list resolved issues, minor errors to be corrected, and administrative items.

- **Bowman review dated February 6, 2026.** Bowman also supports the waiver requested from the sidewalk requirement. They also advise that this project is subject to payment of a traffic impact fee of \$7,245.00.
- **Chester County Planning Commission review dated January 3, 2025.**² Comment #1 states that this project is consistent with the County's Comprehensive Plan. The remaining comments are all either administrative items or raise concerns already noted by our consultants, including the need for review by the Historical Commission and the loss of woodlands.

Staff Comment

While tonight is the Commission's first review of this land development plan, there are earlier versions that were reviewed by our consultants and Staff, but not the Commission. The most serious consultant and Staff concerns from the earlier versions are now resolved; furthermore, the house placement and landscaping issues noted by the Historical Commission in their motion have been addressed. Even so, there are several issues where the Commission may wish to provide guidance to the Applicant:

- As noted in comment #2 of the Theurkauf review, the Plan does not satisfy the compensatory planting requirement. While the Applicant is willing to contribute to the Township tree bank to make up for the deficiency (as provided for by the S/LDO), there is an area that could accommodate more trees. The Commission may wish to discuss with the Applicant their willingness to plant more trees.
- The Applicant should explain to the Commission the extent to which the design may need to be revised in order to resolve SSM's concerns about the stormwater management facilities, particularly those noted in comments #18, #19, and #25. The Applicant should also respond to SSM's direction to provide curbs, found in comment #11.
- Lots 3 and 5 will share a driveway that crosses Lot 4. We note that the easement for this driveway isolates a portion of Lot 4 from the main bulk of the lot, limiting its usefulness to the owner of Lot 4. The Commission may wish to discuss with the Applicant the possibility of adjusting the alignment of the driveway³ to eliminate or at least minimize this concern.
- We recognize that all of the proposed lots comply with the Zoning, but we are concerned that the development of some of the lots is so close to the limits that future owners would be limited in their ability to build an addition to their homes or even erect a shed. Lot 4 is

² As stated above, the first land development plan for this project was submitted at the end of 2024 for Planning Commission review on January 14, 2025; however, the Applicant elected to withdraw from that – and other – agendas. Staff forwarded the plan when originally submitted to the County for their review, as required by law. As a result, the attached County review is now more than a year old.

³ Lot 4 could also share the driveway for Lots 3 and 5, except that §281-40.E and §281-44.A(2) of the S/LDO prohibit more than two dwellings from sharing a single driveway. Minimizing the number of curb cuts along a street is generally desirable, but the low volume of traffic on Glen Echo Rd. suggests that the benefit of one less curb cut may be too slight to justify waivers from these sections.

the most problematic here: the “proposed lot coverage calculations” chart on Sheet 4 shows that the proposed impervious coverage on that lot is only 11 sq.ft. below the limit.

In addition to the concerns noted by the consultants, Staff notes that the plan does not show any connection to public water supply for the existing house. This is a critical point, since §325-10.C(10)(a) of the Zoning states that any lot not connected to both public sewerage and water supply must comply with the area and bulk regulations of the R-1 district, which include a minimum lot size requirement of one acre. The Applicant has advised that they are aware of this requirement and that they intend to connect the existing house to public water; it is already connected to public sewerage.

An additional concern regarding water supply is that the four new homes will be required to have sprinklers for fire suppression. This normally requires a separate water supply line for fire flow, but the plan shows only a single water supply connection to each proposed lot.

If the Applicant and address these and all other Commission concerns to your satisfaction tonight, Staff would not object to action on this plan tonight. A draft motion is attached for your consideration.

Attachments

1. SSM review dated February 10, 2026.
2. Carroll Engineering review dated February 3, 2026.
3. Theurkauf review dated February 9, 2026.
4. Bowman review dated February 6, 2026.
5. Chester County Planning Commission review dated January 3, 2025.
6. Draft motion dated February 13, 2026.
7. Plan set prepared by JMR Engineering, dated November 18, 2024, most recently revised January 27, 2026.

Plans\RST\Shenkin\PC memo - 260213



February 10, 2026

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

RE: 1358 Glen Echo Road Subdivision
Preliminary Subdivision and Land Development Plan
SSM File 101008.0390

Dear Mr. Weller:

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

- 1358 Glen Echo Road Subdivision (12 sheets), prepared by JMR Engineering, LLC (JMR), dated November 18, 2024, most recently revised January 27, 2026;
- Post-Construction Stormwater Management Narrative & Report, prepared by JMR, dated November 18, 2024, most recently revised January 27, 2026;
- 1358 Glen Echo Road Waiver Request Letter, prepared by JMR, dated January 27, 2026; and
- 1358 Glen Echo Road Response Letter, prepared by JMR, dated January 27, 2026.

Oak Knoll, LLC is proposing to subdivide the 4 acre property at 1358 Glen Echo Road into five separate lots. Lot 2 is proposed to contain an existing dwelling and driveway and Lot 5 is proposed to contain an existing stone springhouse within a wetlands area.

The subject property is in the R-2 Residential District and fronts along Glen Echo Road at the intersection with Twin Oaks Lane. The property is surrounded by existing residential uses (apartments to the west; single family homes in all other directions).

Issues regarding landscaping and buffering, sanitary sewer and traffic will be addressed by Theurkauf Design and Planning, Carroll Engineering Corp. and Bowman, respectively.

We have the following comments.

WAIVER REQUESTS

1. Section 270-20.J(2) – A partial waiver is requested from the requirement that all infiltration systems to be set back 20 feet from all property lines and right-of-way boundaries. The waiver request is specifically for SCM-2 (Lot1), SCM-3 (Lot 3), SCM -4 (Lot 4) and SCM -5 (Lot 5). All proposed infiltration beds are more than 15-ft from a dwelling and right-of-way line; therefore, we have no objection to this request.



2. Section 270-29.A(4)(a) – A waiver is requested to permit a 5-foot basin berm top width when typically a minimum 8-foot wide top width berm is required. Due to the shallow depths and small sizes of the basins, we have no objection to this request.
3. Section 270-29.A(5)(d) – A waiver is requested to provide less than 1-foot of freeboard in the design of emergency spillways when typically a minimum of 1-foot of freeboard is required. All basins are relatively small and the spillways have been revised to contain a 12-foot width and 6-inch depth. We support the waiver subject to keeping the emergency spillways a minimum of 12-feet wide width while still providing a minimum 6-inches of freeboard. The current spillway designs provide a minimum of 6-inches of freeboard.
4. Section 281-31.A – A waiver is requested to not provide sidewalks. We have no objection to this request as there is no existing sidewalk in the general vicinity of this subdivision.
5. Section 281-34.G – A waiver is requested to not provide all required compensatory plantings requirements. We defer landscaping related requests to the Township’s Landscaping Consultant.
6. Section 281-35.E – A waiver is requested from the requirement that a 25 foot wide perimeter buffer is required along the tract boundary lines on the south east side of Lot 1. We defer landscaping related requests to the Township’s Landscaping Consultant.

COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

7. The plan should be reviewed by the Historical Commission, Section 281-10.B.
8. Applications for all preliminary plans shall contain all proposed easements, rights-of-way, and any covenants applicable and/or references thereto, including utility and maintenance easements as well as easements to extend utilities to adjoining properties and such easements or covenants requiring maintenance and repair of sidewalks by the property owners abutting thereon. All such easements, rights-of-way and covenants shall be in a form capable of recordation and in a form and substance satisfactory to the Township Solicitor., Section 281-16.D.7.

The plans shall be updated to reflect the metes and bounds associated with the shared driveway access and utility easement affecting Lots 3, 4 and 5; as well as the metes and bound associated with the stormwater easement on Lot 5.

All proposed easements and right-of-way dedications shall include exhibits and associated legal descriptions. These shall be submitted with the final plan.
9. Standard street width for Glen Echo Road should be 28’, Section 281-25.B. The current street width is 25’. We recommend that a waiver be requested. We would support such a waiver.
10. Proposed sidewalks shall be shown, Sections 281-16.D(11) and 281-31.A unless the requested waiver is granted.
11. Curbs are required around all paved areas, except to the extent that curbing would inhibit the functionality of existing or proposed stormwater management facilities in the determination of the Township Engineer. Exposed curb faces shall have a brushed finish, Section 281-32.B.

The plans currently show proposed curbing along portions of Lots 1 and 2. The curbing should extend along the entire portions of Lots 1 and 2 to immediately south of the Lot 1 driveway including a 5-foot curb taper at the terminus. The curbing shall include a depressed curb at both driveways. Details, in accordance with Appendixes D and E, shall be provided. This information shall be shown on the Layout and Grading Plans (Sheets 4 and 5) as a minimum.



12. The curbs shall be sealed with AC-20 or other Township-approved sealer. The seal material shall extend out a minimum of 6 inches from the face of the curb and a minimum two inches up the face. The roadway and curb face shall be properly cleaned prior to sealing to provide for maximum adherence of the sealing materials, Section 281-32.E. The curb detail shall be modified accordingly.
13. All utilities shall be installed a minimum depth of 24-inches below ground, Section 281-43. The plans shall note this requirement. Additionally, the plans shall be updated to reflect how the electrical, cable, etc. connections will be made. If these are made underground and require street restoration, the Township may want to take this into consideration when noting the extent of street improvements that will be required.
14. The plans note that a fee in lieu of open space will be provided in accordance with Section 281-47.B(2).
15. Financial security and development agreements for all public and stormwater management improvements will be required at Final Plan stage, Section 281-54.

COMPLIANCE WITH STORMWATER MANAGEMENT ORDINANCE

Background

Existing runoff flows in a northwesterly direction from the site onto the Lisa and Mele Rande Jamgochian property and Glen Echo Road. Each of the 4 new lots will have individual stormwater basins to control runoff. Each of these facilities is designed slightly differently due to limiting zones (rock or seasonal high water table and Lot 1 with no limiting zone). The design summary concludes that the runoff rates in the post-development condition have been reduced to pre-developed rates at a single point of interest (POI).

Comments

16. The applicant shall provide the Township with a “letter of adequacy” from the Chester County Conservation District for the E&S Plan prior to the Township endorsing the plan, Sections 270-17.A(1)(a) and 270-32.G.
17. The applicant shall provide the Township with a copy of the required Individual NPDES Permit prior to the Township endorsing the plan, Section 270-17.A(1)(b).

A copy of the complete NPDES Permit application package shall be submitted to the Township at the time of submission to the Chester County Conservation District.
18. All infiltration practices shall have appropriate positive overflow controls, Section 270-20.Q. SCM-3 shall have appropriate overflow controls that direct the runoff to the adjoining swale should the inlets surcharge.
19. Any stormwater basin required or regulated by this chapter designed to store runoff and requiring a berm or earthen embankment shall be designed to provide an emergency spillway to safely convey flow up to and including the 100-year proposed conditions, Section 270-24.B. An emergency spillway shall be provided for SCM-1.
20. In accordance with Sections 270-29.D and 270-29.E, calculations for swales and storm sewers shall be provided.



21. Stormwater management facilities shall be landscaped in accordance with Section 270-30.I. These requirements shall be addressed on the Landscaping Plans. The landscaping plan as well as the details, shall specify the same plant materials that are now shown on the PCSM plans.
22. The applicant's statement of Section 270-32.A(3) on Sheet 6 shall be signed prior to the Township endorsing the plan.
23. A stormwater operation and maintenance agreement shall be provided, Section 270-43. The agreement shall include the O&M requirements noted on the PCSM Plan detail sheets, or reference the PCSM Plan drawing numbers where the O&M requirements are noted. O&M agreements for each individual lot (Lots 1, 3, 4 & 5) will be required.
24. An access and maintenance agreement shall be established for all proposed swales which convey stormwater from one property, directly onto another property. The agreements shall include the items outlined within Sections 270-44.C.(1) through (11).
25. The outlet structure to SCM-3 now contains a weir wall and inlet is only 27" x27". With the weir wall, the structure is too small to be properly maintain by a homeowner. A means to properly regulate the runoff without the weir wall shall be used or the structure shall be made larger and access made easier. A detail of the weir wall shall be provided.
26. Note 2 in the Construction Sequence on Sheet 12 shall be removed or replaced with the Township's standard notes A and B. "Excessive" is undefined.
27. Throughout the inspection notes on Sheets 6 and 12, there are conflicts as to when inspections must be done, by whom and when any reports are to be submitted to the Township. All of the inspections may be legitimate but the plans must clearly identify the "who, what and when" and identify any overlaps and clarify obligations of each of the parties involved.
28. We previously noted that as a minimum, the plans shall indicate if there are any pipes associated with the yard drains on Lot 2 and what direction that they may flow. The plans now show a portion of a pipe that generally flows in a westerly direction.

The response states *"the plan now shows the general direction of the pipe observed in the field. The pipe generally heads in the direction of lot 3. All existing runoff from Lot 1 will be bypassed around Lot 3 via swale and will not effect (sic) any stormwater facility."* The pipe shown on the plan has a hidden bend and therefore the discharge location is not known. It's possible that the pipe discharge is not directed towards the swale and may even discharge on lot 3. Further investigation must be completed to determine the discharge point and if needed properly account for it in any downstream conveyance. In addition, if the pipe discharges within the limits of another lot, easements may be required.
29. Sheet 6 now contains a list of the impervious areas for which the design assumes for each lot. However, it shall include a note that any future impervious area additions are subject to a Drainage Permit and must include stormwater provisions for any impervious area beyond the stated design area. It should also be noted that note 2 on the left side of Sheet 4 that states that "permeable paving is considered..." shall be removed from the plans.
30. The emergency spillway details shall note the top of berm elevation.
31. The SWM and E&S Report Note (on Sheet 1) shall be revised to reflect the latest report revision dates.



GENERAL

32. A Street Occupancy Permit will be required for any work performed with the Township right-of-way. The plans shall note the same.
33. The plans shall indicate the limit of proposed street restoration within the Township's right-of-way. The plans proposed three water line connections, and a single sewer lateral connection within the cartway of Glen Echo Road. We recommend that at a minimum the entire lane of the Glen Echo Road be milled and overlaid from the southernmost limit where the shared driveway connects to Glen Echo Road to the northern most limit of the proposed Lot 4 driveway.
34. The plans propose an off-site sewer connection associated with Lot 1 on the Twohig property. An easement shall be acquired / established. Alternatively if an existing sanitary sewer easement exists over the sewer main, then it should be indicated on the plans and the plans should reference the recorded document which establishes such easement.
35. The plans propose two off-site sewer connections associated with Lots 3 and 5 on the Hollow Run Apartments property within an unknown 20-ft sewer easement. The plans shall be updated to reflect recorded documentation (deed and/or recorded plan reference) which supports that the 20-ft sewer easement actually exists.
36. A surveyor's certification shall be provided upon the installation of the property markers and such certification shall be required prior to the issuance of the final use and occupancy for each proposed dwelling unit. This shall be noted on the plans.
37. A Building Permit will be required for each proposed dwelling. This shall be noted on the plans.
38. There are numerous instances within notes, construction sequences and details in which the word should has been used. These instances are directives and words such as "should" or "may" shall be replaced with "shall" or "must". This includes standard notes and details required by other agencies.

We respectfully request for ease of review that response letters include a response to each comment and indicate the sheet number(s) and/or report page numbers corresponding 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", is written over a light blue horizontal line.

Kent D. Morey, P.E., C.E.P.
Senior Engineer
kent.morey@ssmgroup.com

cc: Nick Szeredai, P.E.



February 3, 2026

John Weller, Director of Planning and Zoning
West Whiteland Township
100 Commerce Drive
Exton, PA 19341

Dear John:

Subject: 1358 Glen Echo Road

This office has reviewed the subdivision and land development plans for the above-subject project. This is the second submission to Carroll Engineering Corporation, and we offer the following comments:

A. SUBMISSION

1. “Preliminary Subdivision and Land Development Plan for 1358 Glen Echo Road” prepared by JMR Engineering for Oak Knoll, LLC. The plans consist of 14 sheets dated November 18, 2024, and last revised on January 27, 2026.
2. Sewage facilities planning exemption.

B. GENERAL

1. The plan proposes subdividing an existing four-acre parcel (UPI 41-8D-4) to create five (5) lots. Four new single-family dwellings will be constructed. An existing dwelling (Lot 2) will remain. The project is located at 1358 Glen Echo Road in the R-2 Residential District.
2. Sewer service for lots 1, 3, and 5 is proposed by saddling the existing sewer in an easement on the Hollow Run Apartments. Sewer service for lot 4 is proposed by saddling the sewer in Glen Echo Road. Wastewater will be conveyed by the Grubbs Mill Pump Station to the West Goshen Sewer Authority for treatment.
3. All previous comments have been addressed.

Today's Commitment to Tomorrow's Challenges

Corporate Office: 949 Easton Road Warrington, PA 18976 215.343.5700	630 Freedom Business Center Third Floor King of Prussia, PA 19406 610.572.7093	433 Lancaster Avenue Suite 200 Malvern, PA 19355 610.489.5100	101 Larry Holmes Drive Suite 201 Easton, PA 18042 610.989.4940	105 Raider Boulevard Suite 206 Hillsborough, NJ 08844 908.874.7500
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www.carrollengineering.com

John Weller, Director of Planning and Zoning
West Whiteland Township
Page 2
February 3, 2026

Should you have any questions or require additional information, please feel free to contact this office.

Very truly yours,

CARROLL ENGINEERING CORPORATION

Bill

William N. Malin, P.E.
Senior Vice President

WNM:cam
Attachments



M E M O R A N D U M

TO: John Weller, AICP, West Whiteland Township Director of Planning and Zoning
Patrick Gorman, AICP, Township Planner
Jack Robinson, P.E., JMR Engineering LLC
Michael V. Naseef, Esq., Gawthrop Greenwood

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

DATE: February 9, 2026

SUBJECT: **REVIEW COMMENTS – 1358 GLEN ECHO ROAD
PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN DATED 9-30-25**

Please note our review comments pertaining to the following documents received on 1-28-26, and to a site visit on 12-3-24:

- Plan consisting of 14 sheets;
- Response letter from Jack Robinson dated 1-27-26; and
- Waiver request letter from Jack Robinson dated 1-27-26

Issues that have been addressed are so noted. New comments are in **bold**.

**REVIEW COMMENTS – 1358 GLEN ECHO ROAD
PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN DATED 9-30-25**

February 9, 2026

1. Sidewalks – Section 281-321.A of the subdivision and land development ordinance (SLDO) requires minimum 5-foot wide sidewalks at all new developments. The plan does not indicate a sidewalk on either of the Glen Echo Road frontages. It is noted that there are no existing sidewalks in the area. A waiver has been requested.

If the Township has no plans to construct sidewalks within this neighborhood, a fee in lieu could be considered to construct pedestrian access in an area of greater need.

2. Tree Removal and Compensatory Plantings – Section 281-34.G (SLDO) requires mitigation for viable mature trees (12-inch DBH and greater) that are removed.

The tree removal and compensatory planting table has been revised per our previous comments.

Section 281-34.G.5 (SLDO) allows any proposed tree meeting minimum size requirements to apply as compensatory planting. **Plantings applicable to the replacement requirement are as follows:**

Deciduous trees, 2-inch cal.	63
Evergreen trees, 7-foot ht.	<u>45</u>
Total compensatory trees	108
Compensatory tree deficit	153

The applicant maintains that they cannot meet the requirement, but it is evident that additional trees could be placed in the buffer areas between lots and on the southwest perimeter.

The applicant proposes a fee of \$53,404.17 for the unmet requirement of 153 compensatory trees. Based on a cost of \$385.00, the fee in lieu should be \$58,905.00 if no additional trees are planted.

3. Perimeter Buffers - Section 281-35.E (SLDO) requires 25 foot wide planted perimeter buffers along property lines and around basins as follows:

<u>Buffer/Length</u>	<u>Plant Type</u>	<u>Required</u>	<u>Proposed</u>
Southeast cleared/225 LF	Shade Tree	2	2
	Evergreen Tree	5	5
	Large Shrub	11	11

**REVIEW COMMENTS – 1358 GLEN ECHO ROAD
PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN DATED 9-30-25**

February 9, 2026

<u>Buffer/Length</u>	<u>Plant Type</u>	<u>Required</u>	<u>Proposed</u>
Northwest wooded/ 110 LF	Shade Tree	1	*
	Evergreen Tree	2	3
	Large Shrub	5	*
Northwest cleared/90 LF	Shade Tree	1	*1
	Evergreen Tree	2	3
	Large Shrub	5	3
Southwest wooded/ 240 LF	Shade Tree	2	*
	Evergreen Tree	4	2
	Large Shrub	10	*
Southwest cleared/ 345 LF	Shade Tree	3	4
	Evergreen Tree	9	9
	Large Shrub	15	18

* Requirement met by existing to remain

- a. Southeast buffer – Part of the buffer is under-width at only 8 feet. A waiver is requested for the noncompliant buffer. **In light of the additional proposed plantings, we have no objection to the requested waiver.**
 - b. Northwest buffer – **This issue has been resolved.**
 - c. Southwest buffer – In the wooded area, existing vegetation meets the requirements for shade trees and shrubs, but not evergreen trees. **The plan shall be revised to show the (2) additional required evergreen trees along the property line.**
4. Street Trees – Section 281-36 (SLDO) requires street trees as follows:

<u>Frontage/Length</u>	<u>Required</u>	<u>Proposed*</u>
Glen Echo Road north/260 LF	5	13
Glen Echo Road east/400 LF	8	14

* Includes credit for existing to remain per §281-34.F.3 (SLDO)

This issue is resolved.

**REVIEW COMMENTS – 1358 GLEN ECHO ROAD
PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN DATED 9-30-25**

February 9, 2026

5. Tree Protection – Section 281-34.D (SLDO) specifies protection measures for trees to be preserved.
 - a. Tree protection fencing shall be revised to protect the following tree:
 - 20 inch Walnut on lot 5
 - b. **The tree protection detail has been revised. This issue has been resolved.**
6. Plant List Errors – The following shall be corrected:
 - a. **The total count for *Picea glauca* (PG) in the Evergreen Tree-Perimeter Buffer Plant Schedule lists 10 trees, however 11 are present on the plan.**
 - b. **The Street Trees Plant Schedule lists the total count for *Carpinus caroliniana* (CC) as 2 trees however 4 are present on the plan.**
 - c. ***Liquidambar styraciflua* (LA) has 3 trees listed on the Street Trees Plant Schedule when 5 trees are present on the plan.**
 - d. **The Deciduous Trees Compensatory Plant Schedule list *Carpinus caroliniana* (CC) as having 6 trees when 4 are present on the plan.**
 - e. **The Deciduous Trees Compensatory Plant Schedule lists 6 *Liquidambar styraciflua* (LA) when 4 are present on the plan.**
 - f. **The Evergreen Tree-Compensatory Tree Plant Schedule lists 19 *Picea glauca* (PG) however 18 are present on the plan.**
7. Plan Authorship – Section 281-33.C.7 (SLDO) requires that the landscape plan be prepared and sealed by a PA licensed landscape architect. The plan lacks the required certification and shall be revised accordingly.

The applicant says a registered landscape architect will prepare and seal future submissions of the landscape plan.
8. Cost Estimate – A landscape cost estimate will be required with the final plan in accordance with section 281-33.C.6.h (SLDO).



**REVIEW COMMENTS – 1358 GLEN ECHO ROAD
PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN DATED 9-30-25**

February 9, 2026

9. **Conclusion** – The Township shall consider the following prior to preliminary approval:

- **Waiver/fee on sidewalks – comment 1**
- **Compensatory plantings/fee – comment 2**
- **Waiver on southeast buffer width – comment 3.a**

The other identified issues can be addressed on the final plan.

Please contact this office with any questions.

February 6, 2026

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

RE: Traffic Engineering Review - 1358 Glen Echo Road – Land Development Plan
West Whiteland Township, Chester County, PA
Bowman Project No. 310538-24-005

Dear Mr. Weller:

Bowman completed a traffic review of the proposed development located at 1358 Glen Echo Road. The site currently contains a single-family home with a driveway to Glen Echo Road. It is proposed to subdivide the lot, retain the existing home, and build four new homes, with two single lot driveways and one shared driveway (for two lots) onto Glen Echo Road. Our traffic review is based on the following documents.

- *Preliminary Subdivision & Land Development Plan for 1358 Glen Echo Road*, prepared by JMR Engineering, LLC., revised January 27, 2026.
- *Waiver Request Letter*, prepared by JMR Engineering, LLC., dated January 27, 2025

Our office has no further review comments that require revisions; however, we offer the following for informational purposes.

- SALDO Section 281-31.A – The applicant requests a waiver to not construct sidewalk along the Glen Echo Road site frontage. The Township’s Bicycle and Pedestrian Plan does not show sidewalk, or other pedestrian/bicycle infrastructure along Glen Echo Road. Furthermore, there are no existing sidewalks in the vicinity of the site. Our office can support this waiver subject to review by the Township.
- Chapter 295-12 – The subject development is located within the Township’s Act 209 Transportation Service Area, and as such, is subject to the Township’s Transportation Impact Fee which is equal to \$1,449.00 per new weekday afternoon peak hour trip. Based on the Institute of Transportation Engineers (ITE) publication *Trip Generation Manual, 12th Edition* for Single Family Detached Housing (ITE Land Use Code 210), four new single-family homes will generate five new weekday afternoon peak hour trips, and the resultant Transportation Impact Fee is **\$7,245**.

If there are any questions or if additional information is requested, please contact our office.

Sincerely,



Christopher J. Williams, P.E.
BOWMAN



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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

January 3, 2025

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

Re: Preliminary Subdivision - 1358 Glen Echo Road
West Whiteland Township – SD-11-24-18333

Dear Mr. Weller:

A Preliminary Subdivision Plan entitled "1358 Glen Echo Road", prepared by JMR Engineering, LLC, and dated November 18, 2024, was received by this office on December 6, 2024. 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 Glen Echo Road, west of Twin Oaks Lane
Site Acreage:	4.00
Lots/Units:	One existing lot, five proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	LDR Low Density Residential
UPI#:	41-8D-4

PROPOSAL:

The applicant proposes the creation of five single family residential lots. The existing residence will remain on Lot 2 (this issue is further discussed in comment #3). The project site, which will be served by public water and public sewer, 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.

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 subdivision is consistent with the objectives of the **Suburban Landscape**.

WATERSHEDS 2045:

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

PRIMARY ISSUES:

3. The Township's 2022 Historic Resources Map and Sites Listing catalog indicates that the existing building on Lot 2, the Daniel Meredith House, is a designated historic resource listed on the National Register. Additionally, General Note 5.3 on Sheet 2 indicates that the spring house located on Lot 5, which is a contributing historic resource not listed on the Township Historic Resources Map, will remain. Furthermore, General Note 5.2 states that an existing outbuilding, which appears to be identified on the site plan as a garage, is a non-contributing resource that will be removed. The Township should reserve granting final plan approval until the proposal has been reviewed by the Township's Historical Commission.

The applicant and Township should work to mitigate any negative impacts on the integrity of the existing historic resources on the project site. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

4. Vehicular access to Lots 3 and 5 will be provided from a 20 foot wide access and utility easement on Lot 3. The details of this easement should be incorporated into the deeds of both lots.
5. The plan and 2024 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.

Page: 4
Re: Preliminary Subdivision - 1358 Glen Echo Road
West Whiteland Township – SD-11-24-18333

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.

6. 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.

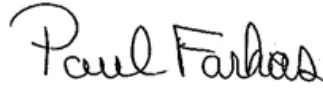
ADMINISTRATIVE ISSUES:

7. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. The Waivers Request table on Sheet 2 indicates that the applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance, including a waiver from the sidewalk requirement in Section 281-31.A, along with three waivers from Chapter 270-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.
9. The Maintenance Ownership table on Sheet 6 states that the maintenance of the permanent stormwater management facilities, which includes rain gardens, shall be the responsibility of the individual lot owner. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities, particularly in regard to the on-going maintenance of the rain garden plantings.
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 (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 Subdivision - 1358 Glen Echo Road
West Whiteland Township – SD-11-24-18333

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 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,

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

Paul Farkas
Senior Review Planner

cc: Oak Knoll, LLC
JMR Engineering, LLC
Robert J. and Susan W. Shenkin
Chester County Conservation District



MEMORANDUM

TO: Planning Commission
FROM: John R. Weller, AICP
Director of Planning and Zoning
SUBJECT: **Draft motion for the 1358 Glen Echo Rd. subdivision and land development plan**
DATE: February 13, 2026

To recommend that the Board of Supervisors approve the five-lot residential subdivision plan for 1358 Glen Echo Rd., as depicted on a 14-sheet plan set prepared by JMR Engineering, LLC, dated November 18, 2024 and most recently revised January 27, 2026 (the "Plan"), with the **fifteen** following waivers and conditions:

1. The Plan is approved as a Final Plan pursuant to §281-10.H of the West Whiteland Township Subdivision and Land Development Ordinance ("S/LDO").
2. Waiver of §270-20.J(2) of the Stormwater Management Ordinance to allow stormwater infiltration systems to be not less than fifteen feet from dwellings and right-of-way lines, pursuant to comment #1 of the Spotts, Stevens and McCoy ("SSM") review dated February 10, 2026.
3. Waiver of §270-29.A(4)(a) of the Stormwater Management Ordinance to allow stormwater basins with a top-of-berm width of not less than five feet, pursuant to comment #2 of the SSM review dated February 10, 2026.
4. Waiver of §270-29.A(5)(d) of the Stormwater Management Ordinance to allow an emergency spillway with not less than six inches of freeboard, pursuant to comment #3 of the SSM review dated February 10, 2026.
5. Waiver of §281-31.A of the S/LDO such that no sidewalks need be provided, subject to the Applicant donating to the Township sidewalk fund a sum equivalent to the construction cost of the sidewalk that could be required, pursuant to comment #1 of the Theurkauf Design and Planning ("Theurkauf") review dated February 9, 2026. Such donation shall be made in full before the Plan is recorded at the Office of the Recorder of Deeds.
6. Waiver of §281-35.E of the S/LDO to allow the perimeter buffer as shown on the Plan, pursuant to comment #3a of the Theurkauf review dated February 9, 2026.
7. Payment of a fee in lieu of preservation of permanent open space, pursuant to §281-47.B of the S/LDO. The amount of the fee shall be determined at such time that the Board of Supervisors grants final approval to the Plan. Such fee shall be paid in full at or before the time that application is made for the first Building Permit for this project.
8. Payment of a traffic impact fee as required by Township Ordinances 427 and 461. If there is no substantive change to the design of this project, the amount of the said fee shall be \$7,245.00 as noted in the Bowman review dated February 6, 2026.

9. The Plan proposes four (4) new connections to the West Goshen sewage treatment facility. A tapping fee of \$5,300.00 must be paid to West Whiteland Township for each connection prior to recording of the Plan at the Office of the Recorder of Deeds.
10. The Plan shall be revised prior to submission to the Board of Supervisors to show the public water connection to the existing house on Lot 2 and fire connections to the homes proposed for Lots 1, 3, 4, and 5.
11. The Plan shall be revised prior to submission to the Board of Supervisors to provide the additional trees described in comment #2 of the Theurkauf review dated February 9, 2026. If these additional trees are not sufficient to satisfy the compensatory planting requirement in §281-34.G of the S/LDO, the Applicant shall make a payment to the Township equivalent to the installed cost of the trees needed to satisfy the requirement, as provided for in §281-34.G(6)(a)[1] of the S/LDO.
12. Upon completion of the new utility connections and principal construction, the Applicant shall restore Glen Echo Rd. pursuant to comment #33 of the SSM review dated February 10, 2026. The cost of such restoration shall be included in the financial security for this project, required below.
13. 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.
14. 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.
15. Payment of all outstanding Township invoices within 45 days of the date of Final Plan approval by the Board.



MEMORANDUM

TO: Planning Commission
FROM: John R. Weller, AICP
Director of Planning and Zoning
SUBJECT: **The Data Centers land development plan**
DATE: February 13, 2026

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

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,¹ 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.

¹ 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, 2007², 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: as indicated by the plan title, the East Whiteland project this time is a data center complex and not a residential community. Our Board approved that application on April 10, 2024, and construction has since begun.

Minor deviations from an approved plan during construction are common: these are known as "field changes," are typically approved by staff, documented on an excerpt of the plan set, and, once construction is complete, aggregated onto a plan set known as the "as-built" drawings. These changes have little if any impact upon the overall design or the functionality of any infrastructure improvements. For this project, however, the extent of the field changes has been such that Staff became concerned about their cumulative effect, so we directed the Applicant to submit updated drawings for consultant review 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.

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

² 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 February 12, 2026.** Comments #1 through #6 review requested waivers, some of which were granted when the Board approved the original plan on April 10, 2024. The first three are provisions of the Stormwater Management Ordinance, and SSM supports them. The other three are related to landscaping, and SSM defers to Theurkauf.

Comments #7 and #8 are administrative items required by our Subdivision and Land Development Ordinance ("S/LDO").

Comments #9 through #25 concern the stormwater management provisions. While extensive, all of these direct minor corrections and revisions; request supporting data and details; or note administrative requirements. There does not appear to be any concern about the functionality of the design. A representative from SSM will be in attendance at our meeting and will be able to address any questions you may have on these comments.

Comments #26, #27, and #28 direct minor corrections, including text revisions to the various notes to eliminate confusion about whether a given action is mandatory or merely suggested.

- **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, this is essentially a re-approval of an earlier project. 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 prior version of this plan, you directed 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.

Finally, Theurkauf does not directly address the requested waiver from §281-16.C(11)(a) of the S/LDO, which requires the identification of existing large trees. By comparing the area that will be disturbed by this project with current site conditions, Staff has concluded that virtually none of the wooded area will be disturbed by this development, so an inventory of large trees would not be relevant to this review. Furthermore, comment #4 of the Theurkauf review concludes that the proposed landscaping is sufficient to compensate for whatever trees are removed, which addresses both the waiver from §281-34.G (granted previously) and the waiver from this section. Staff therefore has no objection to this waiver, and it is included in the draft motion.

Attachments

1. SSM review dated February 12, 2026.
2. Theurkauf review dated January 8, 2026.
3. Draft motion dated February 16, 2026.
4. Plan set prepared by JMR Engineering, LLC, dated January 31, 2024 and most recently revised December 15 2025.

Plans\123\215 Valley Creek\PC memo - 260213



February 12, 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 February 3, 2026;
- Preliminary PCSM Narrative & Report, Data Centers, prepared by JMR Engineering, LLC, Project No. 1508-B, dated November 10, 2023 and most recently revised January 10, 2026;
- Erosion & Sediment Control Narrative & Report Data Centers, prepared by JMR Engineering, LLC, Project No. 1508-B, dated November 10, 2023 and most recently revised January 10, 2026, 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

It is noted that some of the waiver requests were previously approved by the Board of Supervisors on April 10, 2024, as noted below in *italics*.

1. Section 270-15.T(2)(b) – (*Previously Approved*) – A waiver is requested to permit encroachments (e.g., fill) within Riparian Buffer Zone 2.



2. Section 270-20 – (*Previously Approved*) – A waiver is requested to not require stormwater infiltration, due to the presence of underlying karst geologic formations (e.g., significant potential for sinkhole formation).
3. Section 270-21.D – To allow a minimum orifice size in the outlet structure less than 3 inches in diameter. The plan proposes orifice diameters of 1.5 and 1.6 inches and provide a trash rack over the outlet structure in which the orifice is proposed. We have no objection to this request so long as an NPDES permit approval can be required. We note that the PaDEP Managed Release Concept (MRC) guidelines specifically permit orifices sizes less than 3-inches in diameter.
4. Section 281-16.C(11)(a) – A waiver is requested 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. We defer landscaping related waiver requests to Theurkauf Design and Planning.
5. Section 281-34.G. – (*Previously Approved*) – A waiver is requested to not require compensatory planting for trees removed which are greater than 12-inches diameter at breast height (DBH).
6. Section 281-35.A. & E. – (*Previously Approved*) – A waiver is requested to not have to provide the required buffer plantings within the indicated 25-ft wide perimeter buffer setbacks given the amount of existing vegetation within these setbacks.

COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

7. The owner’s affidavit shall be signed and notarized prior to the plan being endorsed by the Township, Section 281-16.B(10)(a).
8. An improvements agreement and guarantee will be required, Section 281-54. We are currently re-reviewing our previous review of the escrow tabulation. However, we cannot complete that review until other items listed below have been properly addressed.

COMPLIANCE WITH STORMWATER MANAGEMENT ORDINANCE

Background

The plan proposes a wet pond, Managed Release Concept Rain Gardens 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.

9. The 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.
10. The applicant shall provide the Township with evidence that they have received an NPDES Permit for construction activities, Section 270-17.A(1)(b).
11. Forebay design calculations shall be provided, Section 270-27.J.(a). Forebay calculation methodology may be found in the Maryland Stormwater Design Manual, Chapter 3, page 10, Section 3.1.3 Pond Pretreatment Criteria. A cleanout stake shall be provided.



12. The upper portion of the rain garden key trench (the basin berm core) is shown and specified incorrectly. The core shall be shown and specified as required by Section 270-29.A.(4)(d).
13. The plan shall be updated to contain a standard detail for stormwater endwalls and manholes. Concrete endwalls shall be set on a minimum of 12 inches of AASHTO No. 57 (PennDOT 2B) coarse aggregate, Section 270-29.E(6). As currently shown on the grading plans, the proposed grading around the endwalls is incorrect. Details of the endwalls and their grading shall be provided demonstrating proper grading such that slopes around the endwalls are no greater than 2:1.
14. 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.
15. The Operation and Maintenance (O&M) plan(s) and O&M agreement(s) shall name the person identified in the SWM (Storm Water Management) site plan (their respective contact information, e.g., name, company / title, address, phone, email), 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. It should be noted that the O&M plans for this project are the PSCM Plans, Sheets 6, 11 and 12.
16. 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). The agreement should be recorded concurrently with the final plans.
17. We previously noted that easements shall be provided for access to the stormwater management facilities, Section 270-41.E(2). Note 24 of the General Notes on Sheet 2 has been added to the plan. We recommend that the Township should review the note for adequacy.
18. Details of the diversion structures A2D and B3D must be provided. These details are required before we can determine if the stormwater management facilities will function as designed. Their designs are critical in how the system functions. Therefore, we recommend that the Design Engineer submit these details as soon as possible. If they don't function as intended, major modifications to the system may be required.
19. We have the following comments regarding the Typical MRC Rain Garden Detail on Sheet 11:
 - a. An internal water storage (IWS) zone is included in the design of MRC rain gardens. This zone is the area below the outlet orifice and above the bottom of the soil media. The current design includes 2' of topsoil below the soil media used to protect the underlying PVC liner. This 2' of topsoil will always be wet as it does not have any means to drain. As currently shown, the concrete outlet structure will rest on this wet soil and will be unstable. The protective topsoil shall be replaced with a geotextile fabric.
 - b. A cross section of the forebay shall be added to this detail and the impermeable liner shall extend under the forebay.



- c. The detail shall clarify if the concrete structure in the bed will sit on the impermeable liner or if the liner will be battened to the concrete structures. If battens are proposed, a detail shall be provided. The PVC Stormwater Facility Liner Detail shall be revised accordingly.
 - d. A detail of pipe penetrations of the liner shall be provided.
 - e. The “Bottom of Soil Media” leader shall point to the correct location.
 - f. A cross section (perpendicular to this detail) must be provided to show the depths of the media and location and separation distances from other materials.
 - g. “Double Washed” is not a proper specification for the No. 57 Stone within the soil media. A specification such as a wash loss of no more than 0.5% is appropriate.
 - h. A detail of the spillways shall be provided clearly showing the extents of the lining material which shall extend down to the water level of the wet pond.
 - i. The outlet sump depth shall be shown graphically on the detail.
 - j. The orifice diameter is specified in decimal inches. The size shall also be specified in fraction of an inch to the nearest 1/16th of an inch.
 - k. We recommend that the compost be specified as US Composting Council – STA Certified Compost Class I or II.
20. Storm sewer profile F3-F1 shall be provided and the crossing of this storm sewer with the Storm B (1) profile.
 21. Storm A (1) profile shall show the pertinent information (invert elev., rim elev., etc.) for MHA2D and shall include its pertinent information.
 22. An overall construction sequence has not but shall be provided. Individual construction sequences for the Sediment Basin and the Rain Gardens have been provided but cannot be constructed at the same time. The Rain Gardens must be constructed only after the site has been stabilized. Therefore, the Erosion and Sedimentation Control Plan must include interim grading for the sediment basin that does not include the internal construction of the rain gardens.
 23. The rip-rap aprons shall be drawn to scale and extend a minimum of 4 feet vertically below the permanent pool elevation.
 24. The legend shall clarify what the light grey circles are which are shown throughout the site.
 25. Endwalls F1 and B2 shall be labelled on the PCSM Plan (Sheet 6).

GENERAL

26. There are numerous instances within notes, construction sequences and details in which the word should has been used. These instances are directives and words such as “should” or “may” shall be replaced with “shall” or “must”. This includes standard notes and details required by other agencies.
27. The “Soil Use Limitations and Resolutions” notes on Sheets 5 & 8 refer to “the above chart.” The above chart shall be provided or the appropriate pertinent information shall be listed in the notes instead of referring to the chart.



28. The date that the Township has approved the waivers shall be added to the plan.

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", is written over the typed name.

Kent D. Morey, P.E., CBLP
Senior Engineer
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: February 13, 2026

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 15, 2025 (the "Plan"), with the ten following waivers and conditions:

1. The Plan is approved as a Final Plan pursuant to §281-10.H 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 February 12, 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 February 12, 2026.
4. Waiver of §270-21.D of the Stormwater Management Ordinance to allow orifices smaller than three inches in the proposed outlet structure, pursuant to both DEP policy and comment #3 of the SSM review dated February 12, 2026.
5. Waiver of §281-35.A and §281-35.E of the S/LDO such that no additional plantings are needed 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.
6. 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.
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. All remaining consultant and Staff concerns shall be resolved to the satisfaction of the Township.
10. 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 - 260116

DRAFT



MEMORANDUM

TO: Planning Commission
FROM: John R. Weller, AICP
Director of Planning and Zoning
SUBJECT: **Proposed zoning regulations for data centers**
DATE: February 6, 2026

Staff has prepared the attached draft amendment to the Township Zoning Ordinance for the regulation of data centers, based upon our earlier conversations at meetings, various model ordinances, and other research. We would like to discuss the attached draft at our meeting on February 17. This memorandum will guide you through the text and will also give you some background on our thinking, explaining why some elements have been included – and why we have NOT included some elements found in the models.

The attachment is in the form of an amending ordinance, which is how the Board will eventually adopt the final version. The amending ordinance lists all of the changes being proposed, in the order which they appear in the Zoning Ordinance:

- **Section 1** lists new definitions to be added to Article II. The only term we’re proposing to add is a definition for “data center.” The definition shown is based upon the model ordinances and is the same as what was discussed at the January 6 meeting. Some of the models define other terms, but we thought them superfluous. If you disagree, we can discuss on the 17th.
 - **Sections 2 and 3** amend the use regulations for the Limited Industrial (I-1) and General Industrial (I-2) zoning districts to allow data centers as a conditional use. This is based upon our prior discussion, but we can discuss further – as long as we allow the use somewhere. You will recall that any non-residential use with more than 20,000 sq.ft. of floor area must be reviewed as a conditional use, so it may seem redundant to add the conditional use requirement to the district regulations. But we it doesn’t hurt to make that requirement clear.
 - **Section 4** contains the actual regulatory language. The regulations are proposed as a new §325-38.4 in the Zoning Ordinance, which locates them in Article VIII, “Supplementary Land Use Regulations.” This article provides additional standards for specific uses that apply in all zoning districts.
 - **Section 5** amends our parking regulations to cite data centers specifically. We have noted that even very large data centers require remarkably few employees, so this amendment is necessary in order to prevent our regulations from being interpreted to require acres of unneeded asphalt.
 - **Sections 6 and 7** are administrative items.
-

Comments on the proposed regulations (Section 4).

The quality of regulations is not a function of their length. In fact, our experience has been that more words provide more opportunity for misinterpretation and the creation of unintended loopholes. If you have read any of the model ordinances, you may note that what is proposed excludes some elements found in the models. In many cases this is because those elements are addressed by our existing regulations. Examples include a variety of impact studies to be included with the conditional use application (already required by §325-124.A(5) of the Zoning), landscaping (required by §§281-33 thru -37 of the Subdivision and Land Development Ordinance), and stormwater management (required by §281-38 of the S/LDO and the Stormwater Management Ordinance).

We also need to be sure that any new regulations cannot be interpreted as unreasonably discriminatory. Relying upon existing regulations – as described above – makes us less vulnerable to such an accusation: these regulations already apply to all applications and are not affected by this amendment, so there is no basis for claiming that they place a more onerous burden on data centers. And if some issue arises in the course of the review process, the Township has a right to attach a condition to their approval to address that issue – which is why they're called **conditional** uses.

In addition to these general concepts, please note the following more specific items.

1. **Subsection B** restricts the applicability of the requirements to larger data centers. As we have discussed, smaller facilities are of limited concern, have limited impact (but are still subject to the performance standards in §325-41 of the Zoning), and are so prevalent that controlling them with these regulations would be a burden on the Township. The 20,000 sq.ft. threshold was chosen for two reasons. First, 20,000 sq.ft. of new non-residential floor area is the existing threshold beyond which all uses are subject to conditional use review. Second, this is also an industry standard: data centers of 20,000 sq.ft. or less are considered "small" or "micro" (when smaller than 5,000 sq.ft.); at 20,000 sq.ft. and above, they are deemed "average" or "hyperscale."
2. The common accessory uses in **Subsection C** are based upon the various models we reviewed. Even so, it's unlikely that we could anticipate all possible accessory uses, so paragraph C(7) is a catch-all provision.
3. Cell towers – or "wireless communications facilities" – are common accessory uses, which are provided for by **paragraph C(3)**, citing our existing regulations. These regulations limit tower height to 120 ft., but many towers are taller than this. The two microwave towers approved as part of the data center development in East Whiteland are each 150 ft. tall. **Do we want to amend the height limit to allow taller towers?**
4. **Subsection D** lists supplementary information to be provided with the conditional use application for a data center. This information addresses concerns peculiar to data centers: water and energy consumption, and an emergency response plan. Note that paragraph D(2)(d) requires the data center developer to offset their energy consumption through the development or purchase of new renewable energy. This is consistent with the Township's commitment (through the WCACOG) to sustainability and renewable energy and is a feature of data center regulations that we have found in other communities.

5. Where a data center application proposes 500,000 sq.ft. or more of floor area, §325-124.A of the Zoning already requires a traffic impact study, a recreation impact study, a fiscal impact analysis, an environment and sustainability analysis, and a historic resources impact study (when such resources are within 300 feet of the project site).
 6. We are not suggesting any use-specific area-and-bulk standards, so these aspects will be controlled by the standards of the I-1 and I-2 districts. In the I-1 district, the minimum front yard setback is 75 ft., the minimum side yard setback is 35 ft., and the minimum rear yard setback is 50 ft. For the I-2 district, the setback requirements are 100 ft. (front) and 75 ft. (side and rear). The building height limit in both districts is 35 ft., but both districts also include a provision whereby this can be raised to 50 ft. if the building is set back an additional one foot for each foot above 35 ft. of building height. So the setbacks for a 50 ft. tall building would in each case be 15 ft. more than the numbers shown above. The data center buildings approved in East Whiteland are each 60 ft. tall. **Do we want to consider adjusting the height limit to allow buildings taller than 50 ft., perhaps with a higher additional setback requirement?**
 7. As noted previously, our regular landscaping requirements will apply, but paragraph D(3) clarifies that a "screening buffer" will be required around the perimeter of the site. This is a 50-foot wide, landscaped strip that will visually screen the site from surrounding properties.
 8. A number of other communities include architectural standards for data centers. We have not included any here, but we can discuss these if you like. We are hesitant to include them for three reasons. First, we do not have any such standards for other large structures, like warehouses (although we could add them). Second, since we require extensive landscaping to shield the building(s) from public view, one could question the justification for such standards. Third, some of the standards we have seen in other communities are extensive and detailed, creating concerns about interpretation and enforcement.
 9. **Subsection E** provides operational standards to address concerns unique to data centers. We bring attention to the existing performance standards in §325-41, which address air quality, odor, noise, and vibration, among other parameters. You will note that paragraph E(1) adds a noise limit based upon C-weighted decibels (dBC) in addition to the more common A-weighted limit (dBA) in §325-41. The C-weighted scale specifically addresses the low-frequency hum associated with data centers that has been a cause of concern. The limit of 60 dBC is from the model ordinance developed by Food & Water Watch.
 10. The operational standards also address concerns about the safe storage of batteries and provide for an annual inspection.
 11. **Subsection F** addresses the Community Benefits Agreement that is an increasingly common element of data center proposals. These are sometimes proffered by the data center developer, but we thought it would be helpful to put any developers on notice about the kinds of benefits we're really interested in – and that are obviously related to the data center operation and not just a random wish list.
 12. **Subsection G** is the decommissioning requirement. While we don't have this requirement for any other use, Staff agrees that it is appropriate for data centers given the extraordinary size of the buildings and the likelihood of their obsolescence. The language – including the financial security requirement – is based upon the model ordinances we consulted.
-

We trust that this background will be useful to you as you review the proposed language. If you have any questions regarding these provisions, they must be discussed at a public meeting, but if you provide them to us in advance, we can be prepared for such discussion.

Please note that the Township Solicitor has yet to review the proposed language; they may direct changes based upon legal concerns.

PC MMO's - Miscellaneous\2026\260206 - data center zoning

**BOARD OF SUPERVISORS
WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 325, "ZONING," OF THE WEST WHITELAND TOWNSHIP CODE OF ORDINANCES TO PROVIDE FOR THE REGULATION OF DATA CENTERS AS A PERMITTED USE IN THE TOWNSHIP, INCLUDING DEFINITIONS OF TERMS, ESTABLISHING PERMITTED LOCATIONS, CONDITIONS FOR APPROVAL, OPERATIONAL STANDARDS, AND DECOMMISSIONING

BE IT HEREBY ENACTED AND ORDAINED by the Board of Supervisors of West Whiteland Township, Chester County, Commonwealth of Pennsylvania as follows:

Section 1. Section 325-8, "Definitions," of Chapter 325, "Zoning," of the West Whiteland Township Code of Ordinances is hereby amended to add definitions for the following terms:

DATA CENTER - A building or a portion of a building that houses computer systems and associated components for the purpose of storage, management, processing, and/or transmission of digital data. These systems and components may include but are not limited to servers, switches, routers, communication hardware, and back-up energy sources, including but not limited to battery storage.

Section 2. Section 325-18, "I-1 Limited Industrial District," of Chapter 325, "Zoning," of the West Whiteland Township Code of Ordinances is hereby amended by the addition of a new Section 325-18.B(10)(d), as follows:

- d. Data centers with a total floor area of more than 20,000 sq.ft. or as the principal use of a property, regardless of size, subject to the additional provisions of §325-28.4 of this Chapter.

Section 3. Section 325-19, "I-2 General Industrial District," of Chapter 325, "Zoning," of the West Whiteland Township Code of Ordinances is hereby amended by the addition of a new Section 325-19.B(11)(l), as follows:

- l. Data centers with a total floor area of more than 20,000 sq.ft. or as the principal use of a property, regardless of size, subject to the additional provisions of §325-28.4 of this Chapter.

Section 4. Article VIII, "Supplementary Land Use Regulations," of Chapter 325, "Zoning," of the West Whiteland Township Code of Ordinances is hereby amended by the addition of a new Section 325-28.4, "Data Centers," as follows:

§325-28.4: Data Centers

A. Purpose.

The purpose of this section is to assure that the operation of data center will not adversely affect the health, safety, or general welfare of the occupants of neighboring properties or of the public generally.

B. Applicability.

- (1) The provisions of this section apply to all data centers that are the principal use of a property and to data centers that are accessory to some other principal use of a property where the total floor area occupied by the data center use is 20,000 square feet or more. Where a single building contains multiple areas meeting the definition of a “data center,” the applicability of this section shall be based upon the combined floor area of all such data center areas.
- (2) Data centers smaller than 20,000 sq.ft. are permitted as an accessory use by right in all zoning districts.

C. Accessory uses.

The following uses are specifically permitted when ancillary to the data center operation:

- (1) Administrative offices.
- (2) Security provisions, including offices and other accommodations for security personnel, and security structures, including but not limited to fences and barriers.
- (3) Wireless communications facilities, subject to the provisions of Article XXII of this Chapter.
- (4) Storage facilities, except that outdoor storage is prohibited.
- (5) Electrical substations.
- (6) Water treatment facilities, including facilities for storage of water, provided that the Applicant can demonstrate to the satisfaction of the Township during the conditional use review process that such facilities will not present a hazard to any surrounding property or to the public generally.
- (7) Any other use or structure required to support the data center operation, provided that the Applicant can satisfy the Township

as to the need for such use or structure in the course of the conditional use review process, and that such use or structure will not present a hazard to any surrounding property or to the public generally.

D. Conditional use requirements.

In the course of the conditional use review required for data centers subject to the provisions of this section, the applicant shall address the following issues to the satisfaction of the Township, in addition to the impact studies and statements required by §325-124.A of this Chapter.

- (1) Water usage. The conditional use application shall include a description of the water needs of the data center and all proposed accessory uses. This description shall be prepared by a qualified professional satisfactory to the Township, and shall, as a minimum:
 - (a) Provide estimates of the volume of water to be withdrawn and consumed, and of the volume of wastewater to be discharged.
 - (b) Identify the source(s) of all water to be used by the facility. Where the source(s) include a public utility, the Applicant shall provide documentation from such utility stating that they have the capacity to meet the needs of the project.
 - (c) Quantify the impacts of usage and discharge upon the natural environment and the existing users of the water source(s), including the impacts upon groundwater and surface waters, and the fiscal impact upon existing users and the general public.
- (2) Energy consumption. The conditional use application shall include a description of the energy needs of the data center and all proposed accessory uses. This description shall be prepared by a qualified professional satisfactory to the Township, and shall, as a minimum:
 - (a) Provide an estimate of the energy demand of the facility.
 - (b) Identify the source(s) that will meet the projected energy needs of the facility. Where the source(s) include a public utility, the Applicant shall provide documentation from such utility stating that they have the capacity to meet the needs of the project. If the documentation from the utility indicates the need for capital improve-

ments to the generation and/or distribution infrastructure in order to meet said needs, the estimated cost of such improvements shall be noted.

- (c) Describe the impact of the facility upon the energy infrastructure and the existing customers of any and all public utilities that have agreed to supply the facility, including but not limited to any impact upon service reliability and the fiscal impact upon existing customers and the general public.
- (d) The data center operator shall be required to develop or purchase sufficient new renewable energy to offset one hundred percent (100%) of the projected electricity consumption of the data center operation. The effects and timing of such development and/or purchase shall be included in the analysis required by §325-28.4.D(2)(d), hereabove.
- (e) Provide a description of provisions for back-up power, should any or all of the utilities and other energy providers cease to provide energy temporarily.

(3) Design requirements.

The data center shall be in full compliance with the area and bulk requirements of the zoning district within which it is located. The plan provided with the conditional use application shall demonstrate the feasibility of full compliance with the landscaping requirements of Article IV of Chapter 281, "Subdivision and Land Development," of the Township Code of Ordinances, including the provision of a "screening buffer" around the perimeter of the site, pursuant to §281-35.D of the said Article.

(4) Emergency response plan.

- (a) The information submitted with the conditional use application shall include an emergency response plan ("ERP") outlining potential emergency situations, including, at a minimum, fire, flooding and other weather-related events, and structural damage to the building(s).
- (b) The ERP shall include detailed procedures for responses to all identified emergency situations, including provisions for fire suppression and containment, evacuation of the building, and notification of first responders and other emergency service providers as may be needed in a given situation.

- (c) If the ERP identifies an emergency situation with the potential to affect other properties, the ERP shall include a procedure for providing public notice.
- (d) The ERP shall be reviewed by and found satisfactory to the Township's Emergency Management Coordinator ("EMC"). Should the EMC require the services of a professional consultant to review the ERP, the cost of such consultant shall be borne by the applicant.

E. Operational requirements.

- (1) Data centers shall operate in compliance with the physical performance standards established in §325-41 of this Chapter. In addition to the noise limits established by Chapter 213 of the Township Code of Ordinances and cited in said §325-41, the data center and accessory uses on the property shall not produce sound exceeding 60 dBC at any time, as measured at the property line of the data center property.
- (2) Any accommodations for energy storage devices, including but not limited to batteries, shall comply with National Fire Protection Association Standard 855, "Installation of Stationary Energy Storage Systems," and shall be provided with a fire suppression system(s) designed for the devices being used.
- (3) Electronic waste generated by a data center shall be disposed of through an entity specializing in the recycling and safe disposal of electronic waste. Such entity shall be acceptable to the Township, and the data center operator shall be required to maintain a log of all such waste provided to such entity. This log shall be available to the Township upon request.
- (4) The data center shall be inspected at least once annually to confirm continuing compliance with fire safety standards.
 - (a) This inspection shall be conducted by or at the direction of the Township Fire Marshal, or by a third-party entity retained by the data center operator acceptable to the Township Fire Marshal.
 - (b) In addition to documenting compliance with said standards, the inspection shall note if any site-specific training and/or equipment should be provided to first responders.
 - (c) Should any necessary, site-specific training and/or equipment for first responders be identified, such training

and/or equipment shall be provided to the first responders at the expense of the data center operator and at no cost to the first responders, the Township, or any other public entity.

F. Community Benefits Agreement (“CBA”).

The Township shall have the right to require a CBA as a condition of approval of a conditional use application for a data center. The intent of a CBA is to define how the data center operator will be required to offset the impacts of the data center upon the community. Benefits required by a CBA shall be established in consideration of the following:

- (1) Impacts upon the community identified by the impact studies and statements required pursuant to §325-124.A and §325-28.4.D of this Chapter, particularly including the impacts upon traffic, the natural environment, and historic resources.
- (2) The need for specialized equipment and/or training to monitor compliance with the provisions of this Chapter as well as any conditions imposed by the conditional use decision and order.
- (3) The need for specialized equipment and/or training for emergency service providers as identified in the ERP or in consultation with such providers.
- (4) The potential for stream and floodway restoration projects that will enhance stormwater management facilities, reduce flood risk, and/or support the Township’s Pollution Reduction Plan.
- (5) Options for enhancing public open spaces and recreational facilities, including but not necessarily limited to how best to satisfy the requirements established in §281-47 of Chapter 281, “Subdivision and Land Development,” of the Township Code of Ordinances.
- (6) Opportunities for the preservation, restoration, or adaptive reuse of historic resources upon or in proximity to the site.
- (7) Other concerns as may arise in the course of the conditional use hearing.

G. Decommissioning and closure.

The conditional use application shall include a Decommissioning Plan for the safe shutdown, removal of equipment, disposal and/or recycling of materials, and site restoration of the data center buildings and property for implementation at such time that the data center operation ceases.

- (1) The Decommissioning Plan shall establish that the decommissioning process will begin within one year of the cessation of data center operations and that the entire process will be completed within a period of eighteen months thereafter, unless a longer period is agreed to by the Board of Supervisors.
- (2) The Decommissioning Plan shall provide for:
 - (a) The removal of all above-ground structures and equipment;
 - (b) The removal of sub-surface infrastructure, including but not limited to building foundations, underground tanks and other storage, and utilities;
 - (c) The disposal of any hazardous materials in accordance with applicable law;
 - (d) The safe disconnection of all utilities; and
 - (e) The stabilization and landscaping of disturbed areas and the restoration of the site generally to a condition compatible with the surrounding area to the satisfaction of the Township.
- (3) The Board of Supervisors may exempt features from the above removal requirements where they determine that there is sufficient public benefit to such features remaining;
- (4) The Decommissioning Plan shall include an estimated cost for the decommissioning process.
- (5) As a condition of final approval of the land development plan for the data center, the applicant shall be required to provide financial security in a form acceptable to the Township sufficient to cover the full cost of executing the Decommissioning Plan.
- (6) In the event that the Decommissioning Plan is not executed to the satisfaction of the Township, the Township shall have the right to draw upon the financial security to complete the work. Should the cost of completing the decommissioning exceed the amount of the financial security, the Township shall have the right to pursue all legal means to reimburse the Township for costs incurred relative to the decommissioning, including placing a lien upon the subject property.
- (7) The Township shall have the right to direct the data center operator to review the Decommissioning Plan from time to time (but not more than once in a 24-month period) for the purpose of

confirming its viability, updating the cost estimate, and adjusting the financial security accordingly.

Section 5. Section 325-39.H(6) of Chapter 325, “Zoning,” of the West Whiteland Township Code of Ordinances is hereby amended by the addition of the following to the chart in that section.

Data centers (20,000 sq.ft. or less)	2 spaces; or 1 space/4,000 sq.ft. of floor area, whichever is more
Data centers (larger than 20,000 sq.ft.)	As needed, to be determined in the course of the conditional use hearing for the facility

Section 6. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts, or provisions of this Ordinance.

Section 7. This Ordinance shall take effect and be in force five (5) days from the date of enactment.

ENACTED AND ORDAINED this ____ day of _____ 2026.

**BOARD of SUPERVISORS
WEST WHITELAND TOWNSHIP**

Brian Dunn, Chair

Rajesh Kumbhardare, Vice-Chair

Libby Madarasz, Supervisor

ATTEST:

Pam Gural-Bear, Township Manager