



TOWNSHIP of WESTWHITELAND
DEPARTMENT of PLANNING & ZONING

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2024 ANNUAL REPORT

SUMMARY of ACTIVITY

The Township granted final approval to thirteen plans in 2024, as more fully described on page 4, resulting in a total of 15 new lots for single-family detached homes, 32 townhouse units, and a 150-unit personal care facility. Non-residential projects receiving approval included a new wireless communications tower along E. Boot Rd. and two commercial uses that - unusually - each reduce the area occupied by buildings on their lots.

Development activity in 2024 was still lower than during the years preceding the COVID-19 pandemic, and was similar to what we experienced in 2023. But there are signs that 2025 will be much more active:

- The Valley Creek Homes active adult community proposed by the McKee Group received conditional use approval from the Board of Supervisors in July. McKee then submitted the land development plans for the project, which features over 300 dwellings of various types along with a community center and an extensive trail network on a 100-acre tract abutting the border with East Whiteland - a tract that had previously been approved for development as an office park with 1.2 million square feet of leasable space. The Valley Creek project will be the largest residential development approved in the Township since the Summerhill townhouse community in 2020.
- There were three amendments to the Zoning Ordinance:
 - In April, a new §325-33 was added to regulate electric vehicle charging stations.
 - Also in April, the Township approved revisions to §325-44 for the regulation of solar energy systems. The Zoning first regulated these systems in 2011, but changing technology has rendered some of the original provisions obsolete and we found others to be unnecessarily onerous upon property owners.
 - In November, the Township approved an amendment to the Zoning Map, changing the area south of King Rd. and east of the U.S. Route 202 expressway from Office/Laboratory to R-1 Residential. Most of this area was an office campus owned and occupied by Weston Solutions. This amendment was a map change only: there were no changes to the text of the Ordinance. Within weeks of the amendment being adopted, Staff met with a developer regarding a residential project on the +/- 50-acre Weston property, but there was no official submission.

- We noted increasing interest about the redevelopment of the 75-acre Exton Square property, but there was no official submission to the Township.

We continued working with Justin Smiley, Director of Capital and Special Projects, on the update to the Township Comprehensive Plan. In 2024, we received a Vision Partnership Program grant from the Chester County Planning Commission and confirmed that County Planning Commission staff would be our consultant. Work began with a kick-off meeting in August attended by stakeholders along with staff from both the County Planning Commission and the Township. The public survey phase began in early fall, and we hosted a public open house in November. We expect that work on the Plan will continue through all of 2025.

There were no staff changes in the Planning and Zoning Department during 2024.

PLANNING COMMISSION

The Planning Commission met seventeen times in 2024, which is the same as in 2023. At their January 9 meeting, they elected Andy Wright as Chair and Mark Gordon as Vice-Chair. Mr. Gordon resigned from the Commission in June, and the Commission then elected Glenn Marshall to take his place as Vice-Chair. Mr. Marshall resigned from the Commission in December, shortly after the last meeting of the year. The Board of Supervisors appointed Virginia Kerlake to the Commission at the end of 2023, so the January meeting was her first as a member; later in the year, the Board appointed Anita Nardone and Todd Rouse. Dan Cote, Denise Jones, Virginia Kerlake, Glenn Marshall, and Andy Wright served on the Commission for the entire year.

In 2024, the Planning Commission reviewed seventeen applications: three conditional use applications, twelve land development plans, and two sketch plans.

The chart on the next page lists in alphabetic order all the projects considered by the Planning Commission during 2024. In the “Status” column, “Approved” indicates the date when the Commission passed a motion to recommend to the Board of Supervisors that the application or plan be approved, not the final action of the Board. The Commission did not recommend denial of any plans. Sketch plans are not considered to be an official submission, but are provided for informal discussion: they are neither approved nor denied, so the chart shows only review dates. Three of the projects were not typical applications:

- The CPC Westrum project (#5 on the chart) received conditional use approval in 2022. The Applicant subsequently submitted the land development plan, but then withdrew it in January 2023 only to submit it again in March 2024. Since it was consistent with the 2022 conditional use approval, the project only needed review as a land development plan; the conditional use decision and order from 2022 remained valid.
- All of the buildings for Green Fig’s data center project (#10) are in East Whiteland Township; the only improvements in West Whiteland are stormwater management facilities.
- The development of the Schiffer Tract (#12) as proposed by the West Chester University Foundation is also in two townships: of the sixteen proposed house lots, thirteen are in West Whiteland and the remaining three are in East Goshen. Access to all of the lots will be through West Whiteland.

#	Project Name	Type	Description	Status
1	ARX Wireless Infrastructure	Conditional Use	Construction of a 135 ft. tall tower-based wireless communication facility (i.e., cell tower) at 200 E. Boot Rd.	Approved 6/28/24
2	ARX Wireless Infrastructure	Land Development	Same as above.	Approved 9/17/24
3	Bush Auto Group	Land Development	Construction of a satellite facility for Exton Nissan at 390 W. Lincoln Hwy.	Approved 3/19/24
4	Columbia Cottage	Subdivision & Land Development	Lot consolidation and construction of a 80-bed personal care facility at 930-936 E. Boot Rd.	Approved 4/17/24
5	CPC Westrum	Subdivision & Land Development	Lot consolidation and construction of 176-bed personal care facility at 50-70 W. Boot Rd.	Approved 5/14/24
6	Exton Express Car Wash (McHugh Group)	Land Development	Demolition of an existing office building at 347 N. Pottstown Pk. and construction of a car wash facility.	Approved 7/2/24
7	Exton Market Realty	Sketch Plan	Construction of a 18,383 sq.ft. retail building and a 2,913 sq.ft. restaurant with drive-thru service at 222 N. Pottstown Pk.	Reviewed 12/3/24
8	Fred Beans Auto Service Ctr.	Conditional Use	Construction of a 9,600 sq.ft. addition to an existing building and a new 22,000 sq.ft. building for servicing automobiles and trucks at 206 S. Whitford Rd.	Approved 9/17/24
9	Fred Beans Auto Service Ctr.	Land Development	Same as above.	Approved 12/2/24
10	Green Fig Land, LLC	Land Development	Construction of stormwater management facilities at 215 Valley Creek Blvd. to serve an industrial development on adjacent tract in East Whiteland.	Approved 3/5/24
11	Hoadley Tract (Grove Meadow Developers, LLC)	Subdivision & Land Development	Lot consolidation of 1270-1274 Grove Rd. and re-subdivision for 8 lots for single-family homes to be served by a new extension of Memory La.	Under Review
12	Schiffer Tract	Subdivision & Land Development	Subdivision of 1375 Old Phoenixville Pk. to create 16 lots for single-family homes and a new cul-de-sac (3 lots are in East Goshen).	Approved 8/20/24
13	Shenkin Property (1358 Glen Echo Rd.)	Sketch Plan	Subdivision to create 5 lots: 1 to accommodate an existing dwelling and 4 for development with single-family homes.	Reviewed 6/18/24
14	Shenkin Property (1358 Glen Echo Rd.)	Subdivision & Land Development	Same as above.	Under Review
15	Valley Creek Homes	Conditional Use	Construction of age-restricted, active adult community with up to 317 dwelling units of different types and various amenities at 301-305 Church Farm La.	Approved 5/14/24
16	Valley Creek Homes	Land Development	Same as above.	Approved 12/3/24
17	Villas at West Whiteland	Land Development	Construction of two buildings with 32 town-house units and a separate community center at 112-120 Coeway La.	Approved 8/5/24

The Commission also discussed the amendments to the Zoning Ordinance described above.

The preceding section is provided in part to meet the reporting requirement of §207(a) of Pennsylvania Act 247, the Municipalities Planning Code.

HISTORICAL COMMISSION

The Historical Commission met ten times in 2024: once every month except July and November. At the reorganization meeting on January 8, Joe McCormick was elected as Chair and Joshua Anderson as Vice-Chair. They and members Lee Ann Embrey and Jonathan Martin served on the Commission for the entire year; John Kabli resigned after the February meeting, and Sara DiPaolo was appointed to the Commission in March. Consultant Philip Yocum retired at the end of the year, and staff began the search for a new consultant.

The Commission advises the Board of Supervisors and the Zoning Hearing Board regarding subdivisions, land developments, conditional use applications, and variance applications involving properties that include or are within 300 feet of an identified historical resource. The Commission also reviews applications for building, demolition, signs, and zoning permits for historic resources.

On June 20, the Commission participated in the County Historic Preservation Network’s Town Tours and Village Walks program. The theme this year was the adaptive re-use of historic resources. The Commission worked with Exton Main Street and the Ashbridge Community to organize a guided walking tour featuring the historic buildings within Main Street at Exton. These included the Richard Ashbridge Manor House (now the community building for the Ashbridge apartments), the Woodcutter’s Cottage, the Ashbridge carriage house (now a maintenance facility for the Ashbridge apartments), a former tenant house (now Rita’s Italian Ice), and the Indian Run Farm barn (now occupied by the World of Beer restaurant and Elevations Cabinetry). About 250 people took the tour, which was the second-highest attendance for the 2024 series.

BOARD OF SUPERVISORS - PLANNING ACTIVITY

The Board of Supervisors has the authority to approve subdivision and land development plans and conditional use applications. The Board is advised by the Planning and Historical Commissions, various consultants, and Township staff. In 2024, the Board approved eight plans for subdivision and/or land development and five conditional use applications; unusually, they also denied one land development plan, the Columbia Cottage project, as shown below.

The following chart lists in alphabetic order all plans and applications considered by the Board during 2024. The “type” column indicates how the project was approved.

#	Project Name	Type	Description	Status
1	1430 Grove Ave.	Subdivision	Subdivision of a residential lot into 4 lots: 1 for the existing house, 1 for conveyance to an adjacent property, and 2 to accommodate new single-family houses.	Approved 1/2/24
2	ARX Wirelerrs Infrastructure	Conditional Use	Construction of a 135 ft. tall tower-based wireless communication facility (i.e., cell tower) at 200 E. Boot Rd.	Approved 7/24/24
3	ARX Wireless Infrastucure, LLC	Land Development	Same as above.	Approved 10/9/24
4	Bush Auto Group	Land Development	Construction of a satellite facility for Exton Nissan at 390 W. Lincoln Hwy.	Approved 4/24/24
5	Columbia Cottage	Subdivision & Land Development	Lot consolidation and construction of a 80-bed personal care facility at 930-936 E. Boot Rd.	Denied 6/12/24

6	CPC Westrum	Subdivision & Land Development	Lot consolidation and construction of a 176-bed personal care facility at 50-70 W. Boot Rd.	Approved 6/26/24
7	Exton Express Car Wash (McHugh Group)	Land Development	Demolition of an existing office building at 347 N. Pottstown Pk. and construction of a car wash facility.	Approved 7/24/24
8	Fred Beans Auto Service Ctr.	Conditional Use	Construction of a 9,600 sq.ft. addition to an existing building and a new 22,000 sq.ft. building for servicing automobiles and trucks at 206 S. Whitford Rd.	Approved 10/23/24
9	Green Fig Land, LLC	Land Development	Construction of stormwater management facilities at 215 Valley Creek Blvd. to serve an industrial development on an adjacent tract in East Whiteland.	Approved 4/10/24
10	Schiffer Tract	Subdivision & Land Development	Subdivision of 1375 Old Phoenixville Pk. to create 16 lots for single-family homes and a new cul-de-sac (3 lots are in East Goshen).	Approved 12/18/24
11	Valley Creek Homes	Conditional Use	Construction of age-restricted, active adult community with up to 317 dwelling units of different types and various amenities at 301-305 Church Farm La.	Approved 7/24/24
12	Villas at West Whiteland	Conditional Use	Construction of two buildings with 32 townhouse units and a separate community center at 112-120 Coeway La.	Approved 1/24/24
13	Villas at West Whiteland	Land Development	Same as above.	Approved 10/23/24

ZONING

The Zoning Hearing Board met thirteen times in 2024. At their reorganization meeting on January 27, they elected Paul Clery as Chair and Guy McCandless as Vice-Chair. Libby Madarasz was appointed to the Board prior to their January meeting as a replacement for Jo Ann Kelton, who resigned following her election to the Board of Supervisors; all members served for the full year. The position of Board Alternative remained vacant the entire year.

The Zoning Hearing Board heard nineteen variance applications in 2024, well in excess of the typical number. There were no applications for special exceptions, nor were there any appeals from the determination of the Zoning Officer.

#	Applicant Name	Zoning District	Description	Status
1	Jesse Rainone	R-1, residential	Relief from area and bulk standards to allow an addition to an existing house and from use standards to allow an accessory dwelling unit.	Request to allow accessory dwelling withdrawn; other relief granted 1/25/24
2	Eric O' Keefe	R-1, Residential	Relief from area and bulk standards to allow construction of a pole barn as an accessory structure.	Granted 2/29/24
3	ARX Wireless Infrastructure	R-2, Residential	Relief from use standards and height limit to allow a wireless communication facility taller than 120 ft.	Granted 4/25/24
4	Michael Flynn	R-1, Residential	Relief from the impervious cover limit to allow a swimming pool and deck.	Granted 4/25/24
5	Stephen Ferell	R-2, Residential	Relief from the impervious cover limit to allow a swimming pool and deck.	Granted 4/25/24

6	Dennis Massimo	R-1, Residential	Relief from the impervious cover limit to allow a partially roofed deck.	Granted 5/30/24
7	Brian & Mary Troupe	R-2, Residential	Relief from the minimum front yard set-back for two lots for the construction of a house on each.	Denied 6/27/24
			Relief from the minimum front yard set-back to allow the construction of a porch addition to an existing house.	Granted 6/27/24
8	Edward & Jenne Frackelton	R-1, Residential	Relief from area and bulk standards to allow additions to an existing house.	Granted 6/27/24
9	Kevin & Maureen Lacey	R-1, Residential	Relief from the impervious cover limit to allow additions to an existing house.	Granted 6/27/24
10	Joseph & Ashley Macus	R-2, Residential	Relief from the impervious cover limit to allow a swimming pool and patio area.	Granted 7/54/24
11	Gregory & Ginger O'Brien	R-1, Residential	Relief from use standards to allow an accessory dwelling unit.	Request withdrawn
			Relief to allow the keeping of animals other than customary household pets on a lot smaller than 5 acres.	Denied 8/29/24
			Relief from area and bulk standards to allow the construction of an addition to the existing house and a detached garage.	Granted 8/29/24
12	Steven & Deborah Edwards	R-1, Residential	Relief from area and bulk standards to allow the construction of an attached garage onto the existing house.	Granted 9/26/24
13	Michael Marabito	R-2, Residential	Relief from area and bulk standards to allow the construction of an addition to an existing house.	Granted 9/26/24
14	Herman Woolfrey	R-1, Residential	Relief from use standards to permit a self-storage facility.	Denied 10/24/24
15	Matthew Piloiti	R-2, Residential	Relief from area and bulk standards to allow a porch addition to an existing house.	Granted 10/31/24
16	Rise Up Towers, LLC	TC, Town Center	Relief from use standards and height limit to allow a wireless communication facility taller than 120 ft.	Under Review
17	Shiva Menon	R-3, Residential	Relief from area and bulk standards to allow construction of an addition and a deck to an existing house.	Denied 12/19/24
18	Timber Hills Construction, LLC	R-1, Residential	Relief from area and bulk standards to allow construction of an addition to an existing barn.	Approved 12/19/24
19	Laborers' District Council of Metropolitan Philadelphia	O/R. Office / Residential	Relief from size and height limits, location restrictions, and floodplain controls to allow a new freestanding sign.	Under review

STAFF and TRAINING

Staff participated in a variety of conferences, webinars, and workshops during 2024, some of which provided credits needed to maintain AICP certification.

- Mr. Weller virtually attended an American Planning Association (APA) webinar, “Planning and Zoning for Battery Storage Systems,” on January 19.
- Mr. Weller virtually attended FEMA training webinars regarding the administration of our floodplain regulations on March 19 and July 24.
- Mr. Gorman and Mr. Weller attended “Building a Bicycle Culture in Chester County” presented by the Transportation Management Association of Chester County (TMACC). (Exton / April 18)
- Mr. Gorman attended the annual conference of the New Jersey chapter of APA, both virtually on June 5 and 6 and in person. (New Brunswick, NJ / June 7)
- Mr. Gorman and Mr. Weller attended the TMACC “Breakfast Briefing.” (West Chester / August 15)
- Mr. Weller virtually attended training by the Pennsylvania Municipal Planning Education Institute, “The Zoning Officer and the Zoning Hearing Board,” on August 22.
- Mr. Gorman attended a presentation by the Government Affairs Council of the Exton Region Chamber of Commerce about autonomous vehicles. (Exton / September 12)
- Mr. Weller attended the Fall Planners Forum hosted by the Chester County Planning Commission. (Uwchlan Twp. / October 2)
- Mr. Weller attended the annual conference of the Pennsylvania Chapter of APA. (Erie / October 13 - 15)
- Mr. Weller virtually attended the TMACC Transportation Briefing on October 17.
- Mr. Gorman and Mr. Weller attended “Regional Day” of the Mpart Transit + Community conference, “Reimagining Regional Rail.” (Philadelphia / October 23)
- Mr. Gorman and Mr. Weller attended the TMACC “Parking Reform” summit. (Malvern / November 20)