

Delaware County Planning Commission Meeting Agenda

Thursday, September 18, 2025

Below is the agenda of Act 247 Review applications considered by the Delaware County Planning Commission at its public meeting held in the Government Center Building, Court House Complex, Media, PA.

ZONING MATTERS

Tradesperson Headquarters

ZA-06-8203-25

City of Chester

Amend the text of the City zoning ordinance to address Tradesperson Headquarters

Historic Inventory Additions

ZA-30-7967-24-25

Newtown Township

Update the Township zoning ordinance inventory of historic resources

Nonconforming Commercial Uses in R Districts

ZA-43-8187-25

Swarthmore Borough

Amend the text of the Borough zoning ordinance to address four identified nonconforming properties

FINAL LAND DEVELOPMENTS

Pathfinder Homes - Springhouse

02-6052-05-21-24-25

Aston Township

At the terminus of Springhouse Lane, approximately 100' west of E Chester Drive

Develop seven single-family detached dwellings (See FINAL SUBDIVISIONS)

Carol Cipolloni

12-8204-25

Concord Township

West side of Kirk Road, approximately 400' south of Shavertown Road

Develop two single-family detached dwellings (See FINAL SUBDIVISIONS)

FINAL SUBDIVISIONS

W 2nd Street Subdivision & Lot Consolidation

06-7885-23-25

City of Chester

South of the intersection between E 2nd and Dock Streets

Consolidate multiple parcels/premises into one and resubdivide said area into two new parcels

FINAL SUBDIVISIONS (continued)

DeCarlo - Lot 30 Wolverton Valley

12-8205-25

Concord Township

South of the intersection between Carter and Newlin Ways

Adjust lot lines of two lots totaling 9.02 acres

170 Youngs Avenue

36-7452-19-25

Ridley Township

East side of Youngs Avenue, approximately 100' south of Cottonwood Avenue

Subdivide 0.221 acre into two lots

Pathfinder Homes - Springhouse

02-6052-05-21-24-25

Aston Township

At the terminus of Springhouse Lane, approximately 100' west of E Chester Drive

Subdivide 8.02 acres into seven lots and one residue parcel (See FINAL LAND DEVELOPMENTS)

Gress

42-8208-25

Thornbury Township

East side of Cheyney Road, approximately 250' south of the intersection with Station Road

Adjust lot lines of two parcels

Carol Cipolloni

12-8204-25

Concord Township

West side of Kirk Road, approximately 400' south of Shavertown Road

Subdivide 2.98 acres into two lots (See FINAL LAND DEVELOPMENTS)

Watson Lot Consolidation

08-8209-25

Chester Township

Southeast corner of South and East Williams Circles

Incorporate two lots totaling 0.2064 acre into one lot

PRELIMINARY LAND DEVELOPMENTS

Proposed Restaurant with Drive-Thru

06-4120-96-25

City of Chester

Southwest corner of East 4th Street (Rt 291) and Harrahs Boulevard

Develop 1.75 acres with a 4,157 sq. ft. restaurant with drive-thru

PRELIMINARY LAND DEVELOPMENTS (continued)

Life Church

40-8207-25

Springfield Township

West of the intersection between Foster Drive and Old State Road

Further develop a church with a 8,380 sq. ft. building addition (See PRELIMINARY SUBDIVISIONS)

PRELIMINARY SUBDIVISIONS

Life Church

40-8207-25

Springfield Township

West of the intersection between Foster Drive and Old State Road

Incorporate three lots totaling 2.15 acres into one lot (See PRELIMINARY LAND DEVELOPMENTS)

NEXT PUBLIC MEETING

Thursday, October 16, 2025 beginning **4:00 p.m.** in the Government Center Building, (Room 100), Court House Complex, Media, PA. A tentative agenda will be available prior to the meeting.