



DELAWARE COUNTY PLANNING COMMISSION

Meeting Agenda with Application Detail

Thursday, September 17, 2026

ZONING MATTERS

1. **Signs in the ROA District** ZA-25-8293-26
Media Borough
*Amend the text of the Borough zoning ordinance to address signs in the ROA District
2. **Assorted Amendments** ZA-06-8294-26
City of Chester
*Assorted amendments to the text of the City zoning ordinance
3. **Data Centers** ZA-07-8295-26
Chester Heights Borough
*Amend the text of the Borough zoning ordinance to address data centers
4. **Short Term Rentals** ZA-28-8299-26
Morton Borough
*Amend the text of the Borough zoning ordinance to address short term rentals
5. **Bed and Breakfasts** ZA-04-8297-26
Chadds Ford Township
*Amend the text of the Township zoning ordinance to address bed and breakfast establishments
*Rezone a parcel from MC to R-1



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FINAL LAND DEVELOPMENTS

1. Assembly of Christian Churches 06-8291-26

City of Chester

*Further develop the site with a building addition and parking lot See FS 3

Location Southeast corner of E 10th Street and Rt 352

Tax Map # --:000

Zoning District(s) C-1/R

Tax Folio # 49-10-00240-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☐	Residential 0.000	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☒	Nonresidential 0.417	Private ☐	Private ☐	HOP Required ☐

Summary of Proposed Units

* Nonresidential *

	<u>Existing</u>				<u>Proposed</u>			
	<u>Units</u>		<u>Square Footage</u>					
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>
Religious							1	
Flex								1
* Totals *							1	1

Applicant Assembly of Christian Churches, Inc., , PA,

Engineer Gordon L. Brown & Associates, Inc., , ,
(717) 741-4621

2. 486 Smithbridge Road 12-8292-26

Concord Township

*Further develop a site with a building addition and parking

Location Eastern corner of the intersection between Smithbridge Road and Conchester Highway 322

Tax Map # --:000

Zoning District(s) R-2

Tax Folio # 13-00-00246-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☐	Residential 0.000	Public ☐	Public ☐	Wetlands ☐
Nonresidential ☒	Nonresidential 2.468	Private ☒	Private ☒	HOP Required ☐

Summary of Proposed Units

* Nonresidential *

	<u>Existing</u>				<u>Proposed</u>			
	<u>Units</u>		<u>Square Footage</u>					
	<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>
Religious								7,094
* Totals *								7,094

Applicant Dawat E. Hadiyah (America), , , PA,

Engineer InLand Design, , ,



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FINAL LAND DEVELOPMENTS

3. Chichester Business Park Parcel B-2

22/46-6260-06-07-21-26

Lower Chichester Township

Upper Chichester Township

*Develop lot with 51,375 sq. ft. of office/warehouse space

Location Northeast corner of Blueball and Columbia Avenues

Tax Map # 9-28-381:000

Zoning District(s) BP

Tax Folio # 09-00-01013-40

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☐	Residential 0.000	Public ☐	Public ☐	Wetlands ☐
Nonresidential ☒	Nonresidential 15.198	Private ☐	Private ☐	HOP Required ☐

Summary of Proposed Units

* Nonresidential *

		<u>Existing</u>		<u>Proposed</u>			
		<u>Units</u>		<u>Square Footage</u>			
<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>
Industrial							
							51,375
* Totals *							51,375

Applicant Columbia Blueball Holdings, LLC, , , ,

Engineer G. D. Houtman and Son, Matthew Houtman, 139 East Baltimore Pike, Media, PA, 19063
(610) 565-6363

4. 7 Brew - 4101 Edgmont Avenue

05-3171-92-26

Brookhaven Borough

*Redevelop 0.59 acre with an 820 sq. ft. coffee shop

Location Northwest corner of Edgmont Avenue and Brookhaven Road

Tax Map # --:000

Zoning District(s) C-1

Tax Folio # 50-00-00370-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☐	Residential 0.000	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☒	Nonresidential 0.590	Private ☐	Private ☐	HOP Required ☐

Summary of Proposed Units

* Nonresidential *

		<u>Existing</u>		<u>Proposed</u>			
		<u>Units</u>		<u>Square Footage</u>			
<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>
Retail							
							820
* Totals *							820

Applicant Nick Louis, , , PA,

Engineer Bohler Engineering, , , ,

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FINAL LAND DEVELOPMENTS

5. CUSD Proposed Athletic Complex

06-8296-26

City of Chester

- *Further develop 30.47 acres with new playing fields

Location North of the intersection of W 10th and Lloyd Streets

Tax Map # --:000

Zoning District(s) CN

Tax Folio # 49-08-00741-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<u>Residential</u> ☐	<u>Residential</u> 0.000	<u>Public</u> ☒	<u>Public</u> ☒	<u>Wetlands</u> ☐
<u>Nonresidential</u> ☒	<u>Nonresidential</u> 30.470	<u>Private</u> ☐	<u>Private</u> ☐	<u>HOP Required</u> ☐

Summary of Proposed Units

*** Nonresidential ***

* <i>Nonresidential</i> *		<i>Existing</i>				<i>Proposed</i>			
		<i>Units</i>		<i>-Square Footage-</i>					
<i>Lots</i>	<i>Acres</i>	<i>Remain</i>	<i>Remove</i>	<i>Remain</i>	<i>Remove</i>	<i>Lots</i>	<i>Units</i>	<i>Addn's</i>	<i>Sq. Ft.</i>
Flex							1		
* <i>Totals</i> *							1		

Applicant Chester Upland School District, , , PA,

Engineer MG Engineering And Associates, LLC, , , ,

6. Extra Space Storage

40-3893-95-96-02-26

Springfield Township

- *Redevelop 7.38 acres with a 64,607 sq. ft. self-storage building

Location Northeast corner of Paper Mill Road and Baltimore Pike

Tax Map # 42-20-005

Zoning District(s) SU

Tax Folio # 42-00-00513-01

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
<u>Residential</u> ☐	<u>Residential</u> 0.000	<u>Public</u> ☒	<u>Public</u> ☒	<u>Wetlands</u> ☐
<u>Nonresidential</u> ☒	<u>Nonresidential</u> 7.380	<u>Private</u> ☐	<u>Private</u> ☐	<u>HOP Required</u> ☐

Summary of Proposed Units

*** Nonresidential ***

[illegible]

Applicant Extra Space Management, Inc, , PA,
(480) 266-5263

Engineer Bohler, LLC, , , ,
(215) 996-9100



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FINAL SUBDIVISIONS

1. Miller Subdivision - 5th & Lemon Streets 25-8290-26

Media Borough

*Adjust lot lines of 2 lots totaling 0.66 acre

Location Northeast corner of Lemon and 5th Streets

Tax Map # --:000

Zoning District(s) R-1

Tax Folio # 26-00-00798-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☒	Residential 0.660	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☐	Nonresidential 0.000	Private ☐	Private ☐	HOP Required ☐

Summary of Proposed Units

*** Residential ***

Single Family Detached

Units Remaining

Units Removed

Units Proposed

*** Totals ***

Applicant Michael J. Miller, , , PA,

Engineer G. D. Houtman and Son, 139 East Baltimore Pike, Media, PA, 19063
(610) 565-6363

2. 43 East Turnbull Avenue 20-8274-26

Haverford Township

*Subdivide 0.287 acre into 2 lots

Location South side of E Turnbull Avenue, approximately 50' west of Leedom Avenue

Tax Map # --:000

Zoning District(s) R6

Tax Folio # 22-03-02065-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☒	Residential 0.287	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☐	Nonresidential 0.000	Private ☐	Private ☐	HOP Required ☐

Summary of Proposed Units

*** Residential ***

Single Family Detached

Units Remaining

Units Removed

Units Proposed

*** Totals ***

Applicant Marley Read Estate Holdings, LLC, , , PA,

Engineer Yohn Engineering, LLC, , , ,



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FINAL SUBDIVISIONS

3. Assembly of Christian Churches

06-8291-26

City of Chester

* Incorporate 6 lots totaling 0.417 acre into 1 lot See FL 1

Location Southeast corner of E 10th Street and Rt 352

Tax Map # --:000

Zoning District(s) C-1/R

Tax Folio # 49-10-00240-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☐	Residential 0.000	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☒	Nonresidential 0.417	Private ☐	Private ☐	HOP Required ☐

Summary of Proposed Units

* Nonresidential *

		<u>Existing</u>		<u>Proposed</u>			
		<u>Units</u>		<u>-Square Footage-</u>			
<u>Lots</u>	<u>Acres</u>	<u>Remain</u>	<u>Remove</u>	<u>Remain</u>	<u>Remove</u>	<u>Lots</u>	<u>Units</u>
Religious						1	
Flex							1
* Totals *						1	1

Applicant Assembly of Christian Churches, Inc., , , PA,

Engineer Gordon L. Brown & Associates, Inc., , , ,
(717) 741-4621

PRELIMINARY LAND DEVELOPMENTS

1. Garnet Valley Estates - 1168 Naamans Creek Road

03-3635-94-14-26

Bethel Township

* Develop 23 single-family detached dwellings on a cul-de-sac street See PS 1

Location North side of Naamans Creek Road, at its intersection with Zebley Road

Tax Map # 3-14-080:000

Zoning District(s) R-1

Tax Folio # 03-00-00385-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☒	Residential 5.889	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☐	Nonresidential 0.000	Private ☐	Private ☐	HOP Required ☐

Summary of Proposed Units

* Residential *

	<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
Single Family Detached			23
* Totals *			23

Applicant SPI PA, LLC, , , ,

Engineer Catania Engineering Associates, Inc., 520 West MacDade Boulevard, Milmont Park, PA, 19033-3311
(610) 532-2884



DELAWARE COUNTY PLANNING COMMISSION
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PRELIMINARY SUBDIVISIONS

1. **Garnet Valley Estates - 1168 Naamans Creek Road** **03-3635-94-14-26**

Bethel Township

*Subdivide 1 lot totaling 21.48 acres into 23 lots and street right-of-way
See PL 1

Location North side of Naamans Creek Road, at its intersection with Zebley Road

Tax Map # 3-14-080:000

Zoning District(s) R-1

Tax Folio # 03-00-00385-00

<u>Application Type</u>	<u>Acreage</u>	<u>Water</u>	<u>Sewer</u>	<u>Floodplains</u>
Residential ☒	Residential 5.889	Public ☒	Public ☒	Wetlands ☐
Nonresidential ☐	Nonresidential 0.000	Private ☐	Private ☐	HOP Required ☐

Summary of Proposed Units

*** Residential ***

Single Family Detached

<u>Units Remaining</u>	<u>Units Removed</u>	<u>Units Proposed</u>
		23
* Totals *		23

Applicant SPI PA, LLC, , , ,

Engineer Catania Engineering Associates, Inc., 520 West MacDade Boulevard, Milmont Park, PA, 19033-3311
(610) 532-2884