

Delaware County Planning Commission Meeting Agenda

Thursday, October 15, 2026

Below is an agenda of Act 247 Review applications scheduled for consideration by the Delaware County Planning Commission at its public meeting beginning 4:00p.m. in the Government Center Building, (Room 100), Court House Complex, Media, PA. **PLEASE NOTE, THIS IS A TENTATIVE AGENDA THAT IS SUBJECT TO REVISIONS, ADDITIONS AND/OR DELETIONS AND DOES NOT REFLECT THE ORDER OF CONSIDERATION.** A final agenda will be available following the meeting.

ZONING MATTERS

Data Center Ordinance - Revisions

ZA-30-8285-26

Newtown Township

Amend the text of the Township zoning ordinance to address data centers

Relocate Tinicum Island Road

ZA-43-8302-26

Tinicum Township

Modify the Township zoning map by relocating an existing road

Municipal Review Exemption

ZA-48-8303-26

Upper Providence Township

Amend the text of the Township zoning ordinance to exempt review of municipal projects

FINAL LAND DEVELOPMENTS

90 Milton Drive

08-8300-26

Chester Township

Southwest corner of Milton Drive and Bridgwater Road

Develop 2.2 acres with a 5,084 sq. ft. office/warehouse building

Garnet Valley Builders - Baltimore Pike Sub

12-8301-26

Concord Township

south side of Baltimore Pike, approximately 200' west of the intersection with School House Lane

Develop 4 single-family detached dwellings (See FINAL SUBDIVISIONS)

Shoppes at Brookhaven - Carwash

05-8030-14-15-18-26

Brookhaven Borough

Southwest corner of Dutton Mill Road and Route 352

Further develop 25.265 acres with 4,672 sq. ft. of carwash

Sheetz Gas Station

04-449-75-84-85-86-88-96-99-00-02-03-05-18-24-26

Chadds Ford Township

Southwest corner of Route 202 and Brandywine Drive

Redevelop portion of 20.61 acres with a convenience store and gas pumps

FINAL LAND DEVELOPMENTS (continued)

Bridgewater Run/RGM Dev Corp/Toby Farms

08-7684-21-22-26

Chester Township

North of the intersection between Powell and Elson Roads

Develop 16 townhome units (See FINAL SUBDIVISIONS)

FINAL SUBDIVISIONS

416 417 Vassar Avenue

36-7243-17-26

Ridley Township

Terminus of Vassar Avenue

Adjust lot lines of two lots totaling 2.02 acres

Garnet Valley Builders - Baltimore Pike Sub

12-8301-26

Concord Township

south side of Baltimore Pike, approximately 200' west of the intersection with School House Lane

Subdivide 10.8 acres into 4 lots (See FINAL LAND DEVELOPMENTS)

Bridgewater Run/RGM Dev Corp/Toby Farms

08-7684-21-22-26

Chester Township

North of the intersection between Powell and Elson Roads

Subdivide portion of 5.598 acres with 16 lots (SEE FINAL LAND DEVELOPMENTS)

PRELIMINARY LAND DEVELOPMENTS

3709 Chichester Avenue

46-7179-16-19-26

Upper Chichester Township

East side of Chichester Avenue, approximately 50' north of Mill Road

Develop 4.0933 acres with contractor rental units