

## **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.