

Delaware County Planning Commission Meeting Agenda

Thursday, September 17, 2026

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

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

Assorted Amendments

ZA-06-8294-26

City of Chester

Assorted amendments to the text of the City zoning ordinance

Data Centers

ZA-07-8295-26

Chester Heights Borough

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

Short Term Rentals

ZA-28-8299-26

Morton Borough

Amend the text of the Borough zoning ordinance to address short term rentals

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

FINAL LAND DEVELOPMENTS

Assembly of Christian Churches

06-8291-26

City of Chester

Southeast corner of E 10th Street and Rt 352

Further develop the site with a building addition and parking lot (See FINAL SUBDIVISIONS)

486 Smithbridge Road

12-8292-26

Concord Township

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

Further develop a site with a building addition and parking

FINAL LAND DEVELOPMENTS (continued)

Chichester Business Park Parcel B-2

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

Lower Chichester Township

Upper Chichester Township

Northeast corner of Blueball and Columbia Avenues

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

7 Brew - 4101 Edgmont Avenue

05-3171-92-26

Brookhaven Borough

Northwest corner of Edgmont Avenue and Brookhaven Road

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

CUSD Proposed Athletic Complex

06-8296-26

City of Chester

North of the intersection of W 10th and Lloyd Streets

Further develop 30.47 acres with new playing fields

Extra Space Storage

40-3893-95-96-02-26

Springfield Township

Northeast corner of Paper Mill Road and Baltimore Pike

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

FINAL SUBDIVISIONS

Miller Subdivision - 5th & Lemon Streets

25-8290-26

Media Borough

Northeast corner of Lemon and 5th Streets

Adjust lot lines of 2 lots totaling 0.66 acre

43 East Turnbull Avenue

20-8274-26

Haverford Township

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

Subdivide 0.287 acre into 2 lots

Assembly of Christian Churches

06-8291-26

City of Chester

Southeast corner of E 10th Street and Rt 352

Incorporate 6 lots totaling 0.417 acre into 1 lot (See FINAL LAND DEVELOPMENTS)

PRELIMINARY LAND DEVELOPMENTS

Garnet Valley Estates - 1168 Naamans Creek Road

03-3635-94-14-26

Bethel Township

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

Develop 23 single-family detached dwellings on a cul-de-sac street (See PRELIMINARY SUBDIVISIONS)

PRELIMINARY SUBDIVISIONS

Garnet Valley Estates - 1168 Naamans Creek Road

03-3635-94-14-26

Bethel Township

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

Subdivide 1 lot totaling 21.48 acres into 23 lots and street right-of-way (See PRELIMINARY LAND DEVELOPMENTS)

NEXT PUBLIC MEETING

Thursday, October 15, 2026 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.