

**CHADDS FORD TOWNSHIP PLANNING COMMISSION**  
**WEDNESDAY, FEBRUARY 4, 2026**  
**BOARD OF SUPERVISORS & PLANNING COMMISSION JOINT MEETING**  
**& PLANNING COMMISSION REGULAR MEETING AGENDAS**

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These meeting's will be held in person at the Chadds Ford Township Building, 10 Ring Road, Chadds Ford, PA 19317 and will also be broadcast live via Zoom webinar. The Zoom link can be found on the [Township website](#) or by [clicking here](#).

**BOARD OF SUPERVISORS AND PLANNING COMMISSION JOINT MEETING AGENDA**

**5:30 PM PLEDGE OF ALLEGIANCE & CALL TO ORDER**

**PUBLIC COMMENT (Agenda Items)** – Please be concise. In the Zoom platform, please use the “raise hand” option to comment.

**1. MISCELLANEOUS DISCUSSION ITEMS:**

- a. Data Centers Zoning Ordinance Discussion – Informational discussion regarding whether and how data center uses should be addressed in the Township Zoning Ordinance.
- b. Traffic Studies and Improvements – Informational discussion regarding the PennDOT Baltimore Pike Brake Retarder Study, the Oakland Road Traffic Study, the PennDOT Route 202 and Baltimore Pike Improvement Project, and the Baltimore Pike and Brandywine Drive Green Light Go Grant application.
- c. Growing Greener: Conservation by Design – Overview and discussion of conservation planning concepts associated with the Growing Greener and Conservation by Design framework.

**PUBLIC COMMENT** – Please be concise. In the Zoom platform, please use the Q & A function to ask your question.

**ADJOURNMENT**

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**PLANNING COMMISSION REGULAR MEETING AGENDA**

**1. 7 PM PLEDGE OF ALLEGIANCE & CALL TO ORDER**

**2. ANNUAL ORGANIZATION**

**3. ANNOUNCEMENTS**

**4. PUBLIC COMMENT (Non-Agenda Items)** – Please be concise. In the Zoom platform, please use the “raise hand” option to comment.

**5. MINUTES:**

- a. November 4, 2025, Regular Meeting Minutes

**6. OLD BUSINESS** – The Commission will consider and possibly take action on the agenda items listed below.

- a. 1720 Wilmington Pike – Land Development and Proposed Text Amendment Applications – Discussion and consideration of applications to amend the Zoning Code text to allow for a bank use in the POC Zoning District, the development of the same and a veterinary hospital.
- b. 1516 Wilmington Pike – Sketch Plan and Zoning Text Amendment – General discussion on application requesting a Zoning Text Amendment in PBC to allow vehicle sales and storage.

**7. NEW BUSINESS** – The Commission will consider and possibly take action on the agenda items listed below.

- a. 1201 Wilmington Pike – Sketch Plan – General discussion on a sketch plan application for Sheetz.
- b. PC ANNUAL REPORT – Review and discussion of the Planning Commission’s Annual Report.

**PUBLIC COMMENT** – Please be concise. In the Zoom platform, please use the “raise hand” option to comment.

**ADJOURNMENT**

**CURRENT PLANNING COMMISSION BUSINESS:**

<b><u>Topic</u></b>	<b><u>Type</u></b>	<b><u>Applicant</u></b>	<b><u>Review Clock</u></b>	<b><u>PC date of Rec. to BOS.</u></b>	<b><u>BOS Approval</u></b>
1720 Wilm. Pike	LD/CU	Wilm. Pike Group, LLC	CU-11/24/25 <b>WITHDRAWN</b> LD-2/26/26		
1720 Wilm. Pike	Text Amendment	Wilm. Pike Group, LLC	N/A		
1516 Wilmington Pike	Sketch Plan/Map Amendment/Text Amendment	VMDT	N/A		
500 Brandywine Dr.	LD App. (Auditorium)	Calvary Chapel	3/31/26 (ext.)		
1201 Wilmington Pike	Sketch Plan	Sheetz, Inc.	N/A		
<b><u>KEY:</u></b> SALDO – Subdivision & Land Development Ordinance; ZO – Zoning Ordinance; LD – Land Development; SALD – Subdivision & Land Development; CU – Conditional Use					

*The meetings of the Chadds Ford Township Planning Commission are electronically recorded, and recordings are maintained until the minutes of the meeting are transcribed and approved. Recordings are for the purpose of transcribing meeting minutes only.*