

The deadline to be on the agenda is noon on Wednesday, 1 week before the meeting.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ANNOUNCEMENTS

- a. The Board of Supervisors will conduct a special meeting on Wednesday, November 4, 2026, at 6:30 p.m. to consider adopting the draft Earned Income Tax Ordinance.
- b. The Board of Supervisors' next monthly meeting will be held on Wednesday, November 11, 2026.

4. PUBLIC HEARING: AN ORDINANCE TO AUTHORIZE AN AMENDMENT TO THE TOWNSHIP ZONING ORDINANCE FOR THE INCLUSION OF DATA CENTER AND DATA CENTER CAMPUS IN THE LIMITED INDUSTRIAL (LI) DISTRICT

The draft ordinance and the public hearing announcement were published in the Daily Local News on September 29 and October 6, 2026, and on the township website.

5. ORDINANCE NO. 02-2026: AN ORDINANCE TO AUTHORIZE AN AMENDMENT TO THE TOWNSHIP ZONING ORDINANCE FOR THE INCLUSION OF DATA CENTER AND DATA CENTER CAMPUS IN THE LIMITED INDUSTRIAL (LI) DISTRICT

Discussion and possible adoption of Ordinance No. 02-2026, amending the township zoning ordinance to include data centers and data center campuses in the Limited Industrial (LI) District.

6. FARMER & CO. PARKING PLAN DECISION

Discussion and possible approval, with or without conditions, of Farmer & Co.'s proposed parking plan, as presented on August 12, 2026.

7. NEW BUSINESS

- a. Landhope Investors, LP d/b/a Willowdale Wedding Venue – Fireworks Display for October 17th
Discussion and possible approval of a Temporary Outdoor Activity Permit for the Willowdale Wedding Venue to allow a fireworks display estimated to last 10 minutes, starting around 9:00 p.m. on October 17, 2026.
- b. Consideration of the Appointment of John Sarro to the Planning Commission, Term Expiration of December 31, 2026.
Discussion and possible appointment of John Sarro to fill the vacancy, with a term expiring December 31, 2026, and possible reappointment at the January 2027 Reorganization Meeting for a four-year term.
- c. Consideration of the Appointment of Kevin Thompson to the Zoning Hearing Board as an Alternate, Term Expiration of December 31, 2028.
Discussion and possible appointment of Kevin Thompson to fill the vacancy, with a term expiring December 31, 2028, and possible reappointment at the January 2029 Reorganization Meeting for a three-year term.
- d. Approval of the 2026/2027 Salt Bid Award
Discussion and possible authorization to award the 2026/2027 Salt Bid to Morton Salt, Inc., of Chicago, IL, for 500 tons of rock salt at \$49,910 (\$99.82/ton), as duly solicited and recommended by the Municipal Cooperative of Southern Chester County.
- e. Consideration of Advertising the Unionville Village Master Plan for Public Comment
Discussion and possible authorization for the township manager to advertise the draft plan for public comment, send it to the county planning commission and contiguous municipalities for review, and schedule a public hearing before adoption at the Wednesday, December 9, 2026, meeting.

8. CONTINUING BUSINESS

- a. No continuing business.

9. TREASURER REPORT & CONSIDERATION FOR PAYMENT OF MONTHLY BILLS

Discussion and possible approval of the monthly expenditures.

10. 713 & 715 FOLLY HILL ROAD: EXECUTION OF DEVELOPER AGREEMENTS

Discussion and possible approval for Ellen Sosangelis, Chair of the Board of Supervisors, to execute, on behalf of the township, the Subdivision and Land Development Agreement; the Financial Security Agreement; and the Stormwater BMP and O&M Agreement for the land development project at 713 and 715 Folly Hill Road, Kennett Square, PA. The board approved the project by resolution 2026-34, subject to waivers and conditions adopted on September 9, 2026. The project proposes subdividing approximately 0.16 acres from the existing Parcel 61-6-31 and adding it to Parcel 61-6-30 to replace an on-lot septic system along the west side of Folly Hill Road in the Residential District (RB).

**11. 382 WEST STREET ROAD: NEW BOLTON CENTER – VETERINARY DIAGNOSTICS
LABORATORY: EXECUTION OF DEVELOPER AGREEMENTS**

Discussion and possible approval for Ellen Sosangelis, Chair of the Board of Supervisors, to execute, on behalf of the township, the Subdivision and Land Development Agreement; the Financial Security Agreement; and the Stormwater BMP and O&M Agreement for the land development project at 382 West Street Road, Kennett Square, PA. The board approved the project by resolution 2026-19, subject to waivers and conditions adopted on April 8, 2026. The project involves constructing a 62,000 +/- sf Diagnostic Laboratory building, along with associated parking and stormwater improvements, on a 125.14 net-acre parcel in the ESI District.

12. ZONING HEARING BOARD APPLICATIONS

- a. No new applications.

13. TOWNSHIP ADVISORY COMMITTEES' UPDATES

Discussion and status updates of committees' activities.

- a. Organizational Sustainability (Sosangelis & Peuquet)
- b. Community Development (Elks & Manning)
- c. Health & Safety (Chance & Peuquet)

14. TOWNSHIP LIAISONS' UPDATES

Discussion and review of volunteer groups' activities as provided by designated supervisors/liaisons.

- a. Environmental Advisory Council (Sosangelis)
- b. Historical Architectural Review Board (Elks)
- c. Historical Commission (Chance)
- d. Planning Commission (Peuquet)
- e. Zoning Hearing Board (Manning)

15. PUBLIC COMMENT (For matters not on the agenda)

16. TOWNSHIP DEPARTMENTS – MONTHLY REPORTS

17. APPROVAL OF MEETING MINUTES

18. ADJOURNMENT

Sequential Classification

Ordinance: 03-2026

Proclamation: 2026-06

Resolution: 2026-35