



**WEST WHITELAND TOWNSHIP
BOARD OF SUPERVISORS**

BUSINESS MEETING

Minutes of the Business Meeting

February 11, 2026

1. Call to Order

Brian Dunn called to order the first February Business meeting at 6:35 p.m. The meeting was a hybrid with participants attending both in person and via Zoom.

Those in attendance in addition to Mr. Dunn were:

Rajesh Kumbhardare, Vice Chair
Libby Madarasz, Supervisor
Pam Gural-Bear, Township Manager
Jennifer Keller, Operations Manager
Lee Benson, Police Chief
John Weller, Planning Director
Caroline Partridge, Finance Director
Ed Culp, Public Works Operations Manager
Alex Baumler, Solicitor
Pat Layman, Minutes

ANNOUNCEMENTS:

The Board of Supervisors met on January 28th, February 2nd, and prior to tonight's meeting to discuss matters of personnel and litigation.

The Township Building will be closed on Monday, February 16th for Presidents' Day.

PUBLIC COMMENT:

Mike Winterode of 300 Shoen Road expressed his displeasure with the Board's recent enactment of Resolution 2026-10 establishing an official policy that the Township's law enforcement officers and resources shall not be engaged in the enforcement of non-criminal federal immigration laws. Mr. Winterode acknowledged that the deaths of Renee Good and Alex Pretti in Minneapolis were tragic but maintained that they were also avoidable and were the direct result of local law enforcement not being allowed to cooperate with ICE. Mr. Dunn explained that the Resolution only pertains to civil matters and that Township officers would cooperate with ICE on any criminal activity. Mr. Dunn added that the Resolution is not a political stance but is aimed at protecting the Township from lawsuits that may ensue. Police Chief Benson noted that Township law enforcement officers would not become involved in the administrative warrants issued by ICE (civil), only criminal warrants. Chief Benson added that when ICE comes to a community, they do not ask for local law enforcement help.

A resident detailed his work history as a union carpenter and maintained that he could not get work because illegal immigrants were doing work that he used to do. He accused the

Board of creating a sanctuary township by supporting illegal immigration. Mr. Dunn said the Board does not support illegal immigration; that the Resolution was enacted to prevent lawsuits adding that Township officers would cooperate with any criminal warrant.

Virginia Kerslake, 103 Shoen Road, thanked the Board for enacting Resolution 2026-10 which she believes sets up a beacon of tolerance and welcoming in the community. She noted that many legal immigrants in the area are justifiably scared by the tactics being used by ICE.

Chris Ousey, 310 W. Swedesford Road, said he has never seen a community's governance separate from law enforcement in this manner and called it "shameful". He maintained that 75,000 deaths per year are due to illegal immigrants and the fentanyl brought into the country. Mr. Kumbhardare strongly disagreed with Mr. Ousey's statistics declaring that they are not accurate.

CONSENT AGENDA:

Ms. Madarasz made a motion, seconded by Mr. Kumbhardare, to approve the Consent Agenda consisting of:

- Approval of January 28, 2026, minutes, as presented.

Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

BUSINESS:

1. Authorization for Temporary Road Closure of Burke Road for Litter Clean-up

Mr. Culp advised that volunteers will be helping to clean up a portion of Burke Road and requested temporary road closure to ensure their safety.

Mr. Kumbhardare made a motion, seconded by Ms. Madarasz, to authorize the temporary closure of Burke Road, between Whiteland Woods Boulevard and Whitford Road in both directions on Saturday, March 14, 2026, from 7:00 a.m. to 9:30 a.m. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

2. Authorization for Sound Amplification and Off-Hours Use of Boot Road Park

Mr. Culp explained that Grove United Methodist Church has requested permission to use sound amplification and access Boot Road Park prior to normal operating hours for their Sunrise Service on April 5, 2026. Mr. Culp said the Church holds this event annually, and the Township has never received any complaints.

Ms. Madarasz made a motion, seconded by Mr. Kumbhardare, to authorize the use of sound amplification and the off-hours use of Boot Road Park for church services on April 5, 2026, from 6:00 a.m. to 7:30 a.m. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

3. Approval of Disc Golf Course Signage for Exton Park

Mr. Culp advised that Friends of the Parks previously donated money for the construction of Exton Park’s Disc Golf Course and has now donated money for a signage package. The signs are consistent with the Township’s signage manual and will explain the rules of the game as well as details for each hole.

Mr. Kumbhardare made a motion, seconded by Ms. Madarasz, to approve the Disc Golf signage package for Exton Park as recommended by the Friends of the Parks, with the Friends funding the signage and the Township Public Works Department completing the installation, consistent with the Township’s Park signage standards. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

4. Approval of Addendum to Agricultural Lease

Ms. Gural-Bear advised that Jeff Mitchell has been farming land at Exton Park for 40 years. With the development of Exton Park, the amount of tillable farm land has been and continues to decrease. A proposed amendment to the agricultural lease adjusts the annual acreage available and bills accordingly. In addition, to protect an aging underground water line, the lease proposes restricting the lessee’s access with heavy agricultural equipment to Swedesford Road and Church Farm Lane and establishes a 300-foot restricted buffer to protect existing underground water lines associated with Parcel No. 41-3-7.

Mr. Kumbhardare made a motion, seconded by Ms. Madarasz, to approve the First Amendment to the Agricultural Lease and authorize the Township Manager to execute the Amendment on behalf of the Township. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

5. Authorization to Advertise Ordinance Authorizing Execution of Cable Franchise Agreement with Verizon

Ms. Gural-Bear explained that the Township has franchise agreements with Comcast and Verizon to offer cable TV to West Whiteland residents. The Comcast agreement was renewed in 2015 and runs until 2030, but the Verizon agreement has expired. The Cohen Law Group was engaged to negotiate a new Cable Franchise Renewal Agreement with Verizon on behalf of the Township and multiple Chester County municipalities. Ms. Gural-Bear outlined several key improvements in the Renewal Agreement including an expanded definition of “gross revenue”, comprehensive customer service standards, and updated reporting and record-keeping requirements. She added that should a resident have a complaint about service, they can contact the Township who will communicate with the Verizon liaison.

Ms. Madarasz made a motion, seconded by Mr. Kumbhardare, to authorize the advertisement of the Ordinance and Executive Summary of the Cable Franchise Renewal Agreement with Verizon Pennsylvania LLC in accordance with applicable law. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

6. Authorization to advertise proposed amendment to the Zoning Ordinance for the regulation of data centers

Mr. Weller reviewed his February 6, 2026, Memorandum. He explained that under the Township's current Zoning Ordinance, data centers are permitted by conditional use in the General Industrial (I-2) zoning district under the "catch all" provision in §325-19.B(11)(i) of the Zoning Ordinance - "any lawful use not otherwise permitted in the Township." Mr. Weller said this "catch all" provision is sufficient accommodation for a data center, should anyone show interest in building one here, and the Township's current physical performance standards (§325-41 of the Zoning) address the most critical impacts on the community. Additionally, the conditional use review that would be required allows the Township to attach conditions to their approval.

In an effort to have the best tools available for regulating data centers, the Board directed Staff to prepare an amendment addressing data centers specifically. Mr. Weller said the first draft of the amendment is now complete and is scheduled for discussion at the Planning Commission meeting on February 17, 2026.

Mr. Weller then described the lengthy required process to amend the Zoning Ordinance – review by both the Township and the County Planning Commissions; advertisement of the public hearing twice, the first not more than 30 days before the hearing and the second not less than 7 days before the hearing. The date, time, and place of the hearing must be established by Resolution. Mr. Weller suggested the Board may wish to set April 22, 2026, as the date for the public hearing, believing that both the Township and the County Planning Commission reviews may be done by then. Solicitor Baumler advised that the hearing could be opened and continued on the record if the amendment was not yet ready on April 22.

Noting the great importance to the community of data center regulations and acknowledging that the Township does currently have regulations should an applicant produce a plan in the near future, Ms. Madarasz suggested tabling the matter to provide adequate time for the Planning Commission to thoroughly review the proposed amendment.

Virginia Kerslake, member of the Planning Commission, supported tabling the matter noting that the current regulations provide the Township with more protection than the proposed amendment. Keith Choper, also a member of the Planning Commission, agreed with Ms. Kerslake.

Ms. Madarasz made a motion, seconded by Mr. Kumbhardare, to table the direction to Staff to initiate the process to amend various sections of the Township Zoning Ordinance to provide regulations for the development and operation of data centers, as well as the enactment of a Resolution setting the date, time, and place of the public hearing. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

7. Approval of Township Payment Report for February 11, 2026

Staff answered questions from Board members.

Mr. Kumbhardare made a motion, seconded by Ms. Madarasz, to approve the February 11, 2026, Township Payment Report. Mr. Dunn called for public comment, and there were none. The motion was unanimously approved.

8. Township Commission Updates from Board Liaisons

Mr. Kumbhardare reported that the Planning Commission was scheduled to review the plan for the stormwater basin that will serve the data center to be built in East Whiteland Township, but the Township's consultant reviewed a previous version of the plan so the matter will be rescheduled. Mr. Kumbhardare advised that after 18-20 months of work with both Staff and the County, the Comprehensive Plan will soon be forwarded to the Planning Commission for review before proceeding to the Board of Supervisors for consideration of final adoption.

Mr. Dunn reported that the Public Services Commission is excited for the Township to partner with the Delaware Valley Orienteering Association (DVOA) to bring orienteering experiences to Exton and/or Catov Park. Orienteering is an outdoor sport that teaches navigation skills. DVOA will produce at their expense a very detailed map of an outdoor course.

Ms. Madarasz advised that the Historical Commission has been reviewing proposed renovations to the historic Joseph Price House focusing their most recent meeting on window replacements – 96 in total. She noted the challenges for the Applicant to balance historic fabric with budget.

9. Staff Updates

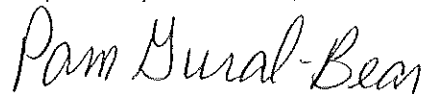
Mr. Culp reported that residents will be notified of an alternate route for Valley Creek Boulevard as work on sewer line hookups will begin on Monday. The alternate route has been approved by PennDOT, and workers will be onsite from 7:00 a.m. to 5:00 p.m. for approximately 3-4 weeks.

Ms. Partridge presented Board members with a required annual State report – Survey of Financial Condition and noted that the Township is in no financial distress.

ADJOURNMENT

The meeting adjourned at approximately 7:35 p.m.

Respectfully submitted,



Pam Gural-Bear
Recording Secretary