

EAST VINCENT TOWNSHIP CONDITIONAL USE APPLICATION

262 Ridge Road Spring City, PA 19475
610-933-4424 phone 610-933-1142 fax

Date of Submission to Township: October 9, 2025

Mailing Address - 1205 Commonwealth Dr, Spring City, PA 19475
Parcel Numbers - 21-1-92.7, 21-1-76, 21-1-92.8, 21-1-91, 21-1-92.9, 21-1-92.10

1. Location of property involved: _____

2. Name, address, phone number, and e-mail address of Applicant:

PENN HURST HOLDINGS DE LLC
OWNERS REPRESENTATIVE - DEREK STRINE

ADDRESS: [REDACTED]

PHONE: [REDACTED]

EMAIL: [REDACTED]

3. State interest of each petitioner in property (whether owner or purchaser under agreement of sale, etc):

PENN HURST HOLDINGS DE LLC - OWNER

4. Date of deed: 12/17/2024, 05/16/2018, 12/18/2024, 04/13/2021, 05/16/2018, 12/17/2024

5. Deed book and page number: BK11315 PG354, BK9742 PG1945, BK11316 PG359, BK10506 PG540, BK9742 PG1945, BK11315 PG354

6. Present zoning of property: IMU - INDUSTRIAL MIXED USE

7. Explain request in detail, including Township Code Sections from which conditional use is requested along with an attached narrative describing more specific Code Section(s) which conditional use is requested in accordance with the East Vincent Township Zoning Code:

The project site is currently within the Industrial Mixed Use (IMU) district, the development of which is governed by the requirements of Chapter 27 Part 28 IMU - Industrial Mixed Use District of the Township of East Vincent Code of Ordinances. The purpose of this district, as noted in section 27-2801.1.B, is "To create a well-designed industrial development which maintains a high degree of aesthetic quality and environmental sensitivity in keeping with the design standards and unified development plan regulations of this Part." In keeping with this noted purpose, we intend to construct the first use, an office building. Per section 27-2802.1.V, an office building is a by-right use for the IMU district.

The second use proposed for the subject properties is data centers. Under section 27-2802.3.E any use that is permitted by-right, by conditional use, or by special exception in the General Industrial (GI) district may be permitted as a conditional use. The uses allowed in the GI district are governed by Chapter 27 Part 13 (Section 27-1302) of the Township Ordinances. Under this section, specifically section 27-1302.4.F, any lawful use that is not listed as a prohibited use may be permitted by conditional use in the GI district. As data centers are both a lawful use and not on the list of prohibited uses within either the GI or IMU districts, data centers may be permitted as a conditional use for the subject property.

THE PROPERTY HAS PREVIOUSLY RECEIVED ZONING RELIEF ON

Conditional Use approval, please list here:

Under section 27-2802.3.E any use that is permitted by-right, by conditional use, or by special exception in the General Industrial (GI) district may be permitted as a conditional use. The uses allowed in the GI district are governed by Chapter 27 Part 13 (Section 27-1302) of the Township Ordinances. Under this section, specifically section 27-1302.4.F, any lawful use that is not listed as a prohibited use may be permitted by conditional use in the GI district. As data centers are both a lawful use and not on the list of prohibited uses within either the GI or IMU districts, data centers may be permitted as a conditional use for the subject property.

- 9. The undersigned request(s) the Board of Supervisors to hold a public hearing on the Application for Conditional Use. (all owners and petitioners to sign below)
- 10. The undersigned shall mail Certified, Return Receipt Requested, Notice of the Public Hearing on this Conditional Use Application to all adjoining/abutting property owners at least 10 days in advance of the hearing and produce signed receipts (green cards) thereof at the hearing as an exhibit.
- 11. The undersigned has reviewed and understands the pertinent sections of the Zoning and Subdivision/Land Development Codes, and the requirements contained therein, and agrees to comply.

COUNTY OF CHESTER :
: SS
COMMONWEALTH OF PENNSYLVANIA :

The undersigned, being duly sworn according to law, depose and say that they are the Petitioners named in the foregoing Application and that the facts set forth in said Application are true and correct to the best of their knowledge, information and belief.

Dak A. She managing member (Signature)

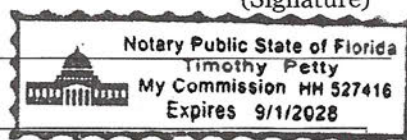
(Signature)

(Signature)

(Signature)

Notary Public:

Timothy Petty



FOR TOWNSHIP OFFICE USE ONLY:

DATE SUBMITTED: _____

DATE ACCEPTED AS COMPLETE: _____