



WILLISTOWN TOWNSHIP
Board of Supervisors Meeting
February 12, 2026
7:00 p.m.

Agenda

LOCATION: General Wayne Elementary School, 20 Devon Road, Malvern

A. CALL TO ORDER

B. DISCUSSION/ACTION ITEMS

1. Public Hearing to consider the approval of the expenditure of Township Open Space Funds on the acquisition of that property located at 185 Grubb Road, Malvern.

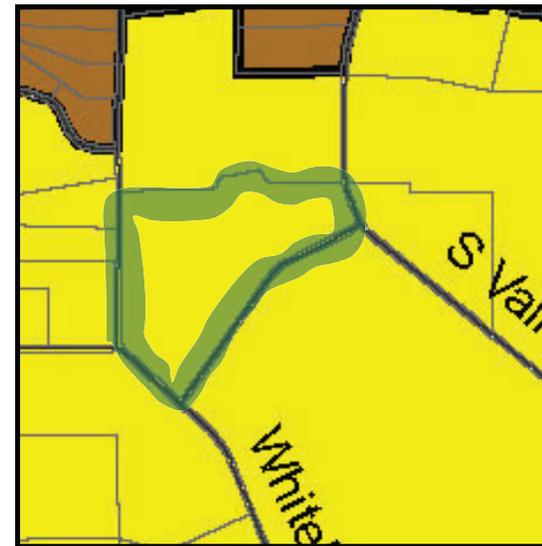
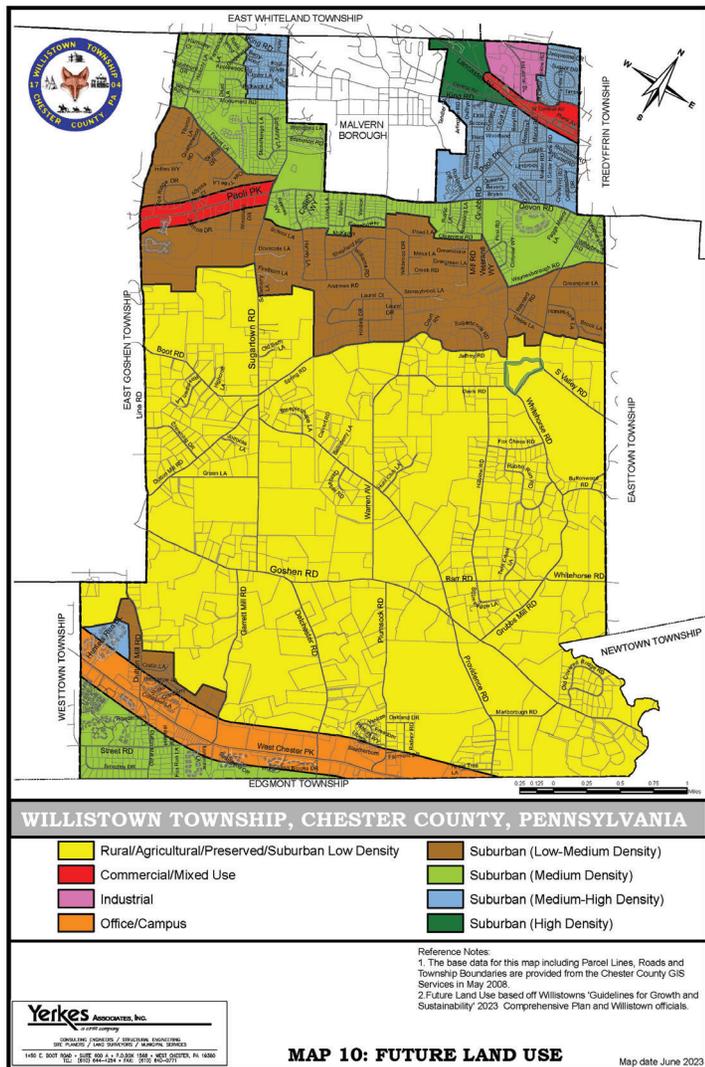
C. ADJOURNMENT



185 Grubb Road, Malvern

UPI No. 54-3-380

identified on Township maps

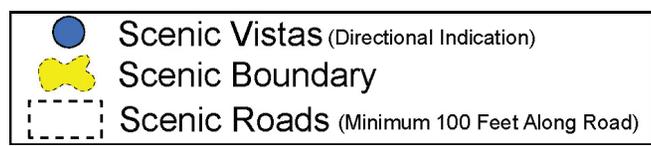
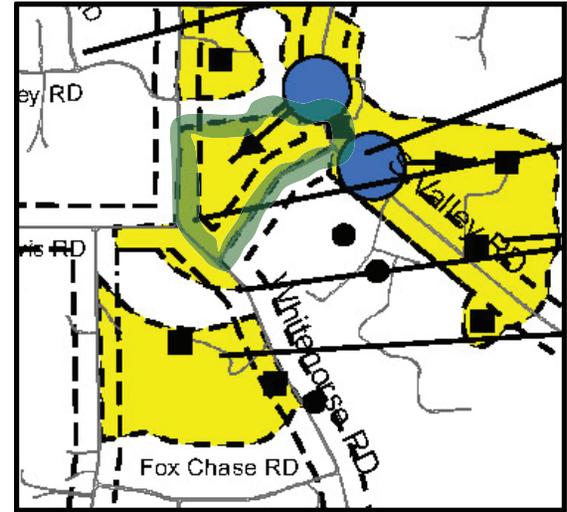
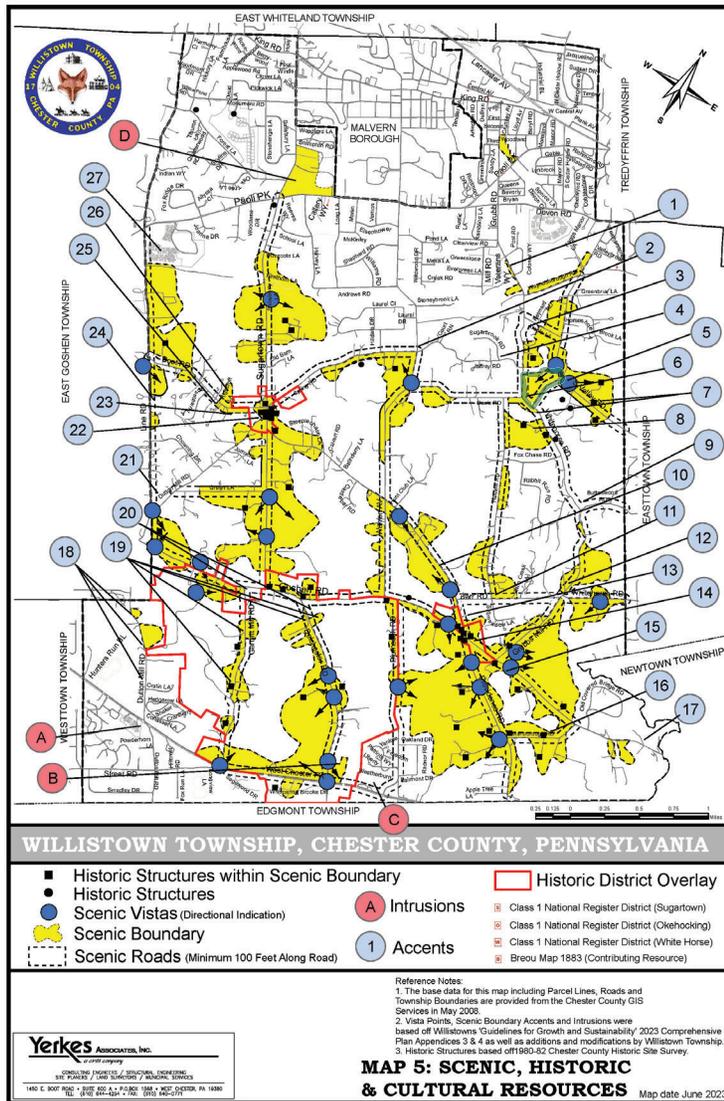


Rural/Agricultural/Preserved/Suburban Low Density

Willistown Township Comprehensive Plan *Guidelines for Growth and Sustainability*

Map 10: Future Land Use

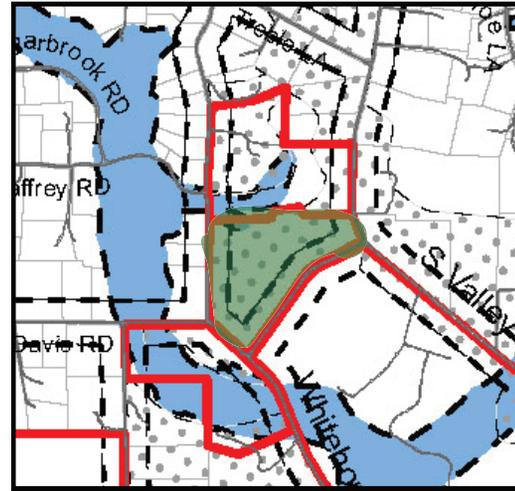
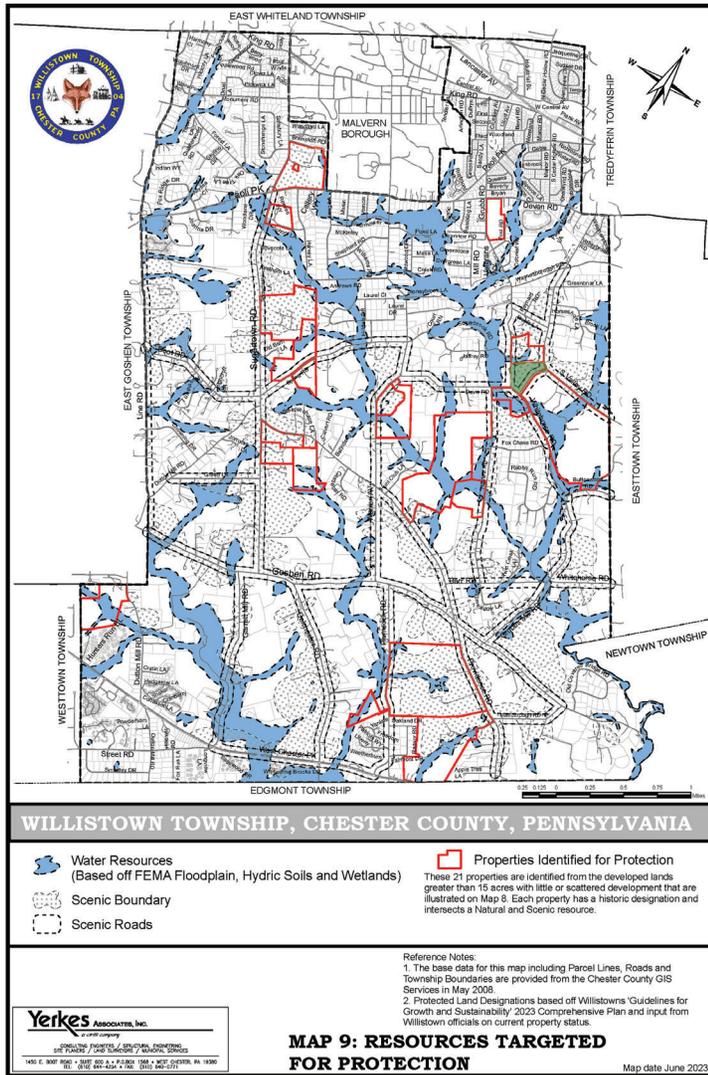
Adopted June 19, 2023



Willistown Township Comprehensive Plan *Guidelines for Growth and Sustainability*

Map 5: Scenic, Historic & Cultural Resources

Adopted June 19, 2023



 **Properties Identified for Protection**

These 21 properties are identified from the developed lands greater than 15 acres with little or scattered development that are illustrated on Map 9. Each property has a historic designation and intersects a Natural and Scenic resource.

Willistown Township Comprehensive Plan *Guidelines for Growth and Sustainability*

Map 9: Resources Targeted for Protection

Adopted June 19, 2023



*Board of Supervisors of Willistown Township
Chester County*

688 Sugartown Road, Malvern, PA 19355
Phone: 610.647.5300 Fax: 610.647.8156

DATE: February 10, 2026

TO: Board of Supervisors, Willistown Township

FROM: Shanna Lodge, Township Manager

RE: Open Space Review Board Ratings of 185 Grubb Road Property

The Willistown Township Open Space Review Board (OSRB) has the responsibility “to identify, review, evaluate and rate the relative desirability of interests in real property to be acquired by the Township; and submit recommendations to the Board of Supervisors for its consideration to acquire such interests in real property” (*Willistown Township Code §29-7*). Members of the Open Space Review Board completed Open Space Rating Reports for Tax Parcel 54-3-380 in September of 2023. This memo serves to summarize the OSRB reports.

Potential Sources of Funds

The Open Space Review Board identified the Open Space Fund as the potential source of funds for this acquisition. Potential grant funding from the County and State were also identified.

Contemplated Uses

All review reports identified Passive Recreation as a contemplated use for the property. Additional contemplated uses identified by one or more report included Nature Preserve, Public Access, Protection of Scenic Roads and/or Views, and Community Parkland.

Open Space Values

Five of the six reviewers completed the section on Open Space Values. Three reports rated the Wildlife Habitat on the site as “High.” Reports also identified other natural resources values including “Important Bird Area” and “Rare or Threatened Species.” The table below indicates how the reviewers rated Natural Resource Values.

	High	Medium	Low
Woodlands		1	3
Steep Slopes		2	2
Wetlands		1	3
Wildlife Habitat	3	2	
Floodplain		1	4
Stream Corridor		1	4

The table below indicates how the reviewers rated various other Open Space Values.

	High	Medium	Low
Recreational Values	2	3	
Scenic Values (views from scenic roads or trails)	5		
Historic Preservation Values (historic landscape, built features, etc.)	1	2	2
Preservation of Rural Character	5		
Preservation of Community Character	5		
Preservation of Farmland and Agricultural Resources	3	1	
Avoidance of Development/Saved Cost for Community (Police, Fire, Schools, Sewer & Water)	5		

Location and Connectivity

Reports identified that the property is adjacent to, or has a potential connection to, the following: Land trust preserve, privately eased land, publicly accessible trails, and greenway corridors.

Compatibility

The property was identified as compatible with the Township Official Map, Township Comprehensive Plan, and Township Parks & Recreation Plan.

Support

Reports noted that the project is supported by the Board of Supervisors and the Parks & Recreation Board.

Additional Comments

“This parcel would make an attractive meadow walk for nearby neighbors (e.g. on Jaffrey) as well as families in the northern part of the township. It would also be politically well supported by the “Save Rockhill Farm” subcommunity. While it does not connect to adjacent parklands or trails it would serve as a useful community park as well as an asset to maintain the rural character of the area.”

“I recommend the township acquire this parcel for a passive recreational open space preserve.”

“This is a high quality open space that could be of great value to the Community.”

“I can’t see much recreational use, but it preserves scenic view (from car mostly), avoids development, and preserves the look of a key entryway into the Township.”