



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

Chester County Planning Commission
Government Services Center – Suite 270

Hybrid Meeting
October 12, 2022

AGENDA

2:00 p.m. 1. CALL TO ORDER

A. Chairman’s Welcome

Chair

2. PRESENTATION

B. West Whiteland Township

John Weller, Justin Smiley

2:25 p.m. 3. ACTION ITEMS

C. Public comment

D. Approval of Commission Meeting Minutes – September 14, 2022

Commission

E. Community Planning Month Proclamation

Commission

F. Act 247 Reviews – September 2022 Applications

Act 247 Team

1) Subdivision and Land Development Plan Reviews (31)

- | | |
|-------------------------------|----------------|
| 1. Caln Township | LD-08-22-17350 |
| 2. Caln Township | SD-09-22-17352 |
| 3. East Bradford Township | SD-08-22-17345 |
| 4. East Brandywine Township | SD-09-22-17363 |
| 5. East Goshen Township | LD-09-22-17351 |
| 6. East Nottingham Township | SD-08-22-17314 |
| 7. East Whiteland Township | LD-08-22-17326 |
| 8. East Whiteland Township | LD-08-22-17343 |
| 9. East Whiteland Township | SD-08-22-17322 |
| 10. Easttown Township | LD-08-22-17335 |
| 11. Easttown Township | SD-08-22-17334 |
| 12. Honey Brook Township | LD-08-22-17338 |
| 13. Honey Brook Township | SD-08-22-17349 |
| 14. Malvern Borough | SD-08-22-17307 |
| 15. New Garden Township | LD-09-22-17375 |
| 16. Pennsbury Township | SD-08-22-17344 |
| 17. Phoenixville Borough | LD-08-22-17319 |
| 18. Phoenixville Borough | SD-08-22-17315 |
| 19. Pocopson Township | SD-08-22-17347 |
| 20. Upper Oxford Township | LD-08-22-17331 |
| 21. Upper Oxford Township | SD-08-22-17332 |
| 22. Uwchlan Township | LD-09-22-17361 |
| 23. Uwchlan Township | LD-08-22-17348 |
| 24. West Fallowfield Township | LD-08-22-17337 |
| 25. West Goshen Township | LD-09-22-17356 |
| 26. West Goshen Township | SD-09-22-17364 |

- 27. West Whiteland Township LD-08-22-17313
- 28. West Whiteland Township LD-09-22-17354
- 29. West Whiteland Township SD-08-22-17316
- 30. West Whiteland Township SD-08-22-17324
- 31. Willistown Township LD-08-22-17346

2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (15)

- 1. East Pikeland Township ZA-08-22-17300
- 2. East Whiteland Township ZM-08-22-17327
- 3. Oxford Borough SA-08-22-17299
- 4. Oxford Borough ZA-08-22-17297
- 5. Oxford Borough ZA-08-22-17298
- 6. Tredyffrin Township ZA-08-22-17296
- 7. Tredyffrin Township ZA-08-22-17311
- 8. Tredyffrin Township ZM-08-22-17312
- 9. Upper Uwchlan Township ZA-09-22-17368
- 10. Valley Township ZA-09-22-17357
- 11. West Fallowfield Township ZA-08-22-17336
- 12. West Nantmeal Township ZM-08-22-17342
- 13. West Vincent Township SA-08-22-17317
- 14. West Vincent Township ZA-08-22-17318
- 15. West Vincent Township ZA-08-22-17321

G. Act 537 Reviews- September 2022 Applications

Carrie Conwell

- 1) Major Applications (0)
- 2) Minor Applications (1)
 - 1. East Vincent Township; Stony Run; 21-5-78; somewhat consistent

H. Agricultural Security Areas (2)

Glenn Bentley

- 1. West Brandywine Township (UPI 29-4-8)
- 2. West Caln Township (UPI 28-4-86.6)

2:35 p.m. 4. DISCUSSION AND INFORMATION ITEMS

I. Design & Technology Division Update

Paul Fritz

J. Community Planning Division Update

*Bill Deguffroy
Laura DeMatteo*

- 1) America250PA

K. Agricultural Development Council Update

Hillary Krummrich

L. Sustainability Division Update

Rachael Griffith

- 1) Keep America Beautiful

M. Multimodal Transportation Planning Division Update

Brian Styche

N. Director’s Report

Brian O’Leary

- 1) Draft 2023 Work Program

4:00 p.m. 5. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid - GSC Suite 351 East
September 14, 2022

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Nate Cline, Vice Chair; Matt Hammond; Roberta Cosentino.

MEMBERS PRESENT VIA ZOOM: Dr. Doug Fasick; Stephanie Duncan; Molly Morrison; Angie Thompson-Lobb.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant Director; Beth Cunliffe; William Deguffroy; Laura DeMatteo; Paul Fritz; Rachael Griffith; Gene Huller; Benny Nein; Patty Quinn; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Glenn Bentley; Chris Bittle; Wes Bruckno; Carrie Conwell; Paul Farkas; Hillary Krummrich; Jake Michael; Chris Patriarca; Diana Zak.

VISITORS PRESENT IN PERSON: Steve Brown, East Whiteland Township Assistant Manager; Zach Barner, East Whiteland Township Planning and Development Director; Jason Cary, IBEW (International Brotherhood of Electrical Workers) 98.

VISITORS PRESENT VIA ZOOM: None.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person in the Government Services Center room 351 East and via Zoom audio/video on Wednesday, September 14, 2022 was called to order at 2:01 P.M. by Chair Michael Heaberg.

PRESENTATION:

Steve Brown and Zach Barner from East Whiteland Township presented planning initiatives in the Township including their 2022 *Parks, Recreation, and Open Space Plan*; an amendment to their 2016 comprehensive plan funded by a Vision Partnership Program grant; ongoing Bacton Hill park master plan and construction on a 16 acre parcel funded by the county's Department of Parks and Preservation and the PA Department of Conservation and Natural Resources; Sidley Road/Mill Lane three quarter mile multi-modal connection to the Chester Valley Trail, partially funded by a DCE Greenways Trails and Recreations program grant; and the Moores Road sidewalk extension and Patriots Path sidewalk extension projects.

ACTION ITEMS:

Public Comment:

There were no public comments.

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE AUGUST 10, 2022 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HAMMOND, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – August 2022:

There were twenty-seven (27) Subdivision and Land Development Reviews prepared in August.

A MOTION TO APPROVE THE TWENTY-SEVEN (27) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MR. CLINE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-05-22-17226; LD-05-22-17228; SD-07-22-17277; SD-08-22-17325; SD-08-22-17302.

Mr. Cline recused himself from the following applications: SD-07-22-17272; SD-06-22-17256.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews – August 2022:

There were fifteen (15) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in August.

A MOTION TO APPROVE THE FIFTEEN (15) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: CP-07-22-17262; ZA-07-22-17260; ZA-08-22-17323.

Act 537 Reviews:

Ms. Conwell presented the Commission with five (5) minor Act 537 reviews for the month of August 2022.

A MOTION TO APPROVE THE FIVE (5) MINOR ACT 537 REVIEWS FOR AUGUST 2022 WAS MADE BY MS. THOMPSON-LOBB, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: East Brandywine Township (UPI 30-5-212)

Agriculture Security Areas:

Mr. Bentley presented the Commission with two West Bradford Township, one West Caln Township, and one Willistown Township Agricultural Security Area reviews.

A MOTION TO APPROVE THE AGRICULTURAL SECURITY AREA REVIEWS FOR WEST BRADFORD TOWNSHIP, WEST CALN TOWNSHIP, AND WILLISTOWN TOWNSHIP AS PRESENTED WAS MADE BY MS. COSENTINO, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Multimodal Transportation Division Update:

Mr. Styche reminded guests of the Transportation Forum ‘Trails, Transit and Tractor Trailers’ which will be a hybrid in-person/virtual event held on Thursday September 22 at the West Whiteland Township Building from 7pm-8:30pm. Speakers include Steve Buck, Chester County Planning Commission, who will provide a kickoff overview of the Chester County Trails Master Plan; Kristen Scudder, DVRPC’s Freight Program Manager, who will deliver a presentation on the Chester County Freight Plan; and Natasha Manbeck, McMahon Associates, who will present ‘Building Better Bus Stops’.

Mr. Styche went on to discuss the Philadelphia & Thorndale (P&T) Corridor Status. PennDOT Central Office is in the final stage of completing their acquisition of the Norfolk Southern-owned Philadelphia and Thorndale (P&T) Corridor. The P&T corridor is an abandoned, low-grade freight line that runs parallel to the Amtrak Keystone Corridor between Frazer and Thorndale. The final closing on the deal is expected any day, and a meeting has been established between PennDOT Central Office and Chester County to discuss next steps toward converting the corridor for trail use.

Mr. Styche noted that the MTP Division staff took a field trip to the Safe Harbor Bridge, located on the Enola Low Grade (ELG) Trail at the confluence of the Conestoga River with the Susquehanna River in Manor Township, Lancaster County. Renovation of the Safe Harbor Bridge for trail use was completed and opened to the public this past June. MTP Division staff visited this bridge to photo inventory the newly renovated structure as the Safe Harbor Bridge is a near identical twin to the Downingtown Trestle.

Mr. Styche introduced new staff member Patty Quinn who has started as a Transportation Planner.

Design and Technology Division Update:

Mr. Fritz reported that the GIS staff along with providing technical assistance has provided GIS assistance for comp plan updates for the Community Planning Division. The Graphics team assisted with various work program projects, including the design and layout of outreach materials for the Sustainability Division and the Agricultural Development Council.

Mr. Fritz presented a summary of the 247 reviews and pointed out that institutional square footage is increasing, possibly as a result of the pandemic. He also mentioned the increase in the amount of twin units this year, which may be a good trend as these may meet the need for more missing middle housing.

Community Planning Division Update:

Mr. Deguffroy introduced new staff member Laura DeMatteo who will serve as the County’s Historic Preservation Coordinator.

Mr. Deguffroy reported that there were no new Vision Partnership Program projects in August, but CPD is very busy working on existing projects. The county received 5 applications for round 2 of

the Vision Partnership Program, which closed on September 2nd. The 5 applications will be discussed with the Grants Sub-Committee prior to the October Board meeting and voted on by the Board during the November Board meeting.

The Town Tours and Village Walks program held its last two town tours in August. There were nine town tours this summer with a total of 1,220 in attendance. Plans are underway for the 2023 Town Tours and Village Walk season.

Mr. Deguffroy reported that Ms. Horwitz and Mr. Patriarca narrowed down potential strategies to support the A+ Homes program which include: Starter Home Initiative, where the county would partner with municipalities and developers to streamline the process to build smaller scale starter homes; Workforce Housing Initiative, where the County would create a matching housing grant fund with employers; and various Low-Cost Strategies, which include zoning advocacy, land-bank designation, developer outreach, needs analysis, funding requirements, and community land trusts.

Agricultural Development Council Update:

Ms. Krummrich reported that she has the board's tour planned at Herban Farms, a basil growing operation located within Cheyney University. The tour will be a joint tour involving both the CCPC board and the Agricultural Land Preservation Board.

Ms. Krummrich indicated that ADC staff is working on several other projects including: consumer outreach, where they are looking for different ways to repackage the information in the Farm Guide; an ag vehicle road safety campaign; a municipal information sheet on agriculture; an ag communities pamphlet; and two new e-tools, one on wineries and one on controlled environmental ag.

Sustainability Division Update:

Ms. Griffith reported that Chester County signed on to the SolSmart program to become a SolSmart designated community. Counties that participate in this program gain technical assistance to provide resources to municipalities that will result in reduced barriers for solar power installation.

Work continued on the municipal open space outreach initiative, and final outreach materials are in production. Work also continued on the sewer and water service mapping project. CCPC's summer intern, Marina Rullo, completed her internship in August having identified the methodology for tracking most metrics for the Climate Action Plan.

Ms. Griffith went on to report that DEP will be holding a virtual hearing on October 5 on the proposed Transco Natural Gas Pipeline Regional Energy Access Expansion Project.

Director's Report:

Mr. O'Leary reported that the draft work program will be presented to the Board at next month's October 12th meeting.

Mr. O'Leary reminded guests of the fall events:

- September 22, 2022 - Transportation Event, West Whiteland Township building
- October 18, 2022 – Planners' Forum, Nth Solutions, Coatesville
- October 25, 2022 – Urban Centers Forum, Public Safety Training Campus, South Coatesville
- November 15, 2022 – Housing Forum, Westminster Presbyterian Church, West Chester

Mr. O'Leary mentioned CCPC's many new initiatives and the challenges of where they fit organizationally, and structurally.

Chesco2020's PMPEI training classes are available again for municipal officials and will be held at West Chester University.

Mr. O'Leary announced that Suzanne Wozniak left the county and that Nancy Shields has been promoted into her position and will now be attending the Board Meetings and taking minutes.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:42 PM. WAS MADE BY MR. HAMMOND, SECONDED BY MS. CONSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

A handwritten signature in blue ink that reads "Brian N. O'Leary". The signature is written in a cursive style with a large, sweeping initial 'B'.

Brian N. O'Leary, AICP
Secretary

BNO/ncs

Community Planning Month Proclamation

A decorative graphic at the bottom of the page consisting of two overlapping, wavy bands of blue. The top band is a lighter shade of blue, and the bottom band is a darker shade. The waves are smooth and flow from left to right across the width of the page.

Proclamation

WHEREAS: Economic, environmental, and demographic change is constant and affects all municipalities in Chester County; and

WHEREAS: Effective planning helps municipalities manage the impacts of this change and prepare for the future; and

WHEREAS: Community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and

WHEREAS: Chester County has adopted a comprehensive plan, *Landscapes3*, renewing a vision and strategy for balancing growth and preservation; and

WHEREAS: Planning is essential for communities to have an equitable, resilient, and long-lasting recovery to the pandemic and its aftermath; and

WHEREAS: The celebration of National Community Planning Month provides the opportunity to publicly recognize the dedication of the members of planning commissions and other citizen planners who have contributed their time and expertise to the improvement of Chester County.

NOW, THEREFORE, be it resolved that the Chester County Planning Commission Board hereby proclaims October 2022 as

Community Planning Month

recognizing the many valuable contributions made by professional and volunteer community planners in Chester County.

CHESTER COUNTY PLANNING COMMISSION BOARD

Chairman, Michael Heaberg

Vice-Chairman, Nathan Cline

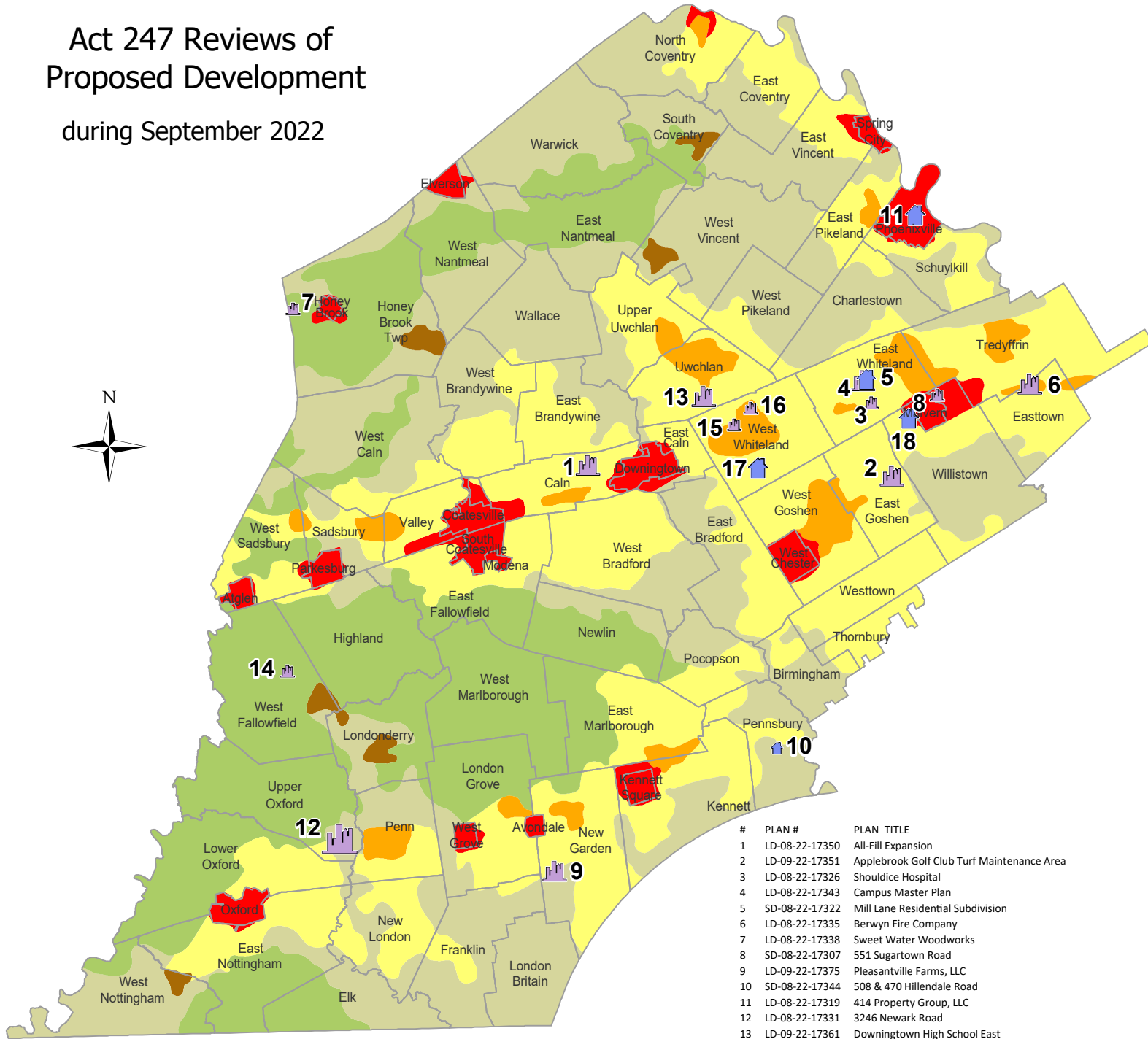
Act 247 Reviews



Subdivision & Land Development



Act 247 Reviews of Proposed Development during September 2022



Symbols

Residential Lots/Units

- 1 - 2
- 3 - 50
- 51 - 600

Non-Residential Square Feet

- 1 - 10,000
- 10,001 - 100,000
- 100,001 - 1,200,000

Other

- Mixed Use
- Not Consistent with Landscapes³

Landscapes³

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural

Note: Excludes lot line revisions, lot consolidations, second reviews, sketch plans, and surface parking, UNLESS those reviews cited unique or significant community impacts.

#	PLAN #	PLAN_TITLE
1	LD-08-22-17350	All-Fill Expansion
2	LD-09-22-17351	Applebrook Golf Club Turf Maintenance Area
3	LD-08-22-17326	Shouldice Hospital
4	LD-08-22-17343	Campus Master Plan
5	SD-08-22-17322	Mill Lane Residential Subdivision
6	LD-08-22-17335	Berwyn Fire Company
7	LD-08-22-17338	Sweet Water Woodworks
8	SD-08-22-17307	551 Sugartown Road
9	LD-09-22-17375	Pleasantville Farms, LLC
10	SD-08-22-17344	508 & 470 Hillendale Road
11	LD-08-22-17319	414 Property Group, LLC
12	LD-08-22-17331	3246 Newark Road
13	LD-09-22-17361	Downingtown High School East
14	LD-08-22-17337	Rolling Meadows School
15	LD-08-22-17313	Whitford Property, Inc.
16	LD-09-22-17354	321 N Pottstown Pike
17	SD-08-22-17324	296 Boot Road
18	LD-08-22-17346	Student Union Building, Addition & Tennis Courts



Subdivision and Land Development Reviews 9/1/2022 to 9/30/2022

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
Caln Township	LD-08-22-17350	All-Fill Expansion	9/28/2022	12.95	Commercial	1	41,000	Commercial	1		Yes
Caln Township	SD-09-22-17352	All-Fill Expansion	9/28/2022	12.95	Commercial	1		Commercial			Yes
East Bradford Township	SD-08-22-17345	East Bradford Township	9/23/2022	84.66	Single Family Residential Agricultural	4		Residential Single Family Residential Agricultural Open Space Conservation		0	Yes
East Brandywine Township	SD-09-22-17363	Parcels 303-28.4 & 28.5	9/26/2022	2.29	Single Family Residential	2		Residential Single Family Residential			Yes
East Goshen Township	LD-09-22-17351	Applebrook Golf Club Turf Maintenance Area	9/21/2022	93.14	Institutional	2	10,903	Institutional Addition to Existing	2		Yes
East Nottingham Township	SD-08-22-17314	Isaac E. Stoltzfus and Fannie L. Stoltzfus	9/21/2022	43.74	Agricultural	3		Agricultural Farm/Pasture Land		0	Yes
East Whiteland Township	LD-08-22-17326	Shouldice Hospital	9/13/2022	2.53	Institutional	1	3,300	Institutional Medical Building	1		Yes
East Whiteland Township	LD-08-22-17343	Campus Master Plan	9/23/2022	7.20	Institutional	1	29,000	Institutional Emergency Services	1		Yes
East Whiteland Township	SD-08-22-17322	Mill Lane Residential Subdivision	9/21/2022	5.63	Single Family Residential	4		Residential Single Family Residential		430	Yes
Easttown Township	LD-08-22-17335	Berwyn Fire Company	9/23/2022	0.70	Institutional	1	12,040	Institutional Emergency Services	1		Yes
Easttown Township	SD-08-22-17334	Berwyn Fire Company	9/23/2022	0.90	Institutional	2		Institutional Emergency Services			Yes
Honey Brook Township	LD-08-22-17338	Sweet Water Woodworks	9/13/2022	5.00	Industrial	1	6,800	Industrial Manufacturing	1	0	Yes

Subdivision and Land Development Reviews 9/1/2022 to 9/30/2022

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
Honey Brook Township	SD-08-22-17349	William D & Marlene A Oatman	9/22/2022	49.18	Agricultural Single Family Residential	2		Agricultural Farm/Pasture Land Residential Single Family Residential		0	Yes
Malvern Borough	SD-08-22-17307	551 Sugartown Road	9/14/2022	1.71	Single Family Residential	3		Residential Single Family Residential			Yes
New Garden Township	LD-09-22-17375	Pleasantville Farms, LLC	9/28/2022	11.13	Agricultural	1	15,915	Agricultural Mushroom House	1	0	Yes
Pennsbury Township	SD-08-22-17344	508 & 470 Hillendale Road	9/15/2022	45.77	Single Family Residential	2		Residential Single Family Residential			Yes
Phoenixville Borough	LD-08-22-17319	414 Property Group, LLC	9/9/2022	0.22	Apartment	20		Residential Apartment			Yes
Phoenixville Borough	SD-08-22-17315	414 Property Group, LLC	9/9/2022	0.22	Apartment	1		Residential Apartment			Yes
Pocopson Township	SD-08-22-17347	1080 Parkersville Road and 1610 Cheryl Lane	9/21/2022	4.43	Single Family Residential	2		Residential Single Family Residential			Yes
Upper Oxford Township	LD-08-22-17331	3246 Newark Road	9/23/2022	6.97	Industrial	4	160,000	Industrial Unique	4		Yes
Upper Oxford Township	SD-08-22-17332	3246 Newark Road	9/23/2022	6.97	Industrial	1		Industrial Unique			Yes
Uwchlan Township	LD-09-22-17361	Downingtown High School East	9/26/2022	125.80	Institutional	1	29,086	Institutional School	1		Yes
West Fallowfield Township	LD-08-22-17337	Rolling Meadows School	9/2/2022	7.94	Institutional	1	1,758	Institutional School	1	0	Yes
West Goshen Township	LD-09-22-17356	Adam & Sherif Partnership - 1147 West Chester Pike	9/23/2022	4.98	Commercial	1		Commercial Parking Lot/Garage		0	Yes
West Goshen Township	SD-09-22-17364	Woodlands at Greystone (Phase 5)	9/23/2022	434.17	Single Family Residential Twin	121		Residential Single Family Residential Residential Twin		6,140	Yes

Subdivision and Land Development Reviews 9/1/2022 to 9/30/2022

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
West Whiteland Township	LD-08-22-17313	Whitford Property, Inc.	9/2/2022	3.24	Commercial	1	5,585	Commercial Convenience Store	1		Yes
West Whiteland Township	LD-09-22-17354	321 N Pottstown Pike	9/22/2022	0.86	Commercial	1	3,774	Commercial Unique	1		Yes
West Whiteland Township	SD-08-22-17316	Whitford Property, Inc.	9/2/2022	3.24	Commercial	1		Commercial Convenience Store			Yes
West Whiteland Township	SD-08-22-17324	296 Boot Road	9/22/2022	2.13	Single Family Residential	3		Residential Single Family Residential			Yes
Willistown Township	LD-08-22-17346	Student Union Building, Addition & Tennis Courts	9/21/2022	45.80	Institutional	1	1,579	Institutional Addition to Existing	1	0	Yes

Grand Totals of Subdivision and Land Development Reviews	30 Reviews	1026.45 Acres	190 Lots/Units	320,740 Non-Res. Sq. Feet	17 Non-Res. Bldgs.	6,570 Linear Feet Roadway
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There are **30** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 9/1/2022 to 9/30/2022

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Uwchlan Township	LD-08-22-17348	Chipotle Lionville	9/21/2022	12.39	Commercial	1	2,325	Commercial Restaurant	1		Yes
Grand Totals of Unofficial Sketch Evaluations		1		12.39		1	2,325		1	Linear Feet Roadway	
		Reviews		Acres		Lots/Units	Non-Res. Sq. Feet		Non-Res. Bldgs.		

There are **1** sketch plans consistent, **0** sketch plans inconsistent, and **0** sketch plans with no relevance to **Landscapes3**.

Conditional Use Reviews

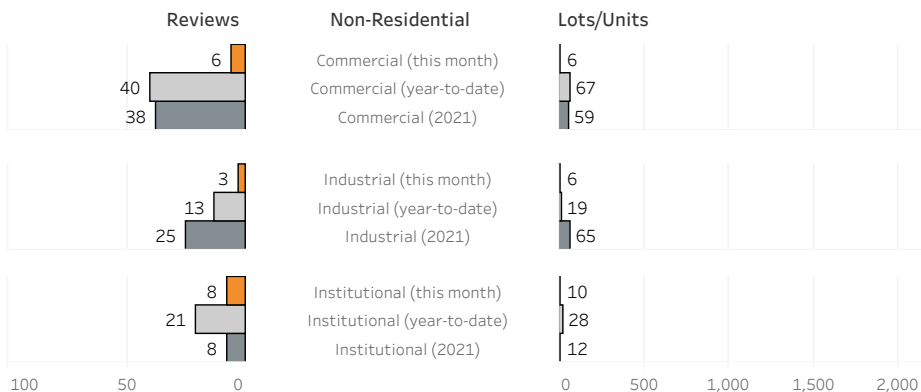
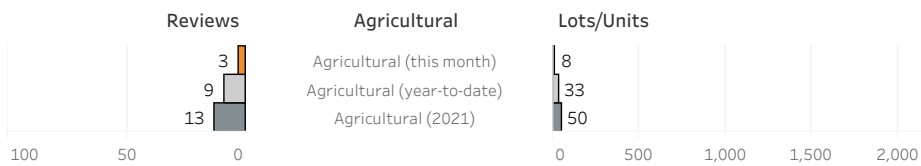
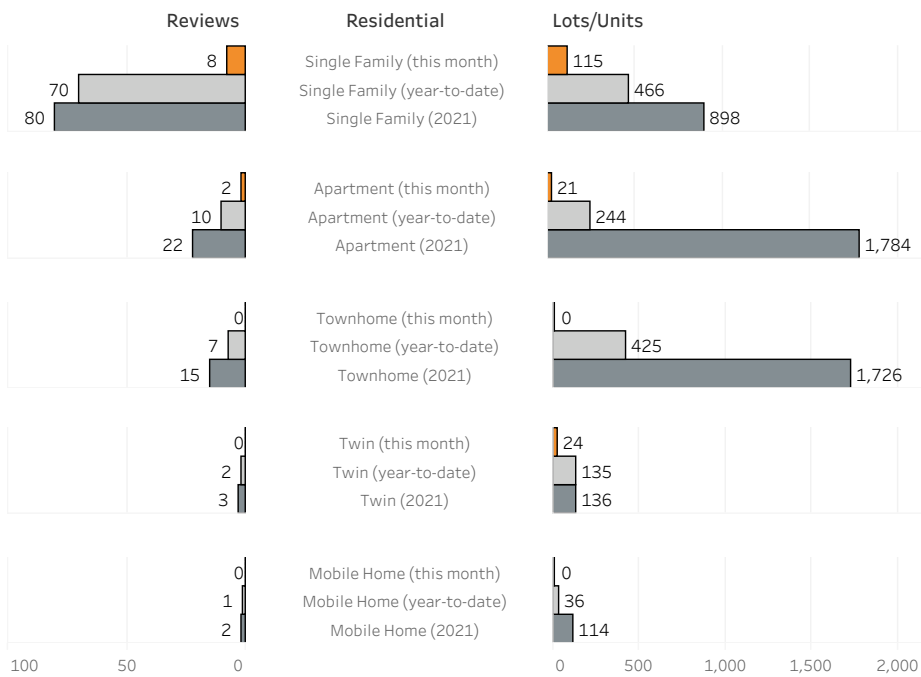
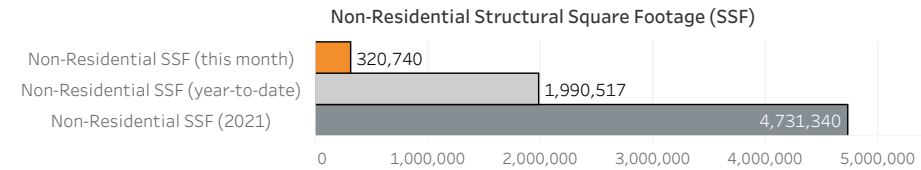
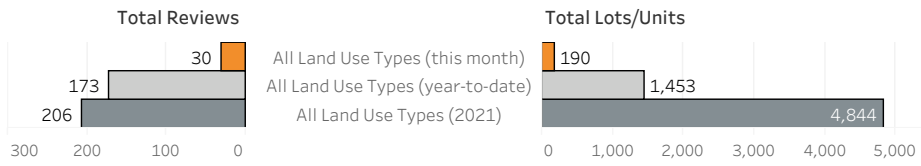
9/1/2022 to 9/30/2022

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes? (Yes, No, N/R)
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No Conditional Use Reviews were conducted during this timeframe.

Subdivision and Land Development Applications

September 2022



Subdivision & Land Development Letters





THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
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(610) 344-6285 Fax (610) 344-6515

September 28, 2022

Kristen Denne, Manager
Caln Township
253 Municipal Drive
Thorndale, PA 19372

Re: Preliminary Land Development and Subdivision Plan - All-Fill Expansion
Caln Township - LD-08-22-17350, SD-09-22-17352

Dear Mrs. Denne:

A preliminary land development and subdivision plan entitled "All-Fill Expansion", prepared by DL Howell & Associates, Inc. and dated May 6, 2022, was received by this office on August 31, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development and subdivision for your consideration.

PROJECT SUMMARY:

Location:	South side of Edges Mill Road, east of Bondsville Road, north of the Route 30 Bypass
Site Acreage:	12.95 acres
Lots/Units:	One lot proposed, 1 new structure
Non-Res. Square Footage:	41,000 square feet
Proposed Land Use:	Industrial
New Parking Spaces:	57 spaces
Municipal Land Use Plan Designation:	Highway Commercial
UPI#:	39-1-114.1, 39-1-114

PROPOSAL:

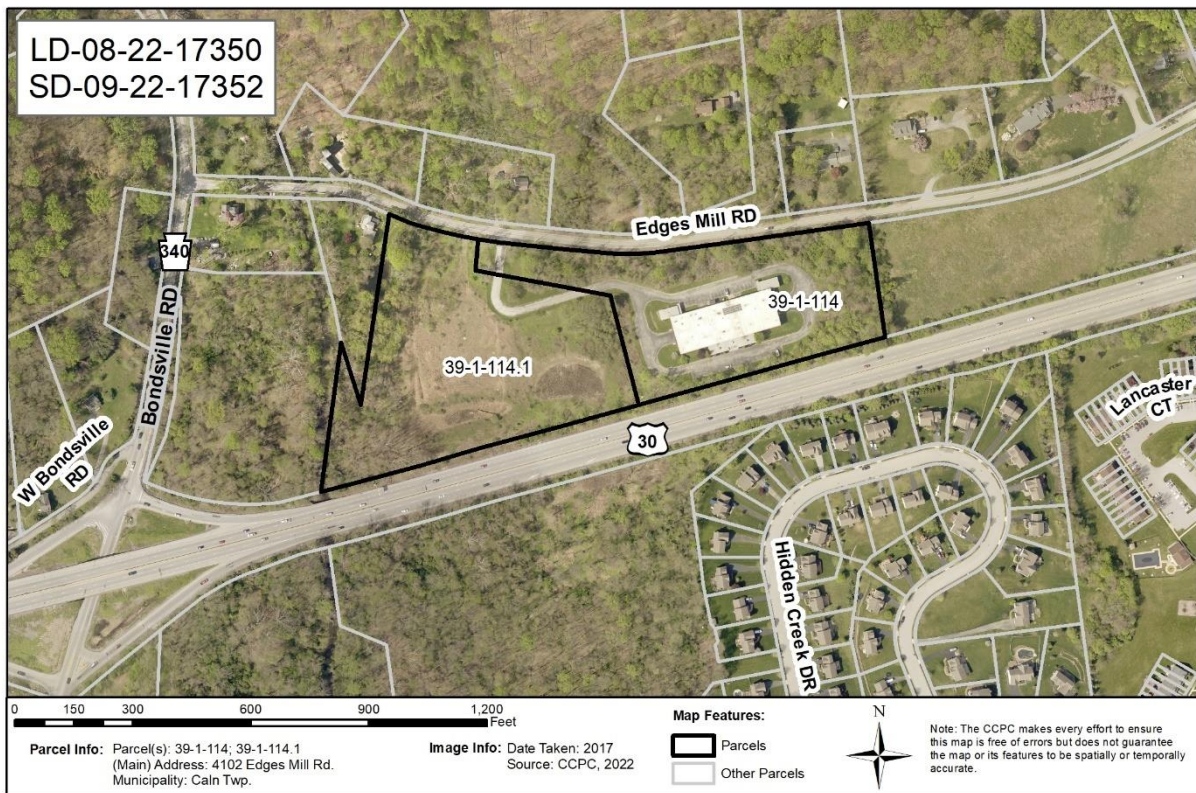
The applicant proposes the construction of a 41,000 square foot industrial/flex space building and 57 parking spaces, and the combination of two parcels into a single lot. The site, which is served by public water and public sewer facilities, is located in the Caln Township C-2 Regional Commercial zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Caln Township issues should be resolved before action is taken on this land development and subdivision plan.

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed land development and subdivision are consistent with the objectives of the **Suburban Landscape**.

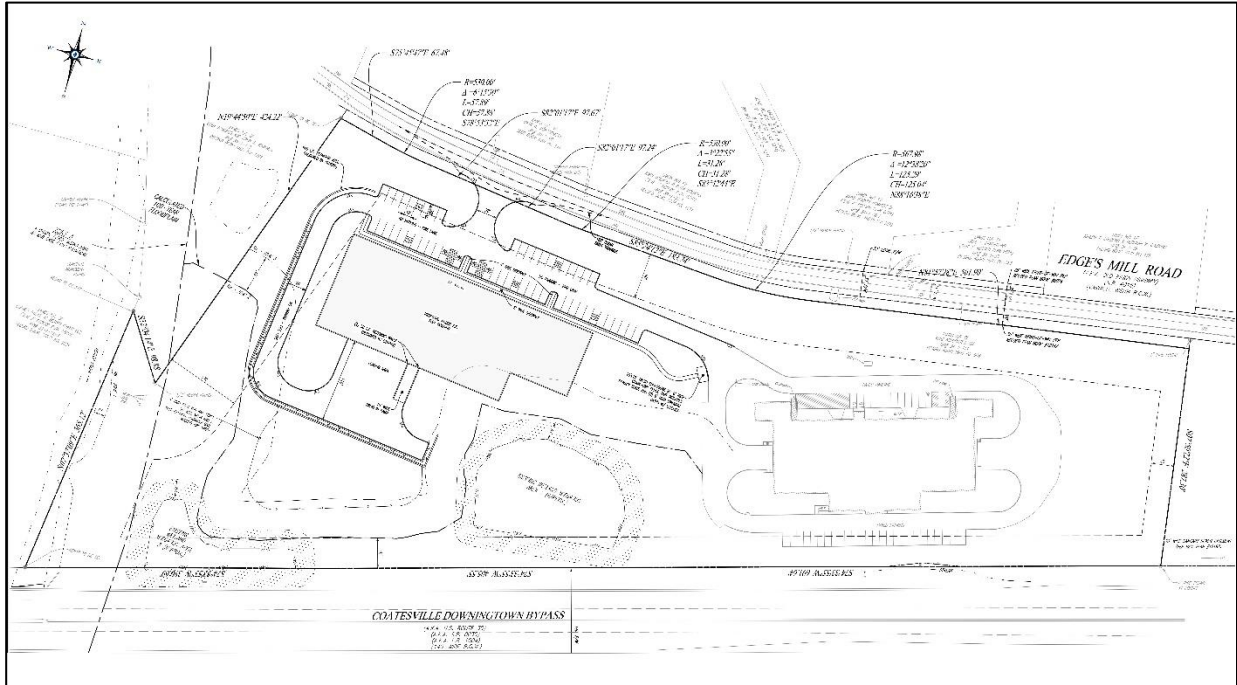


WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - reduce stormwater runoff,
 - restore water quality of "impaired" streams, and
 - protect vegetated riparian corridors.

Watersheds can be accessed at www.chesco.org/water.

3. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



***Detail of All-Fill Expansion
Preliminary Land Development Plan***

PRIMARY ISSUES:

4. The US 30 Bypass project will affect this site, specifically at the Route 340 interchange. The webpage for the PA 340 interchange is at: <http://www.us30-chesco.com/us-30-home/station-3-pa-route-340/> We recommend that the applicant, the Township and PennDOT work together to implement PennDOT's and the Township's plans for their transportation improvements in this area. The 2017 Caln Township Comprehensive Plan's Transportation Plan Strategies T.3 and T.11 also contain recommendations for cooperating with PennDOT regarding improvements to the Route 30 Bypass. The Township Comprehensive Plan's Street Classification map identifies Edge's Mill Road as a Major Collector, and the applicant and the Township should also discuss necessary improvements to Edge's Mill Road to accommodate increased truck traffic.
5. The Township Engineer should carefully review the proposed waivers regarding stormwater management, especially because the site is underlain by carbonate geology, as indicated in a letter to the Township from the applicant dated May 6, 2022.
6. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term

Page: 4
Re: Preliminary Land Development and Subdivision Plan - All-Fill Expansion
Caln Township - LD-08-22-17350, SD-09-22-17352

sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

7. The Township should ensure that the applicant observes all related Township Zoning Ordinance, Township Subdivision and Land Development Ordinance, stormwater management regulations, riparian buffer area standards, and all resource protection regulations, especially as they may relate to protecting the Beaver Creek.
8. We have no comments on the subdivision plan portion of this submission.

ADMINISTRATIVE ISSUES:

9. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
10. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Caln Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: DL Howell & Associates, Inc.
4102 Associates, LLC
Steven P. Fellin, Highway Design Manager, PennDOT
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Water Resources Authority



THE COUNTY OF CHESTER



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(610) 344-6285 Fax (610) 344-6515

September 23, 2022

Amanda M. Cantlin, Township Manager
East Bradford Township
676 Copeland School Road
West Chester, PA 19380

Re: Final Subdivision - East Bradford Township
East Bradford Township – SD-08-22-17345

Dear Ms. Cantlin:

A Final Subdivision Plan entitled "East Bradford Township", prepared by Chester Valley Engineers, Inc., and dated July 22, 2022, and last revised on August 16, 2022, was received by this office on August 26, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	the east side of Skelp Level Road, south of Harmony Hill Road
Site Acreage:	84.66
Lots/Units:	4 lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential; Open Space Conservation
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Agriculture
UPI#:	51-2-142-E, 51-2-132-E, 51-4-8.1-E, 51-2-128-E

PROPOSAL:

The applicant proposes to re-orient the property lines between four existing parcels. It is our understanding that the purpose of this submission is to create a 15.8 acre parcel containing the existing house and barn complex, and that the remaining acreage will be owned and conserved by the Township. No development activity is proposed as part of the current plan submission. The project site is located in the R-1 Residential zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Rural Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed subdivision is consistent with the objectives of the **Rural Landscape**. The County Planning Commission commends the Township on its efforts for preserving this tract.

PRIMARY ISSUES:

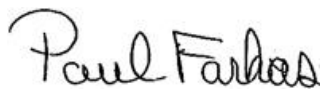
2. The site plan contains several plan notes pertaining to existing conservation easements. For clarity purposes, the applicant should identify the ownership of these easements on the site plan. The Township should reserve granting final plan approval until the owner(s) of these easements have reviewed and approved the proposed subdivision plan. We note that portions of the project site are identified as "Protected Lands" on Map 6: Protected Lands in the Township's 2016 Comprehensive Plan.
3. According to the Township's Historic Resources Map (last revised August 30, 2016), the project site contains a Class I Historic Resource. The Township should reserve granting final plan approval until the proposal has been reviewed by the Township's Historical Commission.

ADMINISTRATIVE ISSUES:

4. The site plan depicts the location of a proposed 20 foot wide access easement that traverses the central portion of the project site, along with the location of a proposed 50 foot wide trail easement area on UPI# 51-2-128 along Skelp Level Road. The details of these easements should be incorporated into the deeds of the affected lots.
5. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Bradford Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Chester Valley Engineers, Inc.



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

September 26, 2022

Luke Raven, Township Manager
East Brandywine Township
1214 Horseshoe Pike
Downingtown, PA 19335

Re: Preliminary/Final Subdivision - Parcels 303-28.4 & 28.5
East Brandywine Township - SD-09-22-17363

Dear Mr. Raven:

A preliminary/final subdivision plan entitled "Parcels 303-28.4 & 28.5", prepared by Edward B. Walsh & Associates, Inc., and dated August 8, 2022, was received by this office on September 16, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: East of Crawford Road, south of State Route 282
Site Acreage: 2.29 acres
Lots: 2 lots
Proposed Land Use: Single Family Residential
UPI#: 30-3-28.4, 30-3-28.5

PROPOSAL:

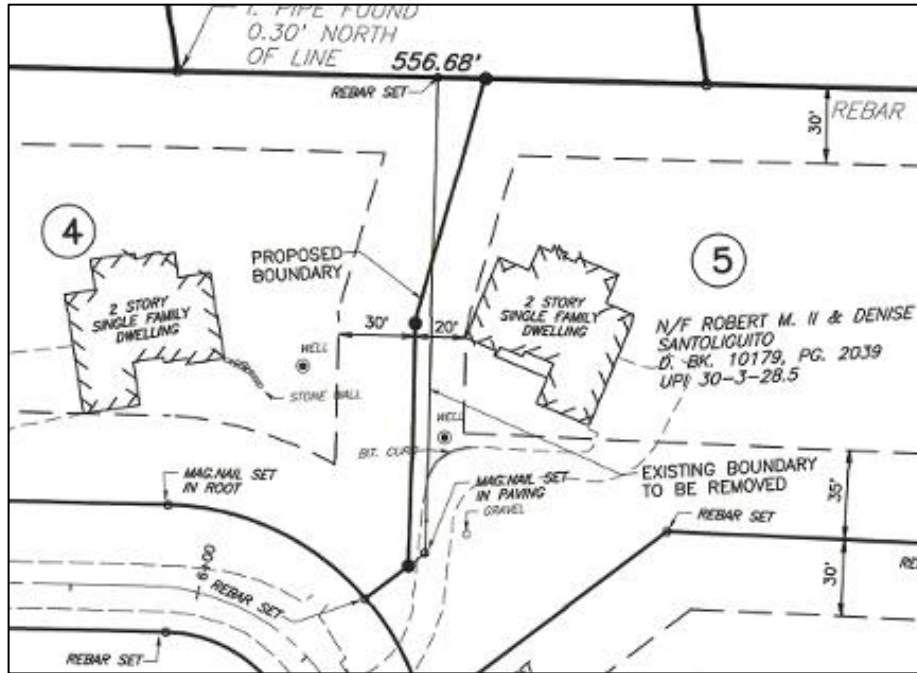
The applicant proposes the adjustment of the lot line separating two lots. The site contains two dwellings and no additional development is proposed, and is located in the East Brandywine Township R-1 Low Density Residential zoning district.

RECOMMENDATION: The Chester County Planning Commission has no planning issues with this subdivision application. All East Brandywine Township issues should be resolved before action is taken on this plan.

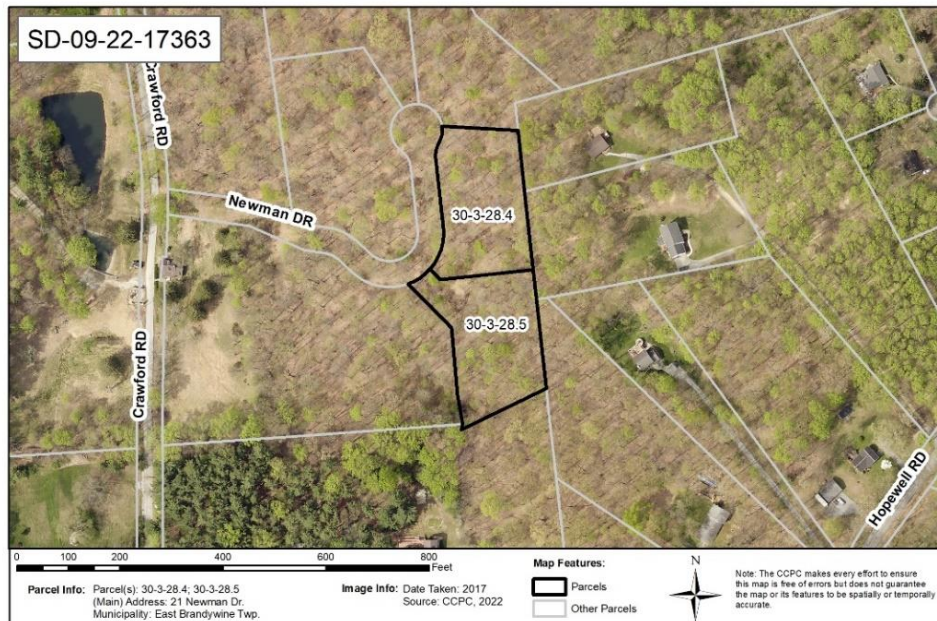
COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**.



*Detail of Parcels 303-28.4 & 28.5
Preliminary/Final Subdivision Plan*



ADMINISTRATIVE ISSUES:

2. The title of the plan is a mis-statement of the tax parcel numbers; the UPI numbers should be shown as 30.3-28.4 and 30.3-28.5. We also note that the plan shows the entire six-lot subdivision while only a small portion of two lots are involved; these issues could make future title searches confusing.

Page: 3

Re: Preliminary/Final Subdivision - Parcels 303-28.4 & 28.5

East Brandywine Township - SD-09-22-17363

3. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office, the Health Department.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Brandywine Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, slightly slanted style.

Wes Bruckno, AICP
Senior Review Planner

cc: Edward B. Walsh & Associates, Inc.
Chester County Health Department
Marsh Creek Homes, LLC



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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(610) 344-6285 Fax (610) 344-6515

September 21, 2022

Derek Davis, Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Preliminary Land Development - Applebrook Golf Club Turf Maintenance Area
East Goshen Township – LD-09-22-17351

Dear Mr. Davis:

A Preliminary Land Development Plan entitled "Applebrook Golf Club Turf Maintenance Area", prepared by Chester Valley Engineers, Inc., and dated July 26, 2022, was received by this office on September 1, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

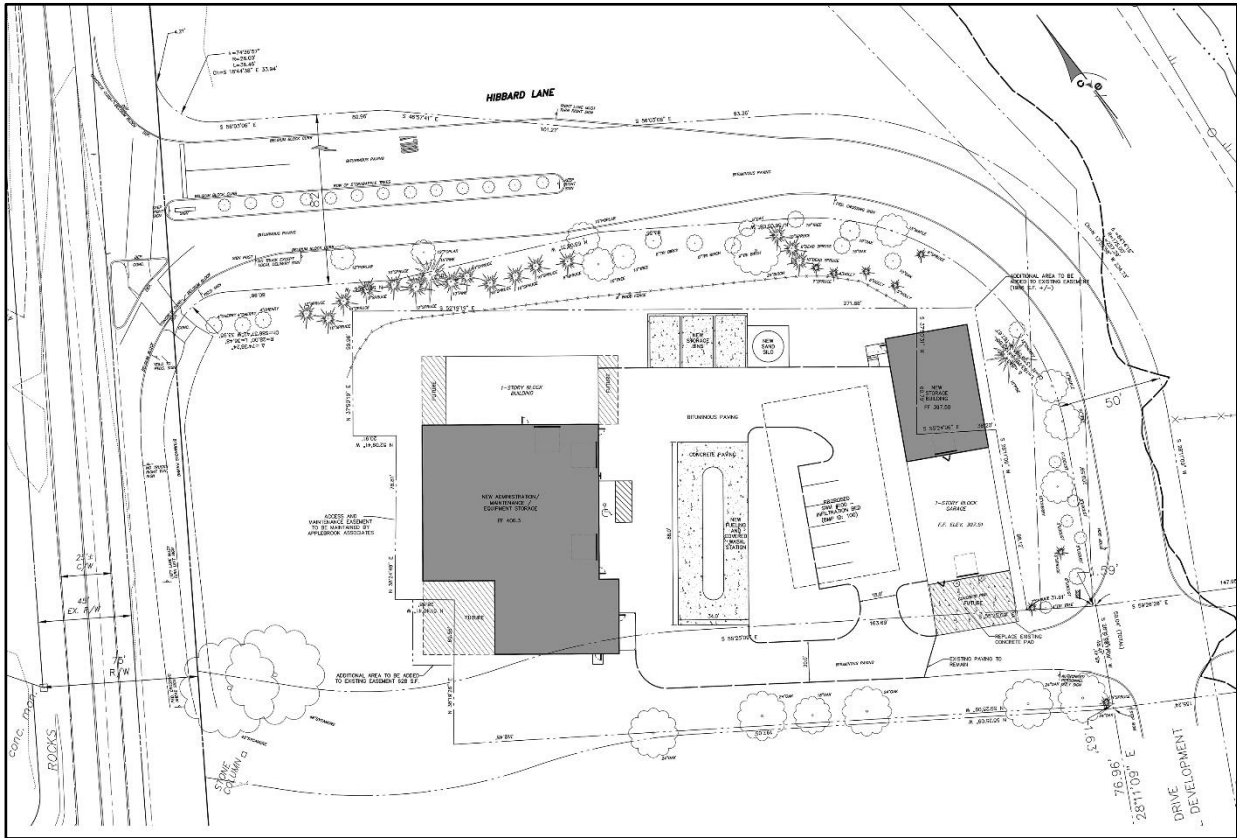
PROJECT SUMMARY:

Location:	the southeast side of Paoli Pike, northeast of North Chester Road
Site Acreage:	93.14
Lots/Units:	1 existing lot
Non-Res. Square Footage:	10,903
Proposed Land Use:	Two building additions
New Parking Spaces:	6
Municipal Land Use Plan Designation:	Greenway/Open Space, and Paoli Pike Corridor
UPI#:	53-4-89.1-E

PROPOSAL:

The applicant proposes the construction of two building additions totaling 10,903 square feet, and six additional parking spaces. The project site, which is served by on-site water and public sewer, is located in the I-2 Planned Business/Research/Limited Industrial/Park/Residential zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this land development plan.



Site Plan Detail, Sheet 4: Applebrook Golf Club Turf Maintenance Area

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. As an overlay of all other landscapes, the county’s **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed land development is consistent with the objectives of the **Suburban Landscape**.

WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Ridley Creek watershed. **Watersheds’** highest priority land use objectives within this watershed are: reduce stormwater runoff, protect vegetated riparian corridors, and protect/enhance water-based recreation, cultural, historic resources and public access. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. We recommend that the applicant and Township, in its review of the proposed landscaping plan (Sheet 14), determine if any additional landscaping/vegetative screening is required between the golf club maintenance area and the existing building to the immediate southwest of the proposed development (which is currently occupied by the Chester County Chamber of Business and Industry), and along the Paoli Pike frontage.
4. The County Planning Commission's Suburban Landscapes Design Guide (page 26) recommends that commercial and institutional uses in suburban landscapes have a residential character as it relates to building scale, roof lines and exterior materials. We recommend that the design of the buildings complement the surrounding community character. The Design Guide is available online at: <https://www.chescoplanning.org/LandUse/L3DesignGuides.cfm>

ADMINISTRATIVE ISSUES:

5. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. According to the List of Waivers table on Sheet 2, the applicant is requesting four waivers from the provisions of the Township Subdivision and Land Development Ordinance, along with a waiver from the historical resource impact study (HRIS) requirements in Section 240-38.10.A.1 of the Zoning Ordinance (we acknowledge that this section states that the HRIS requirement can be waived or modified by the Township Board of Supervisors). Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
7. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
8. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

Page: 5

Re: Preliminary Land Development - Applebrook Golf Club Turf Maintenance Area

East Goshen Township – LD-09-22-17351

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive, flowing style.

Paul Farkas
Senior Review Planner

cc: Applebrook Golf Club
Chester Valley Engineers, Inc.
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

September 21, 2022

Gary Onick, Zoning Officer
East Nottingham Township
158 Election Road
Oxford, PA 19363

Re: Final Subdivision - Isaac E. Stoltzfus and Fannie L. Stoltzfus
East Nottingham Township - SD-08-22-17314

Dear Mr. Onick:

A Final Subdivision Plan entitled "Isaac E. Stoltzfus and Fannie L. Stoltzfus", prepared by Crossan-Raimato, Inc, and dated July 22, 2022, was received by this office on September 1, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

Location:	northwest corner of Old Creek and Little Ek Creek Roads
Site Acreage:	43.74
Lots/Units:	2 lots
Proposed Land Use:	Farm/Pastureland
Municipal Land Use Plan Designation:	Suburban
UPI#:	69-3-62, 69-3-62.1

PROPOSAL:

The applicant proposes the reconfiguration of 2 lots. The project site is located in the I-2 Industrial zoning district. No new sewage disposal or water supply is proposed. No construction is proposed.

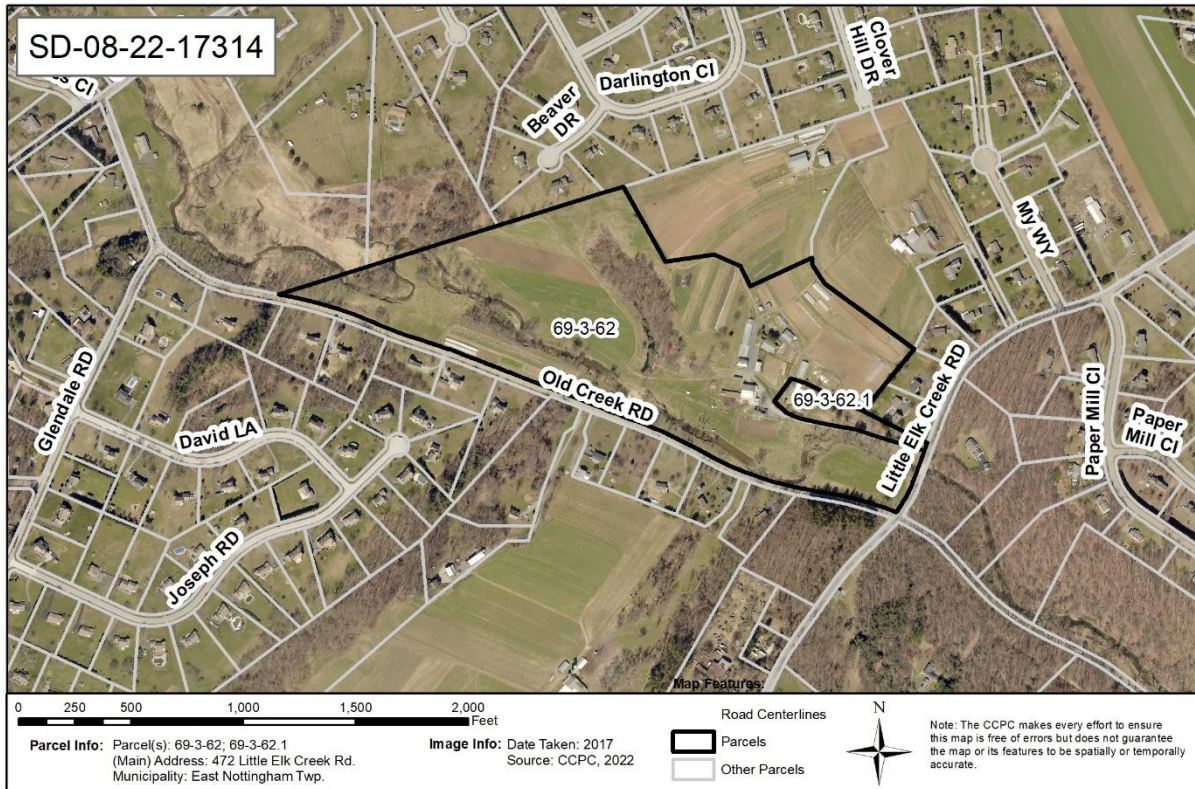
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

- The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements

in housing diversity and affordability. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.



PRIMARY ISSUES:

2. The land of the proposed subdivision is part of the County Agricultural Land Preservation Program and is protected by an agricultural conservation easement. The Township and applicant should contact the Chester County Parks + Preservation Department (telephone #610-344-5656) for information and clarification on what is permitted and/or restricted under the agricultural conservation easement that protects this property. This will ensure that the proposal is designed and carried out in a manner consistent with the purpose of the agricultural conservation easement
3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Old Creek Road as a local. The Handbook (page 183) recommends a 50 foot-wide right-of-way for local roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Old Creek Road. We suggest that this area be identified as a dedicated right-of-way and be offered for dedication to the appropriate agency.

ADMINISTRATIVE ISSUES:

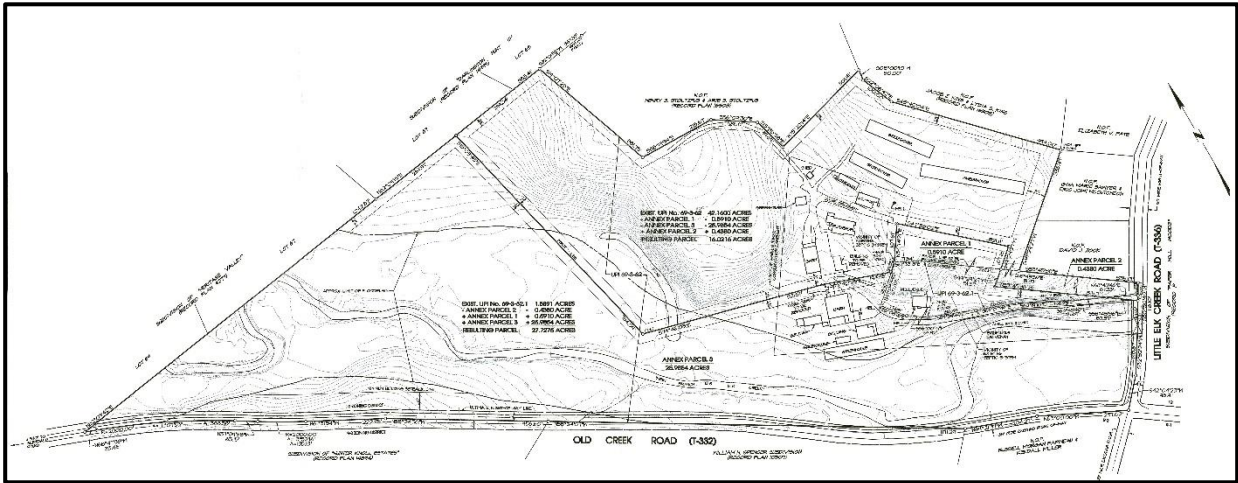
4. The applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

Page: 3

Re: Final Subdivision - Isaac E. Stoltzfus and Fannie L. Stoltzfus

East Nottingham Township - SD-08-22-17314

5. According to County Tax Assessment records, one parcel of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green



Detail of Sheet 1 of the plan

6. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Nottingham Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Glenn Bentley
Senior Review Planner

cc: Enos S. Stoltzfus & Feenie G. Stoltzfus
Issac E. Stoltzfus & Fannie L. Stoltzfus
Crossan-Raimato, Inc.
Chester County Health Department
Chester County Assessment Office
Chester County Parks + Preservation



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September 13, 2022

Zachary Barner, AICP, Director of Planning & Development
East Whiteland Township
209 Conestoga Road
Frazer, PA 19355

Re: Preliminary Land Development - Shouldice Hospital
East Whiteland Township – LD-08-22-17326

Dear Mr. Barner:

A Preliminary Land Development Plan entitled "Shouldice Hospital", prepared by Commonwealth Engineers Inc., and dated August 3, 2022, was received by this office on August 22, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

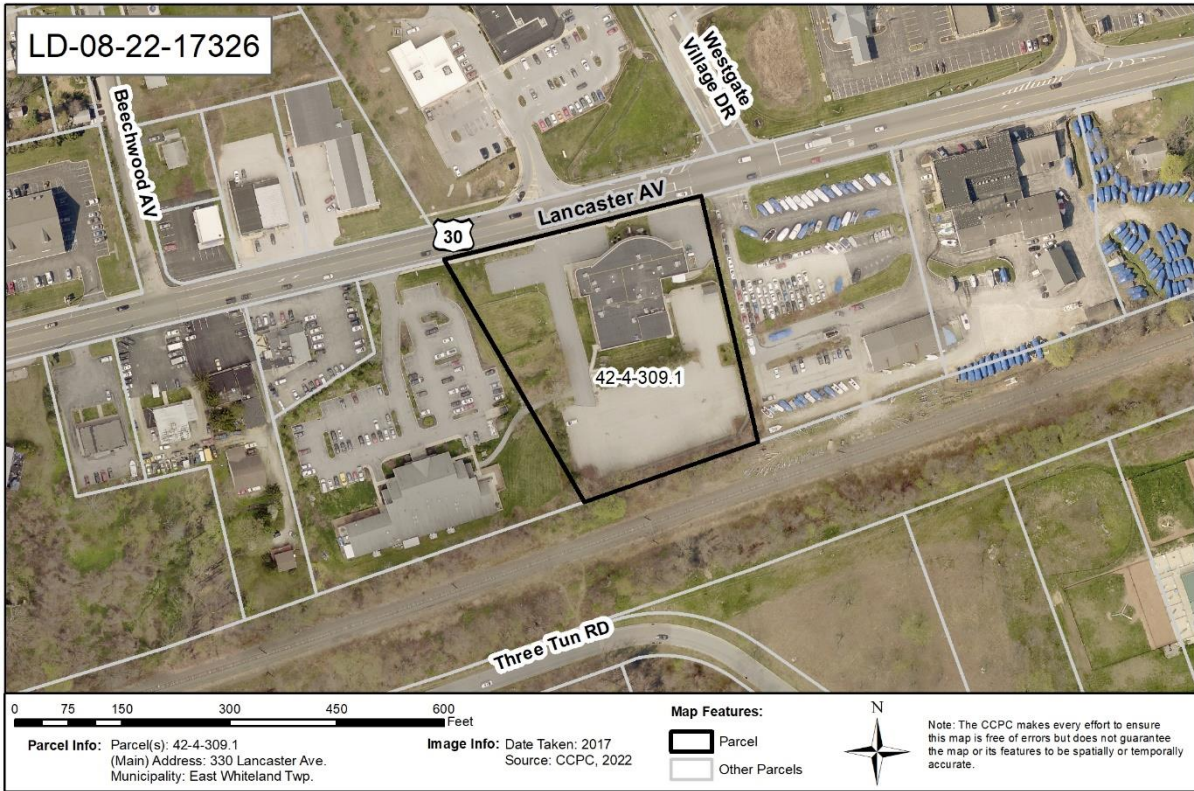
PROJECT SUMMARY:

Location:	south side of Lancaster Avenue, east of Route 352
Site Acreage:	2.53
Lots/Units:	1 Lot
Non-Res. Square Footage:	3,300
Proposed Land Use:	Medical Building
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Commercial
UPI#:	42-4-309.1

PROPOSAL:

The applicant proposes the construction of a 3,300 square foot building addition, as part of a project to convert an existing veterinary hospital to an outpatient and overnight stay hernia hospital. The project site, which is served by public water and public sewer, is located in the FC Frontage Commercial zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this land development plan.



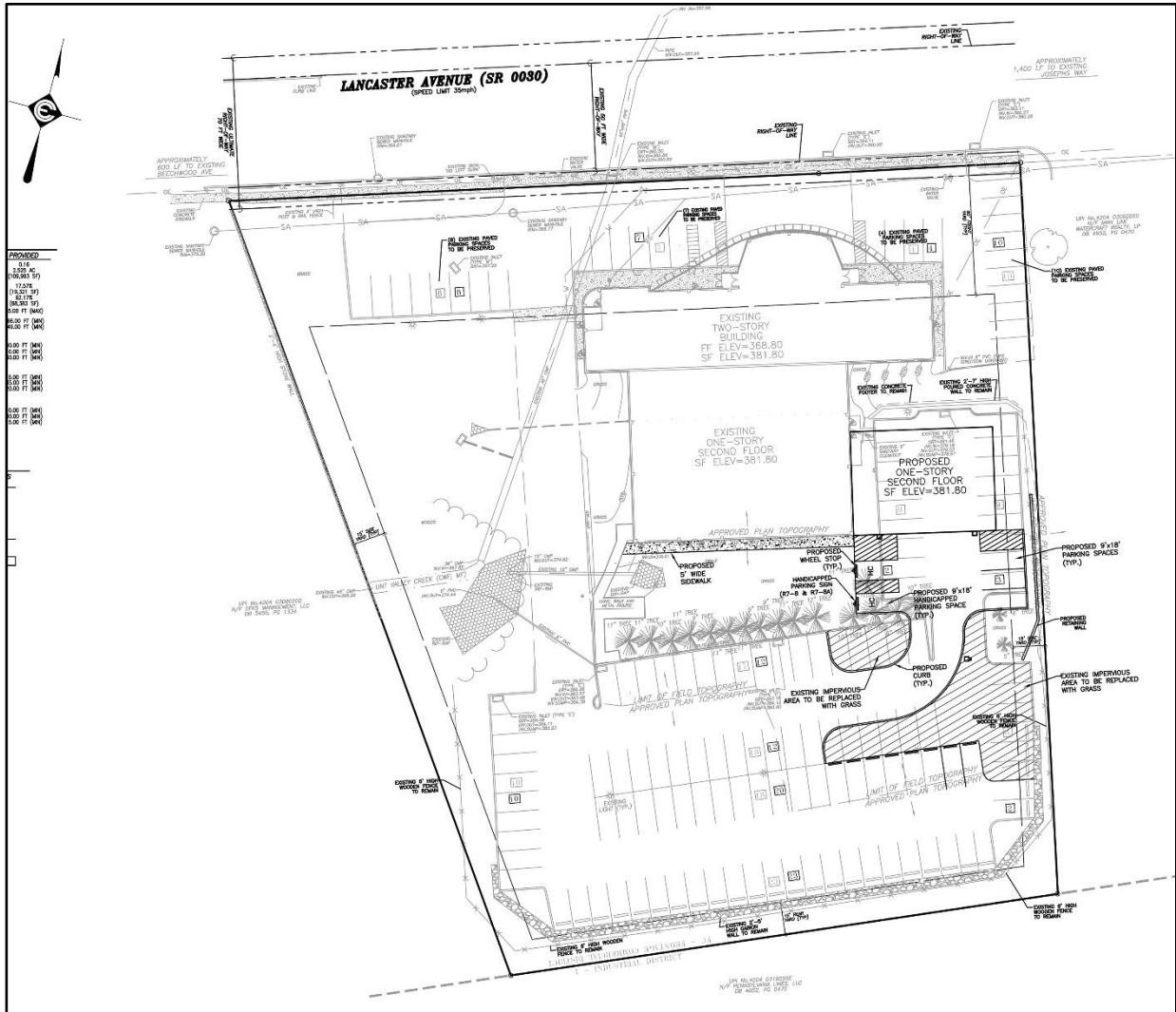
COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of **Landscapes3**, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. As an overlay of all other landscapes, the county’s **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed land development is consistent with the objectives of the **Suburban Landscape**.

WATERSHEDS:

2. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the (East) Valley Creek watershed. **Watersheds’** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of “impaired” streams, and protect/enhance historic, cultural and recreational resources. **Watersheds** can be accessed at www.chesco.org/water.



Site Plan Detail, Sheet 1: Preliminary Land Development - Shouldice Hospital

PRIMARY ISSUES:

3. While we acknowledge the application materials indicate that 28 parking spaces will be eliminated, the Parking Requirements table on Sheet 1 indicates that 20 more parking spaces than required by the Township Zoning Ordinance will be provided. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
4. While we acknowledge that the Landscaping & Lighting Plan (Sheet 5) indicates that shade trees will be provided in the immediate vicinity of the proposed building addition, we recommend that the applicant and Township consider providing additional landscaping in the parking areas for the entire site. *Landscapes3* recommends that developments in the **Suburban Landscape** include extensive landscaping in parking areas (page 39).

5. The Township should verify that the design of the proposed outdoor lighting plan (as shown on Sheet 5) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
6. While the site plan depicts the location of a retaining wall along the eastern parcel boundary, no design details are provided. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views. Additional information on this topic is also provided in the County Planning Commission's Retaining Wall Design Standards planning eTool, which is available online at:
<https://www.chescoplanning.org/MuniCorner/eTools/74-RetainingWalls.cfm>
7. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

ADMINISTRATIVE ISSUES:

8. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
9. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.
10. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 5
Re: Preliminary Land Development - Shouldice Hospital
East Whiteland Township – LD-08-22-17326

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Whiteland Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive style with a large initial "P".

Paul Farkas
Senior Review Planner

cc: 330 Lancaster Avenue, LP
Commonwealth Engineers Inc.



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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September 23, 2022

Zachary Barner, AICP, Director of Planning & Development
East Whiteland Township
209 Conestoga Road
Frazer, PA 19355

Re: Preliminary/Final Land Development – Campus Master Plan
East Whiteland Township – LD-08-22-17343

Dear Mr. Barner:

A Preliminary/Final Land Development Plan entitled “Campus Master Plan”, prepared by Arro Consulting, Inc., and dated July 22, 2022, was received by this office on August 26, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

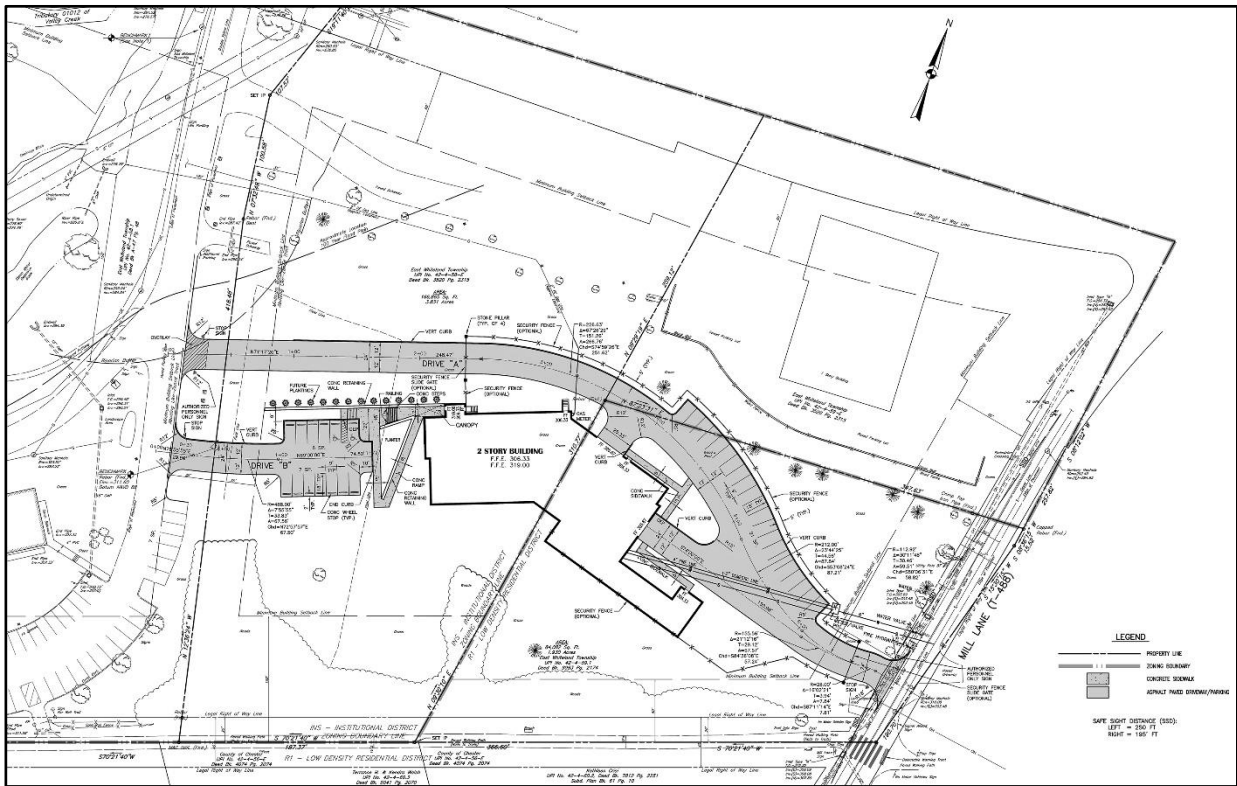
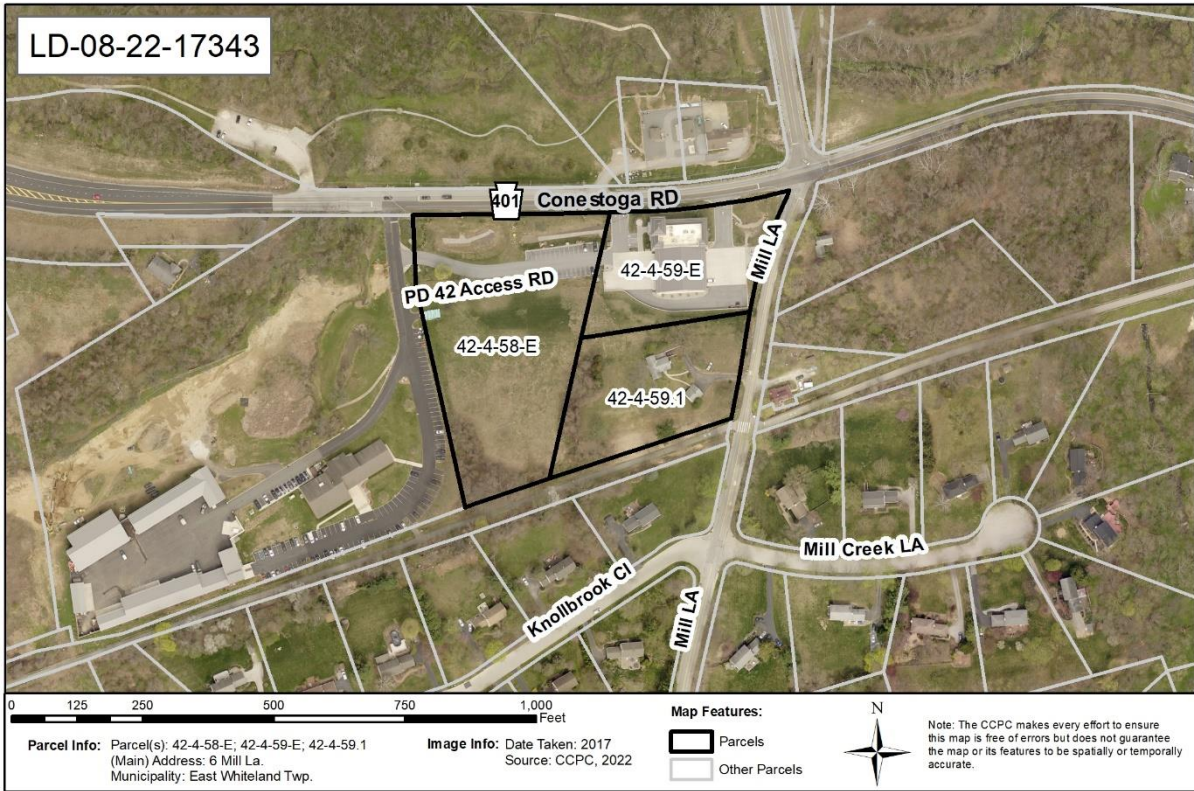
PROJECT SUMMARY:

Location:	southwest corner of Mill Lane and Conestoga Road
Site Acreage:	7.20
Lots/Units:	1 lot (3 existing parcels)
Non-Res. Square Footage:	29,000
Proposed Land Use:	Institutional (Police Station)
New Parking Spaces:	34
Municipal Land Use Plan Designation:	Institutional; and Residential - Low Density
UPI#:	42-4-59-E, 42-4-58-E, 42-4-59.1

PROPOSAL:

The applicant proposes the construction of a 29,000 square foot police station, and 34 parking spaces. An existing dwelling will be removed; all other buildings on the Township campus site will remain. The project site, which is served by public water and public sewer, is located in the INS Institutional zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly pertaining to the Chester Valley Trail discussed in comment #4, and all Township issues should be resolved before action is taken on this land development plan.



Site Plan Detail, Sheet 3: East Whiteland Township Police Station

BACKGROUND:

1. The Chester County Planning Commission recently reviewed a zoning map amendment to change the zoning designation of UPI# 42-4-59.1 from R-1 Low Density Residential to INS Institutional (CCPC# ZM-08-22-17327, dated September 9, 2022). According to our records, this zoning map amendment was adopted by East Whiteland Township on September 12, 2022.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed land development is consistent with the objectives of the **Suburban Landscape**.

WATERSHEDS:

3. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the (East) Valley Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect/enhance historic, cultural and recreational resources. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

Chester Valley Trail:

4. The project site adjoins the Chester Valley Trail corridor, and the proposed driveway entrance on Mill Lane is located in close proximity to the trail. The Township should reserve granting final plan approval until the plan has been reviewed by the Chester County Department of Parks and Preservation (telephone # 610-344-5656).

While we acknowledge that there is an existing connection of the Chester Valley Trail to the immediate west of the proposed police station, we suggest that the Township, in consultation with the County Department of Parks and Preservation, determine if there is a need for a new trail connection as part of this project.

Stormwater Management:

5. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the **Valley Creek Watershed Act 167 Stormwater Management Plan** (February 2011).

6. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County’s High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.
7. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.

Natural Features Protection:

8. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.
9. The plan and 2022 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the building(s) and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

Lighting:

10. A lighting plan was not included as part of the plan submission. If any outdoor lighting is provided, the Township should verify that the design and location of any proposed outdoor lighting conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

11. The applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

Page: 5
Re: Preliminary/Final Land Development – Campus Master Plan
East Whiteland Township – LD-08-22-17343

12. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
13. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Whiteland Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: ARRO Consulting, Inc.
Chester County Conservation District
David Stauffer, Director, Chester County Department of Parks and Preservation
Robert J. Kagel, County Administrator, County of Chester



THE COUNTY OF CHESTER



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Josh Maxwell
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Brian N. O’Leary, AICP
Executive Director

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September 21, 2022

Zachary Barner, AICP, Director of Planning & Development
East Whiteland Township
209 Conestoga Road
Frazer, PA 19355

Re: Preliminary/Final Subdivision - Mill Lane Residential Subdivision
East Whiteland Township – SD-08-22-17322

Dear Mr. Barner:

A Preliminary/Final Subdivision Plan entitled "Mill Lane Residential Subdivision", prepared by Aria Engineering LLC, and dated August 5, 2022, was received by this office on August 22, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	southeast corner of Mill Lane and Conestoga Road
Site Acreage:	5.63
Lots/Units:	2 existing lots; 4 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential - Low Density
UPI#:	42-4-68, 42-4-67.1

PROPOSAL:

The applicant proposes the creation of 4 single family residential lots, 2.09 acres of private open space, and 430 linear feet of private roadway. The existing residence will be removed. The project site, which will be served by public water and public sewer, is located in the R-1 Low Density Residential zoning district, and is being developed under the R-1 Cluster Overlay provisions of the Township Zoning Ordinance.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. While open space cluster residential development is an appropriate use in the **Suburban Landscape**, careful consideration of the proposed development activity is required due to the existing environmental characteristics of the project site.

WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the (East) Valley Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect/enhance historic, cultural and recreational resources. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

Natural Features Protection:

3. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.
4. The plan indicates that development activity will occur in steep slope areas. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.
5. The site plan depicts the location of the proposed riparian buffer on the eastern portion of the site, which extends into Lots 3 and 4. The Township should confirm that the site plan complies with the riparian buffer requirements in the Municipal Code. [Landscapes3](#) supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective B, page 63).
6. The plan and 2022 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation,

increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

Stormwater Management:

7. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
8. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.
9. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County’s High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.

Chester Valley Trail:

10. The project site adjoins the Chester Valley Trail corridor to the south. Any development activity in proximity to the Chester Valley Trail corridor should be reviewed by the Chester County Department of Parks and Preservation (telephone # 610-344-5656) prior to the Township taking official action on a subdivision plan submission. We suggest that the applicant and the Township, in consultation with the County Parks and Preservation Department, investigate the feasibility of providing a formal connection to the Chester Valley Trail on the project site.

ADMINISTRATIVE ISSUES:

11. The applicant is requesting twelve waivers from the provisions of the Township Subdivision and Land Development Ordinance, and three waivers from Chapter 170-Stormwater Management of the Township Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage. We note that one of the requested waivers is from the requirement in Section 175-41.2.A(1) that sidewalks shall be installed along both sides of all

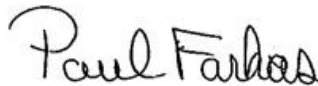
Page: 5
Re: Preliminary/Final Subdivision - Mill Lane Residential Subdivision
East Whiteland Township – SD-08-22-17322

existing and proposed public and private streets; we acknowledge that sidewalks will be provided along the south side of the proposed cul-de-sac.

12. The plan and the Act 247 County Referral Form indicate that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
13. The PCSM Plan (Sheet 5) indicates that the property owner(s) shall be responsible for the BMP's on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
14. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
15. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Whiteland Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: ZR Development, LLC
Aria Engineering LLC
Chester County Conservation District
David Stauffer, Director, Chester County Department of Parks and Preservation
Robert J. Kagel, County Administrator, County of Chester



THE COUNTY OF CHESTER



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Michelle Kichline

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Executive Director

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September 23, 2022

Eugene C. Briggs, AICP, CZO, Township Manager
Easttown Township
566 Beaumont Road
Devon, PA 19333

Re: Preliminary Subdivision and Land Development - Berwyn Fire Company
Easttown Township – SD-08-22-17334 and LD-08-22-17335

Dear Mr. Briggs:

A Preliminary Subdivision and Land Development Plan entitled "Berwyn Fire Company", prepared by Pennoni Associates Inc., and dated August 9, 2022, was received by this office on August 26, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	east side of Bridge Avenue, south of Lancaster Avenue
Site Acreage:	0.90 (overall project site)
Lots/Units:	2 Proposed Lots
Non-Res. Square Footage:	12,040
Proposed Land Use:	Institutional (fire station)
New Parking Spaces:	22
Municipal Land Use Plan Designation:	Village of Berwyn
UPI#:	55-2L-71-E, 55-2L-83-E, 55-2L-73, 55-2L-74, 55-2L-72-E, 55-2L-70

PROPOSAL:

The applicant proposes the consolidation of five parcels (UPI# 55-2L-70, 55-2L-71-E, 55-2L-72-E, 55-2L-73, 55-2L-83-E) and a portion of UPI# 55-2L-74 into one (approximately) 0.70 acre parcel, along with the construction of a 12,040 square foot fire station on the proposed parcel. Two existing buildings on the proposed parcel will be removed. The project site, which will be served by public water and public sewer, is located in the VB Village Business zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision and land development plan.

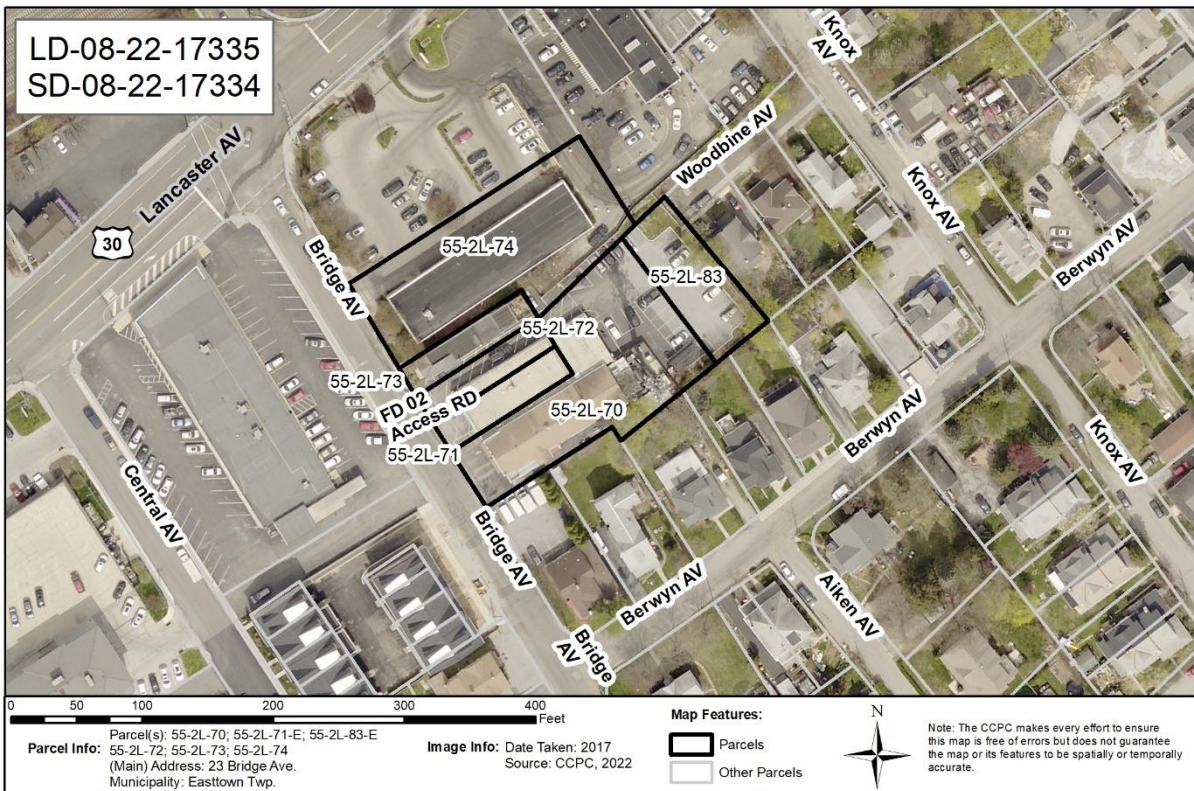
BACKGROUND:

1. The Chester County Planning Commission previously reviewed a subdivision and a land development proposal for this site. CCPC# SD-3-13-7528, dated March 25, 2013, addressed the consolidation of four parcels (UPI# 55-2L-70, 55-2L-71-E, 55-2L-72-E, and 55-2L-83-E) into a single parcel. CCPC# LD-3-13-7529, dated March 25, 2013, addressed the expansion of the existing parking facilities (eight additional parking spaces). According to our records, both plans were approved by Easttown Township on December 2, 2013.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed plan submission is consistent with the objectives of the **Suburban Center Landscape**.





Site Plan Detail, Sheet 5, Proposed Subdivision Plan

WATERSHEDS:

3. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Darby Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and increase public access to and recreational use of streams. **Watersheds** can be accessed at www.chesco.org/water.



Site Plan Detail, Sheet 6, Proposed Land Development Plan

PRIMARY ISSUES:

4. We recommend that the applicant and Township, in its review of the proposed landscaping plan (Sheet 11), consider providing additional vegetative screening between the facilities and the adjoining parcels, especially on the east side of the site around the parking lot.

Page: 5

Re: Preliminary Subdivision and Land Development - Berwyn Fire Company
Easttown Township – SD-08-22-17334 and LD-08-22-17335

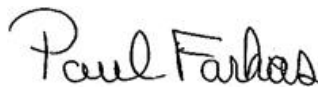
5. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 11) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
6. Map 3-4: Historic Resources in the Township's 2018 Comprehensive Plan indicate that several adjoining parcels to east and south contain historic resources. The applicant and Township should work to mitigate any negative impacts on the integrity of these historic resources.

ADMINISTRATIVE ISSUES:

7. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. The site plan contains a reference to an outdated UPI-Uniform Parcel Identifier number (UPI# 55-2L-76.1) that no longer exists. County mapping records indicate that this historic parcel is now a part of UPI# 55-2L-74. This should be clarified by the applicant. The Chester County Recorder of Deeds Office requires that the correct UPI numbers be identified on all subdivision and land development plans submitted for recording.
9. The applicant should specify the actual height of the building on the site plan.
10. The site plan indicates that no side yard setback will be provided for a portion of the south side of the building. The applicant should clearly identify how access will be provided to this area of the building. If any access easement(s) for maintenance purposes are required, the details of these easements should be incorporated into the deeds of the appropriate lots.
11. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Easttown Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Berwyn Fire Company
Pennoni Associates Inc.



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

September 13, 2022

Warren K. Obenski, Manager/Secretary
Honey Brook Township
500 Suplee Road, P.O. Box 1281
Honey Brook, 19344

Re: Final Land Development - Sweet Water Woodworks
Honey Brook Township - LD-08-22-17338

Dear Mr. Obenski:

A final land development plan entitled "Sweet Water Woodworks", prepared by Della Penna Engineering Inc. and dated May 9, 2022, was received by this office on August 23, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	South side of Emery Road at Mill Road
Site Acreage:	5.00 acres
Lots:	1 lot
Non-Res. Square Footage:	6,800 square feet
Proposed Land Use:	Manufacturing
New Parking Spaces:	7 spaces
Municipal Land Use Plan Designation:	Rural/Agriculture
UPI#:	22-6-20

PROPOSAL:

The applicant proposes the construction of a 6,800 square foot manufacturing building and seven parking spaces. The site, which will be served by on-site water and on-site sewer facilities, is located in the Honey Brook Township A-Agricultural zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Honey Brook Township issues should be resolved before action is taken on this land development plan.

COUNTY POLICY:

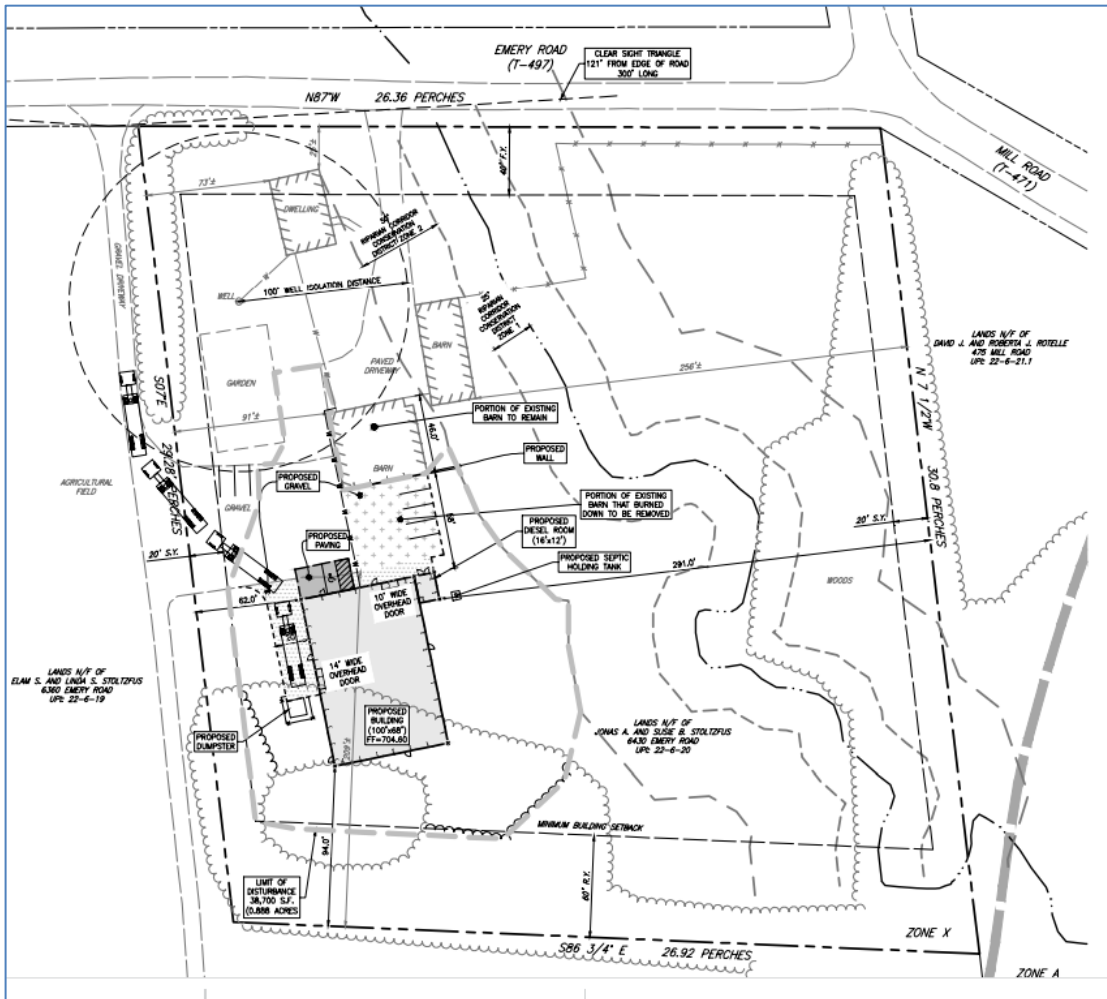
LANDSCAPES:

1. The site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed land development is consistent with the objectives of the **Agricultural Landscape**.



WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the West Branch of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - reduce stormwater runoff,
 - restore water quality of "impaired" streams, and
 - protect vegetated riparian corridors.**Watersheds** can be accessed at www.chesco.org/water.
3. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



*Detail of Sweet Water Woodworks
Final Land Development Plan*

PRIMARY ISSUES:

4. The applicant should consider adding more landscaping to the east of the structures. Additional landscaping can help reduce stormwater runoff. We suggest that the applicant consider maximizing the use of native tree, shrub, and herbaceous species in the planting areas.
5. It appears that the site has access over a gravel driveway on the parcel to the west. The applicant and the Township should verify that the necessary access easements are in place.
6. The Township should confirm that the site plan complies with the riparian buffer requirements in the Township Code. *Landscapes3* supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective B, page 63).
7. The applicant should show the location of the on-lot sewage disposal field and water well, and should also indicate if any materials or products are to be stored outside.

Page: 4
Re: Final Land Development - Sweet Water Woodworks
Honey Brook Township - LD-08-22-17338

8. The Township Engineer should verify that the sight distances at Emery Road will permit tractor-trailers to safely enter and exit the site.

ADMINISTRATIVE ISSUES:

9. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
10. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Honey Brook Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Della Penna Engineering Inc.
Sweet Water Woodworks
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
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601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

September 22, 2022

Warren K. Obenski, Manager/Secretary
Honey Brook Township
500 Suplee Road, P.O. Box 1281
Honey Brook, PA 19344

Re: Preliminary/Final Subdivision - William D. & Marlene A. Oatman
Honey Brook Township - SD-08-22-17349

Dear Mr. Obenski:

A preliminary/final subdivision plan entitled "William D. & Marlene A. Oatman", prepared by Register Associates, Inc. and dated August 10, 2022, was received by this office on September 9, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	East side of Talbotville Road, south of Morgantown Road
Site Acreage:	49.18 acres
Lots:	2 lots proposed
Proposed Land Use:	Farm/Pasture Land, Single Family Residential
Municipal Land Use Plan Designation:	Rural Conservation
UPI#:	22-4-41, 22-4-36, 22-4-35, 22-4-57

PROPOSAL:

The applicant proposes the creation of two lots by separating UPI #22-4-57 from the remainder of the parcels comprising the site, using the centerline of Talbotville Road as the dividing line. The site, which is served by on-site water and sewer facilities, is located in the Honey Brook Township RC-Resource Conservation zoning district. No development is proposed by this subdivision. The site is also located within an agricultural security area adopted by the Township in accordance with the Agricultural Security Area Act (Act 43), and is subject to an agricultural conservation easement.

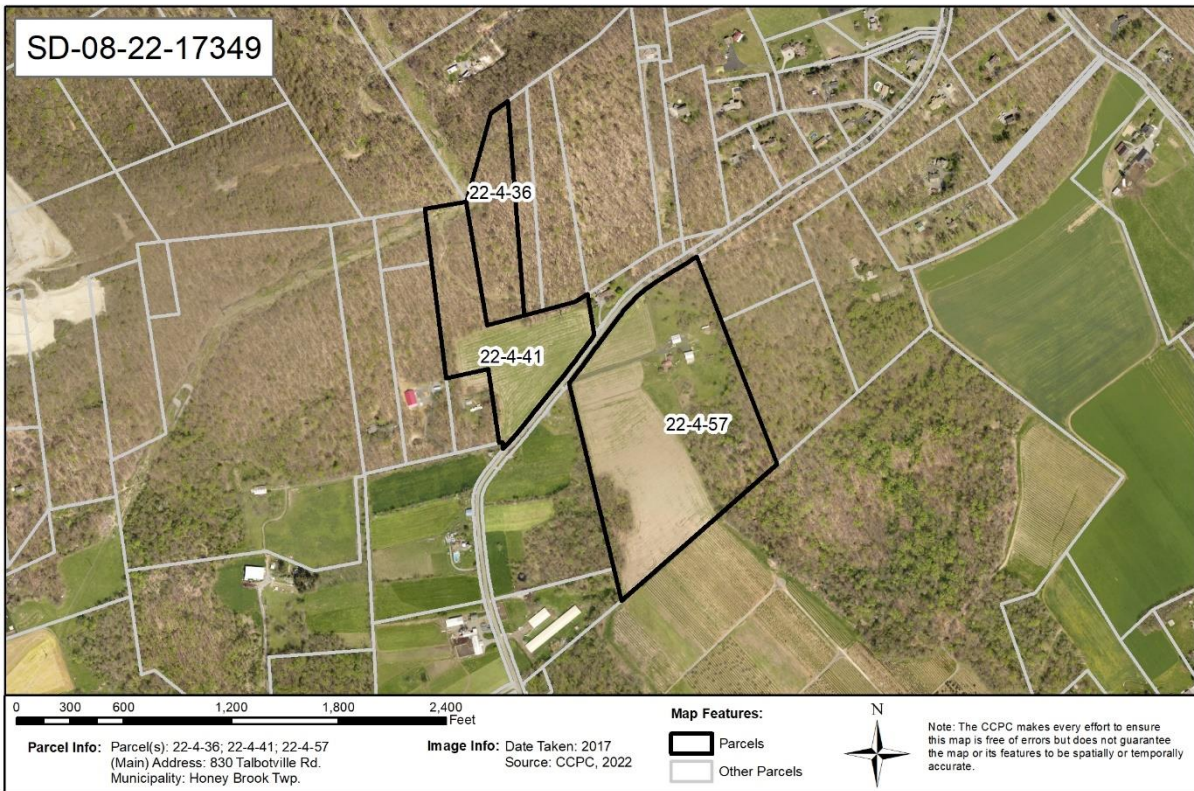
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Honey Brook Township issues should be resolved before action is taken on this subdivision plan.

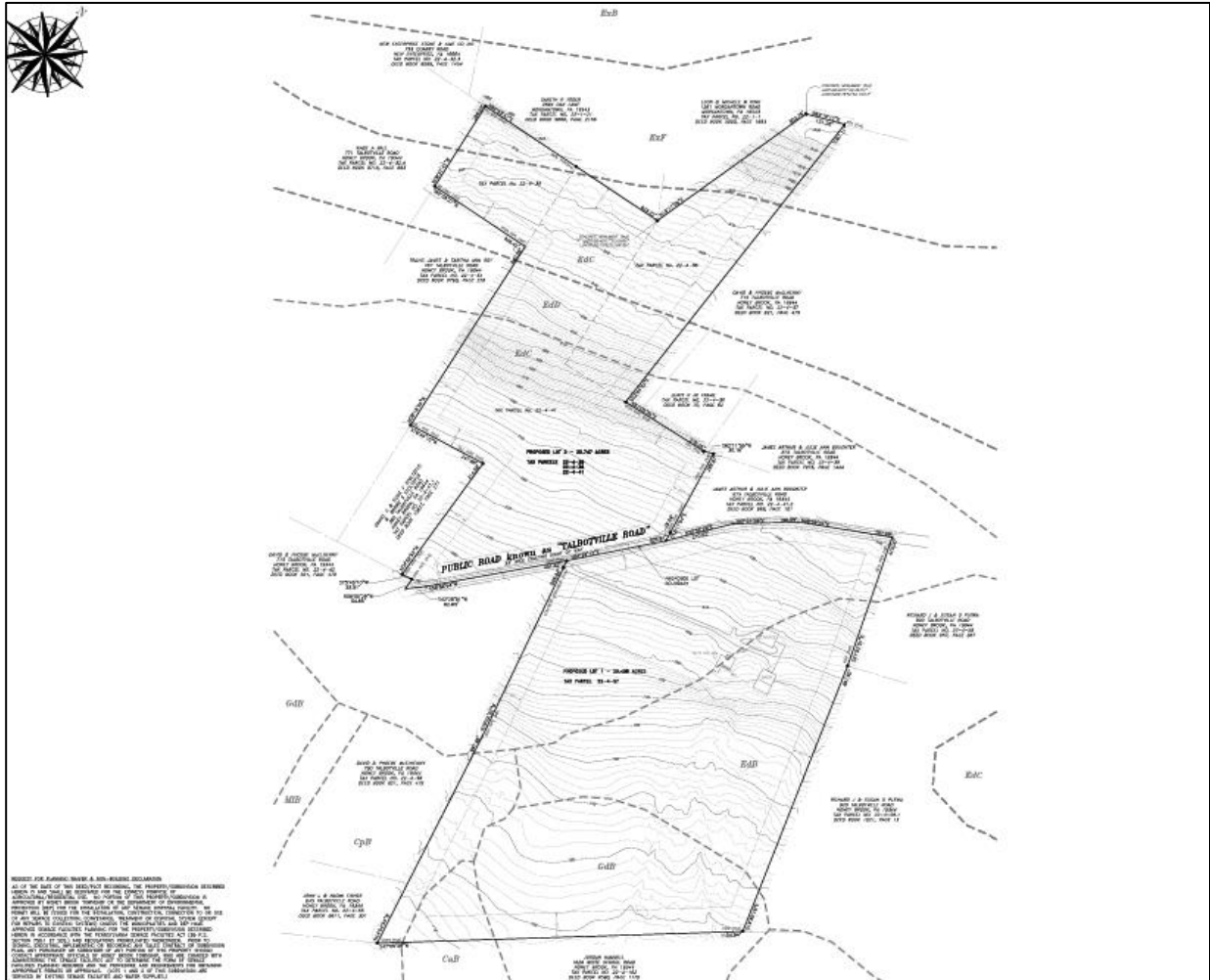
COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Agricultural** and **Rural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The **Agricultural Landscape** consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. This **Landscape** consists of open and wooded lands with scattered villages, farms and residential uses.

The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Agricultural** and **Rural Landscape** designations of [Landscapes3](#).





***Detail of William D. & Marlene A. Oatman
Preliminary/Final Subdivision Plan***

PRIMARY ISSUE:

2. The land of the proposed subdivision is part of the County Agricultural Land Preservation Program and is protected by an agricultural conservation easement. The Township and applicant should contact the Chester County Parks + Preservation Department (telephone #610-344-5656) for information and clarification on what is permitted and/or restricted under the agricultural conservation easement that protects this property. This will ensure that the proposal is designed and carried out in a manner consistent with the purpose of the agricultural conservation easement.

ADMINISTRATIVE ISSUE:

3. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

Page: 4

Re: Preliminary/Final Subdivision - William D. & Marlene A. Oatman

Honey Brook Township - SD-08-22-17349

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Honey Brook Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive style with a horizontal line extending from the end of the name.

Wes Bruckno, AICP
Senior Review Planner

cc: William D. & Marlene A. Oatman
Reger Associates, Inc.
Chester County Health Department
Chester County Parks + Preservation Department
Chester County Assessment Office



THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP
Executive Director

PLANNING COMMISSION
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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

September 14, 2022

Tiffany Loomis, Manager
Malvern Borough
1 E. First Avenue, Suite 3
Malvern, PA 19355

Re: Final Subdivision - 551 Sugartown Road
Malvern Borough – SD-08-22-17307

Dear Ms. Loomis:

A Final Subdivision Plan entitled "551 Sugartown Road", prepared by JMR Engineering LLC, and dated March 7, 2022, and last revised on July 15, 2022, was received by this office on September 9, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

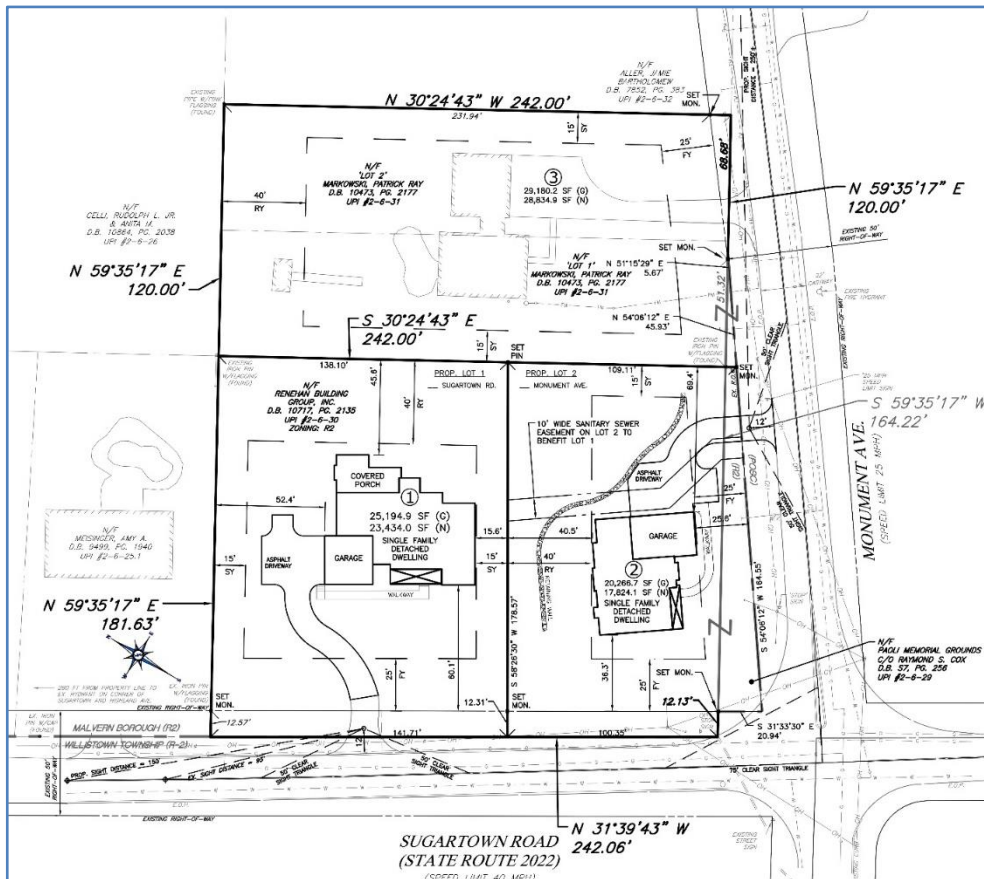
PROJECT SUMMARY:

Location:	northeast corner of Sugartown Road and Monument Avenue
Site Acreage:	1.71
Lots/Units:	3 existing lots; 3 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Traditional Low Density Residential
UPI#:	2-6-31, 2-6-29-E, 2-6-30

PROPOSAL:

The applicant proposes the creation of two single family residential lots from UPI# 2-6-30 and a portion of UPI# 2-6-29-E, along with the conveyance of a separate portion of UPI# 2-6-29-E to UPI# 2-6-31. The existing residence on UPI# 2-6-30 will be removed. The project site, which will be served by public water and public sewer, is located in the R2 Residential zoning district. The project site adjoins Willistown Township to the west.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Borough issues should be resolved before action is taken on this subdivision plan.



BACKGROUND:

1. The Chester County Planning Commission previously reviewed an earlier version of this plan, which addressed the creation of two single family residential lots from UPI# 2-6-30 and UPI# 2-6-29-E (CCPC# SD-04-22-17167, dated May 12, 2022). We note that, in addition to the proposed conveyance of a portion of UPI# 2-6-29-E to UPI# 2-6-31, which was not a part of the prior submission, the proposed changes to the latest version of this plan include the following:
 - The driveway entrance for Lot 1 on Sugartown Road will remain in the same location as the existing driveway entrance (the prior plan depicted that this entrance would be moved further to the north along Sugartown Road).
 - One additional waiver has been added to the Waivers Requested table on Sheet 1, increasing the overall total from five to six.
 - While the prior plan indicated that an additional five feet of right-of-way was being offered on Sugartown Road, no additional right-of-way is shown on the current plan submission.
 - The number of retaining walls has been reduced from three to one.
 - A 10 foot wide sanitary sewer easement on Lot 2 to benefit Lot 1 has been added.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. The proposed subdivision is consistent with the objectives of the **Urban Center Landscape**.

WATERSHEDS:

3. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Crum Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality and channel stability of "impaired" streams, and protect vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

4. The Borough should verify that the proposed driveway entrance for Lot 2 on Monument Avenue is in conformance with Borough Ordinances with regard to grade and sight distance.
5. The Waivers Requested table on Sheet 1 indicates the applicant is requesting six waivers from the provisions of the Borough Subdivision and Land Development Ordinance (SLDO), including four waivers from the design standards in Article V. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

We note that one of the requested waivers is a request from the requirement set forth in Section 181-515.A that sidewalks shall be provided on both sides of all existing and proposed streets. While we acknowledge that there are steep slopes on the project site, we recommend (as stated in our previous review) that sidewalks be provided, in order to provide for a continuous sidewalk network along

Page: 4
Re: Final Subdivision - 551 Sugartown Road
Malvern Borough – SD-08-22-17307

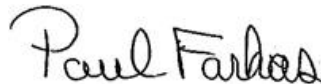
the north side of Monument Avenue, along with providing pedestrian connectivity to the Paoli Memorial Park site on the south side of Monument Avenue. Sidewalks are an essential design element in the Urban Center Landscape.

ADMINISTRATIVE ISSUES:

6. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. The SWM Operation and Maintenance Notes table on Sheet 6 indicates that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
8. The site plan depicts the location of a retaining wall on proposed Lot 2. The Borough should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.
9. The site plan depicts the location of a 10 foot wide sanitary sewer easement on Lot 2 to benefit Lot 1. The details of this easement should be incorporated into the deeds of both lots.
10. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Malvern Borough. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Renehan Building Group, Inc.
JMR Engineering, LLC
Shanna Lodge, Manager, Willistown Township



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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Government Services Center, Suite 270
601 Westtown Road
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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

September 28, 2022

John Granger, Interim Manager
New Garden Township
299 Star Road
Landenberg, PA 19350

Re: Preliminary Land Development - Pleasantville Farms, LLC
New Garden Township - LD-09-22-17375

Dear Mr. Granger:

A Preliminary Land Development Plan entitled "Pleasantville Farms, LLC", prepared by Padula Engineering, and dated September 9, 2022, was received by this office on September 23, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land Development for your consideration.

PROJECT SUMMARY:

Location:	southwest corner of Starr Road & Penn Green Road
Site Acreage:	11.13
Lots/Units:	1 unit
Non-Res. Square Footage:	15,915
Proposed Land Use:	Mushroom House
Municipal Land Use Plan Designation:	Resource Protection and Site Sensitive Residential
UPI#:	60-3-262

PROPOSAL:

The applicant proposes the construction of a 15,915 square foot mushroom house. Two existing mushroom houses on the site will be demolished. The project site, which will be served by public water and on-site sewer, is located in the R-1 Low Density Residential zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this land development plan.

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed land development is consistent with the objectives of the **Suburban Landscape**.

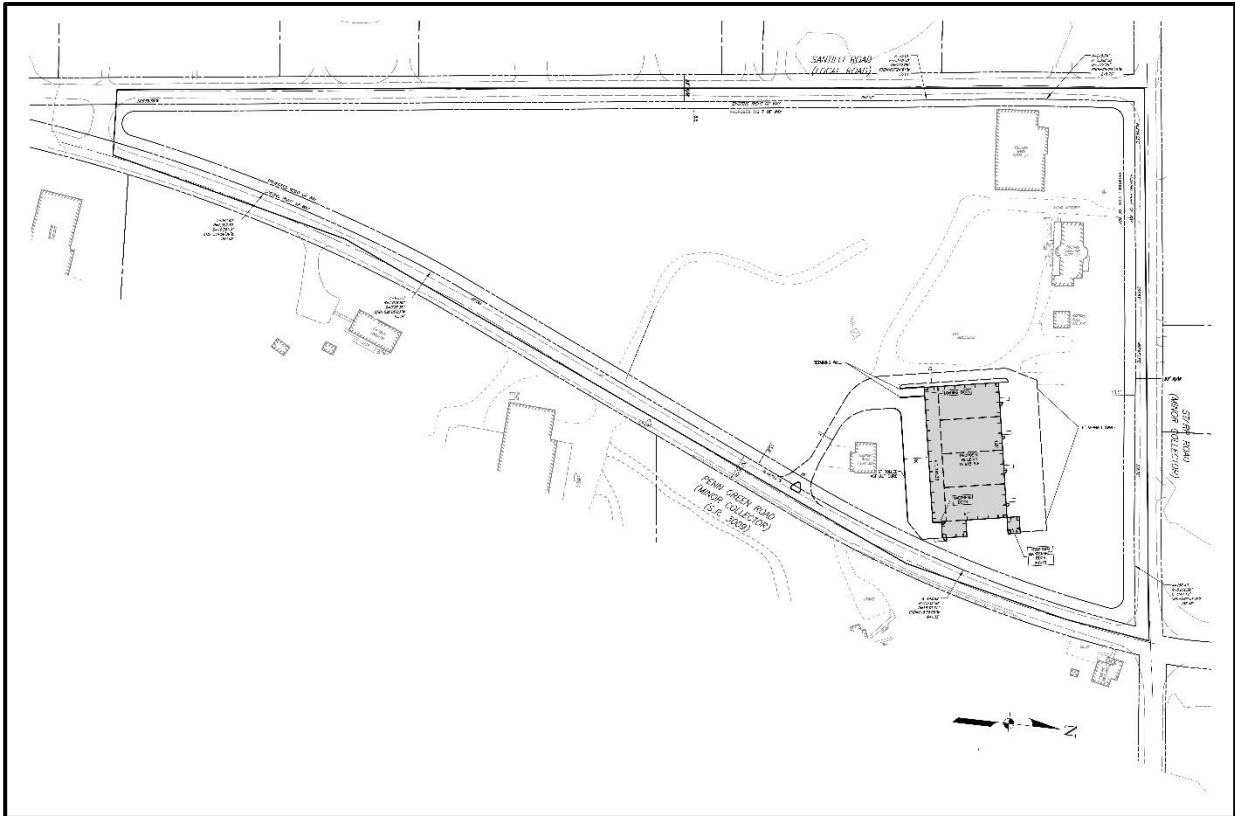


WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the East Branch subbasin of the White Clay Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduction of stormwater runoff, restoration of water quality of "impaired" streams, and protection of vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. The Township should verify that the submission meets all sight distance requirements at the proposed access point to Penn Green Road. Additional information on this topic is provided in the Driveways Design Element of the County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27033. The applicant should contact PennDOT with regard to the need for a Highway Occupancy Permit for the proposed access.



Detail of Sheet 1 of the plan

ADMINISTRATIVE ISSUES:

4. We acknowledge the offer of dedication of additional right-of-way on Starr, Santilli and Penn Green Roads.
5. The applicant is requesting seven waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
6. The plan indicates that three variances have been granted, but additional relief may be required. Prior to granting final plan approval, the Township should verify that the plan conforms to the decisions issued by the Township Zoning Hearing Board, and any conditions of approval issued by the Board should be incorporated on the final plan.
7. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

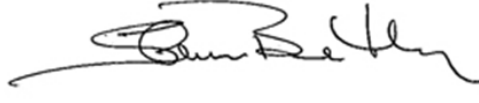
Page: 4

Re: Preliminary Land Development - Pleasantville Farms, LLC

New Garden Township - LD-09-22-17375

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of New Garden Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Bentley", with a long horizontal flourish extending to the left.

Glenn Bentley
Senior Review Planner

cc: Pleasantville Farms, LLC Attn: Gale Ferranto
Padula Engineering Company
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

September 15, 2022

Kathleen Howley, Township Manager
Pennsbury Township
702 Baltimore Pike
Chadds Ford, PA 19317

Re: Preliminary/Final Subdivision - 508 & 470 Hillendale Road
Pennsbury Township - SD-08-22-17344

Dear Ms. Howley:

A Preliminary/Final Subdivision Plan entitled "508 & 470 Hillendale Road", prepared by Hillcrest Associates, Inc., and dated August 16, 2022, was received by this office on August 30, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

Location:	on the south side of Hillendale Road, east of Hickory Hill Road
Site Acreage:	45.77
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	RC-Resource Conservation
UPI#:	64-3-115.2, 64-3-115

PROPOSAL:

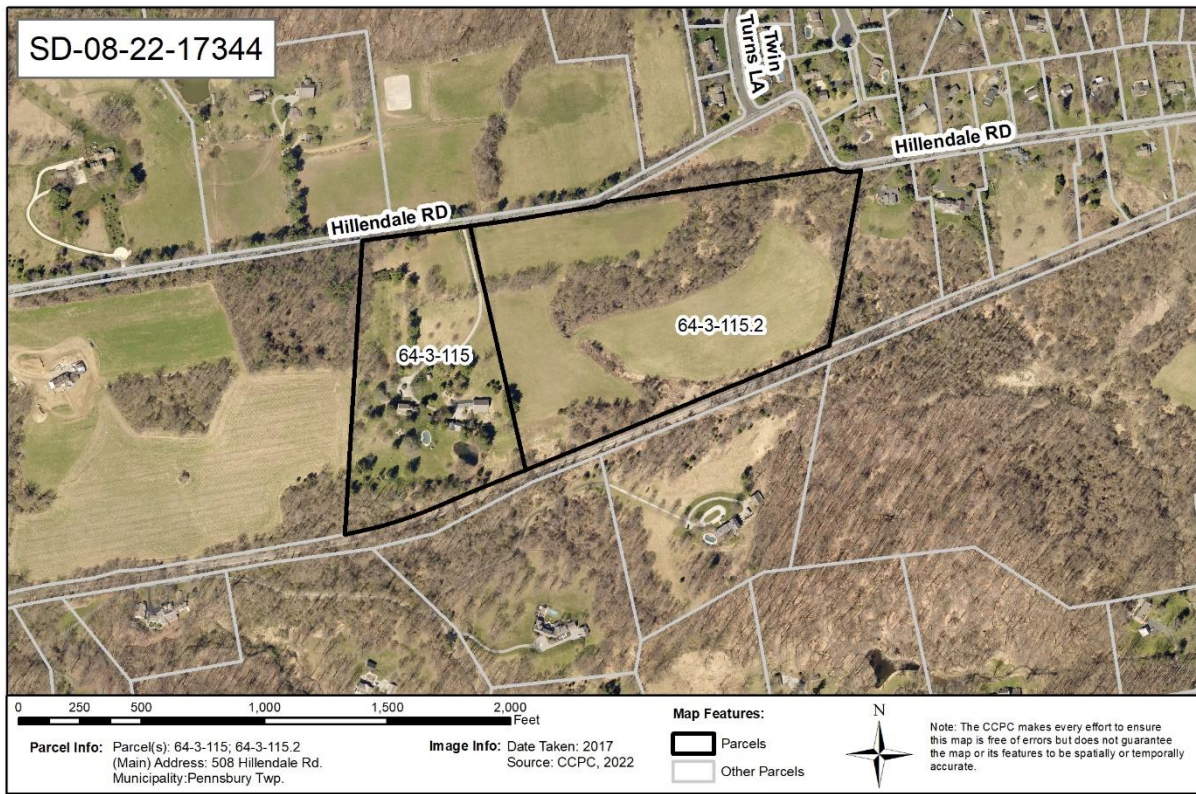
The applicant proposes to revise the location of the property line between 2 existing lots. The project site, which will be served by onsite water and onsite sewer, is located in the R-1 Residential zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**.

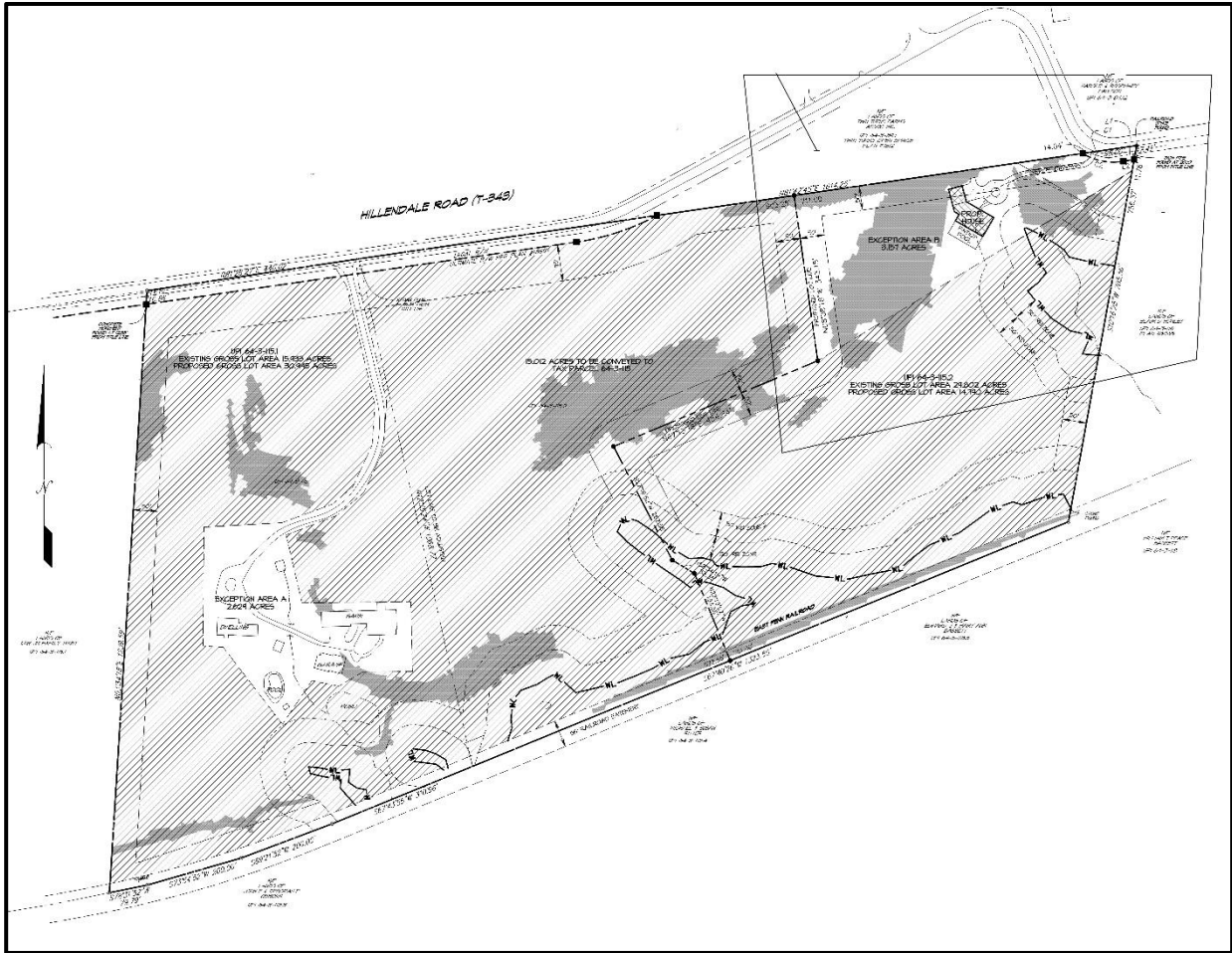


WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Ring Run subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduction of stormwater runoff, restoration of water quality of "impaired" streams, and protection of vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. The applicant should verify the labelling of existing parcel at the west end of the site; it appears that it should be labelled as tax parcel 64-3-115 not 64-3-115.1.



Detail of Sheet 1 of the subdivision plan

4. We note that the driveway to the proposed dwelling and the line to the primary on-site sewage absorption cross areas of prohibitive slopes. The plan should indicate if relief from the ordinance provisions is required for this construction or that it is included in the first variance request listed on sheet 1 of the plan.
5. Sight distances at the driveway entrance to Hillendale Road should meet all ordinance requirements.

ADMINISTRATIVE ISSUES:

6. The plan indicates that three variances has been requested by the applicant. The Township should not grant final plan approval prior to the Zoning Hearing Board granting any variance requests. The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Board. The applicant is also requesting six waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

Page: 4

Re: Preliminary/Final Subdivision - 508 & 470 Hillendale Road

Pennsbury Township - SD-08-22-17344

7. The land of the proposed subdivision is part of the County Agricultural Land Preservation Program and is protected by an agricultural conservation easement. The Township and applicant should contact the Chester County Parks + Preservation Department (telephone #610-344-5656 or e-mail to: parkspres@chesco.org) for information and clarification on what is permitted and/or restricted under the agricultural conservation easement that protects this property. This will ensure that the proposal is designed and carried out in a manner consistent with the purpose of the agricultural conservation easement.
8. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
9. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit, or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
10. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Pennsbury Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Glenn Bentley
Senior Review Planner

cc: George B. Trammell & Elizabeth A. Sullivan
Oakdale Enterprises
Hillcrest Associates, Inc.
Chester County Health Department



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

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(610) 344-6285 Fax (610) 344-6515

September 9, 2022

David Boelker, Director of Planning and Code Enforcement
Phoenixville Borough
351 Bridge Street 2nd Floor
Phoenixville, PA 19460

Re: Preliminary/Final Subdivision and Land Development - 414 Property Group, LLC
Phoenixville Borough - SD-08-22-17315 & LD-08-22-17319

Dear Mr. Boelker:

A Preliminary/Final Subdivision and Land Development Plan entitled "414 Property Group, LLC", prepared by Bercek and Smith Engineering Inc, and dated July 27, 2022, was received by this office on August 15, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision and Land Development for your consideration.

PROJECT SUMMARY:

Location:	between Taylor Avenue and Bridge Street, east of Gay Street
Site Acreage:	0.22
Lots/Units:	1 lot/20 units
Proposed Land Use:	Apartment
New Parking Spaces:	8
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	15-9-136, 15-9-135, 15-9-133, 15-9-134

PROPOSAL:

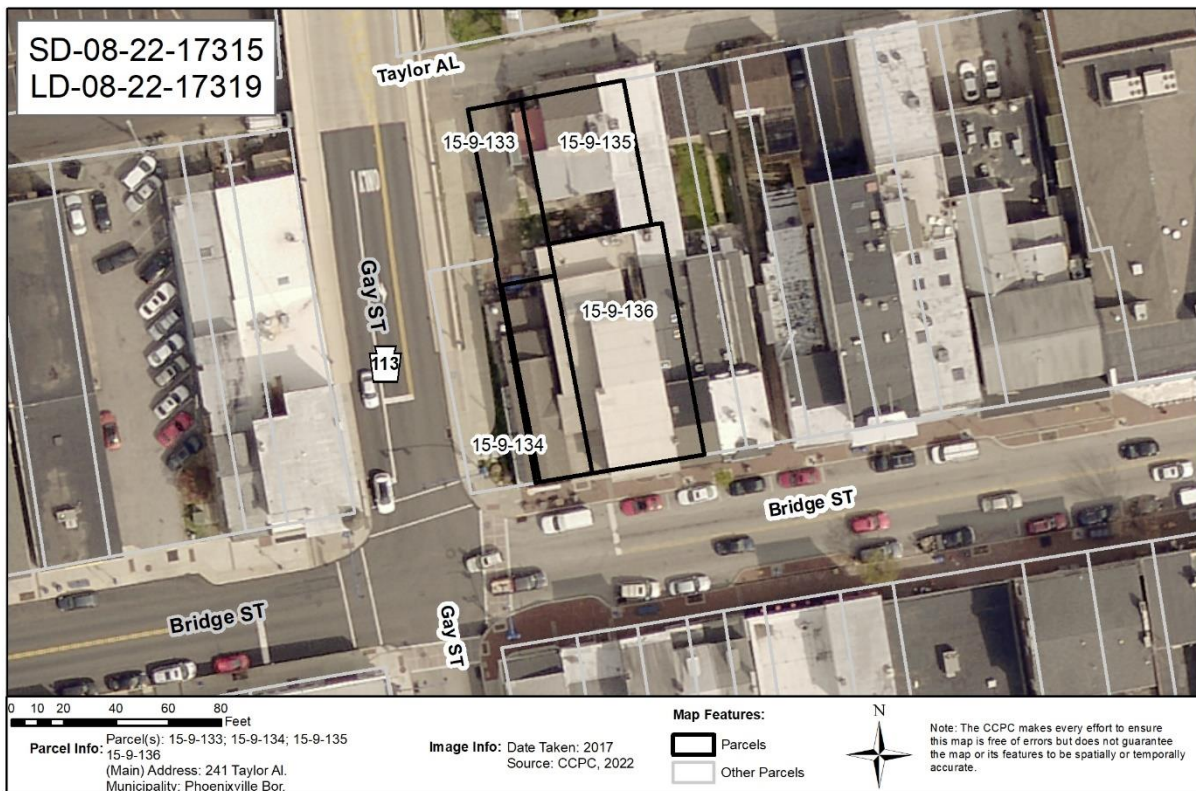
The applicant proposes the consolidation of four existing lots into a single 0.22 acre lot and the demolition of an existing structure and construction of a 20 unit apartment building with 8 parking spaces. The project site, which is served by public water and sewer, is located in the T-C- Town Center zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Borough issues should be resolved before action is taken on this subdivision and land development plan.

COUNTY POLICY:

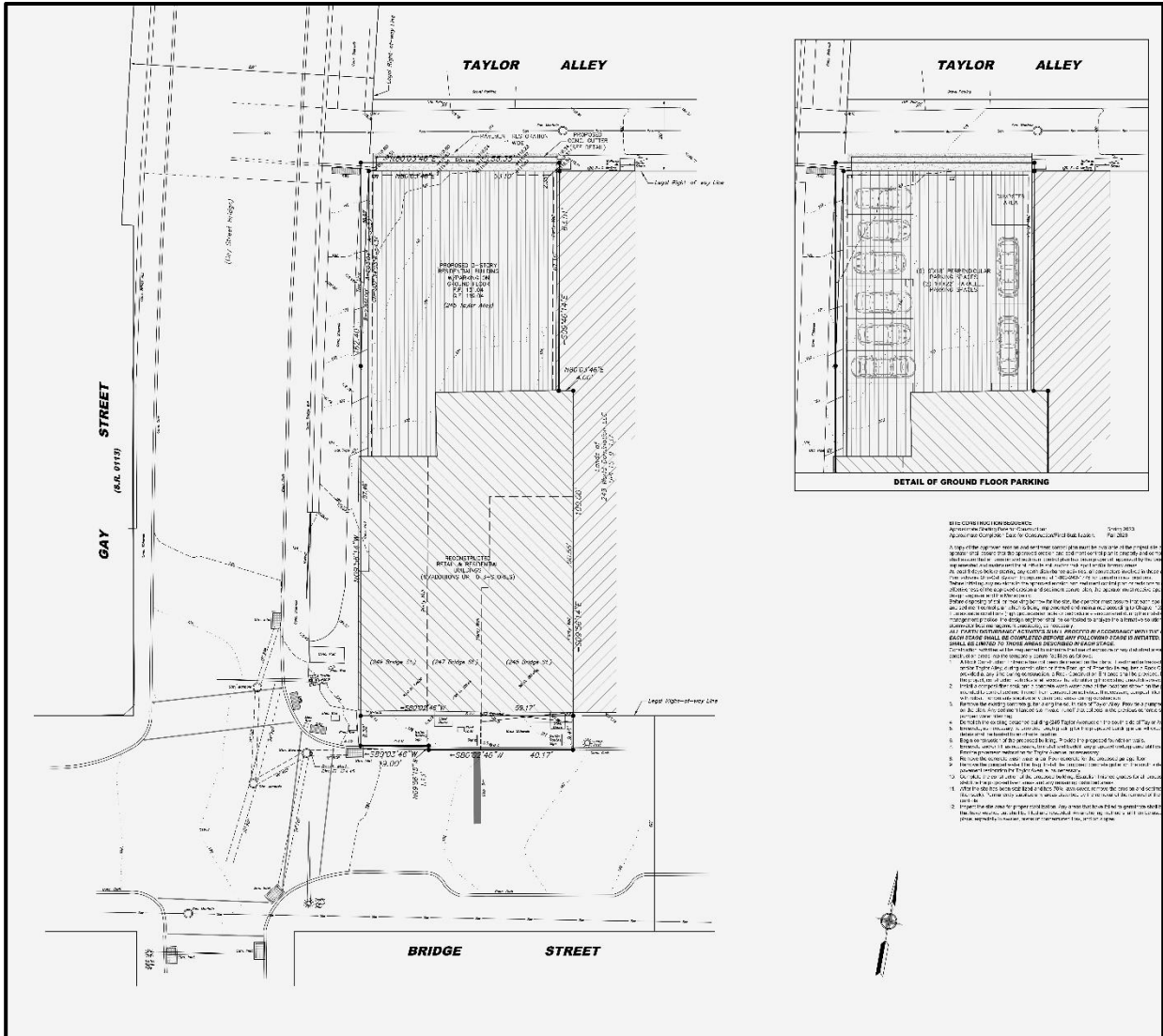
LANDSCAPES:

1. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. The proposed subdivision and land development is consistent with the objectives of the **Urban Center Landscape**.



WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the French Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: implementation of comprehensive stormwater management, protection of water quality from nonpoint source pollutants, and protection of vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.



Detail of Sheet 3 of the plan

PRIMARY ISSUES:

3. The submitted plan does not appear to meet all the ordinance requirements for a final land development plan for a three story apartment building. The Borough should determine if this submission meets the minimum content requirement of Chapter 22, Attachment #2, the Subdivision and Land Development Checklist. We acknowledge that the applicant is requesting 16 waivers from the provisions of the Borough Subdivision and Land Development Ordinance, however the plans do not identify location of: entrances, emergency exits, stairs and stairwells, an elevator if proposed, windows, fire emergency equipment, roof mounted equipment, connection to utilities, internal layout of the apartments, internal connections between the existing and proposed building, landscaping, rooftop amenities etc.
4. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

Page: 4

Re: Preliminary/Final Subdivision and Land Development - 414 Property Group, LLC
Phoenixville Borough - SD-08-22-17315 & LD-08-22-17319

5. The applicant should demonstrate how the submission meets the minimum parking requirements for the TC-Town Center zoning district.
6. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
7. Items 10, 11 & 12 of the Site Construction Sequence notes on Sheet 3 of the plan should be revised related to the installation of lawn.
8. We suggest that the applicant and Borough consider providing a percentage of affordably-priced housing units within the proposed apartment building. "Live" Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

ADMINISTRATIVE ISSUES:

9. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
10. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
11. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Phoenixville Borough. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Page: 5

Re: Preliminary/Final Subdivision and Land Development - 414 Property Group, LLC

Phoenixville Borough - SD-08-22-17315 & LD-08-22-17319

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Bentley". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Glenn Bentley
Senior Review Planner

cc: 414 Property Group. LLC, Attn: Nicholas Bernardo
Bercek & Associates Attn: Glen E. Kelczewski, P.E.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

September 21, 2022

Kathleen Howley, Manager
Pennsbury Township
702 Baltimore Pike
Chadds Ford, PA 19317

Re: Preliminary/Final Subdivision - 1080 Parkersville Road and 1610 Cheryl Lane
Pocopson Township - SD-08-22-17347

Dear Ms. Howley:

A Preliminary/Final Subdivision Plan entitled "1080 Parkersville Road and 1610 Cheryl Lane", prepared by Padula Engineering, and dated August 16, 2022, was received by this office on August 30, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

Location: south of Parkersville Road, north of East Street Road
Site Acreage: 4.43
Lots/Units: 2 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: SR-Suburban Residential
UPI#: 64-1-90, 63-4-126.3

PROPOSAL:

The applicant proposes the revision of the location of the property line between 2 existing lots. The project site, which will be served by on-site water and sewer, is located in the R-3 Residential zoning district. A part of the proposed lot is located in Pocopson Township.

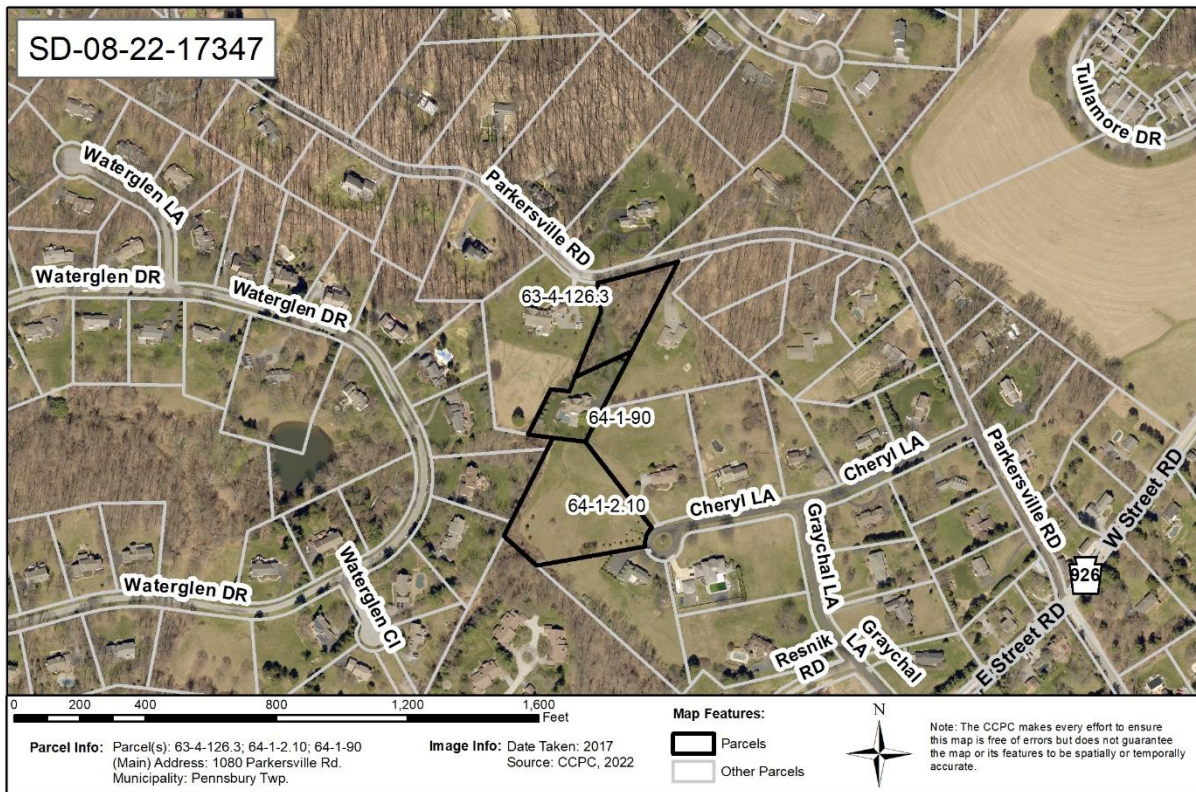
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly

residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

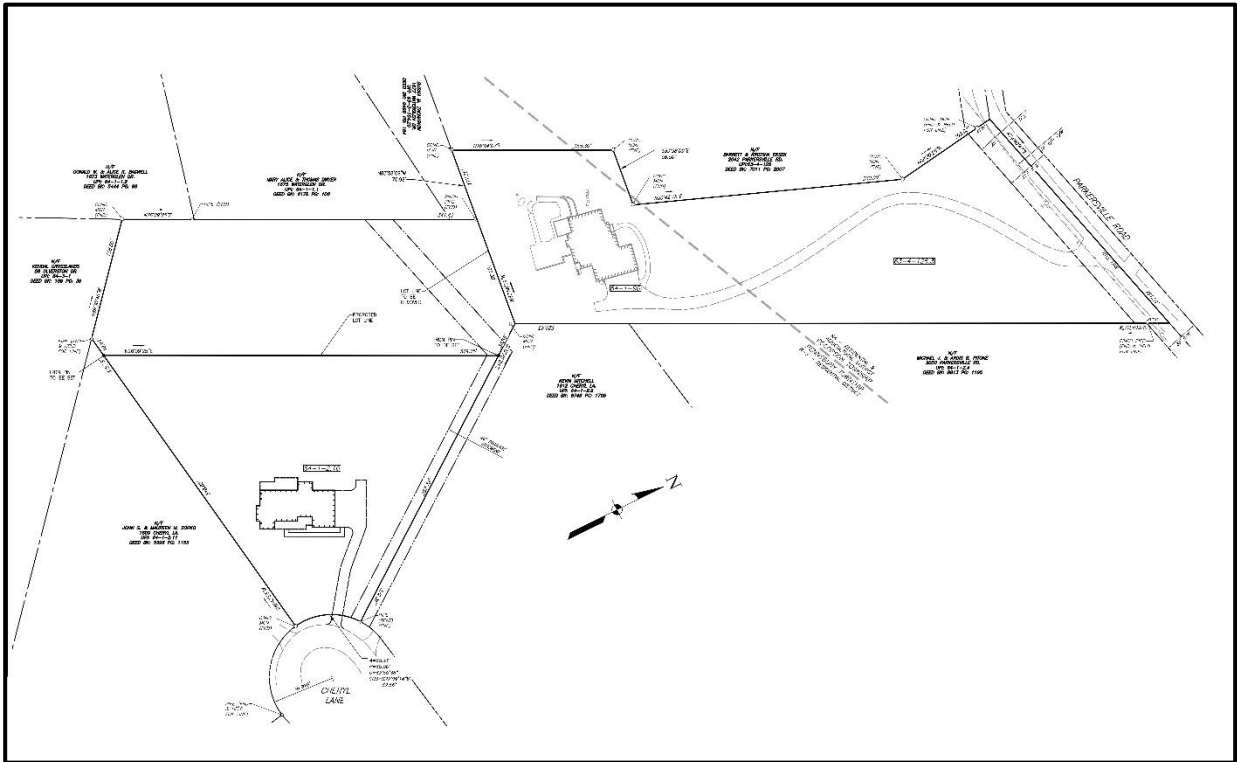


PRIMARY ISSUES:

2. The Township and the applicant should verify that there will be sufficient area on tax parcel 64-1-2.10 to site a replacement sewage absorption area after it is reduced in size by 1.1 acres.
3. Details of the location and any use restrictions associated with the 20 foot-wide drainage easement that crosses the lot addition should be incorporated into the deeds of tax parcel 64-1-90.

ADMINISTRATIVE ISSUES:

4. The applicant is requesting eight waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
5. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.



Detail of Sheet 1 of the plan

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Pennsbury Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Glenn Bentley
Senior Review Planner

cc: Witch Hazel Mercantile, LLC, Attn: Shamus & Leah Whyte
Christopher K. and Barbara C. Roach
Padula Engineering Company
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
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September 23, 2022

Jane L. Daggett, Secretary
Upper Oxford Township
1185 Limestone Road
Oxford, PA 19363

Re: Preliminary/Final Land Development - 3246 Newark Road
Upper Oxford Township – SD-08-22-17332 & LD-08-22-17331

Dear Ms. Daggett:

A Preliminary/Final Subdivision and Land Development Plan entitled "3246 Newark Road", prepared by Hillcrest Associates, Inc., and dated August 12, 2022, was received by this office on August 26, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision and Land Development for your consideration.

PROJECT SUMMARY:

Location:	on the east side of Newark Road, north of Baltimore Pike
Site Acreage:	6.97
Lots/Units:	4 units
Non-Res. Square Footage:	160,000
Proposed Land Use:	Self-Storage/Billboard
New Parking Spaces:	5
Municipal Land Use Plan Designation:	Commerce - ORMCP
UPI#:	57-8-25.1B, 57-8-25.1C, 57-8-25.1A

PROPOSAL:

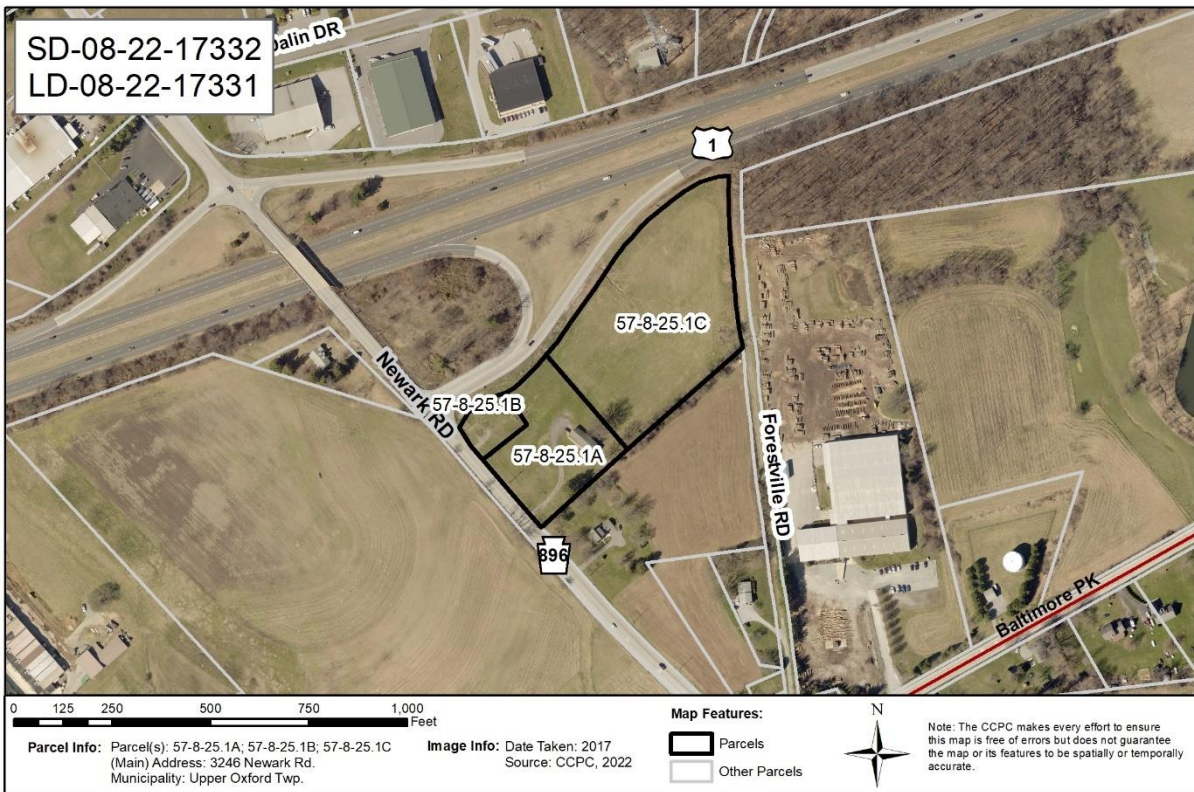
The applicant proposes the consolidation of three parcels and the phased construction of four buildings totaling 160,000 square feet, with 5 parking spaces and the placement of a 300 square foot billboard. The existing residence on the site is to be removed. The project site, which will be served by public water and onsite sewer, is located in the LI-Limited Industrial zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision/land development plan.

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision/land development is consistent with the objectives of the **Rural Landscape**.



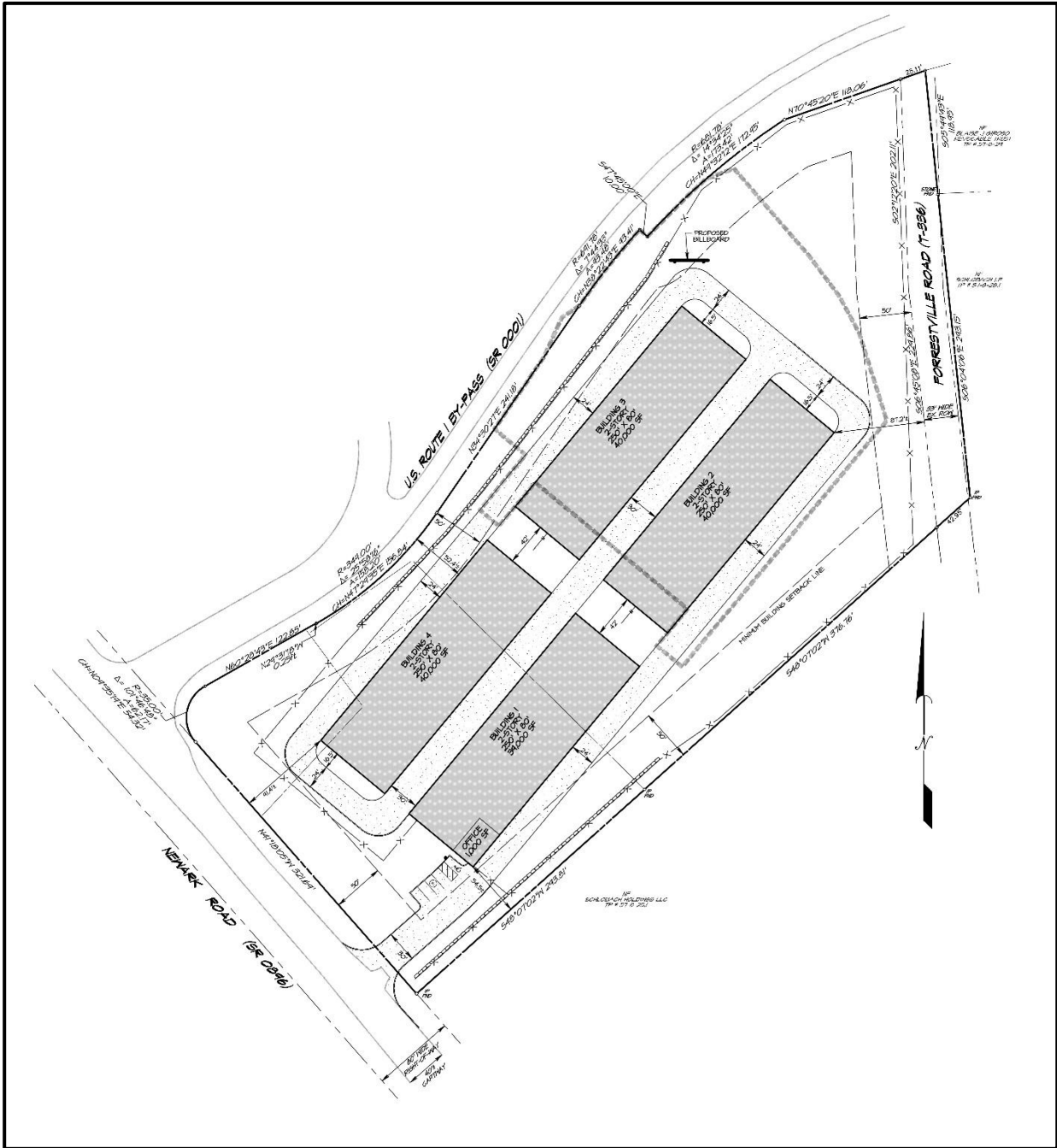
WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the East Branch subbasin of the Big Elk Creek watershed. **Watersheds**' highest priority land use objectives within this watershed are: protection of ground water resources, implementation of comprehensive stormwater management, and protection vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. Information in the plan set about the proposed billboard at the north end of the site is limited. It is understood the proposed sign will total 300 square feet (12' x 25') at an elevation 12 feet above ground level. The submission should indicate if the proposed billboard is to have an electronic display. The orientation of the billboard suggests that drivers and passengers in the southbound lanes of Route 1 are the target audience, and the billboard would come into their view in the vicinity of the

southbound off ramp to Route 896. We suggest that this location may create a distraction for drivers in the vicinity of the off ramp leading to dangerous driving situations. For more information on digital billboards see: <https://www.chescoplanning.org/MuniCorner/Tools/DigitalSigns.cfm>



Detail of Sheet 1 of the plan

NATURAL FEATURES PROTECTION:

4. The Existing Conditions Plan shows a well located on the Tax Parcel No. 57-8-25.1B.
 - a. The applicant should clarify the purpose of this well and note if any or all will be completely removed. If the well will be removed or filled, please ensure that this activity is done in accordance with Chester County Health Department Standards.
 - b. The applicant should note if the installation of any additional wells will be needed for long-term groundwater monitoring.
5. The Existing Conditions Plan also shows an existing tree row along the southeast edge of the site. The edge consists currently of mature trees, most of which will be removed during construction. The removal of the site's wooded area will significantly reduce infiltration and evapotranspiration of stormwater and will result in the generation of additional stormwater runoff that will need to be managed through the construction of the planned stormwater BMPs. Given the project's location in a High Quality and wild reproducing trout watershed, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated.

STORMWATER CONSIDERATIONS:

6. Given the development of new paved and parking areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Monitoring results throughout Chester County, show rapid increases in baseline chloride concentrations, and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.
7. The applicant should consider using naturalized basin design for stormwater management basin #2. Features of naturalized basins, including naturalized low-flow channels and seeding with native plant species, can increase water storage, facilitate greater evapotranspiration, increase nutrient uptake and sediment reduction, and provide additional wildlife habitat.

OTHER COMMENTS:

8. The plan depicts the location of a retaining wall along the north side of the site adjacent to the On/Off ramp to Route 1. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views. For additional information on retaining walls go to: <https://www.chescoplanning.org/MuniCorner/eTools/74-RetainingWalls.cfm>
9. The applicant should indicate the proposed architectural treatment that will be applied to the exterior of the units and their roofs, to ensure that they will be compatible with the character of the area. Pitched roofs and dormers should be considered. Additional information on self-storage facilities is available at: <https://www.chescoplanning.org/MuniCorner/eTools/70-SelfStorage.cfm>

Page: 5

Re: Preliminary/Final Land Development - 3246 Newark Road

Upper Oxford Township – SD-08-22-17332 & LD-08-22-17331

10. We acknowledge that the landscaping shown on Sheet 5 of the plan appears to meet all ordinance requirements. We recommend that street trees and understory shrubs be planted along the Forestville Road frontage and a planting buffer added along the site's southern boundary.
11. The submission materials should include the proposed hours of operation of the facility.
12. Local emergency service providers should be granted 24 hour access to the facility to address on-site emergencies.
13. The Township should verify that the design and location of all proposed outdoor lighting on the proposed outdoor lighting plan (Sheet #6) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
14. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

ADMINISTRATIVE ISSUES:

15. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit, or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
16. We acknowledge that the design of the proposed stormwater management facilities includes rain gardens. The County Planning Commission endorses the use of innovative stormwater management practices.
17. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

Page: 6

Re: Preliminary/Final Land Development - 3246 Newark Road

Upper Oxford Township – SD-08-22-17332 & LD-08-22-17331

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Upper Oxford Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Bentley", with a long horizontal flourish extending to the left.

Glenn Bentley
Senior Review Planner

cc: DE Storage.com Jennersville , LLC
Hillcrest Associates, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Water Resources Authority



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

September 26, 2022

Scott Greenly, Manager
Uwchlan Township
715 North Ship Road
Exton, PA 19341

Re: Preliminary/Final Land Development - Downingtown High School East
Uwchlan Township - LD-09-22-17361

Dear Mr. Greenly:

A preliminary/final land development plan entitled "Downingtown High School East", prepared by D.L. Howell and Associates, Inc. and dated August 9, 2022, was received by this office on September 14, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	South side of Devon Drive, east of West Uwchlan Avenue (State Route 113)
Site Acreage:	125.80
Lots:	1 lot
Non-Res. Square Footage:	27,942 square feet
Proposed Land Use:	School
New Parking Spaces:	49 (967 total)
Municipal Land Use Plan Designation:	Community Facilities
UPI#:	33-4-101-E (the entire tract totals 16 parcels)

PROPOSAL:

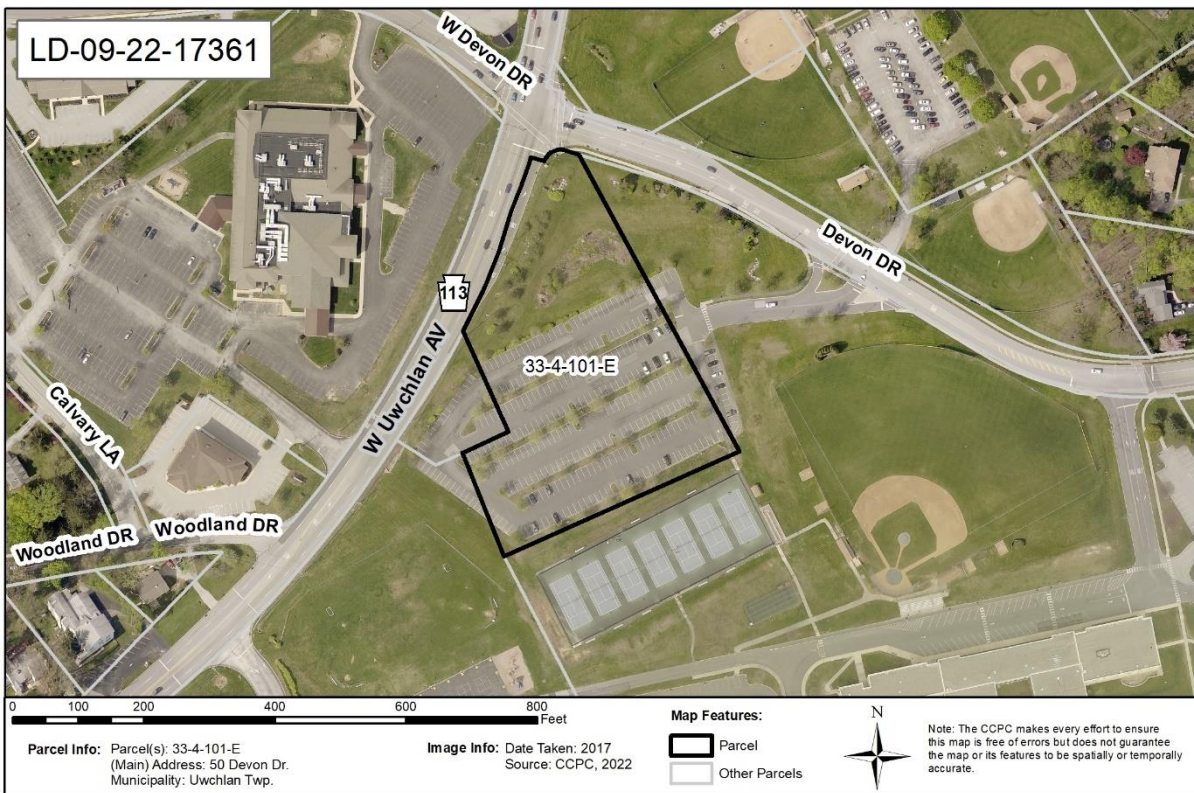
The applicant proposes the construction of a 29,086 square foot addition to the Downingtown East High School, as well as redesigned parking and landscaping areas. The project site, which is served by public water and sewer facilities, is located in the Uwchlan Township R-1 Low Density Residential zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this land development plan.

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed land development is consistent with the objectives of the **Suburban Center Landscape**.

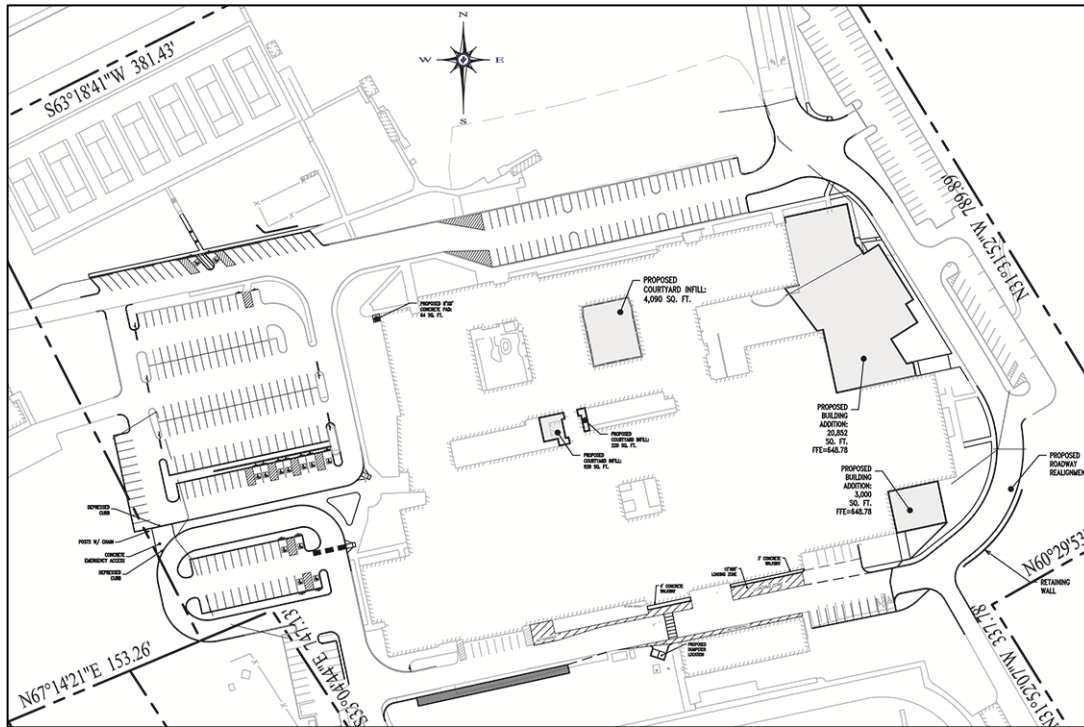


WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the West Branch of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - reduce stormwater runoff,
 - restore water quality of “impaired” streams, and
 - protect vegetated riparian corridors.

Watersheds can be accessed at www.chesco.org/water.

Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



*Detail of Downingtown High School East
Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies West Uwchlan Avenue (State Route 113) as a major arterial. The Handbook (page 183) recommends an 150 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of West Uwchlan Avenue, as well as to determine whether additional right-of-way is needed along Devon Drive. We suggest that these areas be identified as a dedicated right-of-way, and be offered for dedication to the appropriate agency.

The Township and the applicant should also assess the sidewalk network along these two roads to determine if there are any deficiencies that need to be corrected. The applicant should consider providing a sidewalk connection between the elementary school and high school to improve pedestrian safety.

4. We recommend the use of effective wayfinding signage in the parking lot areas with one-way circulation patterns to minimize potential vehicle circulation conflicts.
5. General Note 1 on the plan indicates that building additions of 27,942 square feet are proposed, and the traffic study dated September 9, 2022 references additions of 20,852 square feet. The Township may ask for a clarification.

Page: 4
Re: Preliminary/Final Land Development - Downingtown High School East
Uwchlan Township - LD-09-22-17361

ADMINISTRATIVE ISSUES:

6. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
7. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Uwchlan Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: D.L. Howell and Associates, Inc.
Chester County Conservation District
Downingtown Area School District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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September 21, 2022

Scott Greenly, Manager
Uwchlan Township
715 North Ship Road
Exton, PA 19341

Re: Sketch Plan - Chipotle Lionville
Uwchlan Township - LD-08-22-17348

Dear Mr. Greenly:

An unofficial sketch plan entitled "Chipotle Lionville", prepared by Dynamic Engineering and dated October 20, 2021, was received by this office on August 30, 2022. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of Uwchlan Township. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and Uwchlan Township in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by Uwchlan Township of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	West of West Uwchlan Avenue, south of Eagleview Boulevard
Site Acreage:	12.39 acres
Lots:	1 lot
Non-Res. Square Footage:	2,325 square feet
Proposed Land Use:	Restaurant
New Parking Spaces:	55 spaces
Municipal Land Use Plan Designation:	Commercial/Industrial
UPI#:	33-4-64.7A

PROPOSAL:

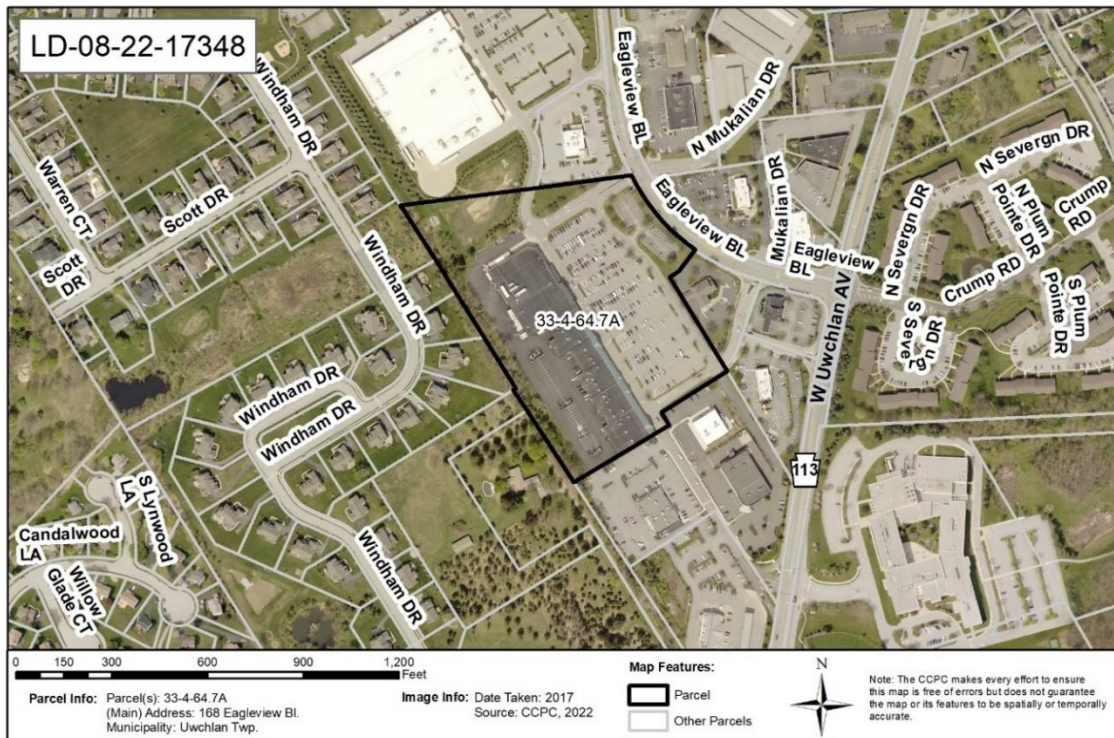
The applicant proposes the construction of a 2,325 square foot commercial restaurant building and 55 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Uwchlan Township PC Planned Commercial zoning district.

Two separate concept site plans were submitted to the County: Concept A, which is located at the southwest corner of the intersection of Eagleview Boulevard and North Mukalian Drive, and Concept B, which is located in the existing parking lot of the Lionville Shopping Center.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter be addressed and all Uwchlan Township issues should be resolved before action is taken on this plan.

LANDSCAPES:

1. The site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed land development is consistent with the objectives of the **Suburban Center Landscape**.

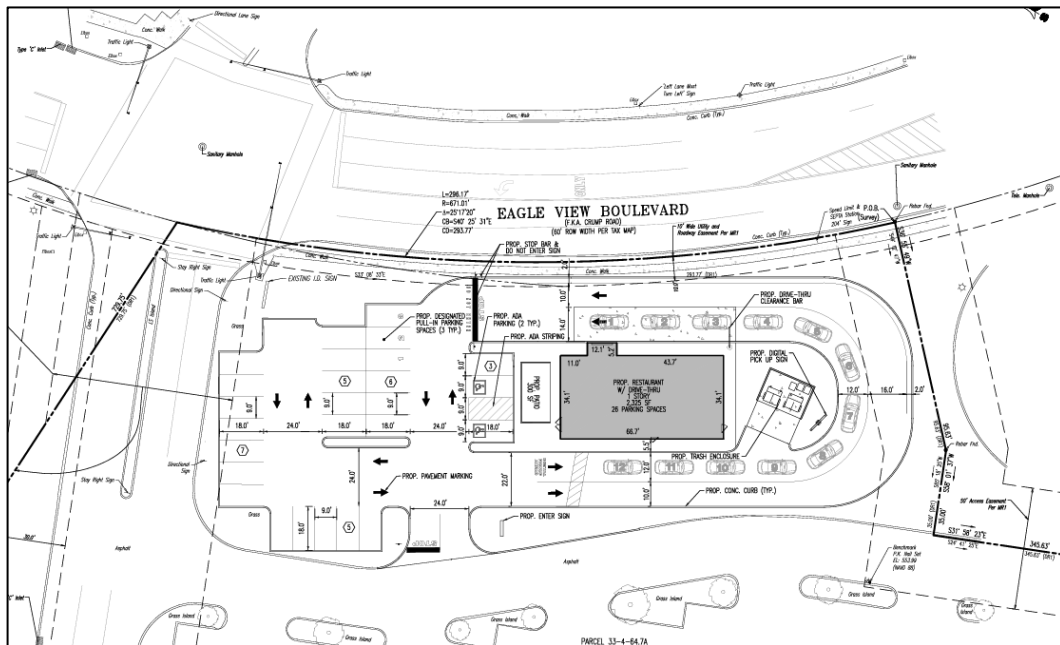


Design Issues:

General Comments:

2. In general, the applicant should provide sidewalks, landscape buffers, and other pedestrian facilities so patrons can safely walk within the shopping center site to and from the proposed restaurant. In all cases, the designs should avoid creating conflicts between vehicle and pedestrian circulation.
3. Both concept designs should include extensive landscaping. *Landscapes3* recommends that developments in the **Suburban Center Landscape** include extensive native tree, shrub, and herbaceous species landscaping in parking areas (page 37).

4. We approve of the outdoor seating/patio concept but suggest additional landscaping be provided in the area to make the space more inviting and usable (especially on hot days).
5. It appears the proposed restaurant will have interior seating for customers and not be a drive-thru only facility. If correct, we suggest the applicant indicate the seating count for the restaurant so there is a better understanding of anticipated parking demand (see also comment #8). We also suggest the applicant indicate where designated parking spots or zones for "curbside pickup" will occur, if applicable. If the facility is drive-thru only, we suggest that parking could be reduced significantly.
6. We recommend that the applicant and Township, in consultation with SEPTA, consider providing a bus shelter at this location. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27031.
7. The Township should verify that the design and location of any proposed outdoor lighting conforms to Township requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses. We endorse the requirement that all sign lighting should be downward-pointing to limit "skyglow" and reduce glare on surrounding roads. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the facility.



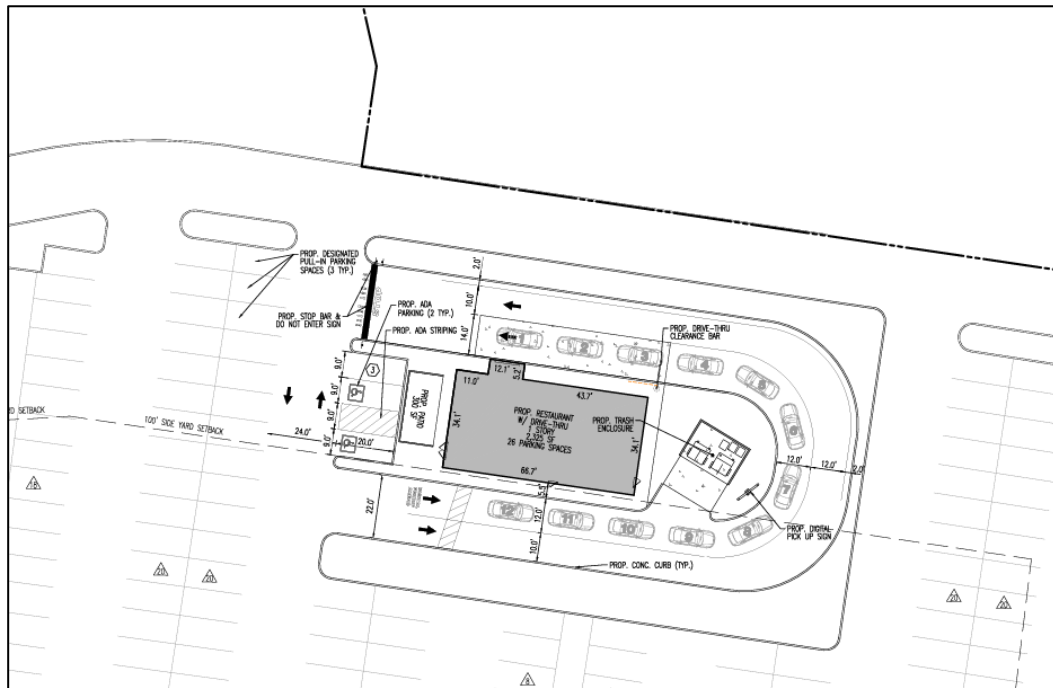
Detail of Sketch Plan - Chipotle Lionville Concept Plan A

Concept A Comments:

8. Concept A shows 55 parking spaces. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be

landscaped and held in reserve instead of being paved (such as the spaces farthest from the building). The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.

9. The Concept A design should attempt to preserve the existing trees along Eagleview Boulevard.
10. The applicant should provide a clear and safe sidewalk connection between the sidewalk along Eagleview Boulevard and the proposed Concept A building. The sidewalk along the Boulevard should include a generous green buffer (which is recommended in the Chester County Planning Commission's Suburban Center Landscapes Design Guide, available at: <https://www.chescomplanning.org/LandUse/L3DesignGuides.cfm>), and which is a distinct characteristic of adjacent properties fronting Eagleview Boulevard. The applicant and the Township should refer to the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the proposed pedestrian facilities. The Handbook is available online at: <https://www.chesco.org/documentcenter/view/27042>.



Detail of Sketch Plan - Chipotle Lionville Concept Plan B

Concept B Comment:

11. As shown, Concept B, creates potentially unsafe pedestrian and driver scenarios. There is no clear pedestrian access to the restaurant from other existing retail facilities on-site. Likewise, there is no clear pedestrian connection to the restaurant for patrons who would not use the drive-thru. For drivers, there are potential conflicts between vehicles navigating the entrance to the drive-thru

Page: 5
Re: Sketch Plan - Chipotle Lionville
Uwchlan Township - LD-08-22-17348

and those entering and existing parking spaces. This circulation issue could be mitigated with better-defined sidewalks and travel lanes and more landscaped buffers.

We appreciate the opportunity to be a party to the design process prior to engineering and the associated costs which may preclude design revisions. If you have any questions in regard to this review, we will be glad to discuss this project at your convenience. The County Planning Commission staff is also available to meet with the applicant and Uwchlan Township to discuss this project in further detail.

Sincerely,

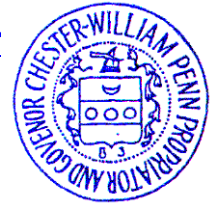
A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, slightly slanted style.

Wes Bruckno, AICP
Senior Review Planner

cc: Dynamic Engineering



THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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West Chester, PA 19380-0990
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September 2, 2022

Gina M. Wheeler, Manager/Secretary
West Fallowfield Township
3095 Limestone Road, Suite 1
Cochranville, PA 19330

Re: Preliminary/Final Land Development - Rolling Meadows School
West Fallowfield Township - LD-08-22-17337

Dear Ms. Wheeler:

A preliminary/final land development plan entitled "Rolling Meadows School", prepared by Mowery Environmental LLC and dated July 22, 2022, was received by this office on August 23, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	East side of Steelville Road and the west side of Barkley Road
Site Acreage:	7.94 acres
Lots:	1 lot
Non-Res. Square Footage:	1,758 square feet
Proposed Land Use:	School
New Parking Spaces:	None
Municipal Land Use Plan Designation:	Agriculture Preservation (2004 Octorara Region Comprehensive Plan)
UPI#:	44-4-8

PROPOSAL:

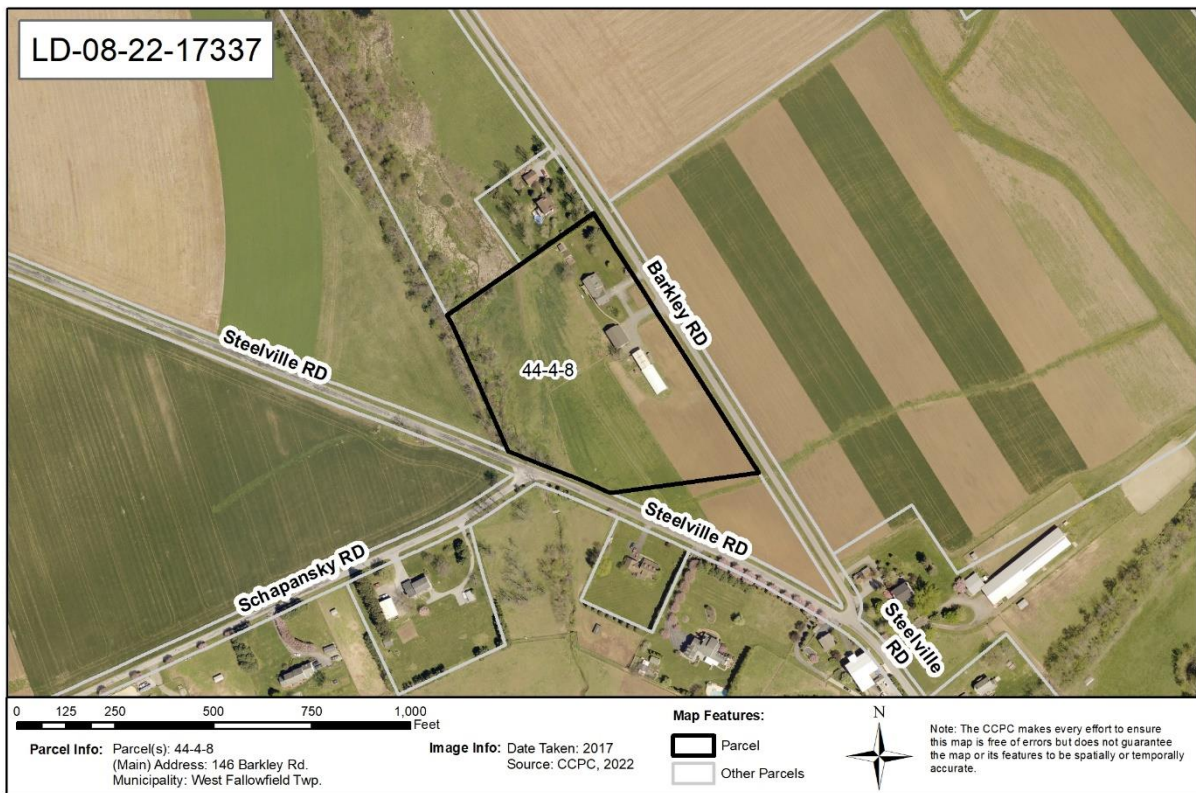
The applicant proposes the construction of a 1,408 square foot school building and a 350 square foot privy. The site, which will be served by on-site water and on-site sewer facilities, is located in the West Fallowfield Township AG - Agricultural zoning district. The West Fallowfield Zoning Hearing Board issued a special exception for the proposed land use on February 23, 2022.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all West Fallowfield Township issues should be resolved before action is taken on this land development plan.

COUNTY POLICY:

LANDSCAPES:

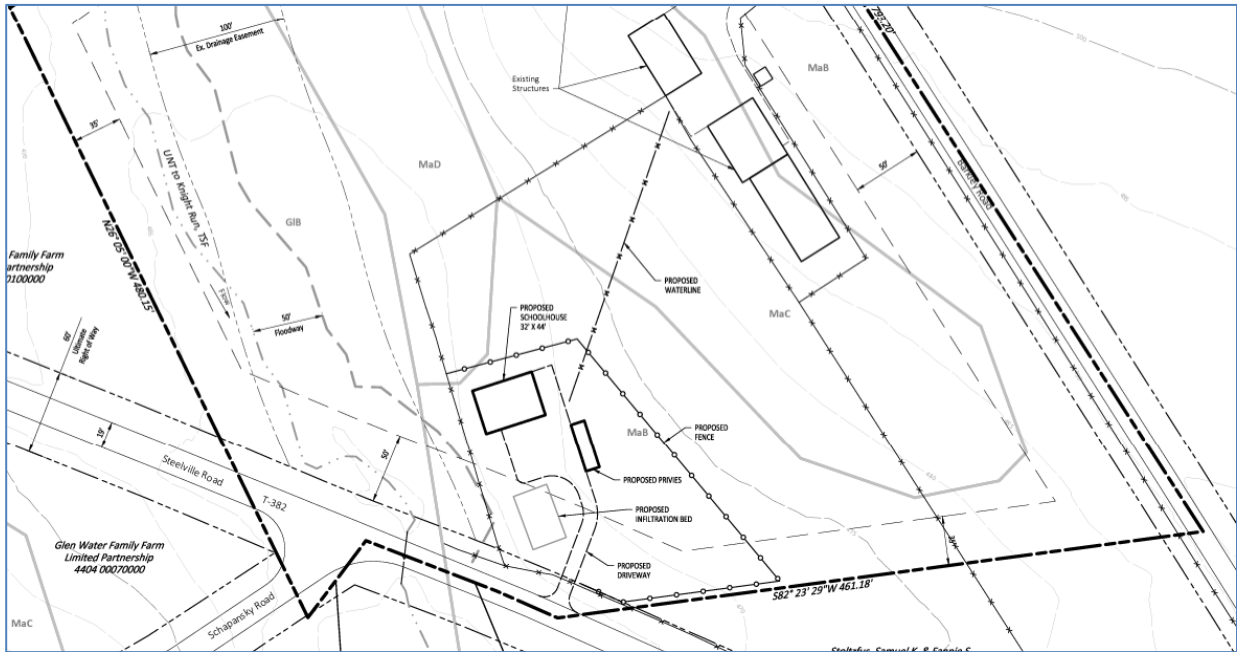
1. The site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed land development is consistent with the objectives of the **Agricultural Landscape**.



WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Knight Run subbasin of the Octoraro Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - restore water quality of “impaired” streams and ground water,
 - reduce agricultural nonpoint source pollutants, and
 - implement comprehensive stormwater management.

Watersheds can be accessed at www.chesco.org/water.



***Detail of Rolling Meadows School
Preliminary/Final Land Development Plan***

PRIMARY ISSUES:

3. We recommend that the applicant provide additional landscaping, such as shade trees. Additional landscaping can help reduce stormwater runoff and minimize impact to the riparian corridor in proximity to the development.
4. The applicant should indicate if an outdoor play area will be provided, as well as a location for hitching horses.
5. The Township and the applicant should ensure that the privy will be operated and maintained according to all Township, State and County requirements.
6. The applicant should indicate if the fence will have a gate that can be secured when necessary.

ADMINISTRATIVE ISSUES:

7. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
8. A Pennsylvania Department of Transportation permit is required for new or revised access onto Steelville Road and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.

Page: 4
Re: Preliminary/Final Land Development - Rolling Meadows School
West Fallowfield Township - LD-08-22-17337

9. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Fallowfield Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

A handwritten signature in cursive script that reads "Wes Bruckno".

Wes Bruckno, AICP
Senior Review Planner

cc: Mowery Environmental LLC
Steve Stoltzfus
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



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Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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(610) 344-6285 Fax (610) 344-6515

September 23, 2022

Christopher Bashore, Manager
West Goshen Township
1025 Paoli Pike
West Chester, PA 19380

Re: Preliminary/Final Land Development – “Adam & Sherif Partnership - 1147 West Chester Pike”
West Goshen Township – LD-09-22-17356

Dear Mr. Bashore:

A Preliminary/Final Land Development Plan entitled "Adam & Sherif Partnership - 1147 West Chester Pike", prepared by Vastardis Consulting Engineers, and dated August 5, 2022, was received by this office on September 6, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

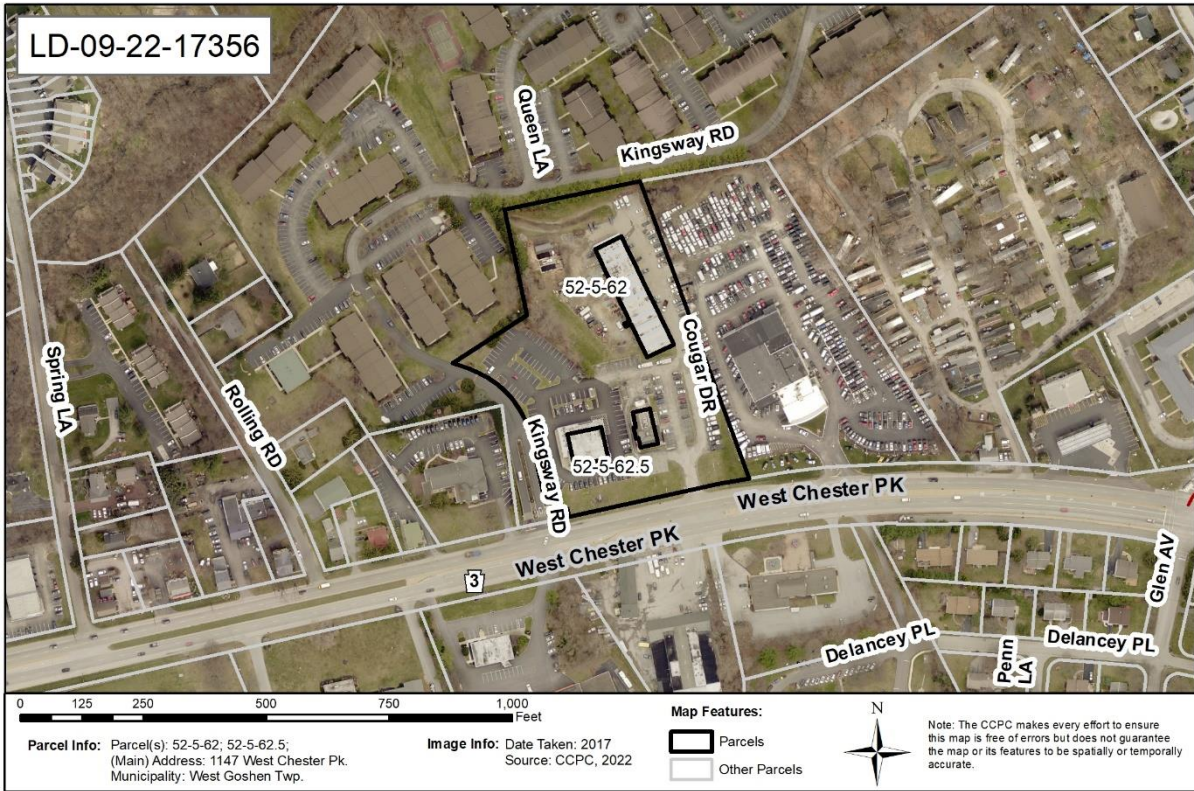
PROJECT SUMMARY:

Location:	the northeast corner of West Chester Pike and Kingsway Road
Site Acreage:	4.98
Lots/Units:	1 Lot
Non-Res. Square Footage:	0
Proposed Land Use:	Drive-through window and reconfigured parking facilities for an existing restaurant
Municipal Land Use Plan Designation:	Commercial, Office, High-Density Residential
UPI#:	52-5-62.5 and 52-5-62

PROPOSAL:

The applicant proposes the installation of a drive-through window for an existing restaurant, along with the reconfiguration of the existing parking facilities (the Parking Requirements table on Sheet 2 indicates that 83 parking spaces will be provided). The project site, which is served by public water and public sewer, is located in the C-4 Special Limited Business and Apartment zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this land development plan.



COUNTY POLICY:

LANDSCAPES:

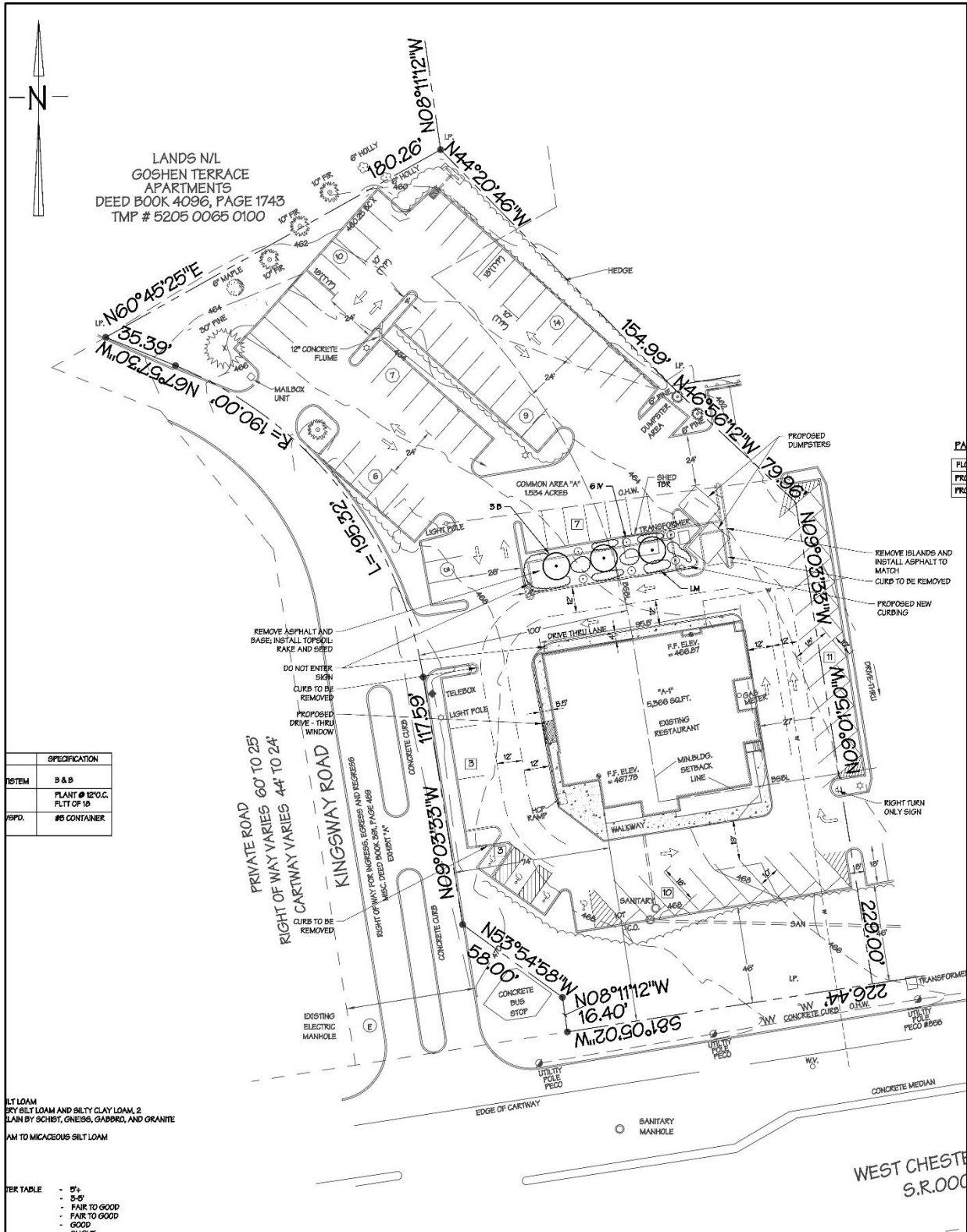
1. The project site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. The proposed land development is consistent with the objectives of the **Suburban Center Landscape**.

WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Chester Creek watershed. **Watersheds**' highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of “impaired” streams, and protect vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. While the site plan indicates that wayfinding signs will be provided on the north side of the building and the internal driveway entrance to the southeast of the building, the applicant and Township should determine if any additional signage is required for an integrated vehicular directional signage scheme to facilitate wayfinding for this site, in addition to any required pavement markings.



	SPECIFICATION
ITEM	B & B
	PLANT @ 120'C. FLT OF 10
SPD.	#0 CONTAINER

LT LOAM
 RY SILT LOAM AND SILTY CLAY LOAM, 2
 LAIN BY SCHIST, GNEISS, GABBRO, AND GRANITE
 AM TO MICACEOUS SILT LOAM

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- 5+	
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- FAIR TO GOOD	
- FAIR TO GOOD	
- GOOD	
- EXCEL	

Site Plan Detail, Sheet 2: “Adam & Sherif Partnership - 1147 West Chester Pike”

Page: 4

Re: Preliminary/Final Land Development – “Adam & Sherif Partnership - 1147 West Chester Pike”
West Goshen Township – LD-09-22-17356

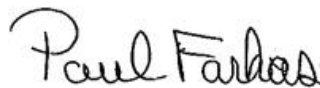
4. The site plan depicts the location of an existing bus stop at the West Chester Pike/Kingsway Road intersection. We recommend that pedestrian access (sidewalks and crosswalk areas) be provided from the bus stop to the building. We also recommend that the applicant and Township consider providing pedestrian access from this bus stop to the adjoining parcels. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.
5. While we acknowledge, and endorse, that landscaping will be provided within the parking area to the immediate north of the existing building, we suggest that street trees be incorporated into the design of the landscaping plan for this site.
6. The Parking Requirements table on Sheet 2 indicates that the applicant is providing nine more parking spaces than required by the Township Zoning Ordinance. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.

ADMINISTRATIVE ISSUES:

7. In addition to UPI# 52-5-62.5, UPI# 52-5-62 should be added to list of parcels that comprise the project site. The Chester County Recorder of Deeds Office requires that the correct UPI numbers be identified on all subdivision and land development plans submitted for recording.
8. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: American Commercial Development
Vastardis Consulting Engineers
Adam & Sherif Partnership



THE COUNTY OF CHESTER



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September 23, 2022

Christopher Bashore, Manager
West Goshen Township
1025 Paoli Pike
West Chester, PA 19380

Re: Final Subdivision - Woodlands at Greystone (Phase 5)
West Goshen Township – SD-09-22-17364

Dear Mr. Bashore:

A Final Subdivision Plan entitled Woodlands at Greystone (Phase 5), prepared by Horizon Engineering Associates, LLC, and dated August 4, 2009, and last revised on September 2, 2022, was received by this office on September 15, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

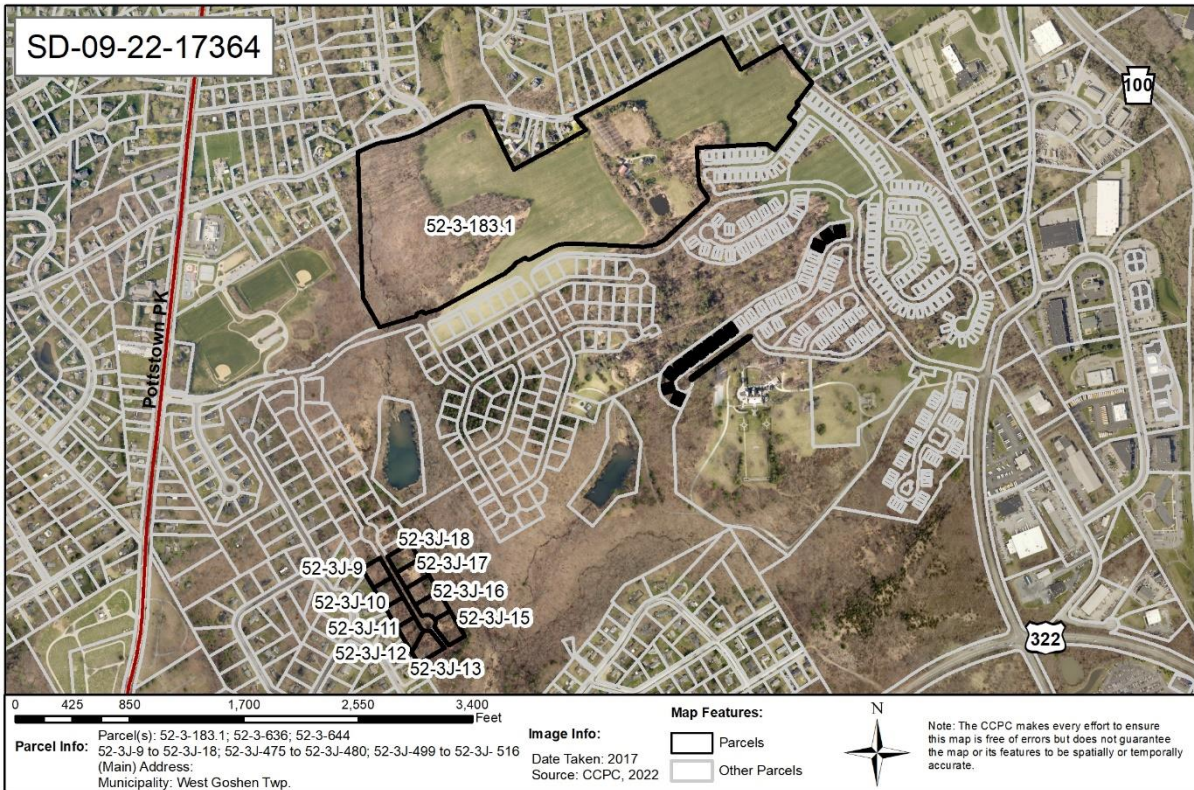
PROJECT SUMMARY:

Location:	west side of Phoenixville Pike, north of Route 322
Site Acreage:	434.17 (overall tract)
Lots/Units:	121
Proposed Land Use:	Phase 5 - 121 residential units (97 single family and 24 twin units)
Municipal Land Use Plan Designation:	High Density Residential; Mixed Use; and Open Space
UPI#:	52-3-183.1, 52-3-636, 52-3-644, 52-3J-9 to 52-3J-18, 52-3J-475 to 52-3J-480, 52-3J-499 to 52-3J-516

PROPOSAL:

The Chester County Planning Commission has previously reviewed several plans for the Woodlands at Greystone development, a 589 unit residential development on a 434.17 acre tract. The current plan submission addresses revisions for Phase 5 of the project, which are generally minor in nature (e.g., changes in the phase boundaries), and indicates that Phase 5 consists of 121 residential units. We also note that the Phasing Plan (Sheet 27B) indicates that the overall project now consists of 6 phases. The project site, which will be served by public water and public sewer, is located in the R-3B Flexible Design Conservation zoning district.

RECOMMENDATION: The County Planning Commission has no issues with this subdivision plan. All Township issues should be resolved before action is taken on this subdivision plan.



BACKGROUND:

1. The Chester County Planning Commission recently reviewed a subdivision plan which addressed revisions for Phase 4 of Woodlands at Greystone development (CCPC# SD-01-22-17046, dated February 8, 2022). According to our records, this plan was approved by the Township on February 8, 2022. The previously approved plan indicates that Phases 1 through 4 consists of 406 residential units.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes 3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

ADMINISTRATIVE ISSUES:

3. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.



Site Plan Detail, Sheet 27B: Final Subdivision - Woodlands at Greystone (Phase 5)

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

cc: RLD Greystone LLC
Horizon Engineering Associates, LLC



THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP
Executive Director

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(610) 344-6285 Fax (610) 344-6515

September 22, 2022

John R. Weller, AICP, Director of Planning & Zoning
West Whiteland Township
101 Commerce Drive
Exton, PA 19341

Re: Preliminary/Final Land Development - 321 N Pottstown Pike
West Whiteland Township – LD-09-22-17354

Dear Mr. Weller:

A Preliminary/Final Land Development Plan entitled "321 N Pottstown Pike", prepared by D.L. Howell Associates, Inc., and dated August 10, 2022, was received by this office on September 6, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

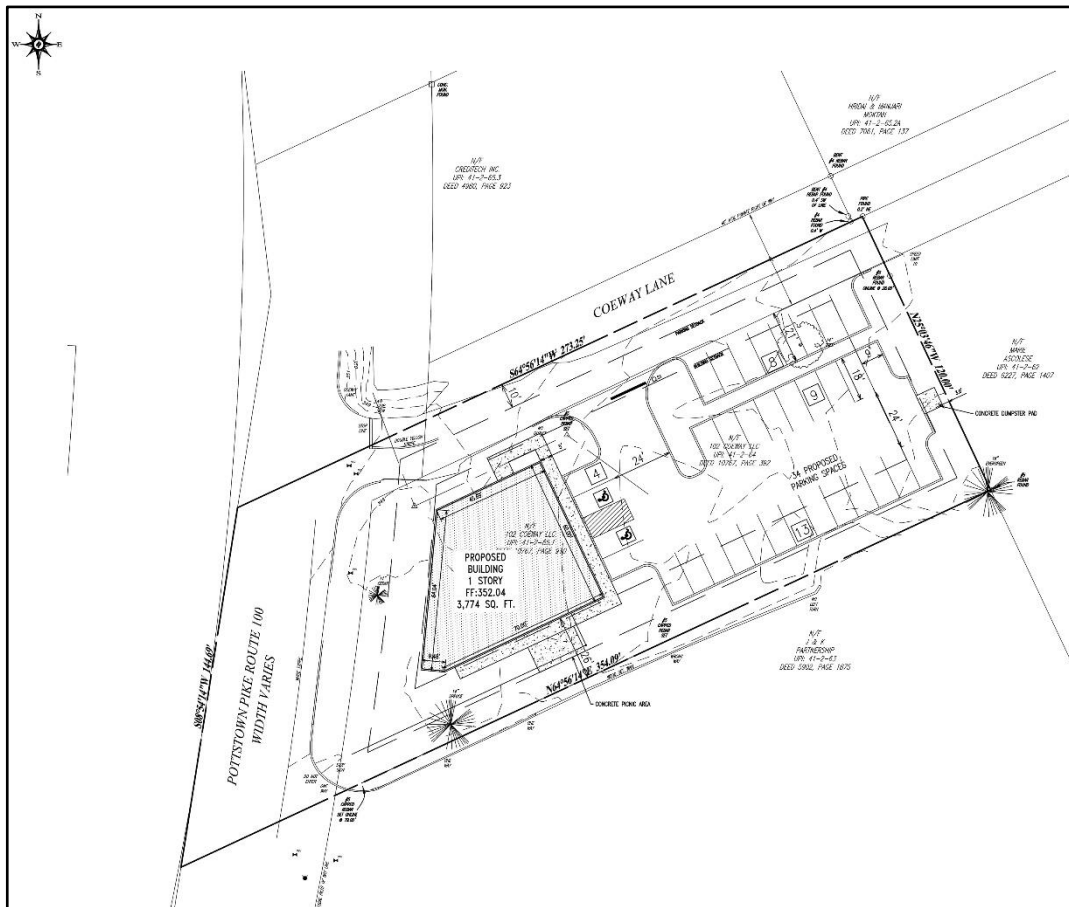
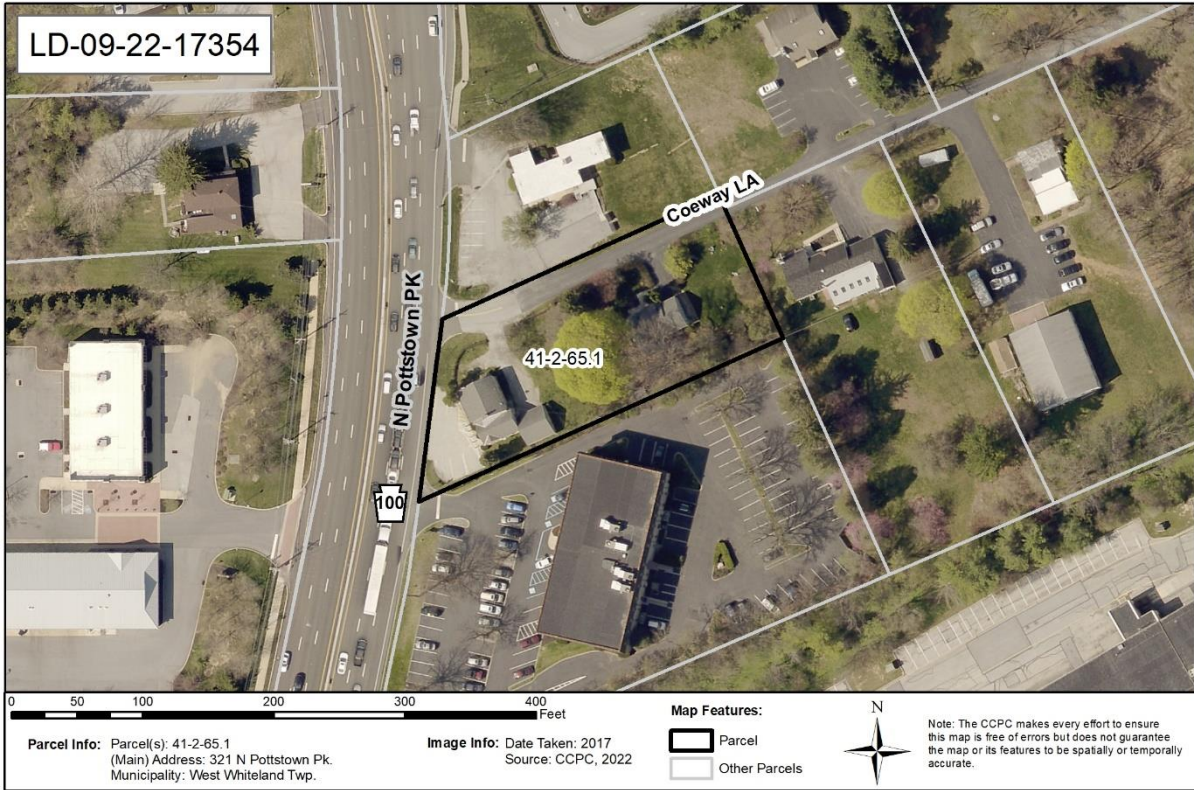
PROJECT SUMMARY:

Location:	east side of North Pottstown Pike, north of East Swedesford Road
Site Acreage:	0.86
Lots/Units:	1 Lot
Non-Res. Square Footage:	3,774
Proposed Land Use:	Commercial (personal service building)
New Parking Spaces:	34
Municipal Land Use Plan Designation:	Town Center Mixed Use
UPI#:	41-2-65.1

PROPOSAL:

The applicant proposes the construction of a 3,774 square foot commercial building, and 34 parking spaces. The existing building will be demolished. The project site, which will be served by public water and public sewer, is located in the TC Town Center Mixed Use zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this land development plan.



Site Plan Detail, Sheet 2: Preliminary/Final Land Development - 321 N Pottstown Pike

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed land development is consistent with the objectives of the **Suburban Center Landscape**.

WATERSHEDS:

2. *Watersheds*, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Brandywine Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors. *Watersheds* can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

Access and Circulation:

3. While the site plan depicts the location of 34 parking spaces, there are two separate Parking Tabulation tables that provide conflicting information regarding the number of employees, and the total number of required parking spaces. This should be clarified by the applicant. While the Parking Tabulation table on Sheet 1 indicates that there will be eight employees, and that 20 parking spaces are required (based upon 3.5 parking spaces per 1,000 square feet of office space), the Parking Tabulation table on Sheet 2 indicates that there will be 17 employees, and that 34 parking spaces are required (based upon 4.5 parking spaces per 1,000 square feet of office space).

If fewer than 34 parking spaces are required for this development, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. We also suggest that consideration be provided for eliminating the eight parking spaces along Coeway Lane, in order to eliminate the potential for vehicular conflicts between vehicles backing up onto Coeway Lane and through traffic.

4. The Waivers Requested table on Sheet 1 indicates that the applicant is requesting two waivers from Chapter 270-Stormwater Management of the Township Code, along with a waiver from providing sidewalks, as set forth in Section 281-31.A of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

We recommend that sidewalks be provided for this development. In addition to sidewalks being an essential design element in the Suburban Center Landscape, the Township's Official Map indicates that sidewalks should be provided along this section of Route 100.

Page: 4
Re: Preliminary/Final Land Development - 321 N Pottstown Pike
West Whiteland Township – LD-09-22-17354

5. The applicant and Township should consider connecting the parking lot to the adjacent parking lot to the south, in order to improve vehicle circulation.

Design Issues:

6. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 13) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

Stormwater Management:

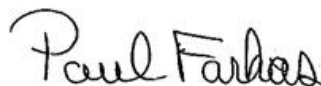
7. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.

ADMINISTRATIVE ISSUES:

9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Whiteland Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: D.L. Howell and Associates, Inc.
Doug Strickland



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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(610) 344-6285 Fax (610) 344-6515

September 2, 2022

John R. Weller, AICP, Director of Planning & Zoning
West Whiteland Township
101 Commerce Drive
Exton, PA 19341

Re: Preliminary/Final Subdivision and Land Development - Whitford Property, Inc.
West Whiteland Township – SD-08-22-17316 and LD-08-22-17313

Dear Mr. Weller:

A Preliminary/Final Subdivision and Land Development Plan entitled "Whitford Property, Inc.", was received by this office on August 11, 2022. We note that the subdivision plan, dated June 22, 2022, was prepared by Blue Marsh Associates, Inc., and the land development plan, dated August 5, 2022, was prepared by Landcore Engineering Consultants, P.C. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

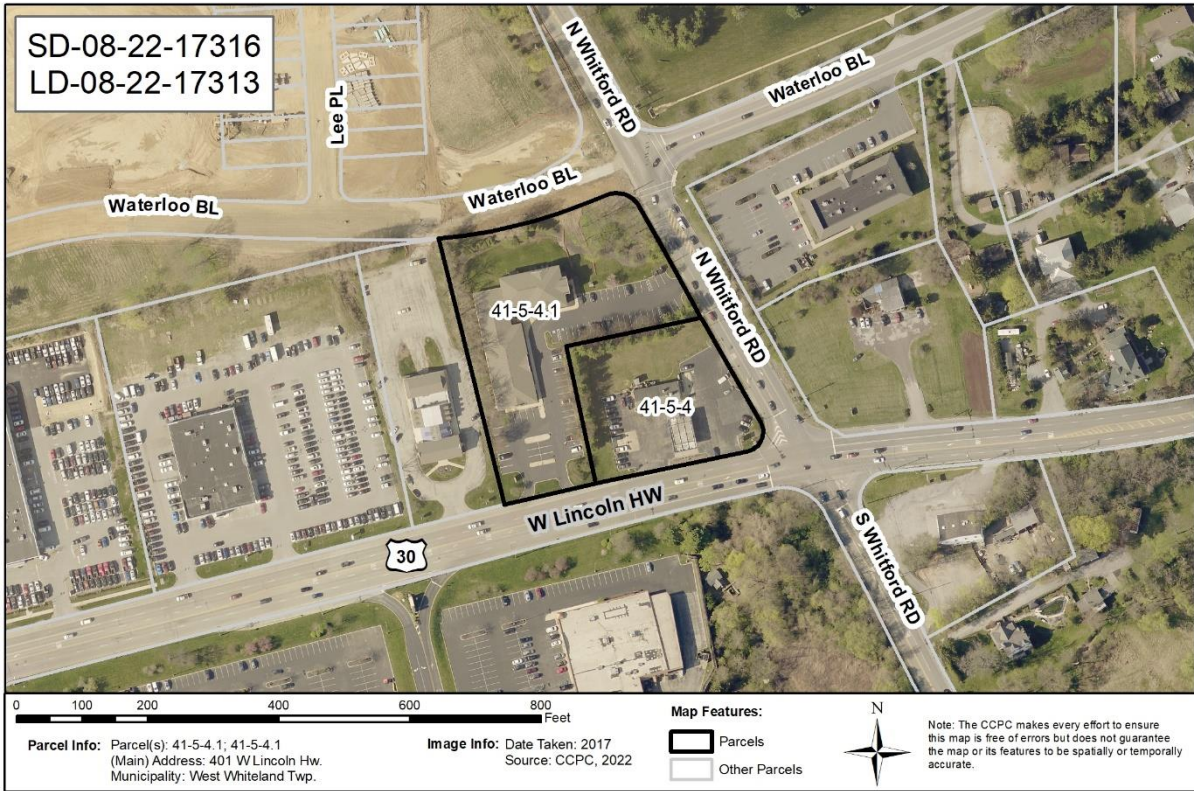
PROJECT SUMMARY:

Location:	the northwest corner of North Whitford Road and West Lincoln Highway
Site Acreage:	3.24
Lots/Units:	2 existing lots, 1 proposed lot
Proposed Land Use:	Proposed 5,585 square foot convenience store; (approximately) 9,910 square foot portion of existing commercial office building to remain
New Parking Spaces:	83
Municipal Land Use Plan Designation:	OCR Office Commercial Retail
UPI#:	41-5-4.1, 41-5-4

PROPOSAL:

The applicant proposes the consolidation of two existing parcels into one 3.24 acre parcel, along with the construction of a 5,585 square foot convenience store with automotive fuel service. An existing gas station/automotive service building, along with an approximately 5,200 square foot portion of an existing 15,110 square foot commercial office building, will be removed. The project site, which will be served by public water and public sewer, is located in the O/C Office/Commercial and R-2 Residential zoning districts. A Transportation Impact Study, prepared by Traffic Planning and Design, Inc., dated August 6, 2021, and last revised July 22, 2022, was included with the plan submission.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision and land development plan.



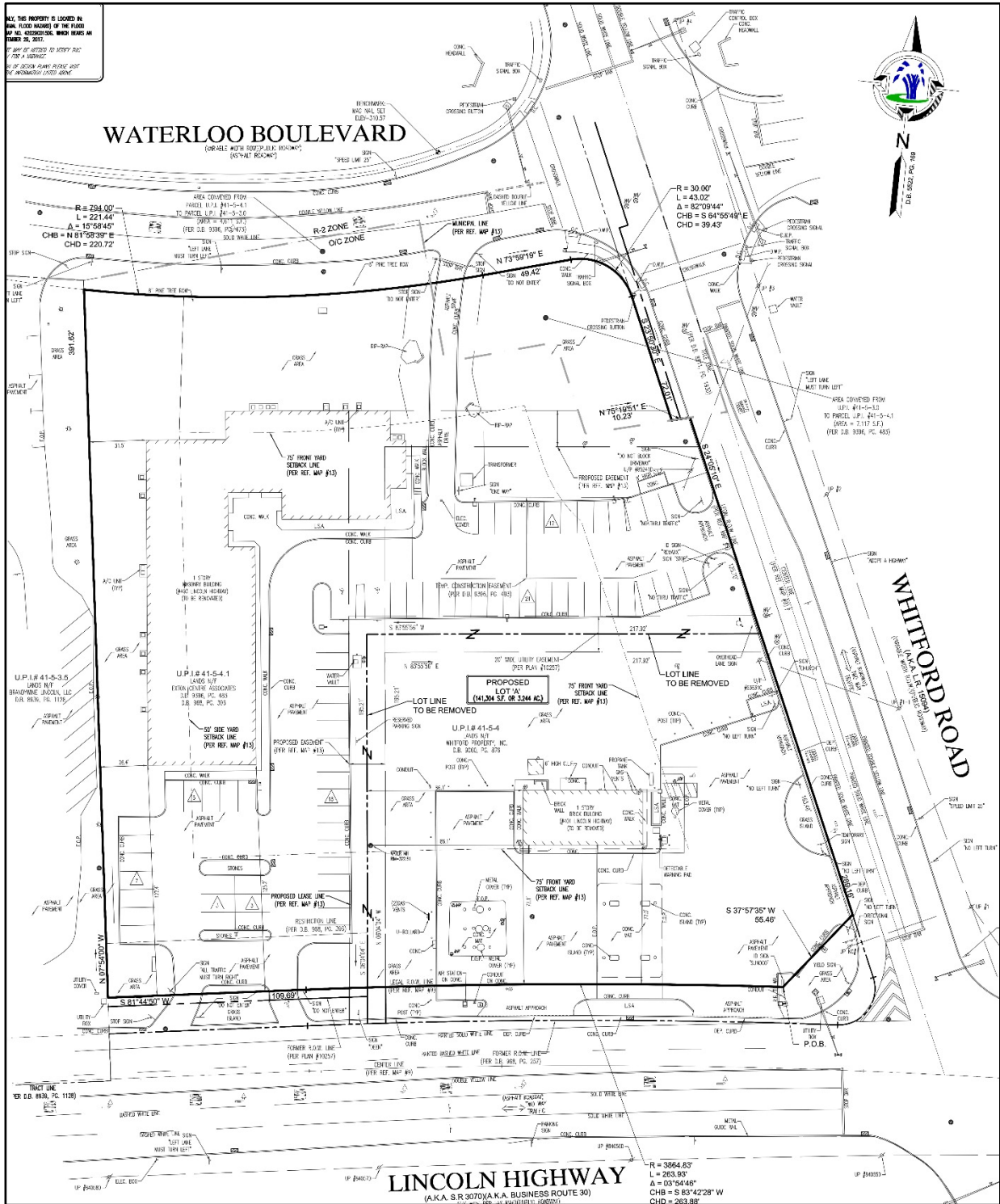
BACKGROUND:

1. Sheet 1 of the land development plan indicates that, on June 24, 2021, the Township Zoning Hearing Board granted five variances for this project, including a variance to permit the area devoted to a nonconforming use to be increased by 321.6 percent, where the area devoted to the nonconforming use shall in no case be increased by fifty (50) percent.
2. Sheet 2 of the land development plan indicates that, on June 8, 2022, the Township Board of Supervisors granted conditional use approval to allow for the expansion of a legally existing non-conforming use, with four conditions of approval. We note that condition #2 of the conditional use decision addresses a potential bus stop along the Lincoln Highway (this issue is further discussed in comment #6).

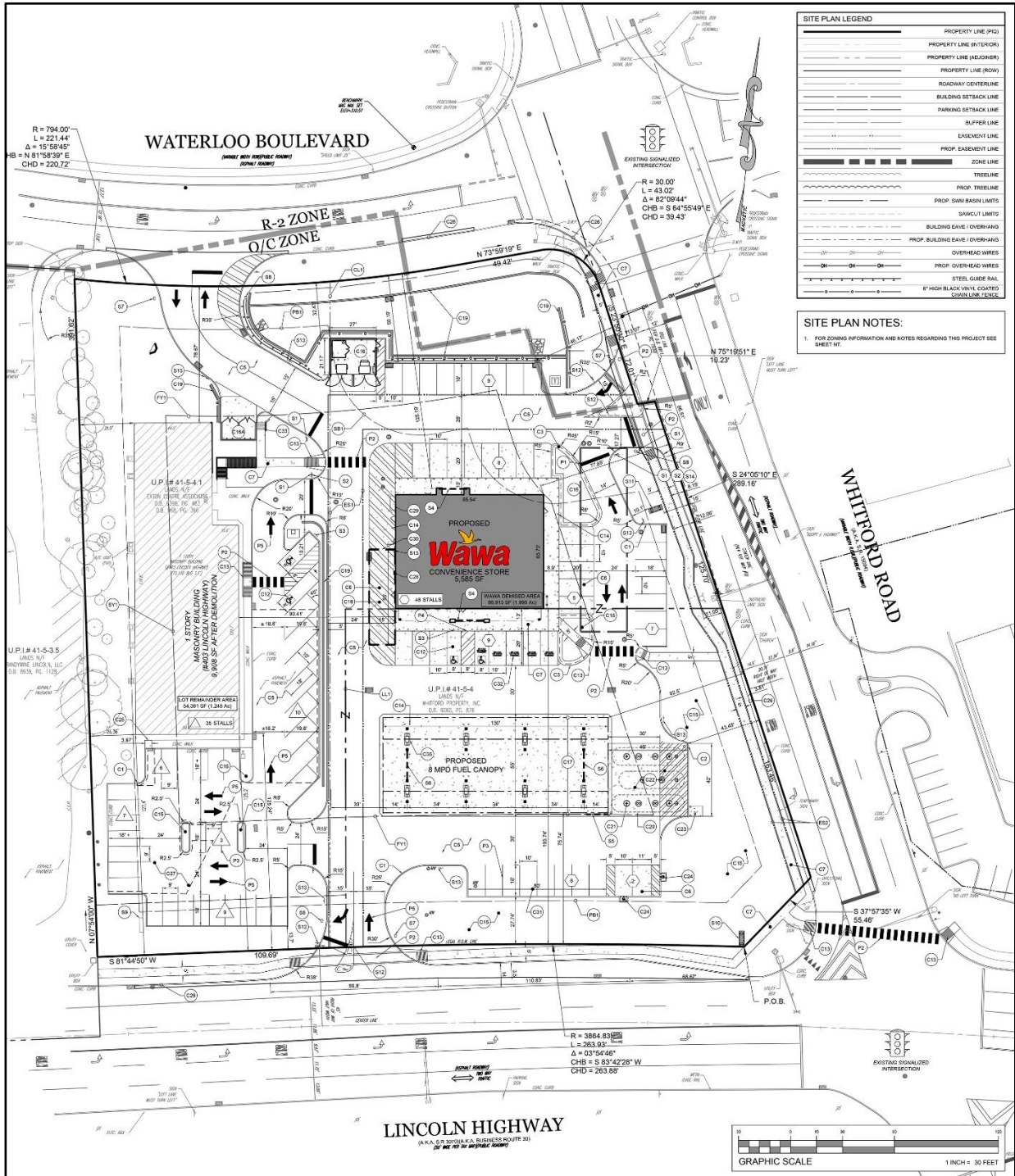
COUNTY POLICY:

LANDSCAPES:

3. The project site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed plan submission is consistent with the objectives of the **Suburban Center Landscape**.



Site Plan Detail, Subdivision Plan: Whitford Property, Inc.



Site Plan Detail, Sheet 5, Land Development Plan: Whitford Property, Inc.

WATERSHEDS:

- Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Valley Creek (West) subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

Page: 5

Re: Preliminary/Final Subdivision and Land Development - Whitford Property, Inc.

West Whiteland Township – SD-08-22-17316 and LD-08-22-17313

PRIMARY ISSUES:

Access and Circulation:

5. We endorse the installation of sidewalks and crosswalk areas along the Lincoln Highway and Whitford Road, which will allow pedestrian access to and from the adjoining parcels, including the existing residential development to the north. Sidewalks are an essential design element in the **Suburban Center Landscape**.
6. It is our understanding that the applicant will coordinate with SEPTA and Township staff to determine if a bus stop is appropriate along the site frontage on the Lincoln Highway. We recommend that, if a bus stop will be provided, the applicant and Township, in consultation with SEPTA, consider providing a bus shelter at this location. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27031.

Lighting Plan:

7. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 9) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

Stormwater Management:

8. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
9. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.

ADMINISTRATIVE ISSUES:

10. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit, or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
11. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.

Page: 6

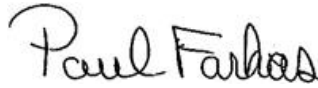
Re: Preliminary/Final Subdivision and Land Development - Whitford Property, Inc.

West Whiteland Township – SD-08-22-17316 and LD-08-22-17313

12. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Whiteland Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Whitford Property, Inc.
Whitford Gas Inc. DBA Whitford Sunoco
Landcore Engineering Consultants, P.C.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Mark E. Cassel, AICP, Director of Service Planning, SEPTA
Chester County Conservation District



THE COUNTY OF CHESTER



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September 22, 2022

John R. Weller, AICP, Director of Planning & Zoning
West Whiteland Township
101 Commerce Drive
Exton, PA 19341

Re: Preliminary/Final Subdivision - 296 Boot Road
West Whiteland Township – SD-08-22-17324

Dear Mr. Weller:

A Preliminary/Final Subdivision Plan entitled "296 Boot Road", prepared by D.L. Howell and Associates, Inc., and dated April 15, 2022, and last revised on July 29, 2022, was received by this office on August 15, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	southeast corner of Burke Road and West Boot Road
Site Acreage:	2.13
Lots/Units:	3 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential; and Naturally Constrained Land
UPI#:	41-8-182

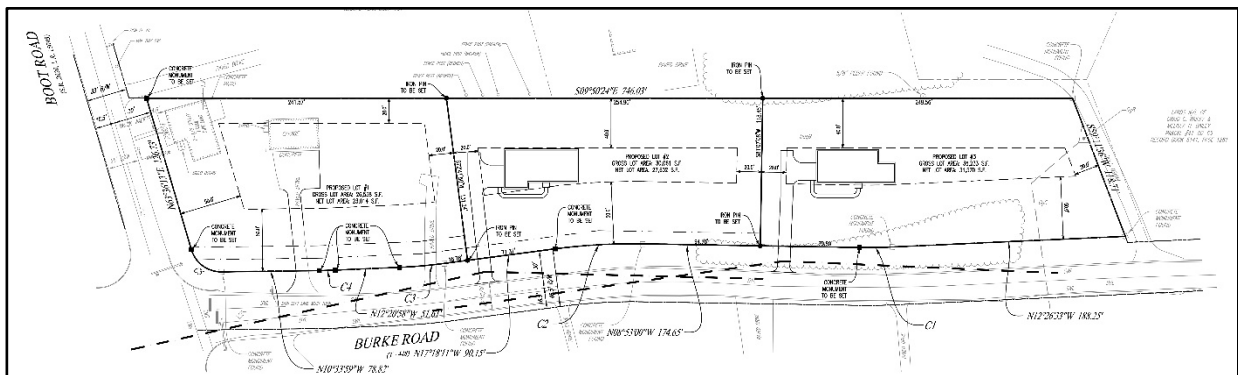
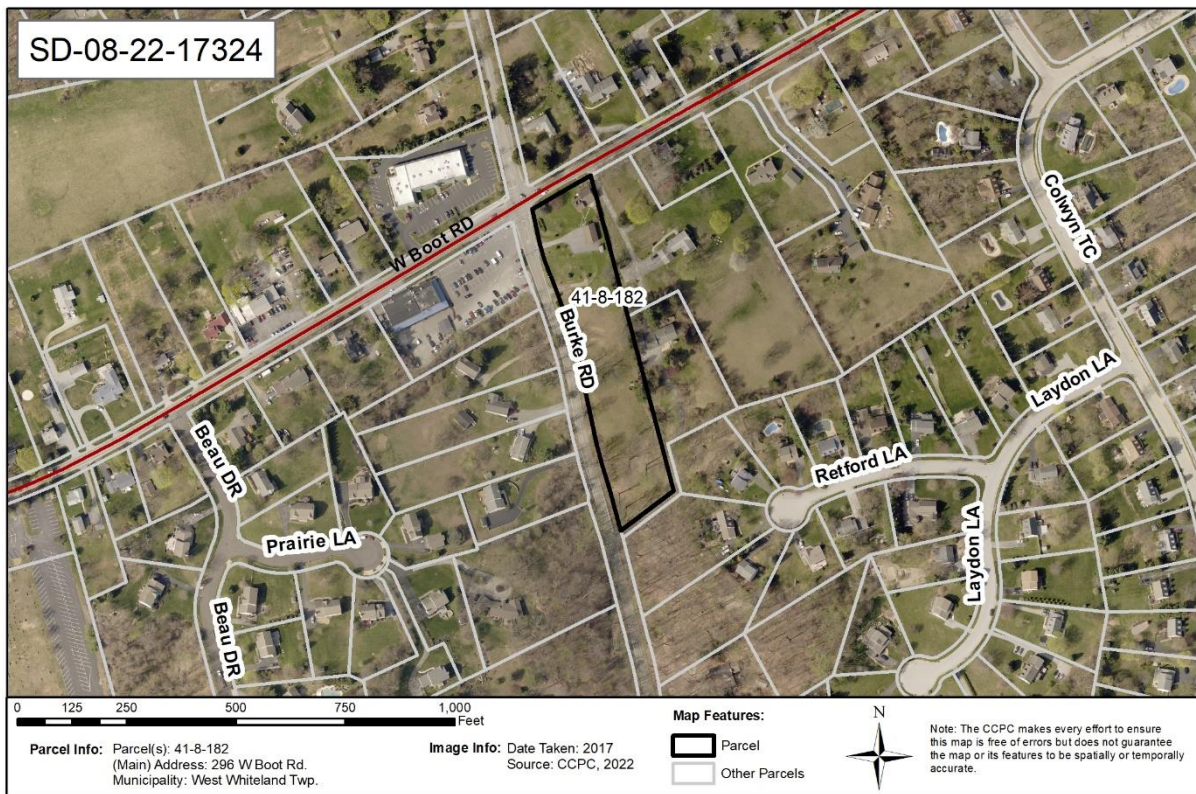
PROPOSAL:

The applicant proposes the creation of 3 single family residential lots. The existing dwelling and accessory garage will remain on Lot 1. The project site, which will be served by public water and public sewer, is located in the R-2 Residential zoning district.

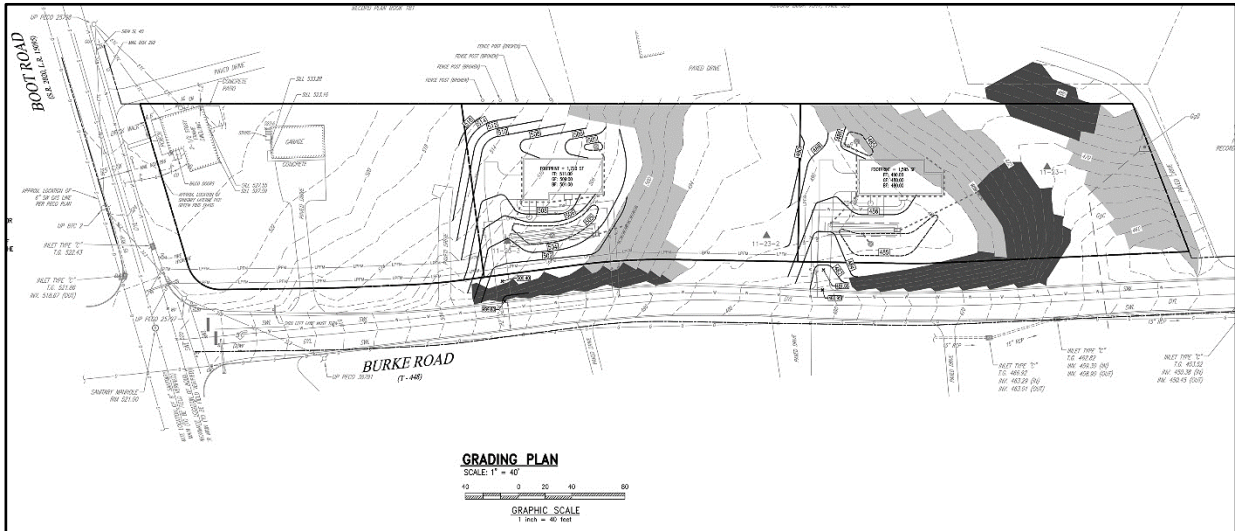
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.

BACKGROUND:

1. The Chester County Planning Commission recently reviewed an earlier version of this subdivision plan, which proposed the creation of four single family residential lots (CCPC# SD-04-22-17179, dated May 19, 2022).
2. The Township’s Historic Resource Map indicates that the project site contains a historic resource. It is our understanding that the existing dwelling is a Class II historic resource, and it is also our understanding that the Township Historical Commission passed a motion supporting approval of the prior plan submission at its May 9, 2022 meeting.



Site Plan Detail, Sheet 2: 296 Boot Road



Site Plan Detail, Sheet 4, Grading Plan: 296 Boot Road

COUNTY POLICY:

LANDSCAPES:

3. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

WATERSHEDS:

4. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Broad Run subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

5. We recommend that the applicant and Township consider providing sidewalks for this development. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. Additionally, we note that Section 281-31.A of the Township Subdivision and Land Development Ordinances states that sidewalks shall be required for all residential and nonresidential development, and the waiver requests table on Sheet 1 does not indicate that the applicant is requesting a waiver from this requirement (the waiver requests for this plan submission are further discussed in comment #9).
6. The plan and 2022 aerial photography indicate that a portion of the site is wooded. The removal of trees should be limited to the minimum area needed for the dwellings and support facilities. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth.

Page: 4
Re: Preliminary/Final Subdivision - 296 Boot Road
West Whiteland Township – SD-08-22-17324

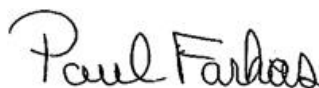
7. The site plan indicates that development activity will occur in existing steep slope areas. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.

ADMINISTRATIVE ISSUES:

8. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
9. The Waiver Requests Table on Sheet 1 indicates that the applicant is requesting two waivers from Chapter 270-Stormwater Management of the Township Code (we note that these waivers were not identified in the prior plan submission). Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
10. Stormwater Management Note 2 on Sheet 6 states the property owner shall be responsible for the operations and maintenance of all stormwater facilities. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
11. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
12. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Whiteland Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: D.L. Howell and Associates, Inc.
Brian Trope
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
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September 21, 2022

Shanna Lodge, Manager
Willistown Township
688 Sugartown Road
Malvern, PA 19355

Re: Preliminary/Final Land Development - Student Union Building, Addition & Tennis Courts
Willistown Township – LD-08-22-17346

Dear Ms. Lodge:

A Preliminary/Final Land Development Plan entitled "Student Union Building, Addition & Tennis Courts", prepared by D.L. Howell and Associates, Inc. and dated July 31, 2020, and last revised on August 5, 2022, was received by this office on August 29, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

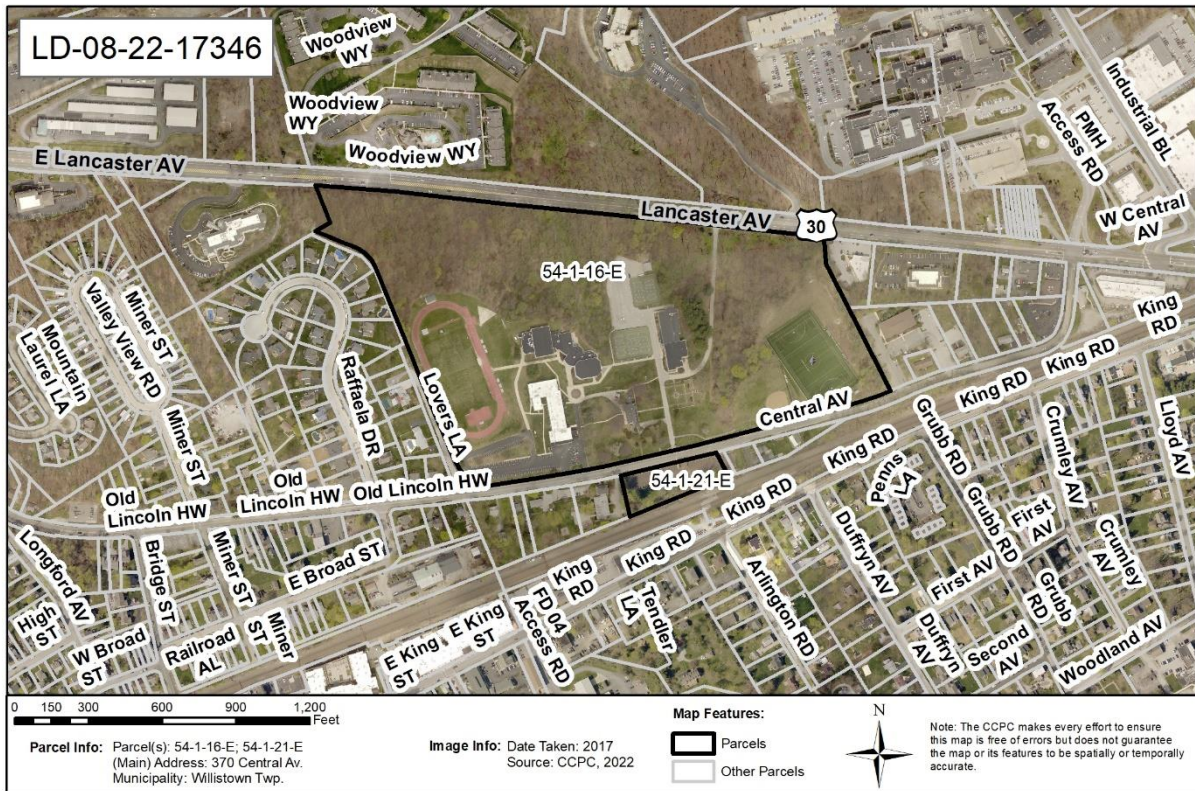
PROJECT SUMMARY:

Location:	north and south sides of Central Avenue, west of Lancaster Avenue
Site Acreage:	45.80
Lots/Units:	1 Lot
Non-Res. Square Footage:	1,579
Proposed Land Use:	Educational Facility (Villa Maria Academy)
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Suburban (High Density)
UPI#:	54-1-21-E, 54-1-16-E

PROPOSAL:

The applicant proposes the construction of a 1,579 square foot building addition situated on the north side of the gymnasium, along with the relocation of three tennis courts. No new sewage disposal or water supply is proposed as part of this plan submission. The project site, which is located in the O Office and O-P Office-Professional zoning districts, adjoins Malvern Borough to the west.

RECOMMENDATION: The County Planning Commission recommends that the administrative issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this land development plan.



BACKGROUND:

1. The Chester County Planning Commission previously reviewed a preliminary/final land development proposal for this site, which addressed the construction of a 16,742 square foot student union building, and the relocation of five tennis courts (CCPC# LD-08-20-16436, dated September 3, 2020). According to our records, this plan was approved by Willistown Township on June 10, 2021. We note that the current plan submission indicates that, in addition to the proposed building addition, only three of the five tennis courts shown on the previously approved plan will be relocated to the west of the gymnasium.

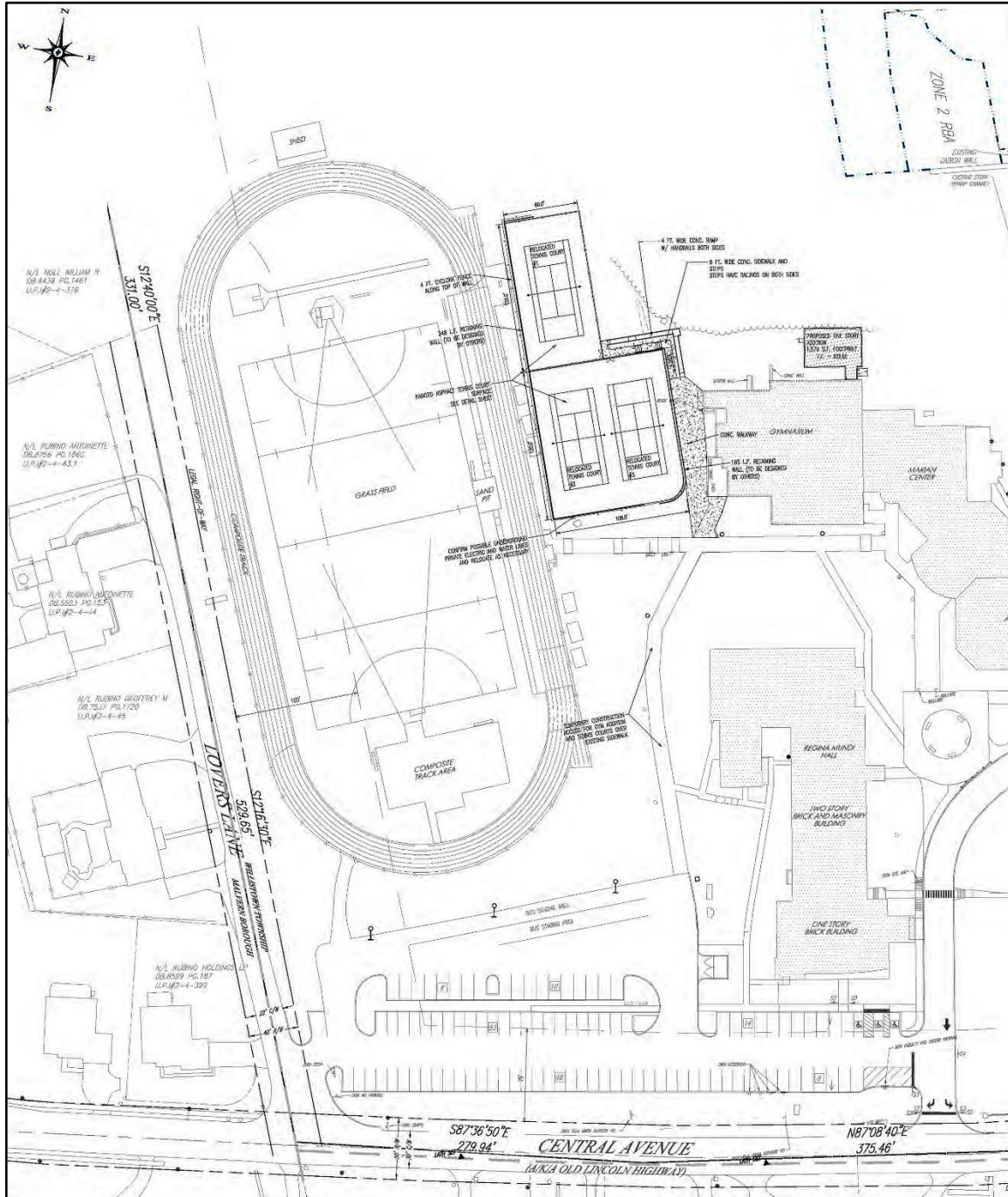
COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Urban Center Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed land development is consistent with the objectives of the **Urban Center Landscape**. We endorse the applicant's ongoing efforts in the redevelopment of the Villa Maria Academy campus.

WATERSHEDS:

3. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Little Valley Creek subbasin of the (East) Valley Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect/enhance historic, cultural and recreational resources. **Watersheds** can be accessed at www.chesco.org/water.



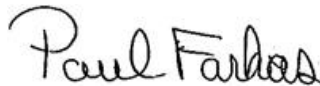
Site Plan Detail, Sheet #3: Enlarged Site Plan

ADMINISTRATIVE ISSUES:

4. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
5. According to the Waivers Requested table on Sheet 1, the applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance, along with one waiver from the planting standards in Section 73-54.A of the Township Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
6. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit, or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Willistown Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Villa Maria Academy
D.L. Howell and Associates, Inc.
Immaculata Heart of Mary
Chester County Conservation District
Tiffany Loomis, Manager, Malvern Borough

Proposed Plan and Ordinance Reviews





ORDINANCE PROPOSALS

9/1/2022 to 9/30/2022

The staff reviewed proposals for:

	Total
Subdivision and Land Development Ordinance (SLDO) Amendments	2
Zoning Map Amendments	3
Zoning Ordinance Amendments	10
TOTAL REVIEWS	15

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Pikeland Township	ZA-08-22-17300	9/1/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed amendment addresses Accessory Solar and Wind Energy Systems and Principal Solar and Wind Energy Systems. The language includes definitions and performance standards. Principle Solar Energy Systems would be permitted in the Industrial and Utility zoning districts. Principal Wind Energy Systems would be permitted in the Industrial district. New language would permit Principal Solar Energy Systems on rooftops and in parking lots.</p>	Consistent
East Whiteland Township	ZM-08-22-17327	9/9/2022	<p>Proposed - Zoning Map Amendment</p> <p>The Township proposes to change the zoning designation of UPI# 42-4-59.1 (6 Mill Lane) from R-1 Low Density Residential to INS Institutional. It is our understanding that the purpose of this amendment is to allow for the construction of a new police station on this parcel and adjacent parcels that are owned by the Township.</p>	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Oxford Borough	SA-08-22-17299	9/1/2022	<p>Proposed - SLDO Amendment</p> <p>The proposed SLDO amendment includes: revision of the definitions for the terms Dwelling or Dwelling Unit and Mobile Home in Section 22-301 and the addition of definitions for the terms: Tract, Tract Area Recreation Land and Trail, Trail Cartpath and Trail Shoulder. The provisions of 22-702 for Minor Streets and Permanent Cul-de-Sacs are revised. The Block Standards are revised to require sidewalks on both sides of a street. A new subsection addressing Trails is added to Section 22-709. Section 22-710 regulating required Impact Studies is revised and the Lighting requirements of Section 22-711 are revised.</p>	Consistent
Oxford Borough	ZA-08-22-17297	9/1/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed zoning ordinance amendment adds seven new definitions to Section 27-202, adds parking, landscaping and lighting regulations. Adds regulations in the Supplemental Land Use regulations related to Accessory Uses, buildings and structures and a new subsection addressing common open space at Age-Restricted Residential Communities.</p>	Consistent
Oxford Borough	ZA-08-22-17298	9/1/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The proposed amendment adds Age-Restricted Residential Community as a use permitted by conditional use in the PD-1 Planned Development zoning district. A new subsection is added to Part 13 the Supplemental Land Use Regulations, Section 27-1333 addressing Age-Restricted Residential Communities. This section includes a purpose statement, dwelling types permitted, accessory buildings and structures, tract area and frontage requirements, required impact studies, commonly owned facilities, sewer and water requirements, area and bulk provisions etc.</p>	Consistent
Tredyffrin Township	ZA-08-22-17296	9/1/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township has received a zoning amendment petition to add "Compatible Multifamily Dwelling or Apartment House" to the list of uses permitted by-right in the O Office Zoning District. A definition and design standards are also provided.</p>	Consistent
Tredyffrin Township	ZA-08-22-17311	9/8/2022	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes to add Self-Storage Facility to the list of by-right permitted uses in the LI Limited Industrial and PIP Planned Industrial Park districts, along with adding Self-Storage Facility to the list of uses permitted by special exception in the O Office District. The Commission reviewed an earlier version of this amendment on July 13, 2022 (CCPC# ZA-06-22-17238).</p>	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Tredyffrin Township	ZM-08-22-17312	9/8/2022	Proposed - Zoning Map Amendment The Township proposes to change the zoning designation of UPI# 43-9-74 (1340 West Swedesford Road), situated on the southwest side of West Swedesford Road and the south side of Route 202, from C-2 Commercial to O Office. The Commission reviewed an earlier version of this amendment on July 13, 2022 (CCPC# ZM-06-22-17237).	Consistent
Upper Uwchlan Township	ZA-09-22-17368	9/22/2022	Proposed - Zoning Ordinance Amendment Definitions of Drive-through Restaurant and Restaurant, new Section 200-72.2: Outdoor dining.	Consistent
Valley Township	ZA-09-22-17357	9/20/2022	Proposed - Zoning Ordinance Amendment definition of impervious	Consistent
West Fallowfield Township	ZA-08-22-17336	9/1/2022	Proposed - Zoning Ordinance Amendment Solar energy systems.	Consistent
West Nantmeal Township	ZM-08-22-17342	9/13/2022	Proposed - Zoning Map Amendment Rezone 23-5-16.2 (807 N. Manor Rd, Elverson) from R-2 Residential to C-1 Village Commercial	Consistent
West Vincent Township	SA-08-22-17317	9/8/2022	Proposed - SLDO Amendment Adding woodland protection and management provisions.	Consistent
West Vincent Township	ZA-08-22-17318	9/8/2022	Proposed - Zoning Ordinance Amendment Adding woodland protection and management provisions.	Consistent
West Vincent Township	ZA-08-22-17321	9/8/2022	Proposed - Zoning Ordinance Amendment The proposed zoning ordinance amendment revises permitted uses and Area and Bulk provisions in the LVCC-Ludwigs Village Center Commercial zoning district.	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 15

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 15

Ordinance Review Letters





THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
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601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

September 1, 2022

Kimberly B. Moretti, Manager
East Pikeland Township
PO Box 58
Kimberton, PA 19442-0058

Re: Zoning Ordinance Amendment – Principal and Accessory Solar and Wind Energy Systems
East Pikeland Township - ZA-08-22-17300

Dear Ms. Moretti:

The Chester County Planning Commission has reviewed the proposed zoning ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 4, 2022. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

DESCRIPTION:

1. The proposed amendment language is similar to that previously reviewed with the exception of the following notable revisions:
 - A. A new subsection is added in Article XVIII, the Supplemental Land Use Regulations, specifically Section 1827.5 which addresses how solar collector panels are addressed related to impervious coverage. Ground mounted free standing solar collectors are to be considered impervious, while a tracking array of solar panels is considered pervious. The succeeding subsections are renumbered.
 - B. In the same Section, subsection 1827.9 is revised to reduce the maximum power output to 50 kilowatts per residential dwelling or unit; and there shall be no off-site primary use of an ASEF for generation of energy.
 - C. Similarly, the provisions related to Accessory Wind Energy Facilities of Section 1828.1.B related to maximum power output is revised to 50 kilowatts and there shall be no off-site primary use of an AWEF for generation of energy.
 - D. The Freestanding AWEF height provision of Section 1828.1.E has been reduced from 100 feet to 50 feet.
 - E. A new subsection 1828.1.T regarding noise levels for AWEF has been added.

- F. Two new subsections are added to the provisions of the MU-Mixed Use Development district. In Section 1001.1.KK Principal Solar Energy Facility (PSEF) would be permitted to be mounted on a Building Rooftop in accord with Section 1827 and with the power generation limits of Section 1827.8. Also in Section 1001.3.F, a PSEF could be constructed within the limits of a paved parking lot in accord with Section 1827 and with the power generation limits of Section 1827.8. Parking lot landscaping requirements can be modified to avoid issues related to solar access because of required interior landscape plantings.
- G. Two new subsections are added to the provisions of the C-Commercial zoning district. In Section 1201.1.BB. A Principal Solar Energy Facility (PSEF) would be permitted to be mounted on a Building Rooftop in accord with Section 1827, but the power generation limits of Section 1827.8 would not apply. Also, in Section 1201.3.N a PSEF could be constructed within the limits of a paved parking lot in accord with Section 1827, but the power generation limits of Section 1827.8 would not apply. Parking lot landscaping requirements can be modified to avoid issues related to solar access because of required interior landscape plantings.
- H. The provisions of I-Industrial and U-Utility districts Section 1306.7.B are revised to permit a PSEF normally permitted in the MU-Mixed Use and C-Commercial districts would be permitted in the Industrial and Utility districts by conditional use.
- I. Liability insurance coverage for Principal Solar Energy Facilities and Principal Wind Energy Facilities has been increased from one million dollars to five million dollars.
- J. The Decommissioning provisions for Principal Solar Energy Facilities has been significantly expanded.
- K. A new subsection addressing maximum height of the moving parts of 200 feet for a PWEF in the I-Industrial and U-Utility district is added as Section 1314.3.H. In the same Section the Noise and Flicker provisions are revised as are the Decommissioning provisions.

BACKGROUND:

- 2. The Chester County Planning Commission has reviewed a previous version of the proposed zoning ordinance amendment. That review, ZA-05-20-16356 dated June 11, 2020, it addressed the permitting, performance standards, construction and administration of both Accessory and Principal Solar Energy Systems and Wind Energy Systems.

LANDSCAPES:

- 3. The Township is located within the **Rural and Suburban Landscapes** designation of **Landscapes3**, the 2018 County Comprehensive Plan. The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed amendment is consistent with Objective C of the CONNECT Goal to “Promote safe, sustainable, and resilient energy and communications systems at the local, regional, and national level

COMMENTS:

4. The Township should consider revising the provisions related to whether a solar panel should be considered impervious coverage in the proposed language of Section 1827.5. The proposed language indicates that solar collector panels are impervious unless the panels are movable. We recommend that the ordinance follow the provisions of the 2022 County-wide Stormwater Management Model Ordinance regarding the impervious surface and solar panels, which states under the definition of Impervious Surface: “for the purposes of determining compliance with this ordinance, the total horizontal projection area of all ground-mounted and free-standing solar collectors, including solar photovoltaic cells, panels, and arrays, shall be considered pervious so long as the designs note that natural vegetative cover will be preserved and/or restored underneath the solar photovoltaic cells, panels, and arrays and the area disturbed is planned as a vegetated pervious surface.” The full definition is noted as “mandatory” in the ordinance. For more information see the full county-wide ordinance at:<https://www.chesco.org/5111/Updating-County-Wide-Stormwater-Ordinance>.
5. The Township should provide a rationale for reducing the maximum output capacity of both ASEF and AWEF systems from 100 kilowatts to 50 kilowatts.
6. The Township should consider removing the Glare Analysis provisions of Section 1306.7 because they are generally no longer required and replace the Analysis requirement with a provision that all solar panels must have anti-reflective coatings.
7. The Township should review the guidelines for “Regulating Solar Power at the Municipal Level” found at: <https://www.chescoplanning.org/uandi?SolarPowerGuide/Regulating.cfm>

RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

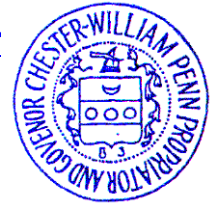
Sincerely,



Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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September 9, 2022

Zachary Barner, AICP, Director of Planning & Development
East Whiteland Township
209 Conestoga Road
Frazer, PA 19355

Re: Zoning Map Amendment - UPI# 42-4-59.1 (6 Mill Lane)
East Whiteland Township – ZM-08-22-17327

Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Zoning Map Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 12, 2022. We offer the following comments to assist in your review of the proposed zoning map amendment.

DESCRIPTION:

1. The Township proposes to change the zoning designation of UPI# 42-4-59.1 (6 Mill Lane) from R-1 Low Density Residential to INS Institutional.
2. It is our understanding that the purpose of this zoning map amendment is to allow for the construction of a new police station on this parcel and adjacent parcels that are owned by East Whiteland Township. The County Planning Commission received the preliminary/final land development plan for the proposed police station on August 26, 2022, which will be addressed by the Commission in a separate review (CCPC# LD-08-22-17343).

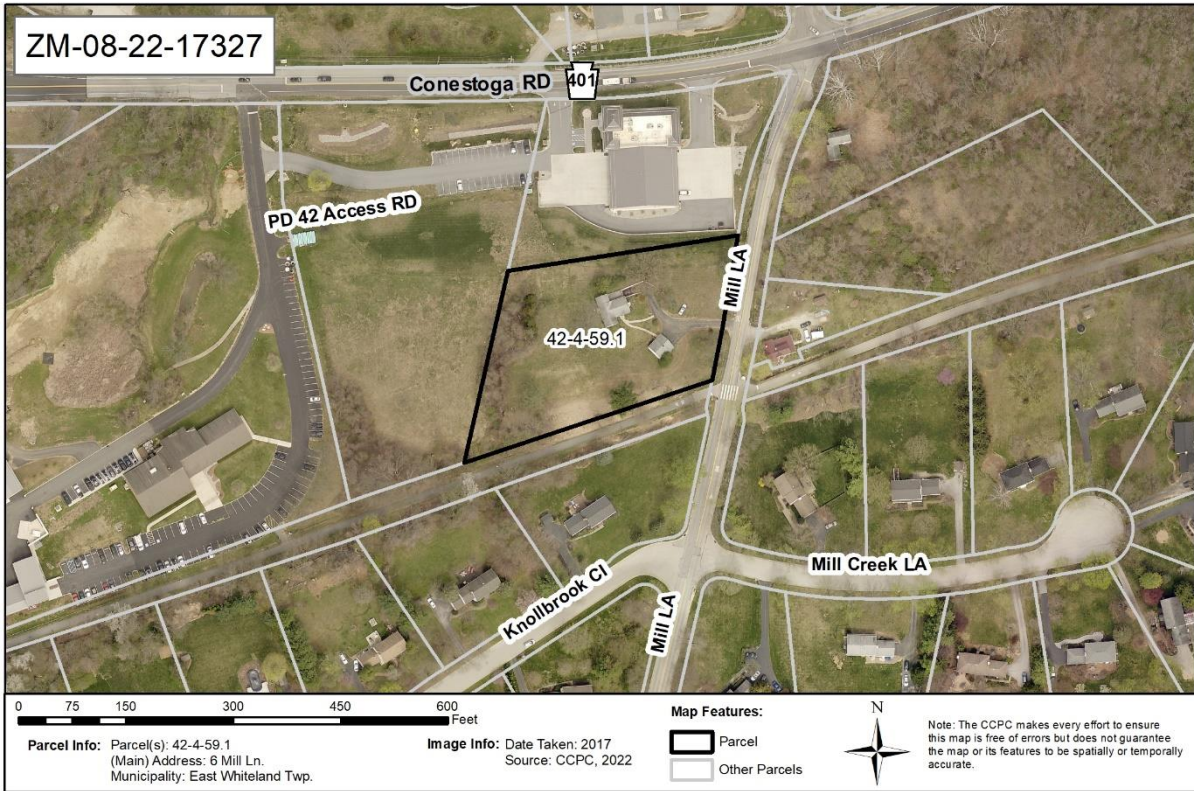
LANDSCAPES:

3. UPI# 42-4-59.1 is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed zoning map amendment is consistent with the objectives of the **Suburban Landscape**.

AREA EVALUATION:

The following land use planning policies and regulations are relevant to the site of the proposed zoning map amendment:

4. Adjacent Zoning: The adjacent parcels to the west and to the north are zoned INS Institutional. The land on the east side of Mill Lane, and the land to the south, is zoned R-1 Low Density Residential.



5. Municipal Comprehensive Plan: Map 5: Future Land Use in the Township’s 2016 Comprehensive Plan indicates that this parcel is located in a Residential – Low Density designation, adjoining an Institutional designation to the north and to the west. We acknowledge that Recommended Township Administration and Facilities Strategy #1 in the Township’s 2016 Comprehensive Plan (page 53) is to “plan for future renovations and/or a new municipal building with additional space for staff and meeting room, and more appropriate space and facilities for police functions, including holding area and better parking arrangements.”

COMMENTS:

6. Prior to taking action on this amendment, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).
7. The project site is located on the north side of the Chester Valley Trail corridor. Any development activity in proximity to the Chester Valley Trail corridor should be reviewed by the Chester County Department of Parks and Preservation (telephone # 610-344-5656) prior to the Township taking official action on a land development plan submission.

RECOMMENDATION: The County Planning Commission supports the adoption of the proposed zoning map amendment.

Page: 3

Re: Zoning Map Amendment - UPI# 42-4-59.1 (6 Mill Lane)

East Whiteland Township – ZM-08-22-17327

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive style with a large, prominent initial "P".

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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September 1, 2022

Pauline Garcia-Allen, Manager
Oxford Borough
401 Market Street PO Box 380
Oxford, PA 19363

Re: Subdivision and Land Development Ordinance Amendment – Age-Restricted Residential
Community
Oxford Borough - SA-08-22-17299

Dear Ms. Garcia-Allen:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on August 4, 2022. This submission was accompanied by two Zoning Ordinance amendments ZA-08-22-17297 and ZA-08-22-17298, these amendments will be review separately. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance Amendment.

DESCRIPTION:

1. Oxford Borough proposes the following amendments to its Subdivision and Land Development Ordinance:
 - A. Revising of the definitions of the terms Dwelling or Dwelling Unit and Mobile Home in Section 22-301 and the addition of definitions for the terms: Tract, Tract Area, Recreation Land and Trail, Trail Cartpath and Trail Shoulder.
 - B. The provisions of 22-702 for Minor Streets and Permanent Cul-de-Sacs are revised. The Block Standards are revised to require sidewalks on both sides of a street.
 - C. A new subsection comprehensively addressing Trails is added to Section 22-709.
 - D. Section 22-710 regulating required Impact Studies is revised.
 - E. The Lighting requirements of Section 22-711 are revised

Page: 2
Re: Subdivision and Land Development Ordinance Amendment – Age-Restricted Residential
Community
Oxford Borough - SA-08-22-17299

COMMENTS:

2. The Borough should review the wording of the term Dwelling or Dwelling Unit, the second line of the definition has a phrase "...as a residence by only family..." we suggest that it should read "...as a residence by **one** family..." Within the same definition the classification of Dwellings starts with (4) Single-family detached and ends with (6) Multi-Family, we suggest that the classification numbering be revised to read (1) through (3), to avoid the impression that something has been omitted. Also, the use of the phrase "...having independent outside access." is redundant in the definition of Single-family detached dwellings.
3. For consistency with the definition of the term Tract, we suggest that the word "deed" in the definition of Tract Area be revised to read "deeds"
4. The Borough should review the sub definition of the term "Bikeway" within the definition of the term "Trail", specifically how it prohibits motorized vehicles and how that relates to e-bikes, which are motorized, but can also pedaled.
5. The proposed language contains an extensive section on Trails 22-709.J, the construction of Trails is consistent with Objective C of the CONNECT Goal of Landscapes3, which states: Provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within growth areas and develop multi-use trails to interconnect all communities. We would make one recommendation to include in these provisions that the construction of the Trails be installed before any other construction begins. This avoids push-back from new residents about the location of the trail in relation to their parcel.
6. We note that the lighting provisions use both footcandles and lumens as units of illumination, we suggest that for the sake of consistency and measurement by the zoning officer that one or the other measure be used.

RECOMMENDATION: The Commission recommends that the issues raised in this letter be addressed before action is taken on this proposed Subdivision and Land Development Ordinance amendment.

We request an official copy of the decision made by Borough Council, as required by Section 505(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
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Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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September 1, 2022

Pauline Garcia-Allen, Manager
Oxford Borough
401 Market Street PO Box 380
Oxford, PA 19363

Re: Zoning Ordinance Amendment – Age-Restricted Residential Community
Oxford Borough - ZA-08-22-17297 & ZA-08-22-17298

Dear Ms. Garcia-Allen:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 3, 2022. This submission was accompanied by a Subdivision and Land Development Ordinance Amendment SA-08-22-17299, this amendment will be reviewed separately.

We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendments.

DESCRIPTION:

1. ZA-08-22-17297 - The Borough proposes the following amendments to its zoning ordinance:
 - A. New definitions for the terms: Dwelling or Dwelling Unit, Mobile Home, Tract, Tract Area, Community Center Recreation Land and Trails are added to Section 27-202 Definitions of Terms.
 - B. Revisions to the non-residential parking standards, landscaping and lighting provisions in the General Regulations and Applicability of Part 12 are added.
 - C. Revisions are proposed to Part 13, the Supplemental Land Use regulations addressing Accessory Buildings or Structures, Common Open Space Design, Ownership and Maintenance, and a new subsection is added, Section 27-1317.4, related to Age-Restricted Residential Communities.
2. ZA-08-22-17298 - The Borough proposes the following amendments to its zoning ordinance:
 - D. Age-Restricted Residential Community is added as a use permitted by conditional use in the PD-1 Planned Development zoning district as Section 27-405.D.

- E. A new subsection is added to Part 13 the Supplemental Land Use Regulations, Section 27-1333 addressing Age-Restricted Residential Communities. The proposed language includes: a purpose statement, dwelling types permitted, accessory buildings and structures, tract area and frontage requirements, required impact studies, commonly owned facilities, sewer and water requirements, density and bonuses, area and bulk provisions for each dwelling type and the community center, common open space requirements, Architectural Standards, Utilities, Lighting, Signs, Parking and additional development regulations.

LANDSCAPES:

3. The Planned Development 1 (PD-1) zoning district where the proposed Age-Restricted Residential Community use would be permitted is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. The proposed Age-Restricted Residential Community use is consistent with the objectives of the **Urban Center Landscape**.

Oxford Region - The proposed zoning ordinance amendment was submitted to the Oxford Region Planning Committee (ORPC) for review regarding land use and density as specified in the 2012 Oxford Region Multimunicipal Comprehensive Plan. The Borough's PD-1 District lies within two land use categories as identified in the Plan, Town Residential and Commerce, that are both considered growth areas. The ORPC membership discussed the proposed ordinance amendments at their August 2022 meeting, considered the recommended strategies of the Town Residential and Commerce land use areas, and deemed the proposed amendments generally consistent with the land use strategies of the 2012 Multimunicipal Comprehensive Plan.

COMMENTS on ZA-08-22-17297:

4. The Borough should review the wording of the term Dwelling or Dwelling Unit, the second line of the definition has a phrase "...as a residence by only family..." we suggest that it should read "...as a residence by **one** family..." Within the same definition the classification of Dwellings starts with (4) Single-family detached and ends with (6) Multi-Family, we suggest that the classification numbering be revised to read (1) through (3), to avoid the impression that something has been omitted. Also, the use of the phrase "...having independent outside access." is redundant in the definition of Single-family detached dwellings.
5. For consistency with the definition of the term Tract, we suggest that the word "deed" in the definition of Tract Area be revised to read "deeds."
6. The Borough should review the sub-definition of the term "Bikeway" within the definition of the term "Trail", specifically how it prohibits motorized vehicles and how that relates to e-bikes, which are motorized, but can also pedaled.
7. We note that the accompanying Subdivision and Land Development Ordinance amendment (SA-08-22-17299) has two definitions for "Trail Cartpath" and "Trail Shoulder" that are not included in this (ZA-08-22-17297) Zoning Ordinance amendment. The Borough should verify the applicability of these two terms to the Zoning Ordinance.

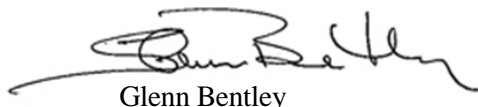
COMMENTS on ZA-08-22-17298:

8. The Borough should consider whether more than one parcel located in the Planned Development 1 zoning district exists where these provisions could be utilized and whether the standards could be further modified to allow the use more widely within this district or in other areas of the Borough. This determination could also be addressed as part of the current comprehensive plan update.
9. While the proposed language mentions the Homeowners' Association (HOA) details of the establishment, membership, administration and operation of the HOA should be included or referenced to another section of the Zoning Ordinance or Subdivision and Land Development Ordinance where Homeowners' Associations are regulated.
10. The proposed 30 foot wide minimum cartway width with one side on-street parking should be reviewed by the Borough Engineer and the Borough Emergency Service Providers to assess if this will provide sufficient space to maneuver emergency service vehicles.
11. While we note that individual swimming pools will not be permitted, the possibility of a community pool for active seniors at the community center facility should be addressed for fitness and relief from increasing summer temperatures.
12. We suggest that the Architectural Standards in Section 27-1333.L are most appropriately discussed with developers at the Conditional Use Hearings. This section could be revised to clarify that the final architectural design should be consistent with the specific exhibits in the grant of Conditional Use approval. A similar statement should be crafted to address long-term maintenance of the exterior building facades and landscaping.
13. We endorse the inclusion of provisions to expand the Borough's pedestrian network and recommend that this infrastructure connect with sidewalks and trails in neighboring municipalities to access schools, recreation facilities, commercial centers and public open space.
14. If development is being considered utilizing the proposed Age-Restricted Residential Community ordinance amendments, we encourage the applicant to submit a sketch plan to the Borough and the Chester County Planning Commission for future development of such a community. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.

RECOMMENDATION: The Borough should consider the comments in this letter before acting on the proposed zoning ordinance amendment.

We request an official copy of the decision made by Borough Council, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



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September 1, 2022

Erin McPherson, Director of Planning and Zoning
Tredyffrin Township
1100 Duportail Road
Berywn, PA 19312

Re: Zoning Ordinance Amendment - Compatible Multifamily Dwelling or Apartment House,
O Office District
Tredyffrin Township – ZA-08-22-17296

Dear Ms. McPherson:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 3, 2022. We offer the following comments to assist in your review of the proposed amendment.

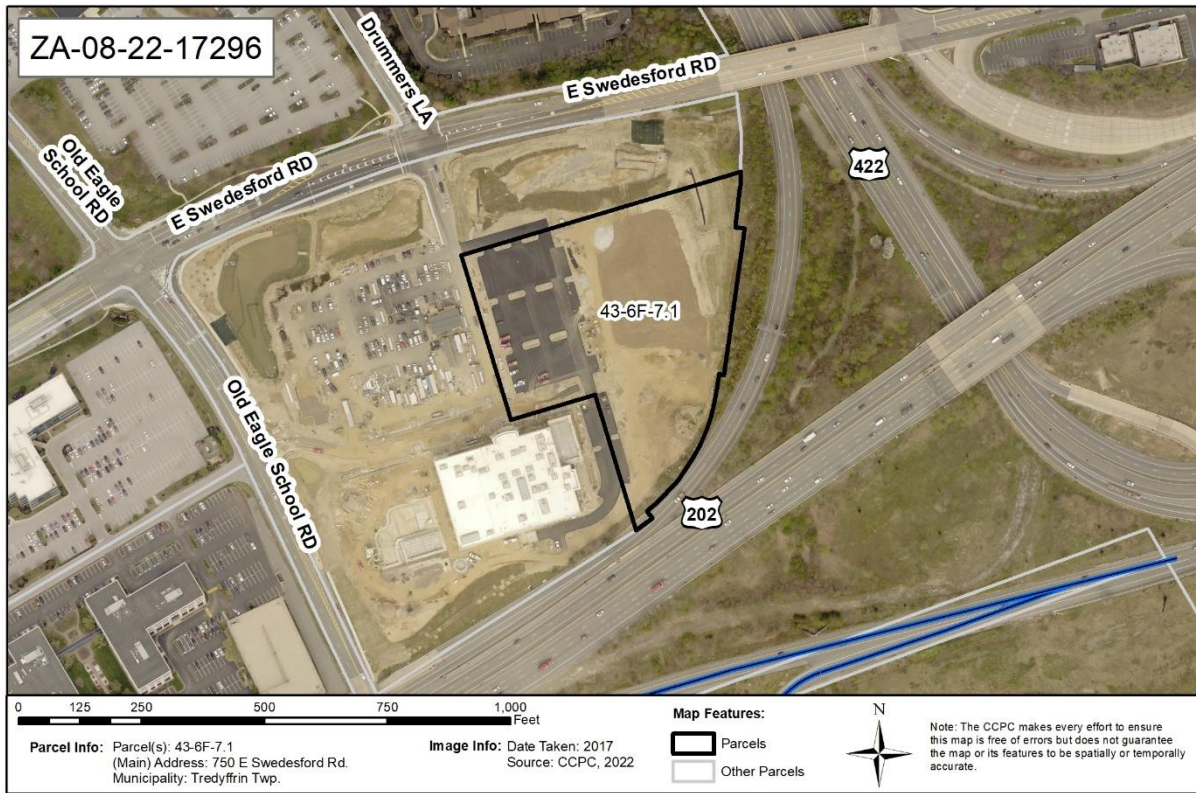
DESCRIPTION:

1. Tredyffrin Township has received a zoning amendment petition requesting the following amendments to the Township Zoning Ordinance:
 - A. Add a definition for the term “Dwelling, Compatible Multifamily or Apartment House” to Section 208-6;
 - B. Add “Compatible Multifamily Dwelling or Apartment House” to the list of uses permitted by-right in the O Office Zoning District; and
 - C. Add Section 208-42.3, Design Standards for Compatible Multifamily Dwelling and Apartment House. The proposed standards include the following:
 - The use shall abut or share a tract with an auxiliary health club and/or hotel within the Office District having a minimum gross floor area of 75,000 square feet.
 - The use shall have a lot area for the portion of the tract not occupied by impervious coverage per dwelling unit of 2,200 square feet, with no more than 200 dwelling units.
 - The use shall be limited to studio, 1 and 2 bedroom dwelling units.
 - Parking spaces shall be calculated for the totality of the tract, subject to the joint covenant between the lots (in the event they are not on the same lot).
 - Total parking required for the use may be reduced by up to 25 percent.
2. It is our understanding that the purpose of this amendment petition is to allow for the construction of an apartment building on a 5.38 acre site (UPI# 43-6F-7.1, 750 East Swedesford Road) located at the southeast corner of Swedesford Road and Old Eagle School Road. We note that this parcel adjoins a 14.53 acre parcel (UPI# 43-6F-7) that is the site of an existing health club (Lifetime Fitness). Our comments about future development considerations for this site are provided on page 4.

BACKGROUND:

3. The County Planning Commission previously reviewed a subdivision plan which created UPI# 43-6F-7.1 and UPI# 43-6F-7 from a 21.30 acre parent tract (CCPC# SD-6-15-12014, dated July 1, 2015) that was approved by Tredeyffrin Township on December 7, 2015. The County Planning also reviewed a land development which proposed the construction of the Lifetime Fitness building along with the construction of a 40,026 square foot private school (CCPC# LD-6-15-12015, dated July 1, 2015), that was also approved by the Township on December 7, 2015.

Subsequently, the County Planning Commission reviewed two land development plan submissions which addressed the construction of an office building on UPI# 43-6F-7.1 that was generally situated in the same location on the original parent tract as the previously approved private school (CCPC# LD-06-19-15947, dated July 9, 2019, and CCPC# LD-02-20-16236, dated March 5, 2020). We have no record of the Township granting final plan approval for either of these land development plan submissions.



LANDSCAPES:

4. The Township’s O Office districts are located within the **Suburban, Suburban Center, and Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future

growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. Multifamily residential development, including residential units proposed as part of a mixed-use development, is an appropriate use in the **Suburban Landscape** and **Suburban Center Landscape** designations.

COMMENTS – ZONING ORDINANCE AMENDMENT:

5. Prior to taking action on this amendment petition, the Township should ensure that the draft ordinance language is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code (PA MPC). We note that the Actions identified in Recommendation 7.4 on page 103 (“Consider modifications to current zoning to support adjustments for the Future Land use plan”) include “updating regulations in office and limited industrial zoning districts to integrate more housing options, and clearly define what encompasses a mixed-use development.”

6. We recommend that the Township, in its evaluation of the amendment petition, review the information provided in the County Planning Commission's Mixed-use Development Planning eTool in order to create an integrated, coordinated mix of development. At a minimum, the ordinance and related design standards for mixed-use developments should always address the following elements: 1) require a mix of uses (e.g., residential, office, commercial, institutional); 2) standards that promote walkability and, conversely, deemphasize cars and parking; and 3) standards requiring green elements, such as a center green space, that will counteract the higher density development. The eTool is available online at:
<https://www.chescoplanning.org/MuniCorner/eTools/25-MixedUse.cfm>.

We note that the proposed ordinance language is pretty restrictive in terms of the permitted mix of uses, particularly in comparison to the mix of uses allowed in a more traditional mixed use development. In its evaluation of the proposed ordinance language, the Township may want to consider permitting a wider array of uses to provide for a more truly mixed use development. Additionally, the Township may consider size limits or percent of use limits within the mix of uses to ensure that they do not lose the overall intent of the office district.

7. We recommend that the Township consider providing density bonus incentives in exchange for the inclusion of affordable housing units. For more information on how density bonuses are implemented, refer to the County Planning Commission's Affordable Housing Bonuses eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/22-AffordableHousingBonus.cfm>.

“Live” Objectives A and B of *Landscapes3*, the 2018 County Comprehensive Plan, support the provision of diverse and affordable housing to meet the needs of all residents. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at:
<https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

Page: 4

Re: Zoning Ordinance Amendment - Compatible Multifamily Dwelling or Apartment House,
O Office District

Treddyffrin Township – ZA-08-22-17296

FUTURE DEVELOPMENT CONSIDERATIONS, UPI# 43-6F-7.1:

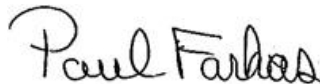
We recommend that the applicant and Township consider the following issues in its review of any future development activity that is proposed for this site:

8. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. Multifamily residential development is an appropriate use in the **Suburban Landscape**.
9. We acknowledge Section 208-42.3.C states that a multifamily dwelling or apartment house shall include pedestrian access and/or connectivity to the auxiliary health club and/or hotel. The applicant and Township should also ensure that sidewalks and crossway areas are provided from the buildings to the existing pedestrian network along the adjoining roadways. Sidewalks are an essential design element in the Suburban Landscape, and pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the Suburban Landscape.
10. The Township should work with the property owners and PennDOT to allow pedestrian access on both sides of the major roadways in this area of the Township, including Swedesford Road, in order to provide pedestrian/bicycle connectivity to the existing development in Montgomery County to the east. “Connect” Objective C of [Landscapes3](#) is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas, and develop multi-use trails to interconnect all communities.
11. The applicant and Township should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's [Multimodal Circulation Handbook \(2016 Update\)](#), which is available online at: www.chesco.org/documentcenter/view/27029.

RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Denise R. Yarnoff, Riley Riper Hollin & Colagreco



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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September 8, 2022

Erin McPherson, Director of Planning and Zoning
Tredyffrin Township
1100 Duportail Road
Berywn, PA 19312

Re: Zoning Ordinance Amendment – Self-Storage Facility; and Zoning Map Amendment – UPI#
43-9-74 (1340 West Swedesford Road)
Tredyffrin Township – ZA-08-22-17311 and ZM-08-22-17312

Dear Ms. McPherson:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment and Zoning Map Amendment submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 10, 2022. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance and Zoning Map:
 - A. Add a definition for the term “Self-Storage Facility” to Section 208-6;
 - B. Add Self-Storage Facility to the list of by-right permitted uses in the LI Limited Industrial and PIP Planned Industrial Park districts, along with adding Self-Storage Facility to the list of uses permitted by special exception in the O Office District;
 - C. Amend the off-street parking requirements in Section 208-103.C, by adding a requirement that “at least one parking space for each 1,000 square feet of gross floor area or fraction thereof” be provided for a self-storage facility. This section also states that parking spaces dedicated to the storage of recreational vehicles, boats, trailers, campers, or similar vehicles shall not be considered in the calculation of required parking;
 - D. Add Section 208-116.1, pertaining to General Provisions for Self-Storage Facilities. This section states that, in addition to any buffering and screening requirements of the underlying zoning district, outdoor storage of recreational vehicles, boats, campers, trailers or similar vehicles shall be screened by landscaping or fencing designed to conceal the view of all such vehicles from abutting properties. This section also states that any outdoor storage of vehicles shall be subject to the requirements of the Township Maintenance Code, related to the storage of uninspected or unregistered motor vehicles; and
 - E. Change the zoning designation of UPI# 43-9-74 (1340 West Swedesford Road), situated on the southwest side of West Swedesford Road and the south side of Route 202, from C-2 Commercial to O Office.
2. It is our understanding that the proposed amendments are in response to a request to change the zoning designation of UPI# 43-9-74 from C-2 Commercial to O Office, in order to convert the interior of the existing building on this site into a self-storage facility.

Page: 2

Re: Zoning Ordinance Amendment – Self-Storage Facility; and Zoning Map Amendment – UPI# 43-9-74 (1340 West Swedesford Road)

Treddyffrin Township – ZA-08-22-17311 and ZM-08-22-17312

BACKGROUND:

3. The County Planning Commission reviewed an earlier version of these amendments on July 13, 2022 (CCPC# ZM-06-22-17237 and ZA-06-22-17238). We note that the proposed General Provisions for Self-Storage Facilities in Section 208-116.1, along with the second sentence in Section 208-103.C(29) that addresses parking spaces dedicated to the storage of recreational vehicles, boats, campers, trailers, or similar vehicles, have been added to this latest version of the draft ordinance language.

COMMENTS – ZONING ORDINANCE AMENDMENT:

4. The Township’s LI Limited Industrial, PIP Planned Industrial Park, and O Office districts are located within the **Suburban, Suburban Center, and Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. As an overlay of all other landscapes, the county’s **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. As stated in our previous review, self-storage facilities are an appropriate use in the **Suburban and Suburban Center Landscape** designations.
5. In addition to the General Provisions for Self-Storage Facilities set forth in Section 208-116.1, the Township should also consider allowing these facilities to include retail sales of related goods, such as boxes, packing materials, and storage containers, that are associated with the storage use. Additionally, the Township should consider identifying items that are prohibited from storage, such as flammable liquids, highly combustible or explosive materials, toxic or radioactive materials, or hazardous chemicals or other hazardous materials.

Additional information on this subject is provided in the County Planning Commission’s Self-Storage Facilities eTool, which is available online at:

<https://www.chescoplanning.org/MuniCorner/eTools/70-SelfStorage.cfm>.

AREA EVALUATION – ZONING MAP AMENDMENT:

The following land use planning policies and regulations are relevant to the site of the proposed zoning map amendment:

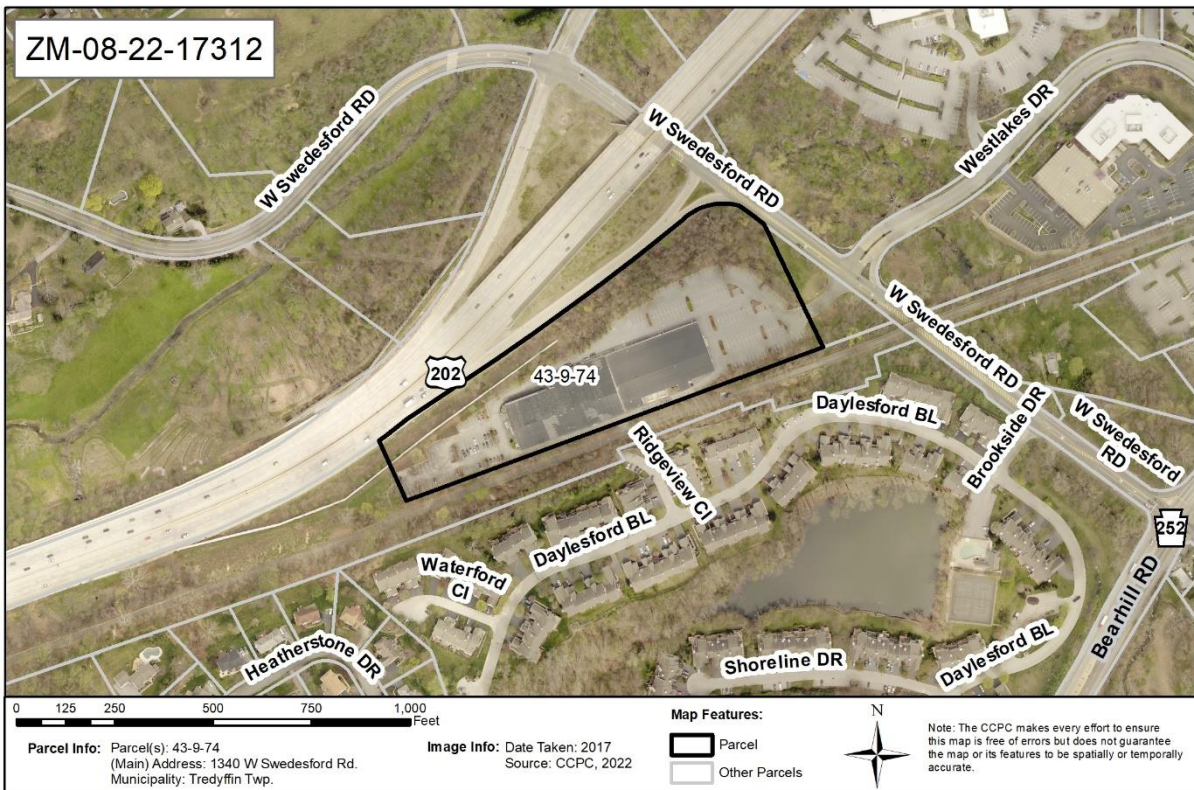
6. **Land Use:** County Assessment records indicate that the property is utilized for entertainment/recreational purposes (it is our understanding that the building is currently vacant).
7. **Permitted Uses in the O Office District:** We note that the O Office district, as set forth in Section 208-39.A of the Township Zoning Ordinance, is intended to accommodate development of large office complexes, with typical office uses including corporate headquarters, research and development facilities, and office parks. Additionally, this district is intended to provide additional services to both employees and visitors to the campus, such as retail establishments and restaurants. Furthermore, uses permitted by special exception in the Office district include

Re: Zoning Ordinance Amendment – Self-Storage Facility; and Zoning Map Amendment – UPI# 43-9-74 (1340 West Swedesford Road)

Treddyffrin Township – ZA-08-22-17311 and ZM-08-22-17312

governmental or public utility use, hotel, manufacturer’s representative or catalog ordering establishment, parking lot (principal use of lot), and warehouses.

8. **Adjacent Zoning:** The land on the northeast side of West Swedesford Road, north of the Chester Valley Trail, is zoned O Office. The land on the northeast side of West Swedesford Road, south of the Chester Valley Trail, is zoned C-2 Commercial. The land to the south is zoned R-4 Residence. The land to the north of Route 202 is zoned R ½ Residence.
9. **Municipal Comprehensive Plan:** The Future Land Use map in the Township’s 2021 Comprehensive Plan indicates that this site, and the land on the northeast side of West Swedesford Road currently zoned Office, are located in the Chesterbrook Commercial area. The Township’s Comprehensive Plan (pages 91-92) states the Chesterbrook Commercial area, the commercial portion of the Chesterbrook Unified Development Area (UDA), should be analyzed to allow flexibility of uses and the creativity necessary to adapt to a changing commercial climate. Redevelopment should offer pedestrian and multimodal connections to the Chester Valley Trail, address stormwater management issues, and should promote renewable usage energy necessary to combat climate change.



Page: 4
Re: Zoning Ordinance Amendment – Self-Storage Facility; and Zoning Map Amendment – UPI#
43-9-74 (1340 West Swedesford Road)
Treddyffrin Township – ZA-08-22-17311 and ZM-08-22-17312

COMMENTS – ZONING MAP AMENDMENT:

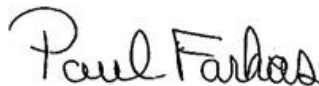
We note the following points from our prior review:

10. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan, adjoining a **Suburban Center Landscape** designation to the east. While the uses permitted in the Township’s O Office District are appropriately located in a **Suburban Landscape** designation, there could be a higher-level use next to a major interchange than a self-storage facility that could take advantage of the site’s location along the Chester Valley Trail corridor. “Connect” Objective C of **Landscapes3** is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas, and develop multi-use trails to interconnect all communities.
11. In its review of the amendment petition, the Township should consider whether the zoning map amendment is generally consistent with the municipal Comprehensive Plan, as set forth in Sections 603(j) of the PA Municipalities Planning Code (PA MPC). As stated in our previous review, a self-storage facility may not be the most appropriate use in this area of the Township, based on the recommendation in the Township’s Comprehensive Plan that redevelopment within this area of the Township should offer pedestrian and multimodal connections to the Chester Valley Trail.
12. Prior to taking action on this amendment petition, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).
13. The project site is located on the north side of the Chester Valley Trail corridor. Any development activity in proximity to the Chester Valley Trail corridor should be reviewed by the Chester County Department of Parks and Preservation (telephone # 610-344-5656) prior to the Township taking official action on a land development plan submission.

RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance and zoning map amendments.

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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September 22, 2022

Tony Scheivert, Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Re: Zoning Ordinance Amendment – Definitions of “Drive-through Restaurant”, “Restaurant” and Related Regulations, Outdoor Dining Regulations
Upper Uwchlan Township - ZA-09-22-17368

Dear Mr. Scheivert:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 9, 2022. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

Upper Uwchlan Township proposes the following amendments to its Zoning Ordinance:

- A. Definitions of “Drive-through Restaurant” and “Restaurant” are revised;
- B. ATMs at banks are permitted in the C-1 Village District, and a restriction against outside walk-up ATMs is removed;
- C. “Restaurant and Drive-Through Restaurant” is added as a by-right use in the C-1 Village District, and language regarding Restaurants is clarified; and
- D. A new Section permitting “Outdoor dining” as an accessory use to a restaurant in the C-1 and C-3 Zoning Districts is added, including regulations.

BACKGROUND:

The Chester County Planning Commission reviewed an earlier version of this amendment, and our comments were forwarded to the Township in a letter dated August 10, 2022 (refer to CCPC # ZA-07-22-17287). The current submission is a refinement of the earlier submission, and we have no additional comments.

RECOMMENDATION: The Township should adopt the proposed zoning ordinance amendment.

Page: 2

Re: Zoning Ordinance Amendment – Definitions of “Drive-through Restaurant”, “Restaurant” and Related Regulations, Outdoor Dining Regulations

Upper Uwchlan Township - ZA-09-22-17368

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive style with a horizontal line at the end.

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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September 20, 2022

Scott Piersol, Secretary/Treasurer
Valley Township
890 West Lincoln Highway, PO Box 467
Coatesville, PA 19320

Re: Zoning Ordinance Amendment – Definition of Impervious
Valley Township - ZA-09-22-17357

Dear Mr. Piersol:

The Chester County Planning Commission has reviewed the proposed Valley Township Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 8, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. Valley Township proposes to replace the definition of “Impervious” in its Zoning Ordinance.

BACKGROUND:

2. The Chester County Planning Commission reviewed an earlier version of this proposed amendment, and our comments were forwarded to the Township in a letter dated August 18, 2022 (refer to CCPC # ZA-08-22-17301).

COMMENTS:

3. The current submission reflects the comments in our previous review and addresses surfaces such as uncovered decks and swimming pools and deck areas, and the definition is consistent with the definition of “Impervious Surface” in the County-wide Act 167 Model Ordinance.
4. The Township should verify that the same definition of “Impervious” is used in the Valley Township Municipal Code Chapter 20.1, i.e., the Township Stormwater Management Ordinance, and in Chapter 22, i.e., the Township Subdivision and Land Development Ordinance.

RECOMMENDATION: Valley Township should consider the comments in this letter before adopting the proposed zoning ordinance amendment.

Page: 2

Re: Zoning Ordinance Amendment – Definition of Impervious

Valley Township - ZA-09-22-17357

We request an official copy of the decision made by Valley Township, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, slightly slanted style.

Wes Bruckno, AICP
Senior Review Planner



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September 1, 2022

Gina Wheeler, Secretary/Treasurer
West Fallowfield Township
3095 Limestone Road, Suite 1
Cochranville, PA 19330

Re: Zoning Ordinance Amendment - Solar Energy Systems
West Fallowfield Township - ZA-08-22-17336

Dear Ms. Wheeler:

The Chester County Planning Commission has reviewed the proposed West Fallowfield Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 22, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. West Fallowfield Township proposes the following amendments to its Zoning Ordinance:
 - A. "Solar Energy Systems - On Site Consumption (SES-ON)" and "Solar Energy System - Off Site Consumption (SES-OFF) – Also known as "Commercial Solar Array" are defined;
 - B. "Roof-mounted Solar Energy Systems - On Site Consumption" are permitted by-right in the RN Residential Neighborhood Zoning District and in the V Village Zoning District;
 - C. "Solar Energy Systems – Off-Site Consumption" are permitted by special exception in the C Commercial Zoning District and in the I Industrial Zoning District;
 - D. The Supplemental Use Standards section is amended to add "Solar Energy Systems – On site consumption (SES-ON)" with regulations, and
 - E. The Supplemental Use Standards section is amended to add "Solar Energy Systems – Off-site consumption (SES-OFF)/Commercial Array" with regulations.

LANDSCAPES:

2. **Landscapes3**, the 2018 County Comprehensive Plan, contains policies relating to energy efficiency and alternate energy systems. The proposed zoning ordinance amendment is consistent with CONNECT Objective E in **Landscapes3** regarding the provision of safe, sustainable and resilient energy systems at the local, regional, and national level. The proposed revisions below would further increase the consistency of these standards.

COMMENTS:

3. The definition of “Solar Energy Systems - On Site Consumption (SES-ON)” should use the word “principal” instead of “principle”.
4. Section 1308.A.1. (Solar Energy Systems – On site consumption (SES-ON)) states that “Ground-mounted systems are prohibited in the V (Village), RN (Residential Neighborhood) & RR (Rural Residential) Zoning Districts. Only roof-mounted systems shall be permitted.” The Township should consider permitting ground-mounted systems on lots exceeding specified sizes in these districts, because ground-mounted systems may be appropriate on large lots. This allowance would be particularly applicable in the Rural Residential District. Systems could also be prohibited in front yards.
5. Section 1308.A.2 (Solar Energy Systems-On site consumption (SES-ON)) should be reworded; roof-mounted systems generally must extend beyond the roof plane due to their physical characteristics; i.e., they are mounted above the roof’s shingles using brackets. The intent of this Section may be to limit projections of roof-mounted systems above the highest vertical elevation of the roof and past the eaves. Such edge-to-edge coverage is also improper because a perimeter around the roof’s edges is necessary for firefighters to gain roof access without walking on the photovoltaic collectors, and edge-to-edge coverage is currently prohibited by the Fire Code in the Pennsylvania Uniform Construction Code. The Township Building Codes Official should provide language to ensure that this provision is consistent with the Uniform Construction Code.
6. The Township should also consider how it would regulate roof-mounted systems that are proposed for flat roofs. Some municipalities permit roof-mounted systems on flat roofs to extend up to four feet above the roof. Additional information on photovoltaic systems is available at: <https://www.chescoplanning.org/uandi/SolarPowerGuide/Regulating.cfm>
7. Several sections of the ordinance (e.g., 1308.A.5 and 1309.A.3) indicate that ground mounted systems are to be considered as impervious cover. We recommend that the ordinance follow the guidelines of the 2022 County-wide Stormwater Management Model Ordinance regarding impervious surfaces and solar panels, which states under the definition of Impervious Surface: "for the purposes of determining compliance with this Ordinance, the total horizontal projection area of all ground-mounted and free-standing solar collectors, including solar photovoltaic cells, panels, and arrays, shall be considered pervious so long as the designs note that natural vegetative cover will be preserved and/or restored underneath the solar photovoltaic cells, panels, and arrays, and the area disturbed is planned as a vegetated pervious surface." The full definition is noted as "mandatory" in the model ordinance.
For more information see the full county-wide ordinance at: <https://www.chesco.org/5111/Updating-County-Wide-Stormwater-Ordinance>
8. Section 1308.A.7 (Solar Energy Systems-On site consumption (SES-ON)) requires that solar panels “Shall be positioned to prevent glare upon neighboring properties or any public or private street, and to prevent additional heat load upon neighboring properties, and Section 1309. A.8.b. (Solar Energy Systems-Off-site consumption (SES-OFF)/Commercial Array) requires that “A glare analysis report prepared and sealed by an engineer licensed in the Commonwealth of PA demonstrating that glare shall not be projected onto any public property and neighboring properties other than whereupon the system is located.” These provisions are generally unnecessary; contemporary solar panels are designed to avoid reflecting solar energy. As an

Page: 3
Re: Zoning Ordinance Amendment - Solar Energy Systems
West Fallowfield Township - ZA-08-22-17336

alternative, the ordinance could require that "All solar panels shall have anti-reflective coating(s)."

9. Section 1309.A.1 (Solar Energy Systems-Off-Site Consumption (SES-OFF)/Commercial Array) requires a minimum lot size of 10 acres in the I Industrial and C Commercial Zoning Districts; SES-OFF/Commercial Array is not permitted in other zoning districts. However, an Off-Site Consumption/Commercial Array may be appropriate in some other districts if a large lot can be provided. It might also be appropriate to allow Off-Site Consumption/Commercial Array as a reuse of certain properties such as underutilized sites, brownfield sites, old quarries, etc. The Township should still consider applying appropriate lot coverage limits for the Off-Site Consumption/Commercial Array.
10. In general, we recommend that the Township review the guidelines for "Regulating Solar Power at the Municipal Level". These guidelines address both accessory and principle use solar systems, at: <https://www.chescoplanning.org/uandi/SolarPowerGuide/Regulating.cfm>

RECOMMENDATION: West Fallowfield Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.

We request an official copy of the decision made by the West Fallowfield Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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September 13, 2022

Deborah Kolpak, Secretary/Treasurer
West Nantmeal Township
455 North Manor Road
Elverson, PA 19520

Re: Zoning Map Amendment - Rezone UPI # 23-5-16.2 from R-2 Rural Residential to C-1 Village Commercial
West Nantmeal Township - ZM-08-22-17342

Dear Ms. Kolpak:

The Chester County Planning Commission has reviewed the proposed West Nantmeal Township Zoning Map amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 24, 2022. We offer the following comments to assist in your review of the proposed Zoning Map amendment.

DESCRIPTION:

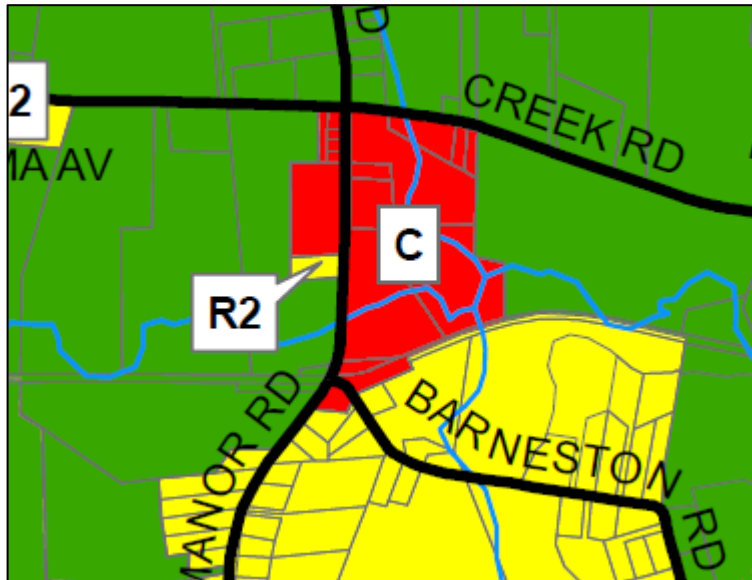
1. West Nantmeal Township proposes to rezone parcel UPI # 23-5-16.2 (807 North Manor Road, Elverson) from the R-2 Rural Residential to C-1 Village Commercial district.

LANDSCAPES:

2. The site proposed for rezoning is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed rezoning is consistent with the objectives of the **Rural Landscape** because an existing C-1 Village Commercial district adjoins the parcel to the north and east.

SITE ANALYSIS:

3. According to the Township's Zoning Map of August 17, 2010, UPI Number 23-5-16.2 is currently zoned R-2 Rural Residential and this site is adjacent to a C-1 Village Commercial district to the north and east. The adjacent C-1 Village Commercial district lots are occupied by commercial land uses. The areas to the west and south are within the R-1 Agricultural Preservation Zoning District and appear to be in agricultural uses. The site's current R-2 Rural Residential zoning designation is dissimilar from the zoning designations of the parcels surrounding it. (Note that the detail of the West Nantmeal Township Zoning Map below identifies the C-1 Village Commercial district as "C").



Detail of the Proposed Rezoning of UPI # 23-5-16.2 from R-2 Rural Residential to C-1 Village Commercial (the R-2 Rural Residential parcel is in the center of the image)

4. The 2007 West Nantmeal Township Comprehensive Plan's Future Land Use Plan Map 12 designates this site as "Rural Residential". Prior to taking action on this amendment, the Township should consider whether the draft zoning map amendment is generally consistent with its Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code. If the proposed zoning change is approved, the Township may want to adjust this designation in future updates of its Comprehensive Plan.

COMMENTS:

5. The proposed rezoning appears to be compatible with the land uses surrounding this site to the north and east.
6. Prior to taking action on this amendment, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Pennsylvania Municipalities Planning Code.

RECOMMENDATION: West Nantmeal Township should consider the comments in this letter before acting on the proposed Zoning Ordinance map amendment.

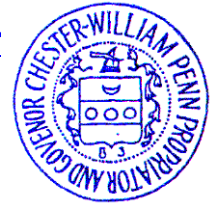
We request an official copy of the decision made by the West Nantmeal Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

Wes Bruckno, AICP
Senior Review Planner



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September 8, 2022

John A. Granger, Manager
West Vincent Township
729 St. Matthews Road
Chester Springs, PA 19425

Re: Subdivision and Land Development Ordinance and Zoning Amendments – Woodland Provisions
Act 247 and Vision Partnership Program Review
VPP Contract #21203
Act 247 Review # - SA-08-22-17317 & ZA-08-22-17318

Dear Mr. Granger:

The referral for review was received by this office on August 10, 2022. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Program (VPP) Review required by Section 7.3 of the VPP Grant Manual dated January 2021.

This review notes the project's consistency with *Landscapes3*, with the VPP Grant Contract (dated February 17, 2022) and Scope of Work. Kate Clark served as the VPP Grant Monitor for this project. ***Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.***

DESCRIPTION:

1. The Township proposes the following amendments to the language proposed in the subdivision and land development ordinance.
 - A. Adding nine definitions and revising two definitions relating to woodland protection and resource conservation.
 - B. Wording related to existing resources and site analysis plans is clarified in Section 315-13.D to include revised subsections 315-13.D.4, 315-13.D.8, and 315-13.D.12. to address woodland protection and miscellaneous updated requirements.
 - C. Sections 315-13.F, Section 315-51.C, Section 315-51.D, and 315-52.B have been amended to incorporate woodland and forest conservation standards as part of the five-step design process for residential subdivisions.
 - D. Wording has been amended in Section 315-51.G and Section 315-51.J to acknowledge critical habitat areas and to make provision for the continuation of trails.
 - E. Wording related to greenway design review standards in Section 315-53.A, Section 315-53.B, and Section 315-53.C has been amended to conserve woodlands and forested areas.
 - F. Section 315-54.B.1 and Section 315-54.B.2 has been amended to incorporate tree protection standards during the construction process.

2. The Township proposes the following amendments to the language proposed in the zoning ordinance.
 - A. Adding eighteen definitions, revising five definitions, and removing one definition primarily related to forestry.
 - B. Wording related to woodland protection in greenways is clarified in Section 390-122, Section 390-123, Section 390-124.E, and Section 390-125.A.
 - C. Wording related to requiring conservation easements in greenways is clarified in Section 390-125.B.2.a, Section 390-125.B.3, and Section 390-125.C.2.
 - D. Section 390-149.C.4 concerning timber harvesting is replaced with updated standards based on the Penn State Extension model ordinance.
 - E. Standards relating to protection and maximum disturbance limits for wooded areas have been revised in Section 390-174.A to reflect Township regulation of critical value forests, non-critical value forests, critical value woodlands, non-critical value woodlands on residential tracts, and non-critical value woodlands on non-residential tracts.
 - F. The standards in Section 390-174.B have been revised to include protections for specimen and heritage trees.
 - G. The standards in Section 390-174.C have been revised to include tree replacement standards.
 - H. Wording relating to tree protection zones is clarified in Section 390-174.D.
 - I. A new section regarding invasive plant species is added as Section 390-176 which includes subsections addressing: Purpose, Applicability, Lists of Invasive Plant Species, Bamboo, and Prevention and Control of Invasive Plant Proliferation.
 - J. Adding Appendix K – Recommended Best Practices for Timber Harvest Operations, Appendix L – West Vincent Township Natural Heritage Areas, Appendix M – Practices for Prevention and Control of Invasive Plants, and Appendix N – West Vincent Township Timber Harvest Notification Form.

LANDSCAPES and REGIONAL PLANNING:

Landscapes – West Vincent Township is almost entirely located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. There is a small area of **Suburban Landscape** in the southeastern corner and the far eastern edge of the Township adjacent to East Pikeland Township. Ludwig’s Corner at the intersection of State Route 100 and State Route 401 is designated as **Rural Center**. The **Rural Landscape** consists of significant areas of open space, critical natural areas, and cultural resources along with related support services. The vision for the **Rural Landscape** is very limited development of scattered villages, farms, and residential uses, occurring at very low densities to preserve critical natural areas. The proposed subdivision and land development ordinance amendment is consistent with the objectives of the **Rural Landscape**. The proposed protection of woodlands is consistent with the Protect goal of Landscapes3 as stated “Protect and restore critical natural resources to ensure a resilient environment that supports healthy communities.”, and Objective B which specifically includes the protection of woodlands. (See pp. 62 and 63).

Phoenixville Region Comprehensive Plan - With the exception of Ludwig’s Corner and pockets of residential development towards the southeastern and far eastern portions of the Township, West Vincent Township is primarily located within the Rural land use category of the Phoenixville Region Comprehensive Plan. The strategies for this resource protection area focus on the preservation of natural and historic resources and to direct growth away from rural areas

Re: Subdivision and Land Development Ordinance and Zoning Amendments – Woodland Provisions Act 247 and Vision Partnership Program Review
VPP Contract #21203
Act 247 Review # - SA-08-22-17317 & ZA-08-22-17318

to areas designated for growth such as Phoenixville and supporting villages and commercial centers. The proposed subdivision and land development ordinance and zoning amendments appear to be consistent with the objectives of the Rural land use category. The proposed amendments also appear to be consistent with the third Plan Objective of Chapter 4 of the Phoenixville Region Comprehensive Plan entitled Environmental Resources Plan. The plan has a specific objective to “Protect habitats and species diversity through identification of critical areas including high quality forests and woodlands riparian areas, unique microclimates, essential geological or physiological characteristics, and state and federally listed rare, threatened, and endangered species”. We defer to the Phoenixville Regional Planning Commission for the formal consistency review in accordance with the region’s comprehensive plan.

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

3. The amendments are consistent with the VPP Grant Contract and have addressed the tasks listed in the Scope of Work (Appendix B, dated January 11, 2022).

OTHER COMMENTS:

4. We suggest the Township Solicitor review the proposed language for consistency with ACRE (Act 38) and the recent decisions of the State Attorney General’s office related to timber harvesting which can be viewed at <http://www.attorneygeneral.gov/resources/acre/>. The primary consideration is that there is a clear differentiation between “timber harvesting” (which is under ACRE) and the removal of woodlands for development or other purposes. The recently updated publication “Forest Management and Timber Harvesting in Pennsylvania” by Penn State Extension is available at: <https://extension.psu.edu/forest-management-and-timber-harvesting-in-pennsylvania>. We note that the model ordinance in this publication has been referenced while drafting these ordinance updates
5. To meet the highest level natural resource protection standards for all natural resources from CCPC’s latest natural resource inventory, the Township should consider:
 - Steep Slopes: Include maximum disturbance limitations of 30% for areas with slopes of 15 to 25%. Include maximum disturbance limitations of 15% for areas with slopes greater than 25%.
 - Riparian Buffer: For all non-Special Protection Waters, include regulations that establish a riparian buffer which extends 75 to 100 feet from both sides of the stream bank. Also, consider adding requirements that 1.) call for the re-vegetation of un-forested riparian buffers, and 2.) establish a two-tiered riparian buffer with stricter standards applied adjacent to streams. This two-tiered buffer would include a 25 to 35 foot-wide inner buffer in which disturbance is prohibited or very limited, and a 50 to 65 foot-wide outer buffer in which a maximum disturbance limit of 20% is allowed. 3.) For PA Special Protection Waters: Include regulations that establish a riparian buffer in accordance with the PA Department of Environmental Protection’s Chapter 102. The most restrictive ordinance standard would apply when there are overlapping regulations for Special Protection Waters.

RECOMMENDATION: Based on our review, the proposed ordinance amendments are consistent with *Landscapes3* and the VPP Scope of Work. Upon adoption, the Township may apply for reimbursement under Section 9.0 of the VPP Grant Manual, January 2021.

Page: 4

Re: Subdivision and Land Development Ordinance and Zoning Amendments – Woodland Provisions
Act 247 and Vision Partnership Program Review
VPP Contract #21203
Act 247 Review # - SA-08-22-17317 & ZA-08-22-17318

We request an official copy of the decision made by the Township Supervisors, as required by Sections 505(b) and 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read "William Deguffroy". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

William Deguffroy, AICP
Community Planning Director

cc: Edward A. Theurkauf, RLA, ASLA, Theurkauf Design & Planning, LLC
Rusty Strauss, Phoenixville Regional Planning Committee
Tracy Tackett, Tackett Planning Services



THE COUNTY OF CHESTER



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Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

September 8, 2022

John A. Granger, Manager
West Vincent Township
729 St. Matthews Road
Chester Springs, PA 19425

Re: Zoning Ordinance Amendment – LVCC – Ludwigs Village Center Commercial District Provisions
West Vincent Township - ZA-08-22-17321

Dear Mr. Granger:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 12, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. The By Right Use Regulations for the LVCC district are revised to remove the final sentence of 390-58.A(4) which addressed "...premises whose primary business is the serving of alcoholic beverages".
 - B. Subsections 390-58.A(5) & (6) addressing Private Cafeterias or lunch room facilities, this use is removed, but is permitted as an accessory use. Where residential units are permitted in a multistory building within this zoning district, ground floor units will be permitted to remain if they predate the effective date of the Chapter. The subsequent provisions are renumbered.
 - C. The By Right uses are expanded to include: Laundry, Dry Cleaner, Bar, Tavern, Craft Brewery, Brewpub, Ethnic Market or Grocer and Ethnic Restaurant.
 - D. The Uses permitted by Conditional Use of Section 390-58.B are revised to delete subsections 390-58.B(1) and (2), which had addressed Laundry and Dry Cleaning uses and Fast food restaurants. These two uses are replaced with provisions that would permit Apartment buildings that occupy no more than 40% of the building footprint area and do not have frontage on PA 100 or PA 401 and Residential Townhouses where the development parcels do not have frontage on PA 100 or PA 401. Subsection 390-58.B(7) is revised by removing the maximum size/area or footprint provisions for Retail grocery stores, supermarkets and/or farmers markets.
 - E. Pocket parks and public gathering spaces can be used on a temporary basis for commercial purposes by adjacent businesses is added as an Accessory Use in the district in Section 390-58.C(3)."
 - F. The Area and Bulk provisions of Section 390-59.B are revised related to minimum front yard dimensions where the portion of the front yard that is "dedicated to walkway areas" is reduced

from 15 feet to a minimum of 10 feet for Arterial and Collector roads and for Local roads the Minimum front yard is reduced to 16 feet with 8 feet of greenway and a minimum of 6 feet dedicated to walkway areas.

- G. Section 390-59.B(2) is revised to require a shade tree for each fifty feet of building façade in the greenway area along a roadway. The provisions related to Front yard setbacks are revised and setbacks may be reduced for compatibility with existing historic resources as long as **sight** (added) distances and safety considerations are achieved. In the following subsection 390-59.B(3) the provisions related to the proportions of resource parcels in the second half of the initial sentence are removed.
- H. The Maximum building size/area provision of Section 390-59.G is deleted and the subsequent provisions are renumbered.
- I. A new subsection addressing Façade offsets in Section 390.-59.I is added for Townhouses and for all other buildings and another new subsection, 390.-59.J, addresses Building Façade Treatments.
- J. The final amendment of Section 390-60.A(2) adds Pocket Parks and similar public gathering spaces to the Minimum greenway land requirements within the Ludwigs Village Center Commercial zoning district.

LANDSCAPES:

- 2. Ludwigs Corner is located within the **Rural Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodates limited growth. The proposed ordinance amendment is consistent with the objectives of the **Rural Center Landscape**.
- 3. Ludwigs Corner is designated Mixed Use on the 2021 Phoenixville Regional Comprehensive Plan Future Land Use Map. The proposed amendments reflect this designation.

COMMENTS:

- 4. The proposed amendments expand and diversify the uses permitted in the Ludwigs Village Center Commercial district, the addition of residential uses should boost the number of customers for the commercial uses in the village and promote the function and feeling of a village community. We endorse the locational requirements for these residential uses; an extensive network of paths and sidewalks will be an essential element for such a community. The Township should verify that current ordinance provisions are sufficient to assure the planning and construction of an effective network of pedestrian facilities.
- 5. The proposed by-right uses of Section 390.58.A(12) & (13) “Ethnic Market or Grocer” & “Ethnic Restaurant”. We recommend that the Township not attempt to regulate uses by ethnicity. If the goal is to limit the size of markets and restaurants in this district the ordinance should indicate a maximum square footage for the uses.
- 6. In Section 390-58.B(7) the maximum size/area of 30,000 sq. ft. is removed for Retail Grocery stores, supermarkets and /or farmer’s markets. Depending on the availability of undeveloped land in the LVCC district, the Township may want to retain a maximum building size/area but increase the existing 15,000 sq. ft. figure to one that would capture the maximum size for uses that the Township considers appropriate for the village setting.

Page: 3

Re: Zoning Ordinance Amendment – LVCC – Ludwigs Village Center Commercial District Provisions

West Vincent Township - ZA-08-22-17321

7. We also endorse the addition of Pocket Parks and public gathering spaces as an Accessory Use in the LVCC district. The Township should consider whether current regulations are sufficient to regulate the temporary commercial purpose use of these spaces by adjacent businesses.

RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Bentley", with a long horizontal flourish extending to the left.

Glenn Bentley
Senior Review Planner

cc: Edward A. Theurkauf, RLA, ASLA, Theurkauf Design & Planning, LLC

Act 537 Reviews

Act 537 Reviews for Chester County

September 2022

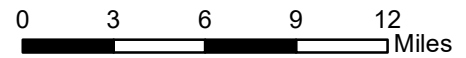
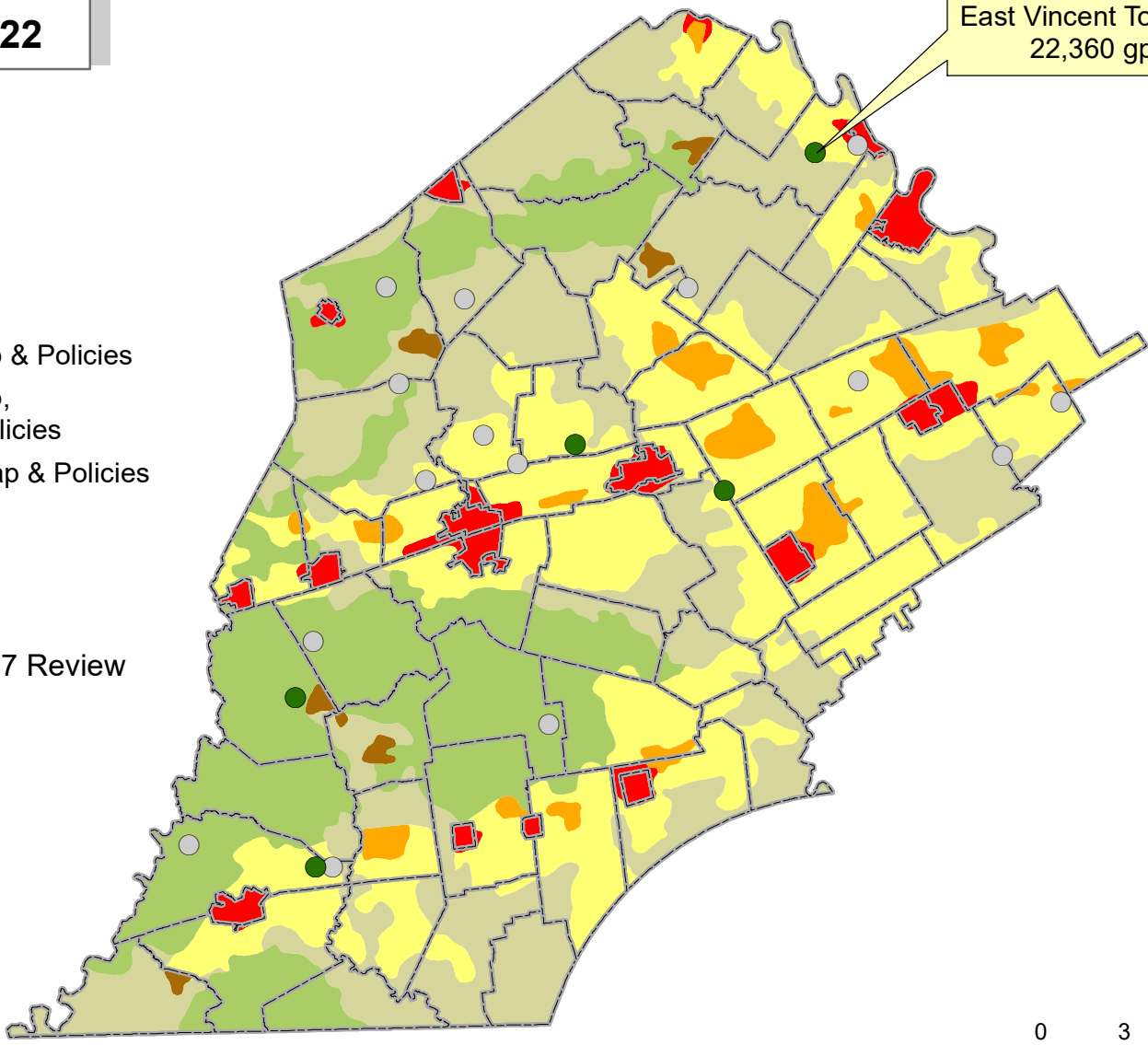


Stony Run
East Vincent Township
22,360 gpd

- Consistent with Map & Policies
- Consistent with Map, Inconsistent with Policies
- Inconsistent with Map & Policies

Legend

- September Act 537 Review
- Previous Reviews
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



Map prepared October 2022
Data Sources:
Act 537 Review - created by Chester County Planning Commission, 2018;
Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS;
Planning Commission, November 29, 2018.



Chester County Planning Commission
October 12, 2022

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

East Vincent Township, Stony Run

The applicant is proposing a residential development of 86 lots on 68 acres. The site is on Stony Run Road, near the intersection with Bridge Street. The amount of wastewater for the project is 22,360 gpd. The project is to be served by a public sewage disposal system operated by East Vincent Township. This project is designated as a Rural and Suburban Landscape and is somewhat consistent with *Landscapes3*.

Action Requested

Staff requests ratification of the attached review letters containing the comments noted above.

10/12/2022

Minor Revisions



**SEWAGE FACILITIES PLANNING MODULE
 COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
 (or Planning Agency with Areawide Jurisdiction)**

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and one copy of this **Planning Agency Review Component** should be sent to the existing county planning agency or planning agency with areawide jurisdiction for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name & Municipality Stony Run, East Vincent Township

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency. August 18, 2022
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency September 20, 2022

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed land development includes land designated as the Rural and Suburban Landscapes. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape. As such, the proposed development is somewhat consistent with Landscapes3.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met <u>In March 2020, the Planning Commission reviewed a zoning amendment related to this project (Case Number ZA 02 20 16281). In that review, we noted that the proposed development contains both the Suburban and Rural Landscapes. The area where the residential development is currently proposed is located mostly within the Rural Landscape. Landscapes3 set forth the vision for the Rural Landscape of preservation of significant areas of open space, critical natural areas, and cultural resources. Only a limited amount of development is consistent within the Rural Landscape to accommodate rural residential and farm needs. The design for the project proposes the permanent preservation of a portion of the site in the Suburban Landscape, which is commendable. However, it also proposes the construction of residential development in the Rural Landscape, which is inconsistent with Landscapes3.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, Stony Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact:
<input type="checkbox"/>	<input type="checkbox"/>	7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is there a county or areawide zoning ordinance?
<input type="checkbox"/>	<input type="checkbox"/>	10. Does this proposal meet the zoning requirements of the ordinance? N/A

Yes	No	SECTION C. AGENCY REVIEW (continued)
-----	----	--------------------------------------

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013. We note that on February 10, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA to replace the model ordinance. MS4 permitted municipalities will need to be consistent with the updated model by September 30, 2022, per PA DEP requirements. For more information and updates on this process please visit the Chester County Water Resources Authority at http://www.chesco.org/water.</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental Planner

Signature: _____

Date: 9/27/2022Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

This submission does does not indicate that the Planning Module is consistent with Township planning. Please be advised that DEP may require additional information from the municipality and/or applicant to determine consistency with local planning and/or to show references to Act 537 planning and applicable municipal ordinances.

PC53-09-22-17371

The county planning agency must complete this Component within 60 days.

This Component and any additional comments are to be returned to the applicant.

cc: Elizabeth Mahoney, PaDEP
 Chester County Health Department
 Joan Hodges, Artisan Land Company
 Catherine Ricardo, East Vincent Township
 Sabrena Johnson, Ebert Engineering

Agricultural Security Area Reviews





THE COUNTY OF CHESTER



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Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

REVIEW OF A PROPOSED ADDITION TO AN AGRICULTURAL SECURITY AREA (ASA)

TO:

Joseph M. Morris, Chair
West Brandywine Township
Board of Supervisors
198 Lafayette Road
West Brandywine, PA 19320

Date:

September 22, 2022

Parcel:

29-4-8

Acreage*:

43.98

Owner(s)*:

Virginia H. & Timothy P. Wright

*According to County Tax Assessment Records

Review Timetable

On, the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by .

Soils

1. Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes No

Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes No

Comments: **Agriculture is a by right use in the R-2 Rural Residential zoning district.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No

Comments: **The parcel is designated Open space/resource protection focus on the Future Land Use map in the 2019 Comprehensive Plan.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes No

Comments: **The parcel is located in the Rural Landscape.**

Agricultural Lands

1. Is the parcel enrolled in a farmland protection program? Act 515 Act 319 None

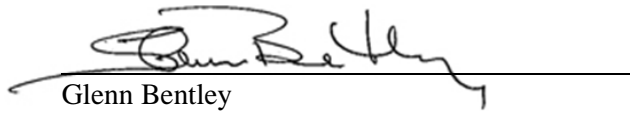
2. What is the Chester County Real Estate System land use code?

3. Is the parcel “viable farmland” as defined by Act 43? Yes No

Comments:

The CCPC finds that the proposed addition of this parcel consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.

Thank you for helping to preserve Chester County’s farmlands.



Glenn Bentley
Senior Review Planner

GPB/ncs

cc: Kim P. Hoopes, Township P.C. Chair
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department



THE COUNTY OF CHESTER



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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

REVIEW OF A PROPOSED ADDITION TO AN AGRICULTURAL SECURITY AREA (ASA)

TO:

Allen R. Martin, Chairman
West Caln Township
Board of Supervisors
721 W. Kings Highway, P.O. Box 175
Wagontown, PA 19376-0175

Date:

September 22, 2022

Parcel:

28-4-86.6

Acreage*:

82.60

Owner(s)*:

Amos J. & Anna Marie Stoltzfus

*According to County Tax Assessment Records

Review Timetable

On, the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by , representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by .

Soils

1. Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes No

Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes No

Comments: **The parcel is located in the AP-Agricultural Preservation zoning district.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes No

Comments: **The parcel is designated Agricultural Preservation on the Future Development Plan Map in the Township Comprehensive Plan.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes No

Comments: **The parcel is designated Agriculture on the *Landscapes3* map.**

Agricultural Lands

1. Is the parcel enrolled in a farmland protection program? Act 515 Act 319 None

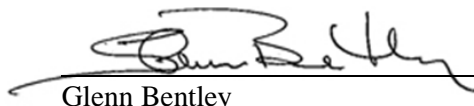
2. What is the Chester County Real Estate System land use code?

3. Is the parcel “viable farmland” as defined by Act 43? Yes No

Comments:

The CCPC finds that the proposed addition of this parcel consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.

Thank you for helping to preserve Chester County’s farmlands.


Glenn Bentley
Senior Review Planner

GPB/ncs
cc: Dean Meyer, Township P.C. Chair
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department

Discussion and Information Items



Design and Technology



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

MEMORANDUM

To: Chester County Planning Commission
From: Paul Fritz, Director, Design & Technology Division
Date: September 30, 2022
Re: Planning Commission Board Meeting Monthly Report

For the month of September, the Design & Technology Division performed reoccurring tasks and supported planning staff with short term and work program related projects.

The 247 planners reviewed and processed plan and ordinance submittals. Research for the work program's Village Preservation Guide also continued.

The GIS staff assisted Community Planning with mapping requests, historic atlas updates, and work program projects. An interactive map identifying potential parcels in the county that could accommodate grid scale solar facilities was published online as part of the Solar Power Guide on the Planning Commission's website.

The Graphics team assisted with various work program projects and designed the executive summaries for the Climate Action Plan Conservation Subdivision Design Guide.

Community Planning

A decorative graphic at the bottom of the slide consisting of two overlapping, wavy bands of blue. The top band is a lighter shade of blue, and the bottom band is a darker shade. The waves flow from left to right across the bottom of the page.

Community Planning Municipal Assistance Projects

October 2022

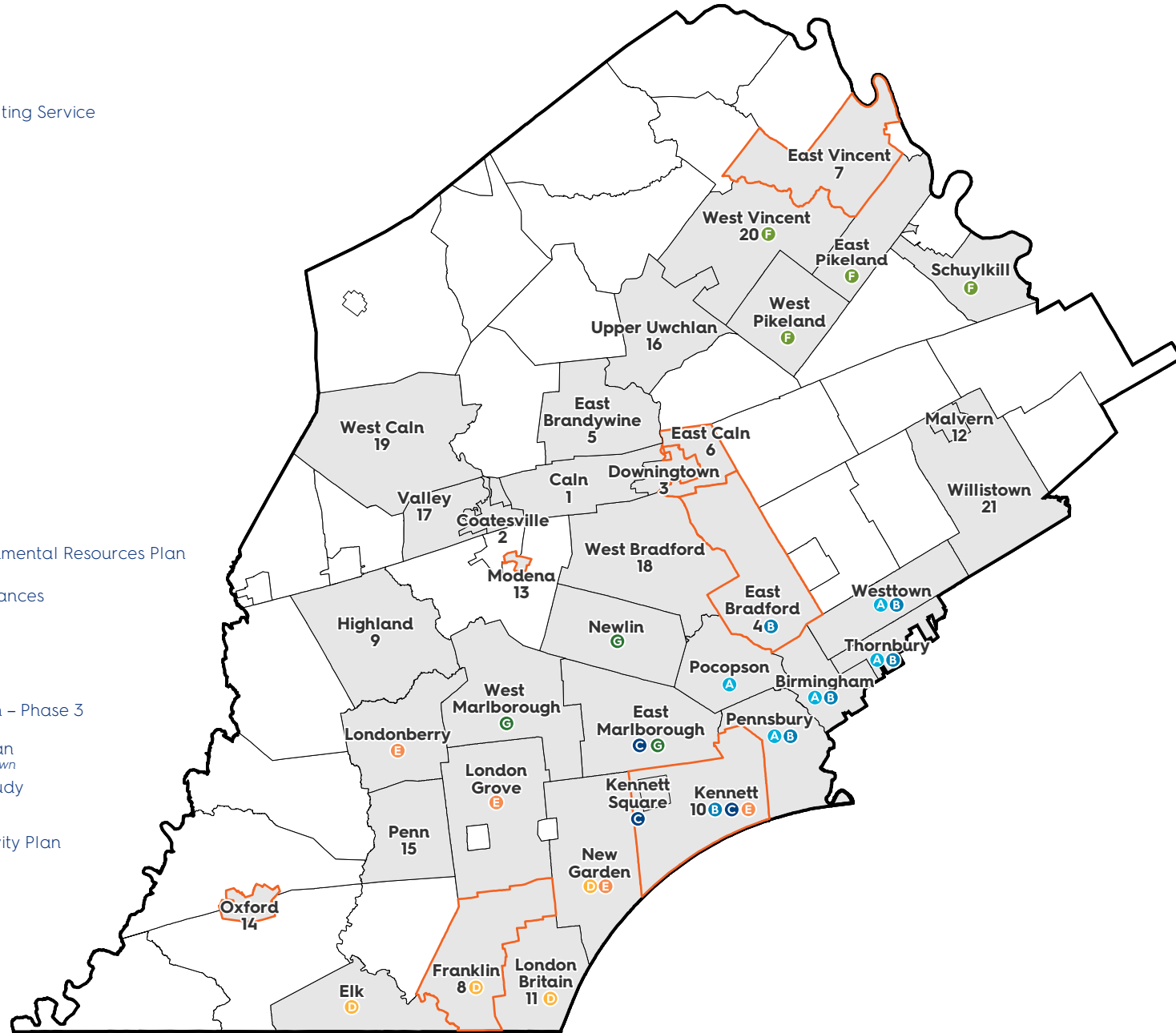
- Municipality with Ongoing VPP Project
- Municipality with Planning Commission Consulting Service

Single-Municipality Projects

1. Caln Zoning Ordinance
2. Coatesville Zoning Ordinance
3. Downingtown Comprehensive Plan
4. East Bradford Zoning
5. East Brandywine Comp Plan & Official Map
6. East Caln Comprehensive Plan
7. East Vincent Zoning Ordinance
8. Franklin Comprehensive Plan
9. Highland Comprehensive Plan
10. Kennett Zoning Ordinance
11. London Britain SLDO
12. Malvern Comprehensive Plan
13. Modena Comprehensive Plan
14. Oxford Comprehensive Plan
15. Penn Comprehensive Plan
16. Upper Uwchlan Active Transportation Plan
17. Valley – W. Lincoln Highway Corridor Master Plan
18. West Bradford Open Space, Recreation, & Environmental Resources Plan
19. West Caln Zoning
20. West Vincent Forest/Woodlands Protection Ordinances
21. Willistown Comprehensive Plan

Multi-Municipal Projects

- A Brandywine Battlefield Strategic Landscapes Plan – Phase 3
Birmingham, Pocopson, Pennsbury, Thornbury, Westtown
- B Brandywine Battlefield Heritage Interpretation Plan
Birmingham, East Bradford, Kennett, Pennsbury, Thornbury, Westtown
- C Longwood Gardens Connector Trail Feasibility Study
East Marlborough, Kennett, Kennett Square
- D Mason-Dixon Line/
Arc Corner Heritage Interpretation and Connectivity Plan
Elk, Franklin, London Britain, New Garden
- E Route 41 Corridor Improvement Study
Kennett, Londonberry, London Grove, New Garden
- F Clean Energy Transition Plan
East Pikeland, Schuylkill, West Pikeland, West Vincent
- G Unionville Area Regional Comprehensive Plan
East Marlborough, Newlin, West Marlborough



COMMUNITY PLANNING REPORT

October 2022 (Activities as of 9/30/22)

Community Planning activities are reported under the following categories: Municipal Assistance, Historic Preservation, Economic, Housing, and Urban Centers.

MUNICIPAL ASSISTANCE

The following summarizes significant municipal assistance activity with a contractual obligation, including Vision Partnership Program (VPP) cash grant and technical service projects as well as projects primarily funded through outside sources (such as NPS), categorized under Single Municipality or Multi-municipal. Non-contractual staff tasks are noted under Other Projects and recent VPP inquiries are also identified. *New information is italicized.*

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: 90% Contract Term: 8/20 – 1/23 Consultant: Ray Ott & Associates Monitor: Mark Gallant

The Township is updating their Zoning Ordinance, implementing recommendations from their 2017 comprehensive plan, and creating a cohesive ordinance that encourages appropriate development. The consultant distributed a full draft of the Zoning Ordinance for discussion at the August Task Force meeting. The Task Force focused their review on a few critical sections of the ZO (including the zoning map, zoning districts, design and development standards, and resource protection standards). The Task Force held a follow-up meeting later in August and primarily discussed the development options included in the “Residential Growth” district where all of the large developable parcels still exist. *Due to a breakdown in communication, the Township manager, solicitor, and ZO have been meeting to determine what sections of the Ordinance still need to be completed to submit the complete draft to the Township Planning Commission for their review and recommendation to the Board of Commissioners. They appear to have worked through this glitch.*

2. City of Coatesville – Zoning Ordinance Update

Percent Completed: 60% Contract Term: 6/21 – 5/23 Consultant: Cedarville Engineering Monitor: Kevin Myers

Coatesville is proposing to update their Zoning Ordinance with a focus on streamlining, clarifying, and simplifying the existing ordinance. The contract was endorsed by the County Commissioners at their May sunshine meeting, and the project start date was June 1, 2021, with an anticipated 12-month work program. All materials have been reviewed at least once so the work has transitioned to review and clarification on amendments prior to providing recommendations to the City planning commission and council. An interim meeting with the consultant was held on August 29th to discuss the project status to ensure the project timeline remains on track. The August task force meeting was held August 29th. The next meeting is October 3rd.

3. Downingtown – Comprehensive Plan

Percent Completed: 0% Contract Term: TBD Consultant: TBD Monitor: Kevin Myers

The Borough wishes to update its comprehensive plan that was last updated in 2013 and amended in 2015. The borough has not yet selected

a project consultant. The borough is currently accepting proposals from consultants.

4. East Bradford Township – Zoning Ordinance Update

Percent Completed: 5% Contract Term: 8/22 – 7/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

Kickoff meeting for the zoning update was held on September 27 and topics discussed included: overall project scope, plan organization, its preamble, and start of definitions.

5. East Brandywine Township – Comprehensive Plan and Official Map Update

Percent Completed: 85% Contract Term: 5/21 – 4/23 Consultant: Tom Comitta & Assoc./Brandywine Conservancy Monitor: Jeannine Speirs

The Township is updating their existing comprehensive plan, which was adopted in 2009, and updating their existing Official Map that dates from 2011. Recommendations in the existing plan have largely been completed, and the update will address Landscapes³. The comprehensive plan will build from recommendations included in a recently completed Sustainable Community Assessment, and the Official Map will be able to implement recommendations. The Comp Plan has a completed VPP/247 review. The Official Map will come in for VPP/247 review in a few months.

6. East Caln Township – Comprehensive Plan

Percent Completed: 10% Contract Term: 6/22 – 5/24 Consultant: Chester County Planning Commission Monitor: Chris Patriarca

Initial mapping and existing conditions/demographic information are have been collected and analyzed. Initial Task Force kickoff held in September and a public workshop is scheduled for October.

7. East Vincent – Zoning Ordinance

Percent Completed: 15% Contract Term: 4/22 – 3/24 Consultant: Chester County Planning Commission Monitor: Kate Clark

The Township will be developing an updated zoning ordinance with the Planning Commission acting as the consultant through the county consulting services portion of the Vision Partnership Program. *The September meeting focused on reviewing the Low Density and Moderate Density residential zoning districts as well as reviewing additional definitions. The next meeting is scheduled for October 19th.*

8. Franklin Township – Comprehensive Plan

Percent Completed: 100% Contract Term: 4/20 – 9/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

This is an implementable Comp Plan having six priority subject areas - agricultural retention, trails/pedestrian connections, resources as green infrastructure, roads/other community infrastructure, and Kemblesville as a destination. Kemblesville as a Destination has been a particularly supported idea and one starting to be implemented by a regional Mason-Dixon/Arc Corner Heritage Interpretation and Connectively Plan that has been funded. Full draft of the Comp Plan document is completed and the 247 review is completed. A 6-month extension has been approved to accommodate the 247 review process and adoption. Comp Plan was adopted in August.

9. Highland Township – Comprehensive Plan Update

Percent Completed: 90% Contract Term: 2/21 – 1/23 Consultant: Brandywine Conservancy Monitor: Chris Patriarca

Act 247 referral of the draft plan made in September. Plan will be adopted in late 2022.

10. Kennett Township – Zoning Ordinance

Percent Completed: 85% Contract Term: 4/18 – 12/20 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

Final draft review is nearly complete. Kennett Planning Commission has begun a pre-Act 247 review.

11. London Britain Township – Subdivision and Land Development Ordinance Update

Percent Completed: 90% Contract Term: 7/20 – 12/22 Consultant: Brandywine Conservancy Monitor: Kate Clark

Specific sections of the ordinance are being edited by the Township Solicitor and Planning Commission. The ordinance will be submitted for Act 247 Review once the review is completed by the Township Planning Commission and Board of Supervisors. A 6-month extension has been approved to accommodate the final township and county VPP review as well as municipal acceptance of the plan.

12. Malvern Borough – Comprehensive Plan

Percent Completed: 99% Contract Term: 9/20 – 8/22 Consultant: Brandywine Conservancy Monitor: Kevin Myers

The topics covered to date include: background data and mapping, community survey (500+ responses), community vision, natural resources, housing, historic resources, parks and recreation, future land use, economic development, and transportation. The Borough Planning Commission recommended the draft plan to Borough Council for adoption and Council plans to approve sending the draft plan for Act 247/VPP review at their June 21, 2022 meeting. The draft plan was submitted for Act 247/VPP on July 8th and the plan should be adopted on September 20th.

13. Modena Borough – Comprehensive Plan

Percent Completed: 90% Contract Term: 4/21 – 3/23 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

Act 247 referral of the draft plan made in September. Plan will be adopted in late 2022. .

14. Oxford Borough – Comprehensive Plan

Percent Completed: 70% Contract Term: 4/21 – 3/23 Consultant: Chester County Planning Commission Lead Planner: Mark Gallant

Oxford Borough has retained the Planning Commission to develop a new comprehensive plan that will also address all required elements of a revitalization plan within the overall Plan. Plan Chapters will be presented throughout the Summer and early Fall with the full plan being presented by the end of the Year. Adoption is anticipated in February of 2023 (or earlier).

15. Penn Township – Comprehensive Plan Update

Percent Completed: 15% Contract Term: 5/22 – 4/24 Consultant: Brandywine Conservancy Monitor: Mark Gallant

The township is working on a major update to the Penn Township Comprehensive Plan (2012) to better align the township plan with Landscapes3, incorporate recommendations from their Act 209 plan, consider zoning changes from 2019, and account for significant growth and development over the last decade. The Kick-off meeting was held in-person at the Penn Township building on May 25th. Since that time three meetings have been held focusing on plan background and public outreach (including the development of a community survey) and inventories for natural resources, parks and recreation, transportation, and existing land use. The mapping and research that has been presented has been exemplary. *The community survey should be active now and the 1st public open house was held in September and 15 – 20 members of the public attended .*

16. Upper Uwchlan Township – Active Transportation Plan

Percent Completed: 0% Contract Term: TBD Consultant: McMahon Associates Monitor: Joe Shanley

This project will identify priority recommendations and implementation strategies to create a more complete active transportation network in the fast-growing township of Upper Uwchlan. The project team will employ a robust public engagement process in its effort to identify key gaps and priority opportunities. Upon completion, the township will have a clear and specific roadmap for achieving its vision for a connected network of active transportation facilities. The township has selected McMahon Associates as the lead project consultant with support from the Brandywine Conservancy.

17. Valley Township – W. Lincoln Highway Corridor Master Plan

Percent Completed: 60% Contract Term: 8/21-7/23 Consultant: Pennoni and Thomas Comitita Assoc. Monitor: Mark Gallant

Valley Township will be conducting a corridor master plan for West Lincoln Highway, a high priority recommendation from their recently adopted comprehensive plan. The plan would work to create a more cohesive corridor, addressing streetscaping, multi-modal network, mixed uses, access management, and stormwater management infrastructure from the perspective of both new development and redevelopment. The Township has selected a consultant team of Pennoni and Thomas Comitita Associates. The Task Force meeting scheduled for May 24th was cancelled and the Township put the project on hold for a few months while they they worked through several development applications that will impact the draft policies of the plan. *We met again in September to go over the character areas and draft policies and to review the project schedule which will include a public information meeting in early 2023.*

18. West Bradford Township – Open Space, Recreation, and Environmental Resources Plan

Percent Completed: 95% Contract Term: 5/20 – 10/22 Consultant: Brandywine Conservancy Monitor: Kate Clark

The final plan was presented at the June Planning Commission meeting. The plan was submitted for Act 247/VPP review in August and is anticipated to be adopted in October.

19. West Caln Township – Zoning Ordinance Update

Percent Completed: 0% Contract Term: TBD Consultant: Sarcinello Planning & GIS Services Monitor: Kate Clark

This project will update and overhaul the Township’s 2006 Zoning Ordinance to make it more user friendly and to implement the recently adopted (2021) Comprehensive Plan, to the extent possible. The 2021 Comprehensive Plan was partially funded by a VPP grant. The extent of its implementation with respect to these zoning ordinance updates will be based on the level of public support for proposed changes. The township has selected a project team consisting of Sarcinello Planning and Ray Ott & Associates. West Caln Township and the consultant have submitted a draft scope of work to CCPC for review.

20. West Vincent Township – Forest Protection Ordinances

Percent Completed: 95% Contract Term: 3/22 – 2/23 Consultant: Theurkauf Design & Planning Monitor: Kate Clark

The township is proposing Zoning and SLDO amendments to enhance protection of critical forest resources within the Hopewell Big Woods and within EV and HQ designated watersheds. The ordinance was submitted for Act 247/VPP review in August and is anticipated to be adopted in October.

21. Willistown Township – Comprehensive Plan

Percent Completed: 70% Contract Term: 1/21-12/22 Consultant: Gaadt Perspectives Monitor: Kate Clark

The Task Force met in September to receive a project status update. *The Task Force meeting will meet in October to review the community facilities chapter.*

MULTI-MUNICIPAL

22. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 65% Contract Term: 8/19 – 12/22 Consultant: Chester County Planning Commission Lead Planner: Jeannine Speirs

The consultant is completing document research and has completed field work as well as continues consultations with applicable parties. A draft list of possible historic resources and properties is being coordinated for review/input by municipal historic commissions. Technical report is being drafted by consultants. Consultants will assist drafting and reviewing planning documents.

23. Brandywine Battlefield Group – BB Heritage Interpretation Plan

Percent Completed: 95% Contract Term: 2/20 – 7/22 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs

This plan will build from previous efforts to finalize locations for Heritage Centers, identify key sites for public interpretation purposes, develop interpretation thematic narratives, develop Heritage Center conceptual designs using a design firm as a subconsultant, and promote public education, small-scale heritage tourism, visitor safety, and pedestrian connections as possible. Recently preserved properties and their role in visitor experience will be addressed. The plan will provide the vision, narrative, and actions for how implementing entities can provide a cohesive visitor experience. A public meeting was held in May, and draft plan elements are being reviewed by the Advisory Committee. It is anticipated the final public meeting will be held in July or August, after which the Plan will be completed. This is the first plan of its type to be funded under VPP and it is anticipated that it will be the model for other heritage interpretive plans. A contract extension has been finalized. Last Advisory Committee meeting occurred in November. Last public meeting was in December. A 6-month extension has been approved to accommodate final townships and county VPP review and municipal acceptance of the plan. A VPP grant review is being completed. Nearly all municipal plan acceptance letters are completed.

24. Kennett Township, Kennett Square Borough, and East Marlborough Township – Longwood Gardens Connector Trail Feasibility Study

Percent Completed: 10% Contract Term: TBD Consultant: McMahon Associates Monitor: Kevin Myers

The three municipalities are proposing to perform an analysis and recommend bicycle and/or pedestrian facilities to connect the Kennett area to Longwood Gardens. This project builds off of the Southern Chester County Circuit Trail Feasibility Study (completed by CCPC) to better refine and determine the feasibility of constructing community connections. This project also is timed well with Longwood Gardens undertaking a master plan exercise. Longwood Gardens is also committed to provide match for the project. The kickoff meeting was held on June 13, 2022. The consultant will be conducting interviews with key stakeholders and groups as well as field work. The next meeting was held September 19, 2022. *The first public meeting will be held on October 26th, which will primarily be a virtual meeting however an in person watch party will also be held in Kennett Square for participants to watch and participate in in the virtual meeting together as well as provide input to the project in person to staff and municipal representatives on site.*

- 25. London Britain, Franklin, Elk, and New Garden Townships – Mason-Dixon Line/Arc Corner Heritage Interpretation and Connectivity Plan**
Percent Completed: 0% Contract Term: TBD Consultant: Brandywine Conservancy Monitor: Jeannine Speirs

The four townships are proposing to prepare a plan that will promote thematic and physical heritage interpretation and connectivity between key natural, cultural, historic, and agricultural sites within the Mason-Dixon Planning area. This project specifically builds on Franklin’s Comp Plan policy as well as policy in the other three communities. Scope of work is being prepared.

- 26. London Grove, New Garden, Londonderry, and Kennett Townships – Route 41 Corridor Improvement Study**
Percent Completed: 0% Contract Term: TBD Consultant: TBD Monitor: TBD

The five municipalities are proposing a corridor plan which places community needs and values at its center. The project would begin with a regional visioning process. Then, conceptual design solutions would be identified to address traffic and safety issues to help the communities achieve their vision. Awaiting scope of work.

- 27. Phoenixville Area Townships – Clean Energy Transition Plan**
Percent Completed: 35% Contract Term: 11/21 – 4/23 Consultant: Practical Energy Solutions Monitor: Mark Gallant

The townships of East Pikeland, Schuylkill, West Vincent, and West Pikeland will be developing a clean energy transition plan to guide municipal action. The project also includes an education and outreach component to inform organizational and individual actions beyond municipal control. The consultant has been completing interviews with municipal administration and analysis of existing municipal facilities as related to energy use. The municipal representatives have been discussing outreach strategies that include tabling at municipal events through the Spring, Summer, and Fall of 2022. The monitor is reviewing the Contract to report back to the Task Force (at their October meeting) regarding their progress based on the project timeline.

- 28. Unionville Area Region – Comprehensive Plan Update**
Percent Completed: 5% Contract Term: 4/22 – 3/24 Consultant: Brandywine Conservancy Monitor: Kate Clark

. The Conservancy developed updates to all the background data and inventories which were reviewed at the September meeting. A public visioning session is being scheduled for early October.

OTHER PROJECTS

- **eTool preparation** – full division
- **Oxford Region** – Administration assistance to the regional planning group (ORPC) and associated sub-groups: The ORPC Regional EAC and The ORPC Historic Sub-Committee; Mark Gallant
- **Internal County Coordination** – Transportation: Kevin Myers; Emergency Services: Chris Patriarca; Community Development: Libby Horwitz, Kevin Myers, Chris Patriarca, Jeannine Speirs, and HPC; Housing Authority of Chester County: Libby Horwitz and Chris Patriarca; Facilities: HPC

VPP INQUIRIES

County Consulting Assistance Requests

1. East Caln (comprehensive plan)
2. Kennett Township (subdivision and land development ordinance)
3. West Sadsbury Township (comprehensive plan)
4. East Bradford Township (zoning ordinance)
5. Oxford Region (anticipated – regional comprehensive plan)
6. Spring City (comprehensive plan)
7. Kennett Square Borough (comprehensive plan)

Cash Grant Inquiries (or VPP channel not established yet)

- West Vincent Township – Park and Trail Plan (July 2018, January 2020)
- Pennsbury Township – Historic Project (January 2020)
- West Nottingham Township – Transportation Study (January 2020)
- South Coatesville Borough – Comprehensive Plan (February 2020/July 2021)
- Londonderry Township – (May and August 2020)
- New London Township – Comprehensive Plan (May 2020)
- Pocopson Township – Regulatory Amendments (Fall 2020)
- East Fallowfield – Historic Resource Ordinance (November 2020)
- West Whiteland Township – Streetscape Plan (September 2021)
- West Nottingham – Corridor Study (November 2021)
- Tredyffrin – Historic Preservation Plan (February 2022)

HISTORIC PRESERVATION

- **Town Tours** – A series of free educational programs on historic towns, neighborhoods, and other items on interest in Chester County.
Staff: Bill Deguffroy and Laura DeMatteo, support from Nancy Shields, along with Jeannine Speirs and Joe Shanley.
External Partners: CCHPN and individual site organizers/municipalities/municipal historical commissions
Status: The 2022 Town Tours and Village Walks summer session was very successful. The last tour was August 18 in the Village of Marshallton. There were 9 town tours this summer with a total of approximately 1,220 in attendance. Planning has begun for the 2023

program.

- **Training** – Conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN.
Staff: Laura DeMatteo with support from Nancy Shields and Jeannine Speirs.
External Partners: CCHPN, PHMC
Status: There are ongoing meetings to coordinate responses to Preservation concerns and prepare for activities in 2022.

- **Mandated and Requested Reviews/National Register Designation Activity** – This includes county-owned properties and other properties with a historic designation (or potential for designation)
Staff: Laura DeMatteo with Jeannine Speirs support on select items (such as DCD Section 106 Committee and reviews of ordinance language)
External Partners: Vary by project
Programs/Projects:
 - DCD Section 106 Committee: Jeannine Speirs serves on this committee. Laura DeMatteo has provided her resume to DCD to serve on this committee. Reviews are ongoing for renovations to apartments for homeless families at 128 E. Chestnut Street, in West Chester Borough, for the CYWA, at 423 Lincoln Highway East, in Coatesville, and for a senior housing development in Phoenixville that involves proposed building demolition. Preliminary approval letters have been sent to DCD for the Coatesville and West Chester projects. Final approval for these projects is contingent on receiving design detail and final drawings.
 - County-owned Bridges/Facilities: in coordination with CC Facilities Dept (Eric Quinn). Multiple bridges are active: Mill Road #167; Elkview Road/Lincoln #35; Seven Stars Road #190; Old Schuylkill Road/Pigeon Creek #207, Allerton Road #111, North Reed Road #134. Cultural Review reports are completed for Warwick Furnace Road #199 and Dutton Mill Road #157. *Cultural Review reports are underway for #35, Harvey’s Bridge Road #92, and West Cedarville Road/Eckers Run #311.* The Camp Bonsul/Rudolph and Arthur Covered Bridge, #26, in Elk Township, was destroyed in the heavy floods caused by hurricane Ida.
 - County-owned properties/Facilities and Parks + Preservation: Historic preservation planning and technical assistance on County-owned properties that are or may be historic. Strategies are being considered to rehabilitate the Hatfield House, 119 Hatfield Road, located in Hibernia Park/West Caln Township. The Chester County Facilities Department has developed a list of potential maintenance projects to stabilize the property and improve its desirability for reuse. Planning Commission staff is coordinating redevelopment strategies with the Chester County Economic Development Council for the Hatfield House in Hibernia Park.
 - Non-County affiliated Section 106: Darlington Corners at 926/202 (PennDOT interaction widening); Manor Road Improvements, the Roundabout and State Road 41/State Road 841, Roundabout in Chatham Village, London Grove Twp. and an expanded parking lot at the Parkesburg train station.
 - Other activity (planning /technical assistance) with potential regulatory element: Fricks Lock/Schuylkill River/Parkerford Trailhead Development and resources impacted by work on the Coatesville-Downingtown Bypass in the vicinity of its

- intersection with PA Rt. 10 in Sadsbury Township.
 - Act 247 reviews as requested
 - Reviews for historic resource ordinance language as requested/able
 - National Register Nomination support for: Langoma Mansion, Passtown School, Beaver Creek Milling District, Kennett Square Borough update
- **Technical Assistance** – through three primary forms: periodic distribution of information to Historical Commission chairs, answering questions on National Register process (as requested/able), and support for historic preservation efforts (detail below)
 - Staff: Various Staff
 - External Partners: Vary by project
 - Projects with ongoing activity:
 - Gardner-Beale House (Coatesville)
 - Kemblesville demolition by neglect
 - Friends of Barnard House/Barnard House
 - Oxford Region
 - Passtown School
 - Zachariah Rice/Hench Houses National Register status
 - St. Peter’s UCC Church
- **Heritage Education/Tourism** – multiple efforts to support education and interpretation throughout the county
 - Staff: Brian O’Leary lead, support from Laura DeMatteo for the 250th and Harriet Tubman Byway and Jeannine Speirs for Battlefield Heritage Centers, and municipal heritage interpretive plans
 - External Partners: Vary by project
 - Projects with ongoing activity:
 - America’s 250th: Commissioner Kichline serves on the statewide committee. The second America 250PA Chester County Commission meeting was held on October 6th. *The Commission is chaired by David Blackburn, Site Director of Landis Valley Village & Farm Museum. Winifred Moran Sebastian (Lamb McErlane, PC) is First Vice Chair, Ernie Holling (Chester County Association of Township Officials and the Mill at Anselma) is Second Vice Chair, and Heather Reiffer (formerly of Historic Sugartown) serves as Secretary.*
 - County Heritage Tourism Plan: A consultant team has been retained to create a plan guide Chester County on heritage tourism and assisting the local heritage economy via examining public historic sites in a thematic context. *The consultant team held a coordination meeting with members of the Chester County Heritage Task Force and CCPC staff on September 20th.*
 - Iron and Steel Heritage Partnership: The partnership is focusing on coordination with Heritage Tourism planning. The group held its Annual Meeting on September 15th at Warwick Park.
 - Underground Railroad: *A section of PA-52 in Pocopson, Kennett, and Pennsbury Townships has been proposed as a state byway to be called the Harriet Tubman Underground Railroad Byway. The Brandywine Valley Scenic Byway Commission nominated the byway in commemoration of the bicentennial of Harriet Tubman’s birth.*
 - Rural History Confederation: no current activity.

- *Heritage Centers: Along with Marshallton Heritage Center, Kennett Heritage Center is now open, and plans are underway for one at Strode's Barn, as well as discussion of an agricultural-themed heritage center at the Glenmore Reserve on Lees Bridge Road in West Nottingham Township and a connectivity planning effort. A regional Heritage Interpretive and Connectivity Plan is funded under VPP (Above #28) for the Mason-Dixon/Delaware Arc Corner area, which will identify possible places for Heritage Centers and Interpretive Sites along with connections between them and other amenities. The regional Heritage Interpretive and Connectivity Plan is funded under VPP (Above and below) has identified heritage centers in the eastern Brandywine Battlefield.*
- **Historic Resource Mapping** – two primary mapping efforts for both National Register and locally designated resources, the Historic Atlas Project and the National Register Interactive Map
 Staff: Laura DeMatteo support from Colin Murtoff
 External Partners: PHMC, vary by project
 Projects with ongoing activity: Atlas projects underway: West Chester, Westtown, Parkesburg, New Garden, London Britain, Charlestown, West Bradford, East Goshen, West Whiteland (VPP), East Marlborough, East Nantmeal, and Kennett.
- **Adaptive Reuse Design Guide** – development of a guide specific to adaptive reuse
 Staff: Mark Gallant led with support from Jeannine Speirs and Joe Shanley
 External Partners: Advisory Committee for the project
 Status: A second Advisory Committee meeting was held in June 2021. Interviews are being conducted to inform the project, and successful examples of adaptive reuse collected, researched, and photographed.
- **Brandywine Battlefield** – efforts are coordinated through Jeannine Speirs' roles as Brandywine Battlefield Task Force Administrator and Project Manager for the NPS/ABPP funded grant project (currently in Phase 3).
 Staff: Jeannine Speirs lead
 External Partners: Archives, Brandywine Battlefield Task Force, Brandywine Battlefield Park Associates, Delaware County, municipalities
 Current Activity: See descriptions of the Phase 3 project and the Battlefield Heritage Interpretation and Connectivity Plan (VPP funded). Also assisting to facilitate on a PHMC/CLG funded project (Driving Tour) that East Marlborough received funding for, and Battlefield Park Associates is managing. Project is being completed with the support of the Task Force and to mesh with and tie together the Battlefield Heritage Interpretive Signage Project (that the Sons of the Revolution is funding and CCPC is helping to lead) and Battlefield Heritage Centers and Interpretive Sites (that were identified through CCPC's battlefield planning work and refined via the above referenced Heritage Interpretation and Connectivity Plan). The battlefield heritage interpretive signage project is nearing completion with the last of the 15 signs being ordered and installed. Several sign dedication events have occurred and have received press coverage.

ECONOMIC

- **CCEDC Coordination** – Regular contact regarding ongoing projects.
- **Employment Data** – Finalizing the presentation of employee number data in map format with the Design and Technology Division; continuously updating with new data.
- **Reinvestment Opportunities Map** – Finalizing online presentation of reinvestment development tool for municipalities.
- **Non-Residential Construction Report** – 2022 (2021 data) report posted.
- **State of the County Economy Report** – 2021 report posted. Finalizing drafting text for 2022 report.

HOUSING

- **Housing Choices Committee** – Spring meeting held May 3.
- **Missing Middle Housing** – Completing edits to report messaging and formatting.
- **Housing eTools** – Updates are largely complete, although resources and examples will continue to be added as appropriate.
- **Case Studies** –Planned: Whitehall and Steel Town.
- **Housing Forum** –Beginning planning for fall 2022 event with a tentative date set for November 17.
- **Residential Construction Report** – 2022 (2021 data) report posted.
- **Video** – The Phoenixville-focused video has been completed and shared, through the HCC meeting, CCPC newsletter, website, and social media. Promotion efforts included the overview video on A+ homes as well. Footage for a senior housing focused video and a Habitat for Humanity video will be used for two additional videos, with plans to conduct new interviews for an employer focused video later in the year.
- **Commissioners' Housing** – *Presented potential strategies to key partners. Initiating additional stakeholder outreach to solicit feedback and additional ideas.*
- **Presentations** – A+ Homes presentations completed in April at Valley Township and Phoenixville Regional Planning Committee, May for Oxford Borough, June for Kennett Township, and July for the Chester County Managers' Consortium.

URBAN CENTERS

- **VPP Support** – Monitoring of cash grants to Kennett (regulatory updates), Coatesville (zoning amendments), West Grove (comprehensive plan update), and Malvern (comprehensive plan update), and participating in county consulting technical services work on updates to the Modena and Oxford Borough comprehensive plans.
- **Technical assistance/coordination** – Atglen for zoning, future park planning, and grant assistance (DCNR, CCCRP, etc.); Avondale consideration of commercial uses in the R-2 District; Parkesburg for implementation coordination and potential grant funding; West Grove zoning amendments based on comp plan recommendations (breweries, mixed use zoning, parking requirements); Downingtown (signs, parking,

TND); Kennett Square for NVF zoning; TMAAC (design); Coatesville (coordination between the City, 2nd Century, CDC, and CCPC); West Grove – potential assistance with PA DCNR C2P2 Grant for parks master plan. Engaged DVRPC in conjunction with other CCPC staff regarding the DVRPC ExPo program.

- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square (now Kennett Collaborative), the Western Chester County Chamber of Commerce, and 2nd Century Alliance. Attended the Western Chester County COG 1/26/2022 and 2/23/2022.
- **Tools** – Supporting the update of multiple online etools. Supporting and advocating for County access to ArcUrban GIS application. Note that CCPC should be gaining availability to test ArcUrban software through coordination with CCDCIS and ESRI.
- **Urban Center Webpage** –No recent activity. The 2021 UCF video was added to the website.
- **Urban Center Forum** –The agenda and video of the 2021 Urban Centers Forum has been added to the website. 2022 UCF to be held 10/25/2022 at the County Public Safety Campus.
- **Urban Centers Improvement Inventory** –A draft 2022 UCII was made available in early February 2022. All 2022 UCII coordination is complete and the final 2022 UCII has been posted.
- **Urban Centers Survey** – A SurveyMonkey survey has been completed. Working on outreach to urban centers managers, staff, council, and planning commission.
- **DCD CRP Coordination** – Provide input and response to inquiries from urban centers regarding CRP applications. 2021 CRP awards were approved by the Commissioners and letters were sent on November 9, 2021. 2022 CRP applications are anticipated to open in August 2022 (awaiting confirmation from CCDCD).
- **DVRPC TCDI representative** – Coordinated with representatives for both Chester County awarded projects regarding status and progress. The kick-off meeting for the 2022 DVRPC TCDI was held at 9:30am, on September 27th, 2021. There was discussion amongst the Review Committee about administrative and programmatic changes to the TCDI program. The PA TCDI request for proposals will be on January 3, 2022. CCPC should assist with messaging to municipalities regarding the TCDI program. Note that DVRPC staff will be taking over more aspects of grant administration and there will be no match, which should assist with municipal interest and ability to apply, particularly for municipalities that have fiscal and capacity limitations. DVRPC will provided additional announcements about the upcoming TCDI round on February 1st. A webinar for the upcoming TCDI round was held February 14th at 9:30am on Zoom. Project review and scoring will be completed by the May 27, 2022 submission deadline. TCDI review committee meeting was held May 31st. Note, Oxford Borough was awarded \$100,000 in the 2022 TCDI to update their SLDO and Zoning Ordinance.
- **Presentations:** Attended the Western Chester County COG 1/26/2022 and presented a CCPC overview on 2/23/2022. Attended the 5/3/2022 Avondale Borough Council meeting along with Brian O’Leary. Attended CCPC Housing presentation to Kennett Square Council on June 8, 2022.

Agricultural Development Council Update



Sustainability Division

Monthly Activities Report – September 2022

Summary:

- Participated on three public panel discussions:
 - The West Chester Green Team’s Chester County Climate panel with Commissioner Josh Maxwell, members of the West Chester Green Team, and Dr. Dottie Ives-Dewy and Sustainability Director Brad Flamm of West Chester University;
 - DVRPC’s Climate Change Forum on Local Climate Action Planning; and
 - The Southeastern PA section of the Sierra Club’s presentation on Chester, Delaware, and Montgomery County’s open space programs.
- Led first meeting of the county employee GoGreen Chesco committee
- Coordinated with West Chester Clean Energy Future group on a proclamation in support of Energy Efficiency Day
- Work continued on municipal open space outreach project, sewer service area mapping, coordination of Keep Chester County Beautiful affiliate group, and gathering reforestation and tree planting resources.

Environmental and Energy Advisory Board:

The Environmental and Energy Advisory Board’s Clean Energy Subcommittee met on 9/21. The group is planning a training for municipalities and code enforcement officials on Building Energy Codes with SEI for late November and a Solar Stakeholders meeting in December.

Pipelines:

1. No Updates.

Multimodal Transportation Planning Division



Multimodal Transportation Planning Division

September 2022

2022 PA DCNR C2P2 Awards

On September 6th, PA Governor Wolf announced the 2022 PA Department of Conservation and Natural Resources (DCNR) Community Conservation Partnerships Program (C2P2) awards which include an investment of \$90 million toward over 330 projects across the Commonwealth. Recipients in Chester County include:

- **Brandywine Red Clay Alliance**, \$163,400, Payment toward a conservation easement on approximately 30 acres in London Britain Township for woodland protection and connectivity to the White Clay Creek Preserve
- **Chester-Ridley-Crum Watersheds Association**, \$116,000, Construction of approximately 100 acres of riparian forest buffers along waterways in the Delaware River Watershed
- **East Coventry Township**, \$166,600, Further development of Tow Path Park to include renovation of pedestrian walkways; construction of parking areas and stormwater management measures; installation of lighting; ADA access, landscaping, project sign and other related site improvements
- **Natural Lands Trust, Inc.**, \$93,600, Further development of Bryn Coed Preserve, West Vincent Township. Work to include construction of pedestrian walkway, observation area, parking area and stormwater management measures; ADA access, landscaping, project sign and other related site improvements.
- **Penn Township**, \$1,500,000, Further development of Penn Sports Park, Penn Township. Work to include construction of pedestrian walkways, gazebo, pavilion, batting cages, ballfields, multi-purpose fields, comfort facility, utility and park maintenance buildings, parking area and stormwater management measures; installation of bleachers, lighting and utilities; ADA access, landscaping, project sign and other related site improvements.
- **West Vincent Township**, \$125,400, Payment toward the acquisition of approximately 2.5 acres for access to the French Creek for fishing and passive recreation



Brian and Steve from MTP met with DCNR Regional Advisors, Montgomery County reps, and Phoenixville Mayor Peter Urscheler at the SRT on 9/15/22.

- **West Whiteland Township**, \$600,000, Further development of Exton Park to include construction of pedestrian walkways, amphitheater, pavilions, comfort station and stormwater management measures; installation of utilities; ADA access, landscaping, project sign and other related site improvements.
- **Westtown Township**, \$2,000,000, Payment toward the acquisition of approximately 208 acres along Route 202 for a new community park.
- **Willistown Conservancy Trust, Inc.**, \$375,000, Payment toward the acquisition of approximately 6 acres for an addition to the Kirkwood Preserve.
- **Willistown Conservancy Trust, Inc.**, \$98,600, Rehabilitation and further development of approximately 0.5 acres of Rushton Woods Preserve to include construction of pedestrian walkway; installation of stormwater management measures, riparian forest buffer; landscaping, project sign and other related site improvements.

Chester and Delaware

- **Brandywine Conservancy and Museum of Art**, \$110,000, Restoration of the Brandywine Creek to include dam removal; landscaping, project sign and other related site improvements.
- **Brandywine Conservancy and Museum of Art**, \$350,000, Development of the Octorara Trail to include construction of approximately 0.20 miles of trail and rehabilitation of a bridge from Brandywine Creek to Station Way Road; ADA access, landscaping, project sign and other related site improvements.

TOTAL funding awarded: \$5.7M (\$5,698,600)

The Governor's press release including a link to the full listing of projects awarded state-wide may be found here:

https://www.media.pa.gov/pages/dcnr_details.aspx?newsid=909

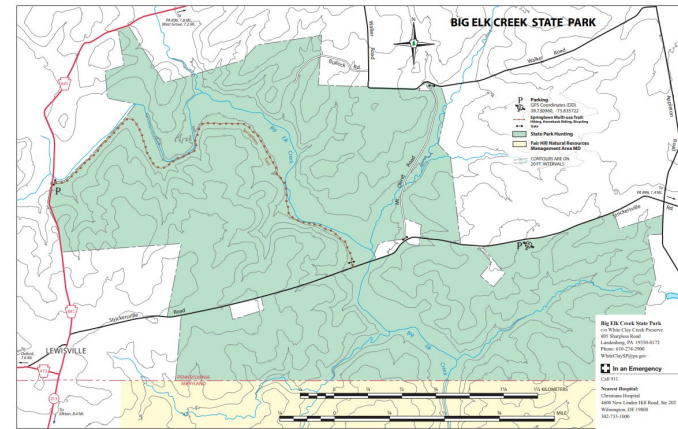
DCNR Special Funding (Round 28) Announced for this Fall

Coinciding with the announcement of the 2022 C2P2 awards, PA DCNR announced a special fall round of funding from September 6 to when the applications are due on October 27, 2022. This special fall round is funded from multiple sources, with the largest being the federal American Rescue Plan Act (ARPA) funding made available to DCNR through the Outdoor Recreation Program as part of Pennsylvania's fiscal year '22-23 budget. While similar to the typical spring C2P2 funding round, this program does have some differences. Most notably they are offering the match requirement to be 20% (from the typical 50%) for applicant communities with a population of less than 5,000 people. For more information, including program guidance for the Fall Round (Round 28) and Frequently Asked Questions, please refer to the DCNR Grants webpage: <https://www.dcnr.pa.gov/Communities/Grants/Pages/default.aspx>

New State Park in Chester County

On September 27th, PA Governor Tom Wolf announced the addition of three new state parks to the commonwealth's state park system. One of those three parks - **Big Elk Creek State Park** - is located in southern Chester County in both Elk and Franklin Townships. This new park encompasses 1,712-acres and was acquired with the assistance of the Mt. Cuba Center and Chester County.

The press release specific to Big Elk State State Park in Chester County may be found here: https://www.media.pa.gov/pages/dcnr_details.aspx?newsid=920 and a map of the park may be downloaded by clicking on the link beneath the image to the right. While amenities at the park are fairly limited now, each of the new parks will undergo a master planning process where the public will be able to provide input toward what may ultimately may be included and/or addressed at each of these newly established parks.



http://elibrary.dcnr.pa.gov/GetDocument?docId=4635096&DocName=BIEL_ParkMap.pdf

Director's Report

Draft

2023

Work Program



Projects highlighted in yellow are new for 2023

Table of Contents

1. Chapter 1: Using the Work Program	1
2. Chapter 2: Work Program	3
a. Preserve Work Program	3
b. Protect Work Program	4
c. Appreciate Work Program	6
d. Live Work Program	7
e. Prosper Work Program	9
f. Connect Work Program	11
g. Landscapes Vision and Map Work Program	14
h. Ongoing Projects	16

Chapter 1

Using this Work Program

The 2023 Work Program lists proposed projects and events for 2023 and provides more detailed administrative information about larger scale efforts. This information includes:

Project Staffing: Under each project, the lead division is listed; however, in a number of cases, the project is a multi-division team project. In these cases, other divisions involved in the project are also listed.

Time Frame: The time frame reflects the general timing of the project during the upcoming calendar year.

Funding: In some cases, specific grants are helping to fund specific projects. These are noted when applicable.

Staff Resources: There are three levels of staff resources – limited, moderate, and significant. Limited usually involves one person or a smaller team for a project that can be completed relatively quickly or easily. Moderate usually involves a larger project managed by one person or a small team. Significant projects involve multiple people for a large project.

Communications: Three levels of communications are identified for each project, and these are focused on the four primary audiences of municipalities, implementation partners, policymakers, and the public.

Communications Level I

A level I project pertains to a single event or entity. It also can be a simple brochure, tool, or study about one topic. This type of project may have a limited audience such as a single municipality.

Communications Level II

A level II project spans over a couple of months to up to two years and includes more than one audience group. It also would include projects that have a couple of public meetings, events, an in-depth study, etc. Coordination with the executive director may be necessary.

Communications Level III

A level III project spans over one to three years and includes multiple audiences. The project would include multiple public meetings, hearings and events. Coordination with the executive director and the Chester County Commissioners is often necessary.

Scoping Meetings: There should usually be three scoping meetings during the process of completing a project, with a focus on the organization, production and communications, and project status. The exact nature of each meeting will depend on the specific project, and the need for scoping meetings for the Work Program projects will be determined by the management committee on a regular basis. Project leads should check with their manager to see if a scoping meeting is needed.

Project leads should prepare an agenda for the scoping meeting that addresses the purpose elements identified below. This agenda should be shared with all meeting participants ahead of time.

Organizational Scoping Meeting

Purpose: Identify key planning issues to be addressed, important stakeholders, relationship to other CCPC projects, critical CCPC and intra-county coordination, overall timeline, anticipated events, and major resources needed.

Key Participants:

- Project Lead
- Division Director for Project Lead
- Key Staff Members for Project
- Executive Director
- Assistant Director
- Director of Design and Technology

Time Frame: Before project begins

Duration of Meeting: An hour

Production and Communications Scoping Meeting

Purpose: Discuss a detailed timeline, expected products, design needs, division coordination, communication needs, and meeting needs.

Key Participants:

- Project Lead
- Other Project Participants
- Division Director for Project Lead
- Representative of Design and Technology Division
- Representative of Communications Team

Time Frame: In early stages of project

Duration of Meeting: An hour

Project Status Meeting

Purpose: Determine the status of the project, the timeline, the production of materials, and communications, including communications after the project is completed.

Key Participants:

- Project Lead
- Other Project Participants
- Division Director for Project Lead
- Executive Director (if necessary)
- Assistant Director (if necessary)
- Designer
- Representative of Communications Team

Time Frame: In mid-stage of project or other appropriate time.

Duration of Meeting: An hour, if needed

Chapter 2

2023 Work Program

The 2023 Work Program lists proposed projects and events for 2023 that implement Landscapes3. This work program is structured around the six goal areas of Landscapes3 – Preserve, Protect, Appreciate, Live, Prosper, and Connect – plus work activities that implement the Landscapes vision and map.

These projects and events are larger scale efforts that have a distinct beginning and ending point and require more production and communications support. Major ongoing planning activities, which usually do not involve significant production or communications work, are listed at the end of this Chapter.

The Work Program for 2023 contains a large number of projects and events and is divided into the following topic areas:

- Preserve
- Protect
- Appreciate
- Live
- Prosper
- Connect
- Landscapes Vision and Map
- Ongoing Planning Activities

Preserve Goal

Municipal Open Space Outreach

Using available data and collective knowledge, develop a strategy for municipal outreach jointly with land trusts with the goal of helping municipalities augment their land preservation efforts. Conduct municipal outreach as identified by the strategy.

Lead Division – Sustainability

2023 Time Frame – First half of year (Continuation of project from 2022)

Staff Resources – Moderate

Communications – Level 1

Scoping Meetings Needed – Yes (Completed in 2022)

Open Space Preservation Updated Mapping and Data (POST)

Prepare annual summary of the amount and type of permanently protected open space in Chester County.

Lead Division – Multimodal Transportation Planning

2023 Time Frame – First quarter of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Preserved Open Space Map

Update the map of preserved open space to reflect eased areas on properties and revise POST information as necessary.

Lead Division – Design and Technology

Supporting Division – Multimodal Transportation Planning

2023 Time Frame – Full year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Open Space Summit

Work with the Department of Parks and Preservation to convene an open space summit.

Lead Division –Sustainability

2023 Time Frame – First half of year

Staff Resources – Limited

Communications – Level II

Scoping Meetings Needed - Yes

Protect Goal

Solar Ordinance Inventory and Outreach

Conduct municipal inventory of grid-scale and accessory use solar ordinances; develop checklist using DVRPC’s model, assess each ordinance based on checklist, conduct municipal outreach. Host relevant web-based trainings for municipalities as required for SolSmart certification.

Lead Division – Sustainability

Supporting Division –Design and Technology

2023 Timeframe – First half of year (Continuation of project from 2022)

Staff Resources – Moderate

Communications – Level 1

Scoping Meeting Needed – Yes (completed in 2022)

Sustainability Conference

Plan and host in-person event for networking and speakers for full or half day conference. This involves establishing a planning committee, coordinating presenters, program, catering, venue, promotion, etc. This would serve as the Protect event.

Lead Division – Sustainability

2023 Timeframe – First quarter, with event in April 2023

Staff Resources – Moderate

Communications – Level 1

Scoping Meeting Needed – Yes

Sustainable Practices for HOAs

Develop a slate of best practices for HOA management of open space (community gardens, agriculture, stormwater BMP management, stewardship of natural areas, etc.). Compile current data on solar panels as they relate to consumer aesthetic preferences and overall interest, potentially to include co-development of design guidelines for solar panel installations with HOA focus group. Conduct outreach to HOAs (and to municipalities). Identify partners who could provide resources or programming, including Chester County Water Resources Authority (BMP training), Chester County Food Bank (raised beds), Natural Lands (land management), Penn State Extension (Master Watershed Stewards), Solarize, etc.

Lead Division – Sustainability

2023 Time Frame – Full year

Staff Resources – Medium

Communications – Level II

Scoping Meetings Needed – Yes

Woodland and Tree Conservation

Complete woodland and tree preservation program started in 2022, including woodland and natural resources stewardship planning, incentivizing easement programs, exploration of carbon credit programs, and dissemination of woodland conservation information.

Lead Division – Administration

Supporting Division – Sustainability

2023 Timeframe – First three quarters of year (continuation of project from 2022)

Staff Resources – Moderate

Communications – Level I

Scoping Meeting Needed – Yes (completed in 2022)

Keep PA Beautiful Affiliate Implementation

Convene a steering committee that will identify ways for the affiliate to connect volunteers to opportunities, expand capacity for litter abatement and beautification in communities, and connect schools and community groups with education programs related to litter abatement, waste, and environmental stewardship.

Lead Division – Sustainability

2023 Time Frame – Full year

Staff Resources – Limited

Communications – Level 1/2

Scoping Meeting Needed – TBD

Regional Benchmarking Initiative

Work with DVRPC and other counties to develop a program for mandatory or voluntary benchmarking and energy usage reporting for buildings over 50,000 SF. Tailor this benchmarking for Chester County.

Lead Division – Sustainability

2023 Time Frame – Full year

Staff Resources – Low

Communications – Level I

Scoping Meetings Needed – Yes

Appreciate Goal

Brandywine Battlefield Phase 3

Continue phase 3 of the Brandywine Battlefield study that examines the battlefield area.

Lead Division –Community Planning

2023 Time Frame – First three quarters of the year (continuation of project from 2021)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Adaptive Reuse Design Guide

Complete design guide with case studies, real-world implementation techniques and strategies, adaptive reuse examples, and sample ordinance provisions and guidelines.

Lead Division –Community Planning

2023 Time Frame – First quarter of year (continuation of project from 2021)

Staff Resources – Limited

Communications – Level II

Scoping Meetings Needed – Yes (completed in 2022)

Town Tours and Village Walks

Continue Town Tour and Village Walks program, with approximately ten events.

Lead Division – Community Planning

2023 Time Frame – First three quarters of year

Staff Resources – Moderate

Communications –Level II

Scoping Meetings Needed – No

Leadership Luncheon

Conduct annual training and technical assistance to municipal historic commissions with training specific to the commission chairs.

Lead Division: Community Planning

2023 Time Frame: First quarter of year

Staff Resources: Limited

Communications: Level I

Scoping Meetings Needed: No

Historic Tourism Study

Work with a consultant on a tourism, education, and interpretation study of the county's historic sites and facilities. This study will provide specific action steps to increase the capacity and public visitation to historic and cultural sites and areas.

Lead Division: Community Planning

2023 Time Frame: Full year (Continuation of project from 2022)

Staff Resources: Limited

Communications: Level I

Scoping Meetings Needed: Yes (completed in 2022)

Village Preservation Guide

Complete a guide to the county's villages that identifies existing historic villages, analyzes zoning codes for village preservation consistency, and recommends municipal village preservation techniques.

Lead Division: Administration

Supporting Divisions – Design and Technology

2023 Time Frame: First half of the year (continuation of project from 2022)

Staff Resources: Moderate

Communications: Level I

Scoping Meetings Needed: Yes (completed in 2022)

Live Goal

County Workforce Housing Implementation

Support implementation of county workforce housing initiative, working with the Commissioners' office and CCEDC.

Lead Division – Community Planning

2023 Time Frame – Full year (continuation of project from 2022)

Staff Resources – Moderate

Communications –Level I

Scoping Meetings Needed – Yes

Housing Summit

Convene a housing summit to advocate for A+ Homes, focusing on municipalities and developers.

Lead Division – Community Planning

2023 Time Frame – Second half of year

Staff Resources – Limited

Communications –Level II

Scoping Meetings Needed - Yes

Adaptable Housing Guide

Prepare a planning guide that addresses evolving market forces, changing demographics, buyer and renter preference, and environmental conditions. This guide will assist the county and its municipalities to better adapt to future changes. The project will include a needs assessment that calculates and analyzes: housing supply, housing gap, demographics, housing tenure, and housing trends.

Lead Division – Community Planning

2023 Time Frame – Full year (continuation of project from 2022)

Staff Resources – Moderate

Communications – Level I

Scoping Meeting Needed – Yes

Accessible Housing Locations Guide

Prepare a map and planning guide that identifies growth area locations for new housing that has good access to amenities. This guide will include municipal approaches and strategies to encourage housing in these areas.

Lead Division – Community Planning

2023 Time Frame – Last half of the year (will continue in 2024)

Staff Resources – Limited

Communications –Level I

Scoping Meetings Needed – Yes

Chester County Housing Report

Prepare annual housing report on Chester County housing sales and construction prices, total units built, and types.

Lead Division – Community Planning

2023 Time Frame – First half of year

Staff Resources – Limited

Communications –Level I

Scoping Meetings Needed - No

Prosper Goal

Urban Centers Forum

Coordinate annual Urban Centers Forum with support from the Department of Community Development.

Lead Division – Community Planning

2023 Time Frame – Second half of year

Staff Resources – Limited

Communications – Level II

Scoping Meetings Needed - Yes

County Economy Website Area

Prepare an annual update of data about the county's economy, working with CCEDC, putting the data into a website format.

Lead Division – Community Planning

2023 Time Frame – Last half of year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes

Non-Residential Construction Report

Prepare annual report on non-residential construction in the county.

Lead Division – Community Planning

2023 Time Frame – First quarter of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Farm Product Guide

Update annual guide to farm products in Chester County, which is targeted at consumers.

Lead Division – Agricultural Development

2023 Time Frame – First half of year

Staff Resources – Moderate

Communications – Level II

Scoping Meetings Needed - No

Municipal Outreach on Agriculture

Follow-up on agricultural economic development study with targeted outreach to municipalities on agricultural issues, including an ag-focused flyer for new officials, ag information sheets, an analysis of current municipal agricultural regulations, development of an agricultural definition, and ag marketing materials.

Lead Division – Agricultural Development

Supporting Divisions – Design and Technology, Administration

2023 Time Frame – Full year (continuation of project from 2021 and continuing in 2024)

Staff Resources – Moderate

Communications – Level II

Scoping Meetings Needed - Yes

Board and Commissioner Tours of Farms

Conduct tours of various types of farms around Chester County with boards whose work impacts the agricultural industry. Also, conduct county commissioner tour. These tours would highlight current agricultural issues and concerns.

Lead Division – Agricultural Development

2023 Time Frame – Full year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Agricultural Awards Program

Manage the Farmer of the Year and Distinguished Service awards program.

Lead Division – Agricultural Development

2023 Time Frame – Second and Third quarters of the year.

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Ag Producer Annual Meeting

Participate in annual ag producer meeting with the Conservation District to provide agricultural community with updates on the ag economic development plan.

Lead Division – Agricultural Development

2023 Time Frame – First and Fourth quarters of the year.

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - Yes

Farm Suitability Tool for Municipalities

Develop an online tool for municipalities and potential ag businesses that identifies locational characteristics of different types of agriculture and maps different types of ag businesses in the county. This tool could be used to pinpoint the best locations for new or expanded agricultural operations in the county.

Lead Division – Agricultural Development

Supporting Divisions – Design and Technology, Administration (continuing in 2024)

2023 Time Frame – Full year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes

Advancing Sustainability Reporting within the Agricultural Sector

Assemble a steering committee/focus group of agricultural sector representatives, including from mushroom farms, to identify needs for sustainability reporting and enhancing sustainable practices for increasing product marketability and competitiveness.

Lead Division – Sustainability

Supporting Division – Agricultural Development

2023 Time Frame – Last three quarters of the year

Staff Resources – Low

Communications – Level I

Scoping Meetings Needed – Yes

Connect Goal

Public Transportation Plan Update, Phases Two

Continue phase two of the public transportation plan, which will update the plan for *Landscapes3* and the vastly different public transportation environment.

Lead Division – Multimodal Transportation Planning

2023 Time Frame – Full year (continuation of project from 2021)

Staff Resources – Moderate

Communications –Level III

Scoping Meetings Needed – Yes

Non-Transportation Infrastructure Needs

Refine interactive map of existing sewer service areas and use 537 Plans to show planned expansion areas. Note capacity and current usage where data exists. Map areas currently served by public water service. Investigate the existence of public water future extension area data. Potential collaboration with WRA and Health.

Lead Division – Sustainability

2023 Time Frame – First half of year (continuation of project from 2021)

Staff Resources – Low

Communications – Level I

Scoping Meetings Needed – Yes (Completed in 2022)

Transportation Event

Coordinate a transportation summit.

Lead Division – Multimodal Transportation Planning

2023 Time Frame – Third quarter of year

Staff Resources – Limited

Communications – Level II

Scoping Meeting Needed - Yes

Countywide Trails Master Plan

Continue to map the network of existing trails in the county, analyze which trail gaps could be the most impactful to fill, and propose an overall trail network for the county, including both Circuit trails and local trails.

Lead Division – Multimodal Transportation Planning

2023 Time Frame – Full year (continuation of project from 2022)

Funding: DCNR grant

Staff Resources – Significant

Communications – Level III

Scoping Meetings Needed – Yes (held in 2022)

Transportation Improvement Inventory

Conduct biannual update of Transportation Improvement Inventory list.

Lead Division – Multimodal Transportation Planning

2023 Time Frame – First half of year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Transportation Priority Projects

Prepare a new Transportation Priority Projects list.

Lead Division – Multimodal Transportation Planning

2023 Time Frame – Second and third quarters of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Transportation Outreach in Rural & Agricultural Communities

Work with the rural and agricultural communities/municipalities to create a better understanding of the issues they are facing with respect to roadway design and maintenance and open better lines of communication between those communities, Chester County, and PennDOT.

Lead Division – Multimodal Transportation Planning

Supporting Division – Agricultural Development

2023 Time Frame – Full year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed – Yes

Safe Routes to School

Work with the Chester County Health Department to analyze pedestrian access to select schools.

Lead Division – Multimodal Transportation Planning

2023 Time Frame – Full year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

West Chester Metro

Determine passenger rail feasibility and facilitate meetings between interested partners to advance the West Chester Rail Restoration Committee's West Chester Metro concept to provide public transit service along the West Chester rail line to Wawa.

Lead Division – Multimodal Transportation Planning

2023 Time Frame – First half of year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

DVRPC Safety Program

Conduct outreach, provide support, and develop county recommendations for DVRPC's Regional Vision Zero 2050 Action Program, while helping to develop Chester County recommendations.

Lead Division – Multimodal Transportation Planning

2023 Time Frame – Full year

Staff Resources – Limited

Communications – Level I

Scoping Meetings Needed - No

Landscapes Vision and Map

Assess Progress on Landscapes3 Implementation

Assess the progress on the Landscapes3 implementation after five years, determine need for amendments, produce report on progress, and share results with partners and the public.

Lead Division – Administration

2023 Time Frame – Second half of year

Staff Resources – Moderate

Communications – Level II

Scoping Meetings Needed - Yes

Landscapes3 Annual Progress Report

Produce annual progress report that tracks the metrics in Landscapes3 while also highlighting implementation successes during the year.

Lead Division – Environment and Infrastructure

Supporting Divisions – Administration and Office and Communications

2023 Time Frame – First half of year

Staff Resources – Limited

Communications – Level III

Scoping Meetings Needed – No

Rural Landscapes Design Guide

Complete a Rural Landscapes Design Guide, following the format of the other design guides.

Lead Division – Design and Technology

2023 Time Frame – Full year

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Municipal Officials Education Outreach

This would be a general update of the website combined with marketing pieces aimed at municipal officials involved in planning projects. This effort would help these officials understand the planning process and the best ways to acquire more detailed information when needed.

Lead Division – Community Planning

Supporting Division - Administration

2023 Time Frame – Full year (will continue in 2024)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes

Kennett Township Subdivision and Land Development Ordinance

Prepare an updated subdivision ordinance for Kennett Township that synchronizes with their new zoning ordinance.

Lead Division – Community Planning

2023 Time Frame – Full year (will continue in 2024)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Oxford Region Comprehensive Plan

Prepare an updated comprehensive plan for the Oxford region, which includes Oxford Borough, Lower Oxford Township, Upper Oxford Township, East Nottingham Township, West Nottingham Township, and Elk Township.

Lead Division – Community Planning

2023 Time Frame – Full year (will continue in 2024)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Oxford Comprehensive Plan

Prepare a new, implementable comprehensive plan for Oxford Borough.

Lead Division – Community Planning

2023 Time Frame – First quarter (continuation of project from 2021)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes (completed in 2022)

East Caln Comprehensive Plan

Prepare a new, implementable comprehensive plan for East Caln Township.

Lead Division – Community Planning

2023 Time Frame – Full year (will continue in 2024)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes (completed in 2022)

East Vincent Zoning Ordinance Update

Prepare an updated zoning ordinance for East Vincent Township.

Lead Division – Community Planning

2023 Time Frame – Full year (will continue in 2024)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes (completed in 2022)

East Bradford Zoning Ordinance Update

Prepare an updated zoning ordinance for East Bradford Township.

Lead Division – Community Planning

2023 Time Frame – Last quarter of year (will continue in 2023)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes (completed in 2022)

West Grove Zoning Ordinance Update

Prepare an updated zoning ordinance for West Grove Borough.

Lead Division – Community Planning

2023 Time Frame – Full year (will continue in 2024)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed – Yes

West Sadsbury Comprehensive Plan Update

Prepare an updated comprehensive plan for West Sadsbury Township.

Lead Division – Community Planning

2023 Time Frame – Full year (will continue in 2024)

Staff Resources – Moderate

Communications – Level I

Scoping Meetings Needed - Yes

Major Ongoing Planning Activities

The following planning activities are very important elements of the department's work program and recur constantly throughout the year. These activities typically need limited, but recurring, support from production and communications.

Review and Support Letters for Subdivisions, Land Developments, Ordinances, Plans, Developments, Grant Applications, and Sewage Facilities

Vision Partnership Program Cash Grant Monitoring

Pipeline Information Center

Demographic and Economic Development Data Updates

Coordination with and Outreach to Municipal, Transportation, Conservancy, Natural Resource, Housing, Agricultural, Economic Development, Energy, and Historic Preservation Partners, as well as the General Public

Geographical Information Systems Updates for Transportation, Historic Resources, Demographics, Land Use, and Other Topics

Administration of Planning Commission, Agricultural Development Council, and Environmental and Energy Advisory Board