



# THE COUNTY OF CHESTER



## COMMISSIONERS

Josh Maxwell  
Marian D. Moskowitz  
Eric M. Roe

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  
August 14, 2024

## AGENDA

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

- A. Election of Acting Chair  
B. Chair's Welcome

*Secretary*  
*Acting Chair*

2. PUBLIC COMMENT

*Acting Chair*

2:20 p.m. 3. ACTION ITEMS

- C. Approval of Commission Meeting Minutes – July 10, 2024

*Commission*

- D. Act 247 Reviews – July 2024 Applications

*Act 247 Team*

1) Subdivision and Land Development Plan Reviews (20)

- |                              |                |
|------------------------------|----------------|
| 1. Caln Township             | LD-06-24-18118 |
| 2. Caln Township             | CU-06-24-18117 |
| 3. East Bradford Township    | LD-05-24-18101 |
| 4. East Marlborough Township | LD-06-24-18132 |
| 5. East Marlborough Township | SD-06-24-18138 |
| 6. East Whiteland Township   | LD-06-24-18121 |
| 7. Franklin Township         | SD-05-24-18103 |
| 8. Highland Township         | SD-06-24-18145 |
| 9. Honey Brook Township      | LD-06-24-18126 |
| 10. Honey Brook Township     | SD-06-24-18119 |
| 11. Kennett Township         | SD-07-24-18160 |
| 12. London Grove Township    | SD-06-24-18137 |
| 13. Pennsbury Township       | SD-06-24-18146 |
| 14. Phoenixville Borough     | LD-05-24-18090 |
| 15. Phoenixville Borough     | SD-05-24-18085 |
| 16. Tredyffrin Township      | SD-06-24-18151 |
| 17. Valley Township          | SD-07-24-18161 |
| 18. West Brandywine Township | LD-06-24-18123 |
| 19. West Caln Township       | SD-05-24-18114 |
| 20. West Pikeland Township   | SD-07-24-18159 |

2) Comprehensive Plan, Zoning and Subdivision Ordinance  
Amendment, Miscellaneous Reviews (14)

- |                              |                |
|------------------------------|----------------|
| 1. East Bradford Township    | MA-06-24-18127 |
| 2. East Bradford Township    | SA-06-24-18128 |
| 3. East Bradford Township    | ZA-06-24-18120 |
| 4. East Fallowfield Township | CP-07-24-18169 |

5. East Whiteland Township	ZA-06-24-18129
6. Oxford Borough	ZA-06-24-18148
7. Phoenixville Borough	ZA-06-24-18130
8. Phoenixville Borough	ZM-06-24-18131
9. West Chester Borough	ZA-06-24-18149
10. West Sadsbury Township	CP-06-24-18135
11. Willistown Township	MA-06-24-18124
12. Willistown Township	MA-06-24-18143
13. Willistown Township	SA-06-24-18142
14. Willistown Township	ZA-06-24-18139

E. Act 537 Reviews- July 2024 Applications *Jake Michael*

- 1) Major Applications (0)
- 2) Minor Applications (3)
  1. Honey Brook Township, Emanuel Stoltzfus, 22-6-55, Consistent
  2. Wallace Township, David & Caroline Duda, 31-3-55, Consistent
  3. Willistown Township, Rock Hill Farm, 54-4-10, Inconsistent

4. PRESENTATION

F. *Landscapes3* Five Year Assessment *Jake Michael*

- 1) *L3* Prosper Goal Implementation
- 2) *L3* Connect Goal Implementation

2:45 p.m. 5. DISCUSSION AND INFORMATION ITEMS

G. Sustainability Division Update *Rachael Griffith*

- 1) Climate Action Plan Implementation status

H. Multimodal Transportation Planning Division Update *Brian Styche*

I. Design & Technology Division Update *Brian O'Leary*

- 1) Residential Density analysis *Paul Farkas*

J. Community Planning Division Update *Bambi Griffin Rivera*

K. Director's Report *Brian O'Leary*

4:00 p.m. 6. ADJOURNMENT

# Action Items



# THE COUNTY OF CHESTER



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

MINUTES: Regular Monthly Meeting  
Chester County Planning Commission

Hybrid – GSC Suite 270  
July 10, 2024

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Nate Cline, Co-Chair; Matt Hammond.

MEMBERS PRESENT VIA ZOOM: Roberta Cosentino; Doug Fasick; Frank Furman; Molly Morrison.

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer, Assistant Director; David Blackburn; Wes Bruckno; Beth Cunliffe; Caroline Deyrup; Richard Drake; Bambi Griffin Rivera; Rachael Griffith; Jake Michael; Al Park; Chris Patriarca; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Kate Clark; Carrie Conwell; Gwen Duli; Paul Farkas; Gene Huller; Carolyn Oakley; Elle Steinman; Sally Warren; Diana Zak.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: None.

## CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 270 and via Zoom audio/video on Wednesday, July 10, 2024, was called to order at 2:00 P.M. by Chair Michael Heaberg.

PUBLIC COMMENT: None.

## PRESENTATION:

Mr. Jake Michael, presenting on the implementation of Landscapes3 over the past five years, highlighted the Appreciate and Live Goal recommendations that had very significant implementation progress. The three Appreciate Goal recommendations included: expand heritage tourism programs, enhance the historical record of the county, and promote adaptive reuse and compatible development. The three Live Goal recommendations included: provide housing policy and ordinance assistance, promote impactful public health policy and services, and enhance and expand recreational opportunities.

## ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE JUNE 12, 2024, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. CLINE, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:Subdivision and Land Development Reviews:

There were twenty-one (21) Subdivision and Land Development Reviews prepared in June 2024.

A MOTION TO APPROVE THE TWENTY-ONE (21) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-05-24-18096; LD-05-24-18102; SD-05-24-18095; SD-05-24-18105; SD-04-24-18066; LD-04-24-18069.

Mr. Cline recused himself from the following applications: LD-05-24-18098; LD-05-24-18082.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews:

There were three (3) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in June 2024.

A MOTION TO APPROVE THE THREE (3) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY DR. FASIC, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: MU-05-24-18113.

Act 537 Reviews:

Ms. Conwell presented the Commission with four (4) minor Act 537 reviews for the month of June 2024.

A MOTION TO APPROVE THE FOUR (4) MINOR ACT 537 REVIEWS WAS MADE BY MR. HAMMOND, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following application: East Brandywine Township, Krapf/Reed Road, 30-3-16.

#### DISCUSSION AND INFORMATION ITEMS:

##### Community Planning Division Update:

Ms. Griffin Rivera reported that three of the four VPP projects that were awarded in the VPP spring 2024 grant round will get started this year in early fall. Ms. Griffin Rivera reported on the success of the Town Tours and Villages Walks (TTVW) noting that the TTVWs was awarded a Proclamation from the PA State Senate for 30 years of service. Lastly, Ms. Griffin Rivera announced that the VPP Rolling Mini-Grant program is now available and has the following stipulations: is available to single municipalities that have endorsed *Landscapes3*, has a \$10,000 maximum cash value, and has a one year completion period. More information about the mini-grant and an application is available on the Planning Commission's website here: <https://www.chescoplanning.org/MuniCorner/Vpp-RollingMini.cfm>.

Mr. Patriarca provided an overview of East Caln Township's Comprehensive Plan, which he prepared. The project's process included an existing conditions analysis, public meetings, workshops, a public survey, document creation, and final plan adoption in March 2024. The following issues and priorities were highlighted in the plan: community mobility connections; natural resources and environmental sustainability; parks and recreation; commercial and economic development; community services and facilities; and future land use.

##### Sustainability Division Update:

Ms. Griffith introduced the Sustainability Division's intern, Caroline Deyrup. Next, Ms. Griffith reported that four HOA virtual roundtables are planned to continue the HOA sustainability education process.

Next, Ms. Griffith reported that the county's application to the Department of Energy's Energy Efficiency and Conservation Block Grant was awarded in the amount of \$479,860. The projects that these funds will be used for are: rooftop solar at 313 W. Market Street building; pilot of three electric utility vehicles for parks maintenance; and technical assistance in preparing an energy strategy plan.

Lastly, Ms. Griffith reported that the county will be involved in promoting Solar for All. This is a program run by the Philadelphia Green Capital Corp (PGCC), which was awarded \$156 million by the Commonwealth to incentivize solar installation on low to moderate income homeowners' properties. Although PGCC is currently based in Philadelphia, it will expand Philly's existing solarized program to all of southeastern PA.

##### Multimodal Transportation Division Update:

Mr. Styche reported on the US 202/PA 926 intersection priority project which was added to the Region's Transportation Improvement Program (TIP) in 2013. Due to the uncertainty of the proposed Crebilly Farm development completing the intersection improvements, this project was delayed. It has now proceeded through the design and review process at PennDOT District 6-0 using federal money, which required NEPA and historical clearance for the serpentine stone mansion. Improvements include adding a US 202 southbound right-turn deceleration lane and an additional eastbound SR 926 left-turn lane onto US 202 northbound, plus pedestrian upgrades. The project will begin in late July, costing \$2.92 million.

Next, Mr. Styche reported that the DVRPC Board elected Chester County Commissioner Chair Josh Maxwell to serve as the DVRPC Board Chair for DVRPC's 2025 fiscal year beginning in July 2024.

#### Design and Technology Division Update:

Mr. O'Leary summarized the development reviews, mentioning that the residential numbers continue to be slow. Non-residential numbers picked up this month due to a 1.1 million square foot proposed warehouse complex on a property owned by Herr's Foods.

Mr. Park summarized the Agricultural Landscapes Design Guide, which is CCPC's sixth and final design guide, noting that all the design guides relate to new development. The design guide's purpose includes: preserve agricultural land; promote interconnected greenways, encourage rural character in development, promote appropriate infrastructure; and encourage diverse agricultural uses. The design guide's audience includes developers, design professionals, engineers, planners, municipal attorneys, elected officials, municipal staff, businesses, farmers, and the general public. All six design guides are posted on the CCPC website here: <https://www.chescoplanning.org/MuniCorner/PlanningGuides.cfm>.

#### Director's Report:

Mr. O'Leary reported that the new Transportation Improvement Program will be adopted at DVRPC's July board meeting. He also noted that a Housing Summit is planned for October 30, 2024 by invitation only, targeting housing providers and advocates.

Lastly, Mr. O'Leary announced his plans to retire in November.

#### ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:30 PM WAS MADE BY MR. CLINE, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Brian N. O'Leary, AICP  
Secretary

BNO/ncs

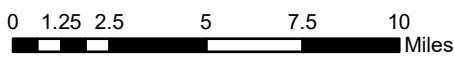
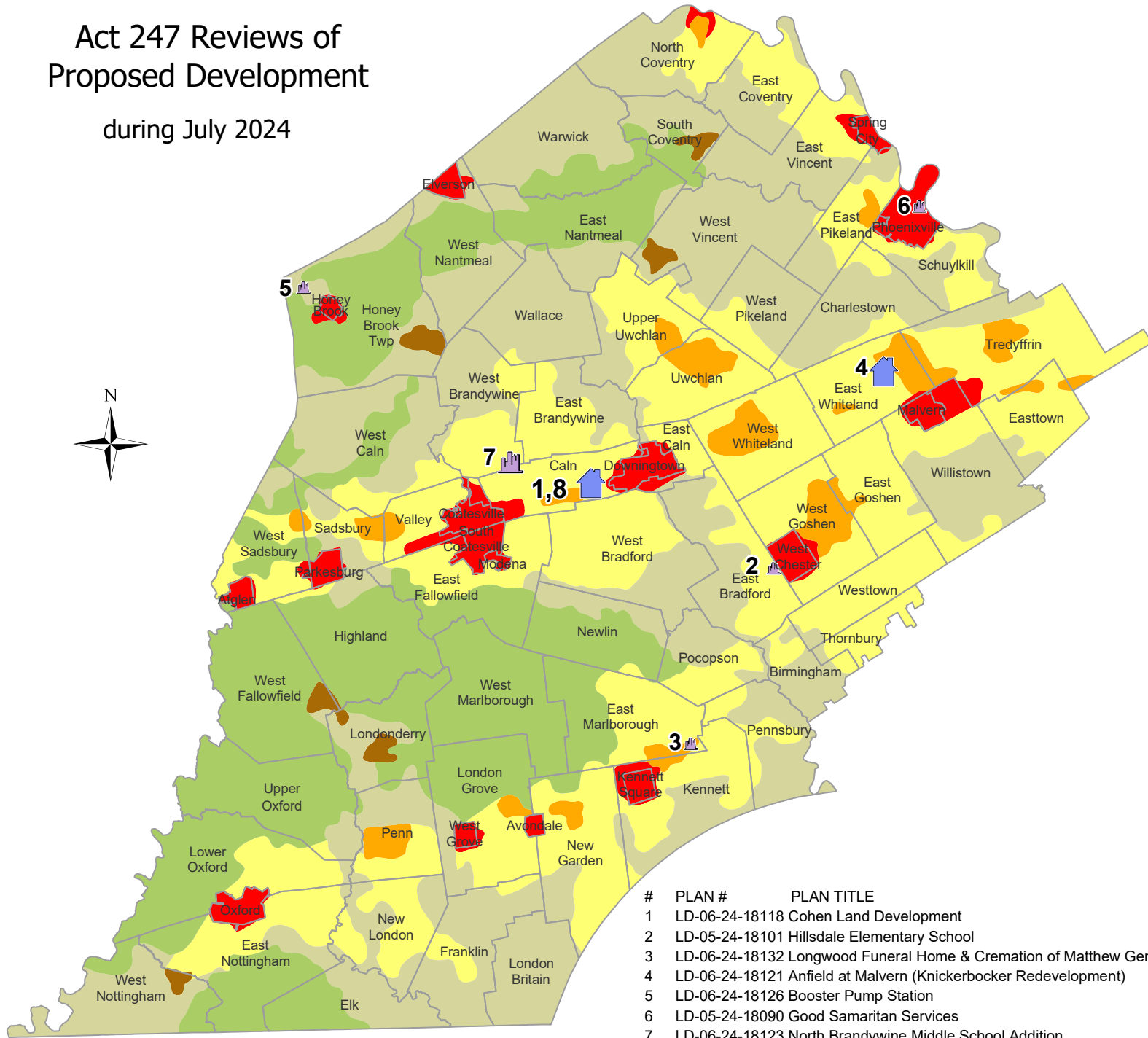
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# Act 247 Reviews

# Subdivision & Land Development

# Act 247 Reviews of Proposed Development during July 2024



## 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 Landscapes 3

## Landscapes<sup>3</sup>

### Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

### Rural Resource Areas

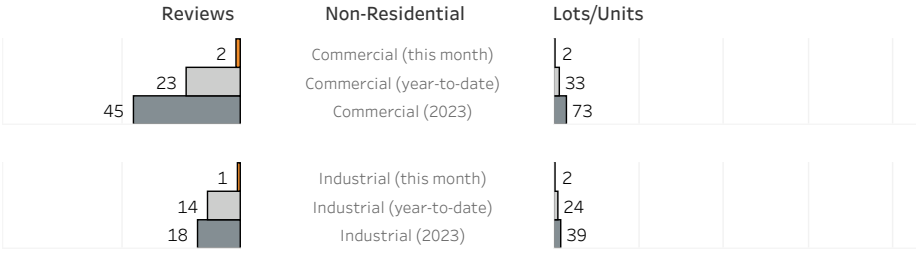
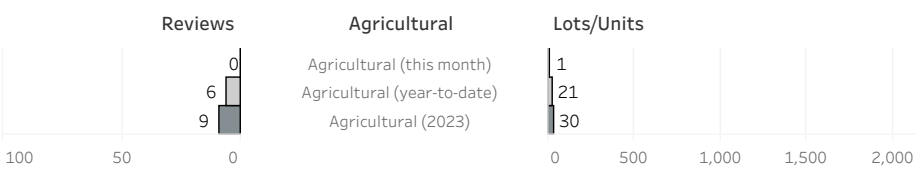
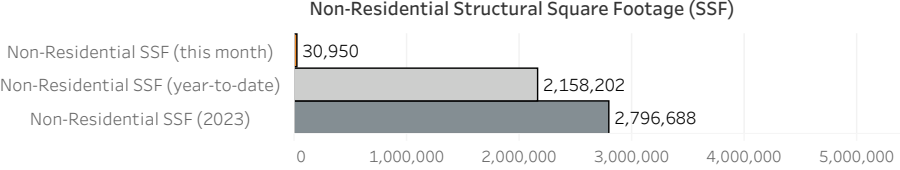
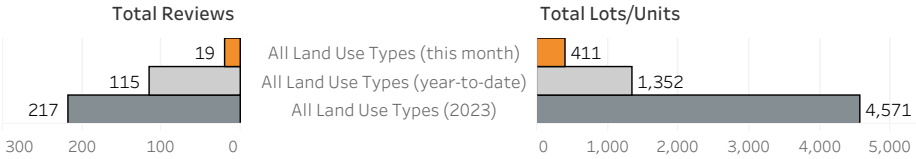
- Rural
- Agricultural

*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-06-24-18118	Cohen Land Development
2	LD-05-24-18101	Hillsdale Elementary School
3	LD-06-24-18132	Longwood Funeral Home & Cremation of Matthew Genereux, Inc
4	LD-06-24-18121	Anfield at Malvern (Knickerbocker Redevelopment)
5	LD-06-24-18126	Booster Pump Station
6	LD-05-24-18090	Good Samaritan Services
7	LD-06-24-18123	North Brandywine Middle School Addition
8	CU-06-24-18117	Cohen Conditional Use



July 2024



## Subdivision and Land Development Reviews 7/1/2024 to 7/31/2024

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes <sup>3</sup> (Yes, No, N/R)
Caln Township	LD-06-24-18118	Cohen Land Development	7/1/2024	29.02	Townhouse	103		Residential Townhouse		2,000	Yes
East Bradford Township	LD-05-24-18101	Hillsdale Elementary School	7/10/2024	19.00	Institutional	1	6,728	Institutional School	1	0	Yes
East Marlborough Township	LD-06-24-18132	Longwood Funeral Home & Cremation of Matthew Genereux, Inc	7/17/2024	1.82	Commercial	1	840	Commercial Unique	1		Yes
East Marlborough Township	SD-06-24-18138	Longwood Funeral Home & Cremation of Matthew Genereux, Inc	7/17/2024	1.82	Commercial	1		Commercial Lot Consolidation			Yes
East Whiteland Township	LD-06-24-18121	Anfield at Malvern (Knickerbocker Redevelopment)	7/3/2024	176.70	Twin Townhouse	280		Residential Twin Residential Townhouse			Yes
Franklin Township	SD-05-24-18103	Final Minor Subdivision Plan for Leone A. Pizzini II	7/1/2024	6.13	Single Family Residential	2		Residential Single Family Residential		0	Yes
Highland Township	SD-06-24-18145	Thomas Fredd	7/1/2024	1.15	Single Family Residential	2		Residential Single Family Residential			Yes
Honey Brook Township	LD-06-24-18126	Booster Pump Station	7/9/2024	10.84	Institutional Single Family Residential	2	910	Institutional Utility Residential Single Family Residential	1	0	Yes
Honey Brook Township	SD-06-24-18119	Booster Pump Station	7/9/2024	10.84	Institutional Single Family Residential	2		Institutional Utility Residential Single Family Residential		0	Yes
Kennett Township	SD-07-24-18160	R. Marshall Phillips 2012 Trust	7/30/2024	20.21	Single Family Residential	2		Residential Single Family Residential		0	Yes

## Subdivision and Land Development Reviews 7/1/2024 to 7/31/2024

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)
London Grove Township	SD-06-24-18137	Gamache 805 Wickerton Road	7/2/2024	4.93	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Open Space Conservation			Yes
Pennsbury Township	SD-06-24-18146	Andrew C. and Margaret F. Herdeg	7/18/2024	39.73	Single Family Residential	2		Residential Single Family Residential			Yes
Phoenixville Borough	LD-05-24-18090	Good Samaritan Services	7/2/2024	0.09	Institutional	1	6,272	Institutional Unique	1		Yes
Phoenixville Borough	SD-05-24-18085	Good Samaritan Services	7/2/2024	0.09	Institutional	1		Institutional Unique			Yes
Tredyffrin Township	SD-06-24-18151	Randell Jesup	7/23/2024	14.47	Single Family Residential	2		Residential Single Family Residential		0	Yes
Valley Township	SD-07-24-18161	550 Highlands Boulevard	7/24/2024	13.16	Industrial	2		Industrial Lot Line Revision			Yes
West Brandywine Township	LD-06-24-18123	North Brandywine Middle School Addition	7/8/2024	46.00	Institutional	1	16,200	Institutional School	1	0	Yes
West Caln Township	SD-05-24-18114	John F Petersheim	7/1/2024	11.84	Single Family Residential	2		Residential Single Family Residential			Yes
West Pikeland Township	SD-07-24-18159	Minor Subdivision: James Adam & Emily Rothschild	7/23/2024	1.66	Single Family Residential	2		Residential Single Family Residential		0	Yes
<b>Grand Totals of Subdivision and Land Development Reviews</b>		<b>19 Reviews</b>		<b>409.49 Acres</b>		<b>411 Lots/Units</b>	<b>30,950 Non-Res. Sq. Feet</b>		<b>5 Non-Res. Bldgs.</b>	<b>2,000 Linear Feet Roadway</b>	

There are **19** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

## Unofficial Sketch Plan Evaluations 7/1/2024 to 7/31/2024

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)
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No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

## Conditional Use Reviews 7/1/2024 to 7/31/2024

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)
Caln Township	CU-06-24-18117	Cohen Conditional Use	7/1/2024	29.02	Townhouse	103	0	Residential Townhouse		2,000	Yes
<b>Grand Totals of Conditional Use Reviews</b>		<b>1 Reviews</b>		<b>29.02 Acres</b>		<b>103 Lots/Units</b>	<b>0 Non-Res. Sq. Feet</b>		<b>Non-Res. Bldgs.</b>	<b>2,000 Linear Feet Roadway</b>	

There are **1** Conditional Use consistent, **0** Conditional Use inconsistent, and **0** Conditional Use with no relevance to **Landscapes3**.



# Subdivision & Land Development Letters



# THE COUNTY OF CHESTER



## COMMISSIONERS

Josh Maxwell  
Marian D. Moskowitz  
Eric M. Roe

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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July 1, 2024

Denise Miller, Assistant Township Secretary  
Caln Township  
253 Municipal Drive  
Thorndale, PA 19372

Re: Conditional Use and Land Development Plan- Cohen Tract Redevelopment  
# Caln Township - CU-06-24-18117, LD-06-24-18118

Dear Ms. Miller:

A conditional use and land development plan entitled "Cohen Tract Redevelopment", prepared by Howell Engineering and dated April 1, 2024, was received by this office on June 3, 2024. Our review of the conditional use plan is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended but is offered as a planning service. Our comments on the land development plan are required under Section 502 of the Pennsylvania Municipalities Planning Code and we offer the following comments on the conditional use and proposed land development for your consideration.

### **PROJECT SUMMARY:**

Location:	4109 East Lincoln Highway, Caln Township
Site Acreage:	29.02 acres
Units:	103 units
Proposed Land Use:	Multi-family
New Parking Spaces:	344 spaces provided (206 spaces required)
Municipal Land Use Plan Designation:	Thorndale Village Mixed Use
UPI#:	39-4-115

### **PROPOSAL:**

The applicant proposes the creation of 103 multi-family dwellings, 344 parking spaces and 20.871 acres of common open space, of which 94.25 percent is within floodplain areas. The site, which will be served by public water and public sewer facilities, is located in the Caln Township TV-1 Thorndale Village District 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 conditional use and land development plan.**

Page: 2  
Re: Conditional Use and Land Development Plan- Cohen Tract Redevelopment  
# Caln Township - CU-06-24-18117, LD-06-24-18118

**BACKGROUND:**

1. The Chester County Planning Commission has previously reviewed a Caln Township Zoning Map and Zoning Ordinance amendment to rezone the applicant’s parcel from the Medium-to-High Density Residential District to the TV-1 Thorndale Village District, and to amend the Township Zoning Ordinance to adopt new area and bulk requirements for multifamily townhouse dwellings in the TV-1 District. Our review of those proposals, CCPC# ZM-11-23-17908, ZA-11-23-17918, was forwarded to the Township in a letter dated December 6, 2023.

**COUNTY POLICY:**

**LANDSCAPES:**

2. The area of the proposed land development 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 is consistent with the objectives of the **Suburban Landscape**.

**Caln Township - CU-06-24-18117, LD-06-24-18118**



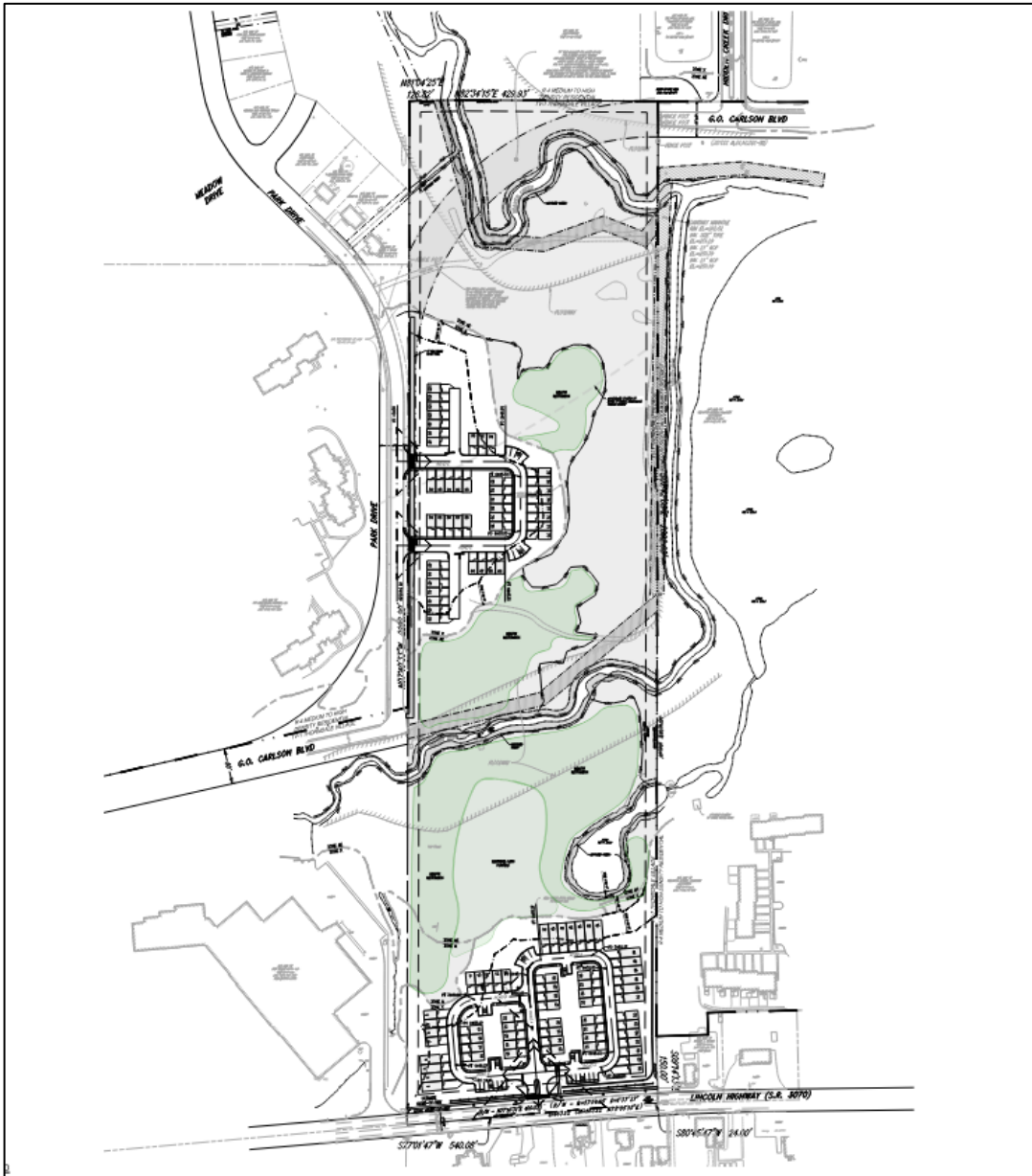
Page: 3  
 Re: Conditional Use and Land Development Plan- Cohen Tract Redevelopment  
 # Caln Township - CU-06-24-18117, LD-06-24-18118

**WATERSHEDS 2045:**

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are:

- protecting first order streams, riparian corridors, and existing woodlands;
- reducing stormwater runoff; mitigating flood risks;
- implementing source water protection measures; and
- promoting and expanding water-based recreational opportunities and access.

*Watersheds 2045* can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

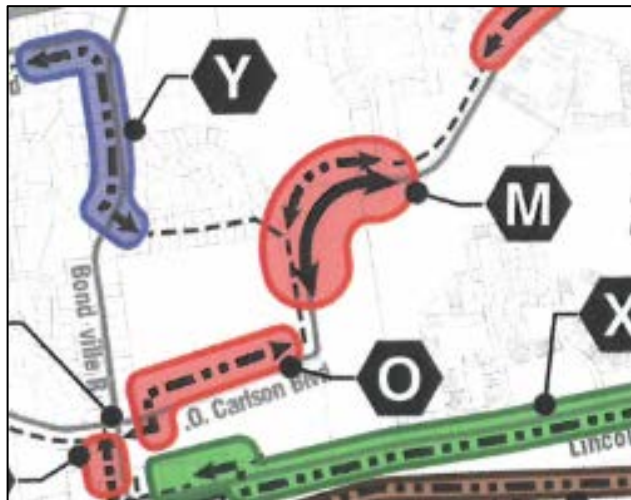


*Detail of Cohen Tract Redevelopment Conditional Use and Land Development Plan*

Page: 4  
 Re: Conditional Use and Land Development Plan- Cohen Tract Redevelopment  
 # Caln Township - CU-06-24-18117, LD-06-24-18118

**PRIMARY ISSUES:**

4. As the Township reviews the conditional use and the land development for the proposed multifamily development, it should specifically evaluate the following:
  - A. The 2017 Caln Township Comprehensive Plan's Mobility & Connectivity Study (page 50) shows the G.O. Carlson Boulevard-Central Extension passing through this site and designates it as a "Priority 2 Project" (see the detail below.) This extension will provide numerous benefits, including better access to Lloyd Park to the east, increased pedestrian access and safety, and distributing traffic volumes more efficiently. We recommend that the Township and the applicant work towards achieving this roadway extension.



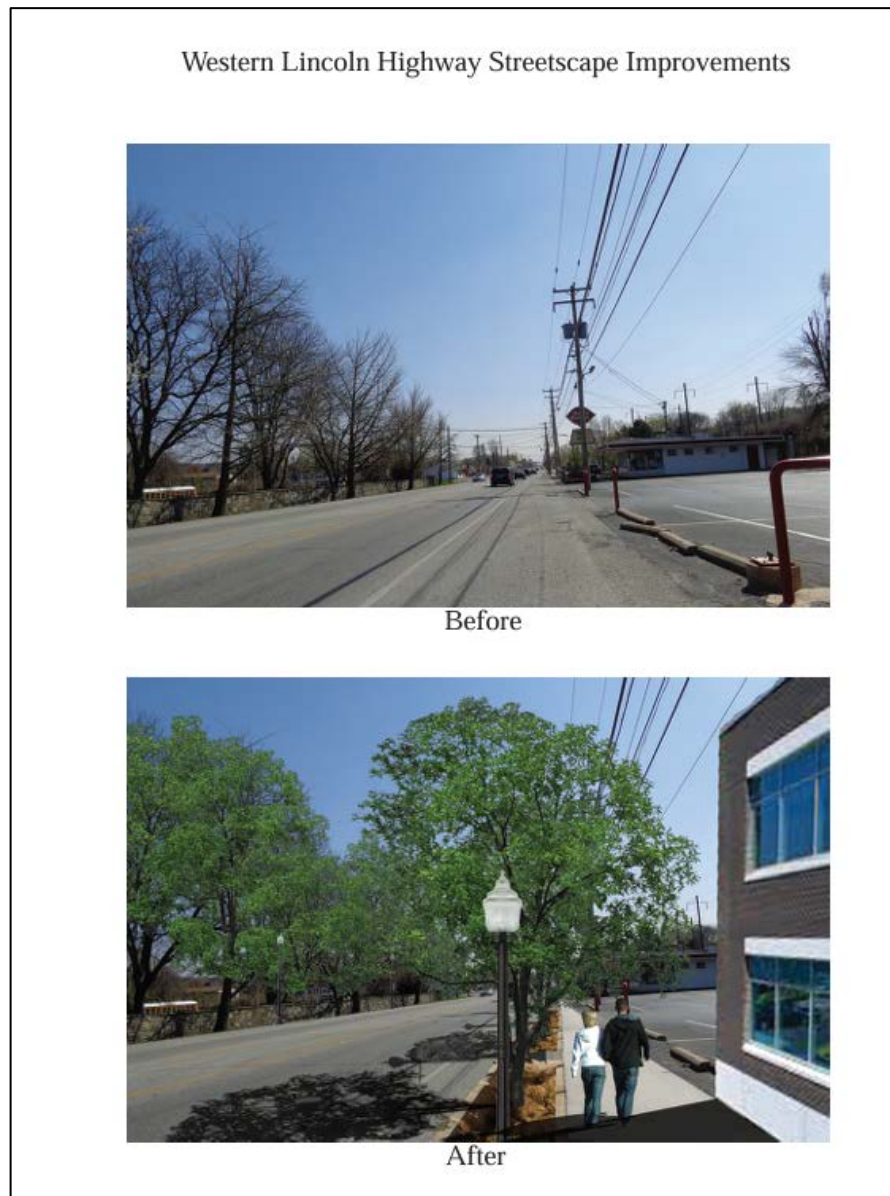
*Detail of 2017 Caln Township Comprehensive Plan  
 Mobility and Connectivity Study Map*

- B. The roadway layout within the site should include "terminal vistas," or visual amenities located at focal points at the ends or within roadways, to increase aesthetic appeal and slow vehicle speeds.
- C. In general, the townhouses' rear yard areas should not directly face either Lincoln Highway or Park Drive because their proximity to these roadways will decrease the privacy and usability of the rear yards. If such designs are not possible, extensive landscaping, low walls or other measures should be used to increase privacy. We commend the applicant for proposing the two-foot tall wall along the parking area at Lincoln Highway.
- D. Streetscape improvements along Lincoln Highway should be provided to reflect the Township Comprehensive Plan's policies. An example of such streetscape improvements is shown on page 23 of the Caln Township Comprehensive Plan and in this letter.
- E. The applicant should describe how vehicles can turn around at the ends of the northernmost and southernmost driveways at the northern part of the development (accessing units 97-103 and units 59-65).
- F. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed and access the facility to address on-site emergencies. Additional information on this topic is available online at: [www.chesco.org/DocumentCenter/View/27034](http://www.chesco.org/DocumentCenter/View/27034).

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Re: Conditional Use and Land Development Plan- Cohen Tract Redevelopment  
 # Caln Township - CU-06-24-18117, LD-06-24-18118

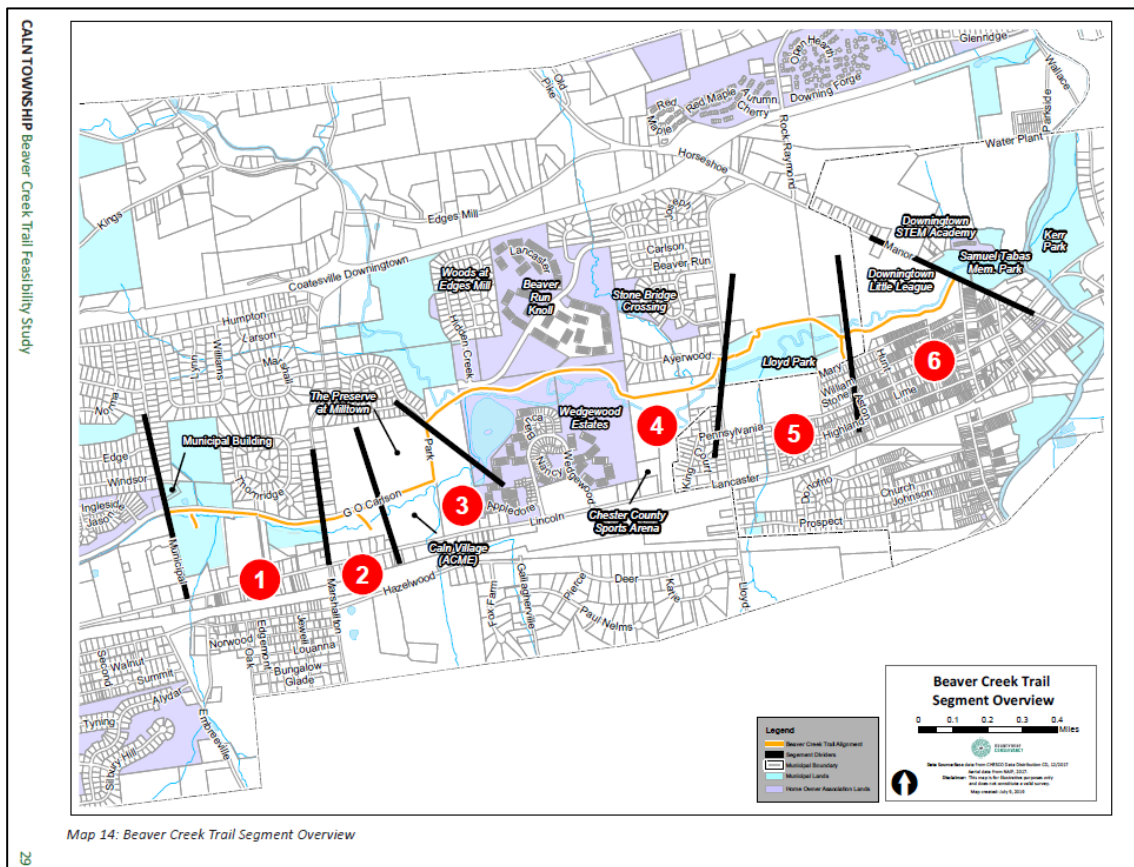
- G. The applicant has proposed 344 parking spaces while the Zoning Ordinance requires 206 spaces. We suggest that the applicant and the Township evaluate the actual anticipated parking demand for this development and determine if the additional parking spaces will be necessary. (However, we understand that some homeowners may utilize their garage for storage rather than parking, thus increasing the need for more parking spaces.)
- H. The applicant has requested a waiver to permit the road cartway widths to be reduced to 24 feet (12-foot lanes); given that this development will apparently have no on-street parking due to the extensive individual driveway curbs cuts, perhaps the cartway width could be further reduced. Such a reduction can reduce costs and stormwater runoff volume. The Chester County Planning Commission's Multi-Modal-Circulation-Handbook, at: <https://www.chesco.org/DocumentCenter/View/26940/Multi-Modal-Circulation-Handbook?bidId=> includes lane width designs that are as narrow as 8-9 feet (page 170-171).
- I. The Township Engineer should comment on the applicant's traffic study.



***Western Lincoln Highway Streetscape Improvements –  
 From the Caln Township Comprehensive Plan***

Page: 6  
 Re: Conditional Use and Land Development Plan- Cohen Tract Redevelopment  
 # Caln Township - CU-06-24-18117, LD-06-24-18118

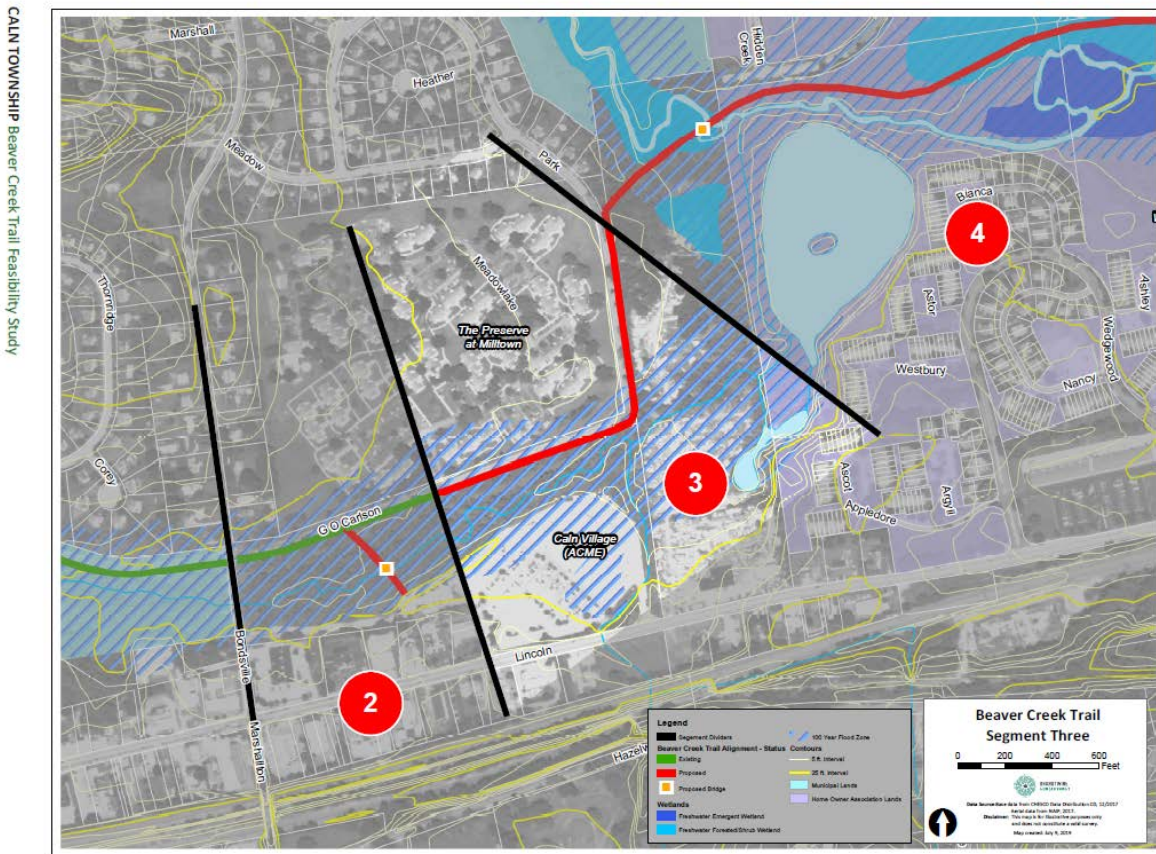
- J. The applicant should provide documentation relating to potential contaminants on the site and any required remediation.
- K. The Open Space Calculation indicates that a minimum of 10 percent of the required common open space will be suitable for active recreation. The Township Zoning Ordinance’s definition of RECREATION AREA (ACTIVE) lists various forms of recreation, and the applicant should show how such activities could occur on 10 percent of the site.
- L. “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. The applicant should strive to provide sidewalk connections to adjacent areas, especially to the shopping center to the west. Sidewalks are an essential design element for new construction in the **Suburban Landscape**.



- M. This parcel is part of the Beaver Creek Trail alignment, which is a spur of the Chester Valley Trail. The alignments are documented in both the Chester Valley Trail West Feasibility Study/ Master Plan (CCPC, 2018); an excerpt appears below and the entire report is available at: <https://www.chesco.org/DocumentCenter/View/48196/CVTW-FINAL?bidId=> ). The alignment is also reviewed in the Beaver Creek Trail Feasibility Study (Brandywine Conservancy, 2019). The full report is at: [https://www.calntownship.org/uploads/9/9/7/5/99755464/beavercreektrailfeasibilitystudy\\_draft.pdf](https://www.calntownship.org/uploads/9/9/7/5/99755464/beavercreektrailfeasibilitystudy_draft.pdf)).

Page: 7  
 Re: Conditional Use and Land Development Plan- Cohen Tract Redevelopment  
 # Caln Township - CU-06-24-18117, LD-06-24-18118

The plans include a 10-foot-wide shared use trail on the east side of Park Lane beginning at G.O. Carlson Boulevard (western segment), but it terminates at a point to the north. We recommend that the applicant work with the Township and the County to construct the eastern segment of G.O. Carlson Boulevard as noted above, and we highly recommended that a trail easement be included so it could be constructed at a later date. (The Caln Township Comprehensive Plan’s Mobility & Connectivity Study Map also shows a “Proposed Walkway/Trail” along the proposed G.O. Carlson Boulevard).



35 Map 17: Beaver Creek Trail Segment Three

**WATER RESOURCES INFORMATION:**

*Caln Township*

*Valley Run (a tributary to Beaver Creek) and Beaver Creek, East Branch Brandywine Creek Watershed, Christina River Basin*

*FEMA: site is partially located in a Special Flood Hazard Area*

*MS4 community: YES*

*Impairments for Valley Run: Assessed Use - Aquatic Life, Source – Urban runoff/storm sewers, Cause – Flow Regime Modification; Assessed Use – Recreation, Source – Unknown, Cause – Pathogens*

*TMDL for Brandywine Creek/Christina Basin: Nutrients & Sediment*

*Designated use: Cold Water Fisheries, Recreation*



Page: 8  
 Re: Conditional Use and Land Development Plan- Cohen Tract Redevelopment  
 # Caln Township - CU-06-24-18117, LD-06-24-18118

**Natural Resource Protection:**

5. The applicant indicates their request for a waiver from Caln Township Subdivision and Land Development Ordinance Section 137-44.1A is to allow disturbance in riparian buffer zones 2 and 3, and for the installation of improvements in zone 3. The improvements shown for zone 3 include a significant amount of impervious cover, including roadways, parking spaces, and dwelling units. While earth moving within zones 2 and 3 may be unavoidable and even necessary for proper environmental remediation, we do not recommend that the Township grant a waiver to allow for significant construction of impervious surfaces within zone 3 of the riparian buffer. The applicant should strongly consider relocating or removing that infrastructure from the final plan in order to preserve the integrity of the buffer and to reduce the potential for future flood impacts on future residents of this development.

Vegetated, and particularly forested riparian buffers, provide numerous ecological and community benefits. These include improved slowing, storing, and infiltrating stormwater runoff, which help mitigate the impacts of flooding and pollution. Both Valley Run and Beaver Creek already experience periodic flooding that impact residents and community members in Caln Township. Efforts should be made to protect the integrity of the riparian buffer and floodplain to preserve the benefits they provide for stormwater management and flood mitigation.

Additionally, we would recommend that the applicant consider a denser planting of native trees and woody vegetation within the riparian buffer corridor, particularly in the areas closest to the stream, to protect water quality, mitigate water temperature, and promote stream bank stability.

6. Given the history of activity on the property, it is likely that significant remediation of soil, water, or both may be necessary. The applicant should work with qualified contractors to assess and remediate any existing contamination on site prior to construction.

The site's proximity to both Beaver Creek and Valley Run could make it an optimal site for floodplain restoration to help mitigate existing flooding and water quality concerns. There may be opportunities in the future for the Township and the developer or property owner to collaborate on such restoration efforts.

**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 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, the Assessment Office and the municipality.

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

Page: 9  
Re: Conditional Use and Land Development Plan- Cohen Tract Redevelopment  
# Caln Township - CU-06-24-18117, LD-06-24-18118

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 long horizontal stroke at the end.

Wes Bruckno, AICP  
Senior Review Planner

cc: Howell Engineering  
Michael Cohen  
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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 Eric M. Roe

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

July 10, 2024

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

Re: Preliminary/Final Land Development - Hillsdale Elementary School  
 # East Bradford Township – LD-05-24-18101

Dear Ms. Cantlin:

A Preliminary/Final Land Development Plan entitled "Hillsdale Elementary School", prepared by SchraderGroup, and dated May 3, 2024, was received by this office on June 10, 2024. 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:**

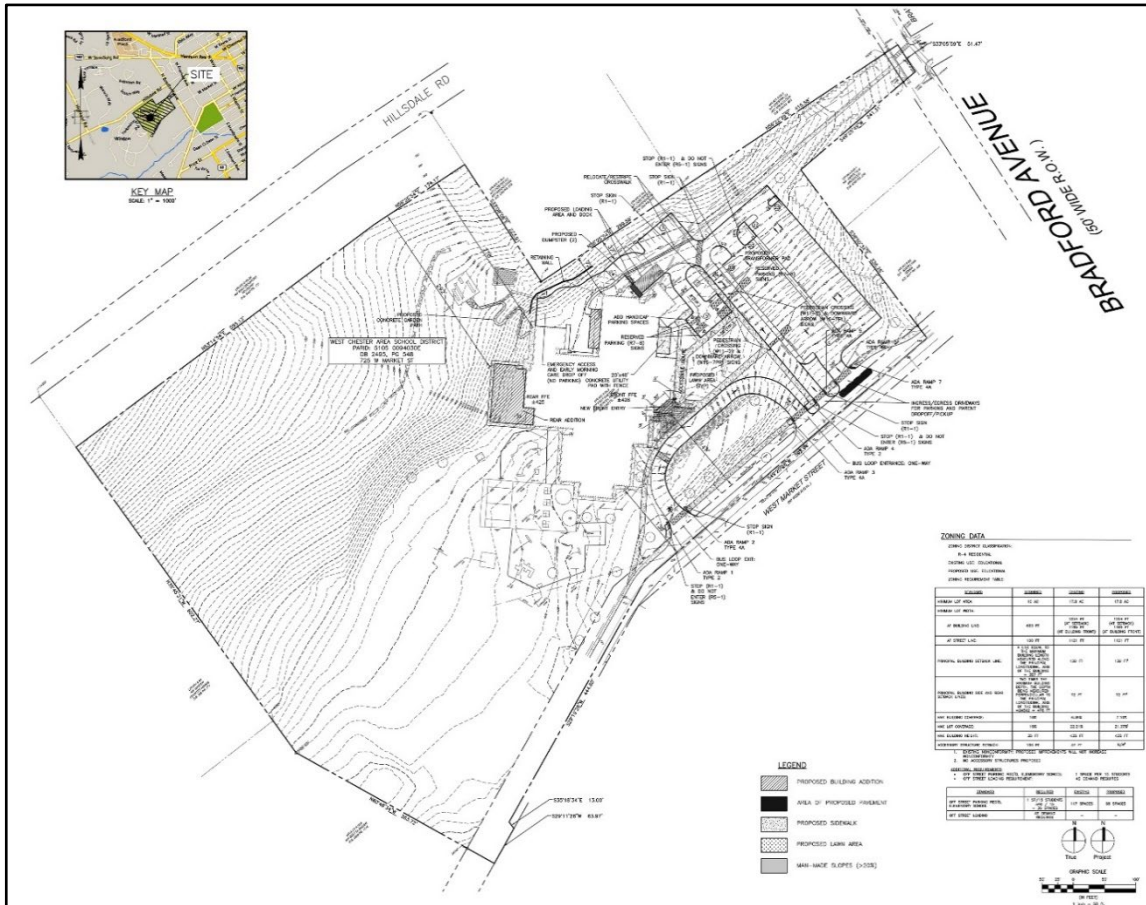
Location:	north side of West Market Street, west side of North Bradford Avenue
Site Acreage:	19.00
Lots/Units:	1 lot
Non-Res. Square Footage:	6,728
Proposed Land Use:	Addition to existing school
Municipal Land Use Plan Designation:	Community Institutional
UPI#:	51-5-94.3-E

## **PROPOSAL:**

The applicant proposes the construction of a 6,728 square foot addition to the existing elementary school, along with various other improvements, including entrance improvements to separate bus access from other traffic, and a new emergency access lane. The Traffic Study for this project, prepared by F. Tavani and Associates, Inc., dated April 15, 2024, indicates that there is no increased enrollment, faculty, or staff associated with this project. No new sewage disposal or water supply is proposed as part of this submission. The project site is located in the R-4 Residential zoning district.

**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.**

Page: 2  
 Re: Preliminary/Final Land Development - Hillsdale Elementary School  
 # East Bradford Township – LD-05-24-18101



Site Plan Detail, Sheet 5: Preliminary/Final Land Development - Hillsdale Elementary School

Page: 3  
 Re: Preliminary/Final Land Development - Hillsdale Elementary School  
 # East Bradford Township – LD-05-24-18101

**BACKGROUND:**

1. The Historic Resource Impact Study for this project, prepared by John Milner Architects, Inc., dated April 5, 2024, indicates that the adjoining parcel to the east located at 705 West Market Street (UPI# 51-5-95) is the site of the Patterson House, a two-and-a-half story Victorian house dating to the late 19<sup>th</sup> century. This property is classified as a Class I Historic Resource on the Township’s Historic Resources Map (last revised August 30, 2016). The study (page 14) indicates that this project will not have a negative impact on the architectural integrity or setting of the Patterson House. It is our understanding that the East Bradford Township Historical Commission, at its May 21, 2024 meeting, recommended the approval of the Historic Resource Impact Study.

**COUNTY POLICY:**

**LANDSCAPES:**

2. 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 2045:**

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The *Watersheds 2045* plan’s highest priority objectives within this watershed are: protecting first order streams, riparian corridors, and existing woodlands; reducing stormwater runoff; mitigating flood risks; implementing source water protection measures; and promoting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

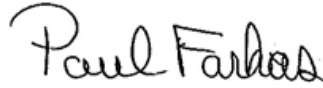
**ADMINISTRATIVE ISSUES:**

4. 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* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
5. 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>.
6. 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, the Assessment Office, and the municipality.

Page: 4  
Re: Preliminary/Final Land Development - Hillsdale Elementary School  
# East Bradford Township – LD-05-24-18101

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,

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

Paul Farkas  
Senior Review Planner

cc: West Chester Area School District  
SchraderGroup  
Chester County Conservation District



# THE COUNTY OF CHESTER



## COMMISSIONERS

Josh Maxwell  
Marian D. Moskowitz  
Eric M. Roe

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

July 17, 2024

Neil G. Lovekin, Manager  
East Marlborough Township  
721 Unionville Road  
Kennett Square, PA 19348

Re: Preliminary/Final Subdivision and Land Development - Longwood Funeral Home & Cremation of Matthew Genereux, Inc.  
# East Marlborough Township – SD-06-24-18138 and LD-06-24-18132

Dear Mr. Lovekin:

A Preliminary/Final Subdivision and Land Development Plan entitled "Longwood Funeral Home & Cremation of Matthew Genereux, Inc", prepared by Pennoni Associates, Inc., and dated March 26, 2024, and last revised on June 10, 2024, was received by this office on June 17, 2024. 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 plan for your consideration.

### **PROJECT SUMMARY:**

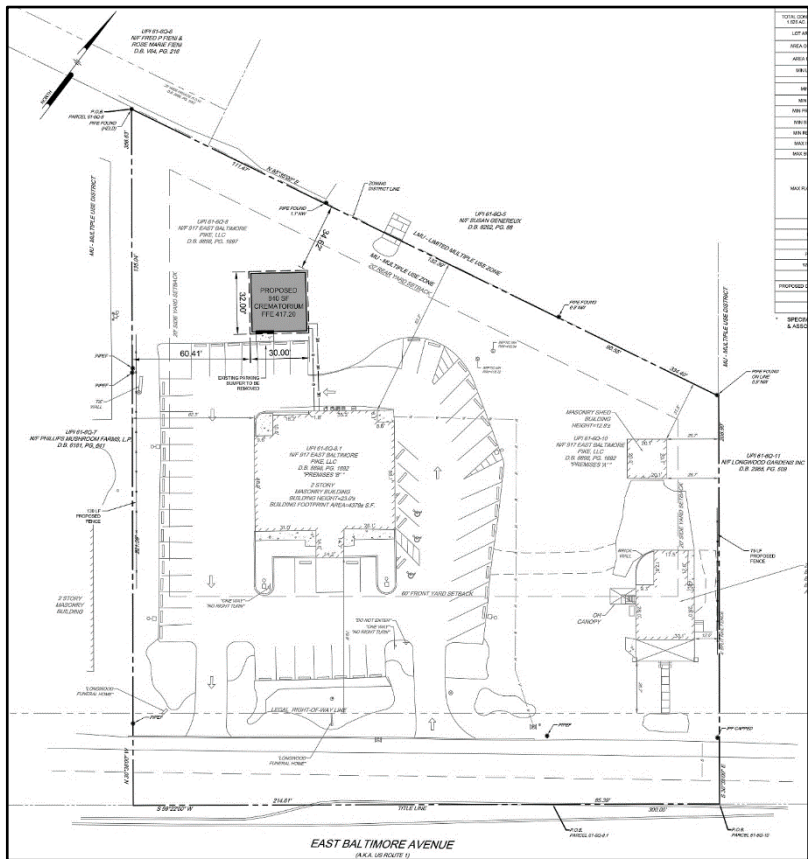
Location:	the north side of East Baltimore Pike, east of Orchard Avenue
Site Acreage:	1.82
Lots/Units:	3 existing lots; 1 proposed lot
Proposed Land Use:	840 square foot crematorium at existing funeral home
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Suburban Center / Mixed-Use
UPI#:	61-6Q-8.1, 61-6Q-10, 61-6Q-8

### **PROPOSAL:**

The applicant proposes the consolidation of three existing lots into one lot, along with the construction of an 840 square foot crematorium. The existing buildings on the site will remain. The project site, which is served by public water and onsite sewer, is located in the MU Multiple Use zoning district.

**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 subdivision and land development plan.

Page: 2  
Re: Preliminary/Final Subdivision and Land Development - Longwood Funeral Home & Cremation of Matthew Genereux, Inc.  
# East Marlborough Township – SD-06-24-18138 and LD-06-24-18132



Site Plan Detail, Sheet 4: Longwood Funeral Home & Cremation of Matthew Genereux, Inc.



Page: 3  
Re: Preliminary/Final Subdivision and Land Development - Longwood Funeral Home & Cremation of Matthew Genereux, Inc.  
# East Marlborough Township – SD-06-24-18138 and LD-06-24-18132

### 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 plan submission is consistent with the objectives of the **Suburban Center Landscape**.

#### WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Red Clay Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring vegetated riparian corridors and first order streams; reducing stormwater runoff; addressing sources of water quality impairments; addressing legacy contaminants and contaminants of emerging concern; protecting and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

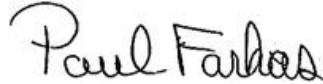
#### ADMINISTRATIVE ISSUES:

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* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
4. According to the Waivers Requested table on Sheet 4, the applicant is requesting two 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, the Health Department, and the municipality.

Page: 4  
Re: Preliminary/Final Subdivision and Land Development - Longwood Funeral Home & Cremation  
of Matthew Genereux, Inc.  
# East Marlborough Township – SD-06-24-18138 and LD-06-24-18132

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 Marlborough 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: Pennoni Associates, Inc.  
Matthew Genereux  
Longwood Funeral Home & Cremation of Matthew Genereux, Inc.  
Chester County Health Department



# THE COUNTY OF CHESTER



COMMISSIONERS  
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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

July 3, 2024

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

Re: Final Land Development - Anfield at Malvern (Knickerbocker Redevelopment)  
 # East Whiteland Township – LD-06-24-18121

Dear Mr. Barner:

A Final Land Development Plan entitled Anfield at Malvern (Knickerbocker Redevelopment), prepared by Howell Engineering, and dated November 10, 2021, and last revised on February 28, 2024, was received by this office on June 7, 2024. 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 Lapp Road, west of Old Morehall Road
Site Acreage:	56.43 acre portion of 176.70 acre tract
Proposed Land Use:	Amended residential clubhouse layout for previously approved 280 unit residential development
New Parking Spaces:	40
Municipal Land Use Plan Designation:	Open Space / Office/Business Park; and Office/Business Park
UPI#:	42-4-42

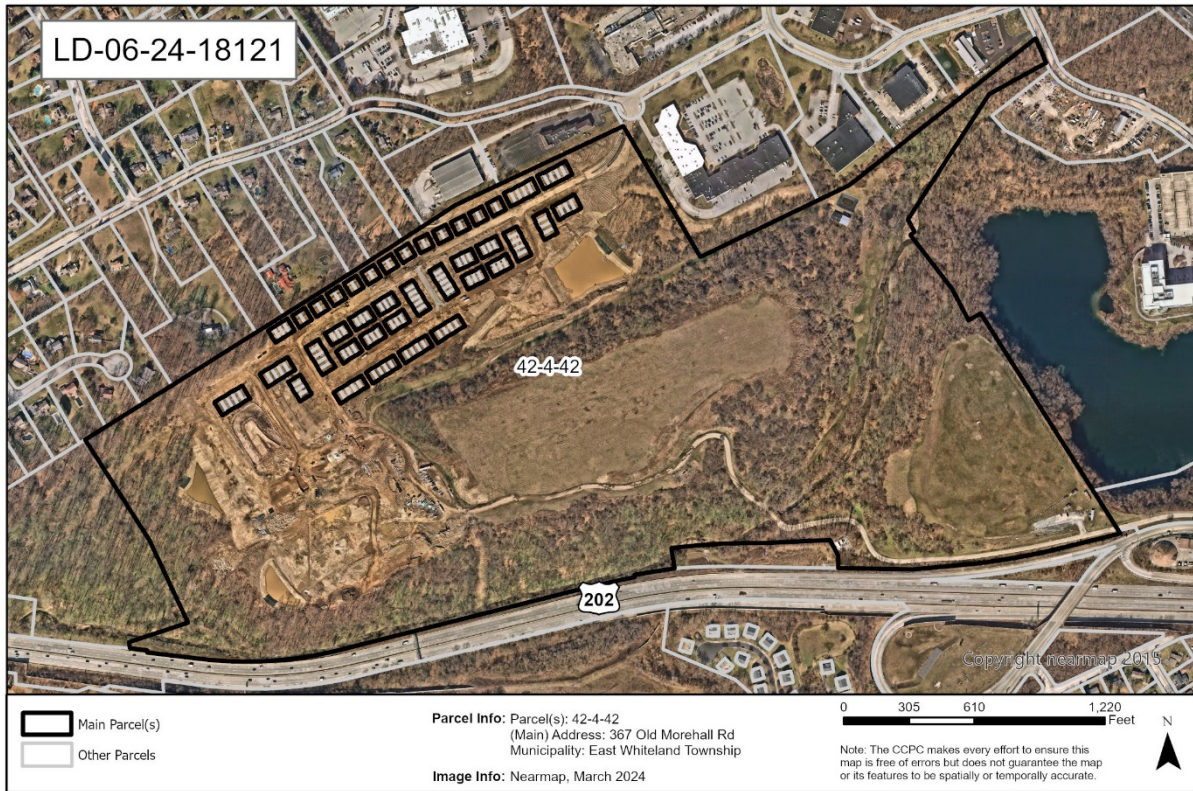
## **PROPOSAL:**

The County Planning Commission previously reviewed a subdivision and land development plan submission for the redevelopment of the Knickerbocker Tract, which proposed the construction of 280 residential units on a 176.7 acre site (CCPC# SD-02-22-17084 and LD-01-22-17071, dated March 16, 2022). According to our records, this prior plan submission was approved by the Township on November 8, 2023. The current plan submission proposes to amend the residential clubhouse layout of this development, now known as Anfield at Malvern, along with modifications to the stormwater management facilities and grading in the immediate vicinity of the clubhouse. The site plan indicates that 40 parking spaces will be provided for the clubhouse. The project site, which will be served by public water and public sewer, is located in the RMH Medium-High Density Residential zoning district.

This tract includes the site of the former Knickerbocker Landfill. It is our understanding, according to a November 25, 2019 letter from the United States Environmental Protection Agency (US EPA) Region III, the site has been archived from the Superfund Enterprise Management System (SEMS) inventory because, following site evaluation activities, EPA determined that conditions at the site did not warrant further federal Superfund involvement, and that EPA is not taking additional Superfund investigatory, cleanup, or enforcement actions at this site.

Page: 2  
 Re: Final Land Development - Anfield at Malvern (Knickerbocker Redevelopment)  
 # East Whiteland Township – LD-06-24-18121

**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.

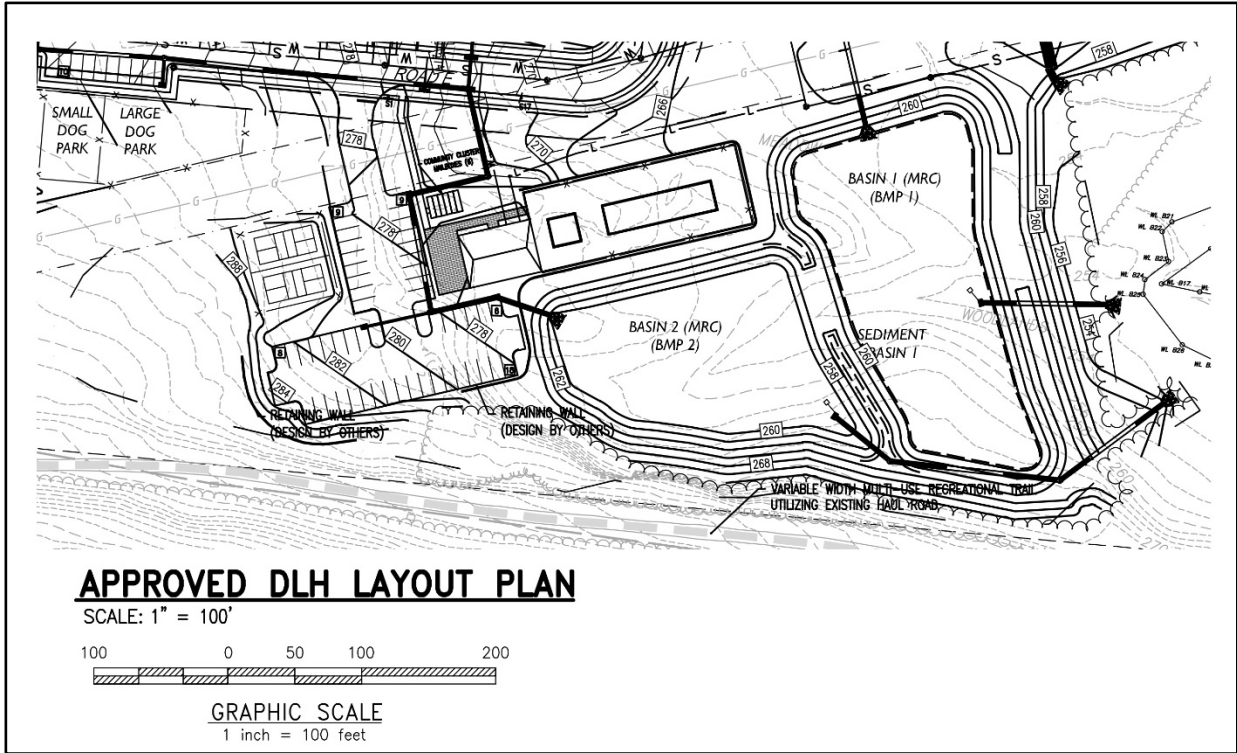


## **COUNTY POLICY:**

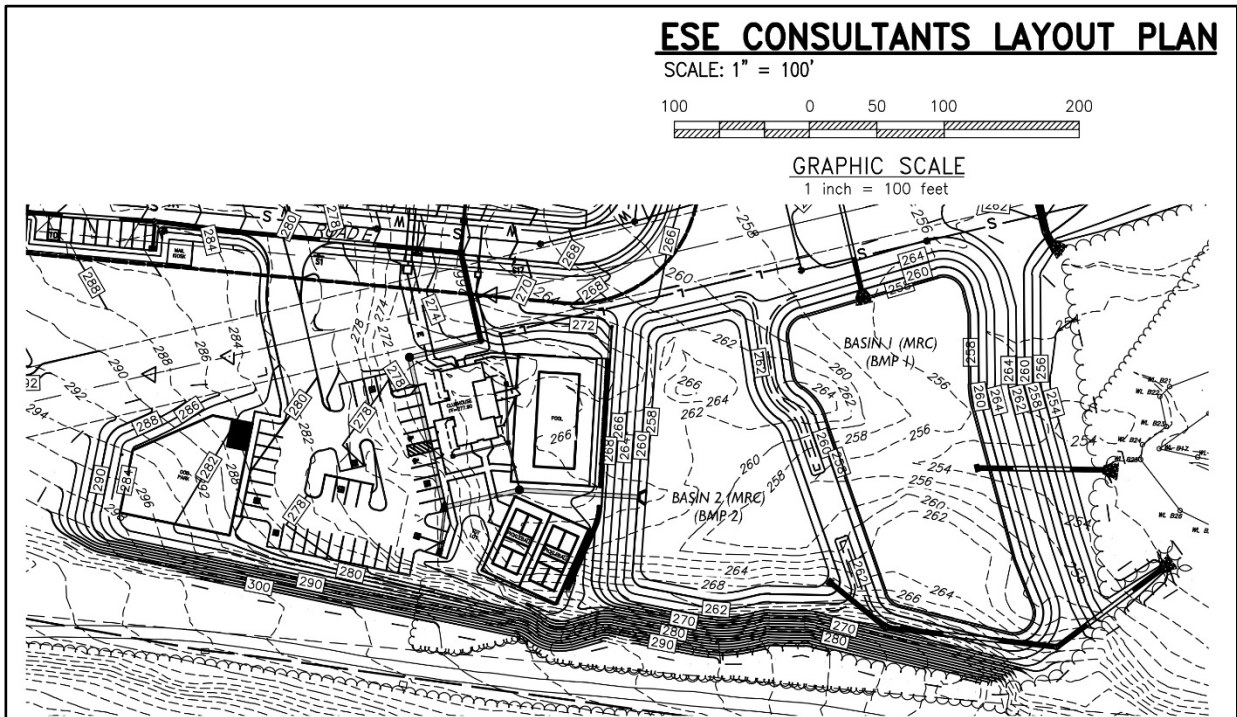
### **LANDSCAPES:**

1. While the easternmost portion of the 176.70 acre tract is located in a **Suburban Center Landscape** designation, the remainder of the tract is located in a **Suburban Landscape** designation of **Landscapes3**, the 2018 County Comprehensive Plan. Additionally, the portion of the tract situated along the 100-year floodplain corridor is located in a **Natural Landscape** Overlay designation. 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 is appropriately located in both the **Suburban** and **Suburban Center Landscape** designations.

Page: 3  
Re: Final Land Development - Anfield at Malvern (Knickerbocker Redevelopment)  
# East Whiteland Township – LD-06-24-18121



Clubhouse Layout – Previously Approved Plan (Source: Exhibit – Proposed Layout Change, prepared by Howell Engineering, dated February 26, 2024)



Revised Clubhouse Layout (Source: Exhibit – Proposed Layout Change, prepared by Howell Engineering, dated February 26, 2024)

Page: 4  
 Re: Final Land Development - Anfield at Malvern (Knickerbocker Redevelopment)  
 # East Whiteland Township – LD-06-24-18121

WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Valley Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: reducing stormwater runoff and mitigating flooding; addressing water quality impairments and emerging contaminants; restoring riparian corridors and cold water fish habitat; and implementing source water protection measures for groundwater wells. *Watersheds 2045* can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

PRIMARY ISSUES:

3. The site plan depicts the location of an eight inch hazardous liquid transmission pipeline easement through the central portion of the tract which, according to the pipeline maps provided in the [Chester County Pipeline Information Center](#) website, is operated by Laurel Pipeline Company/Buckeye Partners. We note that the residential clubhouse is located along the south side of this transmission pipeline easement.

Applicants should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <http://www.pa1call.org/pa811>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. Additionally, we recommend that the setbacks for habitable development be determined in consultation with the pipeline operator and in consideration of the type of product and diameter of the transmission pipeline on the project site. More information about pipeline safety can be found at the County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

4. 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.
5. The site plan depicts the location of steep slope areas in the immediate vicinity of the proposed clubhouse. 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:

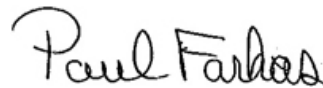
6. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).

Page: 5  
Re: Final Land Development - Anfield at Malvern (Knickerbocker Redevelopment)  
# East Whiteland Township – LD-06-24-18121

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 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, the Assessment Office, and the municipality.

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: Toll Mid Atlantic  
Riley Riper Hollin & Colagreco  
Howell Engineering  
Chester County Conservation District



# THE COUNTY OF CHESTER



## COMMISSIONERS

Josh Maxwell  
Marian D. Moskowitz  
Eric M. Roe

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

July 1, 2024

Jeff Eastburn, Operations Manager  
Franklin Township  
20 Municipal Lane, PO Box 118  
Kemblesville, PA 19347

Re: Final Subdivision - Final Minor Subdivision Plan for Leone A. Pizzini II  
# Franklin Township - SD-05-24-18103

Dear Mr. Eastburn:

A final subdivision plan entitled "Final Minor Subdivision Plan for Leone A. Pizzini II", prepared by Regester Associates, Inc. and dated May 6, 2024, was received by this office on June 4, 2024. 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 of Northbank Road (State Route 3011), south of Auburn Road
Site Acreage:	6.13 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Intensity Use Area
UPI#:	72-3-19.5, 72-3-17.1

### **PROPOSAL:**

The applicant proposes the adjustment of the lot line separating two lots. The site, which will be served by on-site water and on-site sewer facilities, is located in the Franklin Township Agricultural Residential zoning district. The tract contains two dwellings that will remain, and no additional development is proposed by this subdivision.

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



Page: 2  
 Re: Final Subdivision - Final Minor Subdivision Plan for Leone A. Pizzini II  
 # Franklin Township - SD-05-24-18103

## COUNTY POLICY:

### LANDSCAPES:

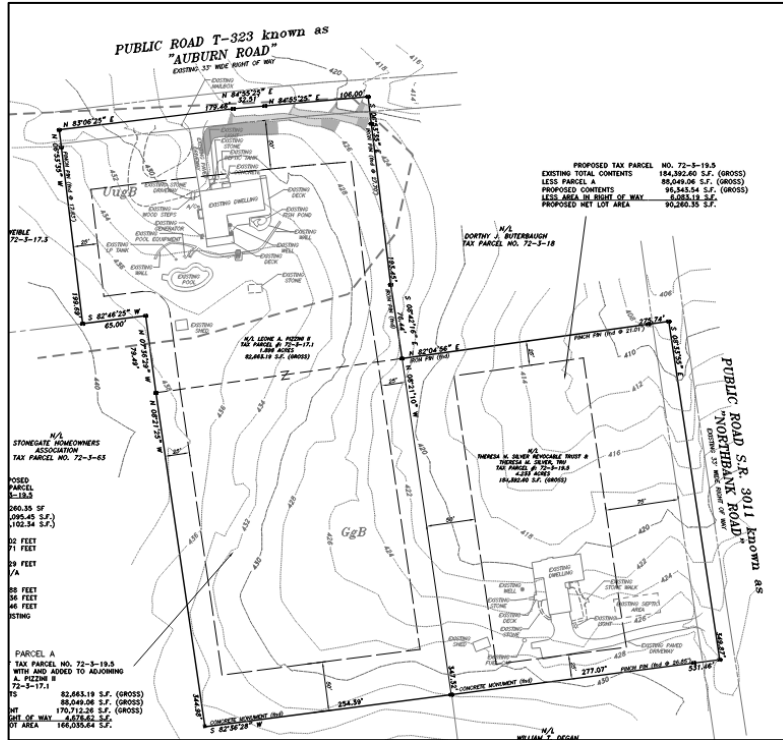
1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas 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**.



### PRIMARY ISSUES:

2. The applicant's plan shows the location of the existing septic tank for UPI # 72-3-17.1., but the Township may wish for the applicant to show the location of the septic disposal field also; this information may be required by Section 22-502.1.L.(14) of the Township Subdivision and Land Development Ordinance.
3. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Northbank Road (State Route 3011) as a local distributor road. The Handbook (page 183) recommends an 33-50 foot-wide right-of-way for local distributor 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 Northbank Road and it be offered for dedication to PennDOT.

Page: 3  
 Re: Final Subdivision - Final Minor Subdivision Plan for Leone A. Pizzini II  
 # Franklin Township - SD-05-24-18103



*Detail of Leone A. Pizzini II  
 Final Minor Subdivision Plan*

ADMINISTRATIVE ISSUE:

4. 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, the Health Department, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Franklin 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*

Wes Bruckno, AICP  
 Senior Review Planner

cc: Register Associates, Inc.  
 Theresa M. Silver Revocable Trust  
 Chester County Health Department  
 Anthony Antonelli, District Permits Manager, PennDOT  
 Francis J. Hanney, PennDOT



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

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

July 1, 2024

Barbara Davis, Secretary  
 Highland Township  
 100 Five Point Road  
 Coatesville, PA 19320

Re: Final Subdivision - Thomas Fredd  
 # Highland Township - SD-06-24-18145

Dear Ms. Davis:

A final subdivision plan entitled "Thomas Fredd", prepared by Register Associates Inc. and dated February 1, 2024, was received by this office on June 14, 2024. 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 Gum Tree Road (State Route 3043), northeast of Friends Meetinghouse Road
Site Acreage:	1.15 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Agricultural Preservation
UPI#:	45-6-47, 45-6-46

## **PROPOSAL:**

The applicant proposes the adjustment of the lot line separating two lots. The site is served by on-site water and sewer facilities and is located in the Highland Township Agricultural zoning district. The site contains two dwellings, and no further development is proposed.

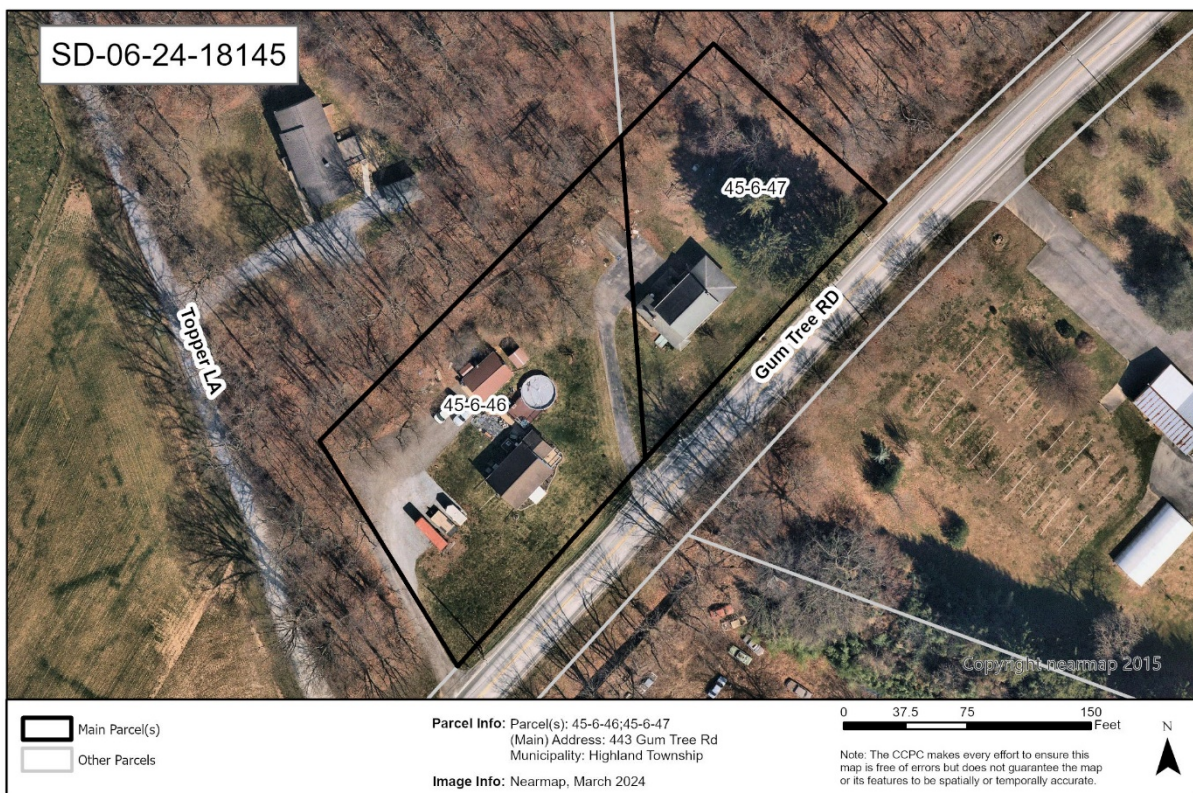
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Highland Township issues should be resolved before action is taken on this subdivision plan.

Page: 2  
 Re: Final Subdivision - Thomas Fredd  
 # Highland Township - SD-06-24-18145

## COUNTY POLICY:

### LANDSCAPES:

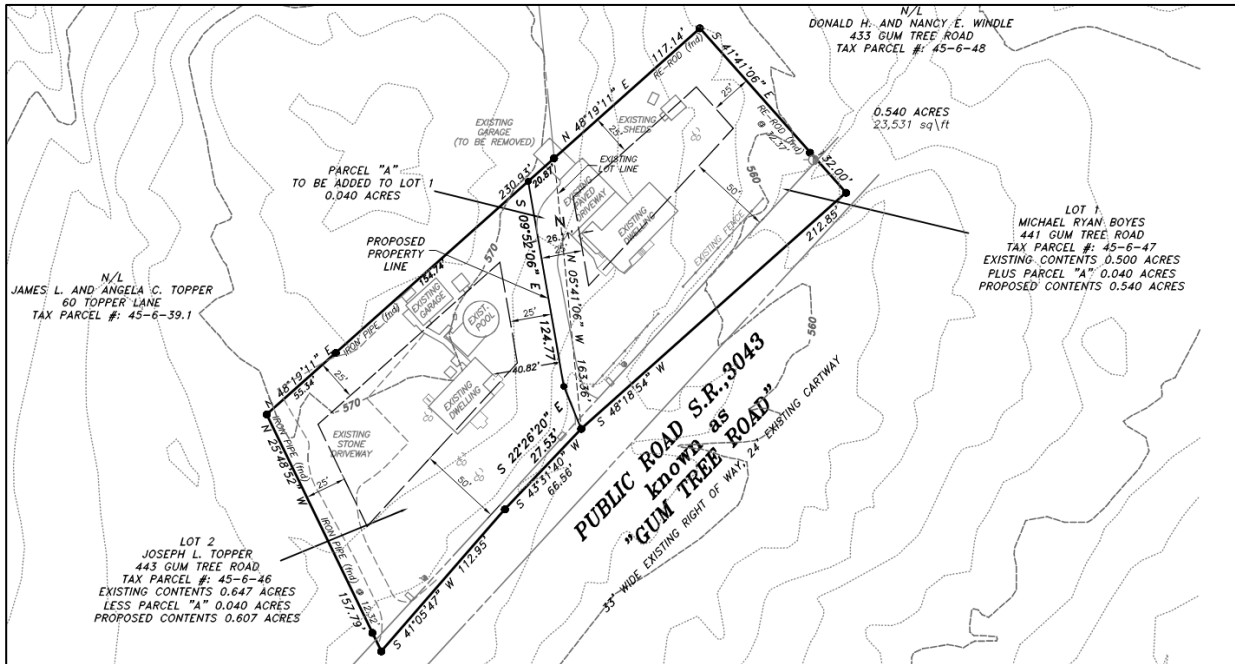
1. The site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is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



### PRIMARY ISSUE:

2. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Gum Tree Road (State Route 3043) as a minor collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor collector 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 Gum Tree Road and that it be identified as a dedicated right-of-way and be offered for dedication to PennDOT.

Page: 3  
 Re: Final Subdivision - Thomas Fredd  
 # Highland Township - SD-06-24-18145



*Detail of Thomas Fredd  
 Final Subdivision Plan*

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, the Health Department, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Highland 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*

Wes Bruckno, AICP  
 Senior Review Planner

cc: Regester Associates Inc.  
 Michael Ryan Boyes  
 Chester County Health Department  
 Anthony Antonelli, District Permits Manager, PennDOT  
 Francis J. Hanney, PennDOT



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

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

July 9, 2024

Warren K. Obenski, Manager/Secretary  
 Honey Brook Township  
 500 Suplee Road  
 Honey Brook, 19344

Re: Preliminary/Final Subdivision and Land Development Plan - Booster Pump Station  
 # Honey Brook Township - SD-06-24-18119, LD-06-24-18126

Dear Mr. Obenski:

A preliminary/final subdivision and land development plan entitled "Booster Pump Station", prepared by Arro and dated April 20, 2024, was received by this office on July 2, 2024. 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 plan for your consideration.

## **PROJECT SUMMARY:**

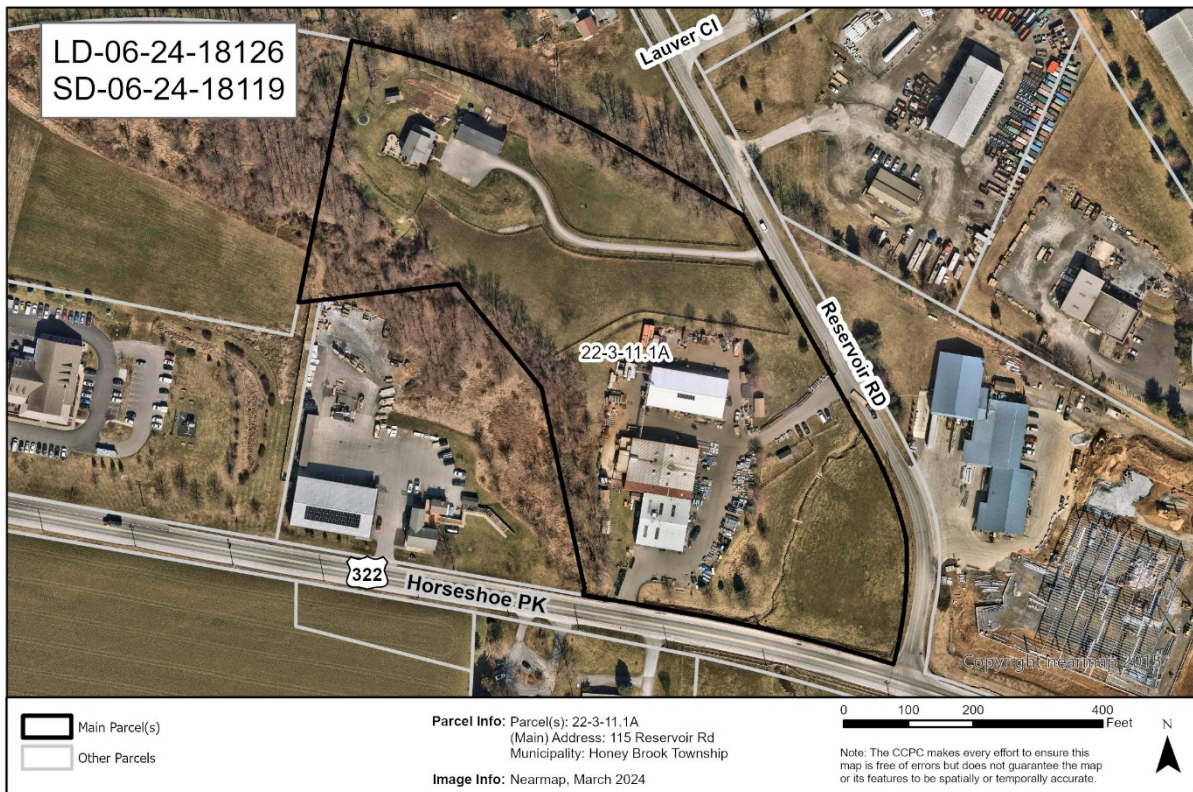
Location:	Northwest intersection of Horseshoe Pike (State Route 322) and Reservoir Road
Site Acreage:	10.84 acres
Lots/Units:	2 lots/1 structure
Non-Res. Square Footage:	910 square feet
Proposed Land Use:	Utility structure
New Parking Spaces:	1 new space
Municipal Land Use Plan Designation:	Mixed use - Retail/Commercial
UPI#:	22-3-11.1A

## **PROPOSAL:**

The applicant proposes the creation of two lots and the construction of a 910 square foot booster pump station and one parking space. The site is located in the Honey Brook Township BI Business Industrial zoning district.

**RECOMMENDATION: The County Planning Commission has no planning issues with this proposal, and all Honey Brook Township issues should be resolved before action is taken on this subdivision and land development plan.**

Page: 2  
 Re: Preliminary/Final Subdivision - Booster Pump Station  
 # Honey Brook Township - SD-06-24-18119, LD-06-24-18126



### COUNTY POLICY:

#### LANDSCAPES:

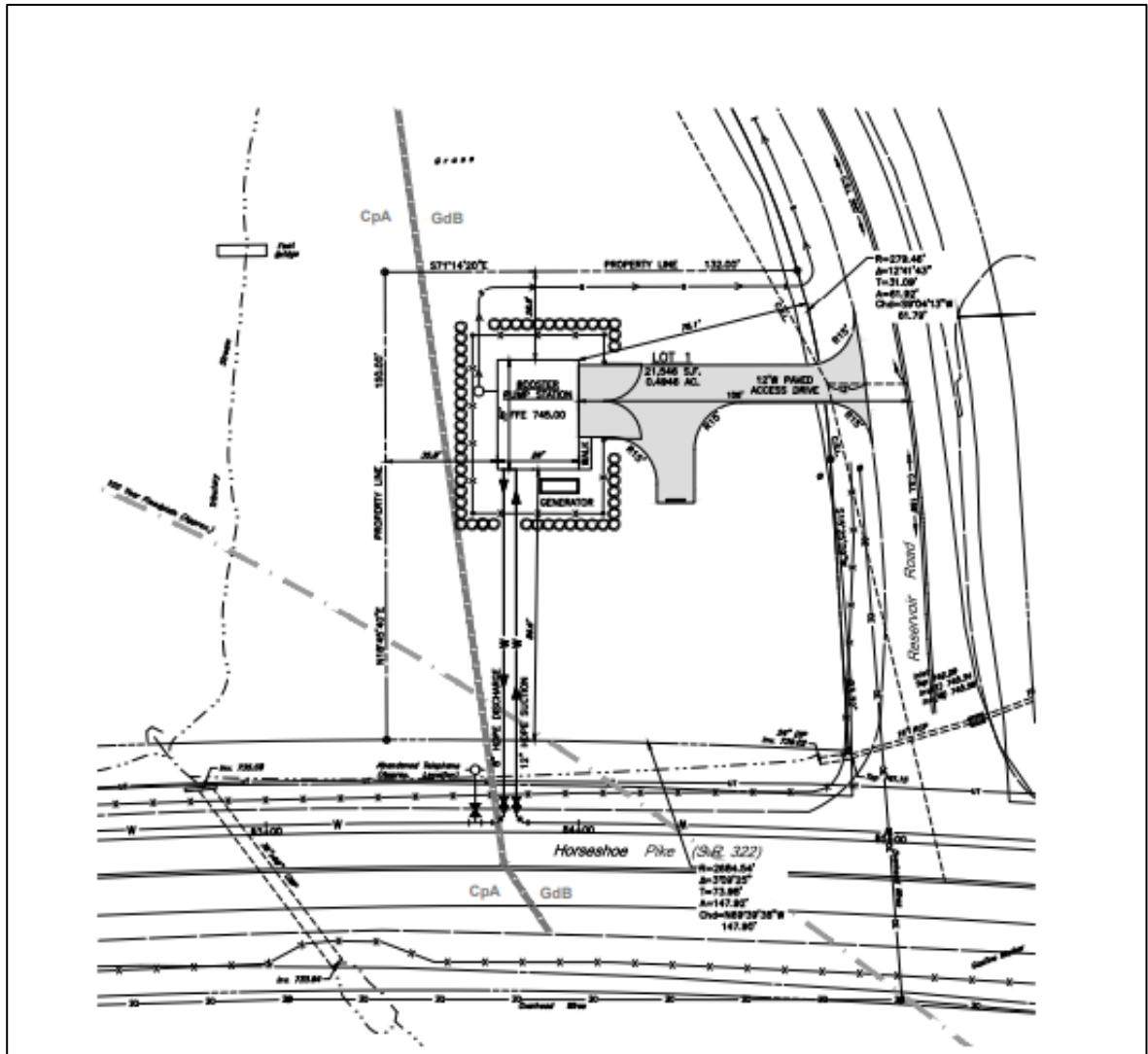
1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas 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 and land development is consistent with the objectives of the **Rural Landscape**.

#### WATERSHEDS:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
  - protecting first order streams, riparian corridors, and existing woodlands;
  - reducing stormwater runoff; mitigating flood risks; implementing source water protection measures; and
  - promoting and expanding water-based recreational opportunities and access.

**Watersheds 2045** can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

Page: 3  
 Re: Preliminary/Final Subdivision - Booster Pump Station  
 # Honey Brook Township - SD-06-24-18119, LD-06-24-18126



*Detail of Booster Pump Station  
 Preliminary/Final Subdivision and Land Development Plan*

ADMINISTRATIVE ISSUES:

3. 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>.
4. 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, the Assessment Office, the Health Department, and the municipality.



Page: 4  
Re: Preliminary/Final Subdivision - Booster Pump Station  
# Honey Brook Township - SD-06-24-18119, LD-06-24-18126

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 long horizontal stroke at the end.

Wes Bruckno, AICP  
Senior Review Planner

cc: Arro Engineering  
Chester County Solid Waste Authority  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

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

July 30, 2024

Diane Hicks, Director of Planning and Zoning  
 Kennett Township  
 801 Burrows Run Road  
 Chadds Ford, PA 19317

Re: Final Subdivision - R. Marshall Phillips 2012 Trust  
 # Kennett Township – SD-07-24-18160

Dear Ms. Hicks:

A Final Subdivision Plan entitled "R. Marshall Phillips 2012 Trust", prepared by Register Associates Inc., and dated July 1, 2024, was received by this office on July 10, 2024. 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:**

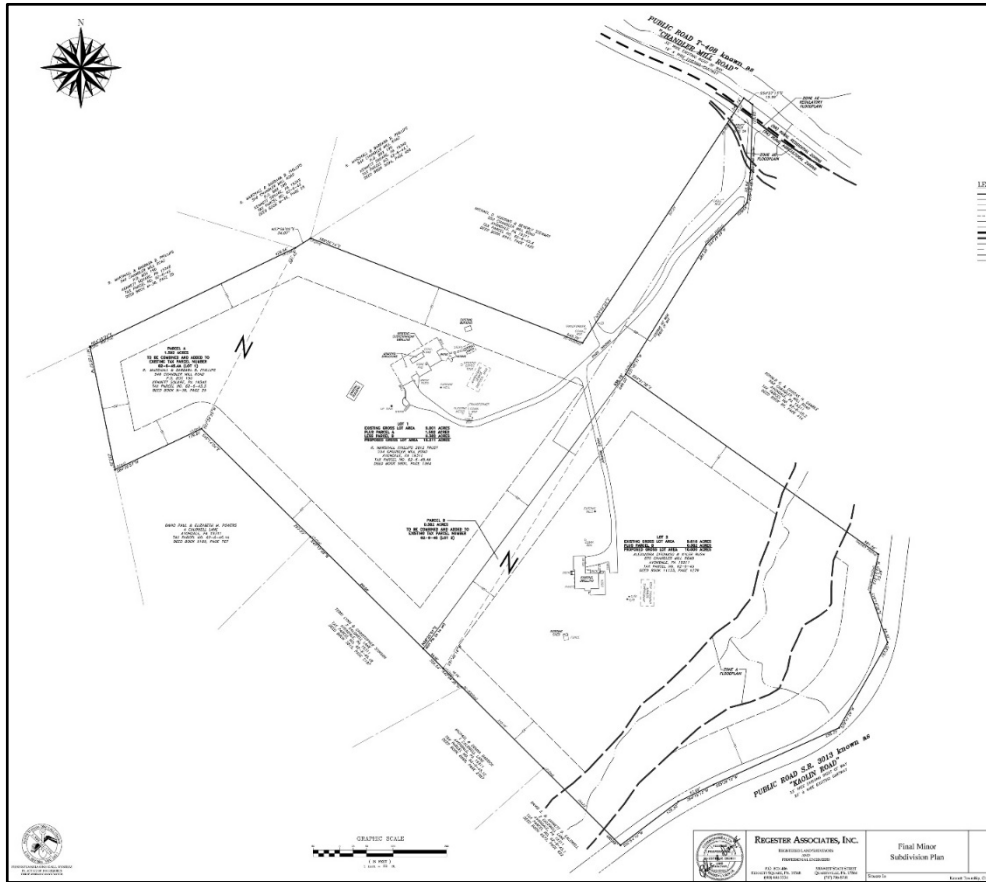
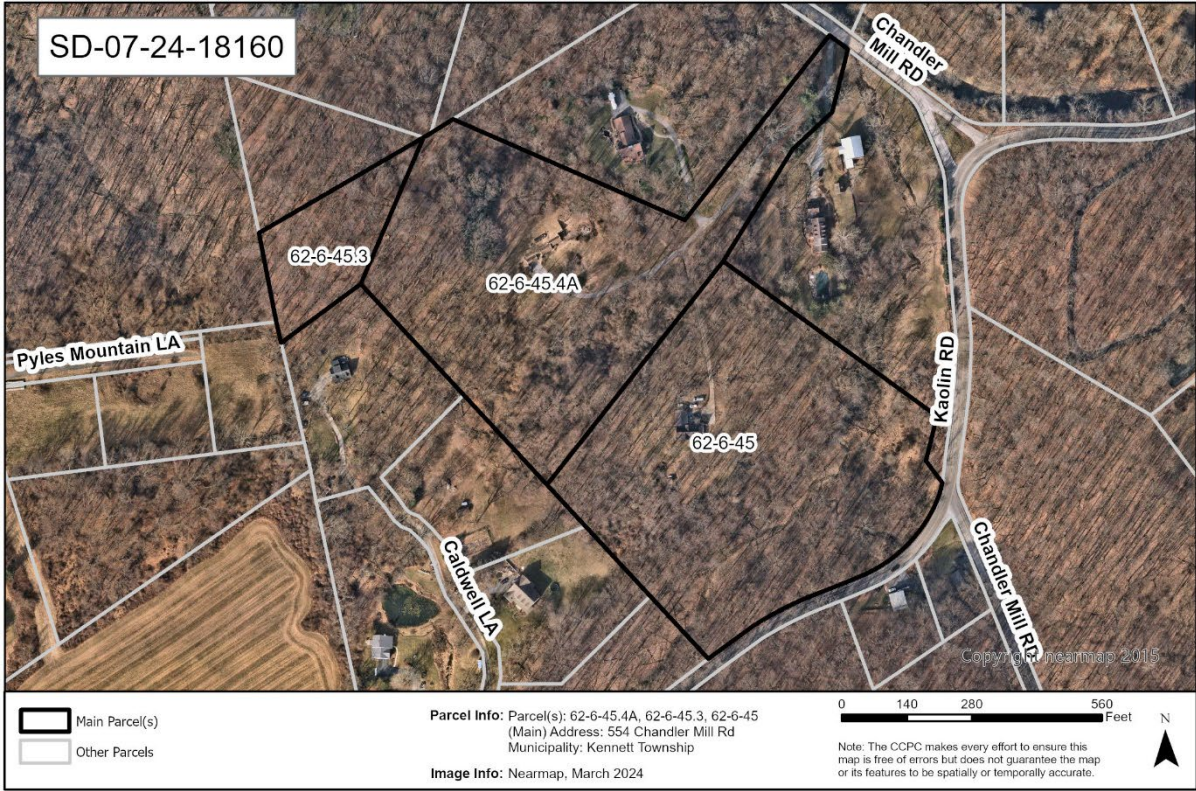
Location:	west side of Kaolin Road, and the south side of Chandler Mill Road
Site Acreage:	20.21
Lots/Units:	3 existing lots; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	RC Rural Conservation
UPI#:	62-6-45.4A, 62-6-45.3, 62-6-45

## **PROPOSAL:**

The applicant proposes the consolidation of UPI# 62-6-45.4A and UPI# 62-6-45.3 into one lot, along with the conveyance of Parcel B, an 0.38 acre portion to UPI# 62-6-45.4A, to UPI# 62-6-45. No development activity is proposed as part of the current plan submission. The project site is located in the RA Residential Agriculture zoning district.

**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 subdivision plan.**

Page: 2  
Re: Final Subdivision - R. Marshall Phillips 2012 Trust  
# Kennett Township – SD-07-24-18160



Site Plan Detail, Sheet 2: Final Subdivision - R. Marshall Phillips 2012 Trust

Page: 3  
 Re: Final Subdivision - R. Marshall Phillips 2012 Trust  
 # Kennett Township – SD-07-24-18160

**COUNTY POLICY:**

**LANDSCAPES:**

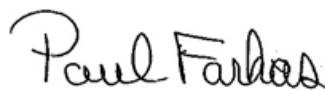
1. The project site is located within the **Rural Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with 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**.

**ADMINISTRATIVE ISSUES:**

2. According to the Waiver Request table on Sheet 1, the applicant is requesting four 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.
3. UPI# 62-6-45.3 is incorrectly identified as UPI# 62-6-43.3 on the site plan. This should be corrected by the applicant. The Chester County Recorder of Deeds Office requires that the correct UPI-Uniform Parcel Identifier numbers be identified on all subdivision and land development plans submitted for recording.
4. According to County Tax Assessment records, UPI# 62-6-45.3 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](http://www.chesco.org/256/Act-319---Clean-Green).
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, the Assessment Office, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Kennett 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: R. Marshall Phillips 2012 Trust  
 Regester Associates Inc.  
 Chester County Assessment Office



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

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

July 2, 2024

Kenneth N. Battin, EFO, MPA, Manager  
 London Grove Township  
 372 Rose Hill Road, Suite 100  
 West Grove, PA 19390

Re: Final Subdivision - 805 Wickerton Road  
 # London Grove Township - SD-06-24-18137

Dear Mr. Battin:

A final subdivision plan entitled " 805 Wickerton Road", prepared by Hillcrest Associates and dated June 3, 2024, was received by this office on June 17, 2024. 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 intersection of East Avondale Road and Wickerton Road
Site Acreage:	4.93 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential, Open Space Conservation
Municipal Land Use Plan Designation:	Residential Low Density
UPI#:	59-11-20

## **PROPOSAL:**

The applicant proposes the creation of two lots. The site, which is served by on-site water and sewer facilities, is located in the London Grove Township RR zoning district. Proposed Lot 1 contains a dwelling and a shed. No additional development is proposed by this subdivision. The plan indicates that the intent of this subdivision is to create Lot 2, which will be owned by the Township. The London Grove Township Subdivision and Land Development Application filed with the Township indicates that this site contains a historic spring house and open space and/or recreational lands will be dedicated to the Township.

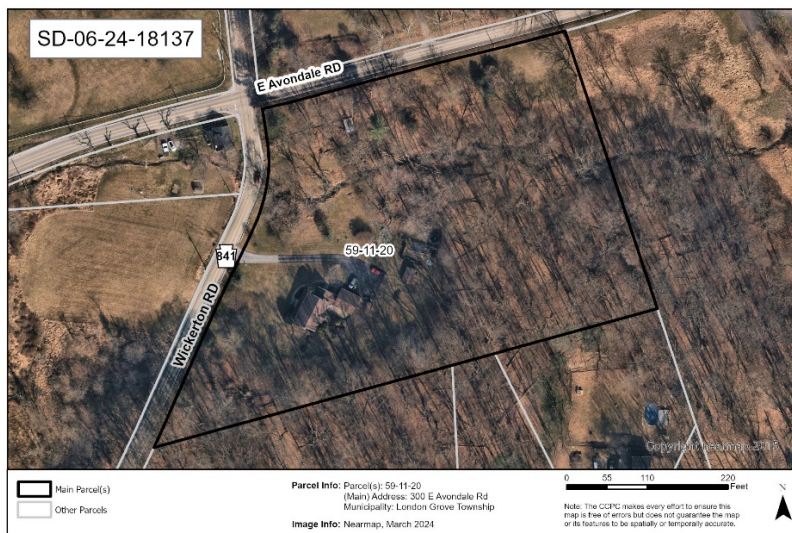
**RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all London Grove Township issues should be resolved before action is taken on this subdivision plan.**

Page: 2  
Re: Final Subdivision - 805 Wickerton Road  
# London Grove Township - SD-06-24-18137

**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 805 Wickerton Road Final Subdivision Plan***

Page: 3  
Re: Final Subdivision - 805 Wickerton Road  
# London Grove Township - SD-06-24-18137

PRIMARY ISSUE:

2. We endorse the proposal to convey Lot 2 to the Township, and we recommend that any future plans for this site minimize the removal of trees.

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, the Health Department, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of London Grove 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: Hillcrest Associates  
Rita and Gary Gamache  
Chester County Health Department



# THE COUNTY OF CHESTER



## COMMISSIONERS

Josh Maxwell  
Marian D. Moskowitz  
Eric M. Roe

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

July 18, 2024

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

Re: Final Subdivision - Andrew C. and Margaret F. Herdeg  
# Pennsbury Township – SD-06-24-18146

Dear Ms. Howley:

A Final Subdivision Plan entitled "Andrew C. and Margaret F. Herdeg", prepared by Regester Associates, Inc., and dated June 6, 2024, was received by this office on June 18, 2024. 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:	north side of Hillendale Road, east of Hickory Hill Road
Site Acreage:	39.73
Lots/Units:	2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Resource Conservation
UPI#:	64-3-88.3

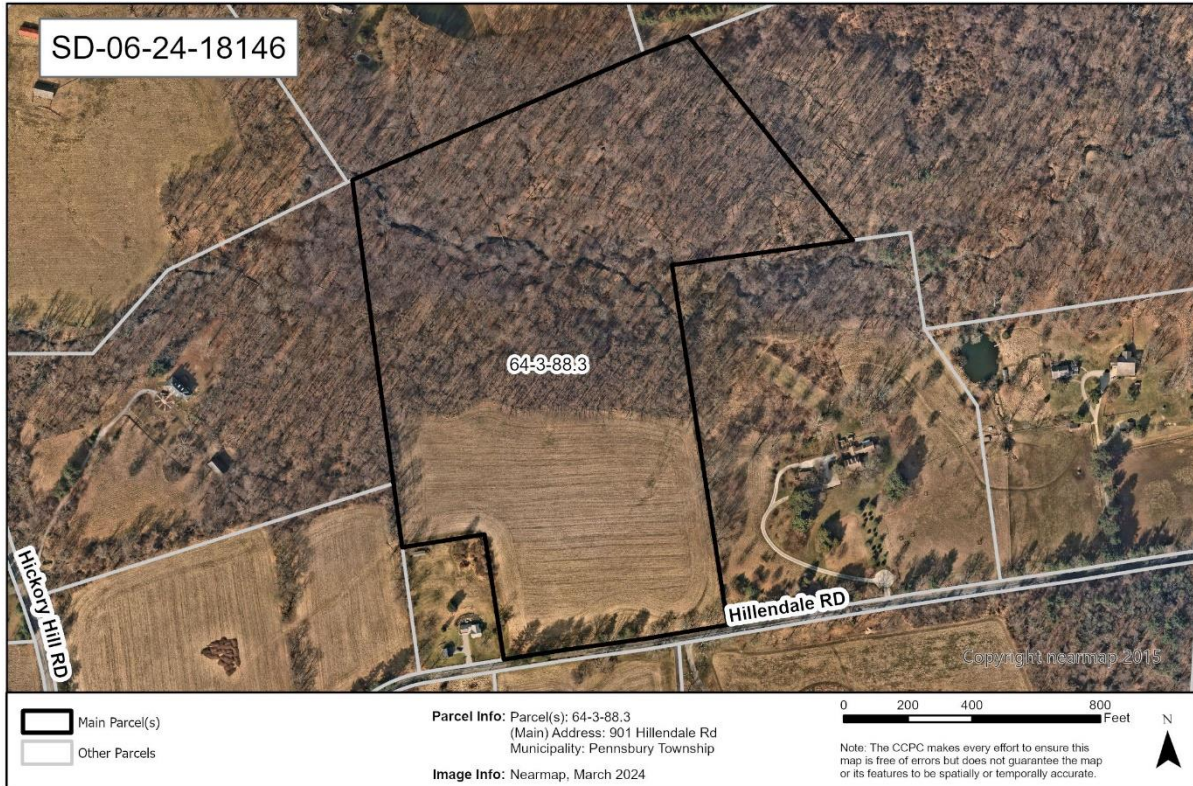
### **PROPOSAL:**

The applicant proposes the creation of two single family residential lots. The project site, which will be served by on-site water and on-site 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.



Page: 2  
 Re: Final Subdivision - Andrew C. and Margaret F. Herdeg  
 # Pennsbury Township – SD-06-24-18146



## COUNTY POLICY:

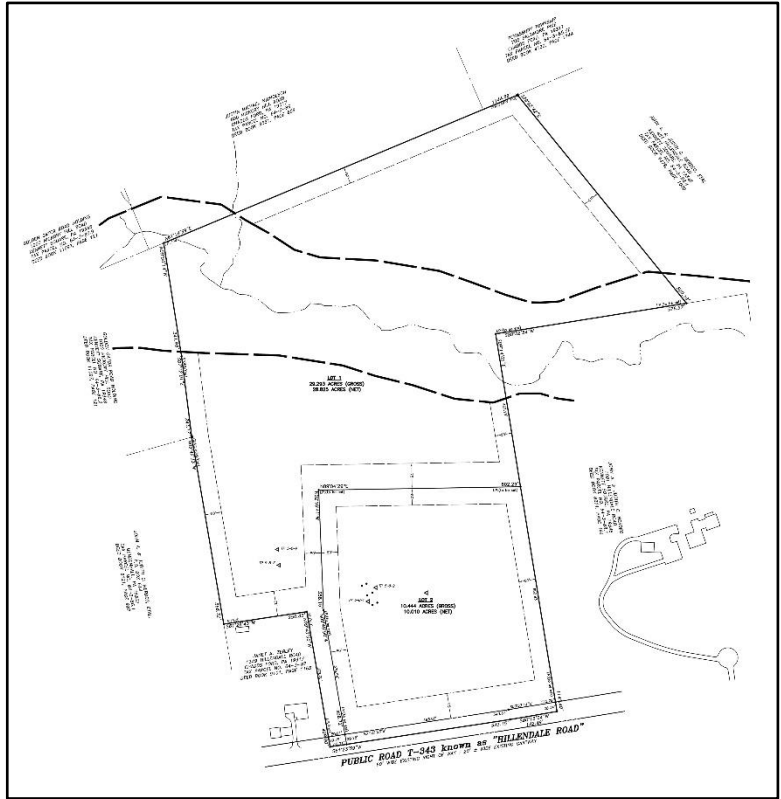
### LANDSCAPES:

- The project site is located within the **Rural Landscape**, **Natural Landscape**, and **Brandywine Battlefield** Overlay designations 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. 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.

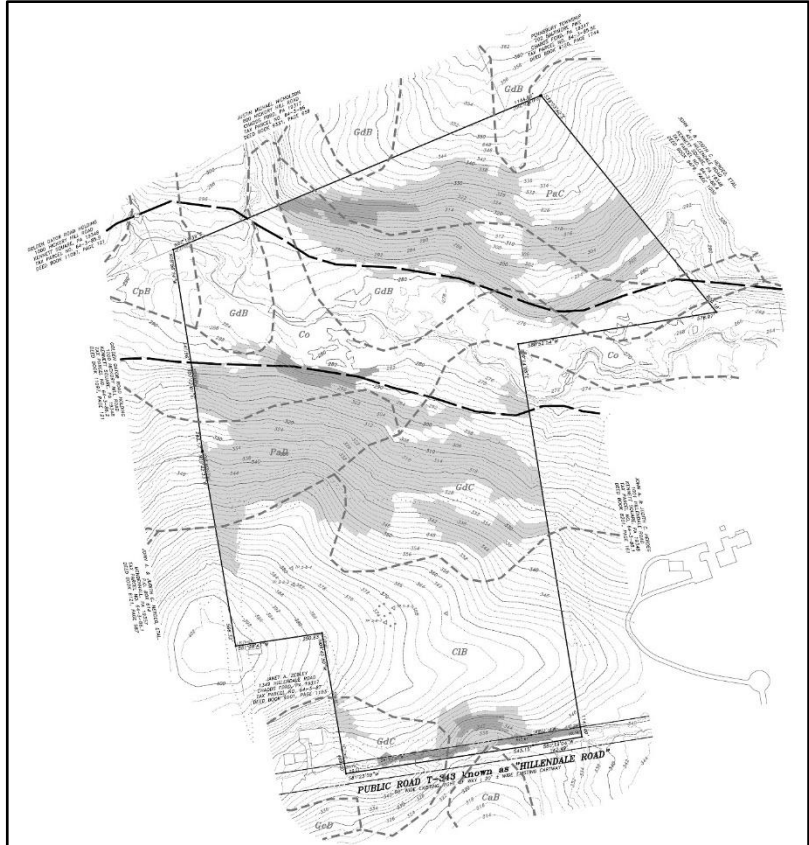
The **Battle of Brandywine** was the largest single-day land battle and one of the largest engagements of the Revolutionary War, spanning portions of today's Kennett, New Garden, East Marlborough, Newlin, Pocopson, West Bradford, East Bradford, Birmingham, Thornbury, Pennsbury and Westtown Townships and Kennett Square Borough. [Landscapes3](#) recognizes the Brandywine Battlefield as an overlay area on the Landscapes Map. Overlay areas do not replace the underlying landscape categories, but they identify areas where continued preservation of these resources is a high priority. Development within or adjacent to the Brandywine Battlefield should preserve key lands, adaptively reuse historic resources, and apply context-sensitive design to integrate with distinctive cultural features and the nationally significant cultural landscape.

While low-density residential development is an appropriate use in the **Rural Landscape**, careful consideration of the development of this site is required due to its existing environmental characteristics.

Page: 3  
Re: Final Subdivision - Andrew C. and Margaret F. Herdeg  
# Pennsbury Township – SD-06-24-18146



Site Plan Detail, Sheet 2: Final Subdivision - Andrew C. and Margaret F. Herdeg



Site Plan Detail, Sheet 3, Existing Resources and Site Analysis Plan

Page: 4  
 Re: Final Subdivision - Andrew C. and Margaret F. Herdeg  
 # Pennsbury Township – SD-06-24-18146

WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Lower Brandywine Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: addressing water quality impairments; implementing flood mitigation strategies; promoting stewardship of preserved open space; protecting and restoring vegetated riparian buffers and floodplain connectivity; and protecting and increasing water-based recreational opportunities. *Watersheds 2045* can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

PRIMARY ISSUES:

Plan Submission Requirements:

3. While the site plan appears to depict the location of sewage test pits on both lots, the plan does not indicate the proposed locations of either wells and/or sewage absorption areas (Section 138-403.B(4) of the Township SLDO states that the location of all water and sewer facilities are required for final plans). This plan should not be approved until both these features are shown on the plan, particularly due to the environmental characteristics of the project site. This information is necessary to verify that the proposed lots will have proper water supply and sewage disposal, and to demonstrate that minimum isolation distances between wells, sewage absorption areas and/or other features can be achieved.

Natural Features Protection:

4. The site plan and 2024 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 dwelling(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.
5. The site plan depicts the location of moderately steep slope areas (15-25 percent grades) and prohibitively steep slope areas (greater than 25 percent grades). If any development activity occurs in these areas, then 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.
6. The site contains land within the 100 year floodplain along Ring Run. 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.

Page: 5  
 Re: Final Subdivision - Andrew C. and Margaret F. Herdeg  
 # Pennsbury Township – SD-06-24-18146

Historic Preservation:

7. The Township Historic Resources Map, dated December 2023, indicates that the adjoining parcel to the east, UPI# 64-3-88.1, contains a Class 1 Historic Resource. This map also indicates that two adjoining parcels to the west contain Class 2 historic resources. The applicant and Township should work to mitigate any potential negative impacts on the integrity of these historic resources for any development activity proposed for this site. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: [www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm](http://www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm).
8. The project site is located within the 2010 American Battlefield Protection Program-Brandywine Battlefield area. According to Map 3.8 - 1989 National Landmark Archaeological Potential in the Brandywine Battlefield Preservation Plan, the project site is located within an area having high potential for battle-related archaeology. Care should be taken during any ground disturbance or development activity, and the Township Historical Commission should be immediately notified if any battle-related artifacts are discovered. When planning for this locally regionally, and nationally sensitive and important area, please refer to the Brandywine Preservation Plan and any pertinent Strategic Landscape projects for guidance. The Battlefield Preservation Plan is available online at: [www.chescoplanning.org/HisResources/bbpb.cfm](http://www.chescoplanning.org/HisResources/bbpb.cfm).

Access and Circulation:

9. We suggest that the applicant and Township consider the use of a shared driveway for the proposed lots. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance, and lower construction costs.

ADMINISTRATIVE ISSUES:

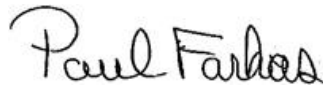
10. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
11. The Waivers Granted table on Sheet 1 indicates that ten waivers are being requested from the provisions of the Township Subdivision and Land Development Ordinance (SLDO), including nine waivers from Article IV-Plan Content Requirements. 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.
12. 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](http://www.chesco.org/256/Act-319---Clean-Green).

Page: 6  
Re: Final Subdivision - Andrew C. and Margaret F. Herdeg  
# Pennsbury Township – SD-06-24-18146

13. 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, the Health Department, and the municipality.

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,



Paul Farkas  
Senior Review Planner

cc: Regester Associates, Inc.  
Andrew and Margaret Herdeg  
Chester County Health Department  
Chester County Assessment Office



# THE COUNTY OF CHESTER



## COMMISSIONERS

Josh Maxwell  
Marian D. Moskowitz  
Eric M. Roe

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

July 2, 2024

E. Jean Krack, Borough Manager  
Phoenixville Borough  
351 Bridge Street  
Phoenixville, PA 19460

Re: Preliminary/Final Subdivision and Land Development- Good Samaritan Services  
# Phoenixville Borough - SD-05-24-18085, LD-05-24-18090

Dear Mr. Krack:

A preliminary/final subdivision and land development plan entitled "Good Samaritan Services", prepared by Hopkins and Scott Inc. and dated April 22, 2024, was received by this office on June 11, 2024. 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 plan for your consideration.

### **PROJECT SUMMARY:**

Location:	North side of High Street, east of South Street
Site Acreage:	0.09 acre
Lots/Units:	Two lots to be merged into one lot
Proposed Land Use:	Residential
New Parking Spaces:	No new spaces
Municipal Land Use Plan Designation:	High Density Residential
UPI#:	15-5-520-E, 15-5-519-E

### **PROPOSAL:**

The applicant proposes the merger of two lots into one lot and the construction of a three-story multi-unit residence with 16 bedrooms. The site, which is served by public water and sewer facilities, is located in the Phoenixville Borough NC Neighborhood Center zoning district.

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

Page: 2  
 Re: Preliminary/Final Subdivision and Land Development- Good Samaritan Services  
 # Phoenixville Borough - SD-05-24-18085, LD-05-24-18090

## COUNTY POLICY:

### LANDSCAPES:

- The 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. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed subdivision and land development is consistent with the objectives of the **Urban Center Landscape**.

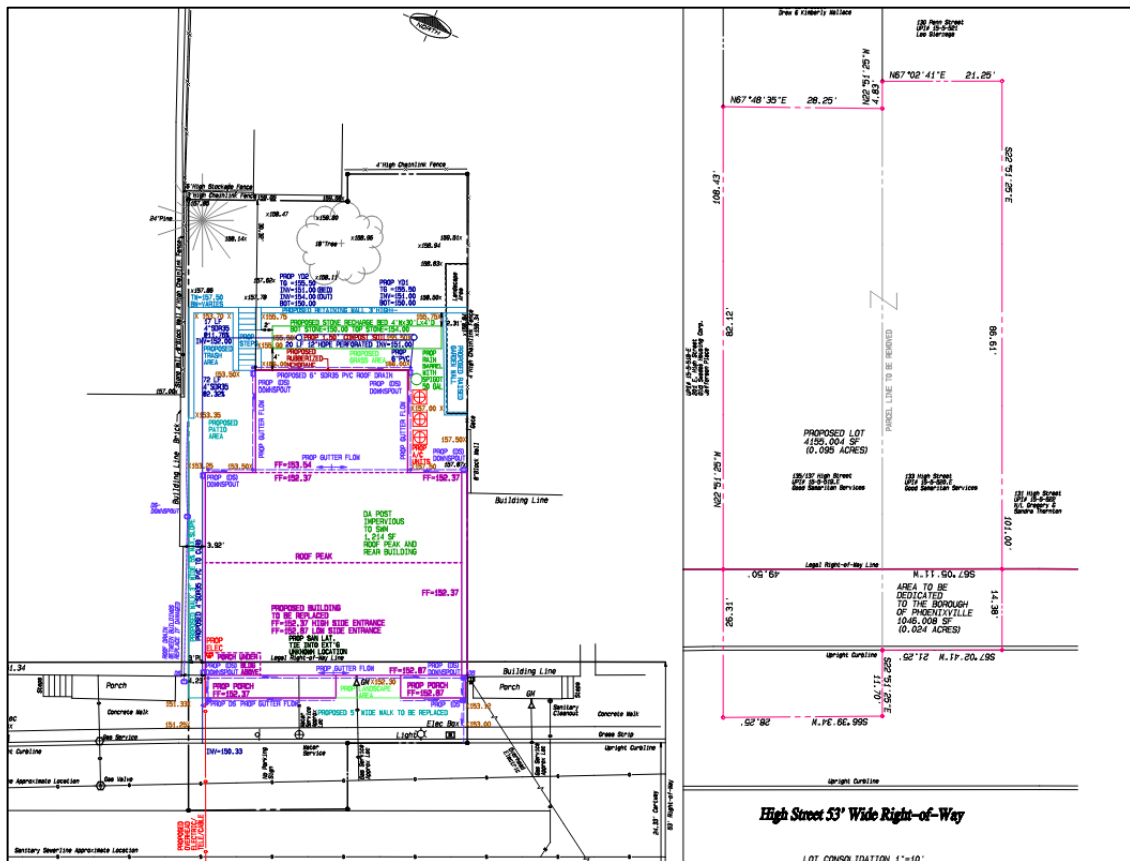


### WATERSHEDS 2045:

- Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Schuylkill River watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
  - addressing causes of stream impairments;
  - implementing comprehensive stormwater management;
  - protecting vegetated riparian corridors and first order streams; and
  - expanding water-based recreational opportunities and access.

**Watersheds 2045** can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

Page: 3  
 Re: Preliminary/Final Subdivision and Land Development- Good Samaritan Services  
 # Phoenixville Borough - SD-05-24-18085, LD-05-24-18090



*Detail of Good Samaritan Services  
 Preliminary/Final Subdivision and Land Development Plan*

PRIMARY ISSUES:

3. We endorse the proposal to provide expanded residential opportunities in Phoenixville. “How we Live” Objective (a) of *Landscapes3* is to “Provide opportunities for a diverse housing mix that complements community character and contributes to vibrant, safe, and inclusive neighborhoods.” 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>.
4. We commend the applicant for proposing architectural designs that reflect the designs of nearby structures, including a pitched roof and porch designs as shown on drawings of proposed elevations. The applicant should also use siding materials and color palettes that will be compatible with the adjacent residences. The applicant should contact the Borough’s Historical and Architectural Review Board for additional design recommendations.
5. The applicant and the Borough should discuss the measures that will be taken to preserve the structural integrity of the adjoining buildings during the demolition and construction process and to mitigate other construction-related disturbances, and how any hazardous materials on the site will be handled.



Page: 4  
Re: Preliminary/Final Subdivision and Land Development- Good Samaritan Services  
# Phoenixville Borough - SD-05-24-18085, LD-05-24-18090

6. The Borough and the applicant should discuss how parking for these residences will be accommodated.
7. The Borough should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.
8. The Borough Fire Marshal should verify the design and location of all proposed fire-protection facilities.

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, the Assessment Office, and the municipality.

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.

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Hopkins and Scott Inc.  
Chester County Conservation District  
Good Samaritan Services



# THE COUNTY OF CHESTER



## COMMISSIONERS

Josh Maxwell  
Marian D. Moskowitz  
Eric M. Roe

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

July 23, 2024

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

Re: Preliminary/Final Subdivision - Randell Jesup  
# Tredyffrin Township – SD-06-24-18151

Dear Ms. McPherson:

A Preliminary/Final Subdivision Plan entitled "Randell Jesup", prepared by Howell Surveying, and dated February 16, 2024, and last revised on March 27, 2024, was received by this office on June 28, 2024. 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:**

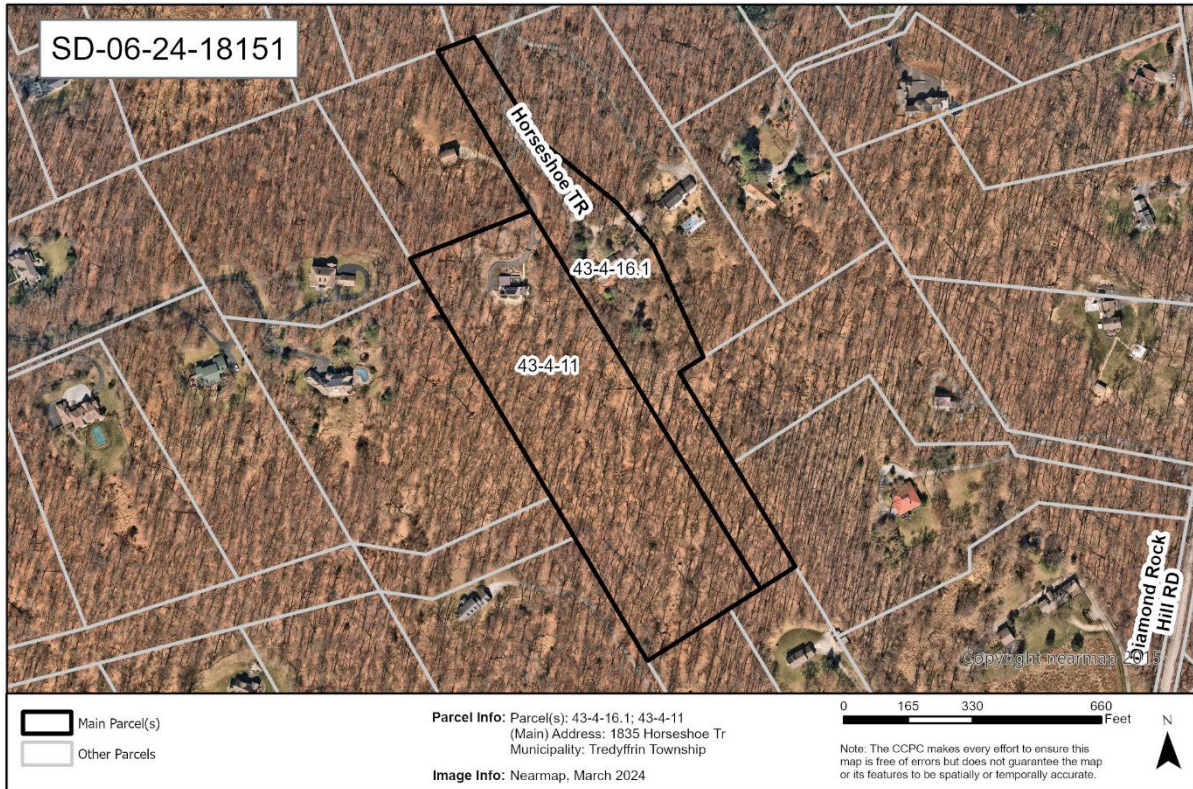
Location:	western end of Horseshoe Trail, west of Diamond Rock Hill Road
Site Acreage:	14.47
Lots/Units:	2
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential - Low Density
UPI#:	43-4-11, 43-4-16.1

### **PROPOSAL:**

The applicant proposes a lot line revision between two single family residential lots. The site plan indicates that this proposal, involving an equal area exchange of 1,887 square feet between the two parcels, will not result in a change in the lot area for either property. No development activity is proposed as part of the current plan submission. The project site is located in the RC Rural Conservation zoning district.

**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 subdivision plan.**

Page: 2  
 Re: Preliminary/Final Subdivision - Randell Jesup  
 # Tredyffrin Township – SD-06-24-18151



### COUNTY POLICY:

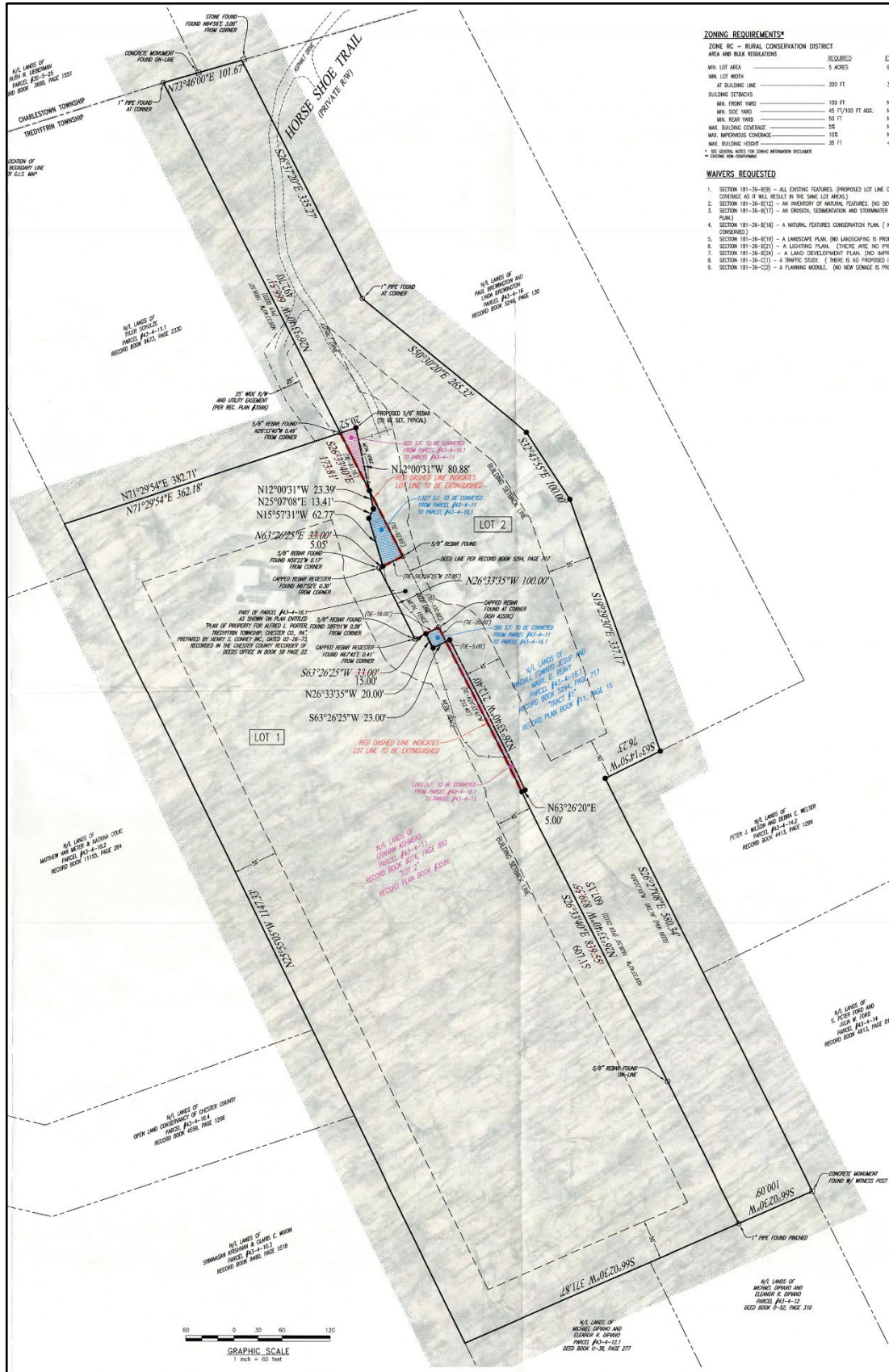
#### LANDSCAPES:

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**.

#### ADMINISTRATIVE ISSUES:

2. The applicant is requesting nine 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: Preliminary/Final Subdivision - Randell Jesup  
# Treddyffrin Township - SD-06-24-18151



Site Plan Detail: Preliminary/Final Subdivision - Randell Jesup

Page: 4  
Re: Preliminary/Final Subdivision - Randell Jesup  
# Tredyffrin Township – SD-06-24-18151

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, the Assessment Office, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Tredyffrin 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: Robert Emmanuel  
Graham Ashmead  
Howell Surveying  
Randell Jesup



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe  
  
 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

June 24, 2024

Janis A. Rambo, Manager/Treasurer  
 Valley Township  
 1145 West Lincoln Highway  
 Coatesville, PA 19320

Re: Preliminary Subdivision - 550 Highlands Boulevard  
 # Valley Township - SD-07-24-18161

Dear Ms. Rambo:

A preliminary subdivision plan entitled "550 Highlands Boulevard", prepared by Nave Newell, and dated June 22, 2024, was received by this office on July 15, 2024. 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:	North of Route 30 Bypass, east of South Bonsall Road
Site Acreage:	13.16 acres
Lots:	2 lots
Proposed Land Use:	Lot Consolidation
Municipal Land Use Plan Designation:	Economic Development
UPI#:	38-2-395, 38-2-393

## **PROPOSAL:**

The applicant proposes the consolidation of two lots to create a 9.12 acre lot. The site, which will be served by public water and sewer facilities, is located in the Valley Township PD Planned Development zoning district. Proposed Lot 1 will contain 9.12 acres and proposed Lot 2 will contain a 4.05 acres with an existing 49,055 industrial building. No additional development is shown by this subdivision.

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

## **BACKGROUND:**

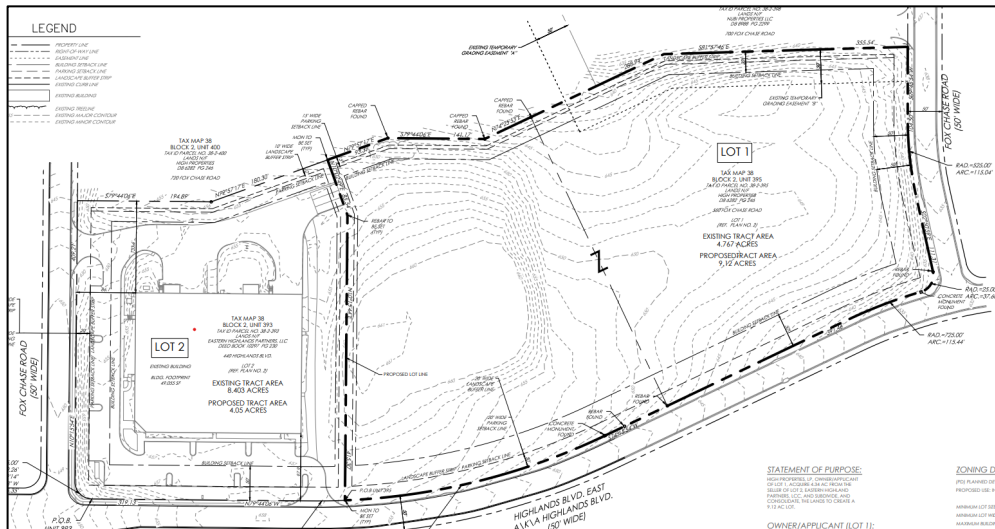
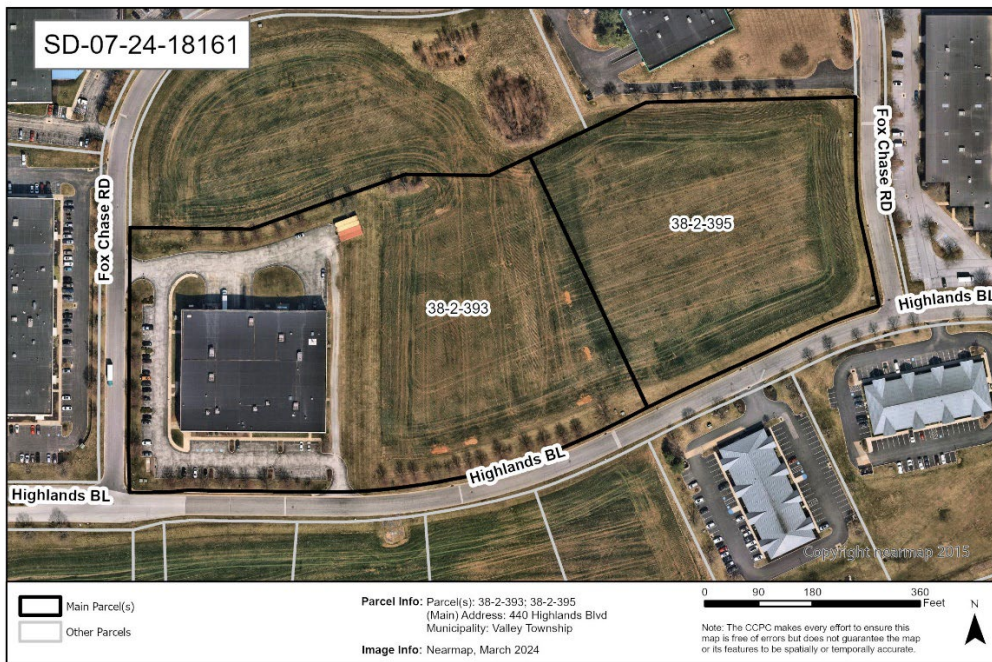
1. The Chester County Planning Commission has previously reviewed a subdivision and land development plan for a portion of this tract, titled "440 Highlands Boulevard". That plan proposed two lots and the construction of a 57,600 square foot industrial facility and 76 parking spaces. Our review, CCPC # SD-01-24-17974, LD 01-24-17975, was forwarded to the Township in a letter dated February 23, 2024.

Page: 2  
Re: Preliminary Subdivision - 550 Highlands Boulevard  
# Valley Township - SD-07-24-18161

**COUNTY POLICY:**

**LANDSCAPES:**

- 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 subdivision is consistent with the objectives of the **Suburban Landscape**.



*Detail of 550 Highlands Boulevard Preliminary Subdivision Plan*

Page: 3  
Re: Preliminary Subdivision - 550 Highlands Boulevard  
# Valley Township - SD-07-24-18161

PRIMARY ISSUES:

3. As additional development is proposed in this area, we recommend that the Township work with applicants to complete the sidewalk system. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. “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.
4. The applicant should be aware that Valley Township is preparing a study on the Route 30 area, which shows a traffic light at Business Route 30 and Washington Lane, and turn lanes.
5. When development is proposed for this tract, we suggest that the Township review the comments and suggestions offered in our review of the land development in the western portion of the site, (CCPC # SD-01-24-17974, LD 01-24-17975) which may apply to future development.

ADMINISTRATIVE ISSUE:

6. 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, the Assessment Office, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Valley 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: Nave Newell  
Eastern Highlands Partners, LLC





# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

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

July 8, 2024

Dale Barnett, Code Enforcement Officer  
 West Brandywine Township  
 198 Lafayette Road  
 Coatesville, PA 19320

Re: Preliminary/Final Land Development - North Brandywine Middle School Addition  
 # West Brandywine Township - LD-06-24-18123

Dear Mr. Barnett:

A preliminary/final land development plan entitled "North Brandywine Middle School Addition", prepared by Schradergroup and dated May 17, 2024, was received by this office on June 6, 2024. 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 intersection of Reeceville Road (State Route 4005) and Hurley Road
Site Acreage:	46.00 acres
Units:	1 structure
Non-Res. Square Footage:	16,200 square feet
Proposed Land Use:	School
New Parking Spaces:	No additional parking
UPI#:	29-7-167-E

## **PROPOSAL:**

The applicant proposes the construction of a 16,200 square foot building addition at the North Brandywine Middle School, and the removal of two portable modular classrooms. The site, which is served by public water and public sewer facilities, is located in the West Brandywine Township MSI Medical/Service Institutional zoning district.

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

Page: 2  
Re: Preliminary/Final Land Development - North Brandywine Middle School Addition  
# West Brandywine Township - LD-06-24-18123

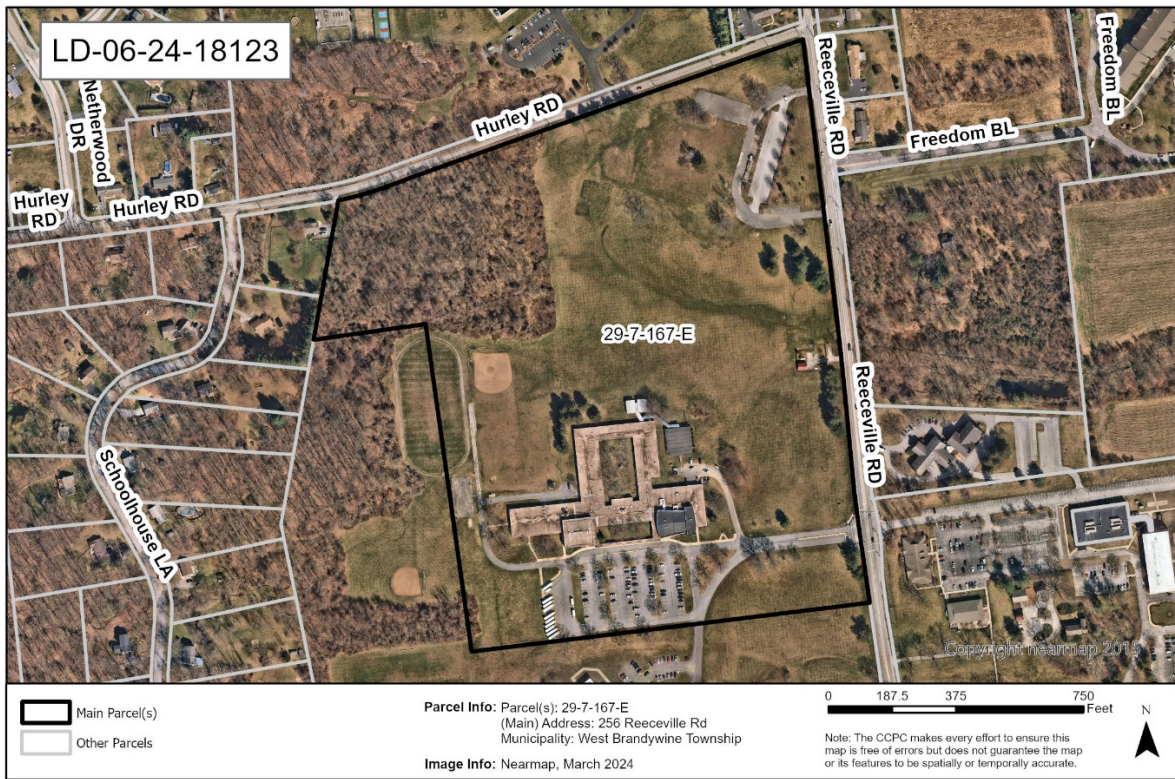
**BACKGROUND:**

1. The Chester County Planning Commission has previously reviewed a land development proposal a 10,400 square foot addition to the Reeceville Elementary School on this site. Our review of that land development, CCPC# LD-06-24-18122, was forwarded to the Township in a letter dated June 13, 2024.

**COUNTY POLICY:**

**LANDSCAPES:**

2. 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 is consistent with the objectives of the **Suburban Landscape**.

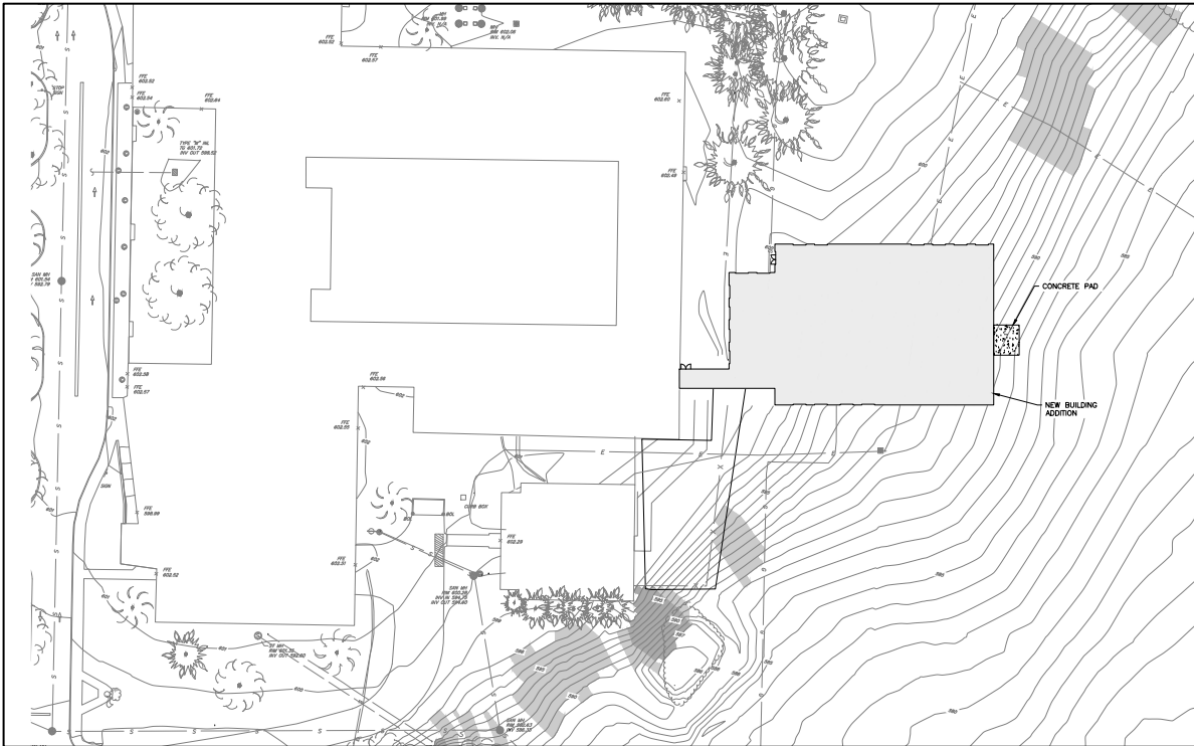


Page: 3  
 Re: Preliminary/Final Land Development - North Brandywine Middle School Addition  
 # West Brandywine Township - LD-06-24-18123

**WATERSHEDS 2045:**

3. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are:
- protecting first order streams, riparian corridors, and existing woodlands;
  - reducing stormwater runoff;
  - mitigating flood risks;
  - implementing source water protection measures; and
  - promoting and expanding water-based recreational opportunities and access.

*Watersheds 2045* can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).



***Detail of North Brandywine Middle School Addition  
 Preliminary/Final Land Development Plan***

**PRIMARY ISSUES:**

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Reeceville Road (State Route 4005) as a major collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector 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 Reeceville Road and that this area be identified as a dedicated right-of-way and be offered for dedication to PennDOT.

Page: 4  
 Re: Preliminary/Final Land Development - North Brandywine Middle School Addition  
 # West Brandywine Township - LD-06-24-18123

5. “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. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Suburban Landscape**. We recommend that the Township strive to create a future sidewalk system in this area that can connect the school to adjoining areas.
6. The proposed building includes a roof area 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:

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 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, the Assessment Office and the municipality.

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 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,



Wes Bruckno, AICP  
 Senior Review Planner

cc: Schradergroup  
 Coatesville Area School District  
 Anthony Antonelli, District Permits Manager, PennDOT  
 Francis J. Hanney, PennDOT  
 Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

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

July 1, 2024

Kim Milane-Sauro, Manager  
 West Caln Township  
 721 West Kings Highway  
 Coatesville, PA 19320

Re: Final Subdivision - John F. Petersheim  
 # West Caln Township - SD-05-24-18114

Dear Ms. Milane-Sauro:

A final subdivision plan entitled "John F. Petersheim", prepared by Register Associates, Inc. and dated May 1, 2024, was received by this office on June 11, 2024. 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 South Sandy Hill Road, east of Old Wilmington Road
Site Acreage:	11.84 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	28-8-14

## **PROPOSAL:**

The applicant proposes the creation of two lots. The site, which will be served by on-site water and sewer facilities, is located in the West Caln Township RR Rural Residential zoning district. The site contains a dwelling and other structures that will remain on Lot 1, and a dwelling and shed is proposed on Lot 2.

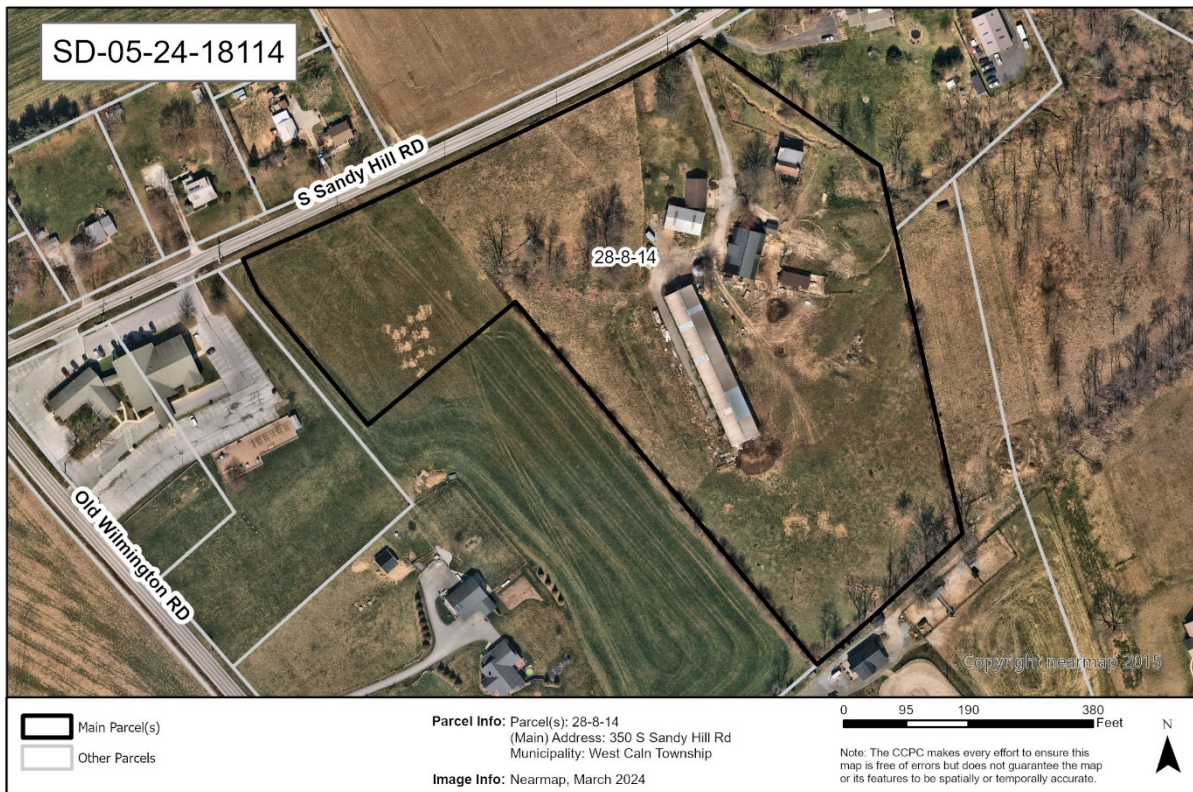
**RECOMMENDATION:** The Chester County Planning Commission has no planning issues with this subdivision application. All West Caln Township issues should be resolved before action is taken on this plan.

## **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**.

Page: 2  
 Re: Final Subdivision - John F. Petersheim  
 # West Caln Township - SD-05-24-18114



### WATERSHEDS 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:

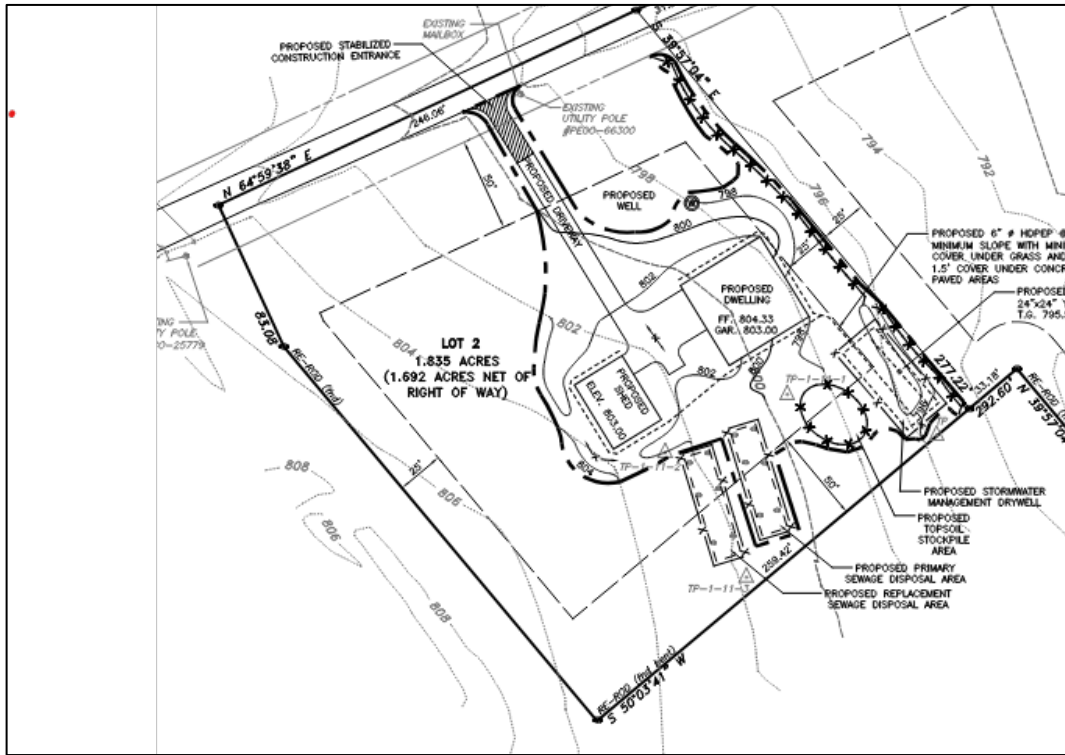
- protecting first order streams, riparian corridors, and existing woodlands;
- reducing stormwater runoff; mitigating flood risks;
- implementing source water protection measures; and
- promoting and expanding water-based recreational opportunities and access.

**Watersheds 2045** can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

### ADMINISTRATIVE ISSUES:

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, the Health Department, and the municipality.

Page: 3  
 Re: Final Subdivision - John F. Petersheim  
 # West Caln Township - SD-05-24-18114



*Detail of John F Petersheim  
 Final Subdivision Plan*

- 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>.

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 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*

Wes Bruckno, AICP  
 Senior Review Planner

cc: John F. and Lena Mae Petersheim  
 Chester County Conservation District  
 Register Associates, Inc.



# THE COUNTY OF CHESTER



COMMISSIONERS  
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 Eric M. Roe

Brian N. O'Leary, AICP  
 Executive Director

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

July 23, 2024

Joe Romano, Township Manager  
 West Pikeland Township  
 1645 Art School Road  
 West Pikeland, PA 19425

Re: Preliminary/Final Subdivision - Minor Subdivision: James Adam & Emily Rothschild  
 # West Pikeland Township - SD-07-24-18159

Dear Mr. Romano:

A preliminary/final subdivision plan entitled "Minor Subdivision: James Adam & Emily Rothschild", prepared by Herbert E. MacCombie, Jr., P.E. Consulting Engineers & Surveyors Inc. and dated March 6, 2024, was received by this office on July 16, 2024. 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: North of Horseshoe Trail Road, south of Art School Road  
 Site Acreage: 6.2 acres  
 Lots: 2 lots  
 Proposed Land Use: Single Family Residential  
 UPI#: 34-1-54.1, 34-1-54.1B

## **PROPOSAL:**

The applicant proposes the adjustment of the lot line separating two lots by transferring an approximately one-acre tract between the lots. The site, which is served by on-site water and sewer facilities, is located in the West Pikeland Township RC Residential and Conservation zoning district. Two dwellings and other structures on the site will remain. No additional development is proposed by this subdivision.

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

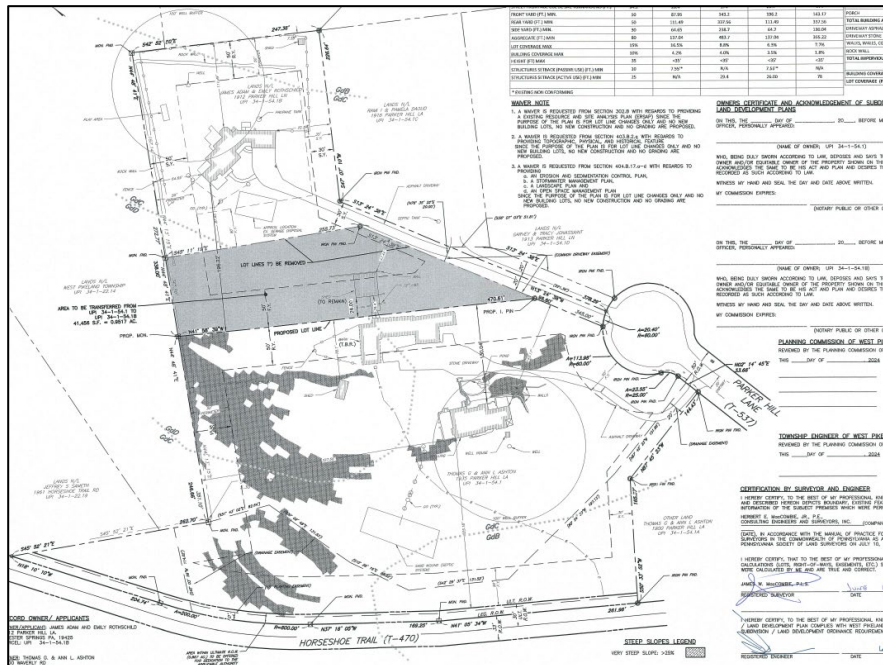
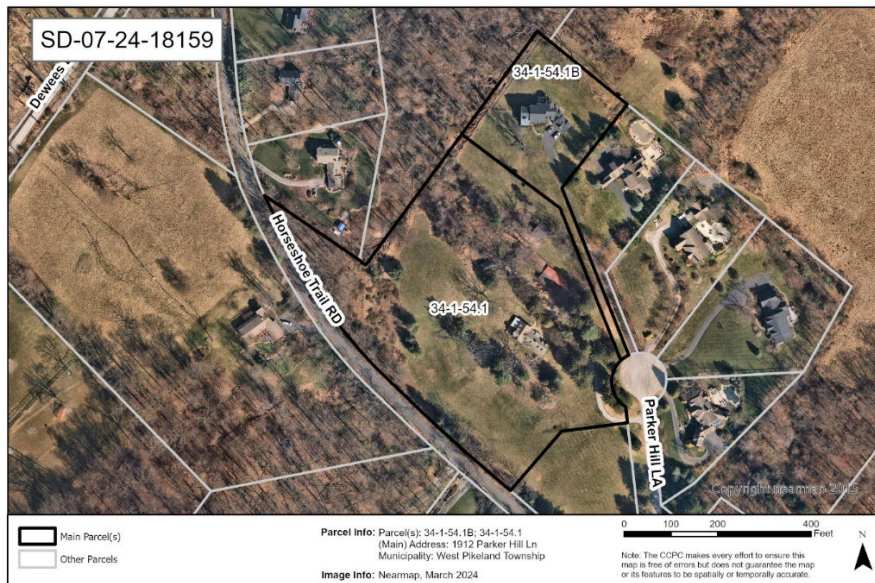


Page: 2  
 Re: Preliminary/Final Subdivision - Minor Subdivision: James Adam & Emily Rothschild  
 # West Pikeland Township - SD-07-24-18159

**COUNTY POLICY:**

**LANDSCAPES:**

1. The 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**.



**Detail of James Adam & Emily Rothschild Preliminary/Final Minor Subdivision Plan**

Page: 3

Re: Preliminary/Final Subdivision - Minor Subdivision: James Adam & Emily Rothschild  
# West Pikeland Township - SD-07-24-18159

ADMINISTRATIVE ISSUE:

2. 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, the Health Department, and the municipality.

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 Pikeland 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: Herbert E. MacCombie, Jr., P.E. Consulting Engineers & Surveyors Inc.  
Chester County Health Department  
James Adam and Emily Rothschild

# Proposed Plan and Ordinance Reviews



# ORDINANCE PROPOSALS

7/1/2024 to 7/31/2024

The staff reviewed proposals for:	Total
Comprehensive Plans	2
Miscellaneous Ordinance (Misc.) Amendments	3
Subdivision and Land Development Ordinance (SLDO) Amendments	2
Zoning Map Amendments	1
Zoning Ordinance Amendments	6
<b>TOTAL REVIEWS</b>	<b>14</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Bradford Township	MA-06-24-18127	7/3/2024	<p><b>Proposed - Misc Amendment</b></p> <p>The proposed amendments to the Township Code include: deleting Chapter 22, "Parks and Open Space, Regulation of" in its entirety, to be replaced by Chapter 22 – "Parks and Open Space" set forth in Section 1 of the draft ordinance; and amendments to various speed limit, stop intersection, and truck traffic restriction standards set forth in Chapter 104-Vehicles &amp; Traffic.</p>	Not Relevant
East Bradford Township	SA-06-24-18128	7/3/2024	<p><b>Proposed - SLDO Amendment</b></p> <p>The Township proposes to amend the street width standards set forth in Section 95-19.A of the Township SLDO.</p>	Not Relevant
East Bradford Township	ZA-06-24-18120	7/3/2024	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>The Township proposes to amend the establishment and membership standards for the Township Zoning Hearing Board set forth in Section 115-78A of the Township Zoning Ordinance.</p>	Not Relevant

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Fallowfield Township	CP-07-24-18169	7/26/2024	<p><b>Proposed - Comprehensive Plan</b></p> <p>Updated Open Space, Recreation, and Environmental Resources (OSRER) Plan that will be adopted as an amendment to the Township's Comprehensive Plan.</p>	Consistent
East Whiteland Township	ZA-06-24-18129	7/3/2024	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>The Township proposes to amend Section 200-39 - CGO Corporate Gateway Overlay District, add a definition for "Mixed Use" to Section 200-14, and add a parking requirement for self-service storage facilities to Section 200-70.</p>	Consistent
Oxford Borough	ZA-06-24-18148	7/16/2024	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>The Borough proposes to change the maximum building height for developments utilizing the Cluster Development Option in the PD-1 Planned Development and R-1 Residential zoning districts set forth in Section 27-1502.3, from 25 feet to 35 feet.</p>	Not Relevant
Phoenixville Borough	ZA-06-24-18130	7/1/2024	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>Amended definition of "Signs", and regulation of temporary sandwich board signs</p>	Not Relevant
Phoenixville Borough	ZM-06-24-18131	7/2/2024	<p><b>Proposed - Zoning Map Amendment</b></p> <p>Zoning Map Amendment: TC, RI, I to Mixed Use Infill district</p>	Consistent
West Chester Borough	ZA-06-24-18149	7/16/2024	<p><b>Proposed - Zoning Ordinance Amendment</b></p> <p>The Borough proposes to add "short term rental" to the list of uses permitted by conditional use in the TC Town Center district. The Commission has reviewed three previous versions of this amendment, the latest of which occurred on October 20, 2023 (CCPC# ZA-09-23-17865).</p>	Consistent
West Sadsbury Township	CP-06-24-18135	7/8/2024	<p><b>Proposed - Comprehensive Plan</b></p> <p>Comprehensive Plan Update</p>	Consistent
Willistown Township	MA-06-24-18124	7/2/2024	<p><b>Proposed - Misc Amendment</b></p> <p>The Township proposes to amend the improvement-related exemption standards for stormwater management facilities set forth in Section 73-36.G(2)(f) of the Township Code.</p>	Not Relevant
Willistown Township	MA-06-24-18143	7/12/2024	<p><b>Proposed - Misc Amendment</b></p> <p>The proposed amendments to the Township Code include amending the designation and interpretation of district boundary standards for the Steep Slope Conservation District set forth in Section 73-31, and amending the standards for noise disturbance by construction activity set forth in Section 93-5.</p>	Not Relevant

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Willistown Township	SA-06-24-18142	7/12/2024	<b>Proposed - SLDO Amendment</b> The proposed amendments to the Township SLDO include amending the plan requirements and procedures for sketch plan, preliminary plan, and final plan submissions set forth in Article V.	Not Relevant
Willistown Township	ZA-06-24-18139	7/12/2024	<b>Proposed - Zoning Ordinance Amendment</b> The proposed amendments to the Township Zoning Ordinance include amending the use and location requirements for signs in Section 139-110, and amending the standards for signs based on type of construction in Section 139-110.1.	Not Relevant

**TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 5**  
**TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 5**

# Ordinance Review Letters



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

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

July 3, 2024

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

Re: Zoning Ordinance Amendment – Zoning Hearing Board; Miscellaneous Code Amendments – Parks and Open Space, Nuisances, and Vehicles and Traffic; and Subdivision and Land Development Ordinance Amendment – Street Widths  
 # East Bradford Township – ZA-06-24-18120, MA-06-24-18127, and SA-06-24-18128

Dear Ms. Cantlin:

The Chester County Planning Commission has reviewed the proposed amendments to the Township Code. The referral for review was received by this office on June 13, 2024. While we have no official review comments under the provisions of the Pennsylvania Municipalities Code (MPC) pertaining to Chapter 22-Parks and Open Space, Chapter 73-Nuisances, and Chapter 104-Vehicles and Traffic of the Township Code, the proposed amendments to the Zoning Ordinance and Subdivision and Land Development Ordinance (SLDO) were reviewed pursuant to the provisions of Section 609(e) and Section 505(a) of the MPC, respectively, and we offer the following comments to assist in your review of the proposed amendments.

## DESCRIPTION:

1. The proposed amendments to the East Bradford Township Code include the following:
  - A. Delete Chapter 22, “Parks and Open Space, Regulation of” in its entirety, to be replaced by Chapter 22 – “Parks and Open Space” set forth in Section 1 of the draft ordinance;
  - B. Add new subsections O and P to Section 73-2, Nuisances enumerated of Chapter 73-Nuisances;
  - C. Amend the street width standards set forth in Section 95-19.A of the Township SLDO;
  - D. Add a definition for the term “truck” to Section 104-2 of Chapter 104, Vehicles and Traffic, along with amendments to various speed limit, stop intersection, and truck traffic restriction standards set forth in Chapter 104; and
  - E. Amend the establishment and membership standards for the Township Zoning Hearing Board set forth in Section 115-78A of the Township Zoning Ordinance.

## COMMENTS:

2. The Township Solicitor should be requested to review and comment on the proposed ordinance language for Chapter 22, Parks and Open Space, if they haven't already done so.
3. The proposed revisions to the street width standards in the SLDO and the membership standards of the Township Zoning Hearing Board, which are minor in nature, appear to be appropriate.



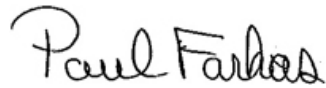
Page: 2

Re: Zoning Ordinance Amendment – Zoning Hearing Board; Miscellaneous Code Amendments – Parks and Open Space, Nuisances, and Vehicles and Traffic; and Subdivision and Land Development Ordinance Amendment – Street Widths  
# East Bradford Township – ZA-06-24-18120, MA-06-24-18127, and SA-06-24-18128

**RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed 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,

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

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
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 Eric M. Roe

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

August 26, 2024

Scott Swichar  
 East Fallowfield Township Manager  
 2264 Strasburg Road  
 East Fallowfield, PA 19320

Re: East Fallowfield Open Space, Recreation, and Environmental Resources Plan  
 Act 247 and Vision Partnership Program Review  
 VPP Contract #21995  
 Act 247 Review #: CP-07-24-18169

Dear Mr. Swichar:

The referral for review was received by this office on July 16, 2024. 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 February 2022.

This review notes the project's consistency with *Landscapes3*, with the VPP Grant Contract (dated April 26, 2023), 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:**

East Fallowfield Township has developed an updated Open Space, Recreation, and Environmental Resources (OSRER) Plan that will be adopted as an amendment to the Township's Comprehensive Plan. This plan provides goals, objectives, and recommendations that address the following future Township needs as they relate to open space, recreation, and environmental resources:

- Site-Specific Improvements
- Proposed Land Acquisition for Open Space/Recreation
- Historic Preservation
- Stormwater Management/MS4
- Multimodal

Each of these topical areas are addressed in the "Recommendations" chapter and arranged to provide additional context, identify challenges and opportunities, goals, and strategies. These recommendations are supported by an "Implementation" chapter, which includes information on partners, prioritizing projects, funding sources, and estimated costs of development. These recommendations are further supported with a detailed inventory of existing conditions as part of the

Page 2 of 7

East Fallowfield Open Space, Recreation, and Environmental Resources Plan

VPP Contract #21995

Act 247 Review #: CP-07-24-18169

“Inventory & Analysis” chapter, assessments of all current park facilities, and an appendix that provides a wide range of information. Overall, the Plan is thorough and reflects the results of a public process.

### **CONSISTENCY WITH LANDSCAPES3:**

1. **Landscapes3**, the Chester County Comprehensive Plan, was adopted in November 2018. According to **Landscapes3**, the southern portion of the Township is classified primarily as an **Agricultural Landscape**, with a **Suburban Landscape** designation in the central and eastern portions of the Township, primarily along Strasburg Road. Small amounts of the **Rural Landscape** exist on the far western and eastern boundaries of the Township, bordering Highland Township and West Bradford and Newlin Townships. A small portion of the **Urban Center Landscape** is located to the west of South Coatesville Borough and encompasses the village of Newlinville.

A large portion of the Township is designated as **Significant Natural Landscapes** (these natural landscapes consist of a network of streams, wetlands, floodplains, and forests). Additionally, several locations in the Township are designated as **Significant Historic Landscapes** (these historic sites include the Village and Historic Districts of **Ercildoun** and **Mortonville**, the Villages of **Pomeroy**, **Hephzibah**, **Newlinville**, and **Towerville**, and the **Green Valley** and **Glen Rose** Historic Districts).

The vision for the **Agricultural Landscape** is large concentrations of active and diverse farm operations along with related support services with very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed OSRER Plan is consistent with the objectives of the **Agricultural Landscape**.

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 OSRER Plan is consistent with the objectives of the **Rural 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 types and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed OSRER Plan is consistent with the objectives of the **Suburban Landscape**.

The vision for the **Urban Center Landscape** includes historic downtowns and established neighborhoods that serve as civic, economic, and population centers with a traditional town Character. Urban Centers will accommodate substantial future growth at a medium to high intensity with a mix of uses, including commercial, institutional, and cultural destinations. Transportation infrastructure and amenities support a walkable community that is integrated into the public transportation and roadway systems. The proposed OSRER Plan is consistent with the objectives of the **Urban Center Landscape**.

The vision for the **Significant Natural Landscape** overlay is to preserve the county’s natural landscapes with respect to conservation practices that protect and restore natural resources. The proposed OSRER Plan is consistent with the objectives of the **Significant Natural Landscape**.

The vision for the **Significant Historic Landscape** overlay is to preserve the county’s historic landscapes with respect to preservation, adaptive reuse, and context sensitive design, as well as interpretation and education efforts. The proposed OSRER Plan is consistent with the objectives of the **Significant Historic Landscape**.

2. The mission statement of the OSRER Plan is to: “Enhance the quality, connectivity, and accessibility of the Township’s valuable recreational and open space facilities and environmental resources to meet current and future demands for recreation and programming and benefit the health and welfare of the entire community.” The Plan further identifies nine core goals that should inform future Township decisions, policies, and actions as they relate to plan implementation. These values include: engage in open and transparent exchange of ideas; provide for the recreational needs of all age groups; provide for the recreation needs of residents who are physically or developmentally challenged; protect and enhance the Township’s open space; consider new lands for protection; create a sustainable plan for parks, recreation, and open space; provide equitable access and opportunities to all residents; preserve cherished Township characteristics and valued natural, historical, and cultural resources; and plan for safe multi-modal connections between various park, recreation, and open space resources.

The Plan provides the Township with a comprehensive and wide variety of options to best advance policies and initiatives as they relate to parks, recreation, and open space in East Fallowfield. The plan further provides maps illustrating comprehensive multimodal connections throughout the Township as well as one identifying resource preservation priorities.

The OSRER Plan is consistent with all six goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect) presented in *Landscapes3*. Although not an exhaustive listing, below are objectives from *Landscapes3*, followed by selected recommendations from East Fallowfield’s Plan, that implement County objectives. These objectives and strategies include:

- **Appreciate Objective A:** Preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.
  - Historic Preservation Recommendation – The Township should identify additional historic resources that may be eligible for placement on the National Register.
  - Historic Preservation Recommendation – The Township should also apply existing zoning regulations that allow for the adaptive reuse of historic structures and ensure adherence to historic architectural styles.

- Historic Preservation Recommendation – In addition, it should develop educational programs that teach residents and students about the history and heritage of East Fallowfield.
- Site Specific Improvements – East Fallowfield Community Park – Repurpose the Police Department building & parking lot for recreational use if the Department moves to a new facility.

These strategies specifically address promoting historic preservation in the context of the open space and recreation network.

- **Connect Objective C:** 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.
  - Site Specific Improvements – East Fallowfield Community Park – Include multi-use trails along the western and southern edges of the Park that are part of the larger proposed trail plan for the Township.
  - Proposed Connectivity Improvements – Connect to local trails and businesses and destinations outside the Township, as well as establish connections to proposed regional trails, via on-road infrastructure and multi-use trails.

These recommendations are complimented by conceptual trail connections that are identified on the Proposed Trail Plan map and existing Official Map. These maps offer strategies to enhance Township access to existing Township parks, trails, and open spaces, and Newlinville Village.

- **Live Objective C:** Support safe and accessible places for people of all ages and abilities, from children to seniors, through development of appropriate housing, community facilities, and amenities.
  - General Recommendations - It is recommended that the Township perform an annual playground audit using a Certified Playground Safety Inspector (CPSI) to identify potential hazards on playground equipment, provide information for equipment specifications and safety surfaces, and provide risk management methods.
  - Site Specific Improvements – East Fallowfield Community Park – Develop an inclusive playground in the southern section of the Park.

These recommendations are contextualized by detailed ADA Access/Safety Requirements information which highlights basic provisions for providing ADA access, guidelines to address hazards that can result in playground related injuries, and a number of recommended Township Park and open space improvements which reflect input from residents who participated in the community survey.

- **Preserve Objective A:** Protect a significant portion of Chester County as preserved farms, open space, forests, public parks or nature preserves.

- **Priority Parcels for Acquisition / Preservation** – This Plan section provides a description and summary chart of eight sites proposed for potential acquisition/preservation. The eight sites total 316.4 acres, and when combined with the Beagle Club and Mortonville Road Brownfield Site (which are already included on the Official Map), total 462.6 acres. The plan recommends that East Fallowfield consider placing these sites on the Official Map as “open space” so they remain open space in the future.

All four of these strategies provide methods to preserve remaining areas of open space. They specifically call for the preservation of key open space areas and corridors throughout the Township.

- **Prosper Objective C:** Support redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth.
  - **Stormwater Management/MS4 Recommendations** – It is recommended that the Township prioritize stormwater management improvements within Community Park and new parks as they come online.
  - **Administrative, Recreational, Financial, and Maintenance Recommendations** – Establish a policy for sponsorship solicitations for annual sponsorship, seasonal sponsorships, or individual event sponsorships.
  - **Making Improvements in Phases, with Partners** – This Plan section highlights the importance of strategic partnerships that match specific types of projects with those mission-aligned funding partners.

These strategies encourage leveraging funding to provide for infrastructure and community programming improvements to achieve the Township’s planning goals.

- **Protect Objective B:** Support comprehensive protection and restoration of the county's ecosystems including woodlands, wetlands, surface waters, riparian corridors, groundwater, floodplains, soil health, steep slopes, aquatic and wildlife habitats, and natural heritage areas.
  - **General Recommendations** – In Community Park and future park facilities, shade trees should be planted for their numerous benefits.
  - **Site Specific Improvements** – East Fallowfield Community Park – Include stormwater Management / Best Management Practice (BMP) within an enhanced meadow habitat in the southern section of the Park.

Page 6 of 7  
 East Fallowfield Open Space, Recreation, and Environmental Resources Plan  
 VPP Contract #21995  
 Act 247 Review #: CP-07-24-18169

- Priority Parcels for Acquisition / Preservation – This Plan section provides a description and summary chart of eight sites proposed for potential acquisition/preservation. Highlighted potential uses for these properties further a number of ecological benefits including: natural resource protection, passive riparian areas, passive open space, and nature preserve.

These strategies encourage a holistic approach to protecting natural resources throughout the Township.

### **CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:**

3. Except for items related to the Board of Supervisors public hearing and deliverables to the Township after its adoption, the plan is consistent with the VPP Grant Contract and has addressed the tasks listed in the Scope of Work (Appendix B, dated March 9, 2023). In addition, the Plan appears to be in conformance with the Municipalities Planning Code, Section 301.

### **OTHER COMMENTS:**

4. As part of the overall document review, several non-substantive, suggested corrections were identified. These corrections can be found under a separate memorandum, attached to this letter.
5. To assist in the Plan's implementation, we recommend all members of the Board of Supervisors, the Planning Commission, and Parks and Recreation Board be provided with copies of the Plan after adoption. The Township also may wish to create a separate checklist of all the Plan's Goals, Recommendations and Actions to be distributed to all Township Boards and Commissions, as well as being made available to its citizens. This checklist could then be routinely consulted by the Township's Boards and Commissions as they review any matter that may relate to the Plan. This continuous review can help implement the Plan's policies.

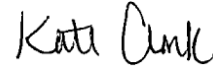
### **RECOMMENDATION:**

6. Based on our review, the proposed plan is consistent with *Landscapes3* and the VPP Scope of Work. The OSRER Task Force was thoughtful in their decision-making throughout the update, resulting in a proposed Open Space, Recreation, and Environmental Resources Plan that should serve the Township well over the course of the Plan's implementation horizon. We look forward to seeing implementation of the Plan's various recommendations. Upon adoption, the Township may apply for reimbursement under Section 9.0 of the VPP Grant Manual, February 2022.

Page 7 of 7  
East Fallowfield Open Space, Recreation, and Environmental Resources Plan  
VPP Contract #21995  
Act 247 Review #: CP-07-24-18169

We request an official copy of the decision made by the Board of Supervisors, as required by Section 306(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current municipal file.

Sincerely,

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

Kate Clark, AICP  
Senior Community Planner

Att.  
WD/NCS  
cc: Pankaj Jobanputra, Simone Collins





## MEMORANDUM

**From:** Kate Clark, AICP – Chester County Planning Commission

**Date:** July 26, 2024

**Re:** OSRER Plan Update – Non-substantive revisions

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Below are suggested non-substantive revisions proposed for incorporation into the draft OSRER Plan, resulting from the Act 247 review.

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- P V – Under “Recommendations” it appears that there is a repeat of “Potential Open Space & Recreation Acquisition”.
- P V – Under “Implementation” there is a typo in “Estimated Costs **pf** development”.
- P. 16 – In the first sentence of the second paragraph, there is an extra % symbol after 75.9%.
- P. 97 – In the fourth bullet under “Characteristics” a space is missing between east and 75%.
- P. 112 – In the first bullet under “Dennis Run Greenway”, it appears that there is an extra left indent.



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

July 3, 2024

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

Re: Zoning Ordinance Amendment – Mixed Use Development, CGO Corporate Gateway Overlay District; and Parking Requirements for Self-Service Storage Facilities  
 # East Whiteland Township – ZA-06-24-18129

Dear Mr. Barner:

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 June 7, 2024. We offer the following comments to assist in your review of the proposed amendment.

## DESCRIPTION:

1. The proposed amendments to the Township Zoning Ordinance include the following:
  - A. Amend the permitted use standards and development standards for mixed use development in the CGO Corporate Gateway Overlay District, which is permitted by conditional use. We note the proposed changes to the permitted use standards include adding self-service storage facility, active recreation or passive recreation, and medical office, medical clinic, or specialty hospital to the list of uses permitted for mixed use development;
  - B. Add architectural requirements and submission standards for mixed use development in the CGO Corporate Gateway Overlay District. We note that the submission requirements include requiring the applicant to provide a fiscal impact study, a traffic impact study, conceptual architectural elevations and building renderings, and conceptual landscape plans;
  - C. Add a definition for the term “Mixed Use” to Section 200-14; and
  - D. Add parking space requirements for a self-service storage facility to Section 200-70.

## LANDSCAPES3:

2. According to the Township Zoning Map (last revised August 11, 2021), the CGO Overlay District, an overlay of the O/BP Office/Business Park and O/BPS Office/Business Park Services districts, is located on the east side of Morehall Road (Route 29) between East Swedesford Road and Route 202. This area of the Township 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.

Page: 2  
 Re: Zoning Ordinance Amendment – Mixed Use Development, CGO Corporate Gateway Overlay District; and Parking Requirements for Self-Service Storage Facilities  
 # East Whiteland Township – ZA-06-24-18129

The permitted uses for mixed use development identified in Section 200-39.D are appropriately located in a **Suburban Center Landscape** designation.


COMMENTS:

3. We recommend that the proposed definition of “mixed use” be revised to include the following phrase (or similar language): “...where those functions are physically and functionally integrated.”
4. We recommend that the Township consider providing density bonus incentives in exchange for the inclusion of affordable housing units. Recommended Housing Strategy 2.e in the Township’s Comprehensive Plan (page 47) is to “consider density bonuses and other incentives in order for a developer to provide a minimum percentage (5 to 10 %) of moderately priced dwelling 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>.
5. Proposed Section 200-39.D(3) indicates that units with three or more bedrooms are excluded from multifamily dwellings, which could potentially exclude housing units for families. We recommend that the Township consider allowing residential units with three or more bedrooms within multifamily dwellings.
6. We recommend that the Township review the Mixed-use Development Planning eTool on the County Planning Commission’s website for additional issues to consider prior to finalizing the proposed mixed-use development standards. This eTool, which includes links to model ordinance language and examples of municipal mixed-use development standards, is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/25-MixedUse.cfm>.
7. We note that the Township has recently initiated an update to its zoning ordinance, which is being prepared under the Chester County Vision Partnership Program (VPP). The Township should ensure that these amendments are coordinated with the zoning ordinance update.

**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



# THE COUNTY OF CHESTER



## COMMISSIONERS

Josh Maxwell  
Marian D. Moskowitz  
Eric M. Roe

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

July 16, 2024

Pauline Garcia-Allen, Borough Manager  
Oxford Borough  
P.O. Box 380  
Oxford, PA 19363

Re: Zoning Ordinance Amendment – Maximum Building Height for Developments Utilizing the Cluster Development Option, PD-1 Planned Development and R-1 Residential Districts  
# Oxford Borough – ZA-06-24-18148

Dear Ms. Garcia-Allen:

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 June 19, 2024. We offer the following comments to assist in your review of the proposed amendment.

### DESCRIPTION:

1. The Borough proposes to change the maximum building height for developments utilizing the Cluster Development Option in the PD-1 Planned Development and R-1 Residential zoning districts set forth in Section 27-1502.3, from 25 feet to 35 feet.
2. We note that, according to the online copy of the Borough Zoning Ordinance located at <https://ecode360.com/30844899>, the maximum building height for all permitted uses in the R-1 district is 35 feet, and the maximum building height in the PD-1 district is 30 feet for planned offices parks and kennels, or 35 feet for all other permitted uses.

### COMMENTS:

3. The proposed ordinance language appears to be appropriate.

**RECOMMENDATION: The County Planning Commission supports the adoption of 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,

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP  
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July 1, 2024

E. Jean Krack, Borough Manager  
 Phoenixville Borough  
 351 Bridge Street  
 Phoenixville, PA 19460

Re: Zoning Ordinance Amendment - Amended Definition of "Signs" and Regulation of  
 Temporary Sandwich Board Signs  
 # Phoenixville Borough - ZA-06-24-18130

Dear Mr. Krack:

The Chester County Planning Commission has reviewed the proposed Phoenixville Borough 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 June 10, 2024. We offer the following comments to assist in your review of the proposed Borough Zoning Ordinance amendment.

## DESCRIPTION:

1. Phoenixville Borough proposes the following amendments to its Zoning Ordinance:
  - A. Add a new subsection to the definition of "Signs" to define "Sandwich Board Sign", and
  - B. Add regulations for Sandwich Board Signs; Sandwich Board Signs are to be permitted on portions of Bridge Street, Main Street and Gay Street located in the TC Town Center District and NC Neighborhood Commercial District, subject to requirements in the amendment.

## LANDSCAPES:

2. Phoenixville Borough 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. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. Sandwich Board Signs are commonly used at sidewalk seating areas outside restaurants. The proposed amendment is consistent with the objectives of the **Urban Center Landscape**.

## COMMENTS:

3. The definition of "Sandwich Board Sign" is adequately descriptive.
4. The ordinance appropriately attempts to ensure that Sandwich Board Signs do not create unnecessary obstacles for pedestrians and persons with limited mobility or vision. The Borough should require that Sandwich Board Signs are sufficiently sturdy to resist being blown over by wind.

Page: 2  
Re: Zoning Ordinance Amendment - Amended Definition of “Signs” and Regulation of  
Temporary Sandwich Board Signs  
# Phoenixville Borough - ZA-06-24-18130

5. Subsection “27-606.5.H,(4)b.ii. contains the following:

ii. The location of the Sandwich Board Sign shall allow for ADA minimum pedestrian travel paths over public sidewalks of three (3) feet wide, measured in a straight line six (6) feet on either side of the sign, which area shall be exclusive of any and all poles, benches, trash cans, or other impediments.

We agree that sidewalks should comply with ADA requirements. However, the phrase “...measured in a straight line six (6) feet on either side of the sign...” is unclear and should be clarified. A plan view sketch could clarify this requirement.

Additional information on pedestrian facilities and related ADA requirements are in the Chester County Planning Commission’s Multi-Modal Handbook, at: <https://www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm>, and specifically in PennDOT’s Design Manual 2- [Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act \(ADA\)](#).

**RECOMMENDATION: Phoenixville 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 Phoenixville 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,



Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

Brian N. O'Leary, AICP  
 Executive Director

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

July 2, 2024

E. Jean Krack, Borough Manager  
 Phoenixville Borough  
 351 Bridge Street  
 Phoenixville, PA 19460

Re: Zoning Map Amendment – Rezoning Parcels From TC, RI, and I to MI District  
 # Phoenixville Borough - ZM-06-24-18131

Dear Mr. Krack:

The Chester County Planning Commission has reviewed the proposed Phoenixville Borough 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 June 10, 2024. We offer the following comments to assist in your review of the proposed Borough Zoning Map amendment.

## DESCRIPTION:

1. Phoenixville Borough proposes to amend the Zoning Map to rezone tracts consisting of approximately 62.0 acres located on Bridge Street, Ashland Street, Starr Street, School Lane and Second Avenue, from the “TC” Town Center District, the “RI” Residential Infill District, and the “I” Industrial District to the “MI” Mixed-Use Infill District.

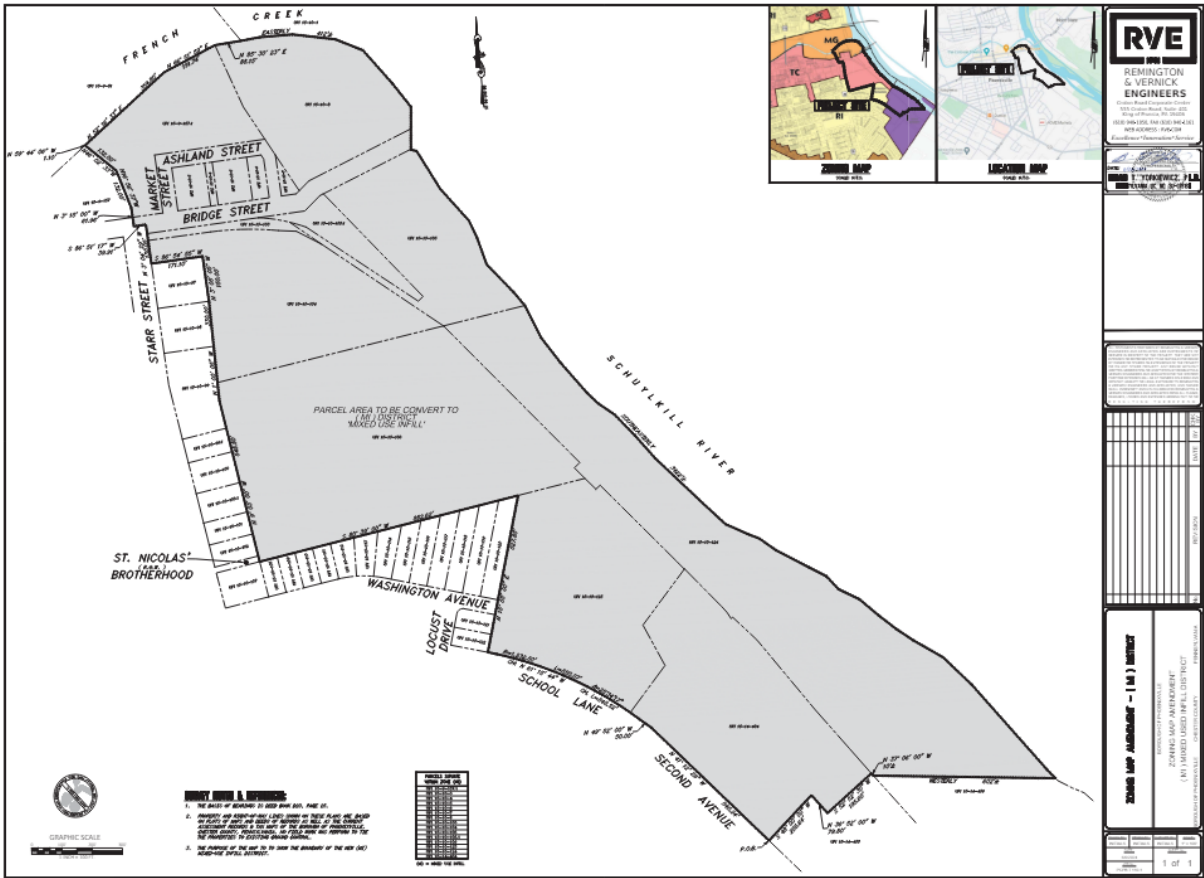
## LANDSCAPES:

2. Phoenixville Borough 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. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed amendment is consistent with the objectives of the **Urban Center Landscape**.

## COMMENTS:

3. We understand that the Borough is currently conducting a comprehensive update of its Zoning Ordinance. The Borough should consider how this proposed amendment will be coordinated with the Zoning Ordinance update.
4. The 2022 Borough Comprehensive Plan’s Future Land Use map (in the Appendix) appears to show the areas proposed for rezoning as within the Mixed Use Growth, Town Center, Residential Infill, and Industrial future land use categories. Prior to taking action on this amendment, the Borough should consider whether the draft zoning map amendment is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code.

Page: 2  
 Re: Zoning Map Amendment – Rezoning Parcels From TC, RI, and I to MI District  
 # Phoenixville Borough - ZM-06-24-18131



*Detail of the Proposed Rezoning of Parcels From TC, RI, and I to MI District  
 as Submitted by Phoenixville Borough*

5. If the Borough proceeds with this amendment, we suggest that the following issues be considered:
  - a. The creation of a conceptual layout of this area showing future streets, parks, the train station, open space areas and trail opportunities (including the Schuylkill River Trail) would be the ideal approach for visualizing the future of this area. These elements should be considered for incorporation into an Official Map.
  - b. The Borough should consider whether Washington Avenue should be extended into this area.
  - c. The Borough's zoning regulations should accommodate the opportunity for the construction of a train station in the vicinity of Bridge Street by including it as a permitted use in the Mixed-Use Infill District, as well as allowing Transit-Oriented Development opportunities that can take advantage of proximity to the train station. The Borough should also consider offering higher densities in exchange for providing train station amenities and to further encourage development around the train station. Transit-Oriented Development is more fully described in the Chester County eTool, at: <https://www.chescoplanning.org/MuniCorner/eTools/58-tod.cfm>
  - d. The Borough should evaluate its remaining inventory of Industrially-zoned areas to ensure that sufficient areas will remain after this rezoning.
  
6. Prior to taking action on this amendment, the Borough 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. The Borough Solicitor should determine if individual parcels will need to be posted, or if this rezoning will constitute a comprehensive rezoning.



Page: 3

Re: Zoning Map Amendment – Rezoning Parcels From TC, RI, and I to MI District

# Phoenixville Borough - ZM-06-24-18131

**RECOMMENDATION: Phoenixville Borough 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 Phoenixville 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,

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



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

Brian N. O'Leary, AICP  
 Executive Director

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

July 16, 2024

Sally Slook, Director of Building & Housing  
 West Chester Borough  
 401 E. Gay Street  
 West Chester, PA 19380

Re: Zoning Ordinance Amendment - Short Term Rentals  
 # West Chester Borough – ZA-06-24-18149

Dear Ms. Slook:

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 June 20, 2024. We offer the following comments to assist in your review of the proposed amendment.

## DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
  - A. Add a definition for the term "Short Term Rental" to Section 112-202;
  - B. Amend the definition of Hotel in Section 112-202;
  - C. Add Short Term Rental to the list of uses permitted by conditional use in the TC Town Center District;
  - D. Add parking standards for short term rentals located in the TC District to Section 112-603.C;
  - E. Add Section 112-915, Standards and criteria for short term rentals; and
  - F. Amend subsection A(10)(g) of Section 112-1008, criteria and procedures for conditional uses.

## BACKGROUND:

2. The County Planning Commission has reviewed three previous versions of this amendment, the latest of which occurred on October 20, 2023 (CCPC# ZA-09-23-17865). We note that the revisions depicted in the latest version of this amendment include the addition of a requirement that a lot proposed to be used for a short term rental shall not be located within 1,000 feet of any portion of another lot used or approved for use as a short term rental (proposed Section 112-915.B(2)).

## COMMENTS:

3. We suggest that the Borough, in its review of the proposed ordinance language, consider the impact of the proposed standards upon existing short term rental uses in the Borough, particularly existing short term rentals which may become nonconforming uses under the revised ordinance standards.

Page: 2  
Re: Zoning Ordinance Amendment - Short Term Rentals  
# West Chester Borough – ZA-06-24-18149

**RECOMMENDATION: The Borough should consider the comment 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,

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

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



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 Josh Maxwell  
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July 8, 2024

Chelsy Oswald, Secretary/Treasurer  
 West Sadsbury Township  
 6400 North Moscow Road  
 Parkesburg, PA 19365

Re: Draft Comprehensive Plan Update  
 # West Sadsbury Township - CP-06-24-18135

Dear Ms. Oswald

The Chester County Planning Commission has reviewed the proposed West Sadsbury Township Comprehensive Plan Update as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 301.3. The referral for review was received by this office on June 12, 2024. We offer the following comments to assist in your review of the proposed Comprehensive Plan.

## DESCRIPTION:

1. This draft Comprehensive Plan update, dated May 16, 2024, was prepared by the Township with technical planning assistance provided by the Chester County Planning Commission. Funding was provided by West Sadsbury Township, and through the Chester County Board of Commissioner's Vision Partnership Program. This Plan was prepared according to the principles of Chester County's Comprehensive Plan, *Landscapes3* and local planning policies as a means of achieving greater consistency between County and local planning programs.

## LANDSCAPES:

2. West Sadsbury Township is located within the **Suburban, Suburban Center, Agricultural, Rural and Urban Center Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The Township's **Suburban Landscape** areas are located in the southern portions of the Township along the Upper Valley Road and Lower Valley Road (State Route 372) corridor between Atglen and Parkesburg Boroughs, at its southwestern boundary with Lancaster County, and also along Lincoln Highway (Business Route 30).

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.

Page: 2  
 Re: Draft Comprehensive Plan Update  
 # West Sadsbury Township - CP-06-24-18135

The Township's **Suburban Center Landscape** area is focused on the Octorara Trail (State Route 10) and West Lincoln Highway (State Business Route 30) area. 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 Township's **Agricultural** and **Rural Landscapes** are located in the remainder of the Township; the vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. 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.

Small portions of the Township adjacent to Atglen and Parkesburg Boroughs are located within the **Urban Center Landscape**. 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. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems.

The policies in the draft Comprehensive Plan update, including the Future Land Use Map, are consistent with the objectives of *Landscapes3*.

#### COMMENTS:

3. The Comprehensive Plan update is well-organized, with informative illustrations and supporting captions. The appendices at the end of the document include background and supplemental information, context, a summary of the public survey results, and a compilation of maps, which give objective support to the Plan's Goals, Objectives, Recommendations.
4. We particularly endorse the Plan's Economic and Future Land Use Recommendations relating to the Route 30 and Route 10 interchange area, which encourage the vibrant development and redevelopment of this crossroads area. This is an important "gateway" into West Sadsbury Township from the west (and also into Chester County in general), and the growth and redevelopment of this area should be closely coordinated with adjoining municipalities. West Sadsbury and Sadsbury Townships should also cooperate on compatible land use policies, design guides, vehicle circulation and access coordination, and other matters that apply to both municipalities.
5. We specifically encourage the Township to continue its work with Chester County, Lancaster County, Sadsbury Township and landowners to extend the Chester Valley Trail through the Township and connect it to the Enola Low Grade Trail, as identified in Recommendation 3.6. Similarly, we encourage the Township to work with neighboring municipalities to implement the Route 30 Multi-Modal Transportation Study, as outlined in Recommendation 3.7.
6. To assist in the Plan's implementation, we recommend that all members of the Township Board of Supervisors, the Township Planning Commission, and Zoning Hearing Board, be provided with official copies after adoption.

Page: 3  
Re: Draft Comprehensive Plan Update  
# West Sadsbury Township - CP-06-24-18135

7. The Township may wish to consider creating a separate checklist of all the Plan's Goals, Recommendations and Actions to be distributed to all Township Boards and Commissions, as well as being made available to its citizens. This checklist should then be routinely consulted by the Township's Boards and Commissions as they review any matter that may relate to the Plan. This continuous review can help implement the Plan's policies.

**RECOMMENDATION: The County Planning Commission commends West Sadsbury Township for preparing this Comprehensive Plan Update. The Township should consider the comments contained in this review prior to taking action on this Plan.**

We request an official copy of the decision made by the West Sadsbury Township Board of Supervisors, as required by Section 306(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your plan.

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

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

July 2, 2024

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

Re: Township Code Amendment – Improvement-Related Exemptions to Stormwater Management  
 # Willistown Township – MA-06-24-18124

Dear Ms. Lodge:

The Chester County Planning Commission has reviewed the proposed amendment to Chapter 73-Environmental Protection of the Township Code, which was received by this office on June 4, 2024. While we have no official review comments under the provisions of the Pennsylvania Municipalities Planning Code (MPC), we offer the following comments to assist in your review of the submission.

**DESCRIPTION:**

1. The Township proposes to amend the improvement-related exemption standards for stormwater management facilities set forth in Section 73-36.G(2)(f) of the Township Code.

**COMMENTS:**

2. For proposed Section 73-36.G(2)(f)[3], the Township should ensure that the impervious surface area for concrete pads, stone beds, or other similar impervious material supporting generators, air conditioning units, etc. are included in the cumulative regulated impervious surface coverage for the property.

**RECOMMENDATION: The Township should consider the comment contained in this review prior to taking action on this amendment.**

We request an official copy of the decision made by the Board of Supervisors. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

Paul Farkas  
 Senior Review Planner

cc: Chester County Water Resources Authority



# THE COUNTY OF CHESTER



COMMISSIONERS  
 Josh Maxwell  
 Marian D. Moskowitz  
 Eric M. Roe

Brian N. O'Leary, AICP  
 Executive Director

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July 12, 2024

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

Re: Zoning Ordinance Amendment – Various Amendments; Subdivision and Land Development Ordinance Amendment – Plan Requirements and Procedures; and Township Code Amendment – Various Amendments  
 # Willistown Township – ZA-06-24-18139, SA-06-24-18142, and MA-06-24-18143

Dear Ms. Lodge:

The Chester County Planning Commission has reviewed the proposed amendments to the Township Code. The referral for review was received by this office on June 13, 2024. While we have no official review comments under the provisions of the Pennsylvania Municipalities Code (MPC) pertaining to Chapter 73-Environmental Protection, Chapter 93-Nuisances, and Chapter 109-Soil Erosion and Sedimentation Control, of the Township Code, the proposed amendments to the Zoning Ordinance and Subdivision and Land Development Ordinance (SLDO) were reviewed pursuant to the provisions of Section 609(e) and Section 505(a) of the MPC, respectively, and we offer the following comments to assist in your review of the proposed amendments.

## DESCRIPTION:

1. The proposed amendments to the Willistown Township Code include the following:
  - A. Amend the definition of Woodland in Section 73-4 of Chapter 73-Environmental Protection;
  - B. Amend the Conservation of Valued Woodlands at Other Vegetation standards in Section 73-13A;
  - C. Amend the designation and interpretation of district boundary standards for the Steep Slope Conservation District set forth in Section 73-31.A;
  - D. Amend the standards for noise disturbance by construction activity set forth in Section 93-5 of Chapter 93-Nuisances;
  - E. Amend the plan requirements and procedures for sketch plan, preliminary plan, and final plan submissions set forth in Article V-Plan Requirements and Procedures of the Township SLDO;
  - F. Amend the access strip standards for interior lots set forth in Section 123-22 of the Township SLDO;
  - G. Add a definition for the term Easement to Section 139-6 of the Township Zoning Ordinance;
  - H. Amend the following definitions set forth in Section 139-6 of the Zoning Ordinance: Historic Resources; Street; and Woodland;
  - I. Amend the use and location requirements for signs set forth in Section 139-110;
  - J. Amend Section 139-110.1, Standards for signs based on type of construction;
  - K. Amend Section 139-117 – Fees and deposits of the Zoning Ordinance; and
  - L. Amend the fee standards for the Zoning Hearing Board set forth in Article XX of the Zoning Ordinance.



Page: 2  
Re: Zoning Ordinance Amendment – Various Amendments; Subdivision and Land Development Ordinance Amendment – Plan Requirements and Procedures; and Township Code Amendment – Various Amendments  
# Willistown Township – ZA-06-24-18139, SA-06-24-18142, and MA-06-24-18143

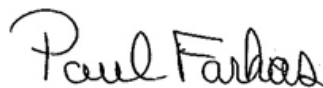
COMMENTS:

2. The proposed SLDO language indicates that paper and electronic copies of preliminary and final plans, including all supporting plans and information, are required by the applicant. The County Planning Commission endorses the incorporation of digital submission requirements into municipal Subdivision and Land Development Ordinances, particularly at the preliminary plan stage, as this creates increased efficiency in sharing plan information amongst municipal offices, along with (long-term) efficiency gains in sharing plan information with county and state offices.
3. We suggest that the Township, in its review of the standards for signs supporting a candidate for public office (aka political signs) set forth in Section 139-110.K, consider maintaining a requirement that such signs be removed a specific number of days after an election. We note that the guidelines that PennDOT has developed for the proper placement of political signs, as set forth in page 40 of the PennDOT Guidebook for County and Municipal Officials, states that all such signs are to be removed from state roads 10 days after election day. This Guidebook is available on the PennDOT website at:  
<https://www.penndot.pa.gov/ProjectAndPrograms/RoadDesignEnvironment/RoadDesign/Right-ofWayandUtilities/outdoor-advertising-control/Pages/default.aspx>.
4. The other proposed amendments to the SLDO and the zoning ordinance, as well as the proposed amendments to Chapters 73, 93 and 109 of the Township Code, appear to be appropriate.

**RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed 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

# Act 537 Reviews

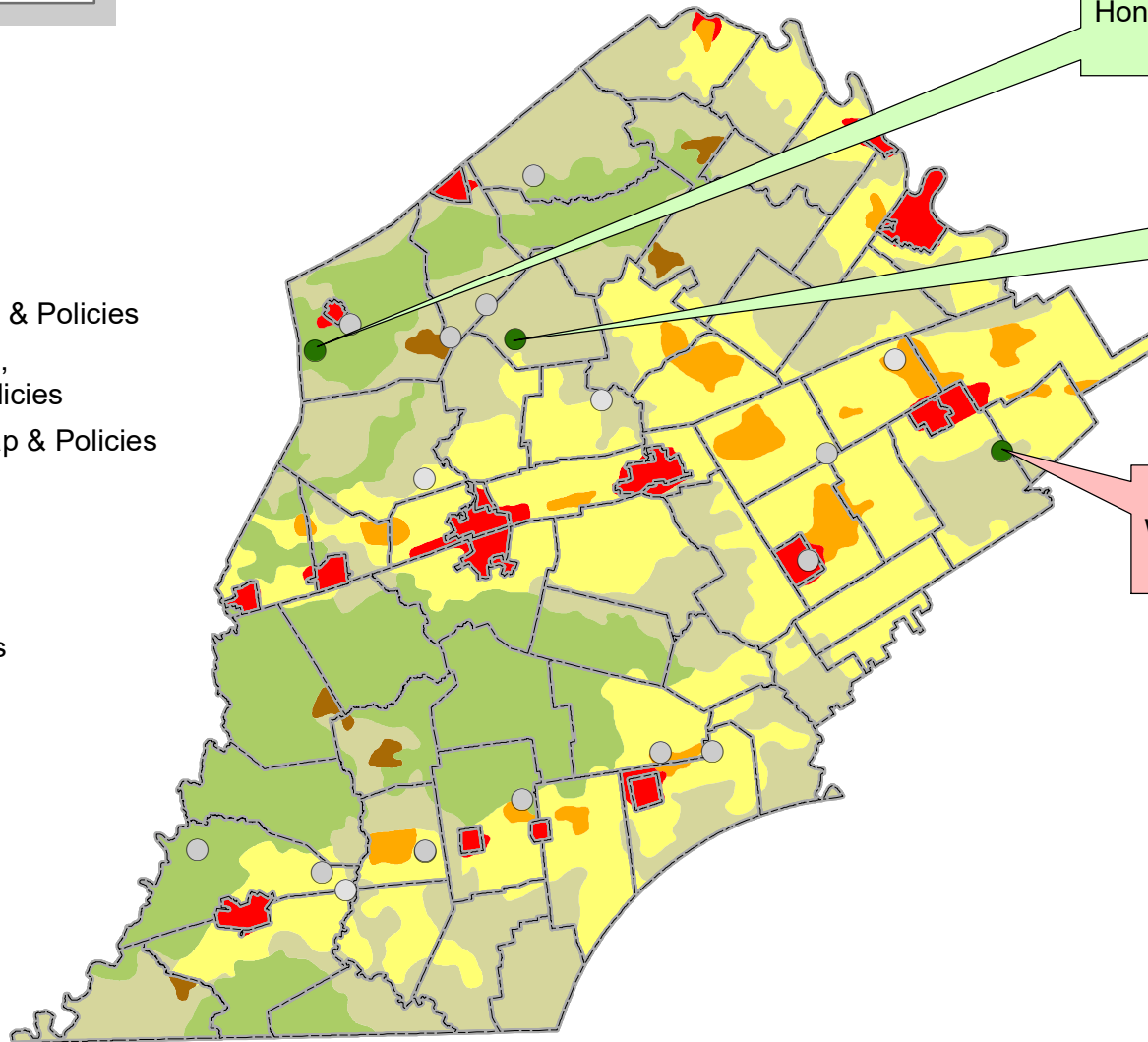


# Act 537 Reviews for Chester County July 2024

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

## Legend

- July Act 537 Reviews
- Previous Reviews
- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



Emanuel Stoltzfus  
Honey Brook Township  
400 gpd

David Duda  
Wallace Township  
500 gpd

Rock Hill Farm  
Willistown Township  
12,500 gpd



Map prepared August 2024

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  
August 14, 2024

## ENVIRONMENTAL PLANNING ACTIVITIES

### *Sewage Facilities Planning*

#### MAJOR REVISIONS TO MUNICIPAL PLANS:

None

#### MINOR REVISIONS TO MUNICIPAL PLANS:

##### **Honey Brook Township, Emanuel Stoltzfus**

The applicant is proposing a residential land development of a single family attached dwelling on 68 acres. The site is located Mount Pleasant Road. The amount of wastewater for the project is 400 gpd. The project is to be served by individual on-lot sewage disposal system. This project is designated as an Agricultural Landscape and is consistent with *Landscapes3*.

##### **Wallace Township, David and Caroline Duda**

The applicant is proposing a residential development of 1 lot, on 5.5 acres. The site is located on Indian Run Road, north of the intersection with Bassett Hunt Lane. The amount of wastewater for the project is 500 gpd. The project is to be served by an individual on-lot sewage disposal system. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

##### **Willistown Township, Rock Hill Farm**

The applicant is proposing a residential development of 23 single family homes on approximately 246.6 acres. The site is located on South Valley Road, at the intersection with White Horse Road. The amount of wastewater for the project is 12,500 gpd. The project is to be served by individual on-lot sewage disposal system. This project is designated as a Rural Landscape and is inconsistent with *Landscapes3*.

#### Action Requested

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

8/14/2024

# 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 or 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 David and Caroline Duda, Wallace Township

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

1. Date plan received by county planning agency. June 26, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency July 17, 2024

**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 Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use?<br><u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. 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.</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan?<br>If no, describe goals and objectives that are not met  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with the use, development, and protection of water resources?<br>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, Indian Run 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?<br>If yes, describe impact:   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>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? <b>N/A</b>   |

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | 11. Have all applicable zoning approvals been obtained? <b>N/A</b>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? <b>No</b>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>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?<br>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? <b>Not known</b> 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?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>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>We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA and PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023.</u><br><br><u>If yes, will this project plan require the implementation of storm water management measures? Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at <a href="http://www.chesco.org/water">http://www.chesco.org/water</a>.</u> |

18. Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Date: 7/17/2024

Signature: 

Name of County or Areawide Planning Agency: Chester County Planning Commission

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone 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.

The Chester County Planning Commission recommends that all municipalities adopt an ordinance requiring regular management, inspection and pump-out of all individual sewage systems, established in a legally enforceable manner. A municipal management program will be essential in helping to ensure the long-term viability of the individual systems that are proposed in this project.

PC53-07-24-18171

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  
David & Caroline Duda, Site Contact  
Betty Randzin, Wallace Township  
Edward Beideman, Willow Run Consulting, Inc



**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 or 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 Emanuel B Stoltzfus, Honey Brook Township

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

1. Date plan received by county planning agency. June 11, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency July 16, 2024

**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. Watersheds2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use?<br><u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan?<br>If no, describe goals and objectives that are not met  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with the use, development, and protection of water resources?<br>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, the West Branch Brandywine 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?<br>If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>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? <u>N/A</u>   |



Yes	No	SECTION C. AGENCY REVIEW (continued)
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- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/>            | <input type="checkbox"/>            | 11. Have all applicable zoning approvals been obtained? <b>N/A</b>  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? <b>No</b>   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>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?<br>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? <b>Not known</b> 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?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>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? <u>We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA and PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023.</u> |

If yes, will this project plan require the implementation of storm water management measures? Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at <http://www.chesco.org/water>.

18. Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Signature: \_\_\_\_\_

Date: 7/16/2024

Name of County or Areawide Planning Agency: Chester County Planning Commission

Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

### SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

**This submission X 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.

The Chester County Planning Commission recommends that all municipalities adopt an ordinance requiring regular management, inspection and pump-out of all individual sewage systems, established in a legally enforceable manner. A municipal management program will be essential in helping to ensure the long-term viability of the individual systems that are proposed in this project.

PC53-07-24-18165

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  
Daniel K. Fisher, Site Contact  
Warren Obenski, Honey Brook Township  
Jason Shaner, Impact Engineering Group



**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 Rock Hill Farm Acquisitions LLC, Willistown Township

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

1. Date plan received by county planning agency. June 21, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency July 24, 2024

**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 <i>et seq.</i> )? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u>  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?<br><br><u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape and Natural Landscape. 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.</u>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?<br>If no, describe goals and objectives that are not met <u>The proposed subdivision is not consistent with the objectives of the Rural Landscape. Landscapes3 recommends that new development in Rural landscapes should have a limited impact on rural vistas and character, and that the design elements should include cluster residential development screened by open space, and woodlands. Residential development activity on this site should be clustered. Additionally, careful consideration of the proposed development of the project site, particularly for UPI# 54-4-10, is required due to its existing environmental and physical characteristics, including steep slopes and other natural features. Please refer to the CCPC Act 247 letter, SD-02-24-17984, dated March 6, 2024 for more detailed comments regarding Landscapes3 consistency and resource protection.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with the use, development, and protection of water resources?<br>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, the Crum 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 checked="" type="checkbox"/> | <input type="checkbox"/>            | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, and it appears there may be development activities encroaching upon them. Prior to construction occurring on this site, the applicant should contact both the U.S. Army Corps of Engineers and the PA DEP to determine if the proposed activity will require a permit, although it would be preferable that the wetlands not be disturbed or encroached upon.</u>  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>If yes, describe impacts   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? <b>Not Known.</b><br><u>The applicant's submission does not demonstrate that there will be no impact, or that potential conflicts have been resolved with the appropriate agency.</u>   |
| <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? <b>N/A</b>  |

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/>            | <input type="checkbox"/>            | 11. Have all applicable zoning approvals been obtained? <b>N/A</b>  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? <b>No</b>   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>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<br><u>The municipal Act 537 Plan designates this area for on-lot sewage disposal.</u>   |
| <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? <b>Not known</b> 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?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>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>We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA and PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023.</u><br><br>If yes, will this project plan require the implementation of storm water management measures?<br><u>Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at <a href="http://www.chesco.org/water">http://www.chesco.org/water</a>.</u> |

18. Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICP

Title: Senior Environmental Planner

Date: 7/24/2024

Name of County or Areawide Planning Agency: Chester County Planning Commission

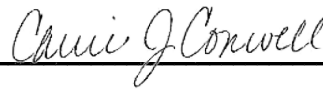
Address: Government Services Center, Suite 270

601 Westtown Road

P.O. Box 2747

West Chester, PA 19380-0990

Telephone Number: (610) 344-6285

Signature: 

### 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.

This project was reviewed under PA Act 247 as Case #SD-02-24-17984 and was inconsistent with the Rural Landscape, and there were significant concerns with the potential impacts on the Natural Landscape.

The Chester County Planning Commission recommends that all municipalities adopt an ordinance requiring regular management, inspection and pump-out of all individual sewage systems, established in a legally enforceable manner. A municipal management program will be essential in helping to ensure the long-term viability of the individual systems that are proposed in this project.

According to the National Pipeline Mapping System (NMPS), the proposed project is located within an area that contains the Sunoco/Energy Transfer pipeline corridor. While the location of this project's proximity does not preclude development along the pipeline corridor, there may be special steps that can avoid negative impacts or interactions between the public and the pipeline. The Chester County Planning Commission recommends contacting the pipeline operator to coordinate construction activities in addition to calling 811 before digging. You can find contact information for the operator in your area by going to the Chester County Pipeline Information Center website <https://www.chescoplanning.org/pic/operators.cfm> and linking to the corresponding company.

PC53-07-24-18178

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  
Kevin Kyle, Rock Hill Farm Acquisitions, LLC  
Bob Smiley, Willistown Township  
Jeff Miller, Evans Mill Environmental LLC

# Discussion and Information Items

# Sustainability Division Update

## Sustainability Division

### Monthly Activities Report – August 2024

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#### Summary:

- Sustainable HOAs:
  - Additional Sustainable HOA roundtable discussions have been scheduled:
    - 8/7: Stormwater management
    - 9/11: Tree and Woodland Stewardship
    - 9/26: Creating a Sustainability Action Plan
- Keep Chester County Beautiful Steering Committee meeting held on 7/17. Group is planning for a campaign/yard sign recycling collection drive in November.
- Other in-progress initiatives
  - Promoting the Open Space Accelerator program and looking for a municipality to work with for the pilot.
  - Developing a program proposal for a county-wide composting program with the CC Solid Waste Authority, for which SWA will apply for a USDA grant for funding.
  - Finalizing an inventory of sustainability practices undertaken by Chester County Municipalities.
  - Obtaining data to track the metrics for the Climate Action Plan.
  - Finalizing the sewer and water service areas interactive map.

#### Environmental and Energy Advisory Board:

- The EEAB met on 7/24. The main topic of conversation was the implementation status of the Climate Action Plan and what CCPC might focus on in the coming year through its work plan. The board also discussed potential roles it could play in supporting EACs.

#### Climate Action Plan Implementation:

Chester County's Climate Action Plan was adopted in October of 2021, and the Sustainability Division recently conducted an assessment of progress toward implementing each action in the plan, both for county government actions and those for the greater community. The assessment is presented on the following pages, and an overview of the assessment will be presented to the board at its August meeting.

## Objective A

## Increase energy management capabilities

Actions	Impact	Implementer 1	Priority	Timeframe	Status	Notes
A1 Continue to implement energy management measures to minimize energy cost, increase energy efficiency, and position the County to adopt zero carbon, advanced energy technologies. As part of this effort, maintain a full inventory of current and planned building stock.	Low	Facilities	High	Short-term	<b>Some progress</b>	Staff turnover has slowed the progress of this action, but some energy management measures have been implemented. Chester County is also participating in the DEP's Shared Energy Manager program, who is helping the county identify next steps for our GESA projects.
A2 Benchmark select County-owned buildings on a regular basis using Energy Star Portfolio Manager.	Moderate	Facilities	High	Short-term	<b>Ongoing</b>	Data for the 12 major county owned buildings is auto-populated from PECO bills for natural gas and electricity usage. This data can now be used to inform energy management decisions. In the future we would like to add waste and water usage data to our accounts on Portfolio Manager.

## Objective B

## Increase building energy efficiency

Actions	Impact	Implementer 1	Priority	Timeframe	Status	Notes
B1 Continue to retrofit interior and exterior lighting to LED or other high efficiency lighting.	Low	Facilities	High	Immediate	Some Progress	
B2 Continue to install timers and procedures to shut off County building exterior lighting within one hour of building, park and parking lot closure (excluding safety and security lighting).	Low	Facilities	High	Immediate	Some Progress	
B3 Participate in opportunities for energy-savings and water savings performance contracts to increase energy efficiency in County buildings such as through the PaDEP Shared Energy Manager Program, Guaranteed Energy Savings Act (GESA), and similar programs.	Low	Facilities	High	Immediate	Assessing	We are actively assessing where our last GESA projects left off and what other energy efficiency opportunities still remain.
B4 Investigate opportunities for replacing existing fossil fuel space heating and domestic hot water with electric systems such as heat pumps (either air source or geothermal) and waste heat recovery in new construction and when upgrading building heating and cooling systems and hot water systems.	Low	Facilities	High	Short-term	Assessing	A 2022 Facility Condition Assessment/Reserve Study includes recommended schedules and preliminary costs for electrification of each county-owned building as well as an energy conservation checklist.
B5 Establish energy efficiency performance targets using Net Zero Ready for new building construction starting in two years.	Low	Facilities	Medium	Short-term	Assessing	Chester County will be starting an Energy Strategy Plan in Fall of 2024, which will include more detailed recommendations for building certification for new construction
B6 Explore opportunities to install solar panels and arrays at Chester County facilities and properties. (See also Building and Energy Action D3).	Low	Facilities	Medium	Long-term	Some Progress	Chester County will use approximately \$300,000 of its allocation through the Energy Efficiency and Conservation Block Grant program to install a solar array on the roof of 313 W. Market Street. This project is anticipated in 2025.



## Objective C

## Incorporate sustainable design in County buildings &amp; facilities

Actions	Impact	Implementer 1	Priority	Timeframe	Status	Notes	
C1	Implement green building standards (e.g., LEED, Living Building) for new construction and major renovation of all County buildings with LEED Silver as preferred minimum standard.	Low	Facilities	High	Short-term	<b>Assessing</b>	Chester County will be starting an Energy Strategy Plan in Fall of 2024, which will include more detailed recommendations for building certification for new construction
C2	Install Electric Vehicle (EV) chargers at County parking facilities. (See also Transportation and Land Use Action E8)	Low	Facilities	High	Short-term	<b>Some Progress</b>	One level 2 charging station has been installed in the garage of the Exton library for use by the library's electric outreach vehicle. Design is underway for public level 2 charging stations at 15 county facilities. Construction anticipated in 2025.
C3	Create a webpage to track the County's energy efficiency initiatives including past initiatives and new initiatives as they are implemented.	Low	Facilities	Medium	Short-term	<b>Some Progress</b>	Climate Action Plan metrics will be posted on CCPC webpage, which include county energy usage data.
C4	Analyze the potential for green/vegetated roofs at County buildings; install where preferable to solar panel installation.	Low	Facilities	Low	Long-term	<b>No Action</b>	

## Objective D

## Transition to renewable energy

Actions	Impact	Implementer 1	Priority	Timeframe	Status	Notes
D1	Maximize opportunities to continue procuring 100% of electricity from renewable sources for government operations. (See also Buildings and Energy Action E2)	Facilities	High	Immediate	<b>Significant Progress</b>	In 2023 Chester County joined with Delaware Co., Montgomery Co. and Bucks Co. to form the Southeastern PA Sustainable Energy Partnership. This group is establishing a renewable energy strategy for how it will ramp up its electricity purchase to 100% renewable. Energy purchased through this group will begin being used in 2025.
D2	Limit new easements for fossil fuel infrastructure related projects on County property, including but not limited to liquefied natural gas projects.	Commissioners, Facilities	High	Immediate	<b>No Action</b>	
D3	Analyze the potential to expand on-site solar energy generation including rooftop panels and ground solar arrays. (See also Buildings and Energy Action B6)	Facilities	High	Short-term	<b>Some progress</b>	A rooftop solar array on 313 W. Market St. admin building is planned for 2025. The Energy Strategy Plan that will begin in 2024 will include an analysis of the solar potential of each county property, including for ground-mounted systems.
D4	Promote electrification of heating, cooking, hot water and landscaping equipment to increase renewable energy market demand.	Facilities	Low	Long-term	<b>No Action</b>	

## Objective E

## Promote sustainable energy, energy efficiency, and communications

Actions	Impact	Implementer 1	Priority	Timeframe	Status	Notes	
E1	Provide technical assistance and support for policies and regulations that: advance a resilient energy generation and distribution system, support the use of micro-grids, community solar and local energy management; promote energy conservation; support renewable energy sources; and reduce greenhouse gas emissions. Develop effective outreach and communication to implementers and stakeholders on these issues.	High	Planning Commission, EEAB, Utilities	High	Immediate	<b>Significant Progress, Ongoing</b>	CCPC conducted solar ordinance inventory and outreach to municipalities, and held trainings on zoning, permitting, and inspection of solar energy systems. EEAB hosted Solar Stakeholders Roundtable and Solar Adopters Conference.
E2	Work with DVRPC to coordinate energy and climate programs at a regional level. Explore the feasibility of establishing a solar Power Purchase Agreement (PPA) program for the region's counties, interested municipal governments, and other large energy users such as water and wastewater authorities, schools, and libraries. Explore the value of participating in a	High	Facilities, CCPC, DVRPC, Municipalities, EEAB	High	Immediate	<b>Significant Progress, Ongoing</b>	Chester County joined the Sustainable Energy Partnership of Southeast PA in 2023. DVRPC is undergoing a study to establish a Regional Energy Hub which would develop and administer energy transition programs for the region.
E3	Develop and promote ordinances and other materials that support the use of alternate and emerging energy technologies, energy efficiency, sustainable construction, beneficial electrification, and development of renewable energy (including the orientation of buildings to maximize solar gain and the allowance of rooftop solar by Homeowner Associations). Provide model ordinances and related information and resources on the County website and promote through a variety of avenues.	Moderate	Planning Commission, Municipalities	High	Immediate	<b>Significant Progress, Ongoing</b>	CCPC solar energy ordinance inventory and outreach. CCPC is working with Montgomery Co. Planning to develop an ordinance toolkit for energy conservation, efficiency, electrification, and renewable energy regulations and incentives.
E4	Support participation in the regional streetlight procurement program organized by the Delaware Valley Regional Planning Commissions (DVRPC) that converts streetlights to LED.	Moderate	Planning Commission, DVRPC, Municipalities	High	Immediate	<b>Complete</b>	16 Chester County municipalities have participated in the program since its inception in 2015. The program's final procurement round occurred in 2023.
E5	Use Vision Partnership Planning grants to support development and implementation of local community renewable energy planning and ordinances.	Low	Planning Commission, Municipalities	High	Immediate	<b>Some progress, Ongoing</b>	VPP funded a multi-municipal energy transition plan in northern Chester County in 2022. CCPC planners providing consulting services promote best practices in plans and ordinances to municipal clients. VPP minigrant launched in 2024 that will support updates of particular ordinances.
E6	Provide information on financial assistance resources for weatherization and energy improvements for homeowners, including seniors and low-income residents with older homes.	Moderate	Municipalities, Planning Commission, Utilities	Medium	Immediate	<b>Assessing</b>	DVRPC is developing a regional program to streamline programs and incentives for weatherization, energy efficiency, electrification, and renewable energy for low income homeowners.

E7	Establish community-wide renewable energy targets with a goal to achieve 100% renewable electricity county-wide by 2050.	High	County, Municipalities	High	Short-term	<b>Some progress</b>	11 municipalities in Chester County passed resolutions committing to 100% renewable energy by 2050. Most are committed to 100% renewable electricity by 2035.
E8	Promote energy efficiency in outdoor lighting and buildings, including smart thermostats, energy efficient lighting and HVAC systems, building weatherization, passive heating, waste heat recovery, and green building design. Require energy efficient features in new building construction.	Moderate	Municipalities, Utilities, Planning Commission	High	Short-term	<b>Some Progress</b>	CCPC is developing an ordinance toolkit for energy conservation, efficiency, electrification, and renewable energy regulations and incentives.
E9	Reduce soft costs of local (aka distributed) solar by streamlining the local application, permitting, and inspection processes.	Moderate	Municipalities	Medium	Short-term	<b>Some progress</b>	Chester County co-hosted a training for municipalities on best practices for permitting and inspection of solar energy systems in 2023.
E10	Continue to adopt and promote exterior lighting guidelines for residents and business that are Dark Sky Friendly and encourage retrofitting exterior lighting to LEDs, upgrading exterior lighting to solar-powered devices, and installing timers and procedures to shut off exterior lighting within one hour of building, park, and parking lot closure (excluding safety and security lighting).	Moderate	Municipalities, Planning Commission	High	Short-term	<b>No Action</b>	
E11	Work towards establishing a dedicated, secure funding source to support renewable energy programs and financial incentives. Fully implement and promote the Commercial Property Assessed Clean Energy (C-PACE) program to support clean energy financing on commercial properties. Explore cooperative purchases or grants for solar panels and EV charging stations for municipalities. Convene and support outreach with local lenders to provide home energy loans that are affordable for all income groups.	Moderate	Municipalities, Utilities, Assessment Office	High	Short-term	<b>Some progress</b>	C-PACE is active and is being promoted, but no applicants yet. PA DEP launched energy loan programs for municipalities (MORE) and homeowners (KEEP) in 2024.
E12	Support renewable energy development among community service organizations such as schools (public and private), libraries and fire departments through knowledge sharing and aggregate purchasing. (See also Buildings and Energy Action E2)	Low	Municipalities, Utilities	High	Short-term	<b>Some progress</b>	Generation 180 has provided solar info sessions to schools. Solar for Schools legislation passed in the PA House and Senate in 2024. Library staff from Hankin/Exton libraries attended Solar Adopters Conference in 2024.
E13	Promote workforce development in renewable energy technology in conjunction with the CCEDC and their Smart Energy Initiative.	Low	CCEDC/SEI, Education (technical and post-secondary)	High	Short-term	<b>Ongoing</b>	SEI provides and promotes training to energy businesses

E14	Assess building codes and provide guidance on how they could be enhanced to support alternative energy, greater energy efficiency, and EV use. This could include offering incentives to use the Green Building Code (GBC) or the ICC Zero Code, promoting passive house and zero energy design and construction, and incorporation of renewable energy infrastructure into new construction. Consider requiring new construction such as commercial developments, multifamily developments, single family construction, and major renovations to be EV-ready to ensure that new buildings are properly equipped to handle the installation and operation of EV charging infrastructure. Provide municipal guidance on installation of public charging stations such as those found on <a href="#">this website</a> .	Moderate	Municipalities	Medium	Short-term	<b>Some Progress</b>	West Chester Borough and Phoenixville Borough require EV charging stations in new parking lots, and EV-ready connections in new residential garages. West Chester Borough has a green building recognition program. Kennett Township adopted zoning incentives for green buildings in a commercial district. CCPC is developing an ordinance toolkit for energy conservation, efficiency, electrification, and renewable energy regulations and incentives.
E15	Implement an Energy Performance Policy requiring all non-residential buildings of 50,000 square feet and larger to achieve a high-performance standard or complete a building tune-up once every five years.	Moderate	Municipalities	Medium	Short-term	<b>No Action</b>	
E16	Develop voluntary Building Energy Benchmarking program to be established and managed by CCEDC Smart Energy Initiative, supported by County authorization, and funded via federal and state resources (DOE, DEP, EPA). Consider partnering with DOE's Better Building Challenge program to identify relevant businesses, and facilitate training, participation, and recognition.	Low	CCEDC/SEI, Businesses, Municipalities	Medium	Short-term	<b>Some progress</b>	DVRPC is developing a regional benchmarking program with Green Building United to be rolled out in SE PA. The program is in pilot stage with a few municipalities.
E17	Organize a Strategic Energy Management style cohort program where local wastewater treatment plants, municipalities, and School Districts share best practices for energy savings, recycling, and other energy efficient practices with their peers.	Low	EEAB	Medium	Short-term	<b>No Action</b>	The EEAB would like to do this, but funding is needed for a consultant.
E18	Develop outreach programs to work with commercial and industrial sectors to encourage emission reductions actions. (e.g. Webinar on Portfolio Manager, education about federal or state level incentives to develop climate action plans, etc.)	Low	CCEDC , EEAB, Planning Commission	Medium	Short-term	<b>Some progress</b>	The EEAB's Solar Adopters Conference included outreach to commercial and industrial sectors, though there was little participation from these groups.
E19	Create an outward facing, green business recognition program at the County level to recognize businesses that adopt mitigation policies or are committed to 2050 emissions reduction goals. The program could also recognize adoption of adaptation policies and implementation of sustainability initiatives.	Low	CCEDC, EEAB, Planning Commission	Medium	Short-term	<b>No Action</b>	Several municipalities have developed / are developing green business recognition programs: Phoenixville, West Whiteland, Charlestown

E20	Consider suppliers' commitment to sustainability as part the local government, business, and non-profit procurement process and in household purchasing decisions. Develop a list of measurable best practices to help assess commitment.	Moderate	Municipalities, Businesses, Non-Profits, Citizens	Medium	Long-term	<b>No Action</b>	
E21	Promote increased recovery of methane gas from agriculture, wastewater, and landfill operations for use as energy.	Moderate	Municipalities, Solid Waste Authorities, Conservation District, Ag Council	Medium	Long-term	<b>Some progress</b>	Both Chester County landfills already capture landfill gas and either convert it to electricity or sell it to clients as RNG.
E22	Promote use of wood in construction as a sustainable material that sequesters carbon and replaces GHG steel and concrete manufacturing emissions.	Low	CCEDC, EEAB	Medium	Long-term	<b>No Action</b>	
E23	Explore SolSmart certification for County and provide guidance to municipalities that are interested in seeking certification. Coordinate and support SolSmart designations for municipalities and/or clusters of municipalities using the existing regional planning areas currently in place.	Low	Planning Commission	Low	Long-term	<b>Complete</b>	County earned SolSmart Gold designation in 2024. Municipalities that attended county programs earned credit toward future SolSmart designations of their own.
E24	Research the harvest and use of biomass feedstocks for thermal energy including the proper technology for capturing emission of particulates.	Moderate	Planning Commission	Low	Long-term	<b>No Action</b>	

## Objective F

## Establish and support an Environmental and Energy Advisory Board

Actions	Impact	Implementer 1	Priority	Timeframe	Status	Notes
F1 Explore the creation of a Climate Action Office or Sustainable Energy Advocate Office to lead, coordinate, educate, and engage stakeholders in the implementation of the Climate Action Plan with a focus on both county operations and assistance to municipalities and other stakeholders. Investigate potential state and federal funding sources for this new office and the use of consultants to assist with specific actions and technical aspects of the work.	Moderate	EEAB, Commissioners	High	Immediate	<b>Complete</b>	Commissioners approved a Sustainability Director position in 2022, and a new Sustainability Division was created in the Planning Commission.
F2 Recommend best environmental and energy practices in the areas of buildings, facilities and operations; fuels, vehicles, and transportation; food; responsible purchasing; housing; energy sources; air quality; stormwater management; natural resource protection; and climate change.	Low	EEAB	High	Immediate	<b>Ongoing</b>	EEAB members have offered input at meetings related to county operations, though it is not typically a major focus of discussion.
F3 Recommend environmental and energy related actions, projects, and programs to the Board of Commissioners for implementation.	Low	EEAB	High	Short-term	<b>Ongoing</b>	The EEAB developed and implemented two programs around reducing barriers to and providing information about solar power. Additionally, the EEAB is supporting the Local Government Climate Action Team and the planning for an agrivoltaics conference in 2025.
F4 Identify environmental and energy policies the County has adopted and recommend ways to promote and educate about Chester County's environmental and energy initiatives.	Low	EEAB	Medium	Short-term	<b>Ongoing</b>	The EEAB recommended the creation of a municipal cohort to share information and resources with. The cohort has met 4x since 2022.
F5 Identify and recommend voluntary actions, projects, and programs for municipalities, businesses, non-profits, and other partners to implement County environmental and energy policies.	Low	EEAB	Medium	Short-term	<b>Ongoing, Some progress</b>	The EEAB supports the Local Government Climate Action Team, which identifies, promotes, and educates about voluntary sustainability actions municipalities could take.
F6 Implement community-wide climate awareness outreach and incentives strategy.	Low	EEAB	Medium	Short-term	<b>Assessing, Significant Progress</b>	The EEAB is interested in supporting municipal EACs to expand outreach. In addition to the EEAB, two community groups- the West Chester Area Clean Energy Future and Northern Chester County Clean Energy Future groups have been hosting educational programs for the public around incentives and energy transition topics. The Community Advocates for Clean Energy of Greater Philadelphia has also formed and taken a role in providing this programming.

## Objective A

## Reduce employee commuter vehicle miles traveled

Actions	Impact	Implementer 1	Priority	Timeframe	Status	Notes	
A1	Promote teleconferencing for County sponsored meetings when possible and encourage County employees to attend meetings remotely when feasible; track County's business travel use and needs.	Low	Commissioners	High	Immediate	<b>Complete</b>	HR department implemented a clear remote worker/teleworker policy in 2022. As a result, many meetings occur remotely to accommodate staff being in various locations.
A2	Establish policies to reduce greenhouse gas emissions created by employee commuting through flex-time work schedules during peak commuting hours and allowing employees to work remotely when feasible and appropriate.	Low	Commissioners	Medium	Immediate	<b>Complete</b>	HR department implemented a clear remote worker/teleworker policy in 2022. As a result, many meetings occur remotely to accommodate staff being in various locations.
A3	Establish a program to support employee bike-to-work opportunities including the provision of facilities and incentives. Investigate strategies to provide employee bike share station locations with access to trails and/or bikeways.	Low	Commissioners	High	Short-term	<b>No Action</b>	
A4	Establish a ride-share policy and program for County employees, including carpooling and consideration of providing preferred parking for alternative fuel, hybrid and electric vehicles, and car and vanpools. Consider offering employee incentives for carpooling, walking/cycling, and taking public transportation. (See also Transportation and Land Use Action C1.)	Low	Commissioners	Low	Short-term	<b>Complete</b>	Chester County uses the Agile Mile program as a platform to pair workers with each other for carpooling opportunities. It also includes an option to report travel to work using alternative means, such as public transit or biking. The platform is used minimally.
A5	Locate future County facilities and services in proximity to employees and clients, including in higher density areas or within walking or biking distance of transit facilities.	Low	Commissioners, Facilities	Medium	Long-term	<b>No Action</b>	
A6	Explore the provision of on-site day care facilities for employees to reduce work-day care trips.	Low	Commissioners	Medium	Long-term	<b>Complete</b>	The Commissioners' office looked into this and there was not enough interest and/or it was not deemed to be feasible.



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A7	Explore participation in a car-share program in West Chester and other County facility locations.	Low	Commissioners	Low	Long-term	<b>No Action</b>
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## Objective B

## Optimize the County fleet

Actions	Impact	Implementer 1	Priority	Timeframe	Status	Notes
B1 Adopt a no-idling policy at County facilities.	Low	Commissioners	Medium	Immediate	No Action	
B2 Conduct a County fleet vehicle use analysis and establish standards for optimized use.	Low	Finance/Risk Management	High	Short-term	Some progress	Chester County's fleet manager, in association with Enterprise, conducts a fleet use analysis on an annual basis. The Energy Strategy Plan to begin in 2024 will include an assessment of fleet vehicles, including opportunities for efficiencies and alternative fuels.
B3 Electrify the County fleet of vehicles, including light and heavy duty vehicles, unless exempt due to emergency services or maintenance activities. Move towards a fleet of 10% EV by 2025. Consider use of contracting requirements to facilitate transition to electric vehicles. Reassess every three years due to rapidly evolving market.	Low	Finance/Risk Management	Medium	Long-term	Some progress	Electrifying the fleet has proved more difficult than expected due to supply chain issues, vehicle supply issues, and the long timeline for installing charging stations. The County has transitioned one vehicle to electric, with four more being delivered in 2024, and at least 10 more ordered for delivery in 2025.
B4 Convert County lawn maintenance equipment to electric vehicles and equipment where practical.	Low	Facilities	Medium	Long-term	Some progress	Chester County's Shared Energy Manager conducted an analysis of electric small rolling stock available, and it was determined that available lawn equipment's battery would not be sufficient for the county's operational needs, but that electric utility vehicles would be feasible. Chester County will pilot 3 electric utility vehicles for parks maintenance in 2025.

## Objective C

## Encourage low/no carbon travel

Actions	Impact	Implementer 1	Priority	Timeframe	Status	Notes
C1 Install electric vehicle charging stations at County facilities. (See also Building and Energy Action C2)	Low	Facilities	High	Short-term	<b>Some progress</b>	One level 2 charging station has been installed in the garage of the Exton library for use by the library's electric outreach vehicle. Design is underway for public level 2 charging stations at 15 county facilities. Construction anticipated in 2025.
C2 Incorporate alternative fuel requirements into trash hauling and other contracts.	Low	Procurement	Low	Long-term	<b>Assessing</b>	Inquiries were made with trash hauling companies, and no local company had an alternative fuel trash truck

## Objective D

## Promote sustainable energy, energy efficiency, and communications

Actions	Impact	Implementer 1	Priority	Timeframe	Status	Notes	
D1	Advance efficient, reliable and innovative transportation, utility, and communications infrastructure systems that responsibly service thriving and growing communities.	Moderate	Planning Commission, Municipalities, Transportation Agencies, Utilities	High	Immediate	<b>Significant Progress</b>	Phoenixville Borough constructed the first hydrothermal carbonization sewage treatment facility in North America. PennDOT implemented an Intelligent Transportation System (ITS) that is tied into the new Regional Traffic Management Center at District 6-0.
D2	Continue to provide funding through the Vision Partnership Program to assist municipalities to amend zoning ordinances to establish mixed use, diverse, walkable communities.	Low	Commissioners, Planning Commission	High	Immediate	<b>Ongoing</b>	All ordinance amendments funded through the VPP program must be consistent with Landscapes3, which includes objectives to establish and maintain mixed use, diverse, walkable communities.
D3	Provide smart growth model ordinances for municipalities to focus higher intensity and denser development in designated growth areas.	Moderate	Planning Commission	High	Immediate	<b>Ongoing, Some Progress</b>	CCPC's Starter Home initiative supports municipalities in amending zoning codes to permit more density and smaller units in designated growth areas.
D4	Promote diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities.	Moderate	Planning Commission, Municipalities	High	Short-term	<b>Ongoing, Some Progress</b>	CCPC's Starter Home initiative supports municipalities in amending zoning codes to permit more density and smaller units in designated growth areas.
D5	Expand the Urban Center Revitalization grant program to include a "green" building component, where applicable and permitted under program rules. Environmental best practices and energy efficient standards, such as LEED silver, should be incorporated into the program.	Low	Commissioners, Dept.of Community Development	High	Short-term	<b>Complete</b>	Community Revitalization Program was expanded to include solar power and EV charging stations as eligible project expenses, and to provide bonus points to projects that implement the county's Climate Action Plan.
D6	Encourage the redevelopment of Brownfield sites by providing incentives within zoning. Consider their potential use for "solar community gardens" where residents with homes and apartments "not appropriate for solar" could subscribe to regional clean energy generation.	Low	Planning Commission, Municipalities	High	Short-term	<b>No Action</b>	

D7	Encourage municipalities to coordinate and maintain signal timing to reduce idling time at intersections and to install closed-loop signal systems where feasible.	Moderate	Planning Commission, Municipalities, Transportation Agencies	High	Short-term	<b>Assessing</b>	Ultimately it is PennDOT's goal to take over the signals from the multiple municipalities through which major roadways pass and control them from the new Regional Traffic Management Center at District 6-0.
D8	Participate in multi-municipal traffic control plans and congestion management programs on a corridor-wide basis.	Moderate	Planning Commission, Municipalities, Transportation Agencies	High	Short-term	<b>Assessing</b>	
D9	Promote the creation of partnerships between developers, the environmental community, and conservation and watershed organizations early in the development planning stage to explore win-win solutions for sustainability and energy conservation.	Low	EEAB, Land Trusts and Conservancies, Environmental Advocacy Groups	High	Short-term	<b>No Action</b>	
D10	Engage the business and development community on opportunities to maintain sidewalks and provide trees, street furniture and other amenities while increasing safety to increase walkability.	Low	Municipalities, Dept. of Community Development, Planning Commission	Medium	Short-term	<b>No Action</b>	CCPC conducted outreach to municipalities in 2024 on street trees and trees in the urban environment.
D11	Develop an awards program for projects that qualify under the LEED Neighborhood program.	Low	EEAB	Low	Short-term	<b>No Action</b>	
D12	Continue to support the implementation of green stormwater infrastructure solutions to reduce impervious surfaces, excessive stormwater runoff, and increased flooding.	Low	Water Resources Authority, Municipalities	High	Long-term	<b>Ongoing, Significant Progress</b>	Nearly all municipalities have adopted the county's new model stormwater ordinance. The CCWRA updated Watersheds 2045 to provide current policy direction. CCPC is leading a Sustainable HOAs initiative which is providing educational programming to HOAs around green stormwater management best practices. The Brandywine Flood study will identify opportunities to reduce flooding in the Brandywine Watershed.
D13	Include open space and community garden opportunities when planning for housing in urban and other higher density areas.	Low	Planning Commission, Ag Council, Dept. of Community Development, Municipalities	Medium	Long-term	<b>No Action</b>	CCPC is leading a Sustainable HOAs initiative which is providing educational programming to HOAs including information about community gardening.

D14	Establish a student parking pass fee schedule that off-sets the cost and greenhouse gas emissions associated with busing students to discourage the use of individual cars.	Low	School Districts	Low	Long-term	<b>No Action</b>
D15	Consider pursuing Sustainable Pennsylvania Community Certification.	Low	Municipalities	Low	Long-term	<b>No Action</b>

Five Chester County municipalities have earned Sustainable PA designation: Caln, West Bradford, West Chester, East Goshen, and New Garden. No municipalities have earned designation since the adoption of the Climate Action Plan.

## Objective E

## Promote efficient commuting and transit options

Actions	Impact	Implementer 1	Priority	Timeframe	Status	Notes	
E1	Work with DVRPC on the Transportation Improvement Plan to increase funding for transit-related projects. Support additional bus and rail transit and transit stops in the county. Explore the feasibility of express bus service ("Bus Rapid Transit") in Chester County.	Moderate	Planning Commission, DVRPC, Transportation Agencies, Commissioners	High	Immediate	<b>Significant Progress</b>	Transit already receives greater than 50% of the region's transportation funding, and serves approximately 10% of the region's population. The Schuylkill River Passenger Rail Authority was accepted into the Federal Railroad Administration's Corridor Identification and Development program in 2023, a major step toward making this new line a reality. SEPTA committed funding in their capital program to make improvements needed to return rail service to Coatesville. SEPTA just finished their Bus Revolution redesign of the bus network, which will discontinue one of the routes in Chester County.
E2	Encourage municipalities to reduce parking requirements where uses are in close proximity to alternative modes of transportation.	Low	Planning Commission, Municipalities	High	Immediate	<b>No Action</b>	
E3	Adopt a no-idling policy at municipal buildings and businesses.	Low	Municipalities, Businesses	Medium	Immediate	<b>No Action</b>	West Vincent's Sustainability Committee worked with West Vincent Elementary to launch an Idle Free School Zone campaign with the help of the EPA's Idle Free School Zones toolkit.
E4	Support transit-oriented development along transit stops by establishing higher density zoning districts near transit facilities.	Moderate	Planning Commission, Municipalities	High	Short-term	<b>No Action</b>	
E5	Support the selection of climate-literate and pro-public transit members to applicable boards.	Low	Commissioners	Medium	Short-term	<b>No Action</b>	
E6	Establish policies to reduce greenhouse gas emissions created by employee commuting including remote work schedules, facilitating carpooling, providing preferred parking for alternative fuel, hybrid and electric vehicles, and use of car and vanpools. Consider offering employee incentives for carpooling, walking/cycling, and taking public transportation.	Moderate	Municipalities, Businesses	Medium	Short-term	<b>Some progress</b>	Chester County government and West Chester University have both adopted a program that allows employees to connect with each other for carpooling and to convert their carpooling and bike commutes to greenhouse gas reduction and to earn prizes. These programs are sparsely utilized.

E7	Provide for diverse and affordable housing meeting the needs of all residents so they can live in proximity to job opportunities.	Low	Planning Commission, Municipalities, Dept. of Community Development	High	Long-term	<b>Some progress</b>	Since 2021 there were 93 new units of affordable housing in Chester County. Several developments are in progress, as well.
E8	Promote conversion of parking lots to include solar canopies and electric vehicle charging facilities and car share parking spaces. Provide incentives for installation of listed facilities. Encourage the installation of park-and-ride lots along arterial roads where appropriate.	Moderate	Planning Commission, Municipalities, Transportation Agencies	Medium	Long-term	<b>Some Progress</b>	CCPC has provided a number of educational resources and programs for municipalities around electric vehicle charging stations. DCD's Community Revitalization Program was amended to include EV charging stations as an eligible project type, though only Boroughs and the City of Coatesville are eligible for this funding. There are a number of other funding opportunities for EV charging stations, including a new incentive from PECO.



## Objective F

## Encourage no/low emissions travel and transportation actions

Actions	Impact	Implementer 1	Priority	Timeframe	Status	Notes	
F1	Expand and maintain the local and regional trail network for walking, running, and cycling for both recreational and commuting purposes. Create “first and last mile connectivity” to public transit from the local and regional trail system to better connect neighborhoods and work centers to the bike/ped system.	Moderate	Parks & Preservation, Facilities, Municipalities	High	Immediate	<b>Ongoing, Significant progress</b>	Approximately 6 new miles of the Schuylkill River Trail opened in Chester County in 2022. A new source of federal Carbon Reduction formula funding will be allocated to trail development in our region, which will accelerate the development of the Circuit Trail network.
F2	Encourage municipalities to complete the pedestrian/sidewalk system in designated growth areas to provide an alternative to the automobile.	Moderate	Planning Commission, Municipalities	High	Immediate	<b>Ongoing</b>	A policy of the Chester County Public Transportation Plan is to provide sidewalks within the designated growth areas as defined by Landscapes3. Recommendations were provided to each of Chester County's 73 municipalities encouraging them to require sidewalks, trails, and transit connections within their local ordinances as part of the Chester County Active Transportation Inventory so that many of these facilities may be implemented as part of the land development process.
F3	Support establishing bike lanes and share the road infrastructure and policies. Enable pedal/battery powered non-vehicular travel and commuting where appropriate.	Moderate	Planning Commission, Municipalities, Transportation Agencies	High	Immediate	<b>Ongoing</b>	The Planning Commission participates in the region's 'Complete Streets Resurfacing Program' to identify opportunities for bike lanes and share the road implementation when PennDOT resurfaces its roadways.
F4	Promote use of electric vehicles and high-fuel efficiency vehicles to municipalities and residents.	Low	EEAB, Environmental Advocacy Groups	Medium	Immediate	<b>Some progress</b>	East Pikeland Township hosted an EV / EV charging seminar for residents in 2023 after completing their Energy Transition Plan.
F5	Work with municipalities to assess barriers to expanding electric vehicle charging stations. Explore opportunities to collaboratively purchase electric vehicles such as the Climate Mayors EV Purchasing Collaborative; promote apps that allow drivers to find charging stations wherever they are located such as Plug in America and Plug Share; and provide links to DVRPC's Alternative Fuel Vehicles webpage. Consider adding a county EV resource webpage.	Low	Transportation Agencies, Municipalities	High	Short-term	<b>Some progress</b>	Prepared an electric vehicle charging Planning eTool. Added EV-related resources to CCPC's website. Hosted a Local Government Climate Action Team meeting focused on regulating EV charging in 2024. Worked with CCATO in 2023 to host an EV charging breakfast session for municipal officials.
F6	Provide recommendations for establishing municipal fleet fuel efficiency standards including light and heavy duty vehicles. Recommendations should consider EV economics and should be revisited every three years.	Low	Transportation Agencies, Municipalities	Medium	Short-term	<b>No Action</b>	
F7	Consider implementing bike share programs in boroughs and other high density growth areas.	Moderate	Municipalities	Medium	Short-term	<b>No Action</b>	

F8	Assess the feasibility of converting the County paratransit service vehicles to CNG or replacing with Electric Vehicles (EV) considering availability, cost, and PennDOT funding.	Low	Dept. of Community Development	Medium	Long-term	<b>Assessing</b>	Plans to acquire propane vehicles in the short-term until electric vehicles are available that meet the operational needs of the Community Transit fleet.
F9	Encourage school districts to place a minimum, average fuel efficiency standard on district vehicles and the exploration of the use of EV buses. Reassess every three years due to rapidly evolving market. Explore incentives for these actions.	Low	Transportation Agencies, School Districts	Medium	Long-term	<b>Some progress</b>	Unionville-Chadds Ford is piloting two electric school buses. The Community Advocates for Clean Energy held an infossession for school districts interested in electric buses in 2024. CCPC promoted grant opportunities for EV school buses through sustainability newsletter.
F10	Explore the use of alternatives to asphalt for use in some low-traffic back roads, bike trails, and walking paths to reduce heat absorption and lower surface temperatures.	Low	Municipalities	Medium	Long-term	<b>No Action</b>	
F11	Provide recommendations and support for police and public works departments to transition to alternative fuels/fuel-efficient vehicles for police and public works departments.	Low	Transportation Agencies, Municipalities	Medium	Long-term	<b>Some progress</b>	West Goshen and East Pikeland's police forces each have at least one electric vehicle.
F12	Increase training for police officials on the rights and responsibilities of bicyclists and state laws on passing bicyclists.	Low	Emergency Services, Municipalities	Medium	Long-term	<b>Ongoing, Significant progress</b>	Efforts are underway by many, including DVRPC and PennDOT to provide such education through Vulnerable Road User programs.
F13	Implement traffic calming techniques, such as complete streets, in appropriate areas.	Low	Planning Commission, Municipalities	Medium	Long-term	<b>No Action</b>	CCPC developed a Complete Streets policy for the county and is encouraging municipalities to adopt it. To date +/- 10 municipalities have adopted a Complete Streets Policy.
F14	Enhance Safe Routes to School activities and school zone infrastructure - work to reduce the pickup queue of cars at end of school day.	Low	Education Groups	Low	Long-term	<b>Assessing</b>	Many of the local Traffic Management Associations (TMACC, GVF) are looking to implement Safe Routes to School and Travel Demand Management programs for school districts.

## Objective A

## Increase County Operations Waste Diversion

Actions		Impact	Implementer 1	Priority	Timeframe	Status	Notes
A1	Continue to conduct employee training on recycling practices as part of orientation and through the ongoing efforts of the Chester County Recycling Committee.	Low	Human Resources, Chester County Recycling Coordinator	Low	Immediate	<b>Some progress</b>	Go Green Committee created new recycling signage to be hung in trash locations in each department. A training session on what can be recycled was held for county employees in May 2024. Approximately 80 employees attended.
A2	Develop a solid waste management and waste diversion plan for County Operations including a waste stream analysis of each County government building to identify opportunities to increase waste diversion.	Low	Facilities, Solid Waste Authorities (partner), Health	Medium	Short-term	<b>Assessing</b>	Sustainability Division intern will conduct a waste audit for 3 county buildings in Summer 2024
A3	Explore the development of a food waste composting program for Pocopson Home, Prison, and the Youth Center. Seek input from groups that have established such programs (e.g., Arboganic Acres).	Low	Staff of respective facilities, Solid Waste Authorities	Medium	Short-term	<b>Some progress</b>	Chester County was awarded a DEP Technical Assistance grant in 2024 to study food waste issues and potential composting opportunities at the Pocopson Home. Study is underway.
A4	Assess and reduce plastic usage in County facilities and procurement of single-use plastic products.	Low	CC GoGreen and Recycling and Committee, County Departments	Medium	Short-term	<b>Some progress</b>	The Planning Commission purchased water caraffes for meetings and is no longer providing disposable water bottles. Compostable cups, plates, and utensils are provided at most meetings where refreshments are served.
A5	Establish a Construction and Demolition Waste Diversion program for major County capital projects.	Low	Facilities	Medium	Long-term	<b>No Action</b>	

## Objective B

## Increase county waste diversion and other best practices through partnerships and collaborations

Actions	Impact	Implementer 1	Priority	Timeframe	Status	Notes
B1	Continue to require recycling service for all residents, businesses, institutions, parks, entertainment and community events according to Act 101 and municipal ordinances.	Municipalities	High	Immediate	Ongoing	
B2	Support historic preservation and the adaptive reuse of buildings to reduce construction waste, lower energy use related to demolition, and promote sustainability of resources. This action includes transitioning vacant or depreciated office and retail spaces to meet housing needs. (See also Waste Management Action B16.)	Historic Preservation Network, Planning Commission, Municipalities	High	Immediate	Some progress	CCPC completed an adaptive reuse design guide, and our other Landscapes Design Guides include adaptive reuse as a strategy for historic preservation and placemaking. Utilizing old commercial/office spaces as residential does not appear to be common based on CCPC land development plan reviews.
B3	Promote sustainable waste management practices including source reduction, reuse, recycling and home composting through education and outreach.	Planning Commission, Solid Waste Authorities, Municipalities	High	Immediate	Some progress	CC Recycling Resources Manager provides regular recycling education programs throughout the year. CCPC created single use plastics webpage as a resource to municipalities. 6 Municipalities have adopted single use plastics ordinances. CCPC and SWA assessing a county-wide composting program.
B4	Continue utilizing methane produced at landfills to generate energy for use at the landfills and for resale to power companies.	Solid Waste Authorities	High	Immediate	Ongoing	
B5	Promote and support <a href="http://www.chestercountyswa.org">www.chestercountyswa.org</a> as the official County waste/recycling information site through website links and social media. Review site regularly for possible expansion of information, including eWaste disposal sites and public education on current recycling practices.	Solid Waste Authorities, CC Recycling Committee, Planning Commission, Commissioners	Medium	Immediate	Ongoing	The SWA created a recycling TV commercial, which is now on their website.
B6	Encourage all municipalities to participate in the Regional Household Hazardous Waste initiative. Expand to implement County sponsored drop-off points for eWaste and hazardous materials beyond annual events.	Solid Waste Authorities, Planning Commission, Commissioners	Medium	Immediate/ Short-term (part 2)	Significant progress	SWA promotes participation in HHW events. SWA is constructing a permanent HHW facility at the Lanchester Landfill, in addition to current collection events. Goodwill stores now accept eWaste in partnership with Reworld as of 2024.

B7	Promote the policy of requiring trash collection service for all residents, businesses, and institutions to prevent illegal dumping.	Low	Municipalities, Solid Waste Authorities	High	Short-term	Ongoing	Tredyffrin Township voted to contract with a single hauler in 2023 but has not chosen a hauler. CCSWA has presented to several other municipalities about the benefits of contracting with a single hauler.
B8	Promote residential municipal "single hauler" contracting to reduce truck miles and GHG emissions.	Low	Municipalities, Solid Waste Authorities	Medium	Short-term	Ongoing	
B9	Affirm Chester County's no-burn ordinance, (Chester County Health Code Section 502.7.1) with municipalities and encourage its enforcement. Develop an education program for municipalities and county residents on the detrimental effects of burning refuse and solid waste.	Low	Health Dept., Municipalities, Fire Marshal Office	Medium	Short-term	No Action	
B10	Encourage county-wide yard waste collection by municipalities.	Low	Municipalities, Solid Waste Authorities	Medium	Short-term	No Action	
B11	Promote a "buy recycled" policy and encourage the purchase of products made from recycled materials. Explore innovative ways to recycle plastics such as 3D printers ("recyclebot") which can convert recyclable plastic into 3D objects.	Low	Procurement, Solid Waste Authorities, Municipalities, Businesses, Citizens	Medium	Short-term	No Action	
B12	Conduct a waste characterization study as a precursor to a future waste diversion analysis that identifies downstream waste disposal pathways, explores opportunities to increase recycling and composting, and reduces waste to extend the life of the county's landfills.	Low	Solid Waste Authorities	Medium	Short-term	Some progress	General information categorizing types of waste that are disposed of in the county are reported in the draft 2024 Municipal Waste Management Plan. No recent waste characterization study exists.
B13	Educate and promote reduction in food waste. Reduce food waste in conjunction with a food composting facility to divert more food waste from landfills. Promote composting initiatives including small, neighborhood composting sites, use of composting "pick-up" services where available, and composting workshops or online videos.	Low	Solid Waste Authorities	Medium	Short-term	Significant progress	SWA and CCPC planning a county-wide composting program including food scraps drop-off sites and backyard composting education. Malvern Borough piloted curbside foodscraps pick-up in 2023; West Chester borough has curbside food scraps pick up. Several limited-hours food scraps drop-off sites exist- Kennett Square Farmers Market, Malvern Farmer's Market, Easttown Library, and Ann's Heart in Phoenixville.
B14	Continue to improve the data collection system and encourage reporting on solid waste and recyclables.	Low	Solid Waste Authorities, Municipalities	Low	Short-term	Ongoing	

B15	Work with Chester County Solid Waste Authority to continue the promotion of cost effective and environmentally correct processing solutions through their education programs.	Low	Solid Waste Authorities	Low	Short-term	<b>Ongoing</b>
B16	Investigate opportunities to develop a county-wide construction and demolition waste recycling program. In renovation and demolition, promote re-use (e.g. "Habitat for Humanity ReStore Stores"), deconstruction techniques, and architectural salvage. Address the recycling of construction material and the reuse of still-usable home fixtures in vacant or underutilized buildings. Consider creating a staffed drop-off center for small-medium sized businesses for certain types of universal wastes such as fluorescent bulbs, batteries, aerosols, mercury thermostats, and/or certain electronics. (See also Waste Management Action B2.)	Low	Solid Waste Authorities, Municipalities	Medium	Long-term	<b>No Action</b>
B17	Work with the Chester County Solid Waste Management Authority and waste haulers to encourage practices that limit trash collection to once per week.	Low	Municipalities, Solid Waste Authorities	Low	Long-term	<b>No Action</b>
B18	Conduct a feasibility study on waste to energy conversion technologies as a potential long term solution for waste disposal.	Moderate	Solid Waste Authorities	Low	Long-term	<b>No Action</b>

## Objective A

## Manage County open spaces responsibly

Actions	Impact	Implementer 1	Priority	Timeframe	Status	Notes	
A1	Provide education and outreach materials that promote the economic and environmental value of open spaces and agriculture in County parks. Incorporate examples of climate change impacts on County lands into these outreach efforts.	Low	Parks & Preservation, Water Resources Authority	High	Immediate	<b>No Action</b>	
A2	Establish a sustainable landscape management plan for County lands, including increased green infrastructure, native plants, and naturalized stormwater basins.	Low	Facilities, Parks & Preservation, Conservation District, WRA	High	Short-term	<b>No Action</b>	Parks + Preservation Staff would like to have these plans but has not received funding to complete them.
A3	Investigate, identify, and pursue reforestation opportunities on County lands where appropriate and develop forest management plans for their long-term health.	Low	Parks & Preservation, Facilities, Conservation District	High	Short-term	<b>Some progress</b>	Parks staff hosts volunteer tree plantings at least once a year. The Parks + Preservation Department was awarded a grant in 2022 to install riparian buffers, conduct tree plantings, and lawn to meadow conversion projects at several sites on county parks.
A4	Ensure that County policies and planning identify and protect environmentally sensitive and ecologically significant lands, agricultural lands, and civic/historic places on County properties.	Low	Planning Commission, Facilities, Water Resources, Parks & Preservation	High	Short-term	<b>Ongoing</b>	
A5	Encourage, integrated pest management, soil conservation, nutrient management plans, and other best management practices for agricultural operations located on County property.	Low	Parks & Preservation, WRA, Conservation District	Medium	Short-term	<b>Complete</b>	Created a new requirement for farmers leasing land on county property to have conservation plans.
A6	Design new County parks or expansions of existing parks with climate resiliency in mind (i.e. aspects that address riverine flooding, extreme heat, plant species and wildlife habitat)	Low	Parks & Preservation	High	Long-term	<b>Ongoing</b>	No new parks or park expansions are planned at this time. Climate change, particularly increased flooding, is taken into consideration when designing new trail segments. The flooding of the Brandywine has caused many maintenance issues with the Struble Trail.

A7	Convert lawn maintenance equipment to electric vehicles and equipment where practical. (See also Buildings and Energy Action D4 and Transportation and Land Use Action B4.)	Low	Facilities	Medium	Long-term	<b>Some progress</b>	Chester County's Shared Energy Manager conducted an analysis of electric small rolling stock available, and it was determined that available lawn equipment's battery would not be sufficient for the county's operational needs, but that electric utility vehicles would be feasible. Chester County will pilot 3 electric utility vehicles for parks maintenance in 2025.
A8	Identify and replace non-native plants with native species; consider expanding species to include native plants adaptable to a warmer climate. Identify opportunities to convert grass lawns to wildscapes.	Low	Parks & Preservation	Medium	Long-term	<b>Ongoing</b>	The Parks + Preservation Department's policy is to only plant native species. The Department has converted almost all of the unnecessary lawn space in parks to warm season grass and wildflower meadows. Conservation language is written into leases for haying on county park property.



## Objective B

## Grow and preserve open spaces and natural areas

Actions	Impact	Implementer 1	Priority	Timeframe	Status	Notes
B1 Continue to advance the protection and stewardship of open space, farmland, woodlands, wetlands, and other natural and cultural features. Consider modifying preservation programs to factor in climate change (i.e. lands with greater carbon sequestration potentially receive points on non-agricultural conservation easement applications.)	Moderate	Parks & Preservation, Ag Council, Land Trusts and Conservancies, Planning Commission	High	Immediate	<b>Ongoing, Assessing</b>	Since 2021 4,248 acres of open space were protected, including agricultural lands, natural lands, and new parks and nature preserves. Preservation programs already prioritize wooded areas, but an emphasis on the Climate Action Plan could be included as part of more holistic look at the program.
B2 Investigate amendments to the County's Vision Partnership Program (VPP) that will enable municipalities to develop their own woodlands inventory and reforestation and management plans.	Low	Planning Commission, Municipalities	High	Immediate	<b>Complete</b>	The VPP program guidelines were amended to specifically fund woodlands inventories and reforestation and management plans in 2022.
B3 Continue to develop and disseminate model municipal ordinance language that conserves existing woodlands, requires tree replacement /reforestation for lost woodlands, and protects trees to remain on developed sites. Require planting of new trees as part of land development process to enhance sequestration and moderate heat island effects resulting from new development. Note: This action does not apply to commercial forestry or timber-harvesting operations protected under ACRE.	Low	Planning Commission, Land Trusts and Conservancies, Municipalities	High	Immediate	<b>Significant progress</b>	Chester County created a Trees and Woodland webpage with resources on woodland protection, tree protection during development, tree replacement standards, sources of funding for street trees, and other tree-related tools for municipalities and volunteer groups.
B4 Explore implementing a no-net loss tree policy to encourage natural carbon capture for County-facilities and community-wide.18 Consider a "net gain" tree policy as an even better alternative to "no-net loss" of trees.	Low	Municipalities, Facilities, Parks & Preservation	High	Immediate	<b>No Action</b>	
B5 Support and promote tree planting in urban settings to address heat mitigation and the urban heat island effect. Explore funding sources and programs such as TreeVitalize and Tree Tenders to assist with tree planting and maintenance.	Moderate	Municipalities, Conservation District, PA DCNR	High	Immediate	<b>Some progress</b>	In 2024 CCPC prepared and distributed outreach to the 15 boroughs and City of Coatesville related to their urban tree canopy, as well as resources for tree planting.

B6	Investigate the allocation of a portion of the County's open space funds for the strategic conservation and preservation of woodlands within the County. Consider establishing and building a County Forest Reserve system; explore use of an Official Map as a tool for such establishment.	Low	Parks & Preservation, Commissioners, Planning Commission (Official Map)	Medium	Short-term	<b>Assessing</b>	Preservation programs already prioritize wooded areas, but an emphasis on the Climate Action Plan could be included as part of more holistic look at the program.
B7	Establish a Woodland Conservation and Restoration Committee (WCRC) for Chester County consisting of representatives of a broad spectrum of organizations.	Low	Parks & Preservation, Land Trusts and Conservancies, Conservation District, EEAB	Medium	Short-term	<b>No Action</b>	
B8	Coordinate and promote the PADEP TreeVitalize program in Chester County.	Low	Municipalities, Conservation District	Medium	Short-term	<b>Ongoing</b>	The Conservation District manages and promotes this program. CCPC's tree webpage promotes the program, as well.
B9	Modify the Chester County Preservation Partnership Grants to incentivize the planting and managing of trees.	Low	Parks & Preservation	Medium	Short-term	<b>Assessing</b>	Open space grants for park development already support tree planting efforts, but an emphasis on the Climate Action Plan could be included as part of more holistic look at the program.
B10	Identify opportunities and promote reforestation and afforestation on degraded lands not used for agriculture.	Low	Conservation District, Parks & Preservation, Municipalities	Medium	Short-term	<b>Some progress</b>	In 2024 CCPC prepared and distributed outreach to the 15 boroughs and City of Coatesville related to their urban tree canopy, as well as resources for tree planting. The mapping showed areas with low tree canopy cover.
B11	Use lessons learned from County efforts to assist municipalities in identifying opportunities to convert grass lawns to wildscapes; identifying and replacing non-native plants with native species; and investigating, identifying and pursuing reforestation opportunities on municipal lands where appropriate.	Low	Conservation District, Parks & Preservation, Municipalities	Medium	Short-term	<b>Some progress</b>	Chester County is creating a database of sustainability case studies for municipalities, one of which focuses on lawn to meadow conversions. The Conservation District and CCPC promoted CCCD's lawn to meadow conversion program, and there was overwhelming interest. CCPC's Sustainability Summit in 2023 featured a presentation on lawn to meadow conversions.

B12	Support conservation and maintenance of woodlands through tax incentives and/or easements for tree conservation on land that is not preserved, and assistance with conservation on land that already is preserved with easements as a public benefit. Explore incentives for landowners to not harvest trees such as those offered in the Family Forest Carbon Program and the Working Woodlands Program . Explore ways for such programs to work for smaller woodland owners, such as grouping interested landowners together to qualify for carbon credits. Support and incentivize the maintenance of existing woodlands, including managing invasive species, to ensure their longevity and health.	Moderate	Parks & Preservation, Land Trusts and Conservancies, PA DCNR	Medium	Short-term	<b>No Action</b>	Some land trusts are helping their easement holders navigate the process of the Family Forest Carbon Program.
B13	Reforest public land that has been cleared or where woodlands are declining or degraded to address this area’s regeneration debt, similar in principle to wetlands restoration. Work with land owners who are interested in reforesting private lands.	Low	Parks & Preservation, Land Trusts & Conservancies, Municipalities	Medium	Short-term	<b>Some progress</b>	French and Pickering Creeks Conservation Trust has funding to plant trees and do lawn conversion projects on easement holders' land. Brandywine Red Clay Alliance has installed riparian buffer plantings on public, private and HOA land.
B14	Ensure that municipal management policies and plans are in place to protect and manage forested lands, including canopy goals, tree planting programs, and tree hazard and health assessments, replacement programs.	Low	Municipalities, Land Trusts & Conservancies, Parks & Preservation	Low	Short-term	<b>Assessing</b>	CCPC is determining how it can support municipal efforts to inventory their trees and create management plans for their canopy. Phoenixville Borough and West Chester Borough have street tree inventories and management plans, and associated advisory committees.
B15	Improve the connectivity of open space to protect green infrastructure and further mitigate climate change.	Low	Parks & Preservation, Land Trusts & Conservancies, Municipalities	Low	Short-term	<b>Some progress</b>	300 acres within conservation corridors (natural corridors like streams and ridgelines that connect larger clusters of open space) were preserved in 2022 and 2023, which amounts to 7% of the 4248 total acres preserved during those years.

## Objective C

## Support local food production, the agricultural community, and sustainable agricultural practices

Actions	Impact	Implementer 1	Priority	Timeframe	Status	Notes	
C1	Continue to support local farmer's efforts to produce food and the places where the food is made available within the region.	Moderate	Ag Council	High	Immediate	<b>Ongoing</b>	CCPC conducted outreach to municipalities related to zoning considerations that can support agriculture in various contexts. CCEDC's Ag Connect program is now supporting economic development of the county's ag industry.
C2	Promote regenerative agricultural and practices, such as no till, cover cropping open space tree planting, agroforestry, and other techniques that increase carbon sequestration in soils. Note: "Regenerative Agriculture" describes a system of farming and grazing practices that, among other benefits, addresses climate change by rebuilding soil organic matter and restoring degraded soil biodiversity, resulting in both carbon drawdown and improving watersheds. "Agroforestry" is the integration of trees and shrubs into crop and animal farming systems enhancing long-term carbon sequestration, soil enrichment, biodiversity, and air and water quality.	Low	Conservation District	High	Immediate	<b>Assessing, Ongoing</b>	CCPC convened agriculture technical assistance providers in 2023 to discuss ways to promote sustainability practices to farmers, in particular funding and technical assistance programs. CCPC plans to produce a webpage that compiles these resources in 2024. CCCD continues to encourage adoption of no-till farming and cover cropping and to incentivize farmers who use these practices. Adopting these and other practices are encouraged through the conservation planning process, which is a requirement for most farmers. Farmers are incentivized by receiving prioritization in various funding programs if they choose to adopt or to continue implementing these practices. As an example, over the past year, CCCD assisted NRCS is writing contracts for the Act Now program, which provides incentive payments to farmers for planting cover crops, with higher payments for farmers willing to use multi-species cover crops.
C3	Encourage agricultural uses that are high users of power to consider the use of solar arrays for their electricity needs (e.g., mushroom growers, greenhouse operations, commercial poultry operations). Explore other ways to track and reduce energy usage such as digesting manure into renewable methane.	Low	CCEDC	High	Short-term	<b>Some progress</b>	Northern Chester County Clean Energy Future group has conducted some outreach to farmers related to solar power and available tax credits. EEAB hosted a solar adopter's conference in 2023, and discussed creating a version specific to the ag community.
C4	Continue to encourage residents and businesses to support the local food system.	Low	Ag Council, Municipalities	Medium	Short-term	<b>Ongoing</b>	Chester County has disseminated thousands of copies of the Farm Guide over the past several years. The former Ag Council hosted programs for children and adults on local food and farming. The annual Good Food Fest in Kimberton also promotes eating local farm products.
C5	Promote use of compost and manure to build up organic matter and increase soil carbon content.	Moderate	Conservation District	Medium	Short-term	<b>Ongoing</b>	This practice is promoted by the Conservatin District regularly.

C6	Promote use of protected nitrogen fertilizers or additives to urea and ammonium sulfate such as N-Serve, Agrotain, and other products that protect nitrogen.	Low	Conservation District	Low	Long-term	<b>No Action</b>
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# Multimodal Transportation Planning Division

# Multimodal Transportation Planning Division

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July 2024

## DVRPC Board approves the region's PA FY25 TIP

At their July 25<sup>th</sup> meeting, the Delaware Valley Regional Planning Commission (DVRPC) Board approved the southeast PA region's Transportation Improvement Program (TIP). Upon that approval, the FY2025 TIP will now move forward for both State and Federal approval before going into effect on October 1, 2024, day 1 of Federal Fiscal Year 2025.

Chester County fared very well during the FY25 TIP update which includes the addition of the following projects:

- **Chester Valley Trail extension to Downingtown in the P&T Corridor** - includes \$6M of construction funding specifically for the Phase One work between the Whitford Bridge and Downingtown Trestle, with the remainder of construction funding for the P&T corridor (\$24M+/-) parked in The Circuit Line Item. In related news, the County was able to successfully acquire the Oak Ridge HOA out parcel within the P&T Corridor before Board approval of the TIP, thus avoiding the need to go through the Federal ROW acquisition process and saving the county significant time and expense.
- **Pocopson Rd. @ Street Rd. (PA 926)** intersection in Pocopson Twp. (\$2.25M)
- **North Caln Rd / Olive Rd./Lincoln Highway** intersection in Caln Twp. (\$1.4M)
- **County Bridge #38** - Pusey Bridge, carrying Pusey Mill Road over Big Elk Creek in Upper Oxford and Penn Townships (\$3M); and,
- **The restoration of SEPTA service to Coatesville** has \$7M programmed in the Transit portion of the TIP



Other new projects added in Chester County by PennDOT include the PA 41 bridge over White Clay Creek in Avondale and the St. Peter's Road Retaining Wall project in Warwick Twp. Major highway projects, such as rebuilding Routes 1 and 30, are still in the TIP, although project timelines for a few sections have been pushed back. For more information, please visit the DVRPC PA TIP website:

<https://dvrpc.org/tip/draft/>

## Chester County awarded Regional Trails Program funding

On Thursday July 25<sup>th</sup>, the DVRPC Board approved a slate of projects to receive funding from the DVRPC Regional Trails Program. Funding for the Regional Trails Program is provided by the William Penn Foundation. Phase 10 of this program had \$2M available and awarded 12 projects across the entire PA/NJ DVRPC region. Chester County's **Chester Valley Trail – Downingtown Trestle** project received one of those awards in the amount of **\$200,000** to be used for the design of the Trestle's rehabilitation for trail use as outlined in the CVT Extension to Downingtown Master Plan. This award will allow the Planning Commission to get a jump start on selecting the design consultants for this work while another pending application to the PA DCNR C2P2 program is being evaluated. Announcements for the C2P2 program are expected this fall. Kudos to Trails Planner Steve Buck for pulling together yet another successful grant application for Chester County.



## Ribbon Cutting for Atglen Borough Hall Park

On Wednesday, July 31<sup>st</sup> a ribbon cutting ceremony was held for the new park constructed at Atglen Borough Hall. Chester County Board of Commissioners' Chair Josh Maxwell delivered remarks at the ceremony MC'd by Atglen Borough Mayor Darren Hodorovich, along with other dignitaries including PA Senator Katie Muth, DCNR Regional Advisor Drew Gilchrist, and Chester County Department of Community Development (DCD) Director Dolores Colligan. Trails Planner Steve Buck did the master planning for this project before joining the Planning Commission. SALT Design Studio out of Philadelphia completed the design and ThinkGreen LLC out of Glenside performed the construction. Funding for the project was provided by the DCD Community Revitalization Program as well as the PA DCNR C2P2 program. This park will serve as a trailhead for the forthcoming CVT Enola Low Grade Trail extension for which the MTP Division will be managing the design contract beginning in late August / early September once the design consultant's contract is approved.





# Design & Technology Division Update

# Community Planning

# Community Planning Municipal Assistance Projects

August 2024

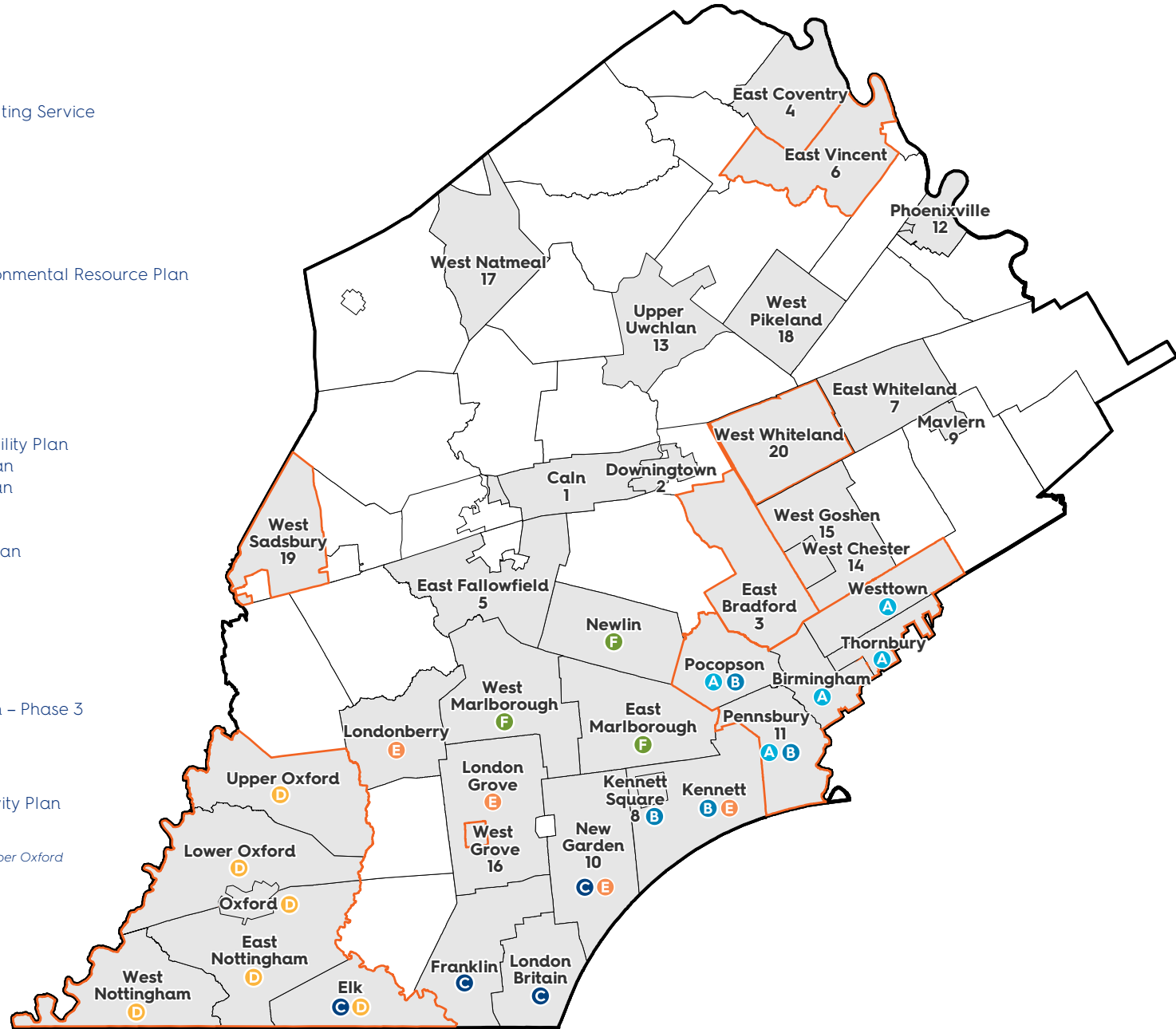
-  Municipality with Ongoing VPP Project
-  Municipality with Planning Commission Consulting Service

## Single-Municipality Projects

1. Caln Zoning Ordinance
2. Downingtown Comprehensive Plan
3. East Bradford Zoning Ordinance
4. East Coventry Land Use Assumptions Report
5. East Fallowfield Open Space, Recreation, & Environmental Resource Plan
6. East Vincent Zoning Ordinance
7. East Whiteland Zoning Ordinance
8. Kennett Square State Street Revitalization Study
9. Malvern Zoning Ordinance Amendments
10. New Garden Zoning Ordinance Update
11. Pennsbury Ordinance Update
12. Phoenixville Zoning Ordinance
13. Upper Uwchlan Eagle Village Gateways and Mobility Plan
14. West Chester Parks, Recreation, & Open Space Plan
15. West Goshen Parks, Recreation, & Open Space Plan
16. West Grove Zoning Ordinance
17. West Nantmeal Comprehensive Plan
18. West Pikeland Parks, Recreation, & Open Space Plan
19. West Sadsbury Comprehensive Plan
20. West Whiteland Township Comprehensive Plan

## Multi-Municipal Projects

- A** Brandywine Battlefield Strategic Landscapes Plan – Phase 3  
*Birmingham, Pocopson, Pennsbury, Thornbury, Westtown*
- B** Harriett Tubman Heritage Interpretation Plan  
*Kennett, Pennsbury, Pocopson, Kennett Square*
- C** Mason-Dixon Line/  
Arc Corner Heritage Interpretation and Connectivity Plan  
*Elk, Franklin, London Britain, New Garden*
- D** Oxford Region Comprehensive Plan  
*Oxford, East Nottingham, West Nottingham, Elk, Lower Oxford, Upper Oxford*
- E** Route 41 Corridor Improvement Study  
*Kennett, Londonberry, London Grove, New Garden*
- F** Unionville Area Regional Comprehensive Plan  
*East Marlborough, Newlin, West Marlborough*



## COMMUNITY PLANNING REPORT

August 2024 (Activities as of 7/31/24)

Community Planning activities are reported under: 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.

#### SINGLE MUNICIPALITY

##### 1. Caln Township – Zoning Ordinance Update

Percent Completed: 20%      Contract Term: 1/24-12/25      Consultant: Nanci Sarcinello Planning & GIS      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 and removing complicated and numerous overlay districts.

##### 2. Downingtown – Comprehensive Plan

Percent Completed: 99%      Contract Term: 3/23–2/25      Consultant: Michael Baker International      Monitor: Kevin Myers

The Borough selected Michael Baker International as the consultant. A full draft was made available to the task force for review and comment. The task force public meeting was June 24 to present the plan to the public, followed by the planning commission public meeting. The Act247/VPP Review is complete, and council adoption is tentatively scheduled for September 4<sup>th</sup>. (exact schedule TBD).

##### 3. East Bradford Township – Zoning Ordinance Update

Percent Completed: 75%      Contract Term: 8/22–1/25      Consultant: Chester County Planning Commission      Lead Planner: Chris Patriarca

The July meeting covered Historic Resource Protection Standards and keeping of animals. Final articles being prepared to complete full draft standards. A six-month extension request was granted.

##### 4. East Coventry Township – Land Use Assumptions Report

Percent Completed: 85%      Contract Term: 8/23–7/25      Consultant: McMahon Associates, Inc.      Monitor: Kate Clark

The Task Force met in May to review the draft report. Final edits will be completed and reviewed by the Task Force, then a report will be presented to the Board of Supervisors.

##### 5. East Fallowfield Township – Open Space, Recreation, and Environmental Resource Plan Update

Percent Completed: 90%      Contract Term: 5/23–10/24      Consultant: Simone Collins      Monitor: Kate Clark

The plan was submitted for Act 247 review in July. An adoption date has not been scheduled.

**6. East Vincent – Zoning Ordinance**

Percent Completed: 80%

Contract Term: 4/22–9/24

Consultant: Chester County Planning Commission

Monitor: Kate Clark

The full draft ordinance was distributed to the Township in April. CCPC will attend the Township’s August 20th Planning Commission meeting to discuss the draft.

**7. East Whiteland Township – Zoning Ordinance**

Percent Completed: 15%

Contract Term: 9/23–8/25

Consultant: Bergmann

Monitor: Chris Patriarca

The Township and consultant team are undertaking a series of targeted stakeholder interviews for feedback on ordinance provisions. The next Task Force meeting is being scheduled.

**8. Kennett Square Borough – State Street Revitalization Study**

Percent Completed: 0%

Contract Term: TBD Consultant: Derck &amp; Edson

Monitor: Kevin Myers

The Borough proposes to work with a planning and design consultant to help improve several sites along State Street. The main commercial district in the borough. To make quality-of-life improvements.

**9. Malvern Borough – Zoning Ordinance Amendments**

Percent Completed: 0%

Contract Term: TBD Consultant: Thomas Comitta Associates

Monitor: Jeannine Speirs

Updates to text and map to support implementation of Malvern Borough Comprehensive Plan. Contract is out for Borough signatures.

**10. New Garden Township – Zoning Ordinance Update**

Percent Completed: 0%

Contract Term: 7/24-6/26

Consultant: Michael Baker International

Monitor: Libby Horwitz

Updating for consistency with the Township’s Comprehensive Plan, Village of Toughkenamon Streetscape, Transportation Improvement Plan (2020), and Official Map (2019). The Township has chosen Michael Baker International as their consultant. A kickoff meeting was held in July.

**11. Pennsbury Township – Ordinance Updates**

Percent Completed: 25%

Contract Term: 5/24-10/25

Consultant: Brandywine Conservancy

Monitor: Kate Clark

Draft ordinance language was reviewed at the June and July Task Force meetings. Proposed changes to the ordinance will be discussed at a September public meeting.

**12. Phoenixville Borough – Zoning Ordinance Update**

Percent Completed: 35%

Contract Term: 7/23-6/25

Consultant: Gilmore &amp; Associates

Monitor: Chris Patriarca

The July meeting covered proposed changes to zoning district specifications.

**13. Upper Uwchlan Township – Eagle Village Gateways and Mobility Plan**

Percent Completed: 0%

Contract Term: TBD

Consultant: Bowman

Monitor: Patty Quinn

The Eagle Village Gateways and Mobility Plan will build community and stakeholder consensus for needed improvements at two Pottstown

Pike (Route 100) and Graphite Mine Road intersections, which serve as the northern and southern gateways to the Village of Eagle.

**14. West Chester Borough – Park, Recreation and Open Space Master Plan Update**

Percent Completed: 20 %      Contract Term: 5/24-4/26      Consultant: Johnson, Mirmiran & Thompson/ Toole Rec.      Monitor: Kevin Myers

West Chester Borough will update its 1986 PROS Plan, last updated in 1992. It will focus on advancing the goals of Landscapes3 in West Chester Borough. A project team of Johnson, Mirmiran & Thompson (JMT) and Toole Recreation Planning has been selected to complete this project. The grant monitor attended a meeting on July 10<sup>th</sup>.

**15. West Goshen Township – Parks, Recreation, and Open Space Plan**

Percent Completed: 5%      Contract Term: 5/24-4/26      Consultant: Tool Recreation Planning      Monitor: Mark Gallant

This plan will guide future planning efforts and investment in the Township's park, recreation, and open space facilities. The kick-off meeting was held on May 15<sup>th</sup>.

**16. West Grove Borough – Zoning Amendments**

Percent Completed: 70 %      Contract Term: 4/23–3/25      Consultant: Chester County Planning Commission      Lead Planner: Kevin Myers

The Chester County Planning Commission will provide professional planning and support staff to assist the Borough updating the West Grove Borough Zoning Ordinance. A full 2<sup>nd</sup> draft documenting the proposed amendments to the ordinance was created and sent to the borough, for review and input by the Zoning Officer, Engineer, and Solicitor.

**17. West Nantmeal Township – Comprehensive Plan Update**

Percent Completed: 0 %      Contract Term: 6/24-5/26      Consultant: Castle Valley Consultants      Monitors: Elise Davis/Mark

Gallant West Nantmeal Township will be updating the Comprehensive Plan, last updated in 2007. The township selected Castle Valley Consultants to lead the effort. The kick-off meeting was held on July 22.

**18. West Pikeland Township – Parks, Recreation, and Open Space Plan**

Percent Completed: 15 %      Contract Term: 6/23–5/25      Consultant: Natural Lands      Monitor: Chris Patriarca

The March meeting was a joint one with the Township Open Space Advisory Committee to review the Township's open space priorities and how these will be incorporated into the plan. A Task Force meeting is being scheduled for August.

**19. West Sadsbury Township – Comprehensive Plan**

Percent Completed: 95%      Contract Term: 2/23–1/25      Consultant: Chester County Planning Commission      Lead Planner: Kate Clark

The Act 247 review period closed in late July. Potential adoption of the plan could occur on August 13<sup>th</sup>.

**20. West Whiteland Township – Comprehensive Plan - New**

Percent Completed: 0%      Contract Term: 7/24–6/26      Consultant: Chester County Planning Commission      Lead Planner: Chris Patriarca

CCPC will serve as the lead consultant for an update of the township comprehensive plan. The plan will focus on issues of greatest priority to the township and on recommendations to assist the township in strategic efforts. The kickoff meeting is scheduled for August 13<sup>th</sup>.

## MULTI-MUNICIPAL PROJECTS

### 21. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 80 %      Contract Term: N/A (contract work completed)      Consultant: CCPC      Lead Planner: Jeannine Speirs

Technical report and interactive map draft has been prepared by consultants and PHMC has completed their review. New interactive map is on web. Consultant is readying technical report to go on web. Consultants will assist drafting and reviewing planning documents. Planning documents are now being prepared now at the completion of the ABPP grant. Web ready technical report and map is also being completed.

### 22. London Britain, Franklin, Elk, and New Garden Townships – Mason-Dixon Line/Arc Corner Heritage Interpretation and Connectivity Plan

Percent Completed: 45 %      Contract Term: 12/22–11/24      Consultant: Brandywine Conservancy      Monitor: Jeannine Speirs

The four townships are preparing a plan to 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. Consultant is working on historic resources mapping, fine tuning themes, and starting to identify heritage centers and interpretive sites.

### 23. London Grove, New Garden, Londonderry, and Kennett Townships – Route 41 Corridor Improvement Study

Percent Completed: 75%      Contract Term: 2/23–7/24      Consultant: McMahon Associates      Monitor: Chris Patriarca

The five municipalities are proposing a corridor plan which places community needs and values at its center. Public information meetings at London Grove and New Garden Townships were held in July. Full draft plan is forthcoming, a formal extension request was received.

### 24. Harriet Tubman Underground Railroad – Path to Freedom Heritage Interpretation Plan

Percent Completed: 40 %      Contract Term: 6/23-5/25      Consultant: National Travel Center      Monitor: Jeannine Speirs

Harriet Tubman Scenic Byway Commission member municipalities: Kennett Township (lead), Pennsbury Township, Pocopson Township, and Kennett Square Borough are completing a Heritage Interpretation Plan for the Harriet Tubman Underground Railroad – Path to Freedom. This grant will allow examination of the broader Underground Railroad story in Chester County and the region, using research materials and input from Underground Railroad advocacy groups to develop a heritage interpretation plan and tour trail.

### 25. Oxford Region Comprehensive Plan Update

Percent Completed: 15 %      Contract Term: 1/24–12/26      Consultant: Chester County Planning Commission      Lead Planner: Mark Gallant

Upper Oxford, Lower Oxford, Oxford, West Nottingham, East Nottingham, and Elk will undertake an update to the 2012 Multimunicipal Comprehensive Plan. We continue to present existing conditions and begin community visioning to develop a public survey in late Summer.

### 26. Unionville Area Region – Comprehensive Plan Update

Percent Completed: 90%      Contract Term: 4/22–09/24      Consultant: Brandywine Conservancy      Monitor: Kate Clark

The draft plan has been sent to each municipal planning commission to be reviewed and to authorize the Act 247 review. A joint meeting will be planned for potential adoption of the plan, likely in September.

## OTHER PROJECTS

- **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. Mark will serve as the Region’s secretary throughout the Plan update work program. Jeannine and David assist with historic resource and heritage interpretation network items.
- **Internal County Coordination** – Transportation: Kevin Myers; 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 Inquiries or Requests

1. East Caln (Zoning Ordinance Update)
2. Kennett Township (subdivision and land development ordinance) – Contract development underway
3. Spring City (comprehensive plan)
4. South Coatesville Borough (general planning assistance)
5. West Whiteland Township (comprehensive plan) – Contract development underway
6. Pennsbury Township (zoning historic resources standards)

### Cash Grant Inquiries (or VPP channel not established yet)

- Sadsbury Township – Comprehensive Plan Update (March 2024)
- West Nottingham Township – Corridor Study (November 2021)
- Charlestown Township – Traffic Impact Fee (December 2022)
- New Garden – Zoning (November 2023)
- East Pikeland Township – Parks & Recreation Plan (January 2024)
- Kennett Square – Selected infill/redevelopment sites and “main streets” redevelopment strategy.
- Kennett Township (lead), Pennsbury Township, Pocopson Township, and Kennett Square Borough – Phase 1a (Fall 2024) and Phase 2 (2025) Path to Freedom Heritage Interpretation Plan

## HISTORIC PRESERVATION

### America 250 & Heritage Tourism Plan

#### America 250

- Presented two America250 Chester County overview presentations
- The 250 administrator and Chester County Community Foundation are refining leads in the county's business community for sponsorship/fiscal support of programs and infrastructure improvements.
- The Commission is at 50% for adoption of support for America250 Chester County, working for passage by the remaining 50%
- Held meetings to discuss a framework of programs/activities in support of America250. An outline with ideas for programs, a video time



capsule, and virtual exhibit were created.

- The Commission sponsors free hour-long ZOOM seminars every Friday at noon
- Speirs jointly presented at a Malvern Borough Council meeting in July on the County Heritage Interpretive Network and how Paoli Battlefield fits in with the 250<sup>th</sup>.

### **HTP Implementation**

- Facilitated an implementation meeting, discussed marketing plans, creation of tools, a thematic framework, and updates.
- Continued to address map edits. Working to release to select partners in August.

### **Brandywine Battlefield Task Force (BBTF) & expanded Phila Campaign Partnership**

- **Phila Campaign Heritage Interpretive Network** – Working on a planned Heritage Site capacity building workshop for end of August via BBTF. Speirs is looking for funding opportunities for heritage interpretation for education and outreach: a visitor experience driving tour to mesh the County Heritage Tourism Plan and 250th with the already existing Brandywine Battlefield Heritage Interpretive Network concept and Signage Project, and the Philadelphia Campaign theme. Continued coordinating with Valley Forge (and Hopewell Furnace), that are now on board as Gateways under the Heritage Interpretive Network.

### **Heritage Interpretive Network**

#### **Agriculture**

- Attended historic sub-committee meeting of the Oxford Regional Planning group exploring locations in southern Chester County.

#### **Iron & Steel**

- Iron & Steel Collaborative July meeting was cancelled. Will convene for their annual meeting in September.

### **Public Programs & Advocacy, Trainings, & Outreach**

#### **Town Tours – Blackburn and Warren**

- Three tours were held in July: 11 July, Highland Orchards, West Bradford Twp [98 attendees]; 18 July, White Horse Village, East Whiteland Twp [250 attendees]; 25 July, Baird House, Uwchlan Twp [162 attendees]. The final three walks of the series will be:
  - 1 August: Tredyffrin Twp, Baptist Church in the Great Valley
  - 8 August: North Coventry Twp, Coventry Woods
  - 15 August: Yellow Springs

#### **Advocacy**

**West Goshen, Bird in Hand** – Followed up about possible demolition request for historic house and barn

**East Vincent, Parkerford Tavern** – A visit is planned for August to learn more about the project.

#### **Outreach**

**Blackburn, Fricks Locks Steering Committee** – Attended first steering committee meeting.

**Ordinances** – pending Caln Historic Resources regulations draft review

- **Training – Conduct and support training for historical commissions, committees, and HARBs, often in coordination with CCHPN.**

Staff: David Blackburn with support from Sally Warren and Jeannine Speirs.

External Partners: CCHPN, PHMC

Status: In July provided an overview of the America250 Chester County Commission and a summary of the Heritage Tourism Plan for the monthly planning meeting. In August there will be an overview of the Harriet Tubman Byway project. In November, an overview of Mason-Dixon Arc Corner Heritage/Interpretive & Connectivity Plan by the project's consultant team is planned.

- **Mandated and Requested Reviews/National Register Designation Activity** – Includes county-owned properties and properties with a historic designation or potential designation

Staff: David Blackburn with Jeannine Speirs

External Partners: Vary by project

County associated Programs/Projects:

- County DCD: DCD is changing their Section 106 review process for more reliance on State and less on County review and committee consensus.
- County-owned Bridges/Facilities: Attended monthly county bridge meeting.
  - Completed right of way settlements for homeowners adjacent to an abutment of Bridge #199.
  - Right of Way work in process for E. Bradford Twp; E. Brandywine and Upper Uwchlan Twp; E. Pikeland Twp.
  - Condemnation moving forward for a parcel adjacent to #4 [ Little Britain Twp and Lancaster County]
  - Multiple active projects:
    - Historic classification for three bridge design projects: W. Nantmeal Twp, Warwick Twp, and Kennett Twp.
    - Blackburn will attend East Vincent township commissioners meeting when recommendations are made for Seven Stars Road bridge rehab project in August

Other bridge design projects active are Elkview Road in Lower Oxford and Penn Twp, Harvey's Road in Newlin Twp, Allerton Road in Bradford Twp, N. Reeds Road in Upper Uwchlan & E. Brandywine Twp, Wyebrook Road in W. Nantmeal Twp, Dutton Mill Road in E. Goshen Twp, Mill Road in Tredyffrin Twp, Creek Road in Schuylkill Twp, Seven Stars Road in E. Vincent Twp, Bertolet School Road in E & W Vincent Twp, Spring Creek Road in E. Pikeland Twp, County Park Road in Warwick Twp, Thomas Road in Tredyffrin Twp, W. Cedarville Rd. In N. Coventry Twp, Hillendale Road in Kennett Twp. Bid packages are advertised for Hickory Hill Road and Mill Road covered bridges.

- Construction is commencing on Watermark Road in Upper Oxford Twp and Hadfield Road in E. Brandywine Twp.
- Heritage Coordinator will be meeting Facilities to discuss County's official response to engineer's recommendation of complete

replacement of the trestle bridge and Elk View Road in Lower Oxford and Penn Twp.

#### Non-County affiliated Section 106:

- Reviewed informational update for archaeological field work at Pickering Dam Road bridge project.
- Downingtown Train Station project has been reactivated and mitigation is underway for the demolition of an identified historic resource in a historic district for a storm water basin; FTA and PennDot engineers indicate demolition is necessary.
- London Grove Agricultural Historic District/New Garden/ West Marlborough/London Grove - An existing rural historic district encompasses parts of three municipalities has been evaluated by PennDOT for its contributing historic resources.
- West Brandywine culvert – PennDOT stopped work and is assessing historic resource impacts.
- A FEMA project in Tredyffrin started mitigation, documenting a historic property and training for the Historical Commission.

### ECONOMIC

- **CCEDC Coordination** – Regular contact regarding ongoing projects.
- **Non-Residential Construction Report** – 2024 report (2023 data) completed and posted.
- **State of the County Economy Report** – 2023 Bureau of Labor Statistics (BLS), 2023 GDP data, and 2022 US Census data update complete and waiting for online formatting. Additional data to be updated as it becomes available.
- **DVRPC Projections** – Completed review and provided feedback for DVRPC 2024 population and employment projections.
- **AgConnect** – Libby Horwitz now serving as county liaison for AgConnect. CCPC will focus assistance on the Agricultural Economic Development strategy. Attended meeting in July.

### HOUSING

- **Housing Choices Committee** – Meeting held June 4<sup>th</sup>, CCPC provided updates on housing efforts and led a discussion on organizations to invite for the 2024 annual housing forum, which will be a convening of housing organizations.
- **Adaptable Housing Guide** – Completed review of current trends affecting housing, and strategies for addressing these trends. Draft projections of future needs completed and under review. Completing data analysis of current housing status and needs.
- **Accessible Housing Guide** – Continuing review of Missing Middle housing in the county. The review will be mapped with other factors to provide areas of housing opportunities.
- **Housing Forum** – Planning for the Fall 2024 forum in October. The event will be a convening of housing organizations to minimize programmatic overlaps and determine next steps to address housing unaffordability in the county.
- **Residential Construction Report** – 2024 (2023 data) report complete and posted. **Starter Home Pilot Project** – Completed initial zoning reviews for all participating municipalities. Working on graphic sheets to present zoning recommendations to one final municipality. Available to work with additional municipalities and planning future outreach plan.
- **Land Bank** – Provided a memo to the Commissioners including a drafted adoption ordinance in March. CCPC proposed to staff the land bank.

**Presentations** – Presented at Habitat for Humanity of Chester County in July.

- **Trainings and Events** – Attended the CSPA Affordable Housing in Pennsylvania Summit, provided feedback on the Chester County Health Assessment in July.

## URBAN CENTERS

- **VPP Support** – Downingtown (comprehensive plan update), West Chester Parks and Recreation Plan, Kennett Square (State Street Revitalization Study).
- **Technical assistance/coordination** – Atglen for zoning (started March 28<sup>th</sup>–minor zoning amendments), future park planning, and grant assistance (DCNR, CCCRP, etc.). Atglen - A full draft of zoning amendments with tracked edits sent to Atglen borough via email on 4/24/2024. Next steps are to be determined. Parkesburg for implementation coordination and potential grant funding assistance; 70 E Second Avenue Sketch Plan Review (see below); Downingtown (signs, parking, TND) and comprehensive plan update monitoring; Kennett Square for NVF zoning and comprehensive plan update assistance; TMAcc (design); Coatesville (coordination between the City, 2<sup>nd</sup> Century, CDC, and CCPC); West Grove – potential assistance with PA DCNR C2P2 Grant for parks master plan, and zoning updates consistent with the 2022 comprehensive plan update (breweries, mixed use zoning, parking requirements). Engaged DVRPC regarding the DVRPC ExPo program (Oxford) and sidewalks installation (Avondale).

South Coatesville – Urban Planner will continue to communicate with South Coatesville regarding a comprehensive plan update and coordinate CCPC assistance. Similar inquiry made by Kennett Square regarding the NVF site and discussion pending.

Parkesburg TND zoning amendment - The planning commission voted to recommend the draft zoning amendment to council at the June 27<sup>th</sup> meeting. Council considered the amendment at the July 18<sup>th</sup> meeting and sent it back to the planning commission and Solicitor for finalization prior to moving forward with adoption and will consider it at the August meeting.

- **Meeting Attendance** – Participation in meetings for economic development through Historic Kennett Square (now Kennett Collaborative), the Western Chester County Chamber of Commerce, 2<sup>nd</sup> Century Alliance, and the Western Chester County COG
- **Tools** – Supporting the update of multiple online etools. Supporting and advocating for County access to ArcUrban GIS application.
- **Urban Center Forum** – The 2024 UCF may either occur as one forum at a central location (topic TBD) or as a series of three forums (southern, east/northern, and western Chester County) by region.
- **Urban Centers Improvement Inventory** – The next UCII update will be in the last quarter of 2024.
- **Urban Centers Survey** – Working on outreach to urban centers managers, staff, council, and planning commission.
- **DCD CRP Coordination** – The next coordination will be the 2025 CRP.
- **Presentations:** Continuing discussion on collaboration with WCU regarding ArcUrban use and/or student internships/work to collaborate on municipal assistance/projects. Invited to discuss comprehensive plans at the August 7<sup>th</sup> Kennett Square Borough Council meeting.

# Director's Report