



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 351 East

Hybrid Meeting
September 11, 2024

AGENDA

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

A. Chair's Welcome

Chair

2. PUBLIC COMMENT

Chair

3. PRESENTATION

B. *Landscapes3* Five Year Assessment

Jake Michael

1) *L3* Vision and Map Implementation

2:20 p.m. 4. ACTION ITEMS

C. Approval of Commission Meeting Minutes – August 14, 2024

Commission

D. Act 247 Reviews – August 2024 Applications

Act 247 Team

1) Subdivision and Land Development Plan Reviews (17)

1. East Nantmeal Township	SD-07-24-18179
2. East Nottingham Township	LD-06-24-18155
3. East Nottingham Township	LD-08-24-18194
4. Honey Brook Township	LD-07-24-18180
5. Kennett Township	SD-06-24-18158
6. North Coventry Township	SD-07-24-18188
7. Pennsbury Township	SD-07-24-18181
8. Schuylkill Township	SD-07-24-18176
9. South Coventry Township	SD-07-24-18167
10. Upper Uwchlan Township	SD-07-24-18189
11. Wallace Township	SD-06-24-18150
12. West Brandywine Township	LD-07-24-18168
13. West Nottingham Township	SD-07-24-18177
14. West Whiteland Township	LD-07-24-18187
15. West Whiteland Township	SD-08-24-18191
16. Westtown Township	LD-07-24-18174
17. Willistown Township	SD-07-24-18185

2) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (17)

1. Avondale Borough	ZA-07-24-18186
2. Downingtown Borough	CP-07-24-18163
3. East Caln Township	ZA-08-24-18195

- 4. Easttown Township MA-08-24-18198
- 5. Easttown Township SA-08-24-18200
- 6. Easttown Township ZA-08-24-18201
- 7. Phoenixville Borough SA-07-24-18182
- 8. Schuylkill Township ZA-07-24-18175
- 9. Upper Uwchlan Township ZA-07-24-18162
- 10. Valley Township SA-07-24-18173
- 11. Valley Township ZA-07-24-18172
- 12. Valley Township ZM-08-24-18210
- 13. Wallace Township SA-06-24-18147
- 14. West Chester Borough SA-07-24-18183
- 15. West Chester Borough ZA-07-24-18184
- 16. West Goshen Township ZA-08-24-18197
- 17. Westtown Township ZA-07-24-18166

- E. Act 537 Reviews- August 2024 Applications *Carrie Conwell*
 - 1) Major Applications (0)
 - 2) Minor Applications (1)
 - 1. Lower Oxford Township, Lincoln University Residence Hall, 56-4-63E, consistent

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

- F. Multimodal Transportation Planning Division Update *Brian Styche*
 - 1) Public Transportation Plan Update *Alex Sankaran*
- G. Design & Technology Division Update *Geoff Creary*
 - 1) L3 Design Guidelines Executive Summary *Al Park*
- H. Community Planning Division Update *Bambi Griffin Rivera*
 - 1) A+ Homes Adaptable Housing: Current Housing Trends *Libby Horwitz*
 - 2) 2022 Census of Agriculture *Libby Horwitz*
- I. Sustainability Division Update *Rachael Griffith*
- J. Director’s Report *Brian O’Leary*

4:00 p.m. 6. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 270
August 14, 2024

MEMBERS PRESENT IN PERSON: Matt Hammond, Acting Chair; Roberta Cosentino; Molly Morrison.

MEMBERS PRESENT VIA ZOOM: Stephanie Duncan; Frank Furman; Andy Wright.

STAFF PRESENT IN PERSON: Brian O’Leary, Executive Director; Carol Stauffer, Assistant Director; Beth Cunliffe; Paul Farkas; Bambi Griffin Rivera; Rachael Griffith; Gene Huller; Jake Michael; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Wes Bruckno; Steve Buck; Angela Dracup; Gwen Duli; Carolyn Oakley; Chris Patriarca; Patty Quinn; Sally Warren; Diana Zak.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: T. Wilson.

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, August 14, 2024, was called to order at 2:00 P.M. by Secretary Brian O’Leary.

A MOTION TO APPROVE THE ELECTION OF MATTHEW HAMMOND AS ACTING CHAIR FOR THE AUGUST 14, 2024, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MS. MORRISON, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

PUBLIC COMMENT: None.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE JULY 10, 2024, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MS. MORRISON, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

There were twenty (20) Subdivision and Land Development Reviews prepared in July 2024.

A MOTION TO APPROVE THE TWENTY (20) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following application: LD-06-24-18121.

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

There were fourteen (14) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in July 2024.

A MOTION TO APPROVE THE FOURTEEN (14) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

Mr. Michael presented the Commission with three (3) minor Act 537 reviews for the month of July 2024.

A MOTION TO APPROVE THE THREE (3) MINOR ACT 537 REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

PRESENTATION:

Mr. Jake Michael, presenting on the implementation of *Landscapes3* over the past five years, highlighted the Prosper and Connect Goal recommendations that had very significant implementation progress. The three Prosper Goal recommendations included: expand workforce development, retain and expand existing businesses, and revitalize urban centers. The three Connect Goal recommendations included: advance multimodal transportation, expand regional rail service, and create a countywide, interconnected trail network.

DISCUSSION AND INFORMATION ITEMS:

Sustainability Division Update:

Ms. Griffith reported on the success of the Stormwater Management HOA virtual roundtable. Two more HOA virtual roundtables are planned to continue the HOA sustainability education process: Tree and Woodland Stewardship, and Creating a Sustainability Action Plan.

Next, Ms. Griffith reported that Keep Chester County Beautiful is planning a campaign and yard sign recycling event after the November election. Second Century Alliance is going to sign up as an affiliate to Keep Chester County Beautiful.

Ms. Griffith went on to report that the Environmental and Energy Advisory Board met in July and 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.

Lastly, Ms. Griffith reported on the status of the implementation of Chester County's Climate Action Plan (CAP) which was adopted in October 2021. The CAP has one overarching goal - to reduce greenhouse gas emissions by 80% of 2005 levels by 2050. The CAP has 160 actions spread across four categories: buildings and energy; transportation and land use; waste management; and agriculture, food, and forestry. An assessment status and overview of progress toward implementing each action in the plan, both for county government actions and those for the greater community, was presented, along with opportunities for implementation over the next couple of years.

Multimodal Transportation Division Update:

Mr. Styche reported that the DVRPC Board approved the southeast PA region's Transportation Improvement Program (TIP) at their July 25th meeting, which resulted in the following projects being added: Chester Valley Trail extension to Downingtown in the P&T Corridor, \$30 million; Pocopson Rd. @ Street Rd. (PA 926) intersection in Pocopson Twp., \$2.25 million; North Caln Rd/Olive Rd./Lincoln Highway intersection in Caln Twp., \$1.4 million; County Bridge #38 – Pusey Bridge in Upper Oxford and Penn Townships, \$3 million; and Coatesville SEPTA service restoration, \$7 million. 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.

Next, Mr. Styche reported the DVRPC Board also approved projects to receive funding from the DVRPC Regional Trails Program, which included the Chester Valley Trail – Downingtown Trestle project receiving a \$200,000 award to be used for the design of the Trestle's rehabilitation for trail use as outlined in the CVT Extension to Downingtown Master Plan.

Lastly, Mr. Styche reported that the Atglen Borough Hall Park ribbon cutting took place on July 31. 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.

Design and Technology Division Update:

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

Mr. Farkas reported on a residential density (dwelling units/acre) analysis. Mr. Farkas showed a chart estimating the density for proposed developments with four or more residential lots/units for single family residential, townhouse, and apartment development from 1999-2023 across the following landscapes: Agricultural, Rural, Rural Center, Suburban, Suburban Center, Urban Center, and county-wide.

Community Planning Division Update:

Ms. Griffin Rivera reported that CCPC will serve as the lead consultant for West Whiteland Township’s Comprehensive Plan update.

The final 2024 Town Tour and Village Walk tour is schedule this week at Historic Yellow Springs (HYS). HYS will celebrate 30 years of participation in the county’s TTVW program and 50 years of hosting their art show.

Ms. Griffith reported that the VPP cash grant round two opened on August 5, 2024. VPP grant applications are due September 25, 2024.

Director’s Report:

Mr. O’Leary reported that the following two new hires will start work on August 19, 2024: Geoff Creary, Design and Technology Director; and Ryan Mawhinney, Senior Sustainability Planner.

Next, Mr. O’Leary reported on the following fall events: Transportation Forum, September 24, 2024 at the West Whiteland Township building; Planners Forum, October 2, 2024 at the Uwchlan Township building; and Housing Forum, October 30, 2024 at the Government Services Center.

Lastly, the 2025 Work program will be presented to the board for comments at the October board meeting.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:37 PM WAS MADE BY MS. MORRISON, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



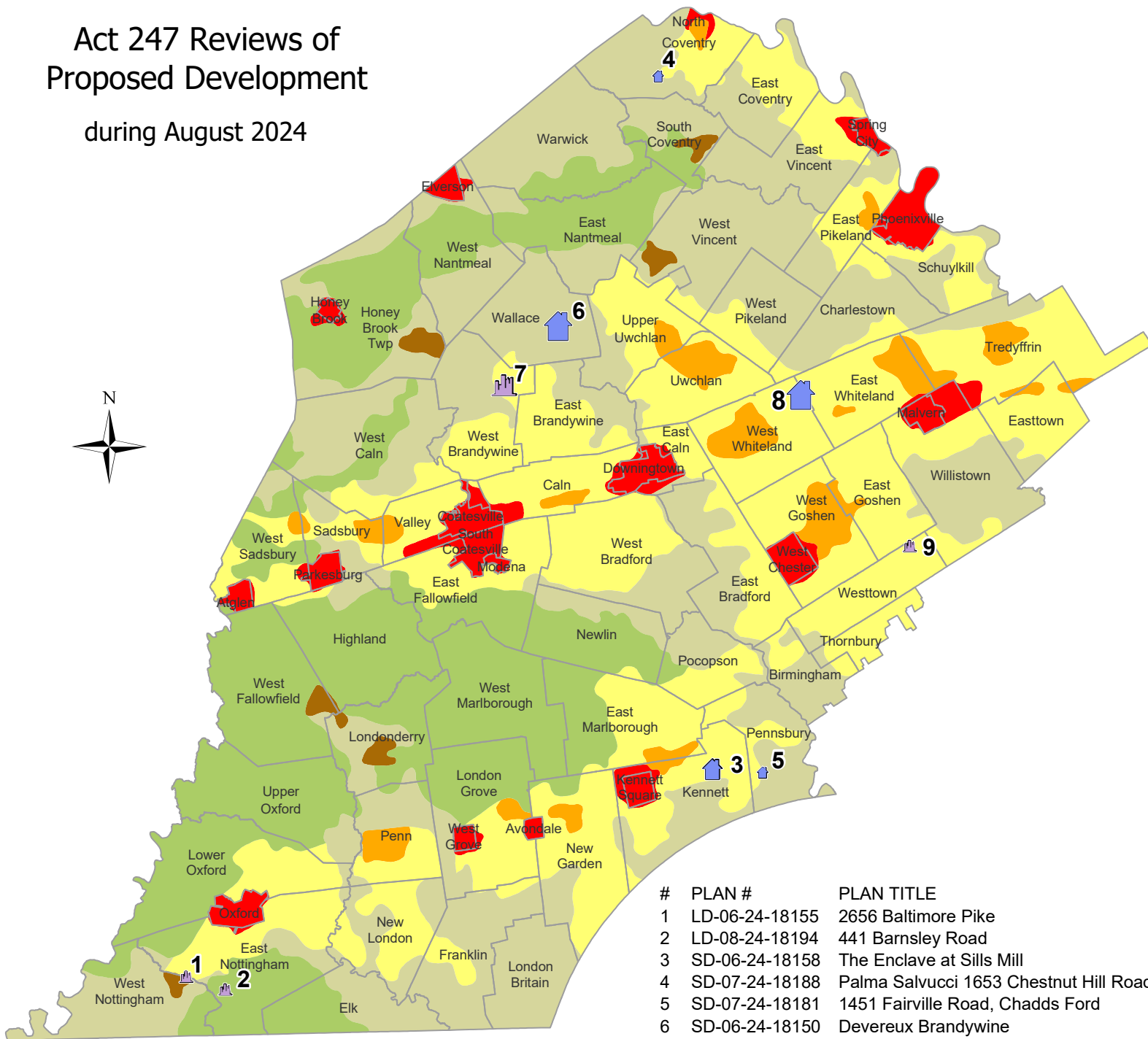
Brian N. O’Leary, AICP
Secretary

BNO/ncs

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development during August 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 Landscapes3
- Not Consistent with Landscapes3

Landscapes3

Growth Areas

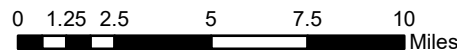
- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

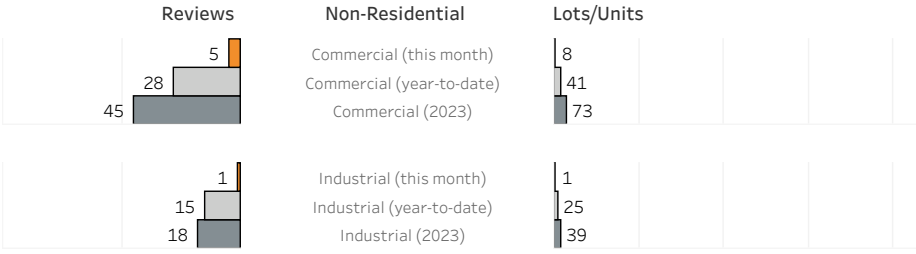
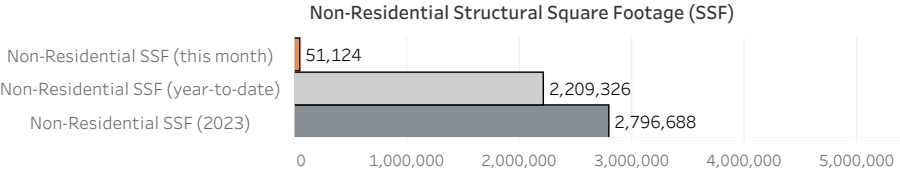
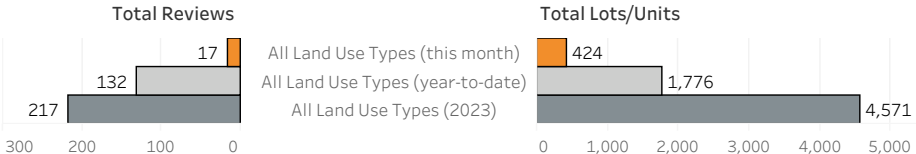
- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	LD-06-24-18155	2656 Baltimore Pike
2	LD-08-24-18194	441 Barnsley Road
3	SD-06-24-18158	The Enclave at Sills Mill
4	SD-07-24-18188	Palma Salvucci 1653 Chestnut Hill Road
5	SD-07-24-18181	1451 Fairville Road, Chadds Ford
6	SD-06-24-18150	Devereux Brandywine
7	LD-07-24-18168	Culberston Village
8	LD-07-24-18187	The Valley Creek Active Adult Community
9	LD-07-24-18174	Westtown AM West TIC, LLC



August 2024



Subdivision and Land Development Reviews 8/1/2024 to 8/31/2024

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
East Nantmeal Township	SD-07-24-18179	3916 Coventryville Road	8/15/2024	65.50	Agricultural	2		Agricultural Farm/Pasture Land		0	Yes
East Nottingham Township	LD-06-24-18155	2656 Baltimore Pike	8/8/2024	3.43	Commercial	1	6,720	Commercial Retail	1	0	Yes
East Nottingham Township	LD-08-24-18194	441 Barnsley Road	8/28/2024	13.01	Commercial	1	9,000	Commercial Unique	1		Yes
Honey Brook Township	LD-07-24-18180	Taylor North East Overflow Storage Yard	8/21/2024	6.75	Commercial	1		Commercial Parking Lot/Garage		0	Yes
Kennett Township	SD-06-24-18158	The Enclave at Sills Mill	8/7/2024	8.00	Single Family Residential Agricultural	4		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
North Coventry Township	SD-07-24-18188	Palma Salvucci 1653 Chestnut Hill Road	8/19/2024	9.22	Single Family Residential	2		Residential Single Family Residential		0	Yes
Pennsbury Township	SD-07-24-18181	1451 Fairville Road, Chadds Ford	8/28/2024	32.34	Single Family Residential	1		Residential Single Family Residential			Yes
Schuylkill Township	SD-07-24-18176	Valley Forge Railways	8/21/2024	5.20	Industrial	1		Industrial Addition to Existing			Yes
South Coventry Township	SD-07-24-18167	Casey - 3031 Coventryville	8/9/2024	15.20	Single Family Residential	1		Residential Single Family Residential			Yes
Upper Uwchlan Township	SD-07-24-18189	480 Pottstown Pike Chester Springs	8/21/2024	10.07	Commercial	2		Commercial Lot Line Revision		0	Yes
Wallace Township	SD-06-24-18150	Devereux Brandywine	8/5/2024	139.93	Single Family Residential	83		Residential Single Family Residential		8,100	Yes
West Brandywine Township	LD-07-24-18168	Culberston Village	8/14/2024	4.74	Institutional Commercial	3	32,110	Institutional Child Daycare Commercial Office Building	3	330	Yes

Subdivision and Land Development Reviews 8/1/2024 to 8/31/2024

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)
West Nottingham Township	SD-07-24-18177	Pileated Properties, LLC	8/27/2024	12.36	Agricultural Single Family Residential	2		Agricultural Farm/Pasture Land Residential Single Family Residential		0	Yes
West Whiteland Township	LD-07-24-18187	The Valley Creek Active Adult Community	8/29/2024	100.50	Single Family Residential Townhouse Twin	317		Residential Single Family Residential Townhouse Residential Twin		12,100	Yes
West Whiteland Township	SD-08-24-18191	The Valley Creek Active Adult Community	8/29/2024	100.50	Townhouse	1		Residential Townhouse			Yes
Westtown Township	LD-07-24-18174	Westtown AM West TIC, LLC	8/21/2024	18.45	Commercial	1	3,294	Commercial Bank	1		Yes
Willistown Township	SD-07-24-18185	Christ Memorial Lutheran Church	8/23/2024	6.30	Institutional	1		Institutional Religious Organization			Yes
Grand Totals of Subdivision and Land Development Reviews		17 Reviews		551.49 Acres		424 Lots/Units	51,124 Non-Res. Sq. Feet		6 Non-Res. Bldgs.	20,530 Linear Feet Roadway	

There are **17** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 8/1/2024 to 8/31/2024

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

8/1/2024 to 8/31/2024

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)
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No Conditional Use Reviews were conducted during this timeframe.

Subdivision & Land Development Letters



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
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 Executive Director

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 Government Services Center, Suite 270
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August 15, 2024

Susan Rutherford, Secretary/Treasurer
 East Nantmeal Township
 3383 Conestoga Road
 Glenmoore, PA 19343

Re: Final Subdivision – Lot Line Change for 3916 Coventryville Road
 # East Nantmeal Township - SD-07-24-18179

Dear Ms. Rutherford:

A final subdivision Plan entitled " Lot Line Change for 3916 Coventryville Road", prepared by Hershey Surveying Inc. and dated May 23, 2024, was received by this office on July 29, 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:	East of Coventryville Road, north of Prizer Road
Site Acreage:	65.50 acres
Lots:	2 lots
Proposed Land Use:	Lot Line Revision
UPI#:	24-5-32.1, 24-5-28

PROPOSAL:

The applicant proposes the adjustment of the lot lines separating two lots, totaling approximately 65 acres. The site, which is served by on-site water and sewer facilities, is located in the East Nantmeal Township AP-Agricultural Preservation zoning district. No development is proposed by this subdivision.

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

COUNTY POLICY:

LANDSCAPES:

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

Page: 3
Re: Final Subdivision – Lot Line Change for 3916 Coventryville Road
East Nantmeal Township - SD-07-24-18179

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 East Nantmeal 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: Hershey Surveying Inc.
Stanley Guest
Chester County Health Department



THE COUNTY OF CHESTER



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August 8, 2024

Rachel Greer, Zoning Officer
East Nottingham Township
158 Election Road
Oxford, PA 19363

Re: Preliminary/Final Land Development - 2656 Baltimore Pike
East Nottingham Township – LD-06-24-18155

Dear Ms. Greer:

A Preliminary/Final Land Development Plan entitled "2656 Baltimore Pike", prepared by Hillcrest Associates, and dated June 18, 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 land development for your consideration.

PROJECT SUMMARY:

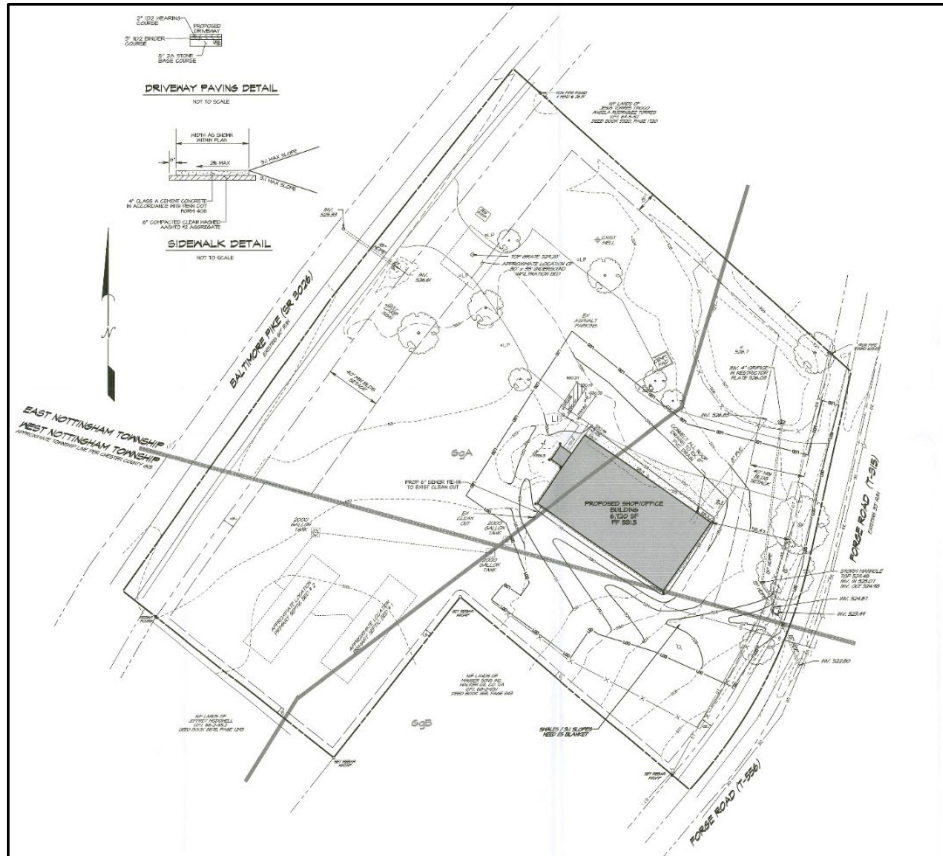
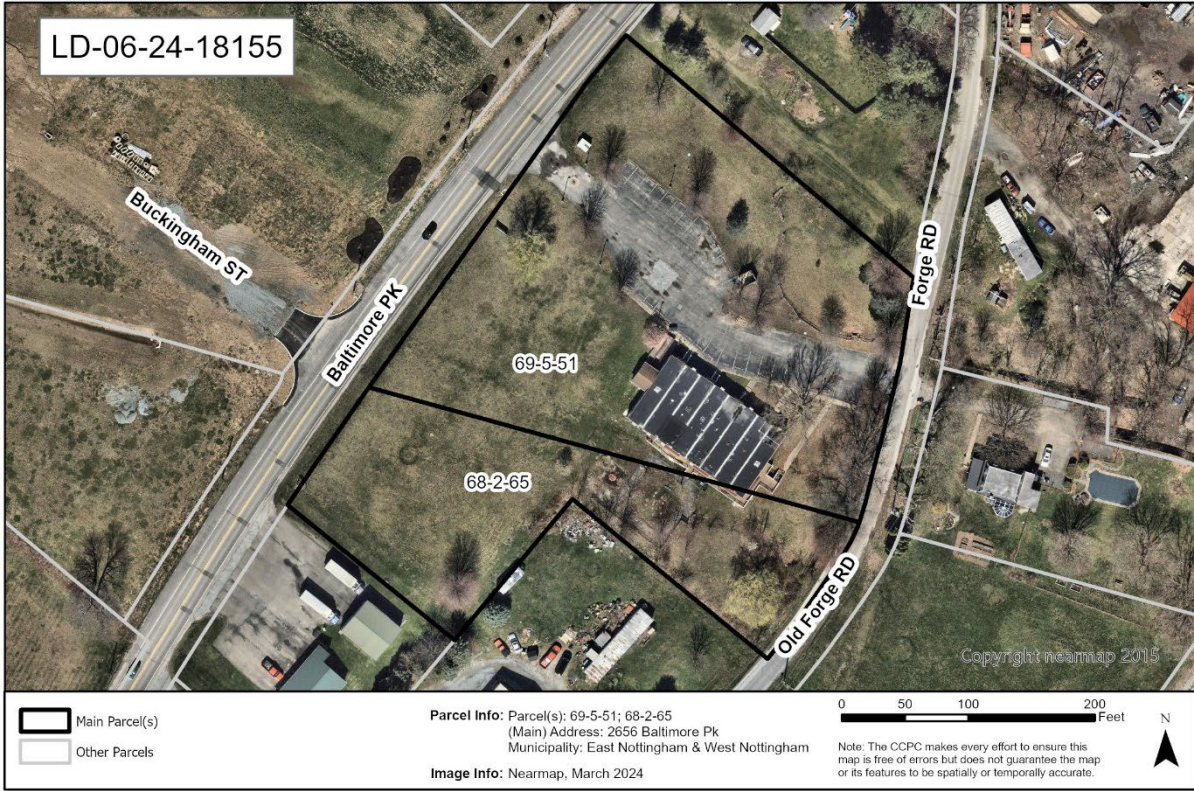
Location:	east side of Baltimore Pike at its intersection with Buckingham Street, and the west side of Forge Road
Site Acreage:	3.43
Lots/Units:	1
Non-Res. Square Footage:	6,720
Proposed Land Use:	Commercial
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Commerce, and Village Center
UPI#:	69-5-51, 68-2-65

PROPOSAL:

The applicant proposes the construction of a 6,720 square foot commercial building (shop/office building). The existing building will be removed; the site plan appears to indicate that the proposed building will be situated in the same location as the existing building. The project site, which is served by on-site water and on-site sewer, is located in the C1 Special Limited Business zoning district. A portion of the site is located in West Nottingham Township, in the Township’s Village Center (VCTR) zoning subdistrict.

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.

Page: 2
Re: Preliminary/Final Land Development - 2656 Baltimore Pike
East Nottingham Township – LD-06-24-18155



Site Plan Detail, Sheet 2: Preliminary/Final Land Development - 2656 Baltimore Pike

Page: 3
 Re: Preliminary/Final Land Development - 2656 Baltimore Pike
 # East Nottingham Township – LD-06-24-18155

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Rural Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape often evolves from a village at an historic crossroads that has expanded over time. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodates limited growth, with transportation infrastructure and amenities provided at a village scale and character. The proposed land development is consistent with the objectives of the **Rural Center Landscape**.

The portion of the project site in East Nottingham Township is also located in the Commerce designation on the Future Land Use Map in the Oxford Regional Multimunicipal Comprehensive Plan, and the portion of the site in West Nottingham Township is located in a Village Center designation. The proposed use of the project site appears to be consistent with the strategies for these land use designations.

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 Northeast Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring headwater streams and vegetated riparian corridors; addressing water quality impairments and nonpoint source pollution; and protecting groundwater resources. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. East Nottingham Township should coordinate its review of the proposed development activity with West Nottingham Township.

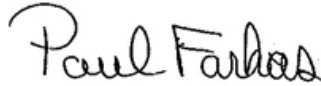
ADMINISTRATIVE ISSUES:

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. According to the Waiver Requested table on Sheet 1, the applicant is requesting one waiver from the provisions of the Township Subdivision and Land Development Ordinance, to permit the plan to be processed as a preliminary/final plan. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
6. 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 Land Development - 2656 Baltimore Pike
East Nottingham Township – LD-06-24-18155

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

Sincerely,

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: Heritage Property's
Hillcrest Associates
Candace Miller, Secretary, West Nottingham Township
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
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 601 Westtown Road
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 West Chester, PA 19380-0990
 (610) 344-6285 Fax (610) 344-6515

August 28, 2024

Rachel Greer, Zoning Officer
 East Nottingham Township
 158 Election Road
 Oxford, PA 19363

Re: Final Land Development - 441 Barnsley Road
 # East Nottingham Township – LD-08-24-18194

Dear Ms. Greer:

A Final Land Development Plan entitled "441 Barnsley Road", prepared by TeamAg Inc., and dated July 31, 2024, was received by this office on August 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:	west side of Barnsley Road, east of East Christine Road
Site Acreage:	13.01
Lots/Units:	1
Non-Res. Square Footage:	9,000
Proposed Land Use:	Commercial
New Parking Spaces:	21
Municipal Land Use Plan Designation:	Rural
UPI#:	69-9-2.4

PROPOSAL:

The applicant proposes the construction of a 9,000 square foot commercial building. The application materials indicate that the proposed building will be constructed on the existing foundation of the prior building on this site, which was destroyed by fire. It is also our understand that there will be two businesses on the property, one of which will be a kennel. Twenty-one (21) parking spaces will be provided. The project site, which will be served by onsite water and onsite sewer, is located in the C-2 Highway Commercial zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the site design issues discussed in comment #5, and all Township issues should be resolved before action is taken on this land development plan.

Page: 2
Re: Final Land Development - 441 Barnsley Road
East Nottingham Township – LD-08-24-18194



Page: 3
Re: Final Land Development - 441 Barnsley Road
East Nottingham Township – LD-08-24-18194

COUNTY POLICY:

LANDSCAPES:

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

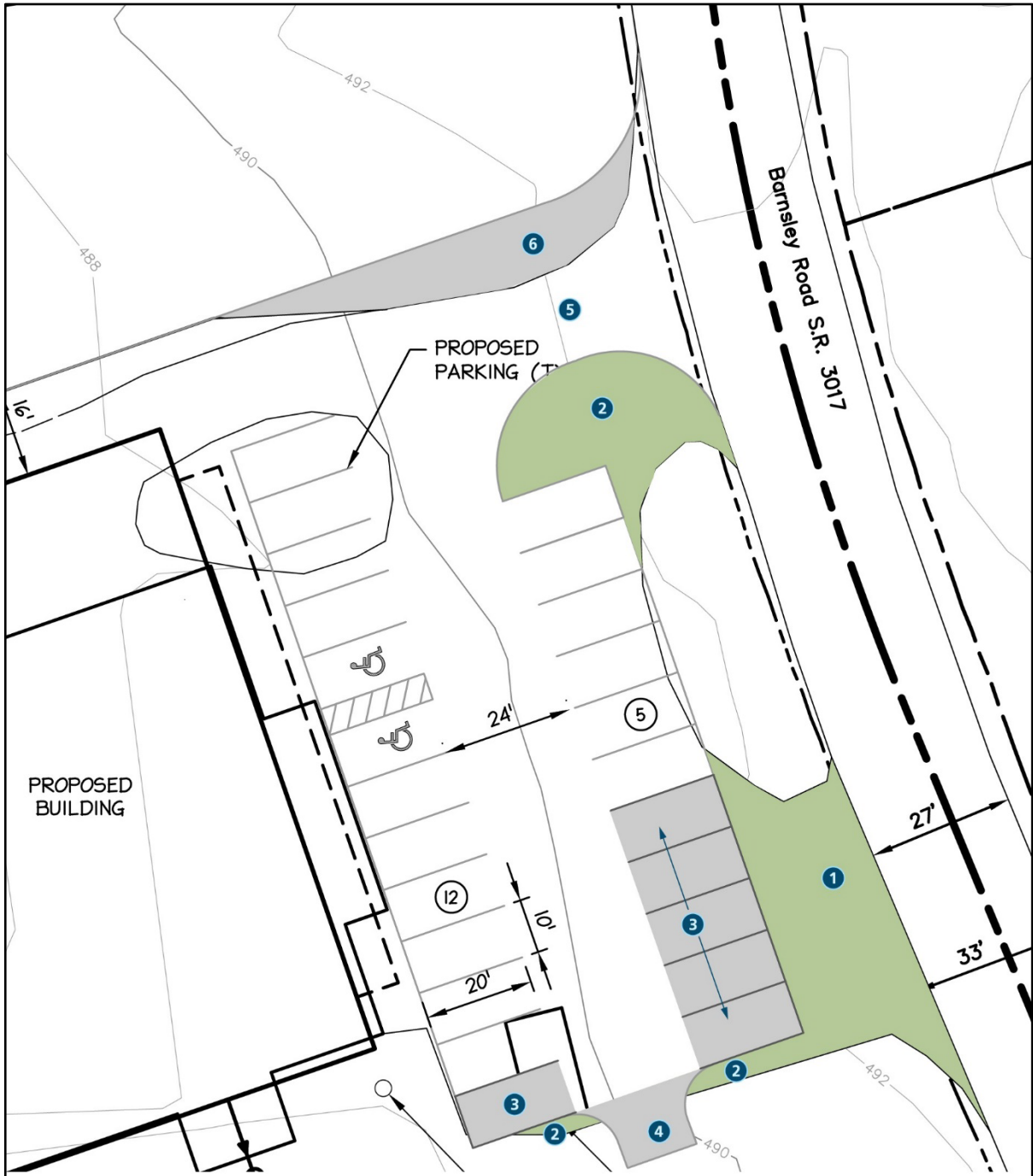
WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Northeast Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring headwater streams and vegetated riparian corridors; addressing water quality impairments and nonpoint source pollution; and protecting groundwater resources. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

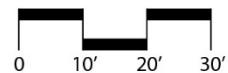
3. Zoning Note 4 on Sheet TS-1 indicates that a variance to allow two businesses on the property, and a variance to allow a reduced building setback, was granted by the Township Zoning Hearing Board on September 14, 2023. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board, and any conditions of approval issued by the Board should be indicated on the final plan.
4. Zoning Note 3 on Sheet TS-1 indicates that conditional use approval for the proposed kennel was granted by the Township on August 29, 2023. Prior to granting final plan approval, the Township should verify that this proposal complies with all applicable requirements for kennels set forth in Section 27-1604.J of the Township Zoning Ordinance. We note that the requirements for a kennel set forth in this section include the following:
 - The kennel shall have all outdoor exercise yards entirely fenced to prevent animals from leaving the property;
 - The applicant shall provide a plan for the disposal of animal wastes generated by the operation;
 - The applicant shall provide the appropriate Department of Agriculture license and obtain a use and occupancy permit prior to opening the operation;
 - The sale of related products shall remain accessory to the kennel, and any area devoted to such sales shall comprise no more than 25 percent of the floor area of the principal building; and
 - There shall be no outdoor storage of materials unless fully screened from adjoining properties used for residential purposes, in accordance with Section 27-1714.
5. We recommend that that the applicant and Township consider an alternative site design with one, rather than two, driveway entrances, along with a revised parking lot layout and additional landscaping provided along Barnsley Road. An illustration of this site plan concept is provided on page 4.

Page: 4
Re: Final Land Development - 441 Barnsley Road
East Nottingham Township – LD-08-24-18194



FOR ILLUSTRATIVE PURPOSES ONLY
Base drawing from SP-1, dated July 31, 2024

- ① Remove secondary entrance and landscape along Barnsley Road.
- ② Remove impervious areas.
- ③ Six additional spaces.
- ④ Add reverse bay.
- ⑤ Narrow entrance and align with proposed building.
- ⑥ Additional paving needed.



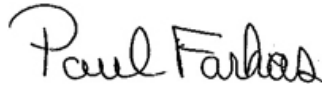
Page: 5
Re: Final Land Development - 441 Barnsley Road
East Nottingham Township – LD-08-24-18194

ADMINISTRATIVE ISSUES:

6. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.
8. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, 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 East Nottingham Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Barnsley Road LLC
TeamAg Inc.
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
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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

August 21, 2024

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

Re: Preliminary/Final Land Development - Taylor North East Overflow Storage Yard
Honey Brook Township - LD-07-24-18180

Dear Mr. Obenski:

A preliminary/final land development plan entitled "Taylor North East Overflow Storage Yard", prepared by Penncore Consulting LLC and dated July 17, 2024, was received by this office on July 22, 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:	West side of Twin Valley Road, south of Hemlock Road. The municipal boundary with West Nantmeal Township is to the east.
Site Acreage:	6.75 acres
Lots:	1 lot
Proposed Land Use:	Equipment storage area
Municipal Comprehensive Plan:	Rural Conservation
UPI#:	22-2-5.4

PROPOSAL:

The applicant proposes the construction of a 111,300 square foot outdoor equipment storage area. The site, which will not be provided with water or sewer facilities, is located in the Honey Brook Township BI Business Industrial zoning district. The equipment area will be composed of compacted gravel.

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

Page: 2
 Re: Preliminary/Final Land Development - Taylor North East Overflow Storage Yard
 # Honey Brook Township - LD-07-24-18180

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 land development is consistent with the objectives of the **Rural Landscape** because it is compatible with adjacent land uses.

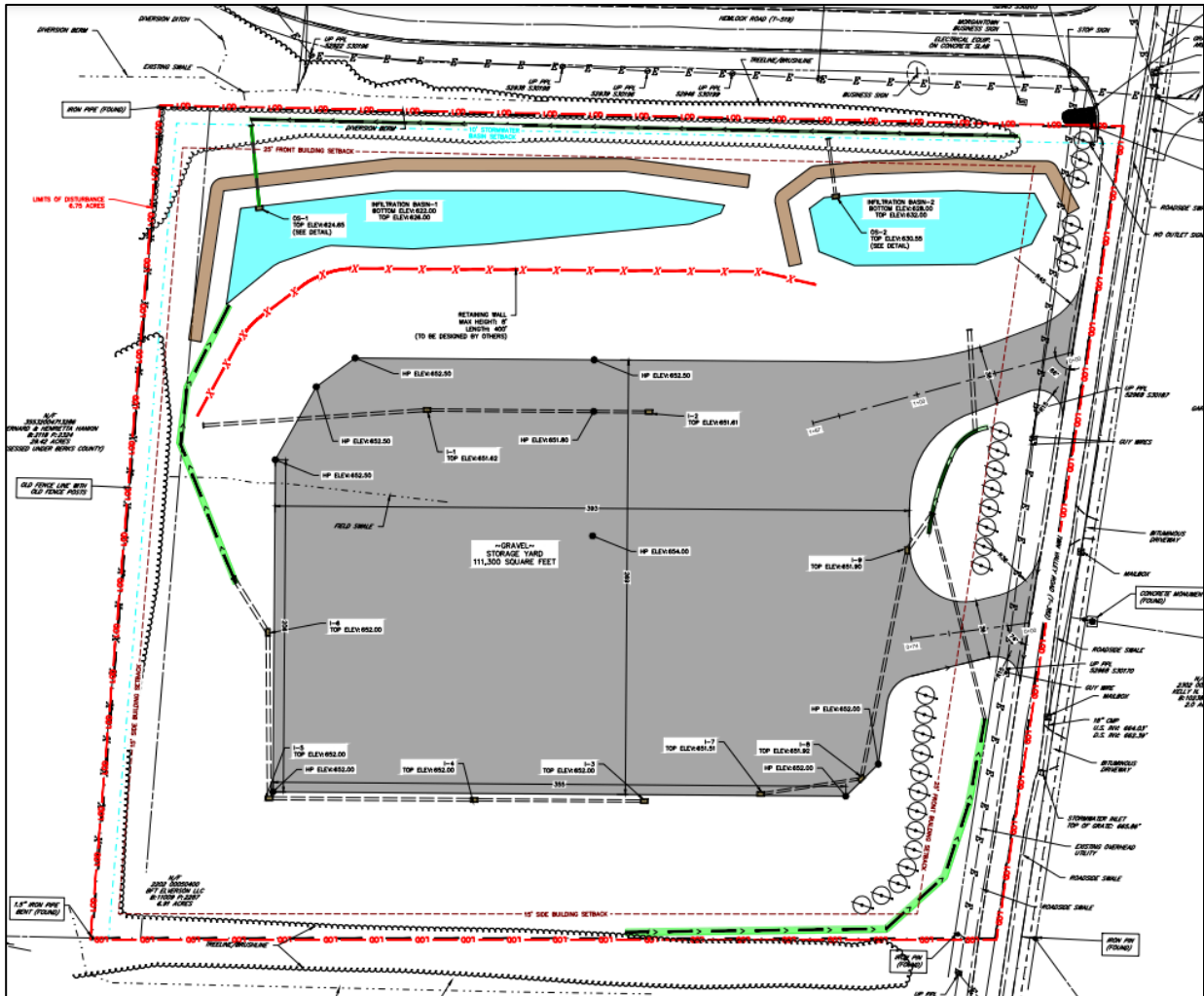


WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Conestoga Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are:
 - protecting and stewarding forested headwaters;
 - restoring water quality in impaired streams; and
 - protecting groundwater resources.

Watersheds 2045 can be accessed at www.chesco.org/watersheds2045.

Page: 3
 Re: Preliminary/Final Land Development - Taylor North East Overflow Storage Yard
 # Honey Brook Township - LD-07-24-18180



*Detail of Taylor North East Overflow Storage Yard
 Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

3. The applicant should elaborate on the equipment and materials that will be stored on the site. Specifically, the Township and the applicant should discuss:
 - a. Descriptions of any bulk materials or fluids that will be located on the site.
 - b. Descriptions of the types of vehicles and machinery that will be present.
 - c. Whether there is the potential for fluids or other materials to leak from vehicles or machinery.
 - d. Determination of whether oil/water separators be necessary for the stormwater management system.
 - e. Descriptions of any proposed security fence, and its design.
 - f. Measures to prevent gravel in vehicle tires from being tracked out from the site and deposited on the roadway.

The applicant and the Township's first responders and fire marshal should review these issues and the applicant's design.

Page: 4
Re: Preliminary/Final Land Development - Taylor North East Overflow Storage Yard
Honey Brook Township - LD-07-24-18180

4. The applicant and the Township should attempt to use Hemlock Road for access to the site, because it has a 24-foot cartway while Twin Valley Road has a 17-foot cartway.
5. Regardless of the roadway that is used for access, we suggest that the applicant provide only one entry/exit driveway designed at a right-angle to the roadway. The radii of the driveway at the roadway should show the appropriate dimensions for the anticipated vehicle usage at the site. Also, the Township Engineer should determine if any improvements are necessary for Twin Valley Road and for Hemlock Road if that road is to be used.

ADMINISTRATIVE ISSUES:

6. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
7. A minimum of 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 Honey Brook Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: BFT Elverson, LLC
Penncore Consulting LLC
Chester County Health Department
Chester County Conservation District
Deborah Kolpak, West Nantmeal Township Secretary/Treasurer



THE COUNTY OF CHESTER



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Brian N. O’Leary, AICP
Executive Director

August 7, 2024

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

Re: Preliminary/Final Subdivision – The Enclave at Sills Mill
Kennett Township – SD-06-24-18158

Dear Ms. Hicks:

A Preliminary/Final Subdivision Plan entitled "The Enclave at Sills Mill", prepared by Inland Design, and dated June 17, 2024, was received by this office on July 8, 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:

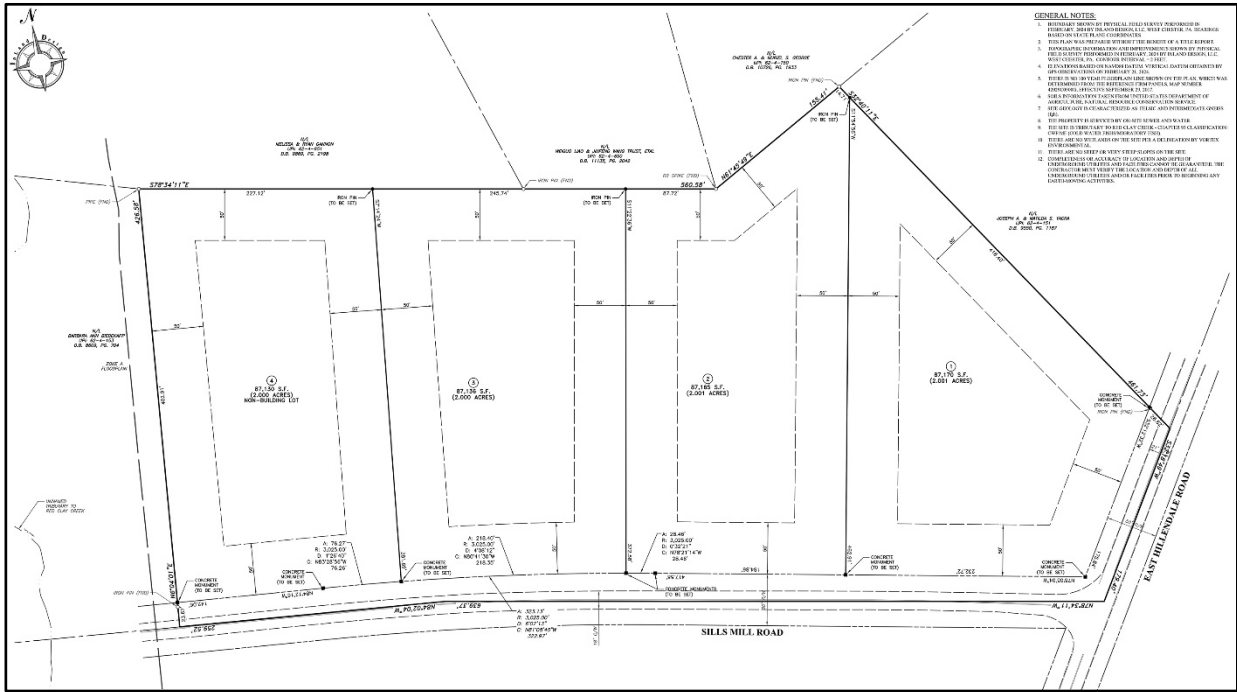
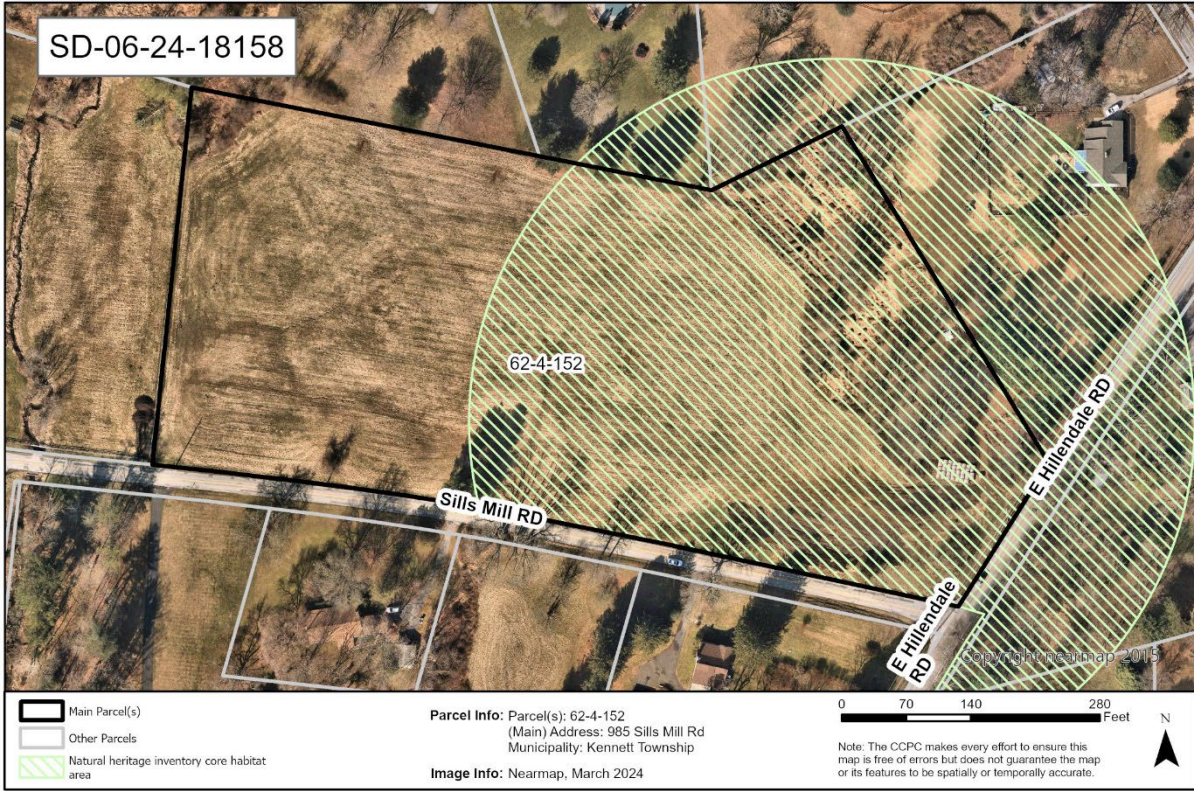
Location:	northwest corner of Sills Mill Road and East Hillendale Road
Site Acreage:	8.00
Lots/Units:	4
Non-Res. Square Footage:	0
Proposed Land Use:	3 Single Family Residential lots, 1 Agricultural Lot
Municipal Land Use Plan Designation:	RR Rural Residential, adjoining SSR Suburban Residential designation to the south
UPI#:	62-4-152

PROPOSAL:

The applicant proposes the creation of four lots. Lots 1 to 3 are proposed for single family residential development. Both the site plan and the June 17, 2024 Project Narrative indicate that Lot 4 is an unbuildable lot and is under agreement to be sold to be added to adjoining parcel UPI# 62-4-153 for agricultural use. The project site, which will be served by onsite water and onsite sewer, is located in the RR Rural Residential zoning district.

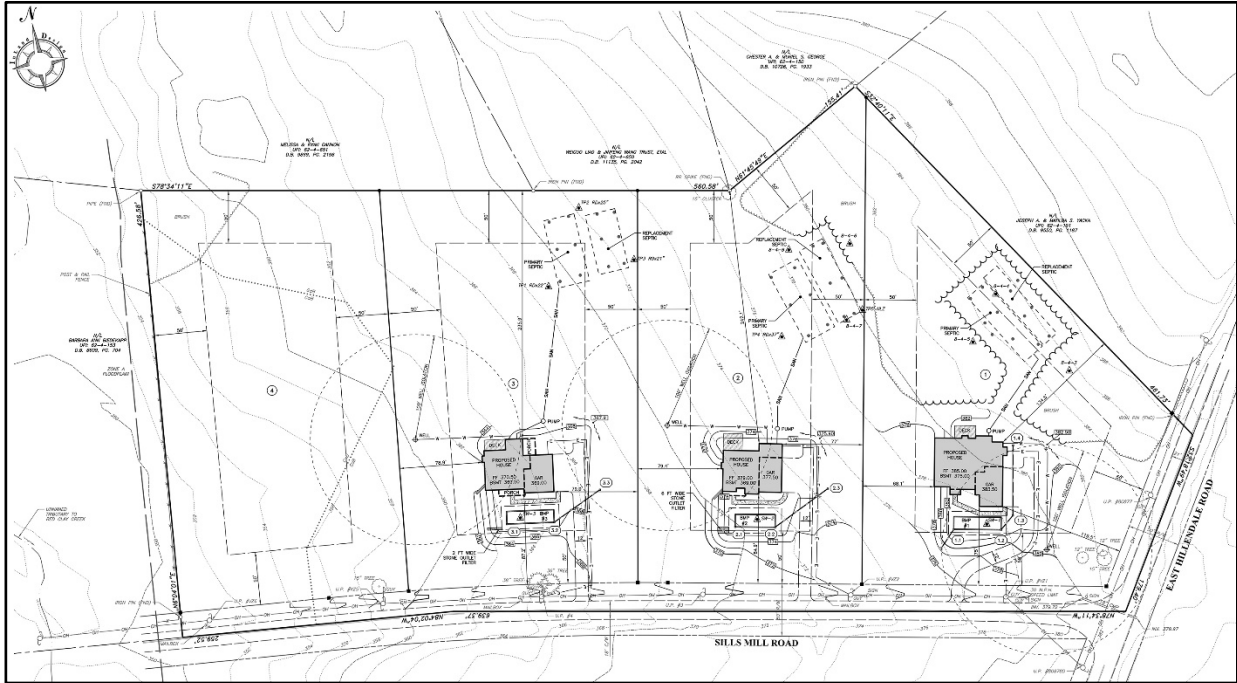
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.

Page: 2
Re: Preliminary/Final Subdivision – The Enclave at Sills Mill
Kennett Township – SD-06-24-18158



Site Plan Detail, Sheet 2: The Enclave at Sills Mill

Page: 3
 Re: Preliminary/Final Subdivision – The Enclave at Sills Mill
 # Kennett Township – SD-06-24-18158



Site Plan Detail, Sheet 5: The Enclave at Sills Mill

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. While single family residential development is an appropriate use in the **Suburban Landscape**, County mapping indicates that a portion of the project site is located within the Sills Mill Road Meadow Natural Heritage Area (NHA). We note that the general location of the core habitat area is shown on the location map provided on page #2. **Landscapes3** supports comprehensive protection and restoration of the county's ecosystems, including natural heritage areas (this issue is further discussed in comment #3).

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.

Page: 4
 Re: Preliminary/Final Subdivision – The Enclave at Sills Mill
 # Kennett Township – SD-06-24-18158

PRIMARY ISSUES:

3. The 2015 Chester County Natural Heritage Inventory, which is available online at <https://chescoplanning.org/environmental/ResourcesChesco.cfm>, indicates the project site is located within the core habitat of the Sills Mill Road Meadow Natural Heritage Area (NHA) included in the Pennsylvania Natural Diversity Index (PNDI). The Inventory indicates that the grassy meadow habitat within the NHA supports a population of Elliot’s beardgrass, a plant species of concern.

Landscapes3 recognizes NHA core habitat areas as natural resource priority protection areas. Protecting natural areas helps ensure that the critical functions these areas provide will not diminish due to development. Development on this portion of the site could be detrimental to the NHA species population if they exist on the site. We recommend that the applicant and Township contact the PA Department of Conservation and Natural Resources, Pennsylvania Natural Heritage Program (<http://www.naturalheritage.state.pa.us> or RA-HeritageReview@pa.gov) for further information on this matter. If the species exists on this site, then consideration should be provided by the applicant and Township for reconfiguring the proposed lot lines and building locations, as needed, in order to minimize the impact of the proposed development activity on this NHA.

4. The 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 dwellings and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
5. We suggest that the applicant and the Township consider the use of shared driveways. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.
6. We note that there is a creek corridor along the easternmost portion of the adjoining parcel to the west (UPI# 62-4-153). If Lot 4 of this development is conveyed to this adjoining parcel, then we suggest that the Township review the natural resource protection standards, including the riparian buffer standards, that apply to this parcel. *Landscapes3* supports the comprehensive protection and restoration of the county’s ecosystems, including riparian corridors (“Protect” Objective B, page 63).

ADMINISTRATIVE ISSUES:

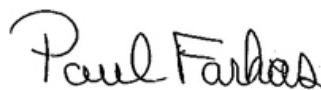
7. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

Page: 5
Re: Preliminary/Final Subdivision – The Enclave at Sills Mill
Kennett Township – SD-06-24-18158

8. According to the Waivers Requested table on Sheet 1, the applicant is requesting one waiver from the submission requirements set forth in Article III of the Township Subdivision and Land Development Ordinance, in order to allow a combined preliminary/final plan submission. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
9. The Long Term BMP Operations & Maintenance Procedures table on Sheet 7 states that the individual lot owners shall be responsible for the proper long term operation and maintenance of post construction stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
10. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
11. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.
12. 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 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: Megill Homes, Inc.
Inland Design
Sina Ebnesajjad
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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Marian D. Moskowitz
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Brian N. O’Leary, AICP
Executive Director

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

August 19, 2024

Erica Batdorf, Manager
North Coventry Township
845 South Hanover Street
Pottstown, PA 19465

Re: Preliminary Subdivision - Salvucci - 1653 Chestnut Hill Road
North Coventry Township - SD-07-24-18188

Dear Ms. Batdorf:

A preliminary subdivision plan entitled "Salvucci - 1653 Chestnut Hill Road", prepared by All County and Associates, Inc. and dated April 8, 2024, was received by this office on August 5, 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 Chestnut Hill Road, south of Saint Peters Road
Site Acreage: 9.22 acres
Lots: 2 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Residential Conservation
UPI#: 17-7-163

PROPOSAL:

The applicant proposes the creation of two lots. The site, which is served by on-site water and on-site sewer facilities, is located in the North Coventry Township RC Resource Conservation zoning district. The site contains one dwelling on Lot 1, and another dwelling is proposed on Lot 2.

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

Page: 2
 Re: Preliminary Subdivision - Salvucci - 1653 Chestnut Hill Road
 # North Coventry Township - SD-07-24-18188

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**.

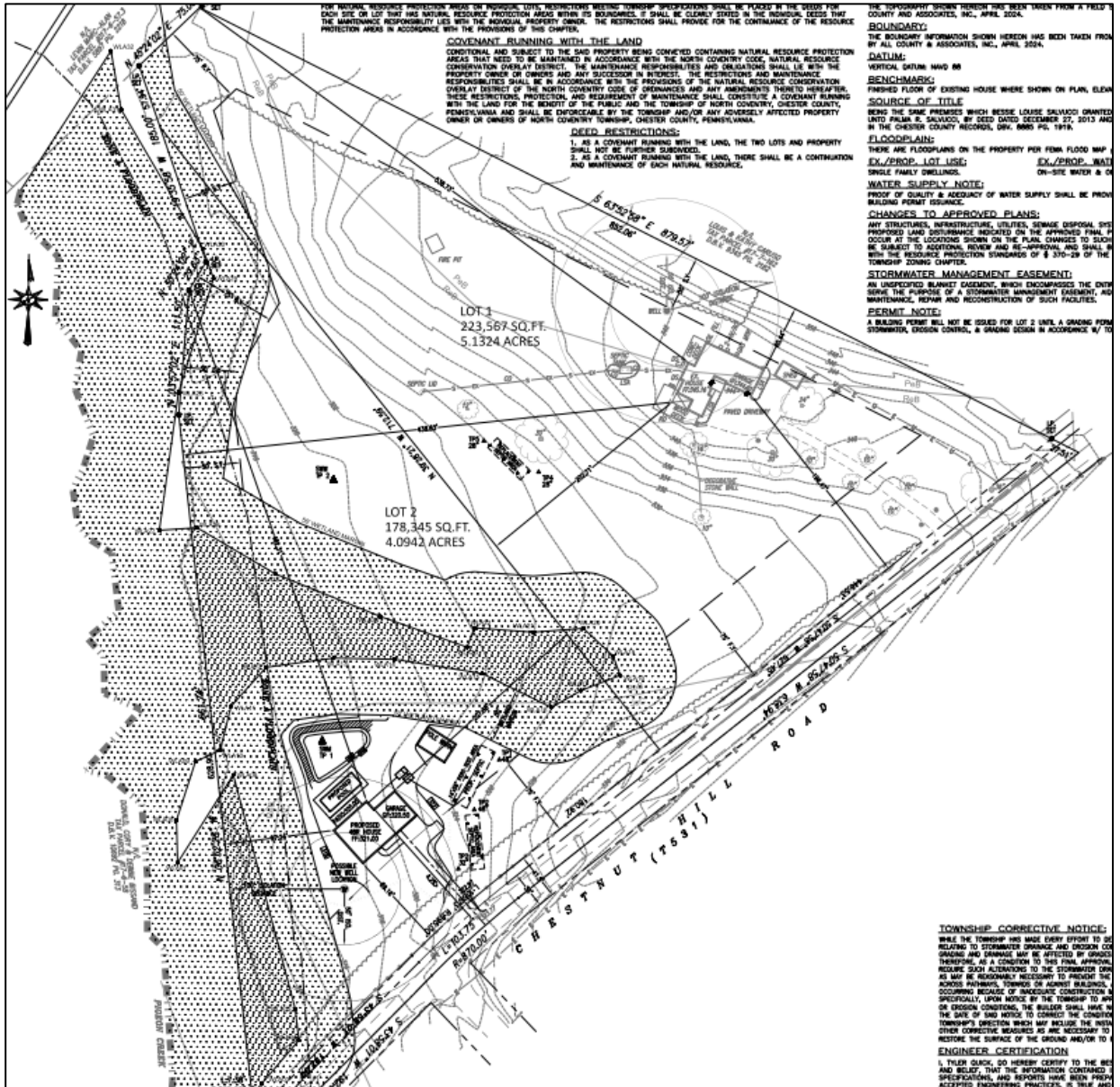


WATERSHEDS 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Pigeon Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
 - protecting forested headwaters, first order streams, and vegetated riparian corridors;
 - encouraging holistic planning to reduce potential conflict between development and natural resources; and
 - addressing stormwater runoff and causes of impairments.

Watersheds 2045 can be accessed at www.chesco.org/watersheds2045.

Page: 3
Re: Preliminary Subdivision - Salvucci - 1653 Chestnut Hill Road
North Coventry Township - SD-07-24-18188



*Detail of Salvucci 1653 Chestnut Hill Road
Preliminary Subdivision Plan*

PRIMARY ISSUE:

3. We support the notes on the plan regarding deed restrictions relating to the preservation of the site’s natural resources. We endorse the protection of these resources, and we recommend that the Township Solicitor review and approve of the map notes. The Solicitor should also recommend whether the NATURAL RESOURCE PROTECTION map note should describe the “chapter” that it references. The Solicitor and the Township may also wish to discuss how violations of the deed restrictions will be identified and enforced.

Page: 4
Re: Preliminary Subdivision - Salvucci - 1653 Chestnut Hill Road
North Coventry Township - SD-07-24-18188

ADMINISTRATIVE ISSUES:

4. 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>.
5. 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 North Coventry 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: Palma R. Salvucci
All County and Associates, Inc.
Chester County Health Department
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
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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

August 28, 2024

Dan Boyle, Supervisor
Pennsbury Township
702 Baltimore Pike
Chadds Ford, PA 19317

Re: Final Subdivision - 1451 Fairville Road, Chadds Ford
Pennsbury Township – SD-07-24-18181

Dear Mr. Boyle:

A Final Subdivision Plan entitled "1451 Fairville Road, Chadds Ford", prepared by Hillcrest Associates, Inc., and dated June 12, 2024, was received by this office on August 5, 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:

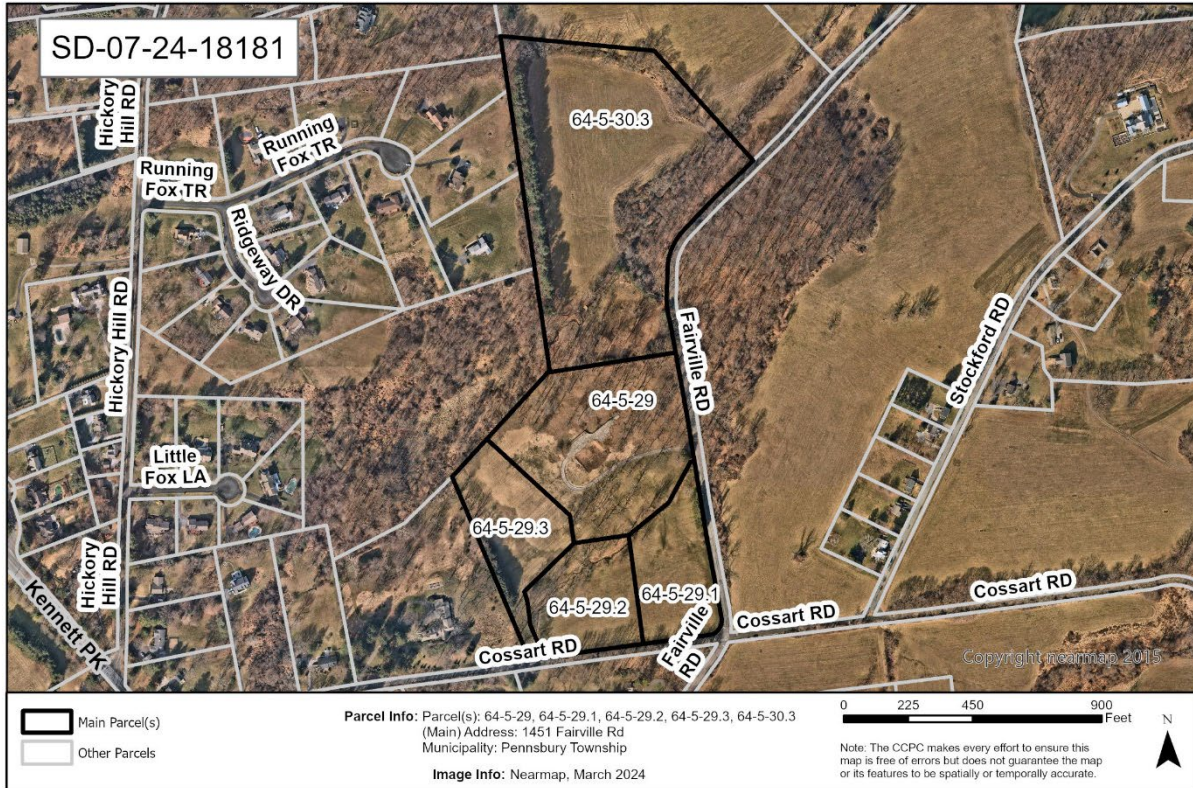
Location:	northwest corner of Cossart Road and Fairville Road
Site Acreage:	32.34
Lots/Units:	5 existing lots; 1 proposed lot
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	RC Resource Conservation
UPI#:	64-5-29, 64-5-29.1, 64-5-29.2, 64-5-29.3, 64-5-30.3

PROPOSAL:

The applicant proposes the consolidation of five lots into one lot. A single family residence will be constructed on the proposed lot. The application materials indicate that the existing single family residence on the site has been recently demolished. The project site, which will be served by onsite water and onsite sewer, is located in the R-2 and R-1 Residential zoning districts (we note that the proposed residence will be located on the portion of the parent tract zoned R-2 Residential).

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 - 1451 Fairville Road, Chadds Ford
 # Pennsbury Township – SD-07-24-18181



COUNTY POLICY:

LANDSCAPES:

- The project site is located within the **Rural Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan, adjoining a **Suburban Landscape** designation to the west. 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 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. While low density residential development is appropriately located in a **Rural Landscape** designation, careful consideration of the proposed development activity is required due to the existing environmental characteristics of the project site.

Page: 4
 Re: Final Subdivision - 1451 Fairville Road, Chadds Ford
 # Pennsbury Township – SD-07-24-18181

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.

PRIMARY ISSUES:

Natural Features Protection:

3. According to the Variance Requested table on Sheet 1, the applicant is requesting seven variances from the provisions of the Township Zoning Ordinance, including variances to permit the disturbance of moderately steep slopes and prohibitively steep slopes more than permitted by code, variances to permit the disturbance of zone 1 and zone 2 riparian buffer areas more than permitted by code, and a variance to permit grading relating to the construction of a house within prohibitively steep slopes. The Township should not grant final plan approval prior to the Zoning Hearing Board granting any variance requests. The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Board.

The County Planning Commission does not endorse the variance requests from the steep slope and riparian buffer standards. Disturbance on very steep slopes has the potential to negatively impact the quality, quantity, and flow pattern of water into the nearby unnamed tributaries of Craigs Mill Run. 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. Additionally, the applicant and Township should recognize that vegetated, and particularly forested riparian buffers, provide numerous ecological and community benefits. *Landscapes3* supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective B, page 63).

4. The site plan indicates that a bridge proposed as part of a new driveway entrance will traverse an unnamed tributary to Craigs Mill Run. The applicant should be aware that an encroachment permit may be required by the Pennsylvania Department of Environmental Protection in accordance with its Rules and Regulations. The applicant should supply information on the installation technique and materials to ensure that there will be no stream degradation (or seepage of effluent into the stream).

Given the presence of an existing driveway entrance on the parcel, we strongly encourage the applicant to forgo the driveway expansion, along with the creation of a new stream crossing and bridge. Unnecessary modifications to the stream channel, its banks, riparian buffers, and the surrounding wetlands should be avoided as much as possible.

Page: 5
 Re: Final Subdivision - 1451 Fairville Road, Chadds Ford
 # Pennsbury Township – SD-07-24-18181

5. The 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 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.

Additionally, we 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 streambank stability. This would be particularly beneficial in the areas of the stream that appear to be eroding, as indicated in photos included in the applicant’s wetland report.

6. The site contains wetlands. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977). The Pennsylvania Department of Environmental Protection regulates all activities that affect bodies of water, including wetlands, under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact both of these agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.
7. We endorse the plan’s proposed conversion of mowed turf in the wetland margins to managed natural areas with an accompanying maintenance plan. Wetlands serve a crucial role in our watersheds, and properly buffering and protecting them is critical to ensure they continue to provide valuable ecosystem services.
8. It is unclear from the plan if the septic systems shown in the plan are existing or proposed. If they are proposed, the applicant should provide additional details about how the systems will connect to the proposed buildings across the stream. If the development plan proposes to abandon any existing septic systems, the applicant should ensure they are properly decommissioned.

Stormwater Management:

9. 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.

Page: 6
 Re: Final Subdivision - 1451 Fairville Road, Chadds Ford
 # Pennsbury Township – SD-07-24-18181

10. For stream channel protection purposes, Sections 128-307 and 128-308 of the Township Code requires the peak flow rate of the post-construction 2-year, 24-hour design storm be reduced to that of the predevelopment 1-year, 24-hour design storm. The Post Construction Stormwater Management (PCSM) Report does not reflect this requirement for the 2-year storm. Additionally, for proposed development with multiple drainage areas, the peak flow rate control requirements should be met for each drainage area. The report indicates an overall site-wide peak rate reduction for each design storm event, however the peak rate increases post-construction for all design storms to Discharge Point 001 (DP001).
11. In addition to 10-year storm events and greater, additional PSCM inspections should be conducted annually for the first five years, and once every three years thereafter, per Section 128-706 of the Township Code.
12. Topsoil stockpiles in the Erosion and Sedimentation plan should be protected from erosion by compost filter socks in addition to silt fences.

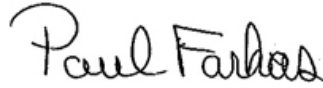
ADMINISTRATIVE ISSUES:

13. According to the Waiver Requested table on Sheet 1, the applicant is requesting two waivers from the plan content 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.
14. According to County Tax Assessment records, UPI# 64-5-30.3 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) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
15. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
16. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.
17. The applicant and Township should verify the accuracy of the section references provided in items #2, #4 and #5 of the Variance Requested table on Sheet 1.
18. 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: 7
Re: Final Subdivision - 1451 Fairville Road, Chadds Ford
Pennsbury Township – SD-07-24-18181

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: Hillcrest Associates, Inc.
Robert Siegfried
Chester County Health Department
Chester County Conservation District
US Fish and Wildlife Services
Chester County Assessment Office
Chester County Water Resources Authority



THE COUNTY OF CHESTER



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August 21, 2024

Laurie Getz, Manager
 Schuylkill Township
 111 Valley Park Road
 Phoenixville, PA 19460

Re: Preliminary/Final Subdivision - Valley Forge Railways
 # Schuylkill Township - SD-07-24-18176

Dear Ms. Getz:

A preliminary/final subdivision plan entitled "Valley Forge Railways", prepared by Bursich Associates Inc. and dated May 22, 2024, was received by this office on August 5, 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:	McAvoy Lane and Pawling Road
Site Acreage:	5.20 acres
Lots:	1 lot
Proposed Land Use:	Industrial
UPI#:	27-3-9, 27-3-10

PROPOSAL:

The applicant proposes to add 1.2 acres (UPI # 27-3-9) to an adjacent parcel (UPI # 27-3-10), located in the Schuylkill Township I-Industrial zoning district. The subdivision plan proposes no construction.

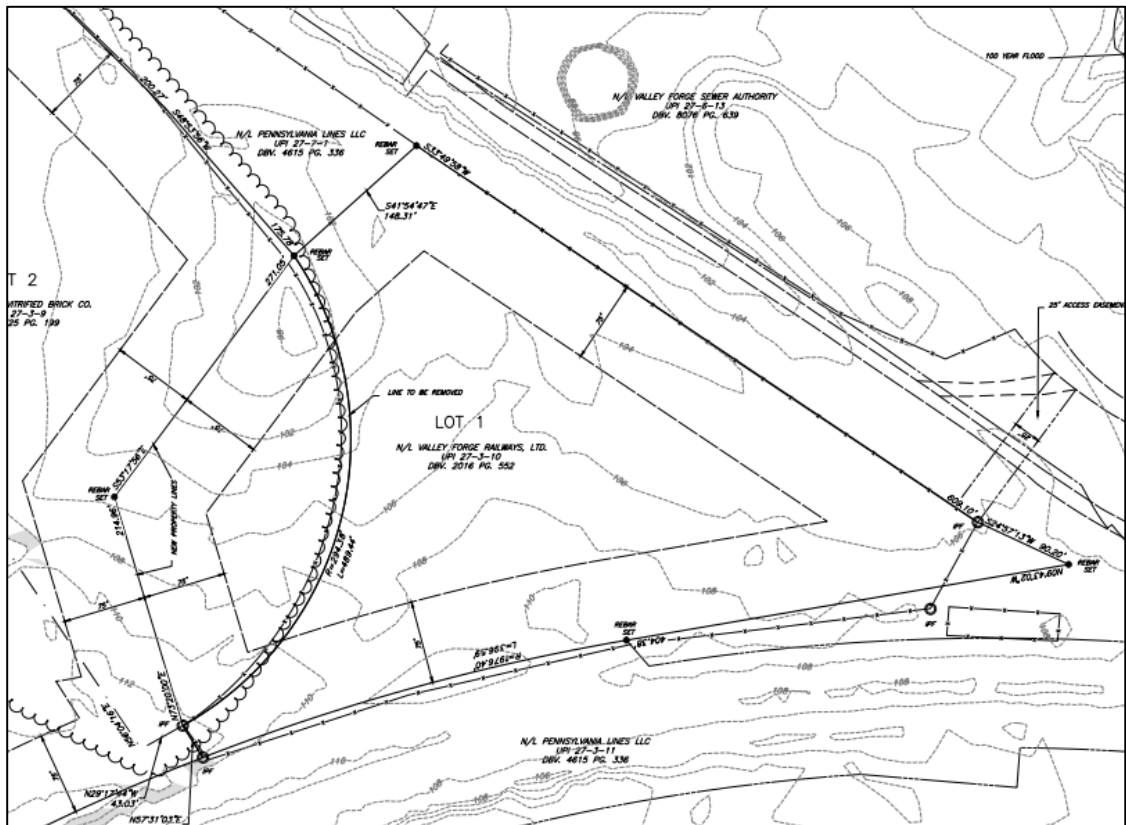
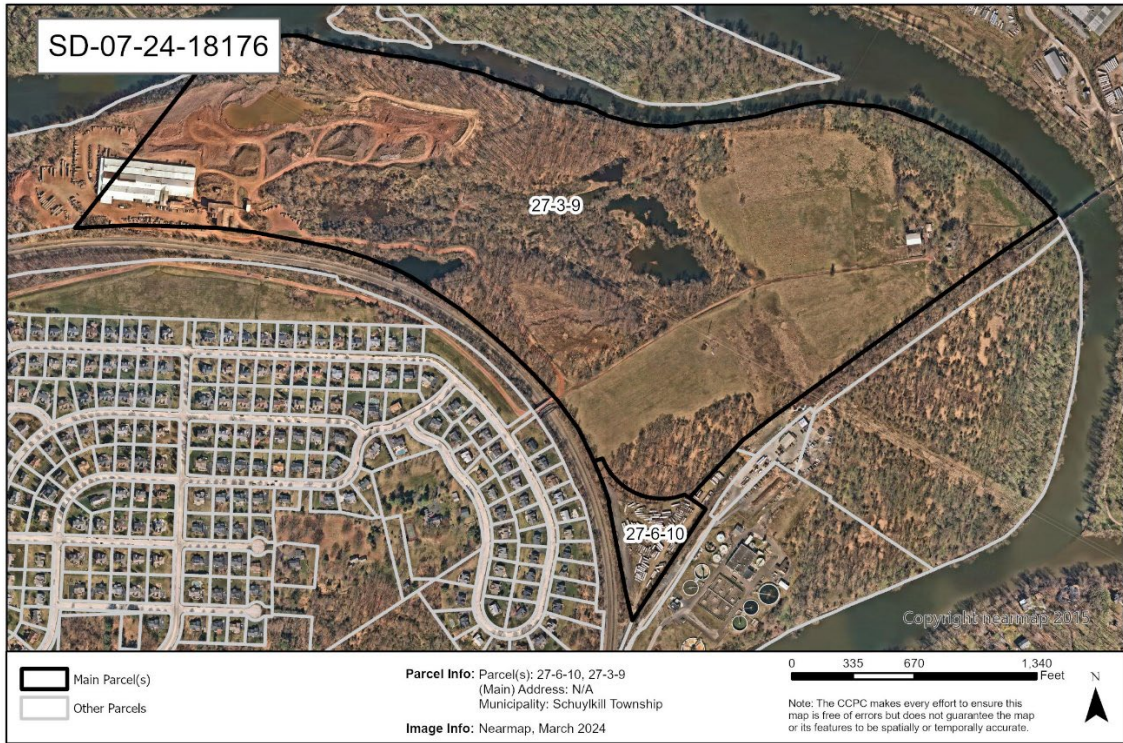
RECOMMENDATION: The Chester County Planning Commission has no planning issues with this subdivision application. All Schuylkill Township issues should be resolved before action is taken on this plan.

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: Preliminary/Final Subdivision - Valley Forge Railways
Schuylkill Township - SD-07-24-18176



Detail of Valley Forge Railways Preliminary/Final Subdivision Plan

Page: 3
Re: Preliminary/Final Subdivision - Valley Forge Railways
Schuylkill Township - SD-07-24-18176

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 Schuylkill Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Bursich Associates Inc.
Valley Forge Railways LTD.
Chester County Health Department



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

August 9, 2024

Amanda Shaner, Administrator/Secretary-Treasurer
South Coventry Township
1371 New Philadelphia Road
Pottstown, PA 19465

Re: Subdivision - Casey - 3031 Coventryville
South Coventry Township - SD-07-24-18167

Dear Ms. Shaner:

A subdivision plan entitled "Casey - 3031 Coventryville", prepared by All County and Associates Inc. and dated June 14, 2024, was received by this office on July 23, 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: Northwest side of Coventryville Road, east of Chestnut Hill Road
Site Acreage: 15.20 acres
Lots/Units: 1 lot
Proposed Land Use: Lot Consolidation
Municipal Land Use Plan Designation: Rural
UPI#: 20-2-170, 20-2-169

PROPOSAL:

The applicant proposes the consolidation of two lots into one lot. The site, which is served by on-site water and on-site sewer facilities, is located in the South Coventry Township RC Rural Conservation zoning district. The parcel contains one dwelling and associated structures, and no additional development is proposed by this plan.

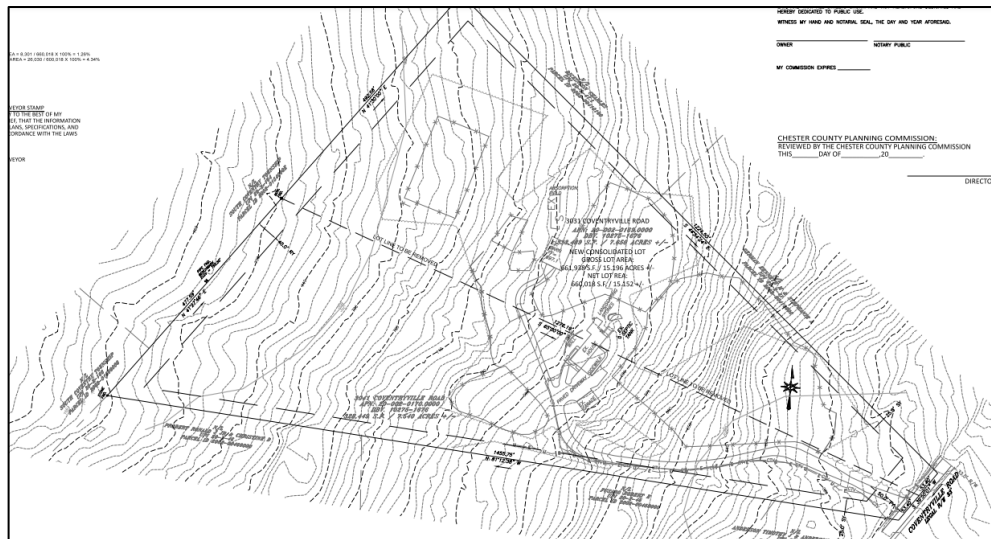
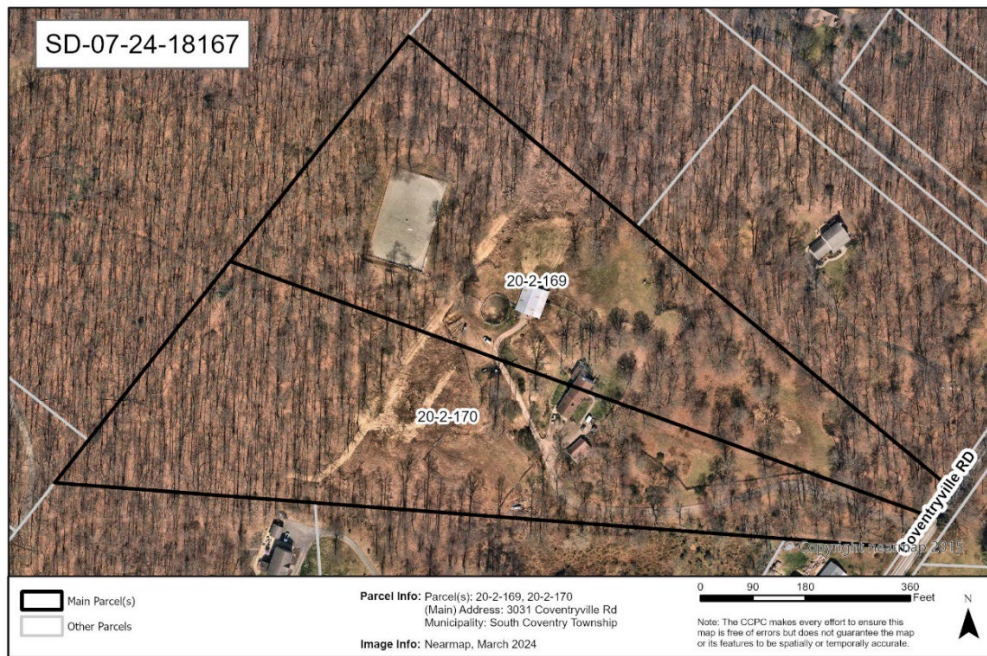
RECOMMENDATION: The Chester County Planning Commission has no planning issues with this subdivision application. All South Coventry Township issues should be resolved before action is taken on this plan.

Page: 2
Re: Subdivision - Casey - 3031 Coventryville
South Coventry Township - SD-07-24-18167

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 Casey - 3031 Coventryville Subdivision Plan

Page: 3
Re: Subdivision - Casey - 3031 Coventryville
South Coventry Township - SD-07-24-18167

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 South Coventry 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: All County and Associates Inc.
Thomas Casey and Maria Cuddy-Casey
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Brian N. O’Leary, AICP
Executive Director

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

August 21, 2024

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

Re: Final Subdivision - 480 Pottstown Pike Chester Springs
Upper Uwchlan Township - SD-07-24-18189

Dear Mr. Scheivert:

A final subdivision plan entitled "480 Pottstown Pike Chester Springs", prepared by T & M Associates and dated June 21, 2024, was received by this office on August 5, 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: East of Pottstown Pike (State Route 100), north of Fellowship Road
Site Acreage: 10.07 acres
Lots: 2 lots
Proposed Land Use: Lot Line Revision
Municipal Land Use Plan Designation: Suburban Employment
UPI#: 32-3-24.1, 32-3-25

PROPOSAL:

The applicant proposes the subdivision of one lot into two lots. The site contains a number of structures, and no additional construction or change to the site’s water and sewer facilities are proposed. The site is located in the Upper Uwchlan Township C-3 Highway Commercial zoning district.

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

Page: 3
Re: Final Subdivision - 480 Pottstown Pike Chester Springs
Upper Uwchlan Township - SD-07-24-18189

PRIMARY ISSUES:

2. Upper Uwchlan's Active Transportation Plan (adopted February 2024), at: <https://www.upperuwchlan-pa.gov/DocumentCenter/View/1705/Active-Transportation-Plan-accepted-February-20-2024-PDF> recommends that a shared use path be developed along the east side of Pottstown Pike from Fellowship Road to Garrison Drive, which includes this parcel's frontage along Pottstown Pike. The Plan also recommends crossing improvements at the Pottstown Pike and Font Road intersection. We recommend that the Township and the applicant discuss how this subdivision can help implement the policies in the Township's Active Transportation Plan.

ADMINISTRATIVE ISSUE:

3. 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 Upper Uwchlan Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: T & M Associates
Oscar Senn Irrevocable Trust



THE COUNTY OF CHESTER



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 Marian D. Moskowitz
 Eric M. Roe

 Brian N. O'Leary, AICP
 Executive Director

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

August 5, 2024

Betty Randzin, Secretary
 Wallace Township
 PO Box 670
 Glenmoore, PA 19343

Re: Preliminary Subdivision and Land Development - Devereux Brandywine
 # Wallace Township - SD-06-24-18150

Dear Ms. Randzin:

A preliminary subdivision and land development plan entitled "Devereux Brandywine", prepared by Nave Newell, Inc. and dated June 20, 2024, was received by this office on July 8, 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 for your consideration.

PROJECT SUMMARY:

Location:	East side of Devereux Road, north of Creek Road
Site Acreage:	139.93 acres
Lots/Units:	83 lots/units
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural Density
UPI#:	31-4-60-E, 31-4-70-E

PROPOSAL:

The applicant proposes 83 single-family dwellings on lots between 7,500 and 17,500 square feet. The site, which will be served by on-site water and community sewer facilities, is in the Wallace Township FRR Flexible Rural Residential, Tier IV zoning district. The development will also include conservation areas of 20.20 acres, greenway areas that are available for common use by the residents totaling 37.72 acres, and other "greenway areas/greens" comprising 4.32 acres. Several existing institutional structures on the site will be removed.

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

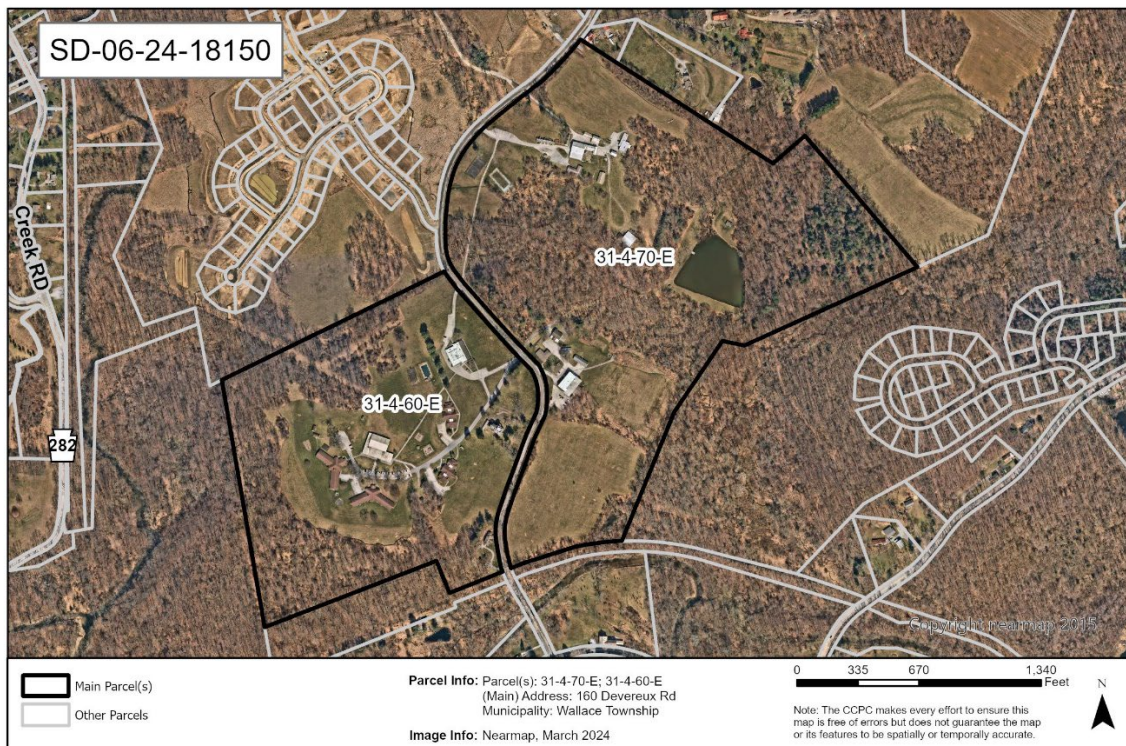
Page: 2

Re: Preliminary Subdivision and Land Development - Devereux Brandywine
 # Wallace Township - SD-06-24-18150

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Rural Landscape** and **Natural Landscape** 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 proposed subdivision and land development is consistent with the objectives of the **Rural Landscape** and **Natural Landscape**.



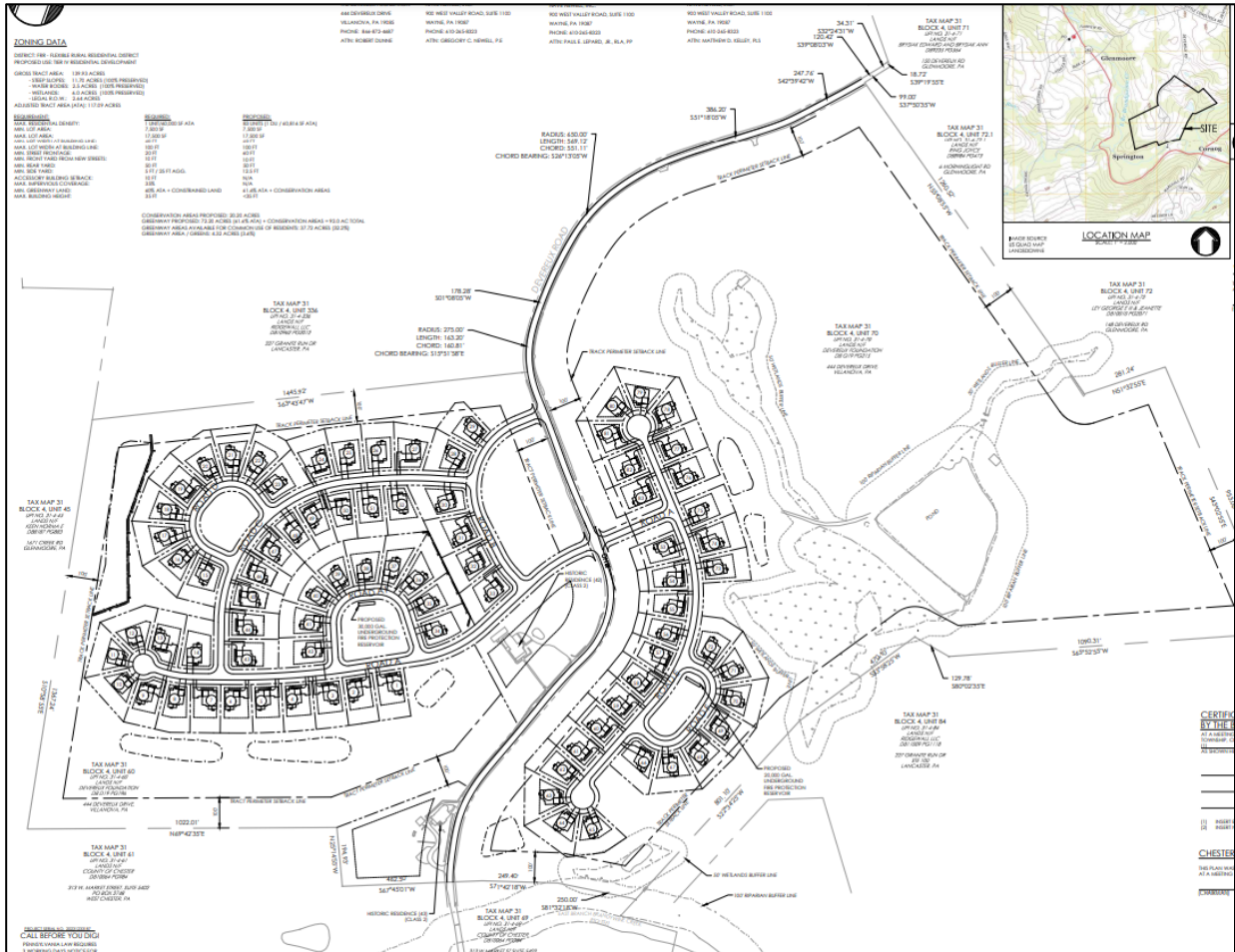
WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the 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.

Page: 3
 Re: Preliminary Subdivision and Land Development - Devereux Brandywine
 # Wallace Township - SD-06-24-18150

- 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.



Detail of Devereux Brandywine Preliminary Subdivision and Land Development Plan

PRIMARY ISSUES:

- The plan shows a single access road serving the 31 lots east of Devereux Road, and particularly Phase 4 of the development. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update) recommends that a maximum of 24 dwelling units utilize a single access point. We recommend that emergency access driveways to Devereux Road be provided at the northern and southern parts of the eastern portion of this development. Alternatively, a divided boulevard-type entrance could be provided at the eastern intersection of Road A and Devereux Road. Additional information on this topic is available online at: www.chesco.org/documentcenter/view/27034.

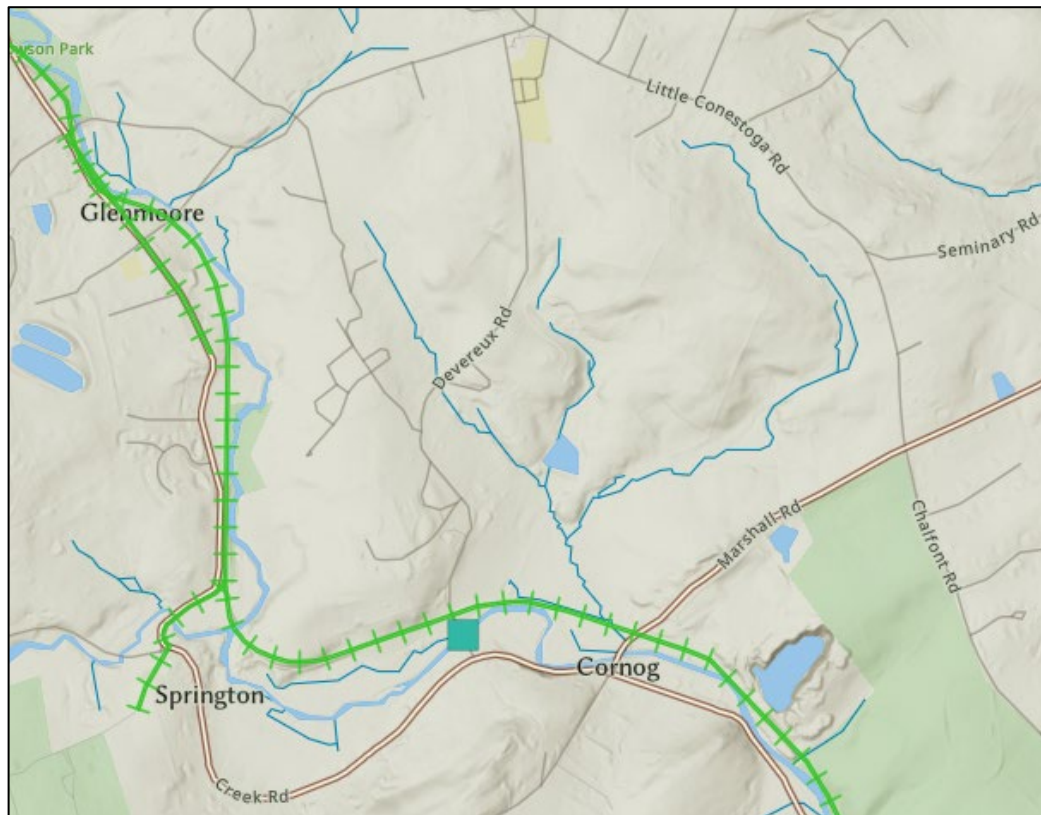
A roundabout-type intersection at Road A and Devereux Road could also be provided to create a focal point of visual interest (such as placing an architectural element in the island) and to reduce vehicle speeds.

Page: 4
Re: Preliminary Subdivision and Land Development - Devereux Brandywine
Wallace Township - SD-06-24-18150

5. The applicant and the Township should consider using common driveways when possible, especially where the driveways are in proximity and where side-entry garages are proposed. Common driveways can result in less paving, reduced site disturbance and stormwater runoff. The use of landscaped islands in the cul-de-sacs can also reduce stormwater runoff and increase the aesthetic appeal of the development.
6. The plan proposes 20-foot wide cartways using two ten-foot travel lanes. We suggest that narrower cartways may be appropriate in portions of this development, such as at loop Roads A, B, D, and F. The Chester County Multi-Modal Handbook suggests that low-volume road travel lanes can be as narrow as nine-feet wide each; the Handbook is available at: <https://www.chescoplanning.org/MuniCorner/MultiModal/22-LaneDesign.cfm>
Narrower cartways can reduce vehicle speeds, stormwater runoff and lower construction costs.
7. The plan shows sanitary sewer lines leading to an existing sanitary sewage pump station on the site, which will remain. The applicant should elaborate on the proposed methods of treating the site's wastewater and should provide information on the ability of the existing and proposed facilities to adequately convey and treat wastewater from this development. The applicant should also describe how potable water will be supplied to the development (also see comments 17 and 18 below).
8. The applicant should determine whether asbestos, lead or other hazardous materials are present in the structures planned for removal, and if so, discuss necessary remediation measures.
9. The plan shows two residences classified as Class II Historic Resources on the site. The applicant and Township should work to mitigate any negative effects of the development on the integrity of these resources. The Township should also request that the Township's Historical Commission review the plan and offer recommendations regarding how the historic resources can be appropriately integrated into the final design.
10. The plan should indicate whether a Homeowners' Association (HOA) will be responsible for the proposed common facilities and areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the HOA document. The document should include provisions which allow the Township to intervene and maintain commonly-owned facilities; determine the schedule for the HOA's formation; timing for the construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The document should be submitted as part of the application to the Township and should be reviewed by an attorney versed in HOA documents to evaluate it for completeness, compliance, adequate perpetual capitalization and effectiveness. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions.
11. We endorse the extensive areas of proposed open space. The Township should verify that the proposed open space plan meets all applicable Township requirements. Specifically, the applicant should also consider installing a walking path to provide residents with additional outdoor recreation opportunities. The creation of a walking path can also help illustrate the protection of the site's natural features, and the planned stormwater infrastructure provides an opportunity to demonstrate to residents the principles and practices of stormwater management and the importance of watershed stewardship. Educational signage could provide residents with information on the sensitive natural features located on the property (woodlands, streams and wetlands), the benefits of conservation development design, and the stormwater management infrastructure.

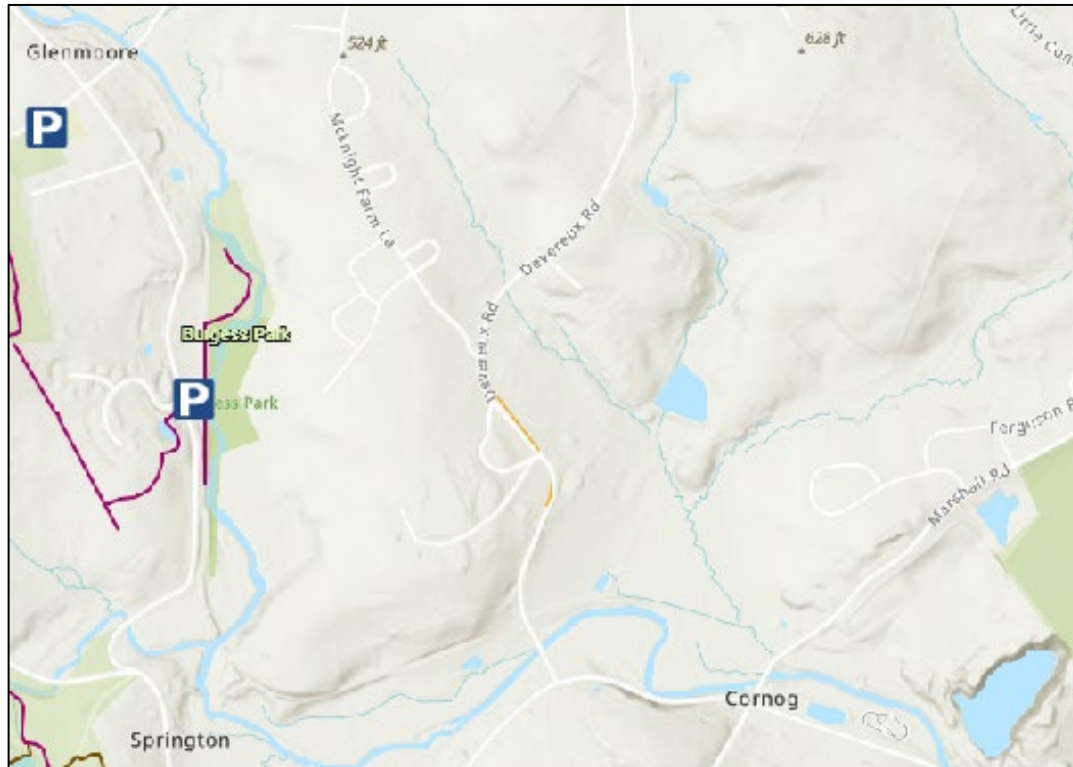
Page: 5
 Re: Preliminary Subdivision and Land Development - Devereux Brandywine
 # Wallace Township - SD-06-24-18150

12. All trail location and design details should be incorporated into the final plan, and the trails should be constructed prior to the Township issuing any occupancy permits for this development. The applicant should use all-weather materials for the trails, which will accommodate a wider variety of uses and be universally-accessible. The applicant should also clearly identify how access will be provided to all the open space areas, for both the use of residents and for maintenance.
13. Figure 5-1 “Recreation Recommendations” in the Township’s 1993 Open Space, Recreation and Environmental Resources Plan shows the applicant’s tract near the Wallace, Glenmoore, and Cornog Potential Neighborhood Park Service Areas. Also, the Struble Trail extension is planned for the Creek Road area to the west of the site. We suggest that the applicant provide for a potential future connection between this site and the Struble Trail, as well as to the potential park areas identified in the Township’s Open Space, Recreation and Environmental Resources Plan. The conceptual location of the Struble Trail extension is shown below:



*Excerpt from the Chester County
 Interactive Transportation Improvement Inventory (2023), at:
<https://experience.arcgis.com/experience/46eef2ac37244e484cfc451e546a1e2/>*

Page: 6
 Re: Preliminary Subdivision and Land Development - Devereux Brandywine
 # Wallace Township - SD-06-24-18150



Excerpt from the Chester County Trailfinder, at:

<https://chesco.maps.arcgis.com/apps/webappviewer/index.html?id=23332f7f24b44937af337a155d5ea13b>

Additional design concepts are offered in the Chester County Planning publication Rural Design Guide, at <https://www.chescoplanning.org/MuniCorner/pdf/RuralLandscapesDesignGuide.pdf>

14. The site contains wetlands. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977). The Pennsylvania Department of Environmental Protection regulates all activities that affect bodies of water, including wetlands, under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact both agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.
15. The Township should verify that all necessary ordinance relief measures to permit grading in steep slope areas have been granted and 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.
16. The site contains areas of hydric (wet) soils, which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. If construction occurs on this site, on-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to ensure that off-site drainage conditions are not negatively affected.

Page: 7
 Re: Preliminary Subdivision and Land Development - Devereux Brandywine
 # Wallace Township - SD-06-24-18150

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

Water Resources Information:

- East Branch Brandywine Creek Watershed; all areas on the site drain to an unnamed tributary
- Designated Use: High Quality Trout Stocking, Migratory Fishes
- FEMA: All proposed development is located in FEMA Zone X, Area of Minimal Flood Hazard.
- MS4 community: YES
- TMDL: Christina River Basin- High-flow (Nutrients, Low Dissolved Oxygen, Bacteria, and Sediment) and Low-flow (Nutrients, Low Dissolved Oxygen) TMDLs
 Impairments: None

Drinking Water Supply:

18. The Pennsylvania Department of Environmental Protection indicates that the area is currently serviced by three public water wells from the Devereux Foundation Brandywine (PWS ID 1150037) for an institutional facility. If these wells will continue to be used, the applicant should ensure any permits are up to date and/or renewed to provide sufficient water supply for the end users. The applicant should indicate the locations of the existing wells on the development plans.
19. If the proposed residences will rely on individual wells for their water supply, the locations of the wells should be shown in the proposed plans.

Stormwater Considerations:

20. The proposed stormwater management basins should be designed to better conform with the site’s topography to limit earth disturbance and minimize soil compaction. Applying these considerations enhances the potential for the stormwater basins to become visual amenities and offer opportunities for passive recreation. To provide visual interest, the shapes of the basins should be as natural looking as practical and be more curvilinear and less “boxy” or geometrically shaped. Creating a variety of slope changes so the sides of the basins undulate also mimics natural conditions. The appearances of the basins can be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic values. The perimeters of the basins should also incorporate features such as trails, viewpoints, and seating areas. The Township Engineer should also review whether the retaining walls near the stormwater basins should be protected by fences.

Page: 8
Re: Preliminary Subdivision and Land Development - Devereux Brandywine
Wallace Township - SD-06-24-18150

21. The development plans should show the locations of proposed topsoil stockpiles. The applicant should avoid, if possible, locating topsoil stockpiles upslope of any temporary sediment control structures. If soil stockpiles are placed upslope, the applicant should ensure that appropriate erosion and sedimentation controls (e.g., silt fence, filter sock, etc.) are in place.
22. The landscaping plan shows tree plantings along the berms of the stormwater basins. Depending on the slope of the berm and the species of tree, trees planted directly on a berm may impact its integrity as the trees mature. In these areas, the applicant should select tree species that are smaller and well-suited for rain garden environments, as well as ensure that trees are only planted on slopes gentle enough to prevent future compromises to the basins' structural integrity. The applicant should consult the most recent updates to the Pennsylvania Stormwater BMP Manual for additional guidance on berm slopes and plantings.
23. The applicant should ensure that the flow paths and travel times for runoff from discharge points DP001 and DP007 are within a necessary distance to any watercourse so as to maintain sheet flow and avoid developing into concentrated flow, which may form into rills and eroding gullies. Generally, sheet flow will become shallow concentrated flow after 100 feet (USDA-NRCS).
24. Since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.
25. The development plans propose an extensive amount of regrading on the properties. The applicant should, to the maximum extent possible, minimize modification of the natural hydrology of the land.
26. The applicant has delineated a 50-foot riparian buffer from wetland areas on parcel UPI # 31-4-70. However, these areas include stream channels. The applicant should update the plans with the appropriate 100-foot riparian buffer distance for streams and ensure any proposed development follows the Township's provisions for these buffers.
27. Due to the extensive area of proposed roadways and driveways, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

ADMINISTRATIVE ISSUES:

28. The applicant should contact the office of the Chester County Conservation District 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.

Page: 9

Re: Preliminary Subdivision and Land Development - Devereux Brandywine
Wallace Township - SD-06-24-18150

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Wallace 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, Inc
Devereux Brandywine
Chester County Health Department
Chester County Conservation District
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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 601 Westtown Road
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 West Chester, PA 19380-0990
 (610) 344-6285 Fax (610) 344-6515

August 14, 2024

Dale Barnett, Manager
 West Brandywine Township
 198 Lafayette Road
 Coatesville, PA 19320

Re: Preliminary/Final Land Development - Culberston Village
 # West Brandywine Township - LD-07-24-18168

Dear Mr. Barnett:

A preliminary/final land development plan entitled "Culberston Village", prepared by Howell Engineering and dated April 2, 2024, was received by this office on August 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 land development for your consideration.

PROJECT SUMMARY:

Location:	South side of Horseshoe Pike (State Route 322), east of Merano Drive
Site Acreage:	4.74 acres
Lots/Units:	two structures (and one additional future structure)
Non-Res. Square Footage:	32,110 square feet
Proposed Land Use:	Child Day Care Facility, Medical Office Building
New Parking Spaces:	147 spaces
Municipal Land Use Plan Designation:	Suburban Site-Responsive Development
UPI#:	29-4-171.1B

PROPOSAL:

The applicant proposes the construction of a 11,940 square foot child day care facility (Phase I), a 14,170 square foot building (Phase III), 147 parking spaces and a "future building B" (Phase II). The Act 247 referral form that was submitted with the land development plan indicated that 32,110 square feet are proposed in total. The site, which will be served by public water and public sewer facilities, is located in the West Brandywine Township R-M Rural Mixed Use 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 - Culberston Village
West Brandywine Township - LD-07-24-18168

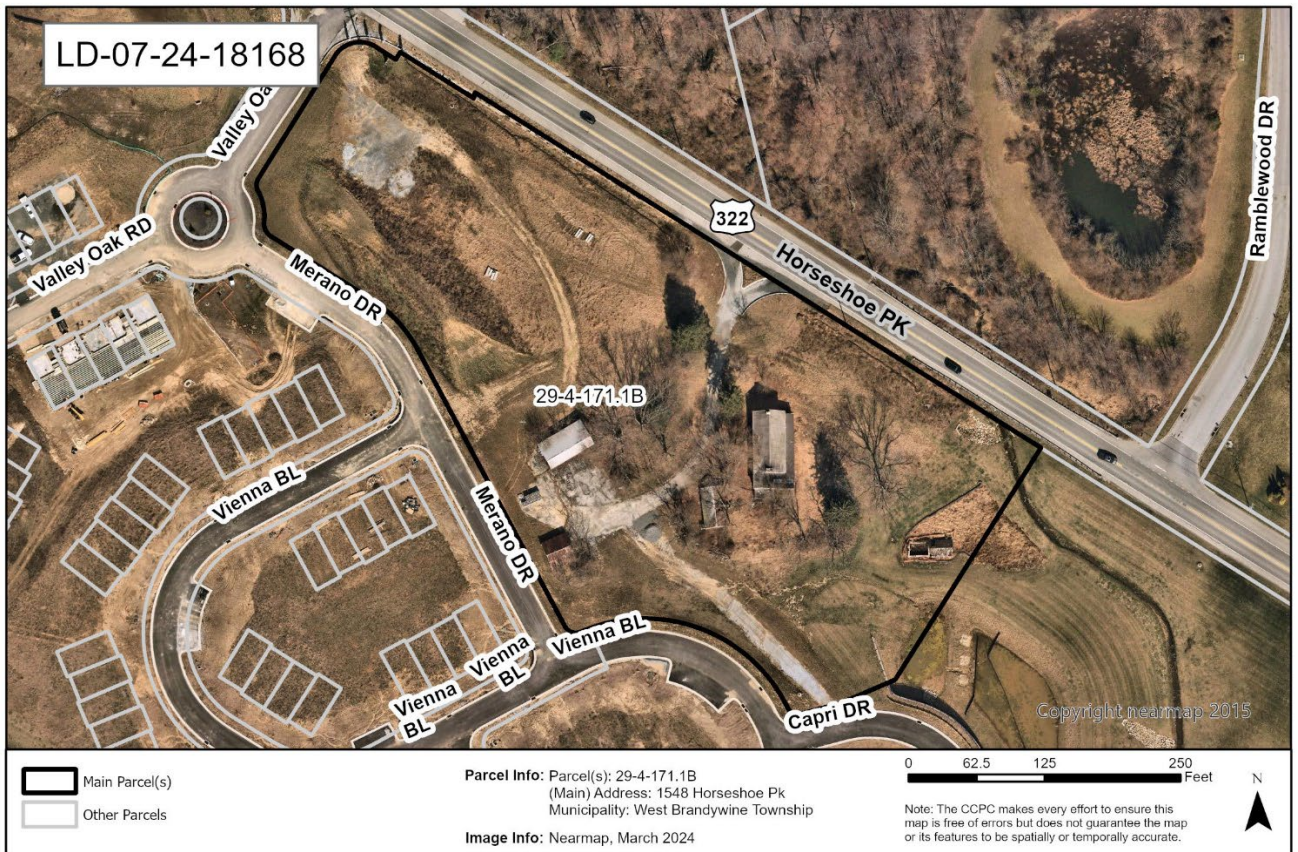
BACKGROUND:

1. The plan indicates that the Township issued a Conditional Use Decision and Order for this land development on November 20, 2003. The plan also includes a Conditional Use Determination dated March 8, 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 that of 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**.



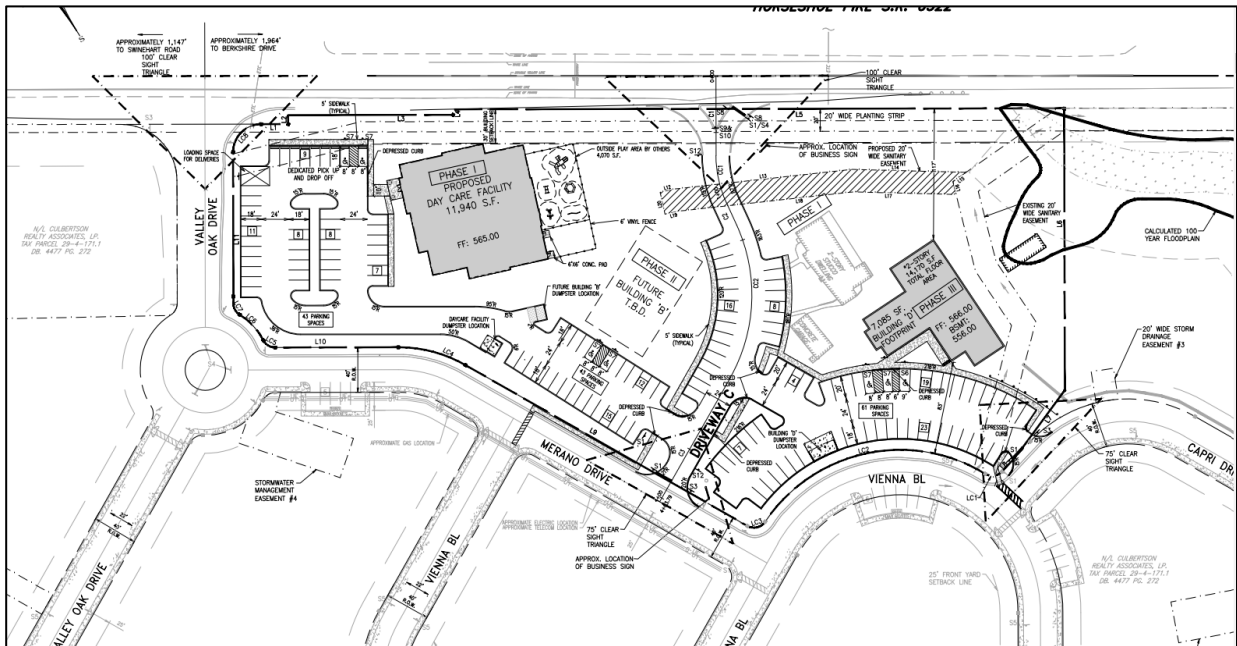
Page: 3
 Re: Preliminary/Final Land Development - Culberston Village
 # West Brandywine Township - LD-07-24-18168

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.



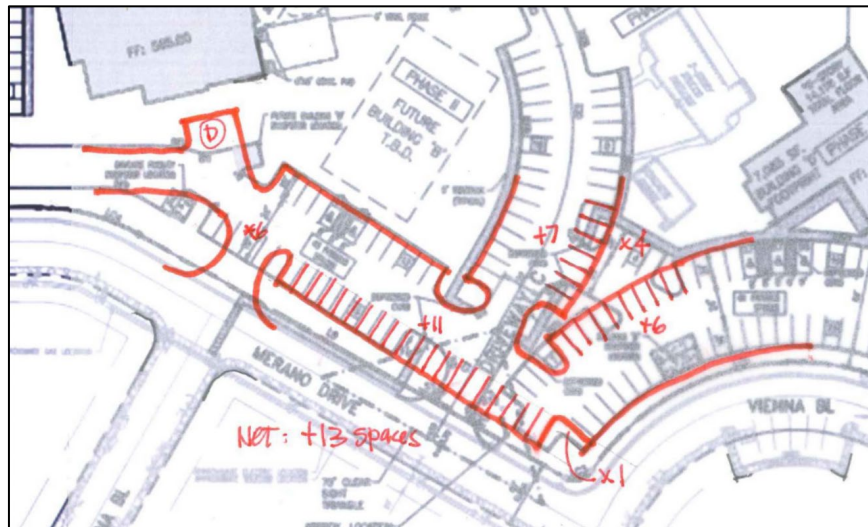
***Detail of Culberston Village
 Preliminary/Final Land Development Plan***

PRIMARY ISSUES:

4. The County Planning Commission's **Multimodal Circulation Handbook** (2016 Update), which is available online at: www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Horseshoe Pike (State Route 322) 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 Horseshoe Pike 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 - Culberston Village
 # West Brandywine Township - LD-07-24-18168

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 direct pedestrian access, including crosswalk areas, be provided along Horseshoe Pike and from Horseshoe Pike to the buildings. However, the walkway system is somewhat fragmented and disconnected, and the applicant should consider redesigning the sidewalks to be more coordinated and easier for pedestrians to use.
6. The parking/circulation layout is also somewhat awkward, and the applicant should consider redesigning it to remove the dead-end lot in the southeast area near the Merano Drive/Vienna Boulevard intersection by eliminating the internal connector just to the north (at the area with the four parking spaces) and connecting the drive aisle parallel to Merano Drive. The applicant should also consider relocating the Driveway C entrance to a point directly across from the northern Vienna Boulevard intersection with Merano Drive, as shown in the sketch below.



Suggested Adjustments to the Parking Layout for the Culberston Village Preliminary/Final Land Development Plan

7. PennDOT’s Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommends that sidewalks be a minimum of five feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.
8. The plan shows 147 parking spaces. We suggest that the applicant and West Brandywine Township evaluate the anticipated parking demand for both facilities (as well as the future Phase II Building “B”) and determine whether all the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.

Page: 5
Re: Preliminary/Final Land Development - Culberston Village
West Brandywine Township - LD-07-24-18168

9. West Brandywine Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site. The Township's Fire Marshal should also verify the design and location of all proposed fire-protection facilities.
10. West Brandywine Township should receive written confirmation that the applicant meets all licensing and registration requirements regulated by the Pennsylvania Department of Public Welfare - Office of Children, Youth and Families, and any other applicable state regulations pertaining to child daycare facilities.
11. The applicant and West Brandywine Township should discuss the proposed architectural treatments that will be applied to the exterior of the buildings and their roofs will be mutually compatible, to ensure that they will be compatible with the character of the area.
12. The applicant should elaborate on the design of the stormwater management basin; we recommend that it should be designed to conform with the natural drainage pattern and existing topography of the site to limit earth disturbance and minimize soil compaction. Applying these considerations enhances the potential of the stormwater basins to be a visual amenity and opportunity for passive recreation. To provide visual interest, the shape of the basins should be as natural looking as practical. The natural topography is usually curvilinear and less "boxy" or geometrically shaped. Creating a variety of slope changes so the sides of the basins undulate also mimics natural conditions. The appearance of the basins can be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic value. To maximize opportunities for passive recreation, the perimeters of the basins should incorporate features such as trails, viewpoints, and seating areas.
13. The applicant should discuss the ultimate proposed use of the existing 2-story stucco dwelling, the frame spring house and the concrete garage.

ADMINISTRATIVE ISSUES:

14. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
15. A minimum of four 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: 6
Re: Preliminary/Final Land Development - Culberston Village
West Brandywine Township - LD-07-24-18168

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,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Howell Engineering
Eske Development LLC c/o Anthony Diver
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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Executive Director

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

August 27, 2024

Candace Miller, Secretary
West Nottingham Township
100 Park Road
P.O. Box 67
Nottingham, PA 19362

Re: Final Subdivision - Pileated Properties, LLC
West Nottingham Township – SD-07-24-18177

Dear Ms. Miller:

A Final Subdivision Plan entitled "Pileated Properties, LLC", prepared by Register Associates, Inc., and dated June 12, 2024, was received by this office on August 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 for your consideration.

PROJECT SUMMARY:

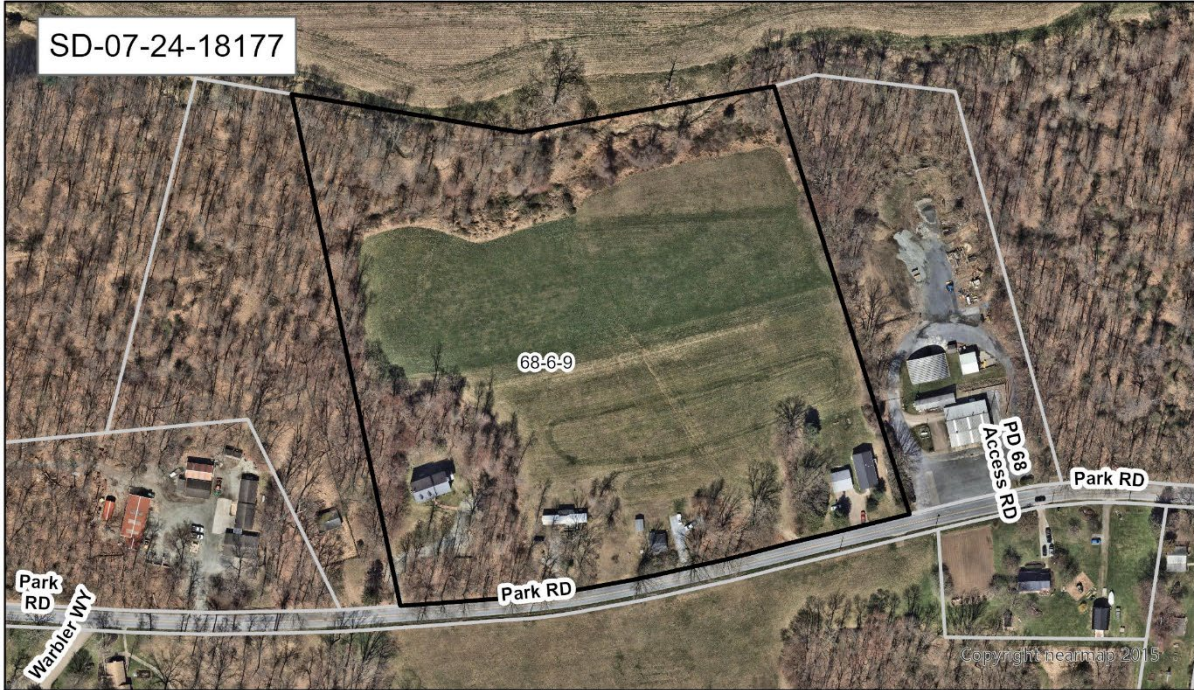
Location:	north side of Park Road, east of Cemetery Road
Site Acreage:	12.36
Lots/Units:	2
Non-Res. Square Footage:	0
Proposed Land Use:	Agriculture (Farm/Pasture Land), Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Rural
UPI#:	68-6-9

PROPOSAL:

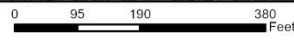
The applicant proposes the creation of 2 lots. No development activity is proposed as part of the current plan submission. The project site is located in the R-1 Rural Protection zoning district.

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.

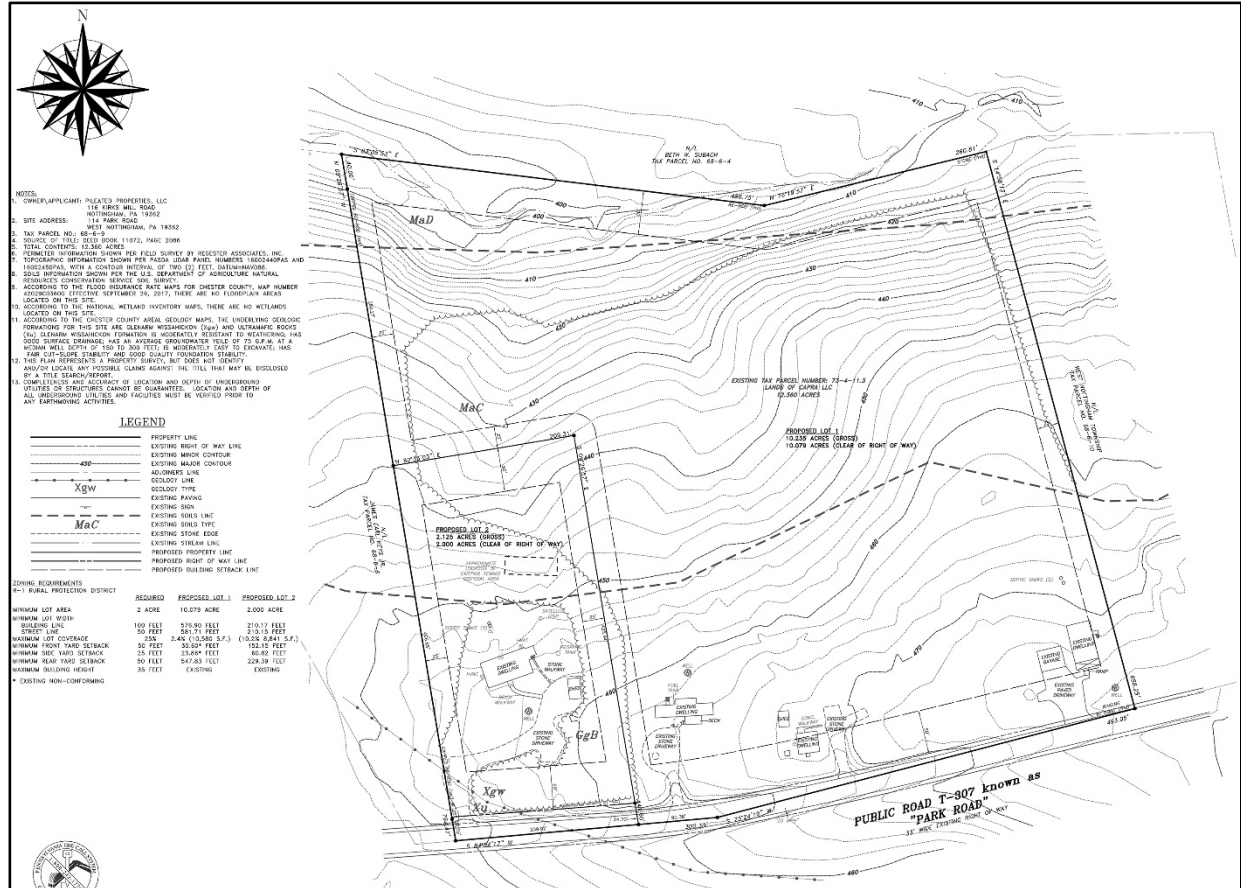
Page: 2
Re: Final Subdivision - Pileated Properties, LLC
West Nottingham Township – SD-07-24-18177



Parcel Info: Parcel(s): 68-6-9
(Main) Address: 114 Park Rd
Municipality: West Nottingham Township
Image Info: Nearmap, March 2024



Note: The CCPC makes every effort to ensure this map is free of errors but does not guarantee the map or its features to be spatially or temporally accurate.



NOTES:
1. OWNER/APPPLICANT: PILEATED PROPERTIES, LLC
114 PARK RD
WEST NOTTINGHAM, PA 19382
2. SITE ADDRESS: 114 PARK ROAD
WEST NOTTINGHAM, PA 19382
3. TAX PARCEL NO. 68-6-9
4. TITLE COUNTY: DEED BOOK 11872, PAGE 2096
5. PERMITS INFORMATION SHEET PER FIELD SURVEY BY RECORDER ASSOCIATES, INC.
6. TOPOGRAPHIC INFORMATION SHOWN PER PLEASD LEASD NUMBER 180524040L AND
180524040AS, WITH A CONTOUR INTERVAL OF TWO (2) FEET, DATED 11/13/2019.
7. SOLID INFORMATION SHOWN PER THE U.S. DEPARTMENT OF AGRICULTURE NATIONAL
WETLANDS Delineation REPORT NO. SUBJECT
8. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR CHESTER COUNTY, MAP NUMBER
A-10000010000 (REVISED 10/1/15), THERE ARE NO FLOODPLAIN AREAS
LOCATED ON THIS SITE.
9. ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAPS, THERE ARE NO WETLANDS
LOCATED ON THIS SITE.
10. ACCORDING TO THE CHESTER COUNTY AERIAL GEODIY MAPS, THE UNDERLYING GEOLOGIC
FORMATION FOR THIS SITE ARE CHELSEA WISSANCONG (Cg) AND ORDNANCE ROCKS
(Ou) SHELVING WISSANCONG FORMATION IS MODERATELY RESISTANT TO WEATHERING, HAS
GOOD STRENGTH, DRAINAGE HAS AN AVERAGE PERMEABILITY VALUE OF 75 G.P.H. AT A
DEPTH OF 150 TO 500 FEET, IS MODERATELY EASY TO ERODATE, HAS
FAIR TO GOOD STABILITY AND GOOD QUALITY FOUNDATION STABILITY.
11. THIS PLAN REPRESENTS A PROPERTY SURVEY, BUT DOES NOT IDENTIFY
ANY OF LOCAL ANY POTENTIAL CLAIMS AGAINST THE TITLE THAT MAY BE DISCLOSED
BY A TITLE SEARCH/RECORD.
12. COMPLETENESS AND ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND
UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. LOCATION AND DEPTH OF
ALL UNDERGROUND UTILITIES AND FACILITIES MUST BE VERIFIED PRIOR TO
ANY CONSTRUCTION ACTIVITIES.

LEGEND
--- PROPERTY LINE
--- EXISTING RIGHT OF WAY LINE
--- EXISTING MAJOR CONTOUR
--- 400'
--- ADJACENT LINE
--- GcD
--- GcB
--- GcA
--- EXISTING SIGN
--- EXISTING SOIL TYPE
--- EXISTING STORM LINE
--- PROPOSED PROPERTY LINE
--- PROPOSED RIGHT OF WAY LINE
--- PROPOSED BUILDING SETBACK LINE

zoning requirements
R-1 RURAL PROTECTION DISTRICT
REQUIRED
MINIMUM LOT AREA 2 ACRES 10,079 SQUARE FEET 2,000 SQUARE FEET
MINIMUM LOT WIDTH 100 FEET 130 FEET 120 FEET
MINIMUM FRONT YARD SETBACK 25 FEET 25 FEET (20.000 S.F.) 20.000 FEET
MINIMUM SIDE YARD SETBACK 25 FEET 25 FEET 20.000 FEET
MINIMUM REAR YARD SETBACK 50 FEET 50 FEET 20.000 FEET
MINIMUM BUILDING HEIGHT 8.5 FEET EXISTING EXISTING

Site Plan Detail: Final Subdivision - Pileated Properties, LLC

Page: 3
 Re: Final Subdivision - Pileated Properties, LLC
 # West Nottingham Township – SD-07-24-18177

COUNTY POLICY:

LANDSCAPES:

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

The project site is also located in the Rural land use category on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan. The subdivision is consistent with the recommended strategies for this land use category.

PRIMARY ISSUES:

2. In addition to being situated in a **Rural Landscape** designation, the project site adjoins a parcel to the north that is part of the County Agricultural Land Preservation Program that is protected by an agricultural conservation easement. We suggest that the applicant consider deed-restricting Lot 1 from further development. The applicant may contact the Chester County Parks and Preservation Department (telephone #610-344-5656) for further information on this matter.
3. While we acknowledge that no development activity is proposed as part of the current plan submission, we note that the 2015 Chester County Natural Heritage Inventory, which is available online at <https://chescoplanning.org/environmental/ResourcesChesco.cfm>, indicates the project site is located within the core habitat of the Nottingham Serpentine Barrens Natural Heritage Area (NHA) included in the Pennsylvania Natural Diversity Index (PNDI). The **Serpentine Barren** areas of Chester County, which includes the Chrome, Goat Hill, Nottingham, Oxford Airport, and Unionville Barrens, are distinct terrains underlain by serpentinite rock, which form shallow and highly metallic soils. These barren areas are characterized by sparse, grassy vegetation with scattered trees, and they also contain species that are uncommon in Pennsylvania. **Landscapes3** recognizes **Serpentine Barren** areas as a natural resource priority protection area. Protecting natural areas helps ensure that the critical functions these areas provide will not diminish due to development. If any future development activity is proposed for this site, then we recommend that the applicant and Township contact the PA Department of Conservation and Natural Resources, Pennsylvania Natural Heritage Program (<http://www.naturalheritage.state.pa.us> or RA-HeritageReview@pa.gov) for further information on this matter, prior to action being taken on any future development proposal.
4. While no new sewage disposal or water supply is proposed for any of the existing buildings as part of this plan submission, we suggest that the applicant provide for the location of secondary (replacement) on-site sewer facilities for both lots.

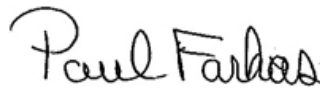
Page: 4
Re: Final Subdivision - Pileated Properties, LLC
West Nottingham Township – SD-07-24-18177

ADMINISTRATIVE ISSUES:

5. 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.
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.

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 Nottingham Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Pileated Properties LLC
Regester Associates, Inc.
Chester County Assessment Office
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Brian N. O'Leary, AICP
 Executive Director

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 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 29, 2024

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

Re: Final Subdivision and Land Development - The Valley Creek Active Adult Community
 # West Whiteland Township – SD-08-24-18191 and LD-07-24-18187

Dear Mr. Weller:

A Final Subdivision and Land Development Plan entitled "The Valley Creek Active Adult Community", prepared by JMR Engineering, LLC, and dated July 23, 2024, was received by this office on August 5, 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 for your consideration.

PROJECT SUMMARY:

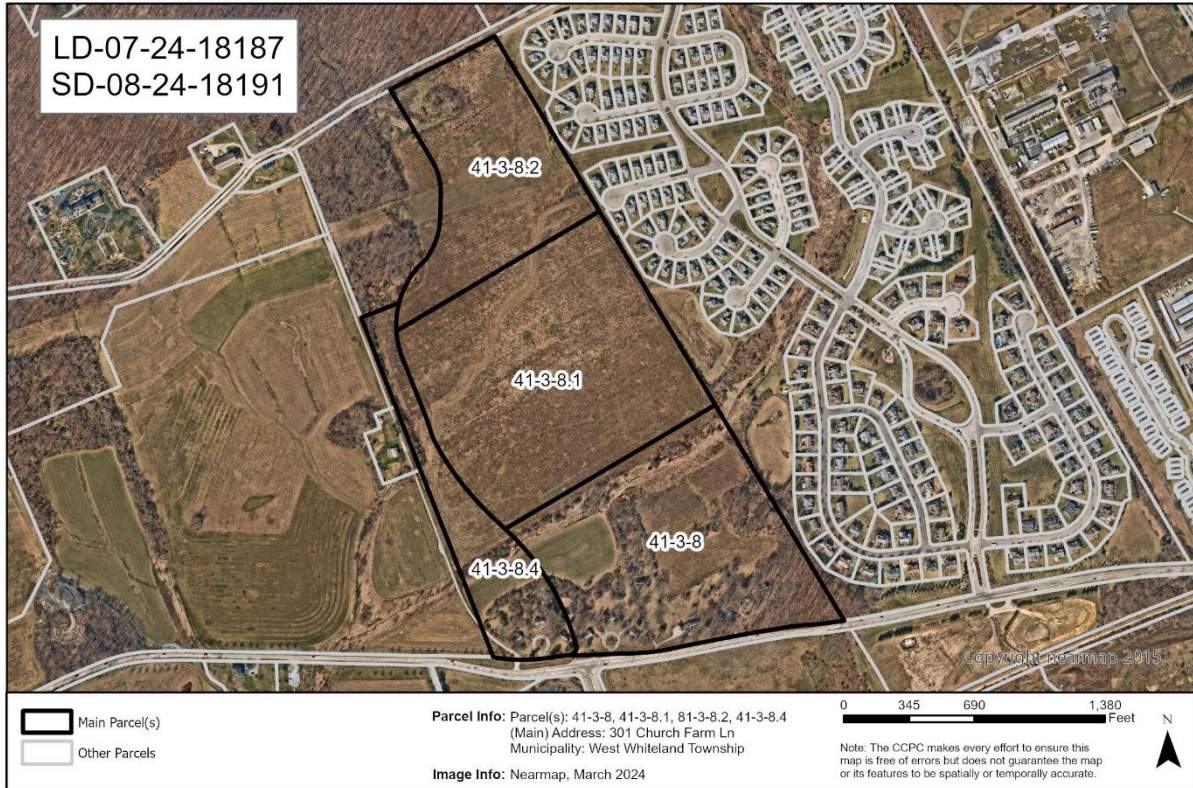
Location:	north side of Swedesford Road at its intersection with Valley Creek Boulevard, west of Bacton Hill Road
Site Acreage:	100.50
Lots/Units:	4 existing lots
Proposed Land Use:	317 unit age-restricted active adult community
New Parking Spaces:	123
Municipal Land Use Plan Designation:	INS Institutional, and Naturally Constrained Land
UPI#:	41-3-8, 41-3-8.1, 41-3-8.2, 41-3-8.4

PROPOSAL:

The applicant proposes the consolidation of four existing lots into one lot, along with the construction of a 317 unit age-restricted retirement community, consisting of 96 single family lots, 98 twin units, 123 townhouse units, which will be constructed in four phases, along with 14.99 acres of private open space. Ninety-two (92) on-street parking spaces will be provided, along with 31 spaces at the club house. Sheet 107 (Summary of Recommended Highway Improvements) indicates that the design of the boulevard entrance at the Swedesford Road/Valley Creek Boulevard intersection includes turning lanes onto the project site, restriping the crosswalks, and constructing ADA ramps. The existing Pickwick House will remain on its own separate lot. The project site, which will be served by public water and public sewer, is located in the O/L Office Laboratory and IN Institutional Overlay Districts. The project site adjoins East Whiteland Township to the east.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the transmission pipeline issues discussed in comments #10 and #11, and all Township issues should be resolved before action is taken on this plan.

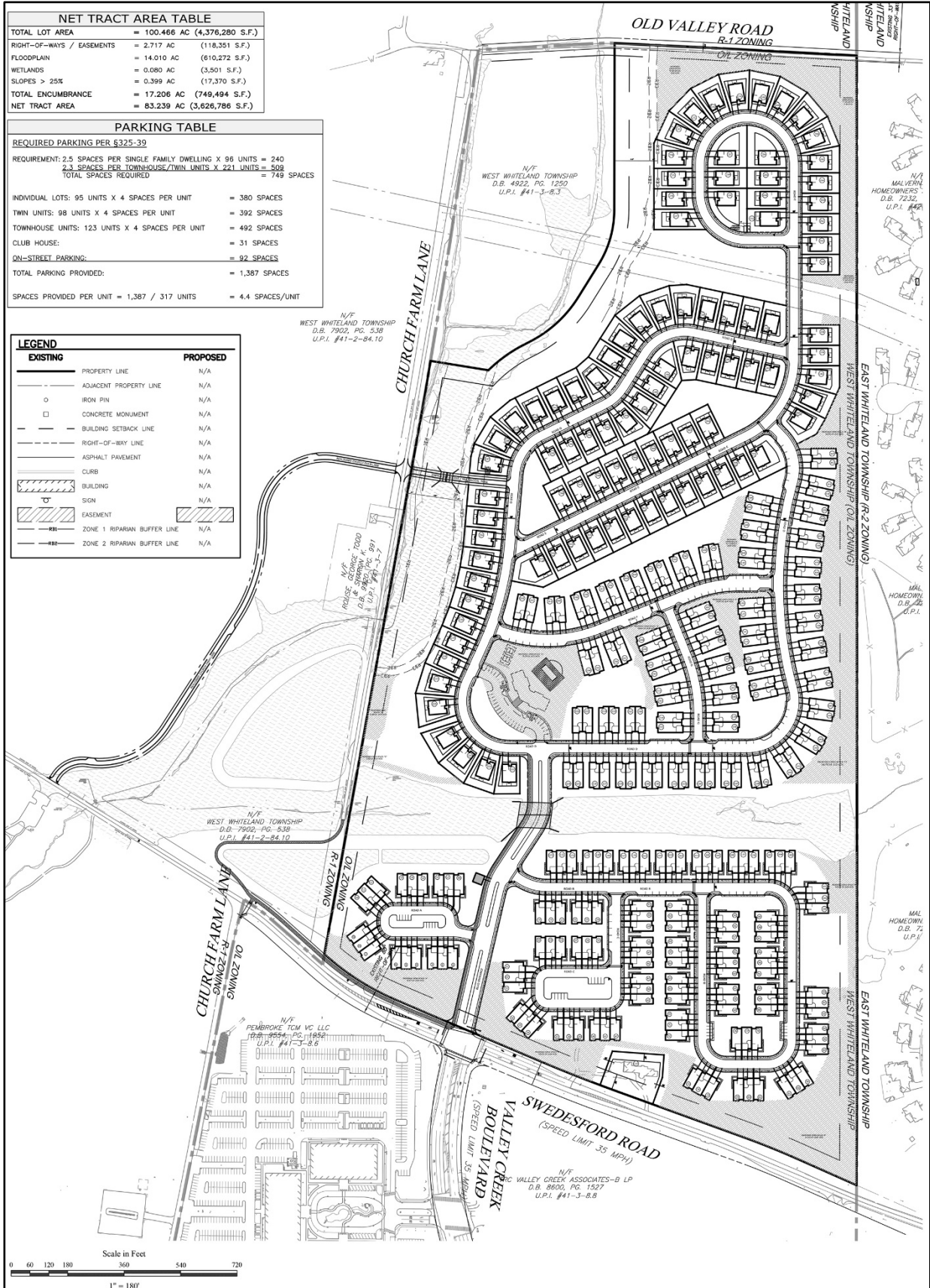
Page: 2
 Re: Final Subdivision and Land Development - The Valley Creek Active Adult Community
 # West Whiteland Township – SD-08-24-18191 and LD-07-24-18187



BACKGROUND:

1. The County Planning Commission previously reviewed two versions of a zoning amendment that proposed to add an active adult community to the list of permitted uses in the IN Institutional district, along with corresponding area and bulk regulations (CCPC# ZA-06-21-16790, dated July 28, 2021, and CCPC# ZA-04-22-17175, dated May 19, 2022). According to our records, this zoning amendment was adopted by the Township on May 25, 2022. We note that the first version of the proposed amendment included a concept plan depicting the construction of 344 age-qualified residential units on the current project site.
2. General Note 16 on Sheet 3 indicates that the Pickwick House shall be subdivided as a standalone property, and will not be a part of the active adult community. The Township's 2022 Historic Resources Map and Sites Listing document indicates the Pickwick House is a designated historic resource that is listed on the National Register. It is our understanding that, on September 11, 2023, the Township Historical Commission voted to recommend approval of the conditional use application, subject to four conditions of approval identified in the August 28, 2023 historic preservation review conducted by the Commonwealth Heritage Group. The recommendations for mitigation identified in this review include providing heavy vegetative screening along the south side of the residential development to screen the Pickwick House from the adjacent new townhouses.

Page: 3
 Re: Final Subdivision and Land Development - The Valley Creek Active Adult Community
 # West Whiteland Township – SD-08-24-18191 and LD-07-24-18187



Site Plan Detail, Sheet 3: The Valley Creek Active Adult Community

Page: 4
 Re: Final Subdivision and Land Development - The Valley Creek Active Adult Community
 # West Whiteland Township – SD-08-24-18191 and LD-07-24-18187

LANDSCAPES:

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

WATERSHEDS 2045:

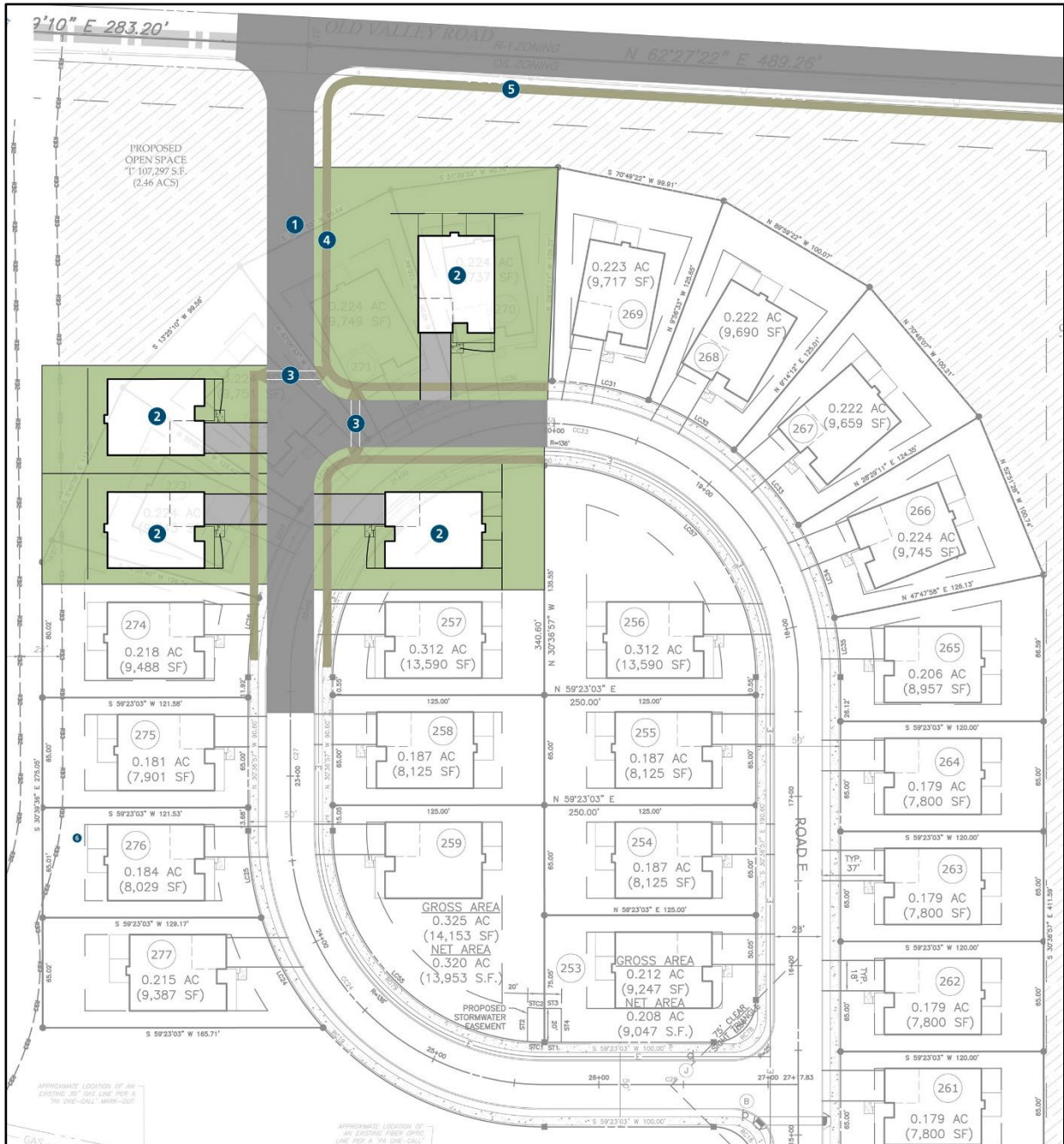
4. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Upper Brandywine Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting first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

PRIMARY ISSUES:

Access and Circulation:

5. While we acknowledge that the plan depicts the location of an emergency access connection to the west, which connects to a realigned Church Farm Lane on the north side of Swedesford Road, we recommend that the applicant and Township consider the development of an additional roadway connection to the project site. One potential road connection for the applicant and Township to consider, as shown on the concept plan detail provided on page 5, would be to reconfigure the building layout on the northern portion of the site in order to extend Road E north of Old Valley Road. We note that this design includes a potential sidewalk connection to the Malvern Hunt development to the east, which is further discussed in comment #8.
6. We acknowledge and endorse that sidewalks will be provided for this development, along with a 10 foot wide multimodal path corridor that extends to the Swedesford Road/Valley Creek Boulevard intersection. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. We recommend that all trail corridor location and design details be incorporated into the final plan, and we also recommend that all trails be constructed prior to the Township issuing any building occupancy permits for this development.
7. We also note that, in addition to the crosswalks at the main boulevard entrance, the site plan appears to indicate that a crosswalk is provided on Swedesford Road at its intersection with Church Farm Lane. It is identified on Sheet 109 that ADA curb ramps will be provided at this crossing. Signage should also be provided at this location in order to allow safe pedestrian access across Swedesford Road.

Page: 5
Re: Final Subdivision and Land Development - The Valley Creek Active Adult Community
West Whiteland Township – SD-08-24-18191 and LD-07-24-18187



FOR ILLUSTRATIVE PURPOSES ONLY
Base drawing from sheet A11, July 23, 2024

- 1 Extend Road E north to Old Valley Rd.
- 2 Reposition four residences.
- 3 New crosswalks at intersection.
- 4 Extend sidewalks to Old Valley Road.
- 5 New sidewalk connection to Malvern Hunt.



Concept Plan Detail, Secondary Access to Old Valley Road

Page: 6
 Re: Final Subdivision and Land Development - The Valley Creek Active Adult Community
 # West Whiteland Township – SD-08-24-18191 and LD-07-24-18187

8. The applicant and Township, in consultation with East Whiteland Township, should provide pedestrian access to the adjoining Malvern Hunt development to the east. This would provide the residents of the Malvern Hunt development pedestrian connectivity to the west that would lead to the Chester Valley Trail.
9. 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. We note that a Truck Turning Analysis for fire trucks is provided on Sheets 110 to 120.

Transmission Pipelines:

10. The site plan depicts the location of three natural gas transmission pipelines that traverse the central portion of the site that are operated by Williams Gas Pipeline – Transco. Additionally, there are two hazardous liquid pipelines located along East Swedesford Road (one is operated by Sunoco Pipeline-Energy Transfer, while the other is operated by Laurel Pipeline Company/Buckeye Partners). The application should include verification that:
 - (a) The applicant has contacted the pipeline operators and has provided the pipeline operators with documentation detailing the proposed development activity and where the activity is to take place;
 - (b) The applicant has made sufficient access to the pipeline available to the pipeline operators for routine maintenance and emergency operations in conjunction with existing easements; and
 - (c) The pipeline operators have reviewed the documents for compatibility with continued or proposed safe operation of the transmission pipelines.

More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

11. The applicant should work with the Township's Emergency Management Coordinator to develop a satisfactory strategy in the event of a pipeline-related emergency.

Natural Features Protection:

12. The site is underlain by carbonate geology in which the presence or potential may exist for the 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.
13. The site plan depicts the location of riparian buffer zones on the project site. The Township should confirm that the site plan complies with the riparian buffer requirements in the Municipal Code. *Landscapes3* supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective B, page 63).

Page: 7
 Re: Final Subdivision and Land Development - The Valley Creek Active Adult Community
 # West Whiteland Township – SD-08-24-18191 and LD-07-24-18187

14. The plan and 2024 aerial photography indicate that the site contains wooded areas consisting currently of mature trees, much of which will be removed during construction. The removal of the site's wooded area will significantly reduce infiltration and evapotranspiration of stormwater and will result in the generation of additional stormwater runoff that will need to be managed through the construction of the planned stormwater BMPs. Given the project's location in proximity to West Valley Creek, a High Quality, Cold Water Fishery watershed, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated. 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.
15. The site contains land within the 100 year floodplain, and the site plan indicates that the boulevard entrance and emergency access connection will traverse this floodplain area. 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. The Township should request documentation of all required permit(s) before approving the plan.

Stormwater Management:

16. 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.
17. Given the development of new driveways, parking spaces, and sidewalk areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

ADMINISTRATIVE ISSUES:

18. It is our understanding that conditional use approval was granted for this project on June 26, 2024, with 13 conditions of approval. We note that condition #1 of the decision states that the applicant acknowledges that this conditional use approval establishes the maximum number of dwelling units permitted for this community, and that the applicant further acknowledges that it may be necessary to reduce the number of dwelling units in response to site conditions that become evident in the course of the land development review process. Prior to granting final plan approval, the Township should verify that all applicable conditions of approval are incorporated into the final plan.

Page: 8
Re: Final Subdivision and Land Development - The Valley Creek Active Adult Community
West Whiteland Township – SD-08-24-18191 and LD-07-24-18187

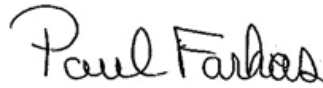
19. The site plan indicates that two of the stormwater management basins for this development are partially located on the adjoining Township parcel to the west. The details of this arrangement should be incorporated into the deeds of the affected lots.
20. The plan indicates that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions.
21. We acknowledge that the Township Zoning Ordinance (Section 325-28.3) currently addresses surface land uses affiliated with transmission pipelines. We recommend that, for future development activity adjacent to transmission pipelines, the Township consider incorporating design standards into its Subdivision and Land Development Ordinance that provides for plan submission, buffer, setback, signage, and landscaping provisions for new development adjacent to transmission pipelines. Additional information on this matter, including model ordinance language, is available online at: <https://www.chescoplanning.org/pic/Resources.cfm>.
22. 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>.
23. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
24. 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: 9

Re: Final Subdivision and Land Development - The Valley Creek Active Adult Community
West Whiteland Township – SD-08-24-18191 and LD-07-24-18187

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Valley Creek Homes LLC
JMR Engineering, LLC
TRC Valley Creek Development LLC
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Zachary Barner, AICP, Director of Planning & Development, East Whiteland Township



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
 Executive Director

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

August 21, 2024

Liudmila Carter, Manager
 Westtown Township
 1039 Wilmington Pike
 West Chester, PA 19382

Re: Preliminary/Final Land Development - Westtown AM West TIC, LLC
 # Westtown Township – LD-07-24-18174

Dear Ms. Carter:

A Preliminary/Final Land Development Plan entitled "Westtown AM West TIC, LLC", prepared by Dynamic Engineering Consultants PC, and dated July 12, 2024, was received by this office on July 22, 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:

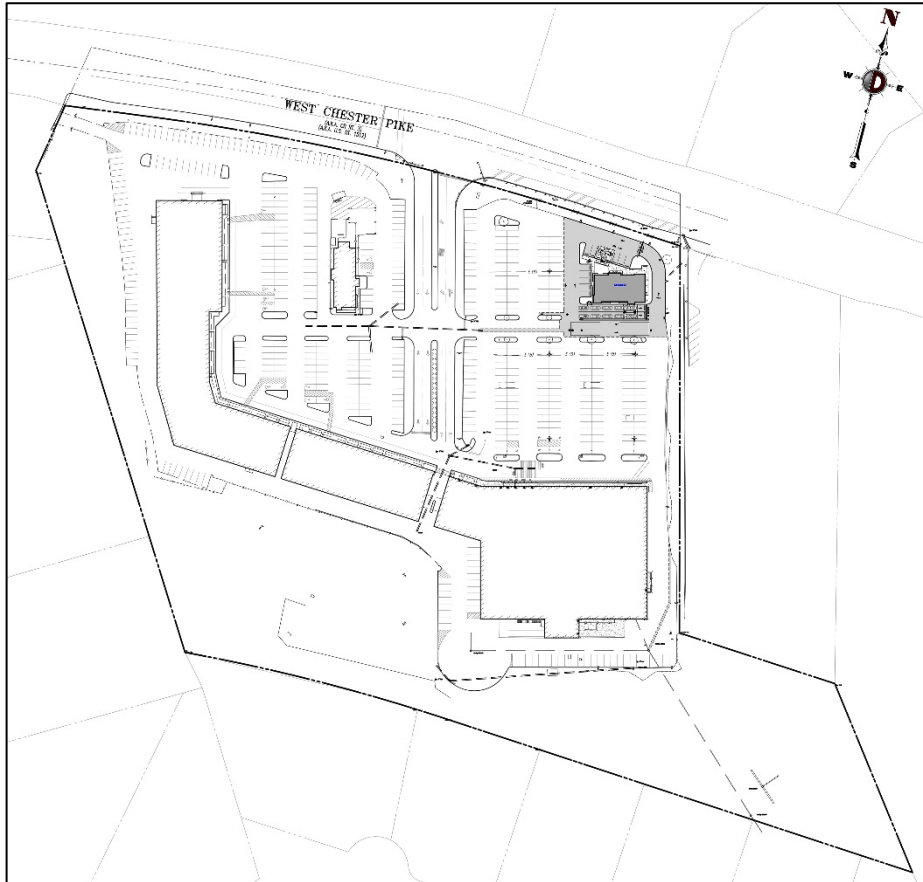
Location:	south side of West Chester Pike (State Route 3), west of South Chester Road
Site Acreage:	18.45
Lots/Units:	1
Non-Res. Square Footage:	3,294
Proposed Land Use:	Bank with drive-through service
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	67-2-42.4

PROPOSAL:

The applicant proposes the construction of a 3,294 square foot bank building with drive-through service in the northeast corner of the Marketplace at Westtown shopping center. The project site, which will be served by public water and public sewer, is located in the C-1 Neighborhood and Highway Commercial zoning district. A Parking Assessment, prepared by Dynamic Traffic, LLC, dated January 19, 2023, indicates that the proposed parking supply of 518 spaces is sufficient to support the existing shopping center, fast food restaurant and the proposed bank.

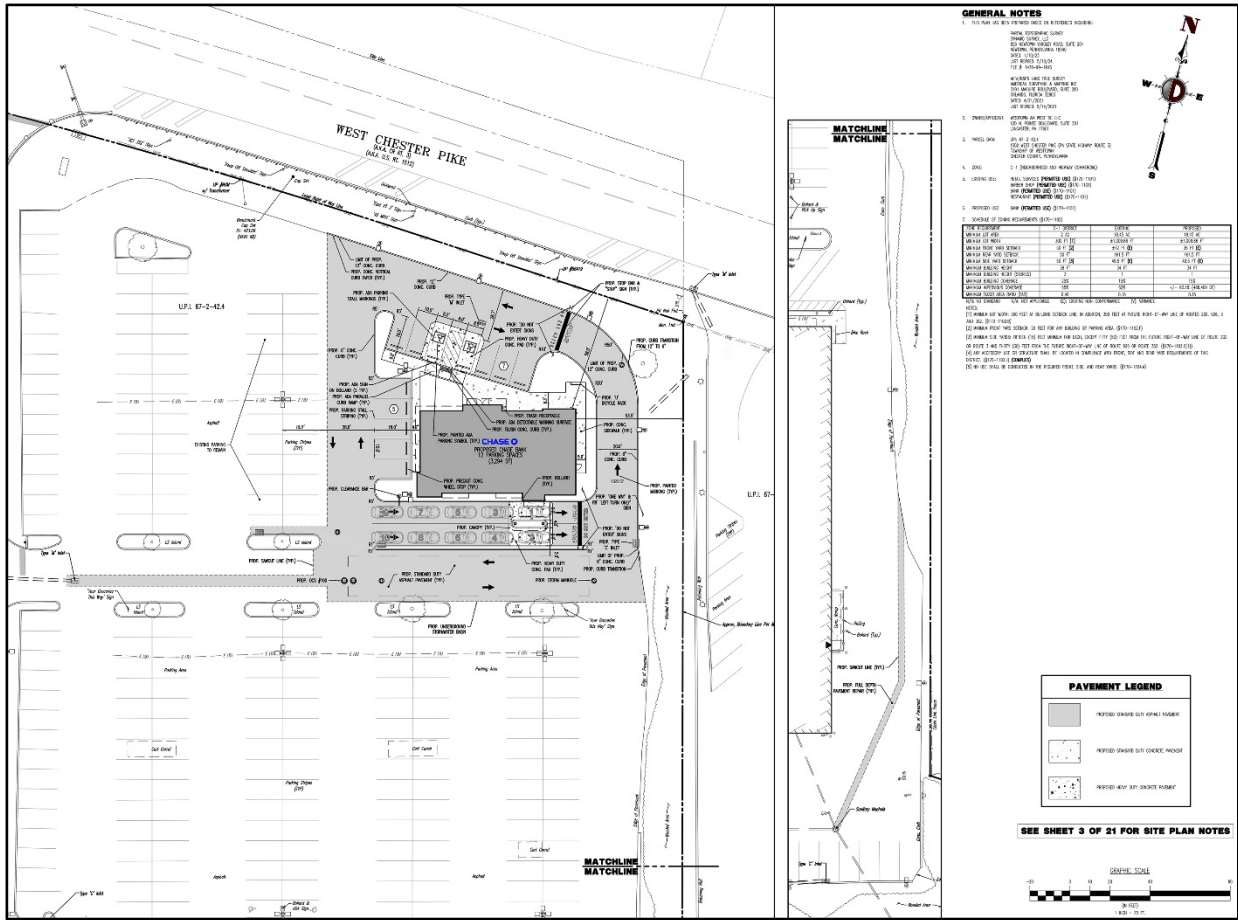
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this land development plan.

Page: 2
Re: Preliminary/Final Land Development - Westtown AM West TIC, LLC
Westtown Township – LD-07-24-18174



Site Plan Detail, Sheet 5: Preliminary/Final Land Development - Westtown AM West TIC, LLC

Page: 3
Re: Preliminary/Final Land Development - Westtown AM West TIC, LLC
Westtown Township – LD-07-24-18174



Site Plan Detail, Sheet 6: Preliminary/Final Land Development - Westtown AM West TIC, LLC

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# LD-4-16-13595, dated April 26, 2016, which addressed the construction of a 51,550 square foot Giant Grocery store, was approved by the Township on November 7, 2016.
2. The County Planning Commission recently reviewed an amendment to the off-street parking and loading requirements in the Westtown Township zoning ordinance, including allowable reductions to the number of parking spaces for an existing shopping center, following review and approval of a parking study (CCPC# ZA-01-24-17963, dated February 7, 2024). It was our understanding that the proposed shopping center parking standards in Section 170-1709.C of the draft ordinance would accommodate the construction of a bank building with drive-through facilities in the Marketplace at Westtown shopping center, along with others that meet the requirements of the proposed ordinance language. According to our records, this amendment was adopted by the Township on February 20, 2024.

COUNTY POLICY:

LANDSCAPES:

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

Page: 4
 Re: Preliminary/Final Land Development - Westtown AM West TIC, LLC
 # Westtown Township – LD-07-24-18174

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**.

WATERSHEDS 2045:

4. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Chester Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving stormwater management to increase infiltration and protect baseflow; restoring stream channels and vegetated riparian corridors; addressing legacy and emerging contaminants; reducing nutrient pollution; and promoting source water protection methods. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

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

ADMINISTRATIVE ISSUES:

6. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, 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 Westtown 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: Westtown AM West TIC, LLC
 Dynamic Engineering Consultants PC



THE COUNTY OF CHESTER



COMMISSIONERS
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Marian D. Moskowitz
Eric M. Roe

Brian N. O’Leary, AICP
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(610) 344-6285 Fax (610) 344-6515

August 23, 2024

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

Re: Preliminary/Final Subdivision - Christ Memorial Lutheran Church
Willistown Township – SD-07-24-18185

Dear Ms. Lodge:

A Preliminary/Final Subdivision Plan entitled "Christ Memorial Lutheran Church", prepared by Brandywine Valley Engineers, and dated August 21, 2001, was received by this office on July 26, 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:

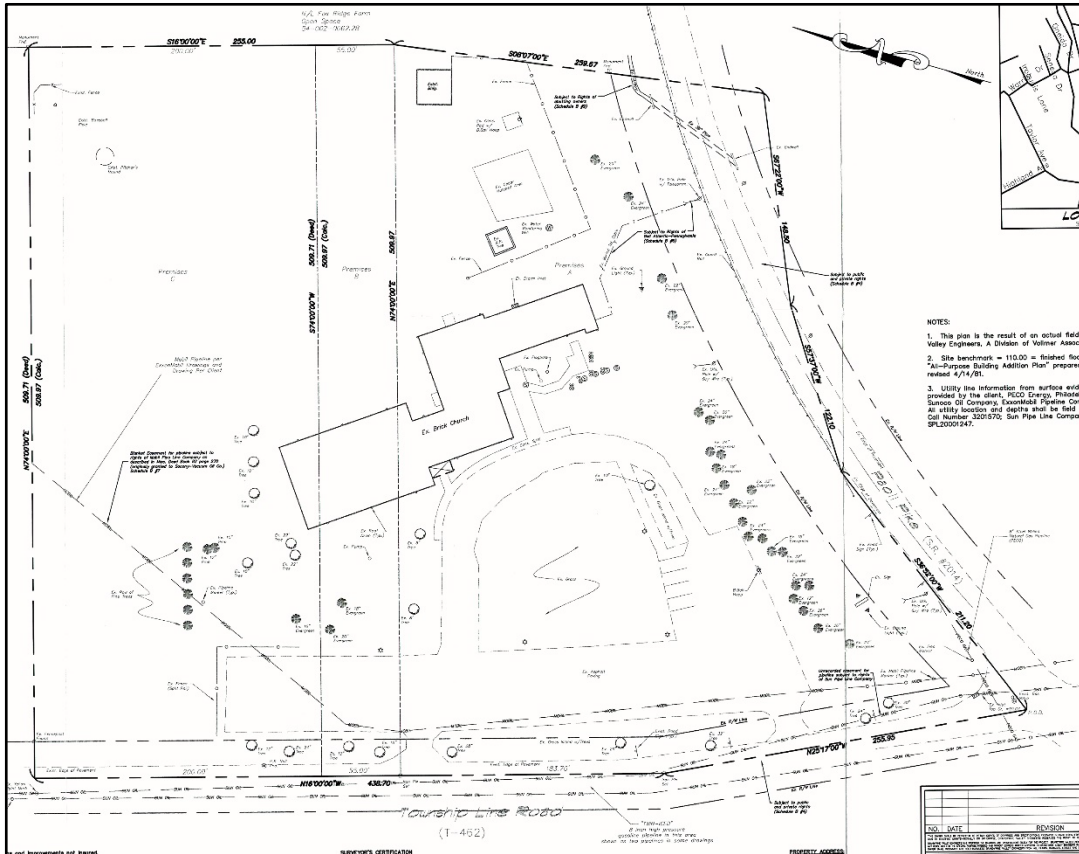
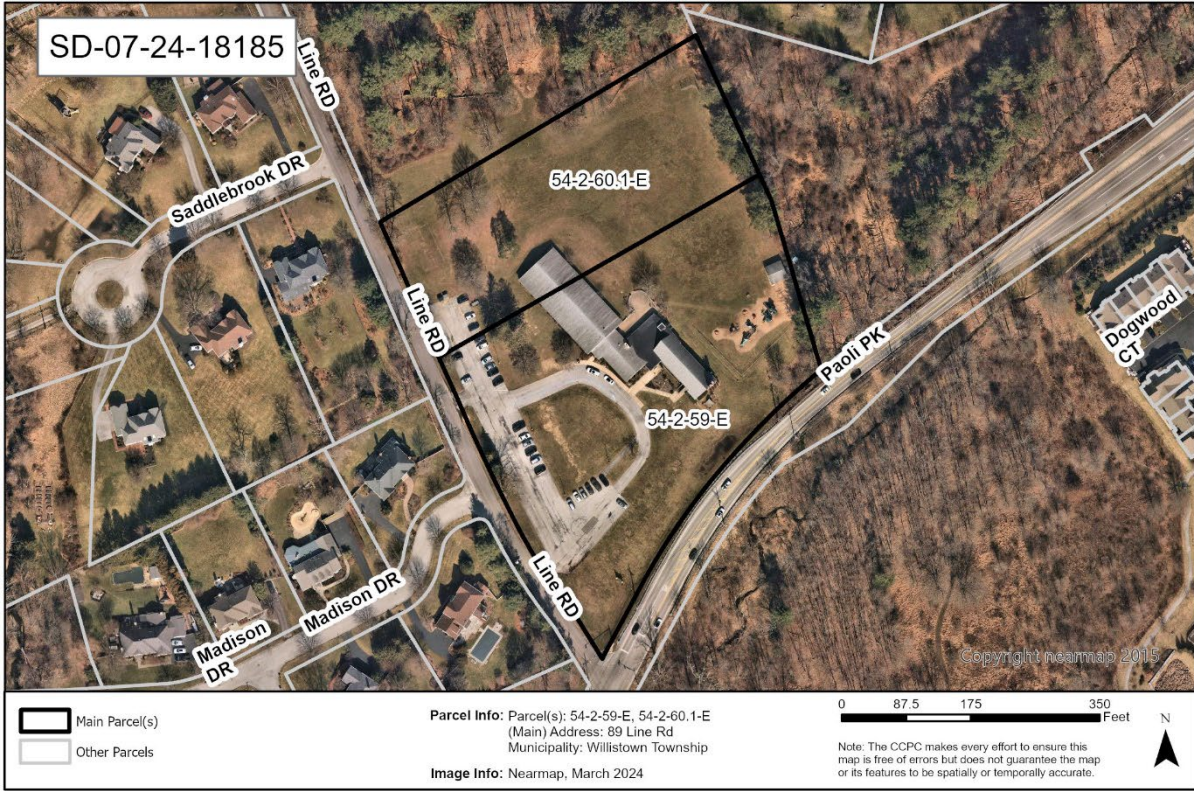
Location:	northeast corner of Paoli Pike and Line Road
Site Acreage:	6.30
Lots/Units:	2 existing lots; 1 proposed lot
Non-Res. Square Footage:	0
Proposed Land Use:	Religious Organization
Municipal Land Use Plan Designation:	Commercial/Mixed Use, and Suburban (Low-Medium Density)
UPI#:	54-2-60.1-E, 54-2-59-E

PROPOSAL:

The applicant proposes the consolidation of two existing lots into one lot. No development activity is proposed as part of the current plan submission. The project site is located in the RA Residence, and PPC Paoli Pike Corridor Overlay zoning districts. The project site adjoins East Goshen Township to the west.

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: Preliminary/Final Subdivision - Christ Memorial Lutheran Church
Willistown Township – SD-07-24-18185



Site Plan Detail: Preliminary/Final Subdivision - Christ Memorial Lutheran Church

Page: 3
Re: Preliminary/Final Subdivision - Christ Memorial Lutheran Church
Willistown Township – SD-07-24-18185

COUNTY POLICY:

LANDSCAPES:

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

PRIMARY ISSUES:

2. Prior to granting final plan approval, the Township should verify that this proposal fully complies with the plan content requirements set forth in Article V of the Township Subdivision and Land Development Ordinance. We note that the plan submitted for our review, dated August 21, 2001, does not include municipal signature blocks, and it doesn't include the County Planning Commission Review signature block. This information should be added to the plan.
3. The Township's Official Map indicates that the project site is located along the Proposed East-West Arterial Trail Corridor (we note that this proposed trail corridor is also shown on Map 13: Park and Recreation Plan in the Township's 2023 Comprehensive Plan). Prior to taking action on this subdivision proposal, the Township should consider any issues pertaining to the Official Map designation of this site consistent with the provisions of Section 406 of the Pennsylvania Municipalities Planning Code. We also note that East Goshen Township's multi-use trail along Paoli Pike extends to the southwest corner of the Paoli Pike/Line Road intersection, and improving safety and connectivity for pedestrians and bicyclists to this trail should be considered.
4. While we acknowledge that no development activity is proposed as part of the current plan submission, County mapping records indicate that the northwestern portion of the project site is traversed by a hazardous liquids transmission pipeline operated by Buckeye Partners, LP. Additionally, County mapping records indicate there is also a hazardous liquid transmission pipeline generally located along Line Road that is operated by Sunoco Pipeline L.P. If any future development activity is proposed for this site, we suggest that the applicant contact the pipeline operators to ensure that any future development does not result in any encroachments into the pipeline rights-of-way. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page: <http://www.chescoplanning.org/pic/operators.cfm>.

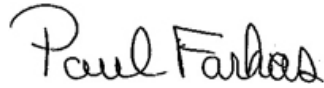
ADMINISTRATIVE ISSUES:

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.

Page: 4
Re: Preliminary/Final Subdivision - Christ Memorial Lutheran Church
Willistown Township – SD-07-24-18185

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Christ Memorial Lutheran Church
Brandywine Valley Engineers
Derek Davis, Manager, East Goshen Township

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

8/1/2024 to 8/31/2024

The staff reviewed proposals for:	Total
Comprehensive Plans	1
Miscellaneous Ordinance (Misc.) Amendments	1
Subdivision and Land Development Ordinance (SLDO) Amendments	5
Zoning Map Amendments	1
Zoning Ordinance Amendments	9
TOTAL REVIEWS	17

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Avondale Borough	ZA-07-24-18186	8/22/2024	Proposed - Zoning Ordinance Amendment definition of "Family" and provisions related to residential conversions	Consistent
Downingtown Borough	CP-07-24-18163	8/1/2024	Proposed - Comprehensive Plan Comp Plan Update	Consistent
East Caln Township	ZA-08-24-18195	8/22/2024	Proposed - Zoning Ordinance Amendment definitions relating to signs, revised definition of IMPERVIOUS SURFACE (to exclude decks), new definitions of OFFICE BUILDING, PERSONAL SERVICE SHOPS/BUILDINGS, and PROFESSIONAL SERVICE SHOPS/BUILDINGS, revisions to fences and wall regulations, and supporting provisions.	Consistent
Easttown Township	MA-08-24-18198	8/28/2024	Proposed - Misc Amendment The proposed amendments to the Township Code include the addition of Sub-Appendix A.3 to Chapter 388 – Stormwater Management, which provides for specific options and associated descriptions for the simplified approach to stormwater management for small projects.	Not Relevant

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Easttown Township	SA-08-24-18200	8/28/2024	Proposed - SLDO Amendment The Township proposes to amend the submission requirements for preliminary plans and final plans set forth in Sections 400-14 and 400-16 of the Township SLDO; respectively.	Consistent
Easttown Township	ZA-08-24-18201	8/28/2024	Proposed - Zoning Ordinance Amendment The proposes to amend the zoning permit requirements in Section 455-95.B, along with the procedures for conditional use applications set forth in Section 455-103.A.	Not Relevant
Phoenixville Borough	SA-07-24-18182	8/22/2024	Proposed - SLDO Amendment Impact Statements	Consistent
Schuylkill Township	ZA-07-24-18175	8/12/2024	Proposed - Zoning Ordinance Amendment Gasoline pumps shall not be located within 200 feet of a school, place of worship, public recreation area or residential district."	Consistent
Upper Uwchlan Township	ZA-07-24-18162	8/5/2024	Proposed - Zoning Ordinance Amendment Delete definition of "Hotel/Motel/Motor Inn" and add definitions of Hotel, Motel, and Short Term Rental; Allow Short Term Rental in the R-1 and R-2 District by conditional use and to adopt criteria for a short term rental.	Consistent
Valley Township	SA-07-24-18173	8/20/2024	Proposed - SLDO Amendment amended and new definitions and design standards for the West Lincoln Highway Corridor Overlay District.	Consistent
Valley Township	ZA-07-24-18172	8/20/2024	Proposed - Zoning Ordinance Amendment New West Lincoln Highway Corridor Overlay District and Zoning Map Amendment	Consistent
Valley Township	ZM-08-24-18210	8/20/2024	Proposed - Zoning Map Amendment zoning map amendment to show the West Lincoln Highway Corridor Overlay District (showing a correction from the submission of ZA-07-24-18172)	Consistent
Wallace Township	SA-06-24-18147	8/5/2024	Proposed - SLDO Amendment single access street design	Consistent
West Chester Borough	SA-07-24-18183	8/21/2024	Proposed - SLDO Amendment The Borough proposes to add definitions for the terms "parking, guest/visitor," and parking stacked to Section 97-8 of the Borough SLDO, along with amending the stacked parking requirements in Section 97-28.B.5.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
West Chester Borough	ZA-07-24-18184	8/21/2024	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Borough proposes to add definitions for the following terms to Section 112-202 of the Borough Zoning Ordinance: parking, guest/visitor; and parking stacked, along with amending the parking space requirements set forth in subsections A and B of Section 112-603.</p>	Consistent
West Goshen Township	ZA-08-24-18197	8/23/2024	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes to amend the definition of fence in Section 84-8, amend the standards for fences set forth in Section 84-47.G, and amend the standards for walls set forth in Section 84-84-47.H.</p>	Not Relevant
Westtown Township	ZA-07-24-18166	8/14/2024	<p>Proposed - Zoning Ordinance Amendment</p> <p>The Township proposes to delete Visual Arts Center from the list of uses permitted by conditional use in the R-3 Residence-Office district, along with all removing all corresponding definitions and regulations set forth in the Township zoning ordinance.</p>	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 14
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 14

Ordinance Review Letters



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

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August 22, 2024

Sharon Norris, Secretary
Avondale Borough
110 Pomeroy Avenue, P O Box 247
Avondale, PA 19311

Re: Zoning Ordinance Amendment – Added definition of “Family” and Provisions Related to Residential Conversions
Avondale Borough - ZA-07-24-18186

Dear Ms. Norris:

The Chester County Planning Commission has reviewed the proposed Avondale 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 July 26, 2024. We offer the following comments to assist in your review of the proposed Borough Zoning Ordinance amendment.

DESCRIPTION:

1. Avondale Borough proposes the following amendments to its Zoning Ordinance:
 - A. Include a definition for “family” (the Borough’s Zoning Ordinance does not currently define “family”);
 - B. Replace the definition of “residential conversion”;
 - C. Remove “residential conversions” as a conditional use in the R-1 Residential zoning district (“residential conversions” will apparently continue to be permitted by conditional use in the R-2 Residence District and in the Flexible Use District) and,
 - D. Amend the Supplemental Use Standards Section to remove the reference to “conversion of structures” and replace it with regulations for “residential conversions”, including regulations.

LANDSCAPES:

2. Avondale 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**.

Page: 2
 Re: Zoning Ordinance Amendment – Added definition of “Family” and Provisions Related to Residential Conversions
 # Avondale Borough - ZA-07-24-18186

Also, “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at:
<https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

Additionally, Chester 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>.

COMMENTS:

3. The Borough Solicitor should review the definition of “family” to verify that it is consistent with the Federal Fair Housing Act and related regulations.
4. We agree with the provision in Section 430-81.B. allowing the Borough Council to consider the residential conversion of a structure that contains a use other than residential, or a combination of uses. This provision can help increase the potential supply of affordable housing in the Borough.
5. The proposed amendment to Section 430-14.B. “Uses permitted by conditional use” (in the R-1 Residential zoning district) omits an entry for Section 430-14.B.(5). Also, the Borough should determine if “residential conversions” would be consistent with the five sub-types of dwellings under the current definition of “dwelling”.
6. The Borough Building Inspector should verify that the amendment is consistent with the Pennsylvania Uniform Construction Code and with the Americans with Disabilities Act. The Borough Building Inspector should also specifically review the amendment’s provisions regarding the minimum floor area requirements in Section 430-81.B.
7. The Borough should also consider the following regarding as it reviews conditional use applications for residential conversions:
 - whether the owner of the dwelling will be required to reside on the property;
 - whether changes to the exterior of the dwelling will be permitted, and should the dwelling continue to appear as a single-family dwelling; e.g., would a separate front entrance be permitted;
 - may additional yard areas be paved to allow additional parking and may any parking areas be located off-site (such as on an adjacent lot), and
 - whether residential conversions may be located in historic houses, and if so, what protections will be required to preserve its historic integrity and character.
8. For more information, the Borough should review the Chester County Planning Commission’s eTool on residential conversions, at: <https://www.chescoplanning.org/MuniCorner/eTools/20-ResidentialConv.cfm>.

Page: 3

Re: Zoning Ordinance Amendment – Added definition of “Family” and Provisions Related to Residential Conversions

Avondale Borough - ZA-07-24-18186

9. We agree that “residential conversions” should be administered through the conditional use process; this process will give the Borough more opportunities to ensure that such conversions will not cause unnecessary adverse effects on the local area. The Borough Council may “...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance.” (Pennsylvania Municipalities Planning Code, Section 913.2(a)).

RECOMMENDATION: Avondale 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 Avondale 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

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Eric Roe

Brian N. O'Leary, AICP
Executive Director

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August 1, 2024

Jeffrey Smith, Manager
Downingtown Borough
4-10 West Lancaster Avenue
Downingtown, PA 19335

Re: Downingtown Comprehensive Plan Update
Act 247 and Vision Partnership Program Review
VPP Contract #21882
Act 247 Review #: CP-07-24-18163

Dear Mr. Smith:

The referral for review was received by this office on July 11, 2024. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 and 302 of the Pennsylvania Municipalities Planning Code (MPC), and the Chester County Vision Partnership Program (VPP) Review required by Section 8.5 of the VPP Grant Manual dated February 2022.

This review notes the project's consistency with *Landscapes3* and with the VPP Grant Contract (dated March 1, 2023) and Scope of Work (dated December 21, 2022). Kevin Myers 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:

Downingtown Borough has developed an updated draft Comprehensive Plan, dated June 26, 2024, using an issue-based approach to address the following:

- Vision and Goals
- Planning the Environmental Network
- Future Land Use
- Planning the Urban Center
- Community Facilities and Services

The Plan provides an overarching Vision and four primary Goals, with recommendations and actions for each Plan chapter and a set of Community Development Objectives provided in Appendix A. An implementation framework is included which lists the Plan's recommendations and sub-actions outlining action type, lead (responsible party) and partners, time frame, and funding source for each action (see page 79).

The Plan is well-organized and user-friendly with clear mapping and photos to help the reader visualize the Plan's content. A summary of the public process and outreach is included in the Introduction on pages 2 and 3 and the Community Survey Report is clearly presented in Appendix C. This Comprehensive Plan references the existing adopted 2004 Downingtown Urban Center

Page 2 of 6
 Downingtown Borough Comprehensive Plan
 VPP Contract # 21882
 Act 247 Review #: CP-07-24-18163

Revitalization Plan (UCRP), and Appendix B includes a checklist that documents which specific recommendations and actions of the Comprehensive Plan address the required elements of a UCRP that will update and replace the 2004 UCRP.

CONSISTENCY WITH *LANDSCAPES3*:

1. ***Landscapes3***, the Chester County Comprehensive Plan, was adopted in 2018. According to ***Landscapes3***, Downingtown Borough is classified primarily as an **Urban Center 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 Center Landscapes** 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 Comprehensive Plan is consistent with the objectives of the **Urban Center Landscape**.

The Land Use Plan is well-organized and provides an overview of each of the ten land use categories. The Borough's future land use areas are consistent with the ***Landscapes3* Urban Center Landscape** designation:

Urban Center – The Borough's Mixed Use Main Street, Mixed Use Neighborhood, Mixed Use Corridor, General Commercial, and Flex Industrial land use categories support a variety of flexible commercial, light industrial, manufacturing, office, and mixed-use development including a mix of housing that is appropriate for an urban center. The various residential land use categories support a range of housing types and the Parks, Recreation, and Open Space and Community Institution land use categories support parks and recreation areas, open space, and natural areas.

The Downingtown Borough Comprehensive Plan is consistent with all six goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect) presented in ***Landscapes3***. We note that the Plan specifically and creatively establishes consistency with ***Landscapes3*** and the MPC on pages 5 and 6 of the Introduction, citing the six goals of ***Landscapes3*** and providing a table (Figure 4 on page 6) showing how the Plan accomplishes the requirements of the MPC. Each of the three Plan chapters further cite how they relate to the ***Landscapes3*** goals as do each of the Plan recommendations (see example on page 26).

The draft Downingtown Borough Comprehensive Plan's recommendations that will specifically promote achievement of the following County policies include, but are not limited to:

- ***Landscapes3* - Preserve Objective C:** Support a regional approach to preservation that enhances the resiliency of ecosystems and provides the greatest return on investment.
 - Action 1.G: Collaborate with surrounding communities to coordinate policy on watershed level impacts of development, flood mitigation and prevention, and potential regional natural resource protection efforts (page 53).
 - Action 2.A: Identify trail connections or expansions that could alleviate traffic volume and connect parks and open spaces (page 55).

- Action 2.B: Concentrate tree planting efforts in the southeast quadrant of the Borough, along major transportation corridors, and along the riparian buffers (page 55).
 - Action 2.C: Identify opportunities for providing recreational access and programming along the Brandywine Creek (page 56).
 - Action 1.C: Coordinate with neighboring municipalities and utilities on planning efforts (e.g., Flood Advisory Committee (page 65)).
- **Landscapes3 - Protect Goal:** Protect and restore critical natural resources to ensure a resilient environment that supports healthy communities.
 - Action 1.A: Promote, encourage, and implement green infrastructure tools in new development and improvement projects (page 51).
 - Action 1.B: Consider enhancing pervious coverage and prohibiting expansion of development footprints within the flood hazard area in the zoning ordinance, and consider pervious surfaces on public roadways, parking lots, and sidewalks (page 52).
 - Action 1.C: Implement nature-based solutions in Borough parks to mitigate flooding (page 52).
 - Action 1.J: Construct detention basins or subsurface tanks in low-lying areas, pursue stream desilting and other measures to keep watercourses running smoothly, and preserve riparian areas and their associated natural systems as flood storage locations (page 54).
 - **Landscapes3 - Appreciate Goal:** Protect Preserve the historic resources and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past.
 - Action 6.A: Adopt a Historic Preservation Plan (page 35).
 - Action 6.B: Explore the potential of creating a Historic Architectural Review Board (HARB) (page 35).
 - Action 1.B: Formalize a Coordinated Site Review process that brings together all Borough departments and utilities for reviews of development applications (page 65).
 - **Landscapes3 – Live Objective A:** Provide opportunities for a diverse housing mix that compliments community character and contributes to vibrant, safe, and inclusive neighborhoods.
 - Action 4.A: Offer incentives for the development of affordably priced housing (i.e., a specific income level of household occupants to a percentage of the Area Median income as determined by the Borough), such as density and/or height bonuses, parking waivers, etc. in the downtown core (page 32).
 - Action 4. B. Identify barriers in developing 2-to-4-unit dwellings in the multifamily residential districts (page 32).
 - Action 4.C: Amend zoning regulations to permit accessory dwelling units (ADUs) and provide education on ADU conversion and construction (page 33).
 - Action 5.A: Connect homeowners with home repair information and assistance. Include resources when issuing code enforcement letters (page 34).
 - Action 5.B. Reduce permit fees for low- and moderate-income and senior homeowners for housing and property rehabilitation efforts (page 34).

- **Landscapes3 – 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.
 - Action 1.E: Install streetscaping along main transportation corridors to enhance walkability and calm traffic (page 27).
 - Action 1.F: Adopt and promote exterior lighting guidelines for residences and businesses and upgrade street lighting (page 27).
 - Action 2.A: Create a small business attraction marketing campaign (page 28).
 - Action 2.B: Support existing business associations through partnerships and funding and a dedicated Borough staff liaison (page 28).
 - Action 3.B: Create a Downtown Economic Development Study, to supplement the Comprehensive Plan, and further address downtown development goals (page 29).
 - Action 3.C: Evaluate and modify zoning requirements to support vitality in the downtown (page 31).
 - Action 1.D: Conduct an infrastructure assessment and integrate findings into the Borough Capital Improvements Program (CIP) (page 65).

- **Landscapes3 – 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.
 - Action 1.A: Adopt and implement a Complete Streets Policy to prioritize multi-modal transportation in street and site design (page 26).
 - Action 1.B: Coordinate multi-modal infrastructure upgrades with scheduled road maintenance and with utilities (page 26).
 - Action 1.C: Identify and upgrade key intersections to be more pedestrian-friendly (page 26).
 - Action 1.D: Complete Downingtown’s sidewalk network (page 27).
 - Action 1.G: Install signage to improve wayfinding to trails (page 27).
 - Action 1.H: Coordinate with transit providers and stakeholders, including SEPTA, Amtrak, and TMAACC, to respond to needs of transit users (page 27).

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

2. The draft Downingtown Borough Comprehensive Plan is consistent with the VPP Grant Contract and has addressed the tasks listed in the Scope of Work (Appendix B, dated December 21, 2022).

POTENTIAL REVISION:

3. It is not entirely clear if the Plan meets the requirement of MPC Section 301.a.(5), which relates to the Plan’s compatibility with existing and proposed development and plans in contiguous portions of neighboring municipalities. Figure 4 on page 6 indicates that the requirements of this Section of the MPC are addressed by the Future Land Use chapter beginning on page 70 of the document. However, aside from the provision of a Future Land Use plan (and map with categories and descriptions) this chapter does not appear to address or provide a clear statement describing how Downingtown’s future land use plan is compatible with the contiguous plans of

Page 5 of 6
 Downingtown Borough Comprehensive Plan
 VPP Contract # 21882
 Act 247 Review #: CP-07-24-18163

neighboring municipalities. The Borough may wish to consult with their Solicitor to determine whether any changes are required to comply with the provisions of MPC 301.a.5.

OTHER COMMENTS:

4. The following are suggested edits for increased user readability and comprehension:
 - a. As written, the chapters are titled but are not numbered. We recommend that the chapters be numbered for ease of reference. Providing numbered chapters would increase the useability and ease of reference during discussions or for grant applications. For example, being able to state Chapter 2 page “x” would be easier than citing or stating the full title of each chapter every time it is referenced.
 - b. Parks are an important part of the Borough and contribute significantly to its environmental network, but we could find no recommendation or action for a parks master plan or parks, recreation, and open space plan. We suggest such an effort be included because there is significant funding potentially available for these plans and their implementation. Such a plan would be a potentially important future effort for the Borough, and listing this future activity in the Plan would be beneficial for prioritization, budgeting, and securing grant funding.
 - c. While not required, we suggest that some maps provide more regional context. For example, Figure 26 on page 39 Existing and Proposed Trail Map only shows the Borough of Downingtown and the features are limited to the Borough’s boundary. It would be helpful to “zoom out” to show existing and future regional trail connections or provide a separate regional map to better illustrate regional connectivity and show future improvements. This will also apply to other maps as applicable, for example Figure 27: Water Resources Map on page 42.
5. To assist in the Plan’s implementation, we recommend that all members of the Borough Council and Planning Commission be provided with copies of the Plan after adoption and the Plan be placed prominently on the Borough website.

RECOMMENDATION:

Based on our review, the proposed Plan is consistent with *Landscapes3* and the VPP Grant Contract. The Comprehensive Plan Update Task Force was thoughtful in their decision-making throughout the update and there was significant public input into the planning process, resulting in a proposed Comprehensive Plan that should serve the Borough well over the course of the Plan’s policy and planning horizon. Upon adoption, the Borough may apply for reimbursement under Section 8.7 of the VPP Grant Manual, February 2022.

Page 6 of 6
Downingtown Borough Comprehensive Plan
VPP Contract # 21882
Act 247 Review #: CP-07-24-18163

We request an official copy of the decision made by the Borough Council, 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, appearing to read 'KM', with a long horizontal line extending to the right.

Kevin Myers
CCPC Urban Planner

BGR/ncs

CC: Alex Rakoff, Downingtown Borough Council Chair
Jeff Smith, Downingtown Borough Manager
Samantha McLean, Michael Baker International
Bambi Griffin Rivera, Division Director, Chester County Planning Commission
Wes Bruckno, Act 247 Planner



THE COUNTY OF CHESTER



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August 22, 2024

Barbara Kelly, Manager
 East Caln Township
 110 Bell Tavern Road
 Downingtown, PA 19335

Re: Zoning Ordinance Amendment – Temporary Sign Regulations and Definitions, Regulations
 Regarding Fences and Walls, Miscellaneous Provisions
 # East Caln Township - ZA-08-24-18195

Dear Ms. Kelly:

The Chester County Planning Commission has reviewed the proposed East Caln Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 7, 2024. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. East Caln Township proposes the following notable amendments to its Zoning Ordinance:
 - A. Chapter 167, "Signs", (the "East Caln Township Temporary Sign Ordinance") is rescinded and replaced.
 - B. Definitions relating to various types of temporary signs are proposed: Bandit Sign, Contractor(s) Sign, Election Sign, Garage/Yard Sale Sign, Real Estate Directional Sign, Real Estate Sign, Sandwich Board Sign, Special Event Sign, Temporary Sign, as well as a definition of Township;
 - C. The definition of Impervious Surface is revised to exclude decks from being considered as impervious;
 - A. New definitions of Office Building, Personal Service Shops/Buildings, and Professional Service Shops/Buildings are added, and
 - B. Revisions to Fence and Wall regulations are added.

COMMENTS:

1. The Township includes the following definition of "Bandit Sign":

"Yard or pole signs, usually placed along roadways having high vehicular and/or pedestrian traffic, typically posted and/or installed, erected, or attached in any form, shape, or manner to a tree, utility pole, trash receptacle, bench, vending machine, or public shelter, which advertise businesses or business-related ventures. Such signs do not constitute contractor signs, election signs, garage/yard sale signs, real estate signs, or special event signs. Any Bandit signs placed in the right-of-way are subject to immediate removal and disposal by the Township without notice."

Page: 2

Re: Zoning Ordinance Amendment – Temporary Sign Regulations and Definitions, Regulations Regarding Fences and Walls, Miscellaneous Provisions
East Caln Township - ZA-08-24-18195

The amendment also prohibits Bandit Signs, but we suggest that the regulation of Bandit Signs could be more comprehensive if the reference to “usually placed along roadways having high vehicular and/or pedestrian traffic” is deleted. The proposed amendment excludes election signs from this definition, but the Township should consider whether Bandit Signs that are placed on private property with the permission of the landowner would be permitted.

2. The definition of “Sandwich Board Sign” is clear but it unnecessarily repeats the term in the definition.
3. The remainder of the definitions relating to signs are clear and descriptive.
4. The definition of “Impervious Surface” is revised to state that: “decks are not impervious under this definition”. The Township’s Subdivision and Land Development Ordinance considers some types of decks to be impervious and the Township apparently does not define “deck”. To avoid confusion we suggest that the Township include a definition of Deck and specify a maximum amount of deck area that would be considered impervious.
5. The Township is proposing to prohibit signs using animation, sound, and full-motion video. We agree that such animations could be distracting and should be controlled. The amendment also limits “changeable displays” to specifically identified areas in the Township, and at township buildings and governmental offices. We note that Section 225-26.O(4) should read: “changeable signs at Township buildings...”.
6. Proposed Section 225-26.D is to read as follows:

“Miscellaneous signage shall not be permitted throughout the Township without a permit. A sign permit must be acquired from the Township prior to the erection or installation of any, real estate directional sign, temporary sign, excluding real estate and political, or special event sign, except as otherwise provided for in this section. All signs authorized by this article shall comply in all other respects with the requirements of this article.”

The first sentence in this provision is commentary and is probably unnecessary, and “Miscellaneous signage” could be considered a subjective term.

7. Proposed Section 225-26.Q(2)(e) requires that all sign messages and/or displays must remain unchanged for a minimum of five seconds. Some municipalities allow time and temperature displays to change more frequently.
8. Proposed Section 225-26.S. regulates election signs. The Township Solicitor should review this Section regarding the protections that the Federal government and courts have placed on political speech.
9. Section 225-26.W., relating to sandwich board signs, should require that such signs do not conflict with the Americans with Disabilities Act and will not become trip or fall hazards.
10. The Chester County eTool on sign regulations can be consulted for additional suggestions, at: <https://www.chescoplanning.org/MuniCorner/eTools/81-SignRegulations.cfm>. (A corrected link in that eTool is: [A Model Sign Ordinance](#)). The Montgomery County Planning Commission’s Model

Page: 3

Re: Zoning Ordinance Amendment – Temporary Sign Regulations and Definitions, Regulations
Regarding Fences and Walls, Miscellaneous Provisions
East Caln Township - ZA-08-24-18195

Sign Ordinance is another good resource for consideration in regulating signs, at:
<https://www.montgomerycountypa.gov/DocumentCenter/View/7070>.

11. Section 225-20.B(2)(a)[2], is amended to read:

“B. Uses, buildings and structures accessory to dwellings.

(2) Accessory structures in yards...

(a) Fences and walls...

[2] All fences or walls erected in the front ~~and front side~~ yard, yard extending along the front side lot line separate from the front yard by a driveway or structure or any lot shall not exceed four feet in height and shall have no more than 50% of its vertical plan opaque.”

The phrase: “yard extending along the front side lot line separate from the front yard by a driveway or structure” is unclear; the Township should clarify this provision or describe it using a sketch.

12. The Township Solicitor should review the proposed amendment to Section 225-26 X. “Violations and penalties” to ensure that this Section is consistent with Pennsylvania Municipalities Planning Code Section 617.2(a), which provides for a \$500 judgement for violations (the Township’s amendment allows for a \$600 judgement.)

RECOMMENDATION: East Caln 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 East Caln Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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 Executive Director

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August 28, 2024

Donald Curley, AICP, Manager
 Easttown Township
 566 Beaumont Road
 Easttown, PA 19333

Re: Miscellaneous Ordinance Amendment – Various Amendments; Subdivision and Land Development Ordinance Amendment – Plan Submission Requirements; and Zoning Amendment – Various Amendments
 # Easttown Township – MA-08-24-18198, SA-08-24-18200, and ZA-08-24-18201

Dear Mr. Curley:

The Chester County Planning Commission has reviewed the proposed amendments to the Township Code set forth in Sections 2 through 7 of the draft Ordinance (we note the August 7, 2024 cover letter from the Township Solicitor states that no review is requested to the proposed revisions to Chapter 118-Animals of the Township Code contained in Section 1). The referral for review was received by this office on August 7, 2024. While we have no official review comments under the provisions of the Pennsylvania Municipalities Planning Code (MPC) pertaining to Chapter 274 – Natural Resources Protection, Chapter 388 – Stormwater Management, and Chapter A490 – Standard Construction and Material Specifications for Public Improvements, the proposed amendments to the Subdivision and Land Development Ordinance (SLDO) and Zoning Ordinance were reviewed pursuant to the provisions of Section 505(a) and Section 609(e) and of the MPC, respectively. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. Easttown Township proposes the following amendments to the Township Code:
 - A. Amend the delineation standards for riparian buffer zones set forth in Section 274-18, with the addition of subsection H, pertaining to minimal disturbance fencing standards (fencing with no concrete footings);
 - B. Add Appendix A.3 to Chapter 388 – Stormwater Management, which provides for specific options and associated descriptions for the simplified approach to stormwater management for small projects;
 - C. Amend the submission requirements for preliminary plans and final plans set forth in Sections 400-14 and 400-16 of the Township SLDO; respectively;
 - D. Amend the zoning permit requirements in Section 455-95.B of the Township Zoning Ordinance;
 - E. Amend the Application Procedures for Conditional Use applications set forth in Section 455-103.A; and
 - F. Amend the location and separation standards for driveways set forth in Section A490-36.G of Chapter A490, Standard Construction and Material Specifications for Public Improvements.

Page: 2

Re: Miscellaneous Ordinance Amendment – Various Amendments; Subdivision and Land Development Ordinance Amendment – Plan Submission Requirements; and Zoning Amendment – Various Amendments
Easttown Township – MA-08-24-18198, SA-08-24-18200, and ZA-08-24-18201

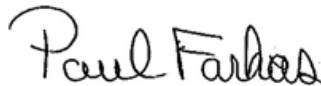
COMMENTS:

2. The proposed revisions to the plan submission requirements in the Township SLDO include a requirement that a PDF copy of preliminary plans, final plans, and all other documents, reports or other supplementary data shall be provided 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. Section 455-95.B, which addresses additional regulations by an agency other than the Township, including but not limited to a homeowners' association, for Township zoning permit applications, appears to be appropriate. For additional resources on homeowners' associations, the Township should refer to the following County Planning Commission publications:
 - Sustainability Resource Guide for Chester County HOAs:
<https://www.chescoplanning.org/News/Sustainability/23-Fall/HOA-Resources.cfm>.
 - Homeowner Association (HOA) Open Space Management Planning eTool:
<https://www.chescoplanning.org/MuniCorner/eTools/71-HOA.cfm>.
4. The other proposed amendments to the zoning ordinance, as well as the proposed amendments to Chapters 274, 388, and A490 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 Sections 505(b) and 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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 Marian D. Moskowitz
 Eric M. Roe

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 Executive Director

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August 22, 2024

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

Re: Subdivision and Land Development Ordinance Amendment - Impact Statements: Revising Traffic Impact Study, and Environmental Impact Assessment Report; Deleting Market Analysis and Community and Fiscal Impact Analysis
 # Phoenixville Borough - SA-07-24-18182

Dear Mr. Krack:

The Chester County Planning Commission has reviewed the proposed Phoenixville Borough Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on July 24, 2024. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. Phoenixville Borough proposes the following amendments to its Subdivision and Land Development Ordinance:
 - A. The requirements for a Traffic Impact Study are revised;
 - B. An "Environmental Impact Assessment Report" replaces the requirement for an "Environmental Impact Analysis";
 - C. Requirements for a Market Analysis and Community and Fiscal Impact Analysis are deleted.

COMMENTS:

2. The amendment requires that a Traffic Impact Study must be submitted to the Borough as part of all developments proposing 30,000 or more square feet of new building floor area, 30 or more dwelling units, and/or resulting in nine or more separate lots; additionally, land developments must prepare a Traffic Impact Study if the expected number of daily vehicle trips exceeds 300, according to the Institute of Transportation Engineers' Trip Generation Report.

The Traffic Impact Study must assess the impact of the proposed land development on all roads within a half-mile radius and must demonstrate that the proposed development will not materially adversely affect traffic circulation in the surrounding areas, or else identify any traffic problems that might be caused or aggravated by the proposal and identify solutions. Based on the findings of the Study, as reviewed and deemed appropriate by the Borough Traffic Engineer, the Borough Council may require improvements to alleviate the adverse traffic effects as a condition for approval.

Page: 2
 Re: Subdivision and Land Development Ordinance Amendment - Impact Statements: Revising Traffic Impact Study, and Environmental Impact Assessment Report; Deleting Market Analysis and Community and Fiscal Impact Analysis
 # Phoenixville Borough - SA-07-24-18182

The Borough Solicitor should verify that specific elements of the proposed revisions to the Traffic Impact Study can be imposed in the absence of the procedures required in Pennsylvania Municipalities Planning Code Article V-A “Municipal Capital Improvement”, especially for off-site improvements. The Borough Solicitor should review the highlighted provisions in Section 22-600.2. below, which could potentially be interpreted as requesting improvements beyond the site itself:

“The Traffic Impact Study shall include sufficient information to assess the impact of the proposed Land Development on all roads within a **half-mile radius** of the subject tract(s) being the subject of the Application for Development. The study must demonstrate that the proposed Land Development **will not materially adversely affect traffic circulation in surrounding areas**, or else identify any traffic problems that might be caused or aggravated by the use, and delineate solutions to those problems. Based on the findings of the study, as reviewed and deemed appropriate by the Borough Traffic Engineer, Borough Council **may require improvements designed to alleviate material adverse effects**, as a condition for approval.”

The Borough should refer to the Chester County Planning Commission’s Traffic Impact Fee eTool for additional information, at: <https://www.chescoplanning.org/MuniCorner/eTools/83-TransImpactFee.cfm>. The Borough could also consult the Delaware Valley Regional Planning Commission’s website, which offers extensive information on traffic management, at: <https://www.dvrpc.org/transportation/>.

3. The proposed Environmental Impact Assessment Report requires more extensive provisions than the Borough’s current requirements: an Environmental Impact Assessment Report is required for all developments proposing 30 or more lots, 30 or more dwelling units, 30,000 or more square feet of new building floor area, or the creation of new public improvements. These standards track the provisions of the Traffic Impact Study and can create better coordination and improve comprehensiveness. We particularly agree with Section 22-601.3 of the proposed amendment, requiring that the Environmental Impact Assessment Report address the affected site as well as the project's effects on areas in adjacent municipalities (where applicable).
4. Additional information and recommendations for strengthening environmental protection provisions are available in the **Tools for Environment** section of the Chester County Planning Commission’s website, particularly:
 - Floodplain Management and Protection,
 - Natural Resource Protection Standards,
 - Riparian Buffers,
 - Steep Slope Protection,
 - Stormwater Best Management Practices, and
 - Wetland Protection and Woodland Conservation, at: <https://www.chescoplanning.org/MuniCorner/eTools/NatResources.cfm>.
5. The Borough could also consider a requirement that applicants review how proposed land developments and subdivisions may affect nearby historical resources. The Phoenixville Borough Historical Architectural Review Board should be consulted to determine the types of assessments and information that may help the Historical Architectural Review Board review and offer recommendations regarding potential developments.

Page: 3

Re: Subdivision and Land Development Ordinance Amendment - Impact Statements: Revising Traffic Impact Study, and Environmental Impact Assessment Report; Deleting Market Analysis and Community and Fiscal Impact Analysis

Phoenixville Borough - SA-07-24-18182

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

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

Sincerely,

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



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 Josh Maxwell
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 Brian N. O'Leary, AICP
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August 12, 2024

Lauri Getz, Manager
 Schuylkill Township
 111 Valley Park Road
 Phoenixville, PA 19460

Re: Zoning Ordinance Amendment – Gasoline Pump Locations at Convenience Stores
 # Schuylkill Township - ZA-07-24-18175

Dear Ms. Getz:

The Chester County Planning Commission has reviewed the proposed Schuylkill Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 22, 2024. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

- Schuylkill Township proposes to amend its Zoning Ordinance to prohibit gasoline pumps at convenience stores to be located within 200 feet of a school, place of worship, public recreation area or residential district. (Convenience stores are regulated in Schuylkill Township by conditional use, and gasoline pumps at convenience stores are currently not permitted to be located within 200 feet of a residential dwelling. This amendment will prohibit gasoline pumps at convenience stores to be located within 200 feet of a residential district.)

LANDSCAPES:

- Schuylkill Township is primarily located within the **Rural** and **Suburban Landscape** 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.

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 zoning ordinance amendment is consistent with the objectives of the **Rural** and **Suburban Landscapes**.

Page: 2
Re: Zoning Ordinance Amendment – Gasoline Pump Locations at Convenience Stores
Schuylkill Township - ZA-07-24-18175

COMMENT:

3. The Township’s Residential districts, including the two Apartment/Professional Office Districts which permit residential units, are located throughout the Township, and residential units are also permitted by special exception in the NC Neighborhood Commercial District. Additionally, the C Commercial District permits all uses allowed in the NC Neighborhood Commercial District. Because the Township’s regulations appear to broadly permit residences throughout many of its zoning districts, the cumulative result of these regulations may create potentially extensive geographical areas that could be considered to be residential districts.

Therefore, Schuylkill Township may want to specifically identify the individual zoning districts where the 200 foot separation distance will apply (i.e., the FR Rural Density Residential District, the R-1 Low-Density Residential District, and the R-2 Medium-Density Residential District) instead of prohibiting gasoline pumps at convenience stores within 200 feet of a “residential district”. The Township should also review its residential districts and their locations in relation to the districts that permit gasoline pumps at convenience stores to ensure that the Township will still offer appropriate opportunities for gasoline pumps to be located at convenience stores.

RECOMMENDATION: Schuylkill Township 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 the Schuylkill Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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 Marian D. Moskowitz
 Eric M. Roe

 Brian N. O'Leary, AICP
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August 5, 2024

Gwen A. Jonik, Secretary
 Upper Uwchlan Township
 140 Pottstown Pike
 Chester Springs, 19425

Re: Zoning Ordinance Amendment - Definitions of Hotel, Motel, Short Term Rental; Allow Short Term Rental in R-1 and R-2 Districts by Conditional Use, and Add Criteria
 # Upper Uwchlan Township - ZA-07-24-18162

Dear Ms. Jonik:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 10, 2024. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

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

- Delete the current definitions of Hotel/Motel/Motor Inn;
- Add new definitions for Hotel, Motel, Short Term Rental;
- Allow Short Term Rentals in the R-1 and R-2 Residential Districts by conditional use, and
- Add conditional use criteria for Short Term Rentals.

LANDSCAPES:

1. The R-1 and R-2 Residential Districts in Upper Uwchlan Township are generally located in the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan, with some **Rural Landscape** areas located in the northeast and western portion of the Township. 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 **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 Upper Uwchlan Township Zoning Ordinance amendment is consistent with the objectives of the **Suburban Landscape** and is generally consistent with the objectives of the of the **Rural Landscape**.

Page: 2
 Re: Zoning Ordinance Amendment - Definitions of Hotel, Motel, Short Term Rental; Allow Short Term Rental in R-1 and R-2 Districts by Conditional Use, and Add Criteria
 # Upper Uwchlan Township - ZA-07-24-18162

COMMENTS:

2. The definitions for Hotel, Motel, Short Term Rental are clear and are appropriately descriptive. We note that Short Term Rentals would be regulated in single family detached dwelling units rented for the purpose of overnight transient lodging for a period of less than 30 days. This provision could provide additional income and potentially assist with affordability for some homeowners.
3. We recommend that the Township review the Chester County eTool on Short Term Rentals, at: <https://www.chescoplanning.org/MuniCorner/eTools/15-ShortTermRentals.cfm>. We specifically suggest that the Township consider the following as it reviews potential short term rentals:
 - Whether the owner of the dwelling will be required to reside on the property for a minimum time during a year, or may the owner operate the short term rental as an investment and live elsewhere.
 - The proposed amendment to Upper Uwchlan Township Zoning Ordinance §200-72.3. (9) (Standards and criteria for short term rentals) requires that:

“The owner of a short term rental shall designate a local responsible agent who is an adult individual designated by the owner of the short term rental who is responsible for providing the Zoning Officer with access to the short term rental for the purpose of making inspections necessary to ensure compliance with this Chapter.”

This is a useful provision, but we suggest that the “local responsible agent” provide the Township with a continuously-valid telephone number so that the Township can contact the agent in the event of emergencies or other emergent issues.
 - Whether changes to the exterior of the house will be permitted, and will the house continue to appear as a single-family dwelling; e.g., will a separate front entrance be permitted or will additional yard areas be paved to allow additional parking, will signs be allowed or will sign sizes be limited.
 - Whether short term rentals may be located in historic houses, and if so, what protections will be required to preserve its historic integrity and character.
 - The proposed amendment limits Short Term Rentals to only single family detached dwelling units; the Township may want to consider instances where such rentals may be appropriate in attached units.
4. The conditional use process will give the Township more opportunities to ensure that Short Term Rentals will not cause unnecessary adverse effects on the local area. The Board of Supervisors may “...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance.” (Pennsylvania Municipalities Planning Code, Section 913.2(a))

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

Page: 3

Re: Zoning Ordinance Amendment - Definitions of Hotel, Motel, Short Term Rental; Allow Short Term Rental in R-1 and R-2 Districts by Conditional Use, and Add Criteria

Upper Uwchlan Township - ZA-07-24-18162

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
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 Brian N. O'Leary, AICP
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August 20, 2024

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

Re: Subdivision and Land Development Ordinance Amendment - Amended and New Definitions
 and Design Standards for the West Lincoln Highway Corridor Overlay District
 # Valley Township - SA-07-24-18173

Dear Ms. Rambo:

The Chester County Planning Commission has reviewed the proposed Valley Township Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on July 18, 2024. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. Valley Township proposes the following amendments to its Subdivision and Land Development Ordinance:
 - A. The definition of PEDESTRIAN EASEMENT is revised relating to minimum widths;
 - B. A definition of SHARED USE PATH is added;
 - C. Design requirements are revised (walkway rights-of-way widths are increased from four to five feet and pedestrian easements must have minimum rights-of-way as set forth in their definition).
 - D. Design Standards and other provisions relating to the West Lincoln Highway Corridor Master Plan of February 6, 2024 are identified, including Pedestrian accessways, sidewalk, shared use path and crosswalks; Maintenance; Sidewalks; Shared use path; Crosswalks; Curbing; Driveways and Access Drives and Landscaping and street trees.

BACKGROUND:

2. The Chester County Planning Commission received an associated amendment to the Valley Township Zoning Ordinance on July 18, 2024. That amendment included a map amendment and other provisions relating to the West Lincoln Highway Corridor Overlay District. Our review of that amendment was forwarded to the Township in a separate letter (refer to CCPC # ZA-07-24-18172, ZM-08-24-18210).

Page: 2
 Re: Subdivision and Land Development Ordinance Amendment - Amended and New Definitions
 and Design Standards for the West Lincoln Highway Corridor Overlay District
 # Valley Township - SA-07-24-18173

COMMENTS:

3. The provisions in the proposed Township Subdivision and Land Development Ordinance amendment are essential to implement the goals and objectives of the West Lincoln Highway Corridor Master Plan dated February 6, 2024, which will help improve the functionality and aesthetics of an important corridor passing between Sadsbury Township to the west and the City of Coatesville to the east.
4. The amended definition of PEDESTRIAN EASEMENT includes: “All pedestrian easements shall be the width of the trail, sidewalk, shared use path walkway or other pedestrian accessway...”. This definition should more clearly identify the “trail, sidewalk, shared use path walkway or other pedestrian accessway” that it refers to.
5. The definition of SHARED USE PATH should identify the “right-of-way” that it mentions.
6. The Design Standards listed in Section 5 of the amendment are specifically important to help achieve the goals and objectives in the West Lincoln Highway Corridor Master Plan. This Master Plan contains numerous illustrative examples showing the Plan’s design concepts, as included in Photos 4-17. We suggest that the Township direct applicants to these photos as examples of the aesthetic and functional designs that are desired by the Township. Additionally, the recognition of the designs shown in these photos can promote a common and consistent design scenario that can also create a “sense of place” and emphasize the unique nature of this part of the Township.
7. The Township Engineer should review the required construction and material requirements as well as the landscaping and street tree provisions to ensure that they will remain healthy in environments near roadways.
8. As the Township reviews land development and subdivision plans within the West Lincoln Highway Corridor Overlay District, we suggest that the Township review additional design recommendations in the Chester County Planning Commission’s website, including the:
 - *Suburban Center Landscapes Design Guide*, at: <https://www.chescoplanning.org/MuniCorner/PDF/SuburbanCenterDesignGuide.pdf>
 - *Suburban Landscapes Design Guide* at: <https://www.chescoplanning.org/MuniCorner/pdf/SuburbanDesignGuide.pdf>
 - The *Multi-Modal Circulation Handbook*, at: <https://www.chescoplanning.org/MuniCorner/MultiModal/ch1-intro.cfm>
 - The *Active Transportation Inventory*, (“Bicycles, Pedestrians, and Transit: A Summary of Findings and Recommendations from the Active Transportation Inventory”) at: <https://www.chescoplanning.org/Transportation/pdf/ATI-Oct2020.pdf>. The Township may wish to take particular note of the opportunities for bicycle transportation that can be incorporated into designs along the Corridor; bicycle facilities are discussed starting on page 16 in the *Active Transportation Inventory*.
9. The Township Supervisors should be aware that waiver requests from the provisions of the Township Subdivision and Land Development Ordinance should only be granted following the determination that the proposed alternative either meets the purpose of the Ordinance’s requirements or does not create the impacts that the Ordinance intends to manage. Waiver requests should therefore be considered in the context of the overall design program that the West Lincoln Highway Corridor Overlay District promotes.

Page: 3

Re: Subdivision and Land Development Ordinance Amendment - Amended and New Definitions
and Design Standards for the West Lincoln Highway Corridor Overlay District
Valley Township - SA-07-24-18173

RECOMMENDATION: The County Planning Commission commends Valley Township for implementing the goals and actions of the West Lincoln Highway Corridor Master Plan through this proposed amendment to the Township Subdivision and Land Development Ordinance. The County Planning Commission supports the adoption of the proposed Valley Township Subdivision and Land Development Ordinance amendment.

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
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 Executive Director

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August 20, 2024

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

Re: Zoning Ordinance Text and Map Amendment - West Lincoln Highway Corridor Overlay District
 # Valley Township - ZA-07-24-18172, ZM-08-24-18210

Dear Ms. Rambo:

The Chester County Planning Commission has reviewed the proposed Valley Township Zoning Ordinance text and 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 July 18, 2024; on August 2, 2024, the Chester County Planning Commission received a revision to the proposed zoning map that was initially submitted on July 18, 2024. We offer the following comments to assist in your review of the proposed Valley Township Zoning Ordinance text and revised Zoning Map amendment.

DESCRIPTION:

1. Valley Township proposes the following amendments to its Zoning Ordinance and Map:
 - A. The Zoning Map will be amended to show the proposed West Lincoln Highway Corridor Overlay District, which will promote the streetscaping, pedestrian accessibility and safety, and traffic calming within the West Lincoln Highway Corridor in accordance with the West Lincoln Highway Corridor Master Plan, dated February 6, 2024. This Overlay District is focused on the parcels on the north and south sides of West Lincoln Highway between the municipal boundary with Sadsbury Township to the west and the City of Coatesville to the east, and;
 - B. Design standards are to be added for the West Lincoln Highway Corridor Overlay District, which will be in accordance with an amendment to the Valley Township Subdivision and Land Development Ordinance.

BACKGROUND:

2. The Chester County Planning Commission received an associated amendment to the Valley Township Subdivision and Land Development Ordinance on July 18, 2024. That amendment related to the proposed West Lincoln Highway Corridor Overlay District and included amended and new definitions and design standards for the West Lincoln Highway Corridor Overlay District. Our review of that amendment was forwarded to the Township in a separate letter (refer to CCPC # SA-07-24-18173).

Page: 2
 Re: Zoning Ordinance Text and Map Amendment - West Lincoln Highway Corridor Overlay
 District
 # Valley Township - ZA-07-24-18172, ZM-08-24-18210

LANDSCAPES:

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

The eastern portion of West Lincoln Highway is located within the **Suburban Landscape** designation of [Landscapes3](#). 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 Valley Township Zoning Map and Zoning text amendments are consistent with the objectives of the **Suburban Center** and **Suburban Landscapes**.

COMMENTS:

4. Prior to taking action on this amendment, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Pennsylvania Municipalities Planning Code. The Township Solicitor should determine whether the extensive areas of proposed changes to the Zoning Map can constitute a comprehensive rezoning under the provisions of Section 609.(b)(2)(ii) of the Pennsylvania Municipalities Planning Code.
5. The provisions of the West Lincoln Highway Corridor Overlay District will be implemented through the Zoning Ordinance as well as with the related provisions of the Valley Township Subdivision and Land Development Ordinance. As the Township reviews land development and subdivision plans within this new overlay district, we suggest that the Township review additional design recommendations in the County Planning Commission's **Suburban Center Landscapes Design Guide**, at: <https://www.chescoplanning.org/MuniCorner/PDF/SuburbanCenterDesignGuide.pdf>, as well as the County Planning Commission's **Suburban Landscapes Design Guide**, at: <https://www.chescoplanning.org/MuniCorner/pdf/SuburbanDesignGuide.pdf>. The County's **Multi-Modal Circulation Handbook** includes design concepts that can be reviewed at: <https://www.chescoplanning.org/MuniCorner/MultiModal/ch1-intro.cfm>.

RECOMMENDATION: The County Planning Commission commends Valley Township for implementing the goals and actions of the West Lincoln Highway Corridor Master Plan through this proposed amendment to the Township Zoning Ordinance. The County Planning Commission supports the adoption of the proposed Valley Township Zoning Map and text amendments.

Page: 3
Re: Zoning Ordinance Text and Map Amendment - West Lincoln Highway Corridor Overlay
District
Valley Township - ZA-07-24-18172, ZM-08-24-18210

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
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Eric M. Roe

Brian N. O'Leary, AICP
Executive Director

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August 5, 2024

Betty Randzin, Secretary
Wallace Township
PO Box 670
Glenmoore, PA 19343

Re: Subdivision and Land Development Ordinance Amendment – Single Access Street Design and Greenway Lands

Wallace Township - SA-06-24-18147

Dear Ms. Randzin:

The Chester County Planning Commission has reviewed the proposed Wallace Township Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on June 17, 2024. We offer the following comments to assist in your review of the proposed Wallace Township Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. Wallace Township proposes the following amendments to its Subdivision and Land Development Ordinance:
 - A. The definition of STREET, SINGLE ACCESS is revised to clarify that a single access street must have a publicly-accessible point of intersection with an existing public road. (The current definition does not specify that a publicly-accessible point of intersection is required);
 - B. Section 503.B.12 of the Subdivision and Land Development Ordinance's Greenway Design Review Standards is to be amended to require that:

“The boundary between Greenway Lands and other lands shall be delineated by the installation of concrete monuments and structures that serve as a permanent, physical, visual marker of the boundary.”

The current Ordinance permits Greenway Lands to be delineated by concrete monuments, small signs, small sections of split rail or post and rail fencing, vegetation, landscaping, and other similar and appropriate methods.
 - C. Section 603(B), General Standards of the Subdivision and Land Development Ordinance is to be amended to require that:

“Applicants shall establish approval, in writing by the Fire Company and responding ambulance companies, that adequate means of access is proposed for any subdivision or land development.”
 - D. Section 609(B), Single Access Streets is also to be amended to limit such streets to 14 dwellings and not more than 1,000 feet in length.

Page: 2
Re: Subdivision and Land Development Ordinance Amendment – Single Access Street Design and Greenway Lands
Wallace Township - SA-06-24-18147

COMMENTS:

2. The revised definition of STREET, SINGLE ACCESS increases clarity and is appropriate.
3. The proposed amendment to Section 503B.12. of the Subdivision and Land Development Ordinance lists “concrete monuments and structures” that can serve as visual markers of Greenway Land boundaries. However, Section 503.B.13 currently gives the Board of Supervisors “...the sole discretion of approving the location, design and materials for the delineation of Greenway Land.” The proposed amendment may be somewhat inconsistent with Section 503.B.13 and may unnecessarily limit the design flexibility that applicants and the Board of Supervisors may require in delineating Greenway Lands. The Township Engineer should be asked to offer an opinion on this part of the amendment.
4. The amendment requiring approval by the Fire Company and responding ambulance companies of adequate means of access for proposed subdivisions and land developments is appropriate. However, the amendment should clarify that “adequate means of access” in the context of this requirement should refer to emergencies and situations where the primary means of access to a subdivision or land development is blocked or is otherwise compromised. We recommend the applicant and Township also refer to the Emergency Access design element of the County Planning Commission’s Multimodal Circulation Handbook (2016 Update) in its consideration of emergency access requirements. This design element is available online at: www.chesco.org/DocumentCenter/View/27034.
5. The amendment relating to Single Access Streets is appropriate. The Township can find additional information on Single Access Streets in the Chester County Multi-Municipal Circulation Handbook, at: <https://www.chescoplanning.org/MuniCorner/MultiModal/18-Spur.cfm> The Township Engineer should also comment on this proposed amendment, specifically relating to standards for qualifying for the municipal allocation of Liquid Fuels Taxes. Additional information on this topic is available at the PennDOT LTAP Technical information sheet #170, at: https://gis.penndot.gov/BPR_PDF_FILES/Documents/LTAP/TechSheets/TechSheet_170color.pdf

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

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

Sincerely,



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

August 21, 2024

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

Re: Subdivision and Land Development Ordinance and Zoning Ordinance Amendments - Parking
 Regulations and Requirements
 # West Chester Borough – SA-07-24-18183 and ZA-07-24-18184

Dear Ms. Slook:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance (SLDO) and Zoning Ordinance Amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Sections 505(a) and 609(e), respectively. The referral for review was received by this office on July 24, 2024. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. The Borough proposes the following amendments to the Borough Code:
 - A. Add definitions for the following terms to Section 97-8 of the Borough SLDO, and Section 112-202 of the Borough Zoning Ordinance: parking, guest/visitor; and parking stacked;
 - B. Amend the stacked parking requirements in Section 97-28.B(5) of the Borough SLDO; and
 - C. Amend the parking space requirements set forth in subsections A and B of Section 112-603 of the Borough Zoning Ordinance.
2. It is our understanding that the purpose of these amendments is to provide more precise parking space requirements, particularly for multifamily residential development containing more than twelve dwellings units.

COMMENTS:

3. The Borough should verify the accuracy of the term “single-family dwellings” utilized in Section 112-603.B(1). While the list of principal uses identified in Section 112-304 of the Borough Zoning Ordinance include “Single-family attached,” “Single-family detached,” and “Single-family semidetached,” it does not include single-family dwellings. The Borough should ensure that consistent terminology is utilized throughout the Borough Code.

Page: 2

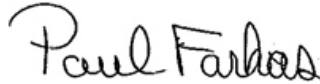
Re: Subdivision and Land Development Ordinance and Zoning Ordinance Amendments - Parking Regulations and Requirements

West Chester Borough – SA-07-24-18183 and ZA-07-24-18184

RECOMMENDATION: The Borough should consider the comment in this letter before acting on the proposed amendments.

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

Sincerely,

A handwritten signature in black ink 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
Marian D. Moskowitz
Eric M. Roe

Brian N. O’Leary, AICP
Executive Director

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

August 23, 2024

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

Re: Zoning Ordinance Amendment - Fences and Walls
West Goshen Township – ZA-08-24-18197

Dear Mr. Bashore:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 7, 2024. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Amend the definition of fence in Section 84-8;
 - B. Amend the standards for fences set forth in Section 84-47.G; and
 - C. Amend the standards for walls set forth in Section 84-47.H.

COMMENTS:

2. Proposed Sections 84-47.G(5) and 84-47.H(4) state that no fence or wall, respectively, “shall impede the natural flow of water in any watercourse, ditch or swale, cross a sanitary sewer or stormwater management easement, impede the flow of stormwater or be placed in a manner to impact the required sight distance or clear sight triangle.” For clarity purposes, we suggest that the Township identify whether this requirement only applies to fences and walls erected after the date of enactment of this ordinance.

RECOMMENDATION: The Township 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 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
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 P. O. Box 2747
 West Chester, PA 19380-0990
 (610) 344-6285 Fax (610) 344-6515

August 14, 2024

Liudmila Carter, Manager
 Westtown Township
 1039 Wilmington Pike
 West Chester, PA 19382

Re: Zoning Ordinance Amendment - Visual Arts Center Use
 # Westtown Township – ZA-07-24-18166

Dear Ms. Carter:

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 July 16, 2024. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Delete the following definitions from Section 170-201: Visual Arts Center (VAC), and Visual Communication Technology (VCT);
 - B. Amend Subparagraph A of Section 170-800, the Statement of Intent of the R-3 Residence-Office District, by deleting the phrase “visual arts center uses” from this subparagraph;
 - C. Delete subsection (6) of Section 170-800.A, pertaining to visual arts center uses;
 - D. Delete Visual Arts Center Use from the list of uses permitted by conditional use in the R-3 District, along with deleting the area and bulk regulations for a visual arts center set forth in Section 170-802.G; and
 - E. Amend subsections A and D of Section 170-1706 – Shared Parking.

BACKGROUND:

2. The County Planning Commission previously reviewed a zoning amendment to allow a Visual Arts Center in the Township’s R-3 Residence-Office District by conditional use (CCPC# ZA-10-13-8818, dated November 25, 2013). According to the online copy of the Township Zoning Ordinance located at <https://ecode360.com/12396615>, this zoning amendment was adopted by the Township on December 16, 2013 (Township Ordinance No. 2013-6).

It is our understanding that the purpose of the zoning amendment adopted in 2013 was to allow for the construction of a visual art center use on a 3.8 acre parcel located at 1632 West Chester Pike. It is also our understanding that the conditional use application for the construction of a visual arts center on this site was recommended for denial by the Township Planning Commission on June 5, 2024, and that the conditional use application was subsequently withdrawn by the applicant.

Page: 2
Re: Zoning Ordinance Amendment - Visual Arts Center Use
Westtown Township – ZA-07-24-18166

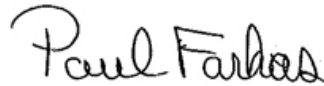
COMMENTS:

3. The proposed ordinance language, which would repeal the provisions adopted in 2013, 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 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

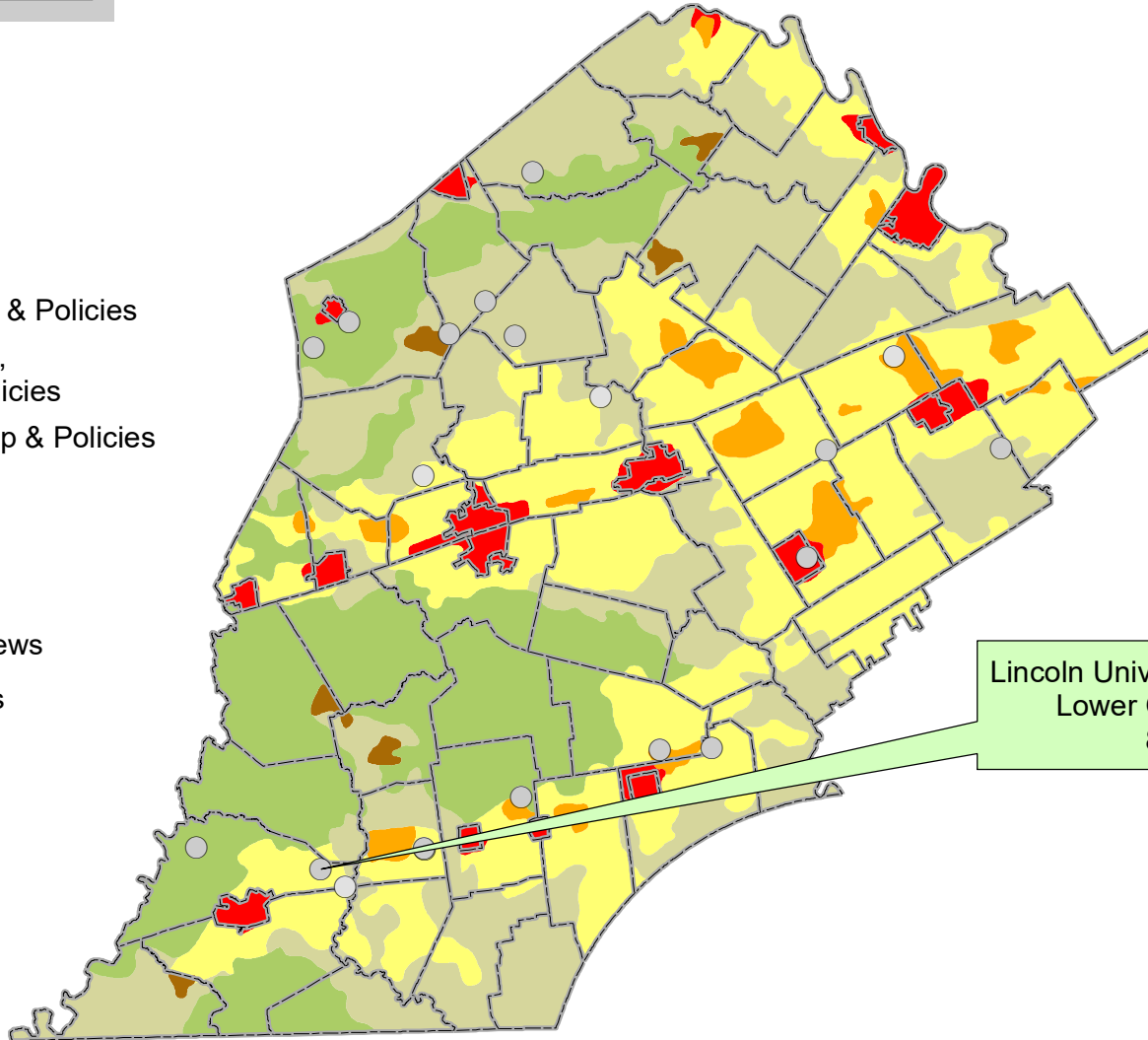


Act 537 Reviews for Chester County August 2024

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

Legend

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



Lincoln University Residence Hall
Lower Oxford Township
8,625 gpd



Chester County Planning Commission
September 11, 2024

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

Lower Oxford Township, Lincoln University Residence Hall

The applicant is proposing a residential development of a new residence hall on the 150-acre campus. The site is located on Maple Drive, near the intersection with Ashmun Avenue and Baltimore Pike. The amount of wastewater for the project is 8,625 gpd. The project is to be served by an existing sewage disposal system managed by Lincoln University. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

Action Requested

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

9/11/2024

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 Lincoln University - New Residence Hall, Lower Oxford Township

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

1. Date plan received by county planning agency. July 09, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency August 23, 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? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
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?
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 Exceptional Value Waters or High Quality Waters, the Big Elk Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes No SECTION C. AGENCY REVIEW (continued)

- 11. Have all applicable zoning approvals been obtained? **N/A**
- 12. Is there a county or areawide subdivision and land development ordinance? **No**
- 13. Does this proposal meet the requirements of the ordinance? **N/A**
If no, describe which requirements are not met
- 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency
- 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? **Not known** If yes, describe
- 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. **Not Known**
If no, describe inconsistencies
- 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? 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.

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

Date: 8/23/2024

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.

This project is currently under review as part of PA Act 247 as Case Number LD-08-24-18213.

PC53-08-24-18217

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
Yeda Arscott, Lincoln University
Deborah Kinney, Lower Oxford Township
Dawood Engineering , Dawood Engineering

Discussion and Information Items

Multimodal Transportation Planning Division



Multimodal Transportation Planning Division

August 2024

Enola Low Grade Trail Extension Design to begin

On August 14th, the Chester County Board of Commissioners approved the contract for design work to begin on the Enola Low Grade Trail extension into the Borough of Atglen. The Wilson Consulting Group out of Mechanicsburg, PA has been selected to lead the design of this one mile extension from the Chester/Lancaster County Line to the newly opened Atglen Borough Hall Park which will serve as a trailhead.. Funding of this design phase was secured from the DVRPC Regional Trails Program (\$240,000) and matched by Chester County (\$60,000) for a total of \$300,000. Construction funding totaling \$907,000 was secured earlier this year through a PA DCED Multimodal Transportation Fund award, with additional construction funding pending an open PA DCED Local Share Account application. A kickoff meeting with the Wilson Group is scheduled for September 10th.



PennDOT announces Multimodal Transportation Fund awards

On August 19th, Governor Josh Shapiro announced the latest PennDOT Multimodal Transportation Fund (MTF) awards. This round has over \$51M invested in 66 projects over 32 Pennsylvania counties. Chester County recipients include:

- **City of Coatesville** – \$121,955 for the extension of new streetscape along the north side of Lincoln Highway between Third and Fourth avenues.
- **Phoenixville Borough** – \$900,000 for improvements to Bridge and Starr streets, including the extension of Starr Street north to provide an additional exit for Ashland Street, also improving SEPTA access.
- **Oxford Borough** – \$854,356 for improvements to Niblock Alley, Market to Hodgson Street, including the adjacent Broad St. Bridge into a public street and gateway to downtown Oxford, with improved pedestrian safety and multimodal circulation, and improved rail movement with a new switch.
- **West Grove Borough** – \$513,530 for multimodal improvements to Prospect Avenue.
- **TOTAL: \$2,389,841**



The next round of the PennDOT MTF program begins September 23rd and concludes November 5th when the applications will be due. For more information, please read the official press release found here: <https://www.penndot.pa.gov/pages/all-news-details.aspx?newsid=1158>

Moving Forward / Misc. Progress Notes

While it does not seem like much gets done in the month of August due to the vacation season, MTP staff is hard at work advancing the development of and/or completing projects from the CCPC Work Program. Here are a few status updates on various projects:

- The **Chester County Public Transportation Plan Update** has essentially been completed. Alex Sankaran - who will be presenting the final recommendations to the Board this month - along with the graphics department put the finishing touches on the plan this August. The final task remaining is to have the plan adopted by Commissioner resolution.
- The **Chester County Trails Master Plan** DRAFT will be completed and distributed for review by the steering committee in September. Steve Buck has done a tremendous job in developing the plan and that is now being refined by graphics before its release. A presentation will likely be made to the Board in October.
- Patty Quinn re-submitted many existing **Major Regional Projects** in the Connections 2050 Long Range Plan to DVRPC as they intend to evaluate them versus the new project benefit evaluation criteria that was developed in 2023. This included a lot of coordination with PennDOT and SEPTA.
- Patty has also advanced the development of the **Transportation Outreach to Rrural and Agricultural Communities** and the **Municipal Improvements Guide** projects.
- Jake Michael has been busy with **POST** by refining the methodology for updating HOA mapping and working with DCIS to update the POST web page format update, as well as his work assisting with the **Landscapes3** progress reporting, metrics, and trends.
- The **Transportation Forum** will be held Tuesday September 24th at the West Whiteland Township Builing located at 101 Commerce Drive in Exton from 6:30-8:00pm. This year's forum will include a presentation from Harley Cooper of SEPTA and their implementation of the SEPTA microtransit 'Go!' zones in 2025.

Design & Technology Division Update



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
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(610) 344-6285 Fax (610) 344-6515

MEMORANDUM

To: Chester County Planning Commission
From: Geoffrey T. Creary, Director, Design & Technology Division
Date: August 30, 2024
Re: Planning Commission Board Meeting Monthly Report

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

The 247 planners reviewed and processed plan and ordinance submittals.

The GIS staff assisted Community Planning with municipal mapping requests. Those include Municipal Sustainability Plan, Oxford Comp Plan Mapping, sewer service plan, 247 models, Landscapes 3 endorsement map and land review mapping for Chesapeake Conservancy

The Graphics team assisted with various work program projects, including the graphic layout for Public Transportation Plan Chester County Trails Master Plan, Climate Action Plan metrics (live in September), Design Guidelines for Landscapes 3

Community Planning

Community Planning Municipal Assistance Projects

September 2024

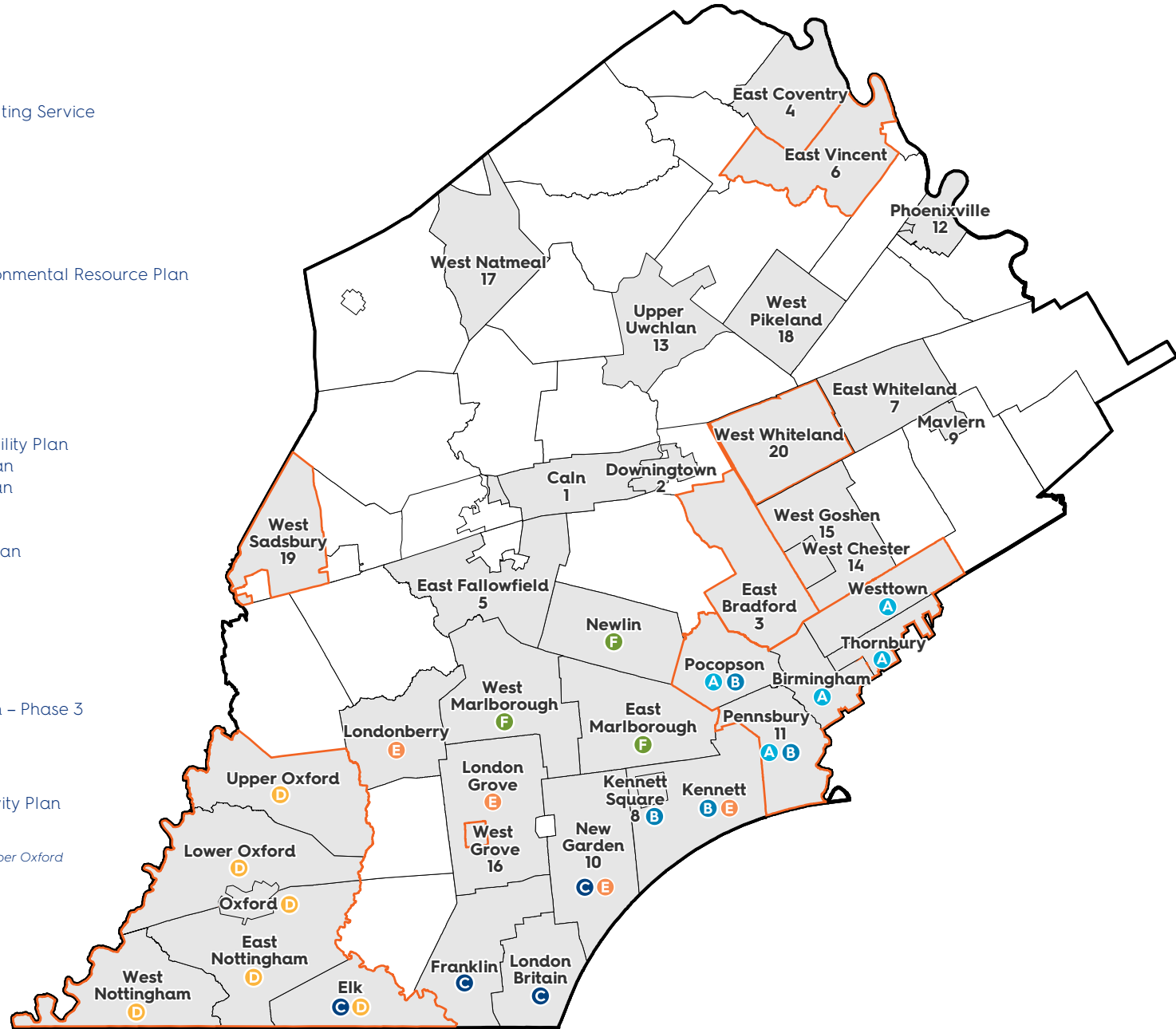
-  Municipality with Ongoing VPP Project
-  Municipality with Planning Commission Consulting Service

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

September 2024 (Activities as of 8/31/24)

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 scheduled for September 4th.

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

Final articles being prepared to complete full draft standards. A six-month extension request was granted, and some revisions have been decided on. A meeting was held on August 27th.

4. East Coventry Township – Land Use Assumptions Report

Percent Completed: 90%

Contract Term: 8/23–7/25

Consultant: McMahon Associates, Inc.

Monitor: Kate Clark

The Task Force will meet in September to review final edits. 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. The adoption hearing meeting is currently being scheduled.

6. East Vincent – Zoning Ordinance

Percent Completed: 80%

Contract Term: 4/22–9/24

Consultant: Chester County Planning Commission

Monitor: Kate Clark

7. The full draft ordinance was distributed to the Township in April. CCPC will meet with the Township in September to discuss next steps. 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 & 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. Awaiting contract signatures.

9. Kennett Township – SLDO update

Percent Completed: 0% Contract Term: 8/24-7/26 Consultant: Chester County Planning Commission

Planner: Jeannine Speirs

The Township is updating their SLDO to reflect the recent Zoning update as well as other changes.

10. 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. Initial Briefing Meeting occurred in August.

11. 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 planning efforts using consultant Michael Baker. Meetings were held on August 19th and 29th.

12. Pennsbury Township – Ordinance Updates

Percent Completed: 30%

Contract Term: 5/24-10/25

Consultant: Brandywine Conservancy

Monitor: Kate Clark

Revised ordinance language was reviewed at the August Task Force meeting. Proposed changes to the ordinance will be discussed at a September public meeting.

13. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 35%

Contract Term: 7/23-6/25

Consultant: Gilmore & Associates

Monitor: Chris Patriarca

The July meeting covered proposed changes to zoning district specifications.

14. Upper Uwchlan Township – Eagle Village Gateways and Mobility Plan

Percent Completed: 0 %

Contract Term: 9/1/2024-2/28/2026

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.

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

Percent Completed: 30 %

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 10th. Next meeting is in October to begin reviewing draft materials (date tbd).

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

Percent Completed: 5%

Contract Term: 5/24-4/26

Consultant: Toole 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 15th.

17. West Grove Borough – Zoning Amendments

Percent Completed: 80 %

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 2nd draft documenting the proposed amendments to the ordinance was created and sent to the borough. Two meetings in August wrapped up questions from the task force. After these edits are made, the next step will be for review and input by the Zoning Officer, Engineer, and Solicitor. A public meeting will be held at a council meeting in the fall prior to the ordinance proceeding with Act 247 review and the adoption/hearing, which is likely to occur in the first quarter of next year (in line with the contract).

18. 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. The August meeting discussed the public survey and members of the Amish community attended the meeting,

19. 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.

20. West Sadsbury Township – Comprehensive Plan

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

The comprehensive plan was adopted on August 13th. CCPC is working on compiling final deliverables to distribute to the Township.

21. 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 was August 13th

MULTI-MUNICIPAL PROJECTS**22. Brandywine Battlefield Strategic Landscapes Plans – Phase 3**

Percent Completed: 95% 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. Draft plan completed

23. 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 Heritage Sites for the Mason-Dixon/Arc Corner theme and within the Regional Planning area. This project specifically builds on Franklin's Comp Plan policy as well as policy in the other three communities. Next Task Force meeting is in September

24. 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.

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

Percent Completed: 45% 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 region and theme. This grant will examine the broader Underground Railroad story in Chester County and the region, using research materials and input from Underground Railroad groups to develop a heritage interpretation plan and tour trail. Next Task Force meeting is in September

26. 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.

27. 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 for a combined Act 247/VPP review. A joint meeting will be planned for potential adoption of the plan, likely in late September or early October.

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. Spring City (comprehensive plan)
3. South Coatesville Borough (general planning assistance)
4. This should remain. Pennsbury plans to apply for a grant this Fall or next spring. Coatesville (Official Map)
5. Downingtown Borough (Parking Study)
6. Honey Brook Township and Borough (Multi-Municipal Comprehensive Plan Update)
7. North Coventry (Zoning Ordinance Amendment)

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)
- East Pikeland Township – Parks & Recreation Plan (January 2024)

HISTORIC PRESERVATION

America 250 & Heritage Tourism Plan

- 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%. 250 Administrator is formulating a contact strategy to address the remaining 50%.
- Attended first meeting concerning the creation of Brandywine CVB's next strategic plan that will incorporate aspects of the County's Heritage Tourism Plan.
- Met with the Duportail Foundation about developing the identified Valley Forge area Heritage Center under the Heritage Interpretive Network.

HTP Implementation

- Facilitated an implementation meeting, discussed marketing plans, creation of tools, a thematic framework, and updates.
- Finalizing's map edits. Working to release to select partners in September

Brandywine Battlefield Task Force (BBTF) & expanded Philadelphia Campaign Partnership

- **Philadelphia Campaign Heritage Interpretive Network** – Working on a planned Heritage Site capacity building workshop for this Fall via BBTF and newly expanded Philadelphia Campaign Partnership. 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

- Historic sub-committee of the Oxford Regional Planning group has identified Ag theme locations in southern Chester County. Regional theme group is getting estimates for interpretive signage and building needs to start to implement their Heritage Interpretive Network.

Iron & Steel

- Iron & Steel Collaborative will convene for their annual meeting in September.
- The Director of Visitor Engagement at the Ironbridge Gorge Museum Trust will join the September Iron and Steel partner meeting and provide an update on their planned exhibition on transatlantic connections in the 18th C iron industry.

Public Programs & Advocacy, Trainings, & Outreach

Town Tours – Blackburn and Warren

- The final three walks of Town Tours were completed

- 1 August: Tredyffrin Twp, Baptist Church in the Great Valley, 144 attended
- 8 August: North Coventry Twp, Coventry Woods, 103 attended
- 15 August: Yellow Springs, 335 attended
- Total visitation for the 2024 program was 1721.
- A survey will go out in September to all organizers to collect feedback on the successes and needs for their program.
- Tentative theme for 2025 is to look at resources with untold or under told stories.

Advocacy

East Vincent, Parkerford Tavern; Phoenixville, Schuylkill River Heritage Center; Hanover Township, prior location of historic Baptist Church

Outreach

West Goshen Historic Commission; Heritage Area discussion w/ Brandywine Conservancy 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: At monthly planners' meetings - In August there was an overview of the Harriet Tubman Byway project and 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

- Verizon Wireless Tower in West Caln. Reviewed and approved
- New Wireless Tower, 200 East Boot Road – Currently under review

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
 - The contract for the engineering firm that coordinates all aspects of engineering for county bridges was not renewed. The new contract was initiated in August. Thus, the regular August meeting was cancelled. It is anticipated the first meeting with the new firm will be in September. assessments, recommendations
- Multiple active projects:

- Historic classification for three bridge design projects: W. Nantmeal Twp, Warwick Twp, and Kennett Twp. Will classify in September
 - An East Vincent township commissioner meeting for proposed work on the covered bridge received enthusiastic endorsement from the Commissioners.
 - First draft of text for the interpretive panel at Bridge #26 was submitted to the County Bridge Coordinator for his review and feedback.
 - Construction is commencing on Watermark Road in Upper Oxford Twp and Hadfield Road in E. Brandywine Twp.
- Heritage Coordinator met with the County bridge coordinator and finalized the 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:

- Downingtown Train Station project has been reactivated and the mitigation MOA is completed 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. Next consulting parties will take the role of participating in mitigation projects.
- 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

- **Non-Residential Construction Report** – 2024 report (2023 data) completed and posted.
 - **State of the County Economy Report** – Available data update waiting for online formatting. Additional data to be updated as available.
- DVRPC Projections** – Completed review and provided feedback for DVRPC 2024 population and employment projections. **AgConnect** – Attended meeting in August, updated Agricultural Census fact sheet, and provided data to EDC.

HOUSING

- **Housing Choices Committee** – Meeting held June 4th.
- **Adaptable Housing Guide** – Finalizing trends and projections.
- **Accessible Housing Guide** – Continuing Missing Middle analysis for municipalities.
- **Housing Forum** - Sending out invites and finalizing details for October 31st housing organization convening.
- **Residential Construction Report** – 2024 (2023 data) report complete and posted.

- **Starter Home Pilot Project** – Finalizing East Pikeland zoning analysis.
- **Land Bank** – Provided a memo to the Commissioners including a drafted adoption ordinance in March. CCPC proposed to staff the land bank.

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 28th - 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, 2nd 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). Discussion with CC WRA to address flooding in Avondale. Assistance to Kennett Square providing GIS coverage for online mapping.

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 27th meeting. Council considered the amendment at the July 18th meeting and sent it back to the planning commission and Solicitor for finalization prior to moving forward with adoption. Council will consider adopting the TND zoning amendment at the October 17th meeting.

- **Urban Center Forum** – The 2024 UCF will be a series of three forums (southern, east/northern, and western Chester County) by region. The 2024 UCF will have three regional meetings Oct. 30th and 31st, and November 14th. Each forum will have a short presentation of CCPC news/updates/and region-specific projects, followed by each municipality providing highlights of successes and challenges, and finally a moderated open discussion of those challenges to suggest solutions/collaboration to reach solutions.
- **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 7th Kennett Square Borough Council meeting.

Sustainability Division Update

Sustainability Division

Monthly Activities Report – September 2024

Summary:

- Ryan Mawhinney, AICP, was hired as a Senior Sustainability Planner and started with CCPC on 8/19. He will be taking on open space planning projects and initiatives, leading the Keep Chester County Beautiful program, and managing other sustainability projects.
- Sustainable HOAs:
 - Working to create a template for HOAs to develop their own Sustainability Action Plan. This Action Plan may become a checklist for a Sustainable HOA designation/recognition program.
 - Upcoming HOA roundtable sessions:
 - 9/11: Tree and Woodland Stewardship
 - 9/26: Creating a Sustainability Action Plan
- Completed an interactive map of public and private sewer service areas as well as public water service areas that will be used internally.
- Completed an internal waste audit for several county departments within the three main county office buildings. Results will be analyzed, and recommendations for waste diversion will be shared with the departments. This project was led by CCPC's summer sustainability intern, Caroline Deyrup.
- Partnered with the Chester County Solid Waste Authority and Delaware County to apply for a USDA Compost and Food Waste Reduction grant to establish food scraps drop-off stations at up to 20 locations across Chester and Delaware Counties, and to develop a backyard composting education program.
- Completed and posted the Climate Action Plan metrics webpage
- Completed an inventory of municipal sustainability practices, along with a series of case study narratives. This was requested by the municipalities participating in the Chester County Local Government Climate Action Team, convened by CCPC and the CC Environmental and Energy Advisory Board.

Director's Report