



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

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
 November 13, 2024

AGENDA

- 2:00 p.m. 1. CALL TO ORDER
- A. Chair's Welcome *Chair*
2. PUBLIC COMMENT *Chair*
- 2:10 p.m. 3. ACTION ITEMS
- B. Approval of Commission Meeting Minutes – October 9, 2024 *Commission*
- C. Approval of 2025 247 Review Fees *Geoff Creary*
- D. Appointment of 2025 Officers Nominating Committee *Commission*
- E. VPP Round II 2024 Grants (3) *Bambi Griffin Rivera*
1. Downingtown Borough - Comprehensive Parking Plan Study
2. East Pikeland Township – Park, Recreation, Open Spaces and Trail Plan
3. Honey Brook Township and Borough – Multi-Municipal Comprehensive Plan Update
- F. Act 247 Reviews – October 2024 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (25)
- | | |
|----------------------------|----------------|
| 1. Caln Township | LD-09-24-18235 |
| 2. Caln Township | SD-09-24-18233 |
| 3. Charlestown Township | SD-08-24-18231 |
| 4. City of Coatesville | LD-08-24-18202 |
| 5. East Caln Township | LD-09-24-18239 |
| 6. East Caln Township | LD-09-24-18264 |
| 7. East Coventry Township | SD-08-24-18226 |
| 8. East Goshen Township | LD-09-24-18257 |
| 9. East Nantmeal Township | SD-09-24-18237 |
| 10. East Pikeland Township | SD-09-24-18267 |
| 11. Honey Brook Township | LD-08-24-18204 |
| 12. Honey Brook Township | SD-08-24-18227 |
| 13. Honey Brook Township | SD-08-24-18228 |
| 14. London Grove Township | SD-09-24-18245 |
| 15. London Grove Township | SD-09-24-18262 |
| 16. Lower Oxford Township | LD-08-24-18213 |
| 17. Lower Oxford Township | SD-09-24-18255 |

- 18. Sadsbury Township LD-09-24-18248
- 19. Schuylkill Township LD-09-24-18240
- 20. Upper Oxford Township SD-09-24-18256
- 21. West Goshen Township SD-08-24-18220
- 22. West Goshen Township SD-09-24-18246
- 23. West Nantmeal Township SD-09-24-18234
- 24. West Nottingham Township SD-08-24-18230
- 25. West Whiteland Township LD-09-24-18232

2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (13)

- 1. East Brandywine Township ZA-10-24-18277
- 2. East Caln Township SA-09-24-18261
- 3. East Caln Township ZA-09-24-18254
- 4. East Coventry Township MA-09-24-18252
- 5. Franklin Township ZO-09-24-18247
- 6. New London Township SA-09-24-18250
- 7. New London Township ZA-09-24-18263
- 8. New London Township ZA-09-24-18265
- 9. New London Township ZM-09-24-18249
- 10. West Chester Borough ZA-09-24-18260
- 11. West Goshen Township SA-09-24-18236
- 12. West Whiteland Township ZM-10-24-18274
- 13. Willistown Township ZA-09-24-18253

G. Act 537 Reviews – October 2024 Applications *Carrie Conwell*

- 1) Major Applications (1)
 - 1. Willistown Township Special Study – Sugartown and Monument Roads - Consistent
- 2) Minor Applications (2)
 - 1. Honey Brook Township, Tel Hai Cottages, 22-10-10.1, Consistent
 - 2. Penn Township, 149 Sunnyside Road, 58-4-99.4, Consistent

2:45 p.m. 4. DISCUSSION AND INFORMATION ITEMS

- H. Administration and Communications Division *Carolyn Oakley*
 - 1) 2025 Draft Communications plan *Elle Steinman*
- I. Community Planning Division Update *Bambi Griffin Rivera*
 - 1) A+ Adaptable Housing Guide *Chris Patriarca*
- J. Sustainability Division Update *Rachael Griffith*
- K. Multimodal Transportation Planning Division Update *Brian Styche*
- L. Design & Technology Division Update *Geoff Creary*
- M. Director’s Report *Carol Stauffer*

4:00 p.m. 5. ADJOURNMENT

Action Items



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Executive Director

PLANNING COMMISSION

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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 270
October 9, 2024

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Nate Cline, Co-Chair; Roberta Cosentino; Stephanie Duncan; Doug Fasic; Frank Furman; Molly Morrison; Andy Wright.

MEMBERS PRESENT VIA ZOOM: None

STAFF PRESENT IN PERSON: Brian O'Leary, Executive Director; Carol Stauffer; Steve Buck; Geoff Creary; Beth Cunliffe; Elise Davis; Mark Gallant; Bambi Griffin Rivera; Rachael Griffith; Libby Horwitz; Gene Huller; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Wes Bruckno; Kate Clark; Angela Dracup; Richard Drake; Gwen Duli; Paul Farkas; Carolyn Oakley; Chris Patriarca; Patty Quinn; Elle Steinman; Sally Warren; Diana Zak.

VISITORS PRESENT IN PERSON: Alan R. Williamson.

VISITORS PRESENT VIA ZOOM: Cheryl Miles; Ahead3d.com; Jackson.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 270 East and via Zoom audio/video on Wednesday, October 9, 2024, was called to order at 2:00 P.M. by Chair Michael Heaberg.

PUBLIC COMMENT: None.

PRESENTATION:

Mr. Alan R. Williamson, Pennsylvania Turnpike's Construction Engineering Manager highlighted key construction projects on the PA turnpike: I-95 interchange continuation at section D30 and the Hawk Falls bridge replacement over the Northeast extension. Mr. Williamson then highlighted current projects in Chester County: Manor Road bridge replacement, milepost 301; Bulltown Road and Park Road overhead bridge replacement; six lane widening of the turnpike from Downingtown to Devault; Devault maintenance shed construction; and the Route 324 to Route 326 six lane widening. Future projects include: Twin Valley overhead bridge replacement; Marsh Road overhead bridge replacement; six lane widening between milepost 320 and 324; and the conversion to open road tolling.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE SEPTEMBER 11, 2024, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY DR. FASIC, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews:

There were eleven (11) Subdivision and Land Development Reviews prepared in September 2024.

A MOTION TO APPROVE THE ELEVEN (11) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MR. FURMAN, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: LD-08-24-18214; SD-08-24-18212; LD-08-24-18209; SD-08-24-18216.

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

There were nine (9) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in September 2024.

A MOTION TO APPROVE THE NINE (9) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: SA-08-24-18221; ZA-08-24-18224.

Community Planning Month Proclamation:

A MOTION TO ENDORSE THE COMMUNITY PLANNING MONTH PROCLAMATION WAS MADE BY MR. WRIGHT, SECONDED BY MS. COSENTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

PRO Housing Grant Application:

A MOTION TO APPROVE THE SUBMITTAL OF THE PRO HOUSING GRANT APPLICATION WAS MADE BY DR. FASIC, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:Design and Technology Division Update:

Mr. Creary, in the monthly overview of review submissions, noted that development reviews are slightly lower than last year, with both residential lots and non-residential square footage numbers being down this month.

Next, Mr. Creary reported that 247 review fees are updated every three years to cover review costs and to reflect the inflation rate. This year's potential 247 review fee rate increase would reflect an inflation rate increase of 16.2% over the past three years.

Lastly, Mr. Creary recognized the GIS team's mapping of the West Whiteland Comprehensive Plan, Public Transit Plan, and the Sewer Service and Water Service Area, as well as the graphics team's web banners.

Community Planning Division Update:

Ms. Griffin Rivera noted the following: Downingtown's Comprehensive Plan has been adopted; West Sadsbury's Comprehensive Plan has been adopted; and East Fallowfield's Open Space, Recreation, and Environmental Resource Plan is nearing completion. The VPP Round Two Grant application window has closed, and grant award recommendations will be brought before the board for approval at next month's board meeting.

Mr. Gallant walked through and reported on the status of the Adaptive Reuse Guide website which has the following four main sections: what is adaptive reuse; getting started; municipal strategies; and Chester County examples.

Sustainability Division Update:

Ms. Griffith reported that the sustainable HOA roundtable discussions are complete. An HOA sustainability action plan template has been created and posted on the CCPC website to help HOAs get started with a sustainability action plan.

Next, Ms. Griffith reported on the campaign and yard sign recycling project. There are five sign drop off sites: East Whiteland Township, SECCRA Community Landfill, Uwchlan Township, Caln Township, and Pottstown Recycling Services. The county facilities department will pick up the signs from these locations and take them to be recycled.

Multimodal Transportation Division Update:

Mr. Styche reported that the Transportation Forum held last month at West Whiteland Township building was well attended with presentations covering the following: SEPTA GO Zones from Harley Cooper; and Public Transportation Plan, Trails Master Plan, and Transportation updates from CCPC staff.

Next, Mr. Styche reported on a roundabout field view taken by the Multimodal Transportation (MMT) division staff. The following roundabouts were visited: PA 82 and Reeceville Road; Strasburg Road at Stargazers Village; Unionville Road and Doe Run Road; and PA 52 and Lenape Road. A recent PennDOT study indicated that roundabouts have reduced car crashes by seven percent and reduced bodily injury by 51%.

Lastly, Mr. Styche reported that the Draft Chester County Trails Master Plan is nearing completion and was partially funded by the PA DCNR C2P2 program.

Mr. Buck, the Trails Master Plan project manager, then presented the draft trails plan, noting that the plan report includes the following sections: executive summary; introduction, inventory and analysis; process; master plan; planning, design, and management resources; recommendations; implementation – catalyst projects; and appendices. The plan was guided by the following six goals: growth; connectivity; accessibility and equity; economic development; protection and appreciation; and safety. The draft report of the Chester County Trails Master Plan can be found on the website here: <https://www.chescoplanning.org/transportation/TrailsMasterPlan.cfm>.

Director's Report:

Mr. O'Leary highlighted new projects in the draft 2025 Work Program for board comment. The work program is divided around the *Landscapes3* goal areas of Preserve, Protect, Appreciate, Live, Prosper, and Connect, as well as the Landscapes Vision and Map. The draft Communications Plan will be presented to the board for comments at the November board meeting. Both the 2025 Work Program and Communications Plan will be in the December board meeting action items to be adopted.

Next, Mr. O'Leary reminded the board of upcoming events: Housing meeting, October 30, 2024; Hamilton Passive House ribbon cutting, October 15, 2024.

Lastly, Mr. O'Leary thanked the board for their support during his position as Executive Director of the Planning Commission. Mr. O'Leary will be retiring on November 8, 2024.

The board recognized Mr. O'Leary for his great work as Executive Director of the Chester County Planning Commission.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:52 PM WAS MADE BY MR. WRIGHT, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Brian N. O'Leary, AICP
Secretary

BNO/ncs



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MEMORANDUM

To: Chester County Planning Commission Board

From: Geoffrey T. Creary, Design & Technology Director, Planning Commission

Date: November 13, 2024

Re: Act 247 Plan Review Fee Schedule – Proposed 2025 Update

Chester County Planning Commission is authorized to collect fees for the completion of subdivision and land development reviews under Article V, Section 502 of the Pennsylvania Municipalities Planning Code, Act 247. Chester County Planning Commission does not make a profit from these fees but needs to adjust them periodically. In 2015, the Planning Commission updated its Act 247 Plan Review Fee Schedule, which had not undergone an update since 2000. The 2018 update was a 10% increase to reflect labor costs and other factors. The last update was in 2022 when the fee increased by approximately 6% based on 3 factors: rate of inflation, comparable rates, and cost recovery.

Since the last update, high inflation occurred post pandemic. According to the Consumer Price Index prepared by the Bureau of Labor Statistics, inflation between August 2021 and August 2024 in the core statistical area that includes Chester County was 16.2%. Because of that rate we are using that as the only factor for the 2025 fee update. Those fee increases can be seen in the chart attached to this memo. The maximum fee cap would remain the same at \$10,000.

The Planning Commission would like to formally adopt the 2025 fee update in November 2024 to be take effect on January 1, 2025.

Please let us know if you have any questions or concerns.

Geoffrey T. Creary

cc: Carol Stauffer, Acting Executive Director, Chester County Planning Commission

Comparison of Current and Proposed Review Fees

10/28/2024

Plan Type	Plan specifics	Past Fees (2015-2017)	Past Fees (2018-2021)		Current Fees (2024)	Additional Fee	
Residential Subdivision	2 lots	\$150	\$165		1 - 2 lots	\$175	\$0
	5 lots	\$275	\$305		3 - 5 lots	\$175	\$29
	15 lots	\$530	\$595		6 - 20 lots	\$235	\$26
	45 lots	\$1,250	\$1,390		21 - 75 lots	\$425	\$23
	90 lots	\$2,050	\$2,330		76+ lots	\$850	\$18
	500 lots	\$8,200	\$9,300				
Non-residential Subdivision	2 lots	\$350	\$385		1 to 2 lots	\$295	\$57
	6 lots	\$800	\$880		3 to 10 lots	\$585	\$57
	15 lots	\$1,375	\$1,550		11+ lots	\$850	\$53
					Financial Subdivisions	\$295	\$57
Non-residential Land Dev.	4,500 SF	\$580	\$652.50		0 to 5000 sf	\$480.00	\$47.00
	15,000 SF	\$1,025	\$1,150		5,001 to 25,000 sf	\$585	\$42
	50,000 SF	\$2,550	\$2,900		25,001 to 75,000 sf	\$955	\$42
	150,000 SF	\$4,950	\$5,550		75,001+ sf	\$1,435	\$29
	350,000 SF	\$8,200	\$10,000		0 to 5000 sf	\$0	
Second Reviews	Residential	\$150	\$165			\$175	
	Non-residential	\$200	\$220			\$235	
Sketch plan		No Fee	No Fee			No Fee	
Ordinances		No Fee	No Fee			No Fee	
Maximum Charge		None				Not to exceed \$10,000	

Proposed Fees (2025) +16.2% Change	Proposed Fees (2025 Rounded)	Additional Fee (+16.2% Rounded)
\$203	\$200	\$0
\$203	\$200	\$34
\$273	\$275	\$30
\$494	\$495	\$27
\$988	\$990	\$21
\$343	\$340	\$66
\$660	\$680	\$66
\$988	\$990	\$62
\$342	\$340	\$66
\$558.00	\$560.00	\$55.00
\$680	\$680	\$49
\$1,110	\$1,110	\$49
\$1,667	\$1,670	\$34
\$0	\$0	
\$203	\$200	
\$273	\$275	
No Fee	No Fee	
No Fee	No Fee	

Appointment of 2025 Officers Nominating Committee

VPP Round II 2024 Grants

Vision Partnership Program
2024 Round 2 Cash Grant Requests - Project Descriptions

<p>Borough of Downingtown - Study for Comprehensive Parking Plan</p> <p>The Borough would like a comprehensive parking study to address the need for additional parking in their growing municipality. With new housing, business and visitors they would like to ensure adequate parking for all who live or visit the Borough to safely access all areas, especially along the Main Street corridor where shops and restaurants are located to create a better space for both residents and visitors to enjoy. The Borough has chosen Walker Consultants as their consultant.</p>	<p>VPP Grant Request \$30,000.00 (41%) <u>Municipal Match</u> \$42,990.00 (59%) Total Project Cost \$72,990.00</p>
<p>East Pikeland Township - Park, Recreation, Open Spaces and Trail Plan</p> <p>The Township would like the plan to use as a tool to help their efforts to seek grants for open space acquisition, trail and park expansion, and facility improvements to update their existing plan which was completed in 1988. The Township has not chosen a consultant.</p>	<p>VPP Grant Request \$25,000.00 (33%) Municipal Match \$15,000.00 (20%) Other Grant Funds \$35,000.00 (47%) (DCNR Planning Grant \$25,000) <u>(PECO Green Region Grant \$10,000)</u> Total Project Cost \$75,000,000</p>
<p>Honey Brook Township and Honey Brook Borough – Multiple Municipal Comprehensive Plan Update</p> <p>Multi-Municipal Application for Honey Brook Township and Honey Brook Borough with the Township as the lead Municipality for a Comprehensive Plan update to update their 2015 Comprehensive Plan. They have chosen Brandywine Conservancy as the Consulting Firm as their consultant.</p>	<p>VPP Grant Request \$42,000.00 (60%) <u>Municipal Match</u> \$28,000.00 (40%) Total Project Cost \$70,000.00</p>

VPP Grant Applications ROUND 2

November 2024

Current VPP Projects

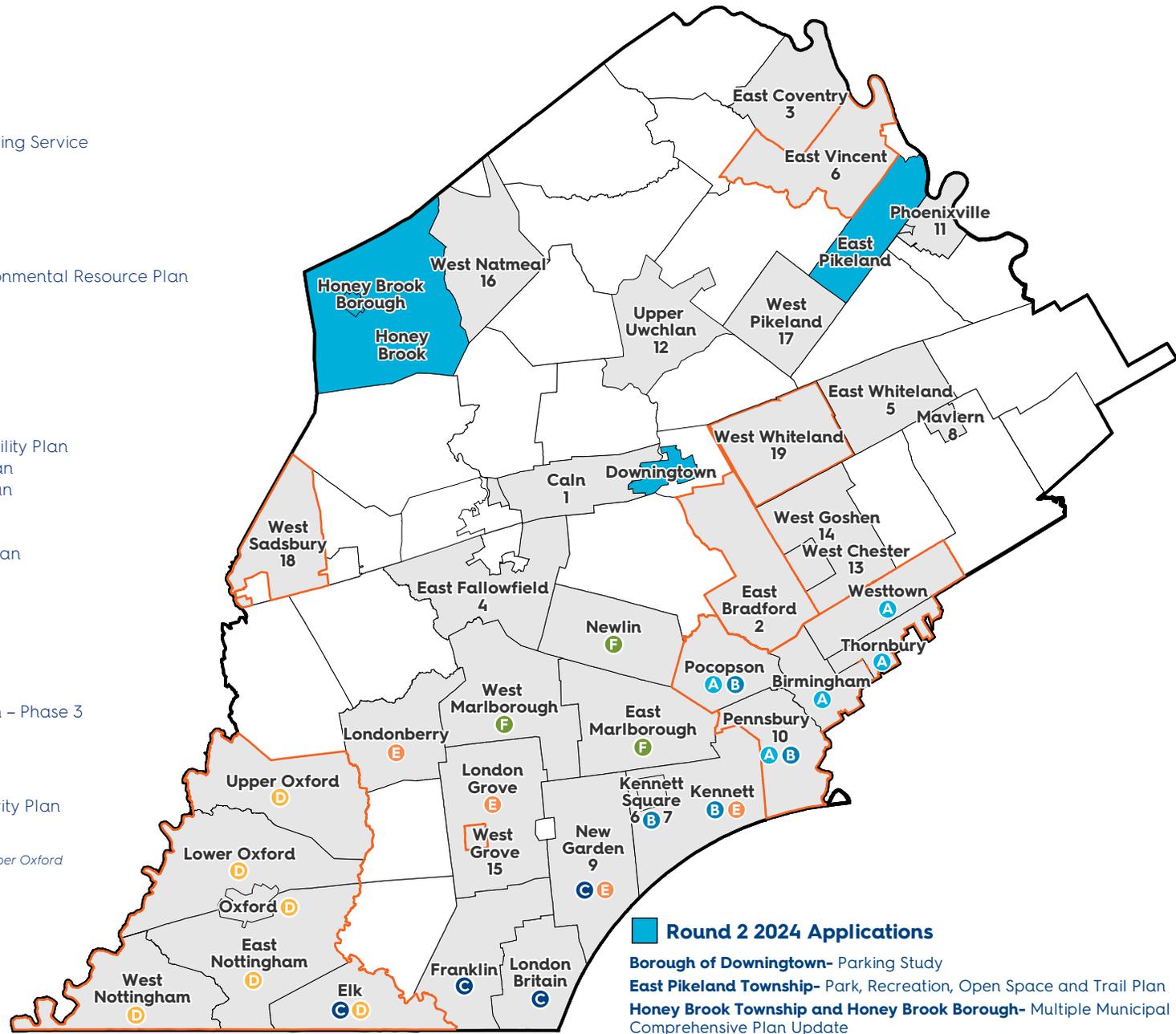
- Municipality with Ongoing VPP Project
- Municipality with Planning Commission Consulting Service

Single-Municipality Projects

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



2024 Round 2 VPP - VPP Subcommittee
Recommendations

(High to low ranking)	Ranking	Municipality	Proposal	VPP Grant Request	Municipal Funding Proposed*	Total Project Cost	Municipal Match Proposed*	Recommended Award	Running Total
	1	Honey Brook Borough and Township	Multi-Municipal Comprehensive Plan	\$42,000.00	\$28,000.00	\$70,000.00	40.00%	\$42,000.00	\$42,000.00
	2	East Pikeland Township	Parks, Recreation, Open Space and Trails (PROST) Plan	\$25,000.00	\$50,000.00	\$75,000.00	67.00%	\$25,000.00	\$67,000.00
	3	Downingtown Borough	Parking Study	\$30,000.00	\$42,990.00	\$72,990.00	59.00%	\$30,000.00	\$97,000.00
								\$97,000.00	
				\$97,000.00	\$120,990.00	\$217,990.00	55.5%		

Remaining

\$48,200

\$23,200

-\$6,800

*300 points maximum

Funding Available: \$90,200.00

Amount of Requests Over Remaining Funding: \$6,800.00

TBD Awarded Funding:

Balance: \$90,200.00

*Municipal + other sources.

** East Pikeland has secured a PECO and DCNR grant totaling \$35,000.

Recommended for Funding

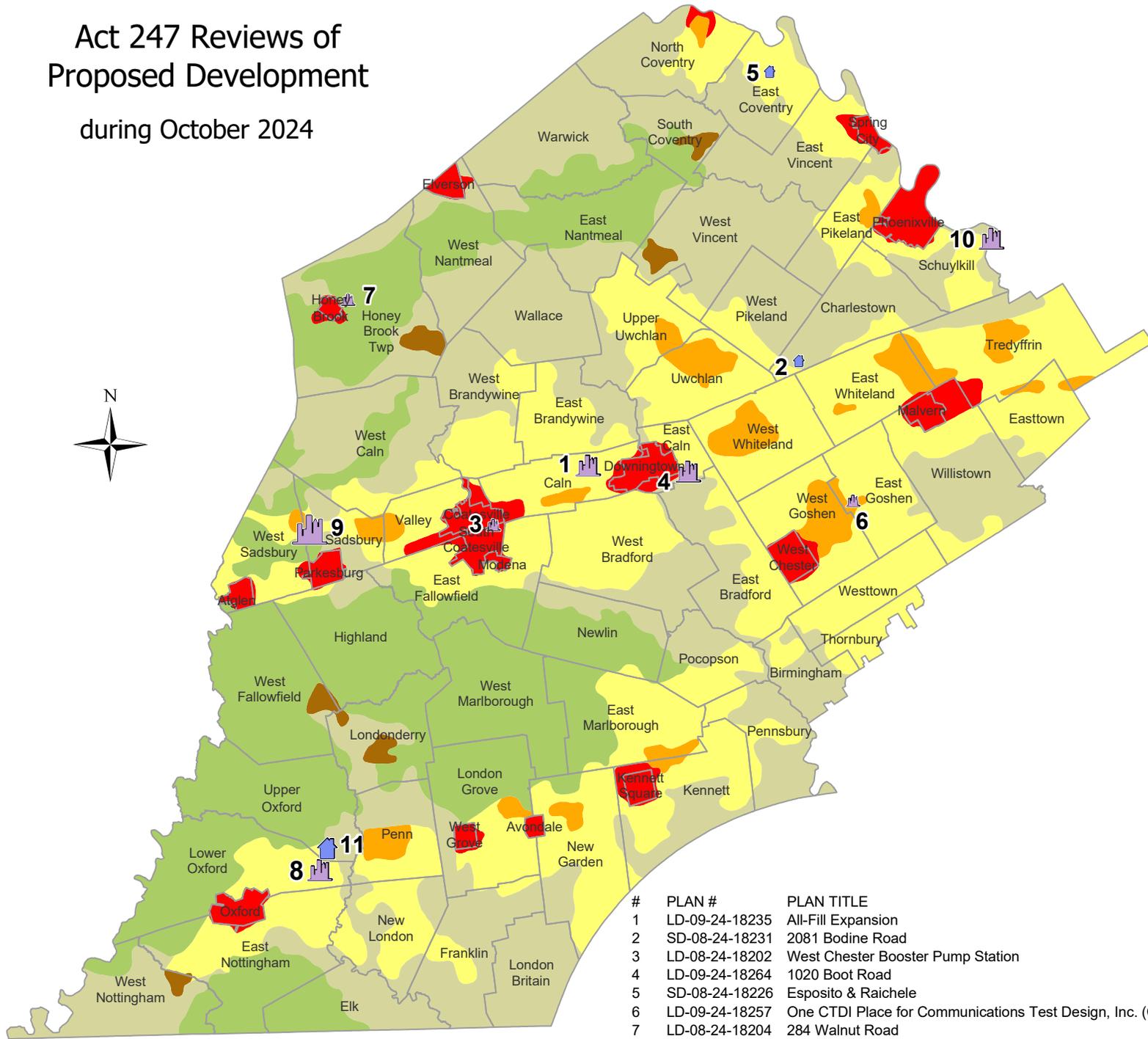
Conditions:

\$159,800 of \$250,000 total awarded in Round 1

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development during October 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

Landscapes³

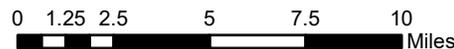
Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural

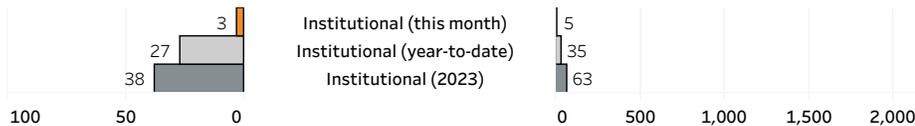
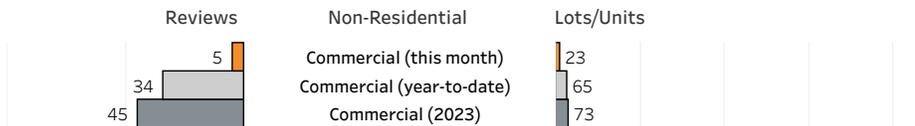
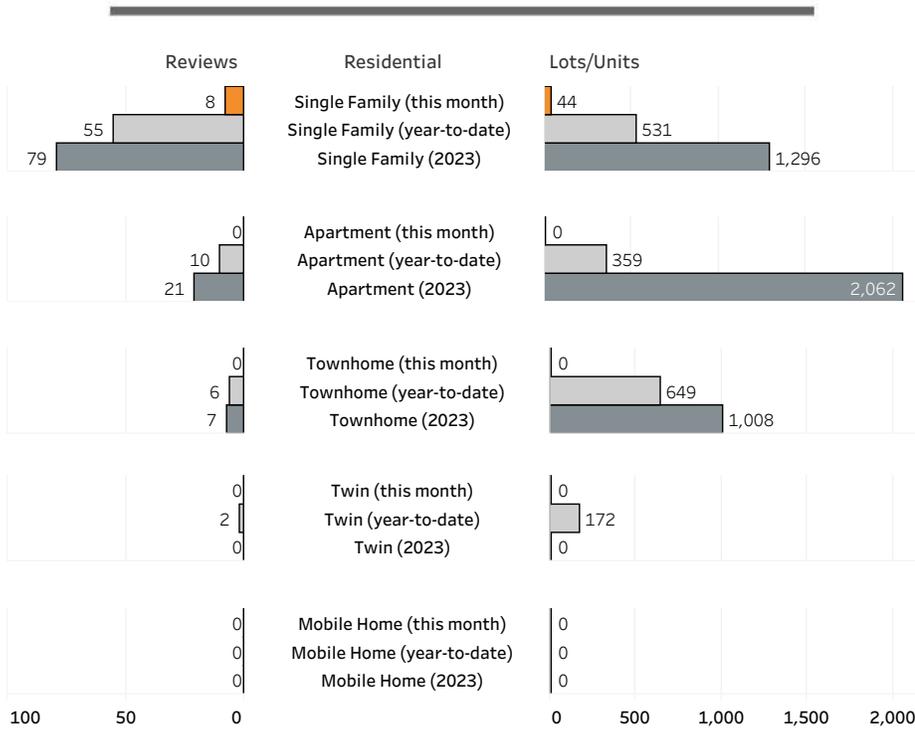
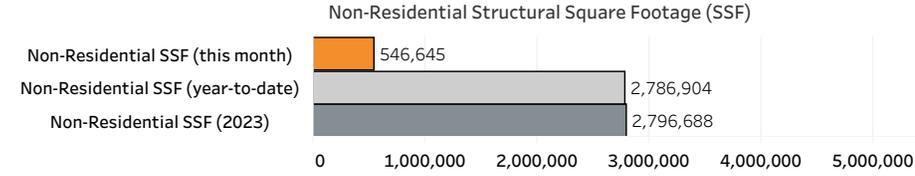
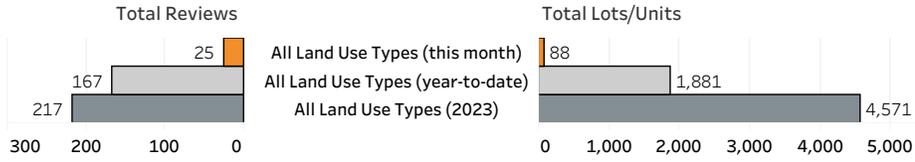
Note: Excludes lot line revisions, lot consolidations, second reviews, sketch plans, and surface parking, UNLESS those reviews cited unique or significant community impacts.



#	PLAN #	PLAN TITLE
1	LD-09-24-18235	All-Fill Expansion
2	SD-08-24-18231	2081 Bodine Road
3	LD-08-24-18202	West Chester Booster Pump Station
4	LD-09-24-18264	1020 Boot Road
5	SD-08-24-18226	Esposito & Raichele
6	LD-09-24-18257	One CTDI Place for Communications Test Design, Inc. (CTDI)
7	LD-08-24-18204	284 Walnut Road
8	LD-08-24-18213	Lincoln University - New Residence Hall
9	LD-09-24-18248	Sadsbury Commons LP - Phase 3
10	LD-09-24-18240	Delaware Valley Properties II, LLC - New Vehicle Garage
11	SD-09-24-18256	The Reserve at Upper Oxford, LLC



October 2024



Subdivision and Land Development Reviews 10/1/2024 to 10/31/2024

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)
Caln Township	LD-09-24-18235	All-Fill Expansion	10/11/2024	12.95	Industrial	1	41,000	Industrial Manufacturing	1		Yes
Caln Township	SD-09-24-18233	All-Fill Expansion	10/11/2024	12.95	Industrial	1		Industrial Lot Consolidation			Yes
Charlestown Township	SD-08-24-18231	2081 Bodine Road	10/10/2024	4.13	Single Family Residential	2		Residential Single Family Residential		0	Yes
City of Coatesville	LD-08-24-18202	West Chester Booster Pump Station	10/9/2024	0.36	Institutional	1	546	Institutional Utility	1	0	Yes
East Caln Township	LD-09-24-18239	Silvi Downingtown	10/11/2024	10.44	Industrial	1		Industrial			Yes
East Caln Township	LD-09-24-18264	1020 Boot Road	10/25/2024	4.20	Industrial Commercial	2	15,850	Industrial Warehouse Commercial Retail	1		Yes
East Coventry Township	SD-08-24-18226	Esposito & Raichele	10/1/2024	6.00	Single Family Residential	2		Residential Single Family Residential		0	Yes
East Goshen Township	LD-09-24-18257	One CTDI Place for Communications Test Design, Inc. (CTDI)	10/24/2024	12.50	Commercial	1	6,146	Commercial Addition to Existing	1		Yes
East Nantmeal Township	SD-09-24-18237	The Dunwoody Zook Disclaimer Trust	10/2/2024	117.11	Single Family Residential Agricultural	3		Residential Single Family Residential Agricultural Open Space Conservation		0	Yes
East Pikeland Township	SD-09-24-18267	85 Nulane Terrace	10/29/2024	2.70	Single Family Residential	2		Residential Single Family Residential			Yes
Honey Brook Township	LD-08-24-18204	284 Walnut Road	10/9/2024	50.22	Commercial	1	6,392	Commercial Retail	1	0	Yes
Honey Brook Township	SD-08-24-18227	Omar & Sarah Stoltzfus	10/1/2024	57.37	Agricultural Single Family Residential	2		Agricultural Farm/Pasture Land Residential Single Family Residential		0	Yes

Subdivision and Land Development Reviews 10/1/2024 to 10/31/2024

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)
Honey Brook Township	SD-08-24-18228	Melvin & Linda Fisher	10/2/2024	12.40	Agricultural Single Family Residential	2		Agricultural Farm/Pasture Land Residential Single Family Residential		0	Yes
London Grove Township	SD-09-24-18245	Butler Family Limited Partnership, WC Real Estate Properties, LLC & DKM Associates	10/17/2024	33.82	Commercial Institutional Agricultural	3		Commercial Lot Line Revision Institutional Lot Line Revision Agricultural Farm/Pasture Land			Yes
London Grove Township	SD-09-24-18262	Eric Hoopes	10/22/2024	22.72	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
Lower Oxford Township	LD-08-24-18213	Lincoln University - New Residence Hall	10/29/2024	152.53	Institutional	1	99,532	Institutional Dormitory	1		Yes
Lower Oxford Township	SD-09-24-18255	William L. Hostetter, et al.	10/17/2024	36.93	Commercial Agricultural	2		Commercial Agricultural Farm/Pasture Land			Yes
Sadsbury Township	LD-09-24-18248	Sadsbury Commons LP - Phase 3	10/11/2024	63.27	Commercial	17	363,938	Commercial Shopping Center	17		Yes
Schuylkill Township	LD-09-24-18240	Delaware Valley Properties II, LLC - New Vehicle Garage	10/25/2024	1.87	Industrial	1	13,241	Industrial	1		Yes
Upper Oxford Township	SD-09-24-18256	The Reserve at Upper Oxford, LLC	10/25/2024	64.20	Single Family Residential	30		Residential Single Family Residential		3,748	Yes
West Goshen Township	SD-08-24-18220	1190 Phoenixville Pike	10/3/2024	25.30	Institutional Institutional	2		Institutional Religious Organization Institutional Religious Organization	0	0	Yes
West Goshen Township	SD-09-24-18246	Dulka Subdivision	10/16/2024	1.07	Single Family Residential	2		Residential Single Family Residential			Yes

Subdivision and Land Development Reviews 10/1/2024 to 10/31/2024

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 Nantmeal Township	SD-09-24-18234	Lippitt Road Properties, LLC	10/1/2024	6.02	Single Family Residential Commercial	2		Residential Single Family Residential Commercial			Yes
West Nottingham Township	SD-08-24-18230	James M. Herr & Lois B. Herr	10/17/2024	183.83	Agricultural Single Family Residential	4		Agricultural Farm/Pasture Land Residential Single Family Residential		0	Yes
West Whiteland Township	LD-09-24-18232	ARX Wireless	10/4/2024	22.19	Industrial	1		Industrial Cell Tower		0	Yes
Grand Totals of Subdivision and Land Development Reviews		25 Reviews		917.08 Acres		88 Lots/Units	546,645 Non-Res. Sq. Feet		24 Non-Res. Bldgs.	3,748 Linear Feet Roadway	

There are **25** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 10/1/2024 to 10/31/2024

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 10/1/2024 to 10/31/2024

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



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Marian D. Moskowitz
Eric M. Roe

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

October 11, 2024

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

Re: Final Subdivision and Land Development- All-Fill Expansion
Caln Township - SD-09-24-18233, LD-09-24-18235

Dear Ms. Miller:

A final subdivision and land development plan entitled "All-Fill Expansion", prepared by D.L. Howell & Associates, Inc., dated May 6, 2022 and last revised on May 29, 2024, was received by this office on September 13, 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 subdivision and land development plan for your consideration.

PROJECT SUMMARY:

Location:	South side of Edges Mill Road (State Route 4015), east of Bondsville Road, north of the State Route 30 Bypass
Site Acreage:	12.95 acres
Lots/Units:	One lot proposed, 1 new structure
Non-Res. Square Footage:	41,000 square feet
Proposed Land Use:	Industrial
New Parking Spaces:	57 spaces
Municipal Land Use Plan Designation:	Highway Commercial
UPI#:	39-1-114.1, 39-1-114

PROPOSAL:

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

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter as well as in our review letter of September 28, 2022 (refer to Comment 1) and particularly the issues relating to the reconstruction of the Route 30 Bypass (refer to Comment 6) be addressed, and all Caln Township issues should be resolved before action is taken on this land development and subdivision plan.

Page: 2
 Re: Final Subdivision and Land Development- All-Fill Expansion
 # Caln Township - SD-09-24-18233, LD-09-24-18235

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision and land development plan for this site. That review, CCPC# LD-08-22-17350, SD-09-22-17352, dated September 28, 2022, which addressed the construction of a 41,000 square foot industrial/flex space building and 57 parking spaces, and the combination of two parcels into a single lot.

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS 2045:

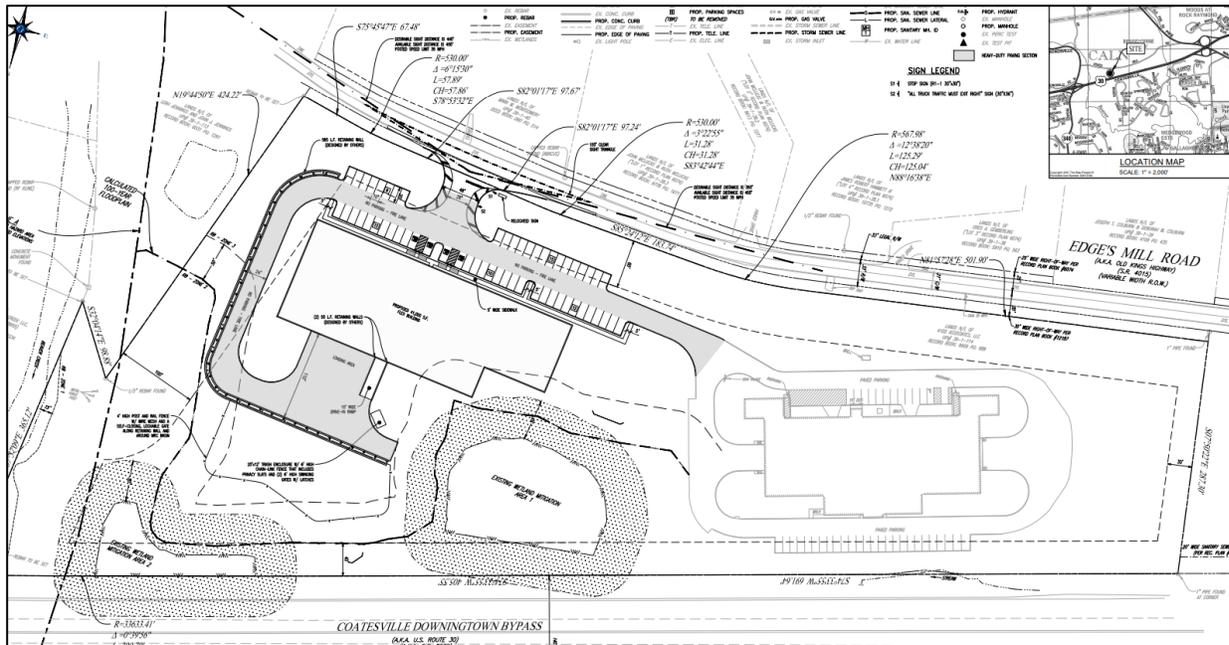
3. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the **Upper Brandywine Creek** watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
 - protecting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

Page: 3
 Re: Final Subdivision and Land Development- All-Fill Expansion
 # Caln Township - SD-09-24-18233, LD-09-24-18235

- Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (July 013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

PRIMARY ISSUES:

- The Township Engineer should verify that there is adequate vehicle stacking distance at the Edges Mill Road entrance into the site.
- PennDOT is currently in the design phase of a reconstruction plan for this portion of the Route 30 Bypass. Although final plans for this portion of the reconstruction are yet to be determined, this site is within the capacity-adding portion of the corridor. The Township and the applicant should contact PennDOT regarding the planning for the reconstruction of the Bypass.



**Detail of All-Fill Expansion
 Final Subdivision and Land Development Plan**

ADMINISTRATIVE ISSUES:

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

Page: 4
Re: Final Subdivision and Land Development- All-Fill Expansion
Caln Township - SD-09-24-18233, LD-09-24-18235

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

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



THE COUNTY OF CHESTER



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

October 10, 2024

Linda Csete, Treasurer/Administrator
 Charlestown Township
 11 General Warren Boulevard, Suite 1
 Malvern, PA 19355

Re: Final Subdivision – Final Minor Subdivision & Land Development for 2081 Bodine Road
 # Charlestown Township - SD-08-24-18231

Dear Ms. Csete:

A final subdivision and land development plan entitled " Final Minor Subdivision & Land Development for 2081 Bodine Road", prepared by JMR Engineering, LLC and dated August 30, 2024, was received by this office on September 12, 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 plan for your consideration.

PROJECT SUMMARY:

Location:	West side of Bodine Road, north of Conestoga Road
Site Acreage:	4.13 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural
UPI#:	35-7-5

PROPOSAL:

The applicant proposes the creation of two lots. The site, which contains one dwelling and is served by on-site water and sewer facilities, is located in the Township's FR Farm Residential zoning district. A second dwelling is proposed for the additional lot.

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

COUNTY POLICY:

LANDSCAPES:

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

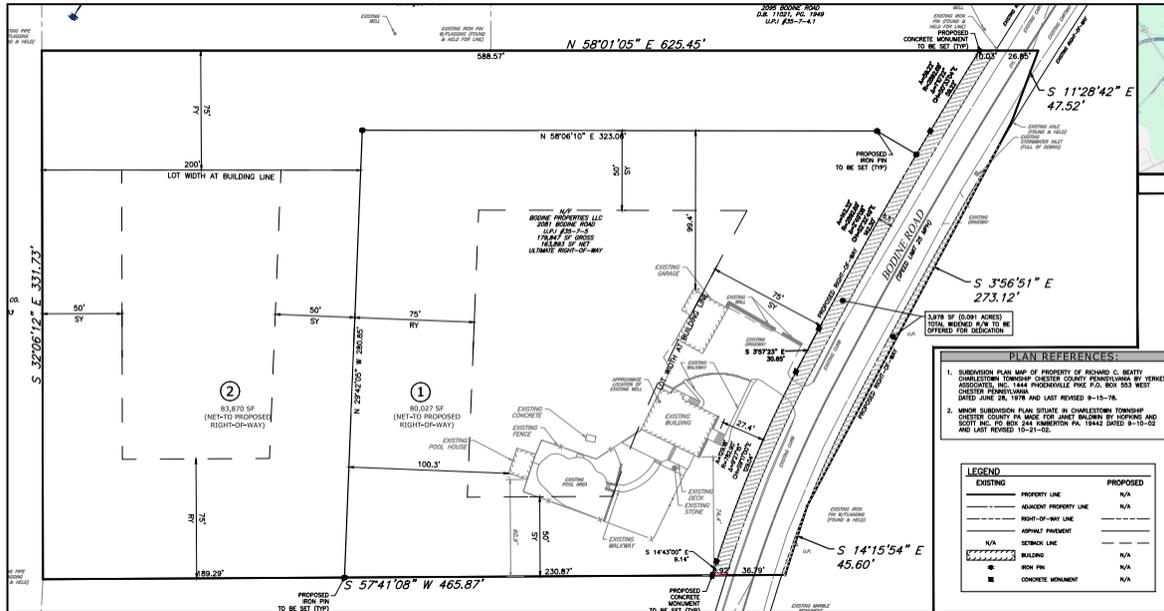
Page: 2
Re: Final Subdivision - 2081 Bodine Road
Charlestown Township - SD-08-24-18231



PRIMARY ISSUE:

2. A second dwelling is proposed for a wooded portion of the tract, and the applicant should preserve as many trees and shrubs on the site as is feasible. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees during future development should be limited to the minimum area needed for the proposed dwelling. The “limits of disturbance” should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping to replace and mitigate the loss of removed trees.

Page: 3
 Re: Final Subdivision - 2081 Bodine Road
 # Charlestown Township - SD-08-24-18231



**Detail of 2081 Bodine Road
 Final Subdivision Plan**

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

Wes Bruckno

Wes Bruckno, AICP
 Senior Review Planner

cc: JMR Engineering, LLC
 Dave Hopkins
 Chester County Health Department



THE COUNTY OF CHESTER



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 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

October 25, 2024

Ruthann Mowday, Executive Assistant
 City of Coatesville
 1 City Hall Place
 Coatesville, PA 19320

Re: Preliminary/Final Land Development - West Chester Booster Pump Station
 # City of Coatesville - LD-08-24-18202- *revision*

Dear Ms. Mowday:

A preliminary/final land development plan entitled "West Chester Booster Pump Station", prepared by Herbert, Rowland, & Grubic, Inc. and dated July 16, 2024, was received by this office on September 9, 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 of West Chester Road (State Route 3064). The Borough of South Coatesville is to the south.
 Site Acreage: 0.35 acres
 Lots: 1 lot
 Non-Res. Square Footage: 546 square feet
 Proposed Land Use: Utility
 New Parking Spaces: No new spaces
 UPI#: 16-7-296-U

PROPOSAL:

The applicant proposes the construction of a 546 square foot water pump booster station, generator pad, and associated water main. Access to the site will be from the Borough of South Coatesville to the south. The site is located in the City of Coatesville RC Residential Conservation zoning district.

BACKGROUND:

This letter is a revision to the earlier review letter submitted to the City in a letter dated October 9, 2024 (CCPC # LD-08-24-18202). This current letter includes the corrected site acreage figure of 0.35 acres and the corrected UPI #16-7-296-U. No other changes to the comments in our review letter of October 9, 2024 are necessary.

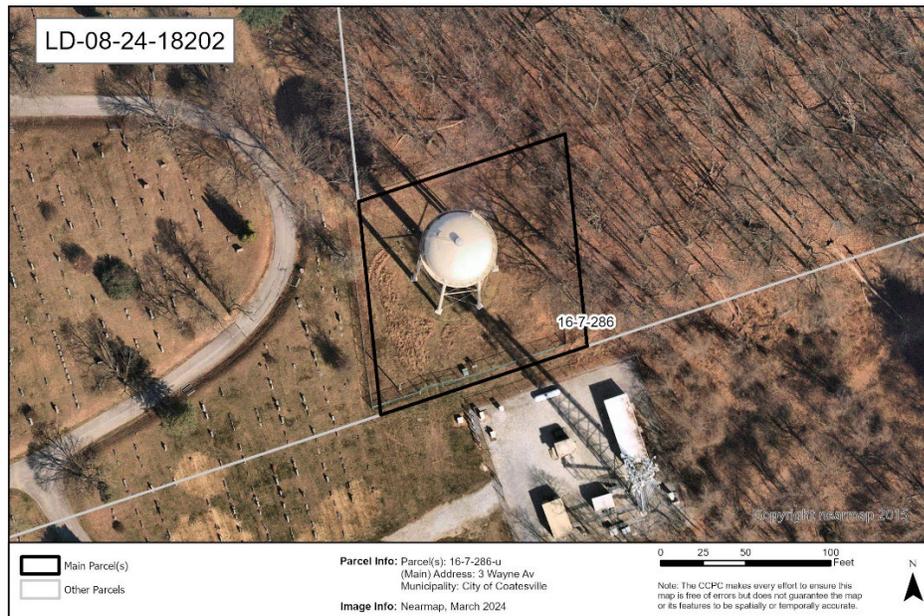
Page: 2
 Re: Preliminary/Final Land Development - West Chester Booster Pump Station
 # City of Coatesville - LD-08-24-18202

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

COUNTY POLICY:

LANDSCAPES:

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



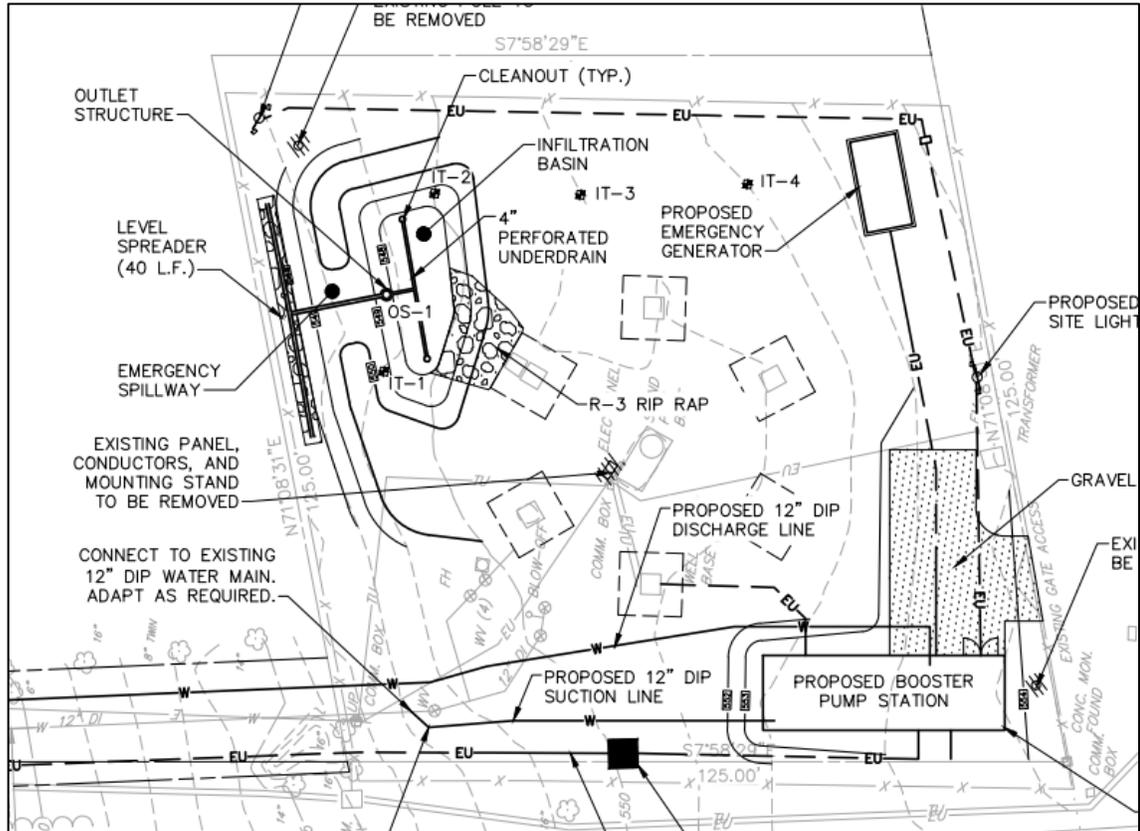
WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the 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/Final Land Development - West Chester Booster Pump Station
 #: City of Coatesville - LD-08-24-18202

- 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 West Chester Booster Pump Station
 Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

- The City should determine if additional landscaping is needed to screen the facility from the adjacent cemetery along the western and southern fence lines.
- The applicant should verify the orientation of the north arrow on Sheets EC-1 and EC-2.

ADMINISTRATIVE ISSUES:

- 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>.

Page: 4
Re: Preliminary/Final Land Development - West Chester Booster Pump Station
City of Coatesville - LD-08-24-18202

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Herbert, Rowland, & Grubic, Inc.
Pennsylvania American Water Company
Chester County Conservation District
Michelle Torres, South Coatesville Borough Secretary/Treasurer



THE COUNTY OF CHESTER



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Marian D. Moskowitz
Eric M. Roe

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

October 11, 2024

Michael O'Brien, Assistant Township Manager
East Caln Township
110 Bell Tavern Road
Downingtown, PA 19335

Re: Preliminary Land Development - Silvi Downingtown
East Caln Township - LD-09-24-18239

Dear Mr. O'Brien:

A preliminary land development plan entitled "Silvi Downingtown", prepared by Colliers Engineering & Design and dated June 12, 2024, was received by this office on September 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 Robbins Road, south of Boot Road
Site Acreage:	10.44 acres
Lots:	1 lot
Proposed Land Use:	Industrial
New Parking Spaces:	No new spaces (30 existing spaces)
Municipal Land Use Plan Designation:	Industrial
UPI#:	40-3-11.7

PROPOSAL:

The applicant proposes the construction of four 15' by 40' and one 36' by 40' wash pits, a drying slab and other associated site improvements at an existing concrete facility. The proposed improvements will not involve any changes to the site's water or sewer facilities. The site is located in the East Caln Township I-Industrial zoning district.

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

Page: 2
 Re: Preliminary Land Development - Silvi Downingtown
 # East Caln Township - LD-09-24-18239

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed land development is consistent with the objectives of the **Urban Center Landscape**.



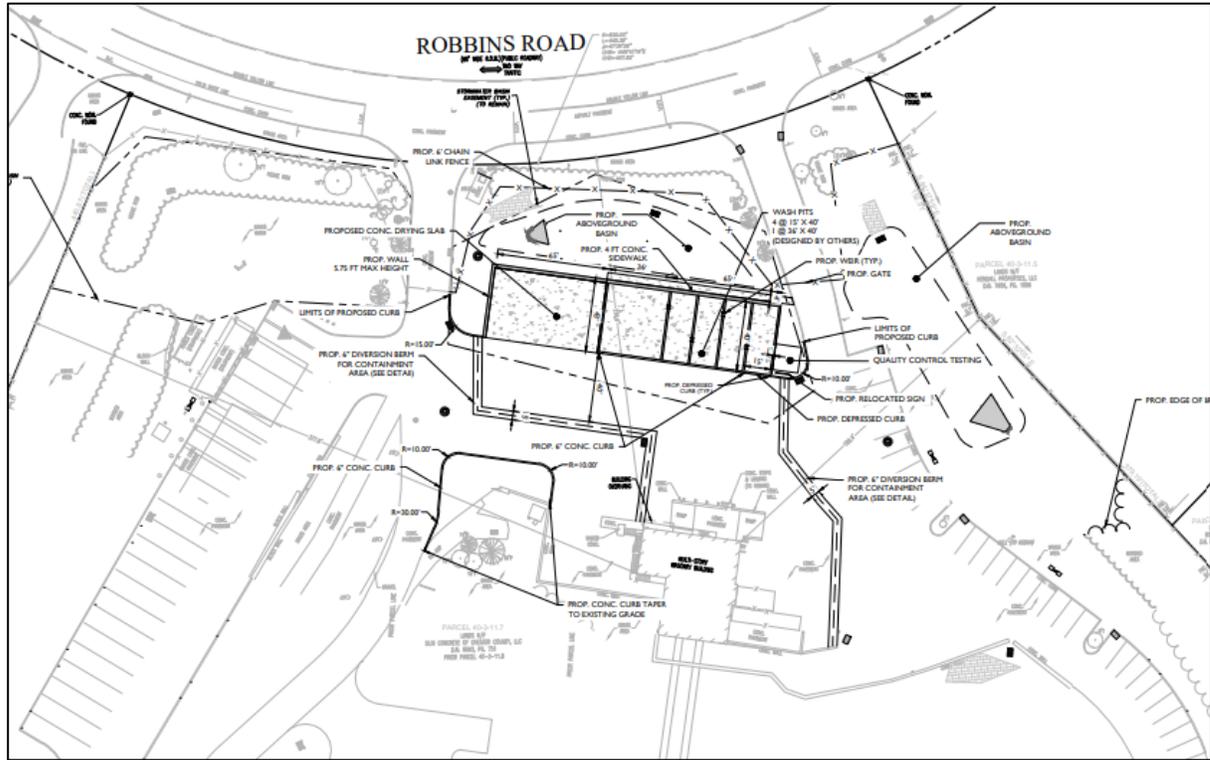
WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the **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 Land Development - Silvi Downingtown
 # East Caln Township - LD-09-24-18239

- Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (July 013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



Detail of Silvi Downingtown Preliminary Land Development Plan

PRIMARY ISSUES:

- No landscaping plan was included with the submission. The applicant should provide as much landscaping as possible along Robbins Road.
- The Township Engineer should review the designs of the proposed containment systems, sediment traps, concrete washout, and other measures to prevent the improper release of materials from this site. The applicant should describe how materials in the sediment traps will be removed and disposed.
- The applicant should elaborate on how the “quality control testing” on the site will operate and describe the materials that will be measured as part of the testing.
- The applicant and the Township should discuss measures to suppress dust that may be created by activities on the site.

ADMINISTRATIVE ISSUES:

- 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>.

Page: 4
Re: Preliminary Land Development - Silvi Downingtown
East Caln Township - LD-09-24-18239

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Silvi Group Companies
Colliers Engineering & Design
Chester County Conservation District



THE COUNTY OF CHESTER



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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

October 25, 2024

Michael O'Brien, Assistant Township Manager and Zoning Officer
East Caln Township
110 Bell Tavern Road
Downingtown, PA 19335

Re: Preliminary/Final Land Development - 1020 Boot Road
East Caln Township - CCPC # LD-09-24-18264

Dear Mr. O'Brien:

A preliminary/final land development plan entitled "1020 Boot Road", prepared by Edward B. Walsh & Associates, Inc. and dated September 30, 2024, was received by this office on September 30, 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 Boot Road (State Route 2020), east of Southwind Lane
Site Acreage:	4.20 acres
Lots/Units:	1 lot/1 structure proposed
Non-Res. Square Footage:	15,850 square feet
Proposed Land Use:	Warehouse, Retail
New Parking Spaces:	29 spaces
Municipal Land Use Plan Designation:	Industrial
UPI#:	40-4-24, 40-4-24.2, 40-4-24.1

PROPOSAL:

The applicant proposes the construction of a 15,850 square foot warehouse/retail facility and 29 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the East Caln Township NR-4 Neighborhood Retail Center zoning district.

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

Page: 2
 Re: Preliminary/Final Land Development - 1020 Boot Road
 # East Caln Township - CCPC # LD-09-24-18264

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed land development is consistent with the objectives of the **Urban Center Landscape**.



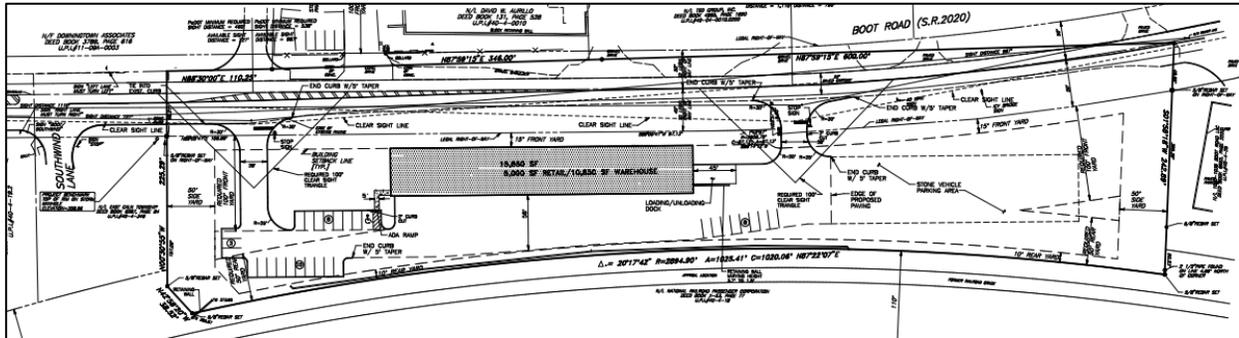
WATERSHEDS 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the **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/Final Land Development - 1020 Boot Road
 # East Caln Township - CCPC # LD-09-24-18264

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



*Detail of 1020 Boot Road
 Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

Chester Valley Trail:

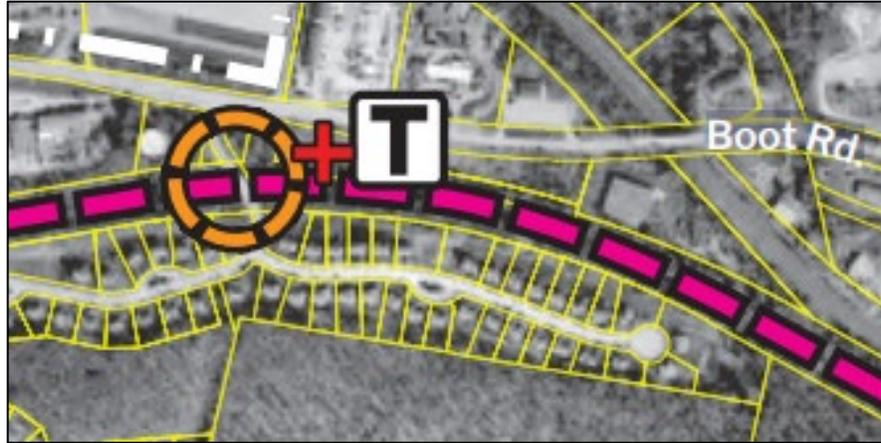
- This parcel is located immediately to the north of the planned extension of the Chester Valley Trail and represents an important opportunity for providing access to the Trail. We strongly recommend that the Township, applicant, and Chester County work closely to achieve such a connection to this important regional amenity.

East Caln's land use policies clearly support the extension of the Chester Valley Trail in this area. The Trail extension is recognized in the 2024 East Caln Township Comprehensive Plan's **Multi-Modal Facilities** map and is shown on the **Protected Lands** map as the "Future Chester Valley Trail". The construction of the Trail is also specifically consistent with the Township Comprehensive Plan's **Parks and Recreation Goal** to "...Provide the Township community with high-quality park facilities and diverse recreational opportunities ...", as well as the Township's **Parks and Recreation Objective b**: "Provide access to high quality active and passive recreational facilities throughout the Township" and with **Objective e**. "Collaborate in the regional effort to connect a network of trails for active recreation and transportation."

The extension and completion of the Chester Valley Trail is also consistent with [Landscapes3](#) **How We 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."

Page: 4
 Re: Preliminary/Final Land Development - 1020 Boot Road
 # East Caln Township - CCPC # LD-09-24-18264

Map 3 in the September 2017 **Chester Valley Trail Extension to Downingtown Feasibility, Study/Master Plan**, in which East Caln Township participated, also shows a potential trailhead and emergency access in the vicinity of this site (see the excerpt below):



Proposed trailhead and emergency access location shown in the Chester Valley Trail Extension to Downingtown Feasibility, Study/Master Plan, Enlargement Map 3, page 88

5. We suggest that the Township and the applicant consider the following options regarding access to the Trail, in order of priority (notwithstanding General Note 19 on the plan, which states that no area on the site is to be offered for dedication):
 - a. Provide an area for a future trailhead on the eastern portion of the of the site, which would be acquired by the County and added to the Trail parcel through subdivision, easement of other mutually acceptable provision. Such a trailhead could be initially used for staging construction equipment, then for trail parking and emergency access.
 - b. Provide a location for emergency access only. This may require the removal of a portion of the proposed retaining wall; regrading a portion of the County site to the south to create an acceptable grade into the trail corridor and revising the berm along the southern boundary.

Other Comments:

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Boot Road (State Route 2020) as a minor arterial. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Boot Road. We suggest that this area be identified as a dedicated right-of-way and be offered for dedication to PennDOT. (General Note 19 on the plan states that no area on the site is to be offered for dedication).
6. The site contains three lots: UPI#: 40-4-24, 40-4-24.2, 40-4-24.1. The applicant should indicate whether a subdivision will be required.
7. The applicant should correct the ownership information for the former railroad parcel to the south of the site; it is owned by PennDOT, not the National Railroad Passenger Corporation. The applicant and the Township should also determine if a construction easement from PennDOT will be necessary to conduct work at the southern portion of the site near the PennDOT parcel.

Page: 5
Re: Preliminary/Final Land Development - 1020 Boot Road
East Caln Township - CCPC # LD-09-24-18264

8. The proposed retaining wall on the southern portion of the site appears to be located on the property line, and the design may be affected if the tie backs extend past the property line. The Township should determine if the Township's ordinances permit this location.
9. Our records show that the Township approved an earlier plan for this site in 2008. The Township should determine if that prior approval has any bearing on the current submission.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Edward B. Walsh & Associates, Inc.
Aurillo/UHL Properties, LLC
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS

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Executive Director

PLANNING COMMISSION

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October 1, 2024

Eugene C. Briggs, Jr., Township Manager
East Coventry Township
855 Ellis Woods Road
Pottstown, PA 19465

Re: Final Subdivision - Joseph Carmen Esposito & Katrina Gabrielle Raichle
East Coventry Township - SD-08-24-18226

Dear Mr. Briggs:

A final subdivision plan entitled "Esposito & Raichle", prepared by Carta Engineering and dated August 21, 2024, was received by this office on September 3, 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 East Cedarville Road (State Route 1034), northwest of Sanatoga Road
Site Acreage:	6.00 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Comprehensive Plan:	Secondary Growth Areas (2015 Pottstown Metropolitan Regional Comprehensive Plan)
UPI#:	18-4-43.1

PROPOSAL:

The applicant proposes the creation of two lots. The site, which contains one dwelling which will remain on proposed Lot 1, is located in the East Coventry Township R-2 zoning district. A dwelling will be constructed on the proposed Lot 2 and both lots will be served by on-site water and public sewer facilities.

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

Page: 2

Re: Final Subdivision - Joseph Carmen Esposito & Katrina Gabrielle Raichle

East Coventry Township - SD-08-24-18226

COUNTY POLICY:

LANDSCAPES:

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



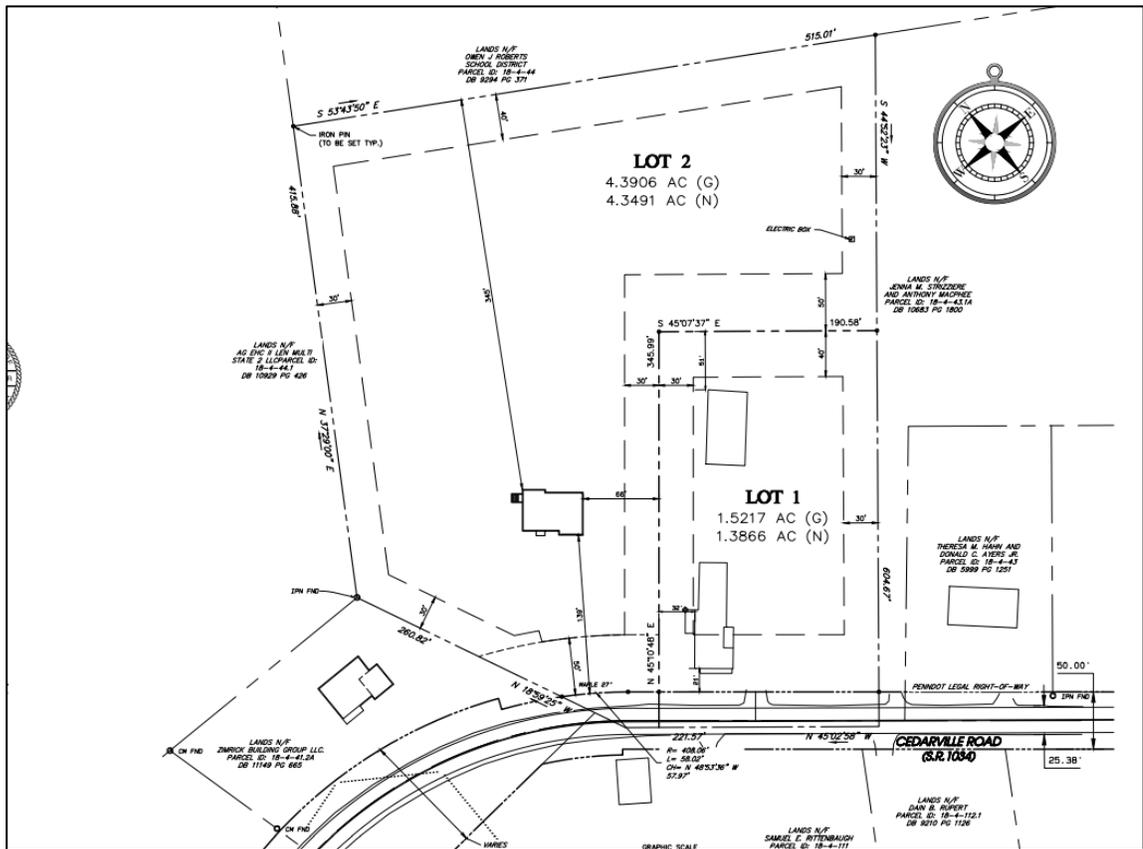
WATERSHEDS 2045:

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: Final Subdivision - Joseph Carmen Esposito & Katrina Gabrielle Raichle
 # East Coventry Township - SD-08-24-18226

- 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.



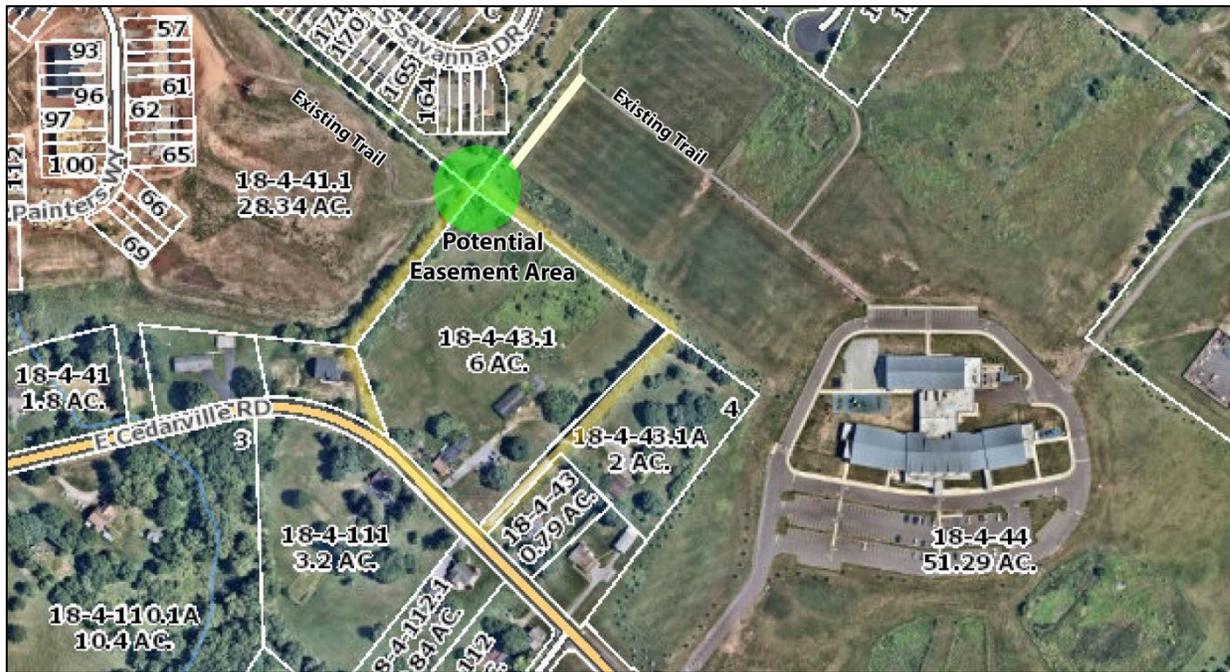
*Detail of Joseph Carmen Esposito & Katrina Gabrielle Raichle
 Final Subdivision Plan*

PRIMARY ISSUES:

5. **Figure 8-12: Regional Trail Network – Existing and Proposed Trails** in the 2015 Pottstown Metropolitan Regional Comprehensive Plan may show a proposed **Future Trail** in the northern vicinity of this tract. Such a trail could connect the Ellis Woods development (UPI# 18-4-41.1) to the west with other trails, as well as potentially serve the East Coventry Elementary School farther east. We recommend that the applicant and the Township work to provide a future easement in the northern portion of this tract that could potentially serve as part of a trail network.

The illustration below shows a potential easement area to accommodate the **Future Trail** proposed in the Pottstown Metropolitan Regional Comprehensive Plan:

Page: 4
 Re: Final Subdivision - Joseph Carmen Esposito & Katrina Gabrielle Raichle
 # East Coventry Township - SD-08-24-18226



*Potential Easement Area
 to Accommodate the Future Trail*

6. The Grading Permit and Erosion Control Plan (Sheet 3 of 4) indicates that a subsurface infiltration area will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the Township Engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.
7. Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Particular care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are located in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.
8. The Township Solicitor should review **General Subdivision Notes** 8 and 9 Plan Sheet 1 of 4 and the **Liability Note** on Plan Sheet 3 of 4 to verify that they will adequately provide for the correction of any future failure of the proposed infiltration area on Lot 2.

Page: 5
Re: Final Subdivision - Joseph Carmen Esposito & Katrina Gabrielle Raichle
East Coventry Township - SD-08-24-18226

ADMINISTRATIVE ISSUES:

9. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
10. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed water supply. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.
11. 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 Township.

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 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: Joseph Esposito and Katrina Raichle
Carta Engineering
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
 Executive Director

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October 24, 2024

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

Re: Preliminary/Final Land Development - One CTDI Place
 # East Goshen Township – LD-09-24-18257

Dear Mr. Davis:

A Preliminary/Final Land Development Plan entitled "One CTDI Place", prepared by Chester Valley Engineers, Inc., and dated April 29, 2024, was received by this office on September 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 land development for your consideration.

PROJECT SUMMARY:

Location:	West side of Enterprise Drive, north of Paoli Pike
Site Acreage:	12.50
Lots/Units:	1
Non-Res. Square Footage:	6,146
Proposed Land Use:	Addition to existing commercial building
Municipal Land Use Plan Designation:	Business Park Industrial
UPI#:	53-4-161, 53-4-162

PROPOSAL:

The applicant proposes the construction of a 6,146 square foot building addition, along with parking and circulation improvements, stormwater management improvements, and associated site improvements, including an outdoor amenity space. It is our understanding that the purpose of this project is create a reception area for visitors. The project site, which is served by public water and public sewer, is located in the BP Business Park zoning district.

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

Page: 3
 Re: Preliminary/Final Land Development - One CTDI Place
 # East Goshen Township – LD-09-24-18257

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS 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 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:

3. We recommend that the applicant and Township consider providing sidewalks, along with crosswalks, along Enterprise Drive for the entire project site. Sidewalks are an essential design element in the **Suburban Center Landscape**. Consideration should also be provided by the Township and other property owners for providing sidewalks for this entire development.

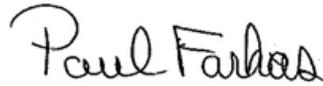
ADMINISTRATIVE ISSUES:

4. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
5. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
6. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

Page: 4
Re: Preliminary/Final Land Development - One CTDI Place
East Goshen Township – LD-09-24-18257

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Communications Test Design, Inc.
Chester Valley Engineers, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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 Eric M. Roe

Brian N. O'Leary, AICP
 Executive Director

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 601 Westtown Road
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 (610) 344-6285 Fax (610) 344-6515

October 2, 2024

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

Re: Preliminary/Final Subdivision - The Dunwoody Zook Disclaimer Trust
 # East Nantmeal Township - SD-09-24-18237

Dear Ms. Rutherford:

A preliminary/final subdivision plan entitled "The Dunwoody Zook Disclaimer Trust", prepared by Aria Engineering LLC and dated July 12, 2024, was received by this office on September 6, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location: West side of Fairview Road; Wynn Hollow Road is to the south and Loomis Road is to the north
 Site Acreage: 117.11 acres
 Lots: 3 lots
 Proposed Land Use: Single Family Residential, Open Space Conservation
 UPI#: 24-5-62.1, 24-5-61.4, 24-5-62

PROPOSAL:

The SITE DATA note on the plan indicates that the purpose of this subdivision is to reconfigure the boundary lines between three tax parcels. Lot 1 and lot 2 are proposed as vacant lots, each with a viable building site for future construction. Lot 3 is proposed to contain the existing farm structures and the existing residence. The site is served by on-site water and sewer facilities and is located in the East Nantmeal Township AP Agricultural Preservation zoning district. The plan does not show any additional development.

RECOMMENDATION: The Chester County Planning Commission has no planning issues with this subdivision application, although East Nantmeal Township should note Comment 4 in this letter regarding the protection of the site's environmental features at the time of any future development. All East Nantmeal Township issues should also be resolved before action is taken on this subdivision plan.

Page: 2

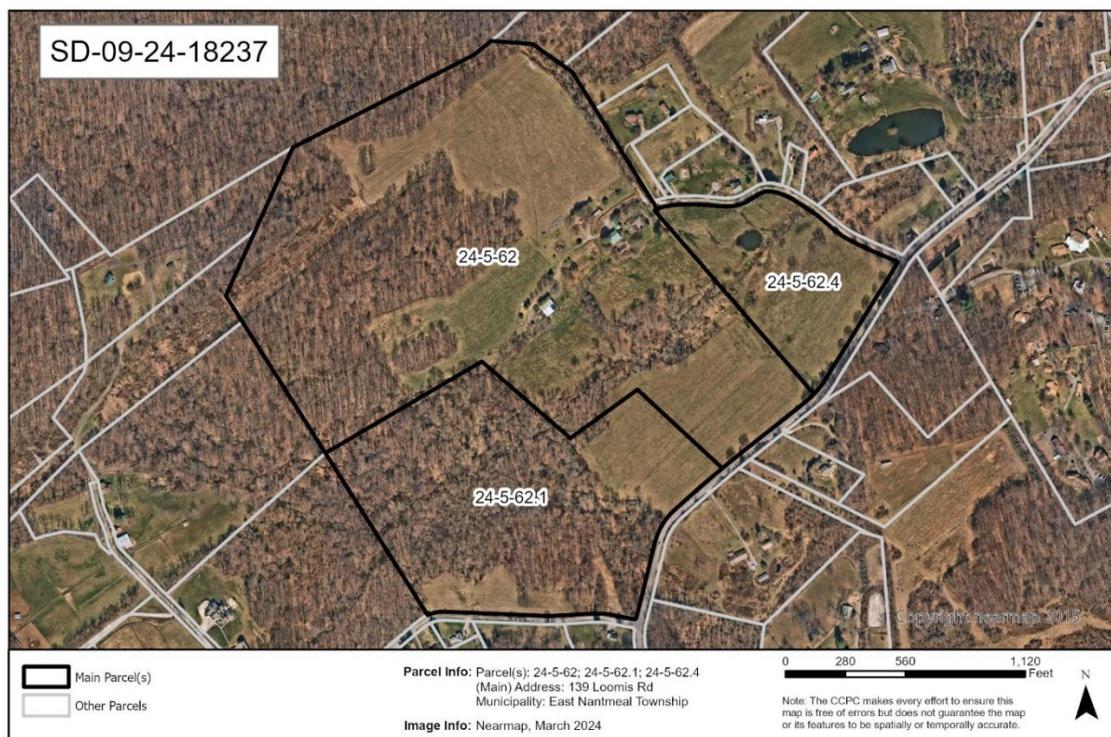
Re: Preliminary/Final Subdivision - The Dunwoody Zook Disclaimer Trust

East Nantmeal Township - SD-09-24-18237

COUNTY POLICY:

LANDSCAPES:

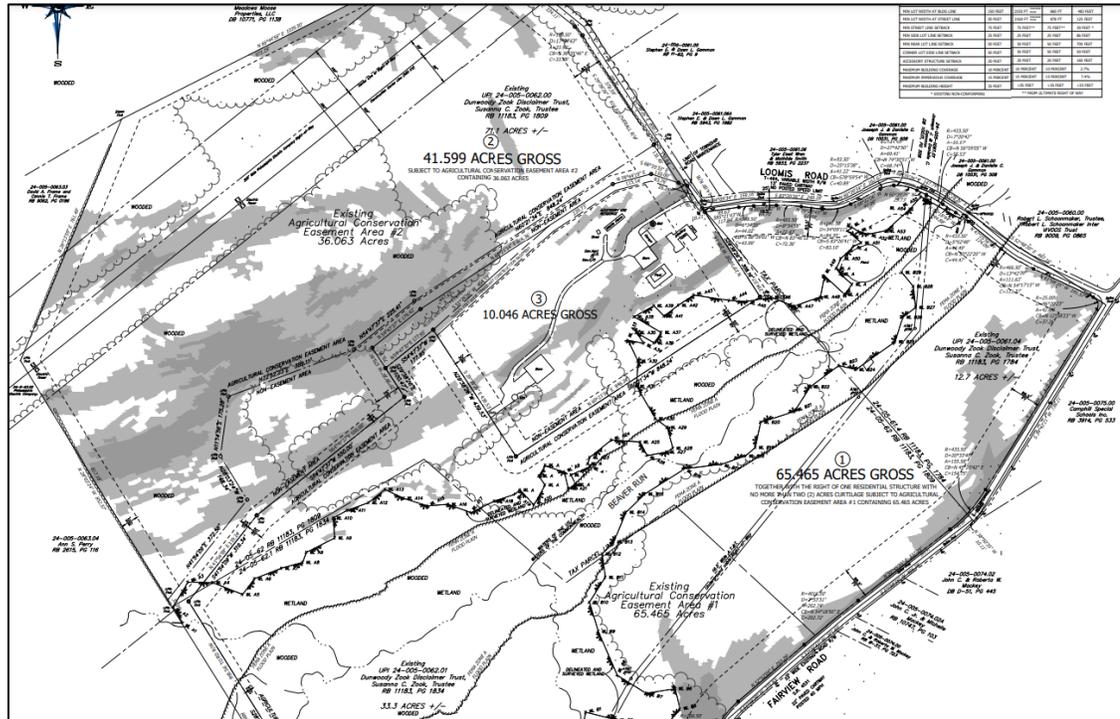
1. The site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is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



PRIMARY ISSUES:

2. As stated under the EXISTING AGRICULTURAL EASEMENT NOTE on the plan, the site is subject to an agricultural conservation easement. The easement area #1 on the southern portion of the property contains 65.465 acres and has frontage on Loomis Road, Fairview Road, and Wynn Hollow Road. The easement #2 area on the northern portion of the property contains 36.063 acres and has frontage on the northern portion of Loomis Road. A building right with a curtilage of two acres within the agricultural conservation easement was retained within easement #1. No building rights were retained within easement #2. The AGRICULTURAL EASEMENT NOTE further states that the owner of lot 1 shall provide the opportunity for approval of the proposed residence on the lot from the County Agricultural Land Preservation Board and the Township as set forth in the easement document.

Page: 3
 Re: Preliminary/Final Subdivision - The Dunwoody Zook Disclaimer Trust
 # East Nantmeal Township - SD-09-24-18237



*Detail of The Dunwoody Zook Disclaimer Trust
 Preliminary/Final Subdivision Plan*

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

The site is also located within an agricultural security area adopted by the Township in accordance with the Agricultural Security Area Act (Act 43). Adoption of an agricultural security area is a public policy statement for the preservation of agriculture.

- While no development is proposed as part of the current plan submission, the following environmental issues should be addressed as part of any future development of this site:

Floodplain:

The site contains land within the 100-year floodplain. We note that the County Planning Commission does not support development in floodplains, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in floodplains. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems. 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 a future development plan.

Page: 4
Re: Preliminary/Final Subdivision - The Dunwoody Zook Disclaimer Trust
East Nantmeal Township - SD-09-24-18237

Riparian Buffer:

The Township should confirm that any future development plan will comply with the Township's riparian buffer requirements. *Landscapes3* supports the comprehensive protection and restoration of the County's ecosystems, including riparian corridors ("Protect" Objective B, page 63).

Wetlands:

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 a future development plan.

Steep Slopes:

The Township should verify that any future design of slopes on the site will be consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization. Areas of steep and moderate slopes should be protected from disturbance that may cause erosion and flooding, as well as negatively impact water quality, wildlife habitat, slope stability, and scenic views.

Woodlands:

The plan indicates 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. Any future removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into future landscaping plans to replace and mitigate the loss of removed trees.

ADMINISTRATIVE ISSUE:

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

Page: 5

Re: Preliminary/Final Subdivision - The Dunwoody Zook Disclaimer Trust

East Nantmeal Township - SD-09-24-18237

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,

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

cc: Aria Engineering LLC
Chester County Health Department
Susanna C. Zook, Trustee, Dunwoody Zook Disclaimer Trust
Chester County Conservation District
Chester County Department of Parks and Preservation



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
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October 29, 2024

Mark Donovan, Secretary
 East Pikeland Township, PO Box 58
 Kimberton, PA 19442

Re: Final Subdivision - 85 Nulane Terrace
 # East Pikeland Township - SD-09-24-18267

Dear Mr. Donovan:

A final subdivision plan entitled "85 Nulane Terrace", prepared by Hopkins and Scott Inc. and dated July 12, 2022, was received by this office on October 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 Nulane Terrace, east of Hares Hill Road
Site Acreage:	2.70 acres
Lots/Units:	2 lots; lot line revision
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Suburban Residential
UPI#:	26-2-100.2, 26-2-100.5

PROPOSAL:

The applicant proposes the adjustment of the lot line separating two lots. The site, which contains two dwellings, is served by on-site water and sewer facilities and is located in the East Pikeland Township R-2 Community Residential zoning district. No additional development is proposed by this plan.

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

COUNTY POLICY:

LANDSCAPES:

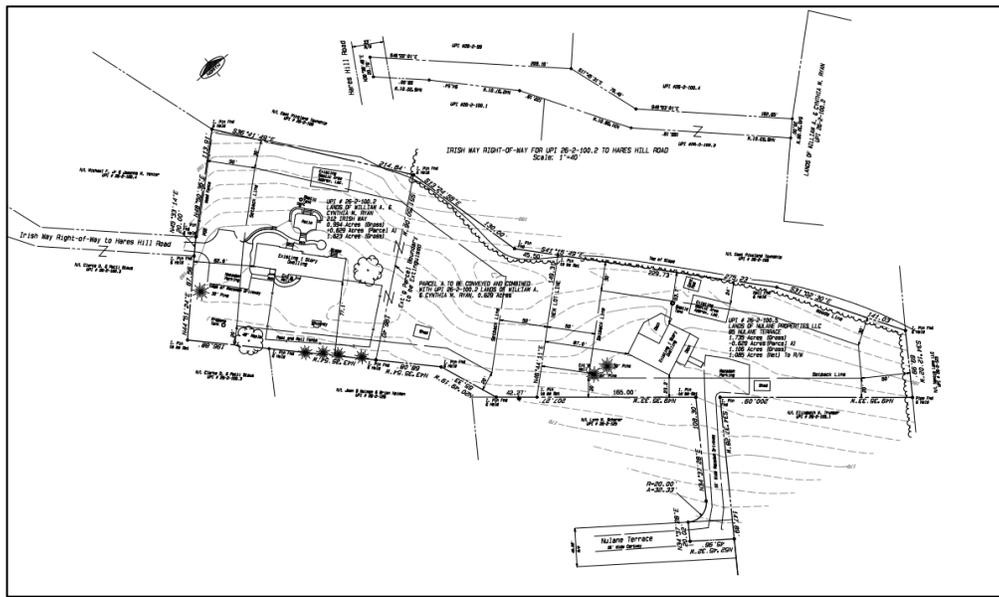
1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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

Page: 2
Re: Final Subdivision - 85 Nulane Terrace
East Pikeland Township - SD-09-24-18267



PRIMARY ISSUES:

- Parcel UPI# 26-2-100.5 is being reduced in size, and the Township may choose to ask the applicant to show a potential area for replacement on-lot sewage disposal system, which would be used in the event that the primary disposal area fails.
- The applicant should verify the plan's date (July 12, 2022).



Detail of 85 Nulane Terrace Final Subdivision Plan

Page: 3
Re: Final Subdivision - 85 Nulane Terrace
East Pikeland Township - SD-09-24-18267

ADMINISTRATIVE ISSUE:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Hopkins and Scott Inc.
Nulane Properties, LLC



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Brian N. O'Leary, AICP
 Executive Director

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

October 9, 2024

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

Re: Preliminary/Final Land Development - 284 Walnut Road
 # Honey Brook Township - LD-08-24-18204

Dear Mr. Obenski:

A preliminary/final land development plan entitled "284 Walnut Road", prepared by Della Penna Engineering Inc. and dated September 10, 2024, was received by this office on September 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:	South of Walnut Road and west of Pleasant View Road
Site Acreage:	40.71 acres
Lots:	1 lot
Non-Res. Square Footage:	6,392 square feet
Proposed Land Use:	Retail
New Parking Spaces:	6 spaces
Municipal Land Use Plan Designation:	Rural/Agriculture
UPI#:	22-7-4

PROPOSAL:

The applicant proposes the construction of a 6,392 square foot commercial building (a bakery and barn) and six parking spaces. The site, which is served by onsite water and onsite sewer facilities, is located in the Honey Brook Township Agricultural zoning district and contains a dwelling and associated structures. The bakery and barn appear to be permitted as by-right Rural Occupation uses under the provisions of Section 27-1702.A.(3) of the Honey Brook Township Zoning Ordinance.

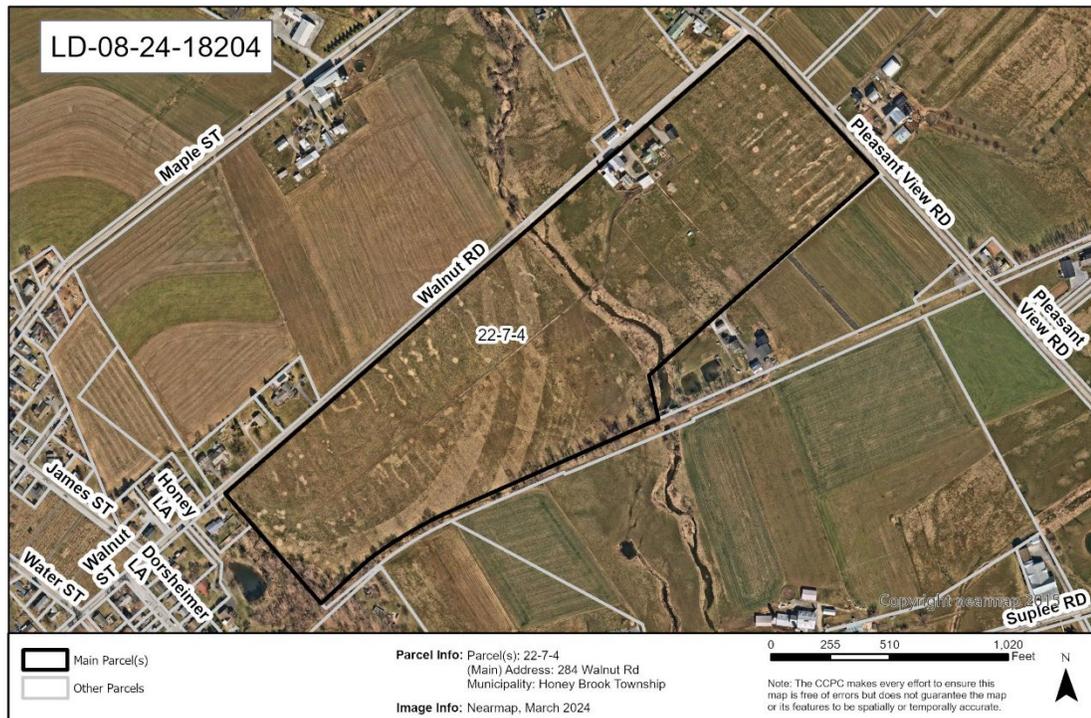
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Honey Brook Township issues should be resolved before action is taken on this land development plan.

Page: 2
 Re: Preliminary/Final Land Development - 284 Walnut Road
 # Honey Brook Township - LD-08-24-18204

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed land development is consistent with the objectives of the **Agricultural Landscape** because it is compatible with the surrounding areas and also because it supports the economic element of the [Landscapes3](#) **Preserve Goal**, to: “Advance the protection and stewardship of open space, farmland, and natural and cultural features to realize economic, ecological, and quality of life benefits.”



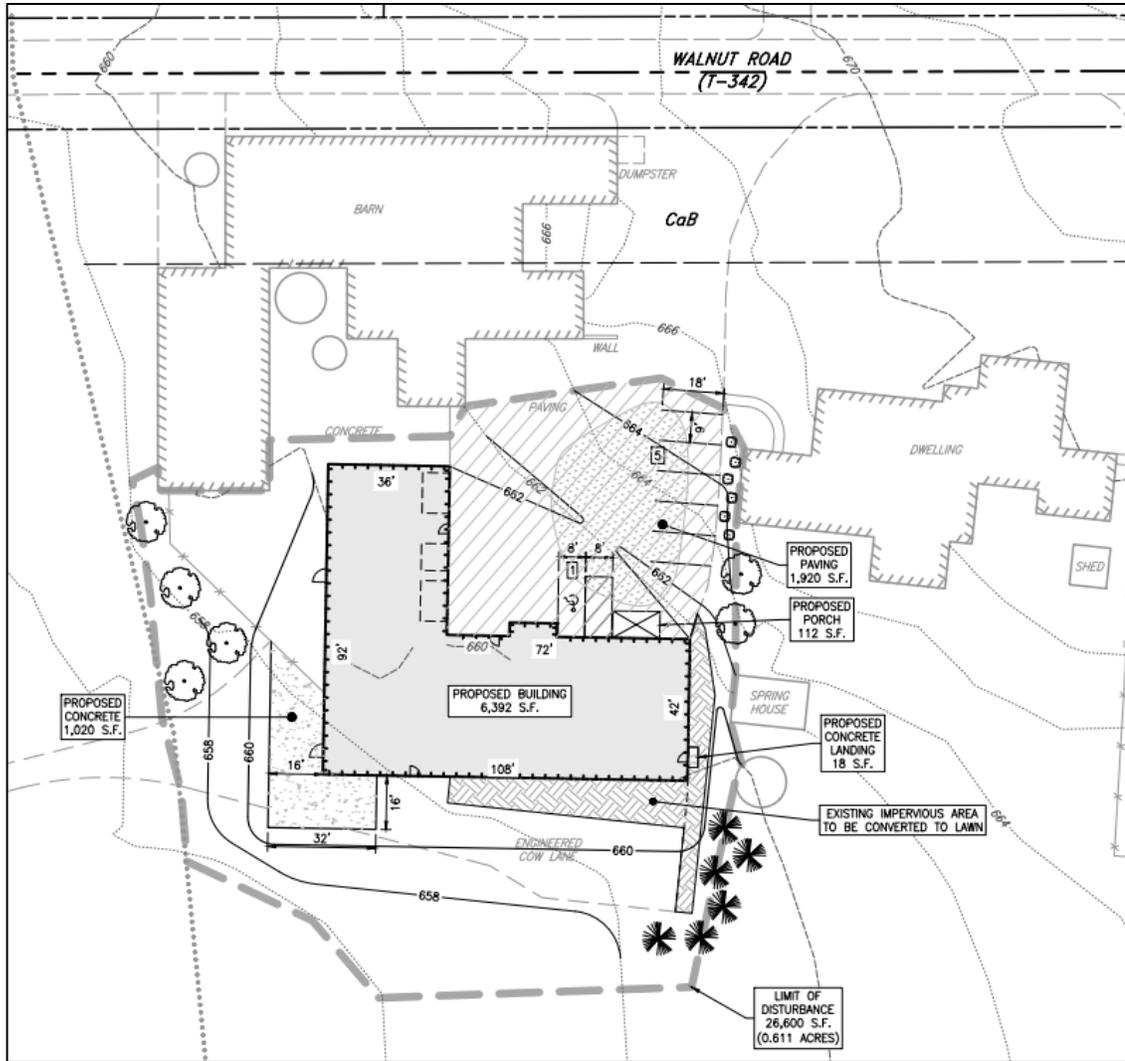
WATERSHEDS 2045:

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/Final Land Development - 284 Walnut Road
 # Honey Brook Township - LD-08-24-18204

- 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 284 Walnut Road
 Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

- The Township should ensure that the site can provide adequate potable water and sanitary sewer disposal facilities to support the rural occupation.
- The plan does not appear to show any stormwater management facilities. The Township should ensure that the plan conforms to the Township's stormwater management regulations.

Page: 4
Re: Preliminary/Final Land Development - 284 Walnut Road
Honey Brook Township - LD-08-24-18204

6. The proposed landscaping plantings appear to be located in areas where they will be minimally viewable from Walnut Road and Pleasant View Road. The Township and the applicant should discuss whether these proposed planting locations are optimum.

ADMINISTRATIVE ISSUES:

7. According to County Tax Assessment records, the project site 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.
8. 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>.
9. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and Honey Brook Township.

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: Melvin L Fisher
Chester County Assessment Office
Chester County Conservation District
Della Penna Engineering Inc.



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

October 1, 2024

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

Re: Final Subdivision - Omar & Sarah Stoltzfus
Honey Brook Township - SD-08-24-18227

Dear Mr. Obenski:

A final subdivision plan entitled "Omar & Sarah Stoltzfus", prepared by Abacus Surveying and dated August 26, 2024, was received by this office on September 4, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	North side of Beaver Dam Road, to the east of Park Road
Site Acreage:	57.37 acres
Lots:	2 lots
Proposed Land Use:	Farm/Pasture Land, Single Family Residential
Municipal Land Use Plan Designation:	Rural/Agriculture
UPI#:	22-10-9.3, 22-10-9

PROPOSAL:

The applicant proposes the adjustment of the lot line separating two lots. The site, which is served by on-site water and sewer facilities, is located in the Honey Brook Township A- Agricultural zoning district. The tract contains two dwellings and other structures, and no additional development is proposed by this plan.

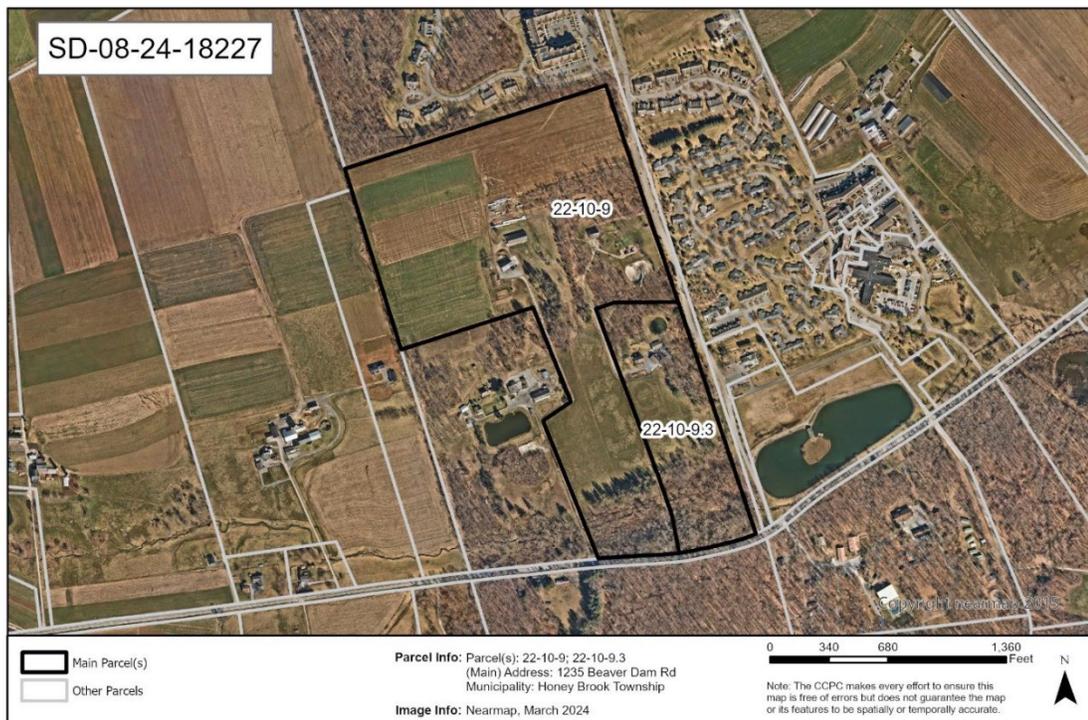
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Honey Brook Township issues should be resolved before action is taken on this subdivision plan.

Page: 2
 Re: Final Subdivision - Omar & Sarah Stoltzfus
 # Honey Brook Township - SD-08-24-18227

COUNTY POLICY:

LANDSCAPES:

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

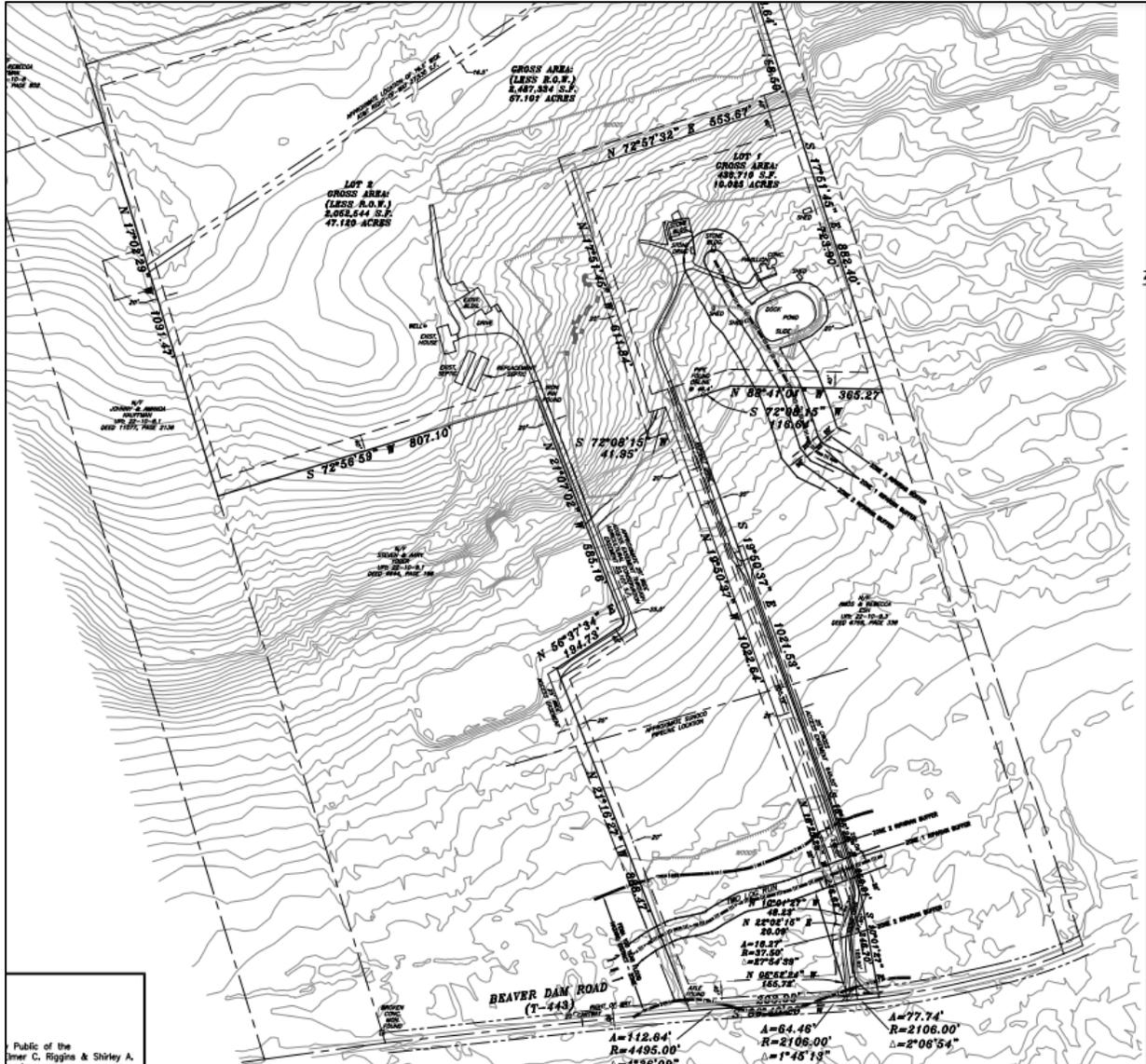


PRIMARY ISSUES:

2. Lot UPI # 22-10-9 is located within an agricultural security area adopted by the Township in accordance with the Agricultural Security Area Act (Act 43), although UPI # 22-10-9.3 is not. Adoption of an agricultural security area is a public policy statement for the preservation of agriculture.

Both lots are also within the Honey Brook Township A-Agricultural zoning district and within the **Agricultural Landscape** designation of [Landscapes3](#). Therefore, we suggest that the applicant consider deed-restricting UPI # 22-10-9.3 from non-agricultural development. We recommend that the applicant contact Chester County Parks + Preservation (telephone #610-344-5656) for information on the advantages of being in the County Agricultural Land Preservation Program and how lands under the agricultural conservation easement are protected.

Page: 3
Re: Final Subdivision - Omar & Sarah Stoltzfus
Honey Brook Township - SD-08-24-18227



*Detail of Omar & Sarah Stoltzfus
Final Subdivision Plan*

ADMINISTRATIVE ISSUES:

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

Page: 4
Re: Final Subdivision - Omar & Sarah Stoltzfus
Honey Brook Township - SD-08-24-18227

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Abacus Surveying
Omar Stoltzfus
Chester County Health Department
Chester County Parks + Preservation



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

October 2, 2024

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

Re: Minor Subdivision - Melvin & Linda Fisher
 # Honey Brook Township - SD-08-24-18228

Dear Mr. Obenski:

A minor subdivision Plan entitled "Melvin & Linda Fisher", prepared by Abacus Surveying, and dated August 26, 2024, was received by this office on September 4, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	North of Walnut Road, south of Maple Street and west of Pleasant View Road
Site Acreage:	12.40 acres
Lots:	2 lots
Proposed Land Use:	Farm/Pasture Land, Single Family Residential
Municipal Land Use Plan Designation:	Rural/Agriculture
UPI#:	22-4-72.1, 22-4-73.1

PROPOSAL:

The applicant proposes the adjustment of the lot line separating two lots. The site, which is served by on-site water and sewer facilities and contains a dwelling and barns, is located in the Honey Brook Township A-Agricultural zoning district. No additional development is proposed by this plan.

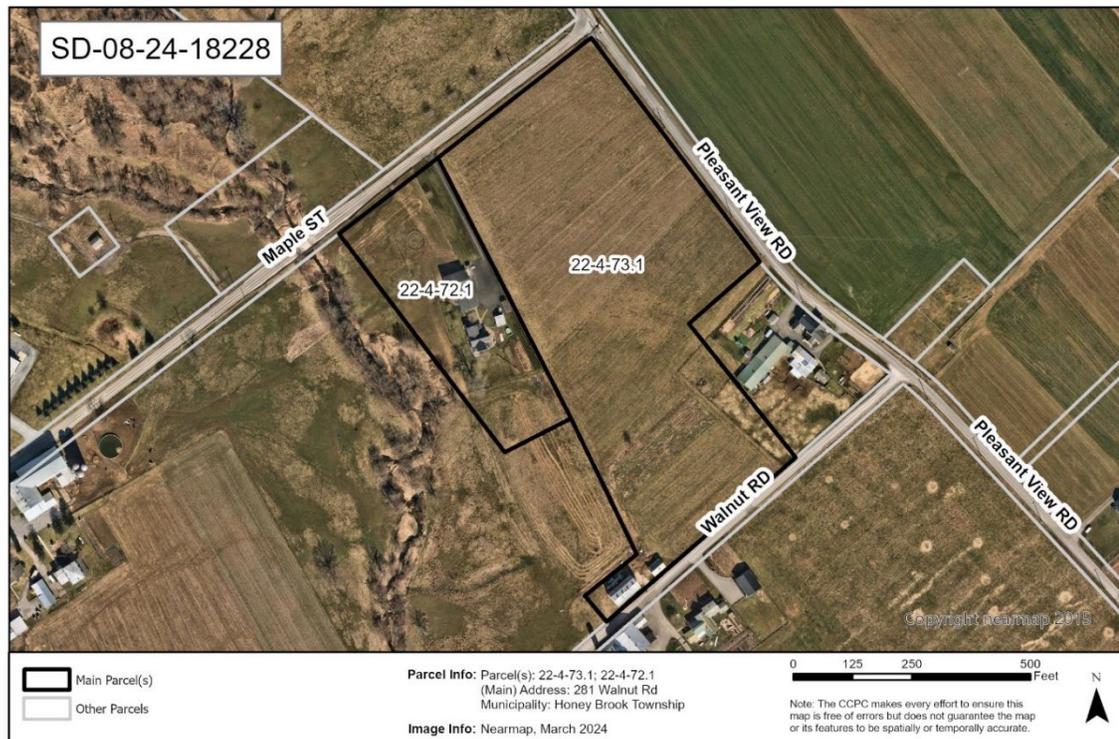
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Honey Brook Township issues should be resolved before action is taken on this subdivision plan.

Page: 2
 Re: Minor Subdivision - Melvin & Linda Fisher
 # Honey Brook Township - SD-08-24-18228

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Agricultural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The subdivision is consistent with the objectives of the **Agricultural Landscape**.

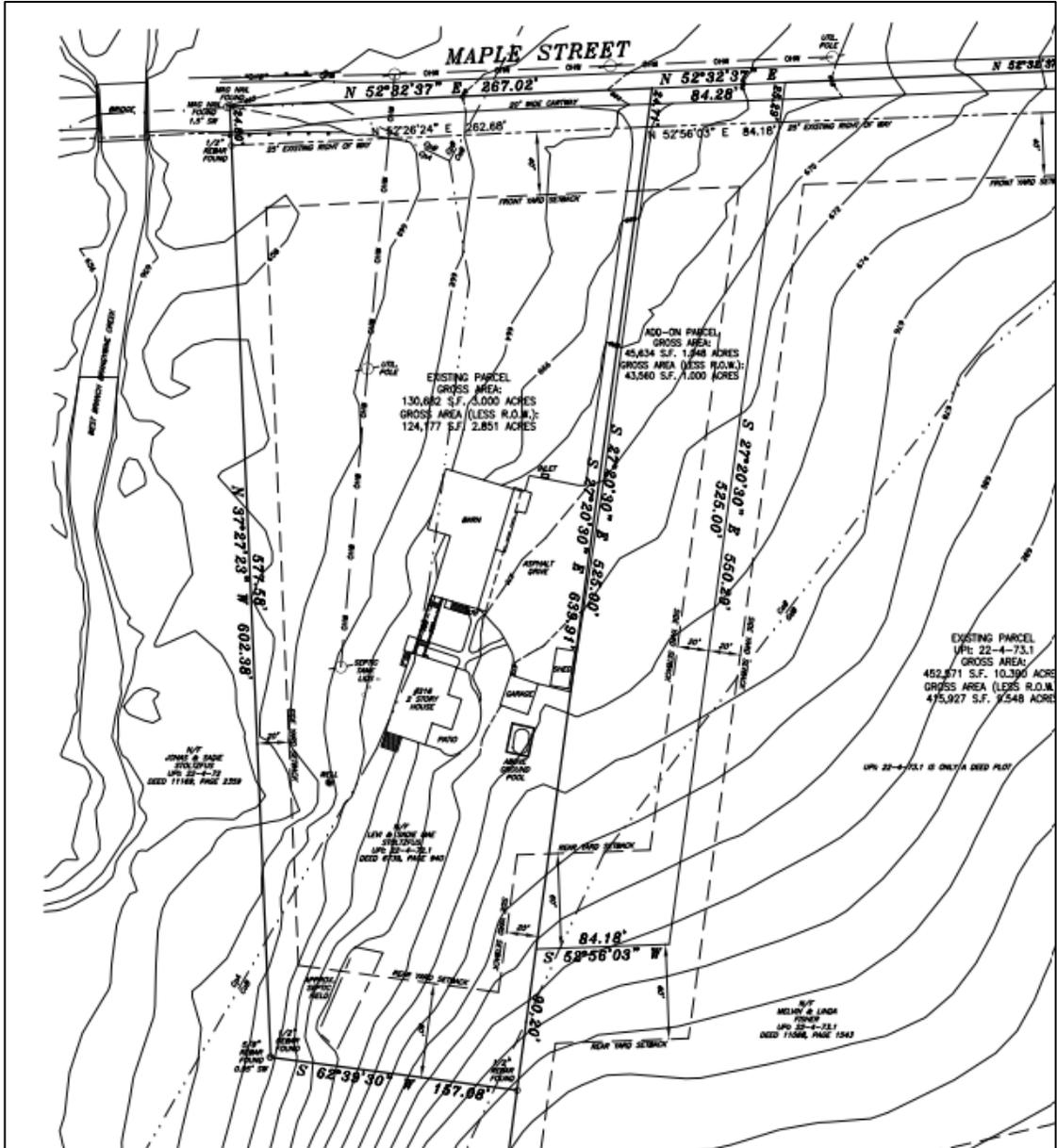


PRIMARY ISSUES:

2. The aerial image above appears to show that a portion of an adjacent tract (UPI # 22-4-73) at the intersection of Walnut Road and Pleasant View Road (apparently a pasture defined by a wire fence), occupies a portion of the applicant's tract (UPI 22-4-73.1). If so, this may be an appropriate time to address this apparent lot boundary discrepancy, either by creating an easement or by adjusting the lot lines separating UPI # 22-4-73 and UPI 22-4-73.1.
3. The site is located within an agricultural security area adopted by the Township in accordance with the Agricultural Security Area Act (Act 43). Adoption of an agricultural security area is a public policy statement for the preservation of agriculture.

The site is also within the Honey Brook Township A-Agricultural zoning district and within the **Agricultural Landscape** designation of [Landscapes3](#). Therefore, we suggest that the applicant consider deed-restricting this site from non-agricultural development. We recommend that the applicant contact Chester County Parks + Preservation (telephone #610-344-5656) for information on the advantages of being in the County Agricultural Land Preservation Program and how lands under the agricultural conservation easement are protected.

Page: 3
Re: Minor Subdivision - Melvin & Linda Fisher
Honey Brook Township - SD-08-24-18228



*Detail of Melvin & Linda Fisher
Minor Subdivision Plan*

ADMINISTRATIVE ISSUE:

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

Page: 4
Re: Minor Subdivision - Melvin & Linda Fisher
Honey Brook Township - SD-08-24-18228

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Melvin & Linda Fisher
Abacus Surveying
Chester County Parks + Preservation
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Brian N. O'Leary, AICP
 Executive Director

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

October 17, 2024

Dawn Maciejczyk, Assistant Township Manager
 London Grove Township
 372 Rose Hill Road
 West Grove, PA 19390

Re: Minor Subdivision - Butler Family Limited Partnership, WC Real Estate Properties, LLC & DKM Associates
 # London Grove Township - SD-09-24-18245

Dear Ms. Maciejczyk:

A minor subdivision plan entitled "Butler Family Limited Partnership, WC Real Estate Properties, LLC & DKM Associates", prepared by Kelly Engineers and dated September 6, 2024, was received by this office on September 17, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	West side of Glen Willow Road, north of Gap-Newport Pike
Site Acreage:	33.824 acres
Lots:	3 lots
Proposed Land Use:	Farm/Pasture Land
Municipal Land Use Plan Designation:	Commercial
UPI#:	59-5-117.1A, 59-5-127.2A, 59-5-117.1

PROPOSAL:

The applicant proposes the reconfiguration of the lot lines among three lots located in the London Grove Township C-Commercial and RH-Residential, High zoning districts. The site contains a vacant church building, a commercial structure, and a vacant area. No development is proposed by this subdivision.

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

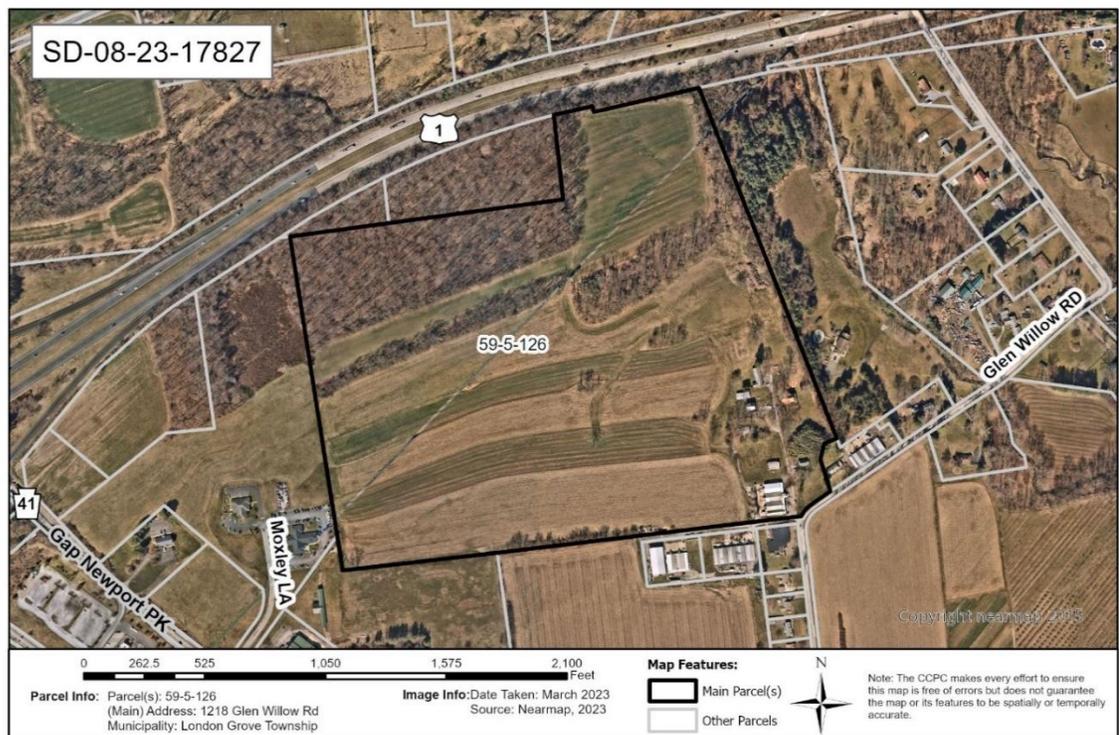
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for the site to the north (entitled "Yeatman Tract"), located east of State Route 41, south of State Route 1 and west of Glen Willow Road; UPI # 59-5-126. That review, CCPC# SD-08-23-17827, dated October 6, 2023, proposed 133 single-family lots, 153 townhouse lots, 21.3 acres of open space and 12,791 linear feet of new road. We have no record of Township on that plan.

Page: 2
 Re: Minor Subdivision - Butler Family Limited Partnership, WC Real Estate Properties, LLC & DKM Associates
 # London Grove Township - SD-09-24-18245

Our review of that plan included extensive discussions that should be considered by the Township as it reviews this current plan and any future development of the applicant's tract; these issues include stormwater management and the protection of the White Clay Creek (we noted that the site to the north is very close to the Upper East Branch of the White Clay Creek, which is an Exceptional Value section of the watershed, that Glen Willow Road is a minor Township Road that is narrow and in need of maintenance and upgrades and is often closed during flooding events), potential flooding in Avondale Borough, traffic impacts in the area, preservation of woodlands, and the provision of open space.

The location of that tract (the "Yeatman Tract", CCPC# SD-08-23-17827) in relation to the applicant's tract is shown below:



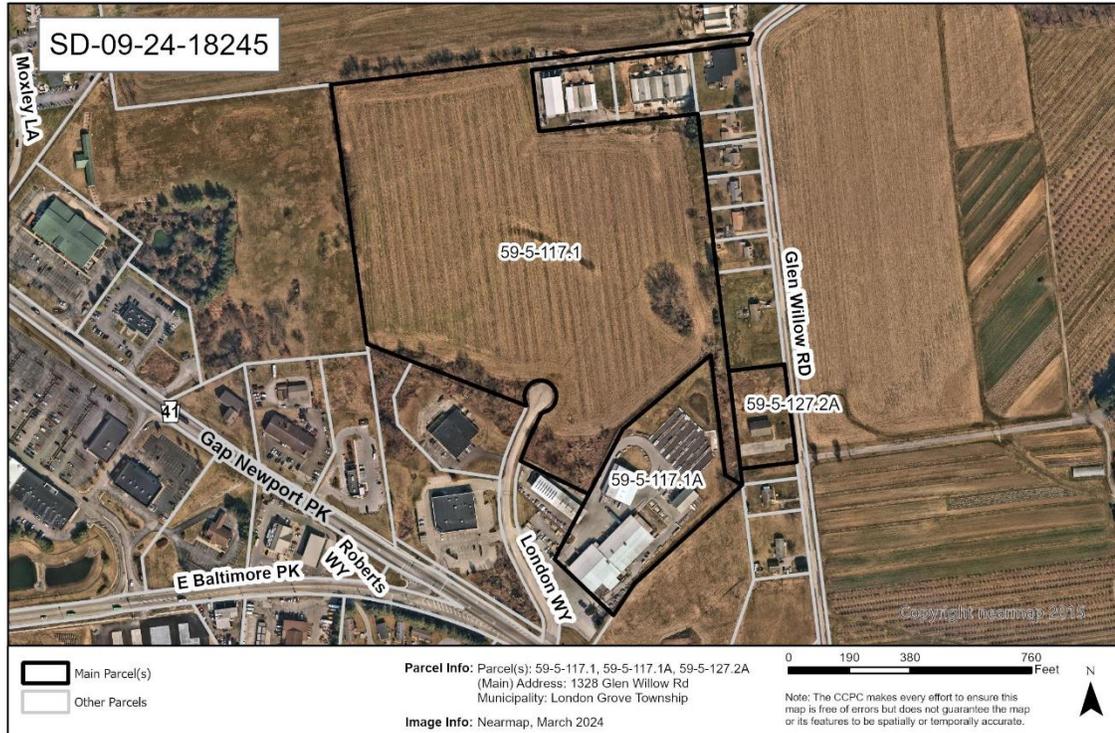
Location of the "Yeatman Tract" to the north of the applicant's tract

COUNTY POLICY:

LANDSCAPES:

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

Page: 3
 Re: Minor Subdivision - Butler Family Limited Partnership, WC Real Estate Properties, LLC & DKM Associates
 # London Grove Township - SD-09-24-18245



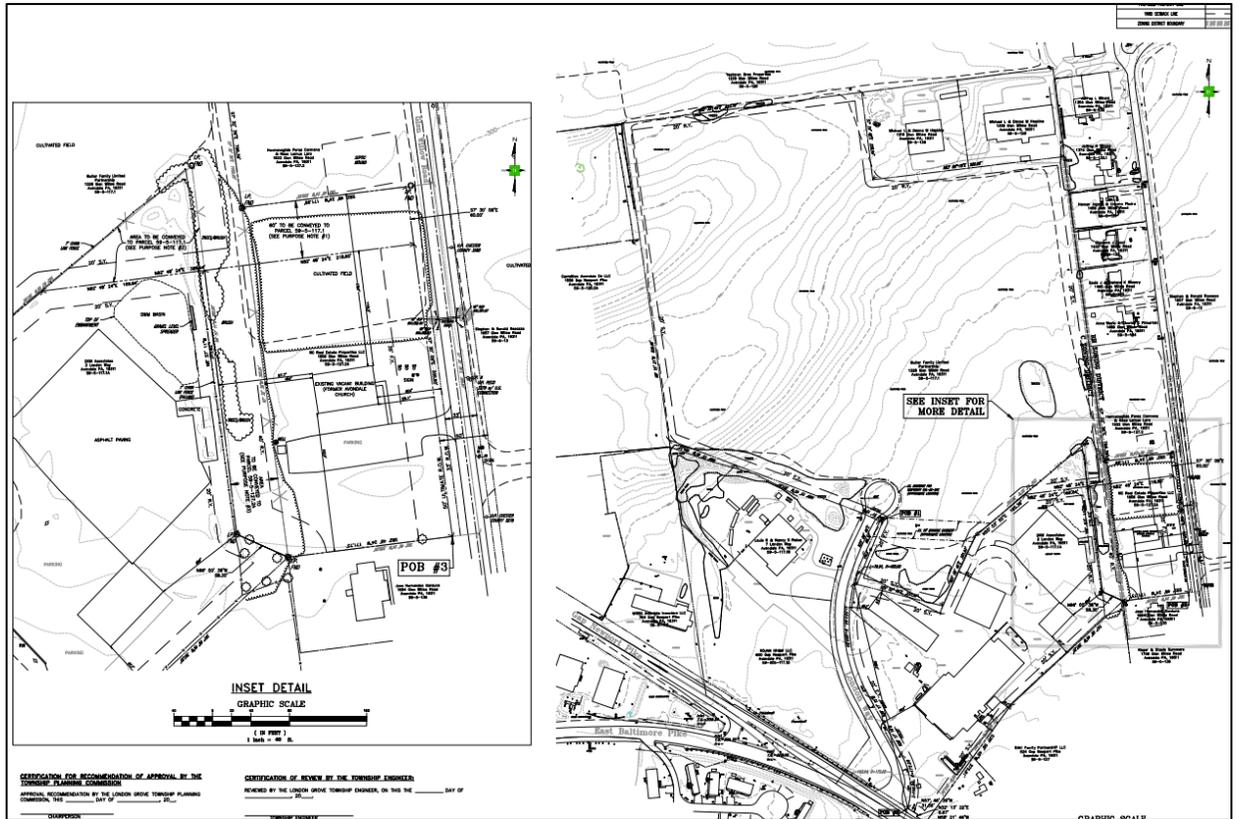
PRIMARY ISSUES:

3. We recommend that the applicant, the Township and representatives of the Yeatman Tract to the north discuss how the future development of the applicant's tract can be coordinated with the Yeatman Tract, which our records show has not yet been approved by the Township.

We encourage the applicant to submit a sketch plan for the future development of this tract. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan. The sketch plan should show a potential roadway connection between the two tracts, connections between trails and other relevant coordinated matters.

4. As the Township reviews this plan, it should also consider the issues on Comment 1 of this letter as they may relate to future development of this site, review the PennDOT plans for the interchange at Routes 1 and 41 which are available online at: <https://pa41.com/project-information/pa-41-at-us-1-interchange/>, as well as the recommendations from the Route 41 Corridor Improvement Study and Corridor Improvement Plan prepared by London Grove Township and surrounding municipalities.

Page: 4
 Re: Minor Subdivision - Butler Family Limited Partnership, WC Real Estate Properties, LLC & DKM Associates
 # London Grove Township - SD-09-24-18245



Detail of Butler Family Limited Partnership, WC Real Estate Properties, LLC & DKM Associates Final Subdivision Plan

ADMINISTRATIVE ISSUES:

5. The White Clay Creek Watershed is a federally designated and protected National Wild and Scenic River. The National Park Service and the White Clay Creek Wild and Scenic Steering Committee reviews and comments on proposed projects that may impact the watershed's resources. The applicant should consult with the White Clay Creek Wild and Scenic River Coordinator for additional guidance on the protection watershed resources prior to any future development plans. The White Clay Creek National Wild and Scenic River Management Plan can be found online at: <http://whiteclay.org/resources/watershed-management-plan/>.
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 prior to any future development. The provisions of the Commonwealth Erosion Control Regulations may apply may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
7. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 5

Re: Minor Subdivision - Butler Family Limited Partnership, WC Real Estate Properties, LLC & DKM Associates

London Grove Township - SD-09-24-18245

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

Sincerely,

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: Butler Family Limited Partnership
WC Real Estate Properties, LLC
DKM Associates
Kelly Engineers
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS

Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

October 22, 2024

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

Re: Final Subdivision - Eric Hoopes
London Grove Township - SD-09-24-18262

Dear Mr. Battin:

A final subdivision plan entitled "Eric Hoopes", prepared by Crossan-Raimato, Inc. and dated September 27, 2024, was received by this office on September 27, 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 side of South Guernsey Road
Site Acreage:	22.72 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	RLD Residential-Low Density
UPI#:	59-11-18.6, 59-11-18.7, 59-11-18.1

PROPOSAL:

The applicant proposes the adjustment of the lot line separating two lots by transferring two separate 2.7 acre parcels between them. The site, which contains a dwelling and associated structures, is served by on-lot water and sewer facilities and is located in the RR zoning district. No additional development is proposed by this subdivision.

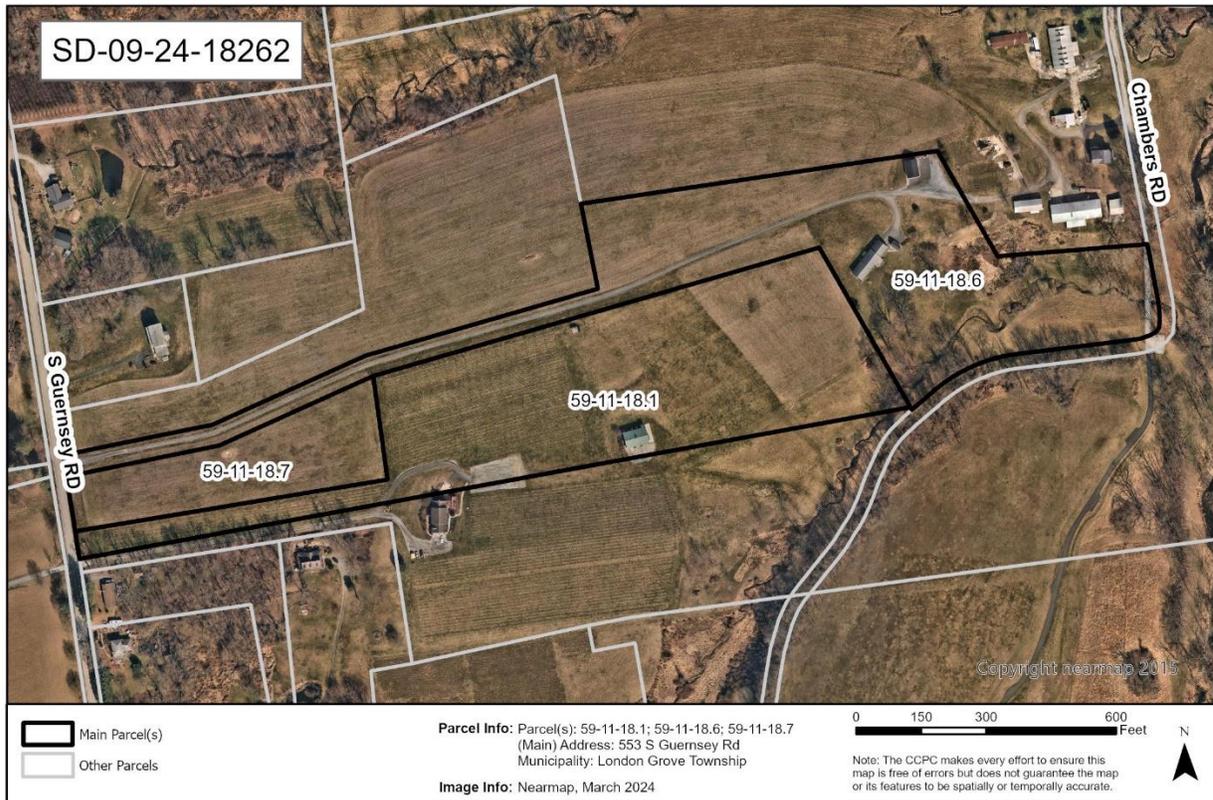
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all London Grove Township issues should be resolved before action is taken on this subdivision plan.

Page: 2
 Re: Final Subdivision - Eric Hoopes
 # London Grove Township - SD-09-24-18262

COUNTY POLICY:

LANDSCAPES:

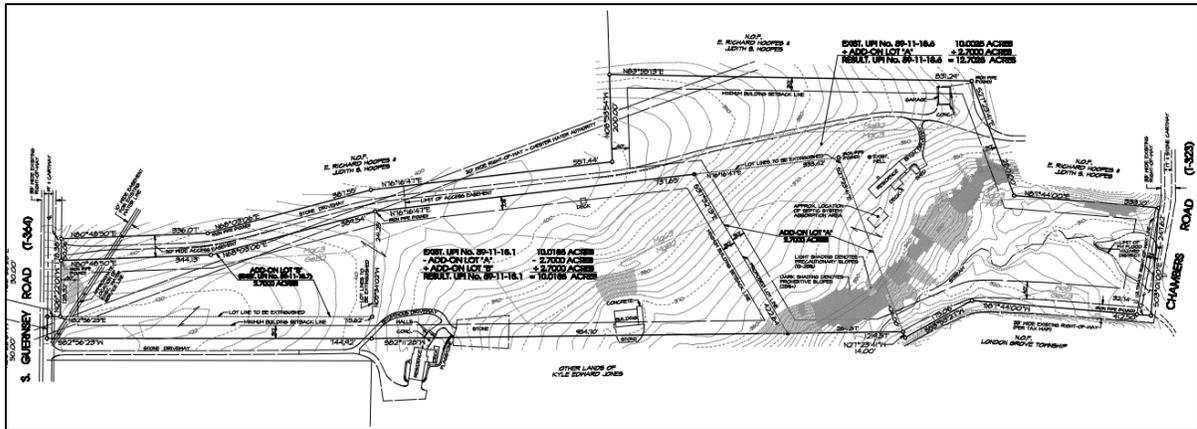
1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas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



PRIMARY ISSUE:

2. A driveway serving the residence to the south of this parcel, UPI # 59-11-18.2, identified on the plan as “other lands of Kyle Edward Jones”, appears to pass over a portion of UPI # 59-11-18.1. This may be an appropriate time to address this matter by creating an easement or further adjusting the lot lines to remove a potential nonconformity.

Page: 3
 Re: Final Subdivision - Eric Hoopes
 # London Grove Township - SD-09-24-18262



Detail of Eric Hoopes Final Subdivision Plan

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

Wes Bruckno

Wes Bruckno, AICP
 Senior Review Planner

cc: Crossan-Raimato, Inc.
 Kyle Edward Jones
 Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

 Brian N. O'Leary, AICP
 Executive Director

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

October 29, 2024

Deborah Kinney, Secretary
 Lower Oxford Township
 220 Township Road
 Oxford, PA 19363

Re: Preliminary/Final Land Development - Lincoln University - New Residence Hall
 # Lower Oxford Township – LD-08-24-18213

Dear Ms. Kinney:

A Preliminary/Final Land Development Plan entitled "Lincoln University - New Residence Hall", prepared by Dawood Engineering Inc, and dated August 2, 2024, was received by this office on October 7, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

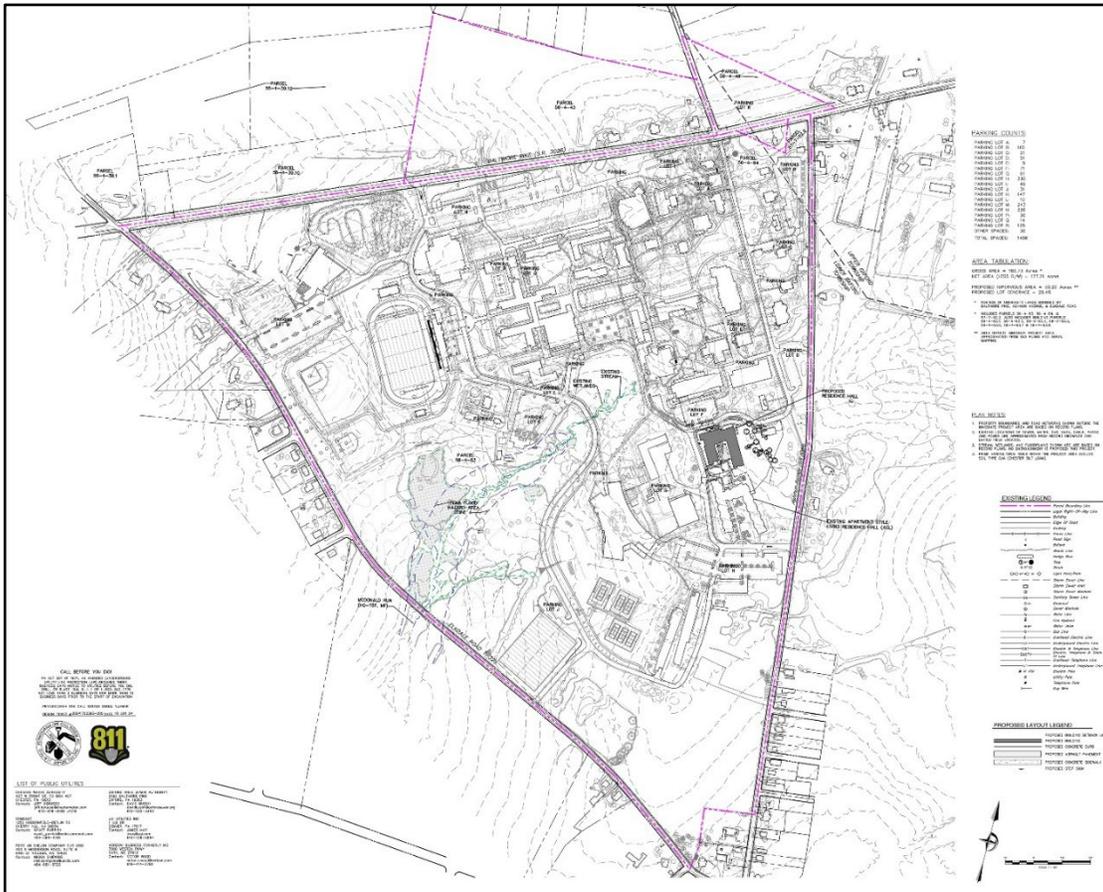
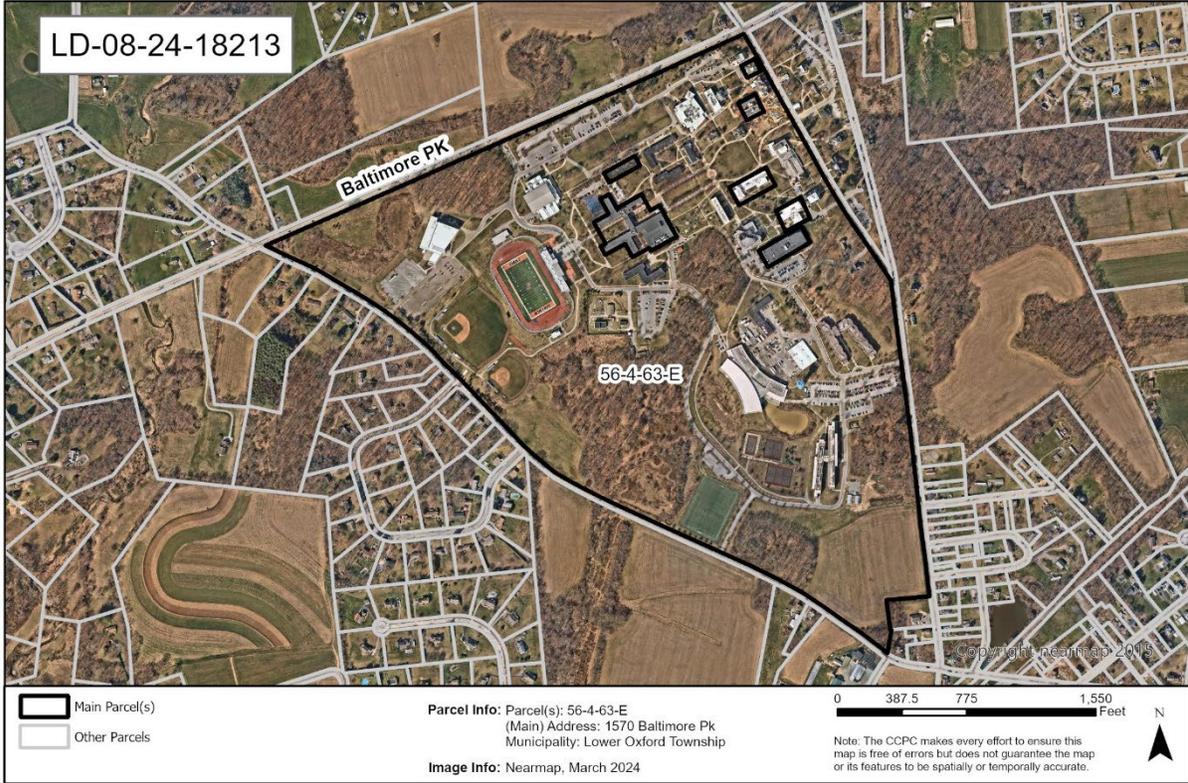
Location:	south side of Baltimore Pike, east of Elkdale Road
Site Acreage:	152.53
Lots/Units:	1 lot
Non-Res. Square Footage:	99,532
Proposed Land Use:	Dormitory
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Commerce
UPI#:	56-4-63-E

PROPOSAL:

The applicant proposes the construction of a four-story 99,532 square foot dormitory. The project site, which is served by public water and public sewer, is located in the R-3 Residential zoning district.

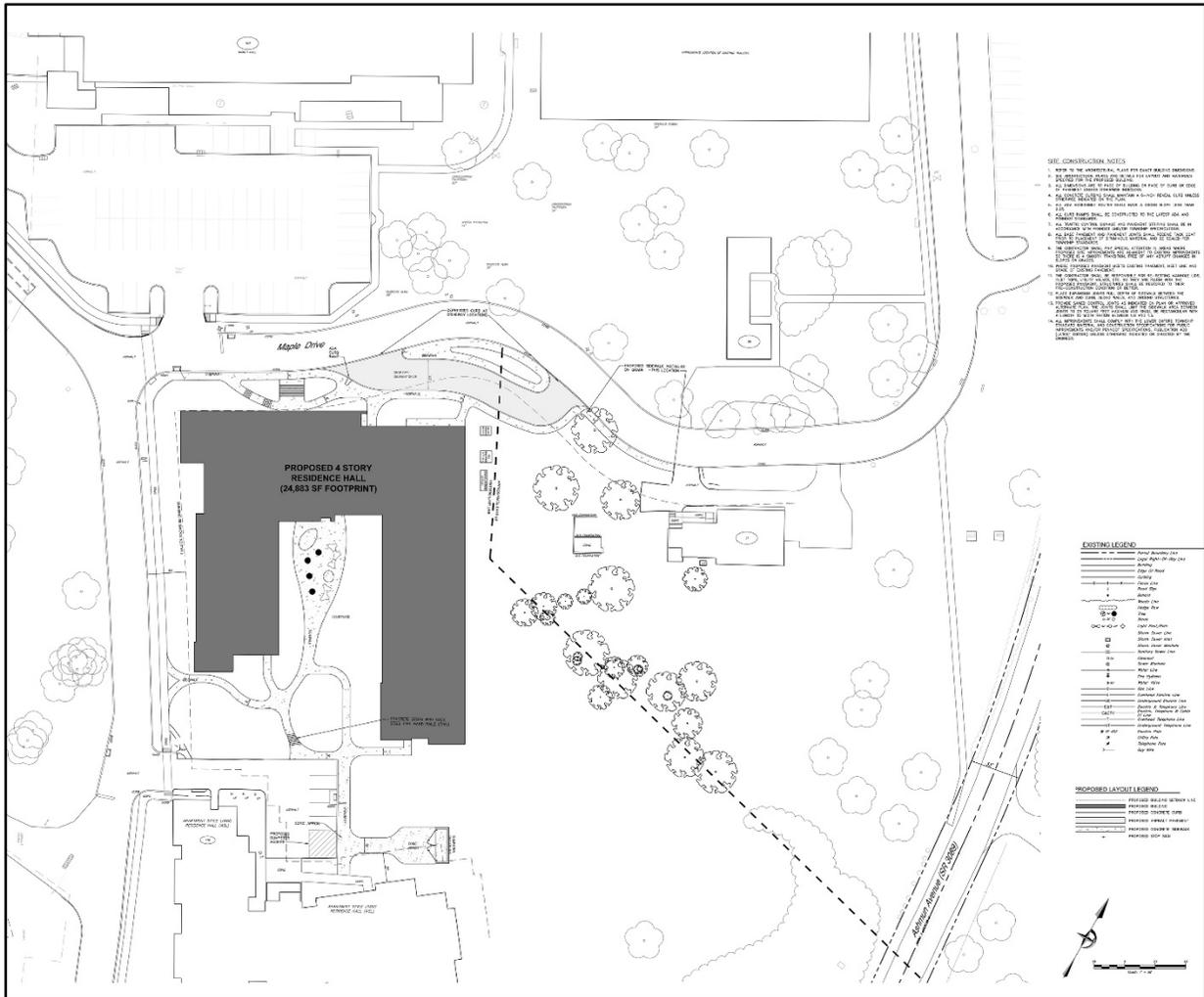
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this land development plan.

Page: 2
Re: Preliminary/Final Land Development - Lincoln University - New Residence Hall
Lower Oxford Township – LD-08-24-18213



Site Plan Detail, Sheet 2: Lincoln University - New Residence Hall

Page: 3
 Re: Preliminary/Final Land Development - Lincoln University - New Residence Hall
 # Lower Oxford Township – LD-08-24-18213



Site Plan Detail, Sheet 4: Lincoln University - New Residence Hall

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed several plan proposals for this site, the latest of which, CCPC# LD-01-20-16204, dated January 21, 2020, addressed a proposed 20,000 square foot addition to Amos Hall. We have no record of the Township granting final plan approval for this prior plan submission.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. 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: 4
 Re: Preliminary/Final Land Development - Lincoln University - New Residence Hall
 # Lower Oxford Township – LD-08-24-18213

The project site is also located in the Commerce designation on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan. The Commerce area is characterized by larger scale institutional, commercial, retail, light industrial, and warehousing operations. The recommended strategies for Commerce suggest that “municipal regulations should continue to permit commercial and institutional facilities within this commercial/institutional core with regard to the need to link these facilities to adjacent residential facilities with adequate pedestrian access” (page 5-16). The plan is consistent with the recommended strategies for this designation.

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 Elk Creek watershed. The *Watersheds 2045* plan’s highest priority objectives within this watershed are: protecting and restoring headwater streams and vegetated riparian corridors; reducing agricultural and urban runoff; protecting groundwater resources; restoring water quality in impaired streams; and creating and enhancing water-based recreational opportunities. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

4. The Zoning Variance Requirements Requested table on Sheet 1 indicates that the applicant has requested a variance from the 35 foot maximum permitted height in the R-3 district (the Zoning Requirements/Site Data table indicates that the height of the proposed building will be approximately 56 feet). 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.
5. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County’s High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.
6. The proposed building includes large roof areas that may offer opportunities to improve the facility’s long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate “green roofs,” “white roofs” and solar photovoltaic energy systems. Green roofs can reduce a building’s stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility’s long-term sustainability and reduce its reliance on energy from the grid. Additionally, the final roof design should not preclude the future installation of these systems. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

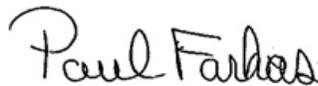
Page: 5
Re: Preliminary/Final Land Development - Lincoln University - New Residence Hall
Lower Oxford Township – LD-08-24-18213

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.
8. 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>.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, 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 Lower Oxford Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Lincoln University
Dawood Engineering Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS

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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

October 17, 2024

Deborah Kinney, Secretary
Lower Oxford Township
220 Township Road
Oxford, PA 19363

Re: Final Subdivision - William L. Hostetter, et al.
Lower Oxford Township – SD-09-24-18255

Dear Ms. Kinney:

A Final Subdivision Plan entitled "William L. Hostetter, et al.", prepared by Crossan-Raimato, Inc., and dated September 4, 2024, was received by this office on September 20, 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:	Between Limestone Road and Whiteside Drive, south of Street Road
Site Acreage:	36.93
Lots/Units:	2 lots
Non-Res. Square Footage:	0
Proposed Land Use:	Agricultural (Farm/Pasture Land); and Commercial
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Commerce
UPI#:	56-4-23, 56-4-23.1

PROPOSAL:

The applicant proposes the conveyance of Lot 2D, a 4.0 acre portion of UPI# #56-4-23, to UPI# 56-4-23.1. No development activity is proposed as part of the current plan submission. The project site is located in the C-3 Limited Commercial zoning district.

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

Page: 3
 Re: Final Subdivision - William L. Hostetter, et al.
 # Lower Oxford Township – SD-09-24-18255

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for UPI# 56-4-23. That review, CCPC# SD-08-18-15667, “WLH Group,” dated September 17, 2018, which addressed the creation of three lots from UPI# 56-4-23, was approved by the Township on October 8, 2018.

COUNTY POLICY:

LANDSCAPES:

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

The project site is also located in the Commerce land use category on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan. The recommended strategies for the Commerce designation, one of the designated growth areas in the Oxford Region, include continuing to permit commercial and institutional facilities within this commercial/industrial core (page 5-16).

PRIMARY ISSUES:

3. If any development is being considered for the remainder of UPI# 56-4-23, we encourage the applicant to submit a sketch plan for any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.
4. While we acknowledge that no development activity is proposed as part of the current plan submission, the 2015 Chester County Natural Heritage Inventory, which is available online at <https://chescoplanning.org/environmental/ResourcesChesco.cfm>, indicates that a portion of UPI# 56-4-23.1 is located within the core habitat of the Oxford Woods Natural Heritage Area (NHA) included in the Pennsylvania Natural Diversity Index (PNDI). We note that the general location of the core habitat area is shown on the location map provided on page 2. The Inventory indicates that four plant species of concern are located within this NHA. *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. If any future development activity is proposed on UPI# 56-4-23.1, 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.

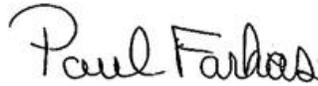
Page: 4
Re: Final Subdivision - William L. Hostetter, et al.
Lower Oxford Township – SD-09-24-18255

ADMINISTRATIVE ISSUES:

5. According to County Tax Assessment records, UPI# 56-4-23 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 Lower Oxford Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Crossan-Raimato Inc.
William Hostetter
Richard Hearne
Chester County Assessment Office



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

Brian N. O'Leary, AICP
 Executive Director

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October 11, 2024

Linda Shank, Secretary
 Sadsbury Township
 2920 Lincoln Highway, PO Box 261
 Sadsburyville, PA 19369

Re: Final Land Development - Sadsbury Commons LP - Phase 3
 # Sadsbury Township - LD-09-24-18248

Dear Ms. Shank:

A final land development plan entitled "Sadsbury Commons LP - Phase 3", prepared by Bohler Engineering Inc. and dated September 5, 2024, was received by this office on September 13, 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 Octorara Trail (State Route 10), south side of Lincoln Highway (State Route 30). West Sadsbury Township is located to the west.
Site Acreage:	52.6 acres (from Act 247 Referral form), 61.602 acres net (from ZONING INFO on Sheet C-301)
Units:	28 units (from OVERALL BLDG. SQ. FT. TOTAL on Sheet C-301)
Non-Res. Square Footage:	363,938 square feet (from Act 247 Referral form), 438,292 square feet, excluding plaza (from OVERALL BLDG. SQ. FT. TOTAL on Sheet C-301)
Proposed Land Use:	Shopping Center
New Parking Spaces:	2,063 spaces, 8 park and ride spaces and 12 horse and buggy spaces (from PARKING REQUIREMENTS on Sheet C-301)
Municipal Land Use Plan Designation:	Commercial
UPI#:	37-3-1, 37-3-1.2, 37-3-1-2A, 37-3-1.2B, 37-3-1.4

PROPOSAL:

The applicant proposes the construction of a total of 438,292 square feet of retail and commercial facilities, and 2,063 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Sadsbury Township C-2 General Commercial zoning district. The plan reflects a conditional use approval dated October, 2016.

Page: 2
 Re: Final Land Development - Sadsbury Commons LP - Phase 3
 # Sadsbury Township - LD-09-24-18248

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

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a preliminary land development use proposal for this site. That review, CCPC# LD-04-17-14804, dated April 26, 2017, the construction of 417,724 square feet of retail and commercial facilities and 2,129 parking spaces. That plan was approved by the Township on April 22, 2023.

Previously, the Chester County Planning Commission reviewed a land development proposal for this site. That review, CCPC# LD-4-10-1705, dated May 13, 2010, which addressed 40,000 square foot medical office building and 195 parking spaces on a 4.16 acre site (UPI #37-3-1). The Chester County Planning Commission also reviewed a subdivision proposal for this site. That review, SD-4-10-1700, proposed the subdivision of a 4.165-acre lot from a 60.882 acre site.

COUNTY POLICY:

LANDSCAPES:

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

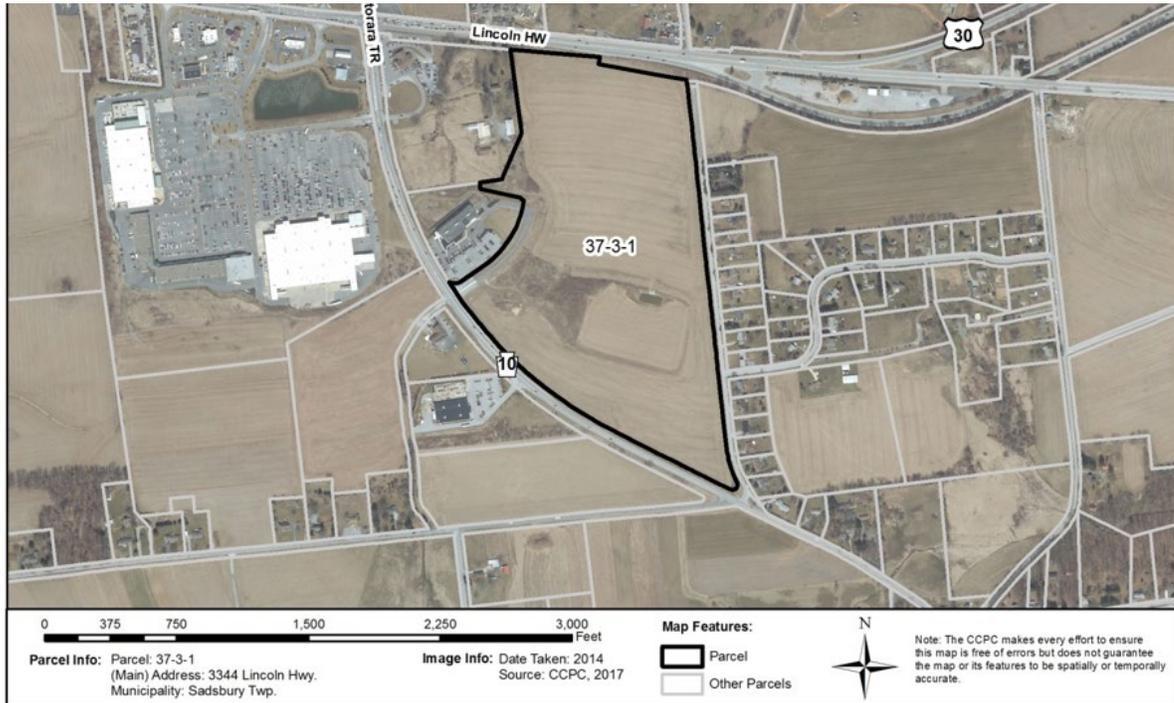
WATERSHEDS 2045:

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.

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.

Page: 3
 Re: Final Land Development - Sadsbury Commons LP - Phase 3
 # Sadsbury Township - LD-09-24-18248



PRIMARY ISSUES:

5. We understand that the applicant has integrated this development into the alternative plans for the reconstruction of this portion of the Route 30 Bypass and the “Western Terminus/Pa Route 10 Project”. More information is available from PennDOT at: <https://us30-chesco.com/project-information/western-section/pa-10-interchange-area-2/> As stated on this PennDOT link, “An in-person meeting will be hosted on October 30th, 2024 at 6:00 PM at Gateway Church, where the project team will make the same 30-minute presentation and answer questions.”
6. This area is near one of the primary entry points into Chester County from the west, and acts as a “gateway” to the County. We suggest that Sadsbury Township work with West Sadsbury Township to help create an efficient and attractive entry point into Chester County. The Townships should consider the following issues:
 - The Delaware Valley Regional Planning Commission prepared a comprehensive plan for the section of Route 30, which contains recommendations on circulation, traffic congestion reduction, planning coordination, and other issues. We suggest that Sadsbury Township and the applicant review this publication for any matters that may still be relevant, which is available at: <https://us30-chesco.com/>
 - The County Planning Commission’s Multi-Modal Circulation Handbook classifies Hershey Lane as a local road with a recommended right-of-way of 33-50 feet. We recommend that the Sadsbury Township Engineer identify an appropriate right-of-way for Hershey Lane.
 - We recommend that the signals along this section of Route 30, extending west to the West Sadsbury Commons shopping center, and south along Route 10, be coordinated to improve traffic flow at this congested intersection.

Page: 4
 Re: Final Land Development - Sadsbury Commons LP - Phase 3
 # Sadsbury Township - LD-09-24-18248

- We endorse the extensive provision of sidewalks in this design. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Suburban Center Landscape**. The applicant should consider expanding the sidewalk area in front of the Target building to provide more opportunities for pedestrians to load vehicles.



*Detail of Sadsbury Commons LP - Phase 3
 Final Land Development Plan*

Other design issues:

7. The applicant has proposed 2,063 parking spaces while 1,753 are required by the zoning ordinance. We suggest that some of the excess parking spaces could be converted into central landscaped islands in the large parking areas; such areas could provide refuge for pedestrians as they walk from one area of the site to another or to and from their vehicles, and can also offer shade and a reduction in the “heat island” effect.

If fewer spaces are required in other portions of the site, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be installed 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.

The applicant and township should refer to the Pedestrian Facilities Design Element of the Chester County Multi-Modal Circulation Handbook (2016 Update) in its design of the proposed pedestrian facilities, which is available online at: www.landscapes2.org/transportation/circulation/02-PedFacs.cfm, We endorse the provisions of the Conditional Use approval that reference the Multi-Modal Circulation Handbook.

8. Safe pedestrian access to and from the existing medical facility should be accommodated, and pavement striping and signage would help increase pedestrian safety. A future pedestrian connection to the West Sadsbury Commons shopping center to the west will also be desirable.

Page: 5
Re: Final Land Development - Sadsbury Commons LP - Phase 3
Sadsbury Township - LD-09-24-18248

9. We commend the applicant for providing a park-and-ride area. The applicant and the Township should discuss whether the proposed location of the eight park-and-ride spaces near building J is the best location; it may be better to place these spaces where access in and out of the shopping center is more convenient.
10. The applicant and the Township should consider whether the east-west driveway leading from the Nova Way intersection near the Lancaster General Hospital facility should be extended east to meet the driveway along the front of the main buildings, i.e., at building B1.
11. We recommend that the applicant and Township, in consultation with SEPTA, consider providing a bus shelter at this location. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27031.
12. Sadsbury Township and the applicant should investigate how this development can be integrated into a possible future redevelopment of the Hershey Motors parcel to the west, including common vehicle and pedestrian access.
13. The applicant has an opportunity to integrate the stormwater management basins into the site as attractive amenities. As designed, the stormwater basins do not provide such aesthetic benefits.
14. The plan orients the rear elevations of the commercial buildings to face the front yards of the homes along Hershey Lane. The rear elevations of these buildings should receive special attention to improve their aesthetics, such as with extensive landscaping and lighting controls, including controls on vehicle headlights that may shine onto adjacent residential lots. We also suggest that the plan clearly show sidewalks along Hershey Lane, as well as a more central sidewalk entrance into the site from Hershey Lane. Any exhaust vents from restaurants in this area should be designed to protect the houses along Hershey Lane. (The landscape plan references a residential area to the north; the residential area that is referenced is to the east).
15. We suggest that the applicant create a palette of common design elements such as colors, building materials and sign designs to create an architecturally-coherent development.
16. The applicant should provide elevations for all sides of the structures, which should all receive compatible architectural treatments.
17. The Township Engineer should review the designs of any proposed retaining walls. Additional information on retaining walls is available in the Chester County Planning Commission's eTool, at: <https://www.chescoplanning.org/MuniCorner/eTools/74-RetainingWalls.cfm>
18. The 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 Sadsbury Township Fire Marshal should verify the design and location of all fire-protection facilities.
19. The applicant and township should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.landscapes2.org/transportation/circulation/08-BikeParking.cfm.

Page: 6
 Re: Final Land Development - Sadsbury Commons LP - Phase 3
 # Sadsbury Township - LD-09-24-18248

(Note: Minimum “thresholds” for providing bicycle parking, as specified on page 95, are 10 spaces for every 50,000 square feet of gross floor area for commercial facilities.) We also recommend that the Township and the applicant provide for a bus stop at this site, which is suggested in the County Planning Commission’s Multi-Modal Circulation Handbook (2016 Update), which is available online at: www.landscapes2.org/transportation/circulation/ch1-intro.cfm.

20. Sadsbury Township should ensure that this proposal conforms to the requirements of the Chester County Department of Emergency Services relating to the provision of emergency radio “in-building” amplifying equipment, to ensure the continuity of reliable emergency radio communications using the Chester County radio system. The applicant should contact the County Department of Emergency Services Technical Division at 610-344-5000 for more information on this issue.
21. The applicant should designate an area where snow will be stockpiled after storm events and should discuss how deicing compounds will be prevented from entering the watershed. Locations for trash collection should also be shown.
22. The applicant should clarify the site acreage and square footage and (see the **PROJECT SUMMARY**) on page 1 of this letter.

ADMINISTRATIVE ISSUES:

23. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.
24. 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.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Sadsbury 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: Bohler Engineering Inc.
 Anthony Antonelli, District Permits Manager, PennDOT
 Francis J. Hanney, PennDOT
 Chester County Conservation District
 Chelsy Oswald, West Sadsbury Township Secretary/Treasurer
 Chester County Department of Emergency Services Technical Division



THE COUNTY OF CHESTER



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 Executive Director

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October 25, 2024

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

Re: Preliminary/Final Land Development - Delaware Valley Properties II, LLC - New Vehicle
 Garage
 # Schuylkill Township - LD-09-24-18240

Dear Ms. Getz:

A preliminary/final land development plan entitled "Delaware Valley Properties II, LLC - New Vehicle Garage", prepared by Wilkinson Apex Engineering Group, LLC and dated September 30, 2024, was received by this office on September 30, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	North of Pawling Road and west of the Schuylkill River
Site Acreage:	1.87 acres
Lots/Units:	1 lot/I structure
Non-Res. Square Footage:	13,241 square feet
Proposed Land Use:	Garage
New Parking Spaces:	21 spaces total; 16 new spaces
Municipal Land Use Plan Designation:	Industrial
UPI#:	27-7-2

PROPOSAL:

The applicant proposes the construction of a 13,241 square foot garage to replace an existing 4,960 square foot garage and add 16 parking spaces. The site is located in the Schuylkill Township I-Industrial zoning district.

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

Page: 2
 Re: Preliminary/Final Land Development - Delaware Valley Properties II, LLC - New Vehicle Garage
 # Schuylkill Township - LD-09-24-18240

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 reflects the current development on the site.



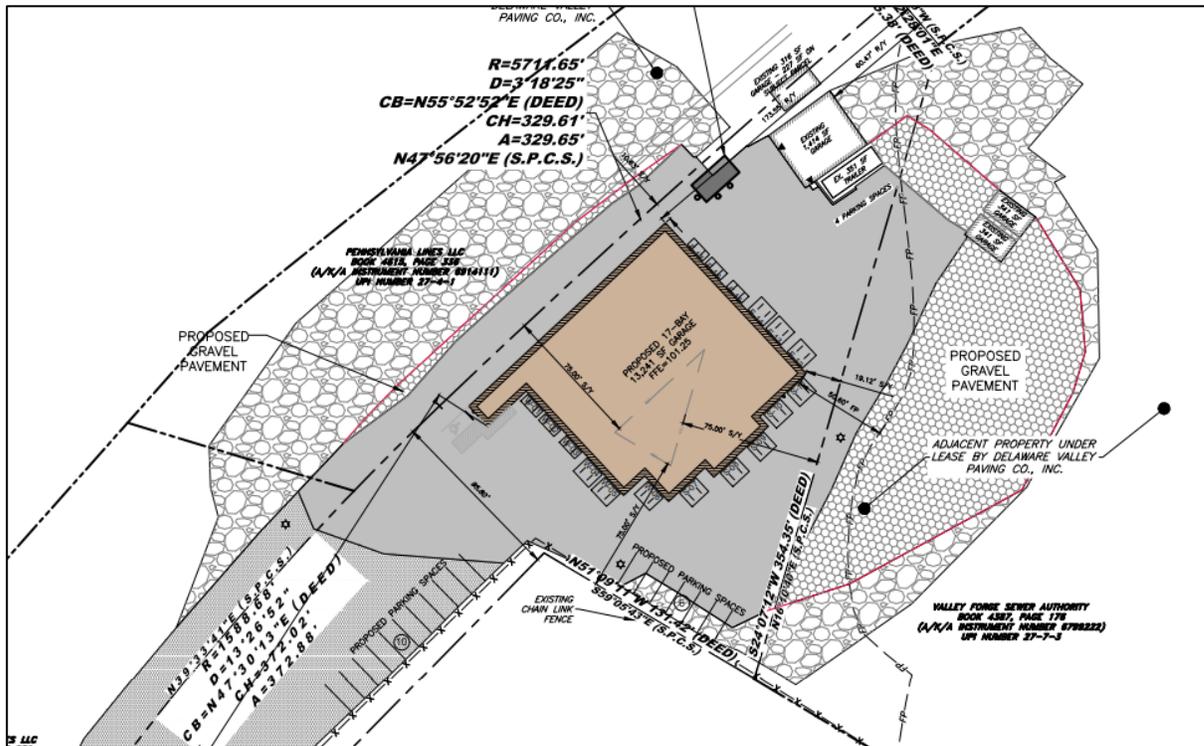
WATERSHEDS 2045:

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

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

Page: 3
 Re: Preliminary/Final Land Development - Delaware Valley Properties II, LLC - New Vehicle Garage
 # Schuylkill Township - LD-09-24-18240

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



Detail of Delaware Valley Properties II, LLC - New Vehicle Garage Preliminary/Final Land Development Plan

PRIMARY ISSUES:

4. The plan shows 21 parking spaces while only 10 spaces are required. We suggest that the applicant and the Borough evaluate the anticipated parking demand for this facility and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
5. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed and access the facility to address on-site emergencies.
6. The Township and the applicant should discuss whether it will be necessary to suppress dust from the proposed gravel pavement area.

Page: 4
 Re: Preliminary/Final Land Development - Delaware Valley Properties II, LLC - New Vehicle
 Garage
 # Schuylkill Township - LD-09-24-18240

7. The Act 247 form that was submitted by the Township indicated that this plan includes a subdivision, but the plan appears to show a lease line and no subdivision. Also, the 247 Form indicates that public water and sewer facilities serve the site but the plan shows an existing well, proposed water line and a sewer service connection detail but no clearly identified sewer line. This should be clarified.

Water Resources Information:

Schuylkill Township

Direct drainage to the Schuylkill River, Schuylkill River Watershed

FEMA: eastern portion of the site is in Zone AE (100-year floodplain)

MS4 community: yes

Impairments for the Schuylkill River: Assessed Use - Aquatic Life, Source – Urban Runoff/Storm Sewers, Municipal Point Discharges, Agriculture

TMDL for the Schuylkill River: PCBs

Designated use: Warm Water Fisheries

Stormwater Management:

8. The applicant indicates their request for a waiver from Schuylkill Township's stormwater ordinance, Sections 310-6 and 310-6. While no new impervious cover is proposed for the site, development activities will include earth disturbance of greater than 5,000 square feet to allow for the removal of existing surface materials. Therefore, this project is not entitled to an exemption from the stormwater ordinance, and we do not recommend that the Township grant this waiver. Additionally, since this site has no existing stormwater management facilities, the proposed redevelopment project offers an opportunity to manage stormwater runoff from impervious surfaces on the site.
9. The plan indicates that there will be soil/surface material removal, grading, and reinstallation of impervious surfaces within the boundary of the Zone AE (100-year) floodplain. The applicant should ensure compliance with the Township's floodplain ordinance, including securing a floodplain permit, prior to any construction or development activities begin on that portion of the site.
10. We recommend that the applicant consider the need for oil/water separators in the stormwater management system. This would reduce the risk of spilled petroleum products from entering the stormwater system and possible contamination of the watershed.

ADMINISTRATIVE ISSUES:

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

Page: 5
Re: Preliminary/Final Land Development - Delaware Valley Properties II, LLC - New Vehicle
Garage
Schuylkill Township - LD-09-24-18240

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, flowing style.

Wes Bruckno, AICP
Senior Review Planner

cc: Wilkinson Apex Engineering Group, LLC
Delaware Valley Properties
Chester County Conservation District



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

October 25, 2024

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

Re: Preliminary Subdivision - The Reserve at Upper Oxford, LLC
 # Upper Oxford Township – SD-09-24-18256

Dear Ms. Daggett:

A Preliminary Subdivision Plan entitled "The Reserve at Upper Oxford, LLC", prepared by Register Associates, Inc., and dated September 16, 2024, was received by this office on September 27, 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:

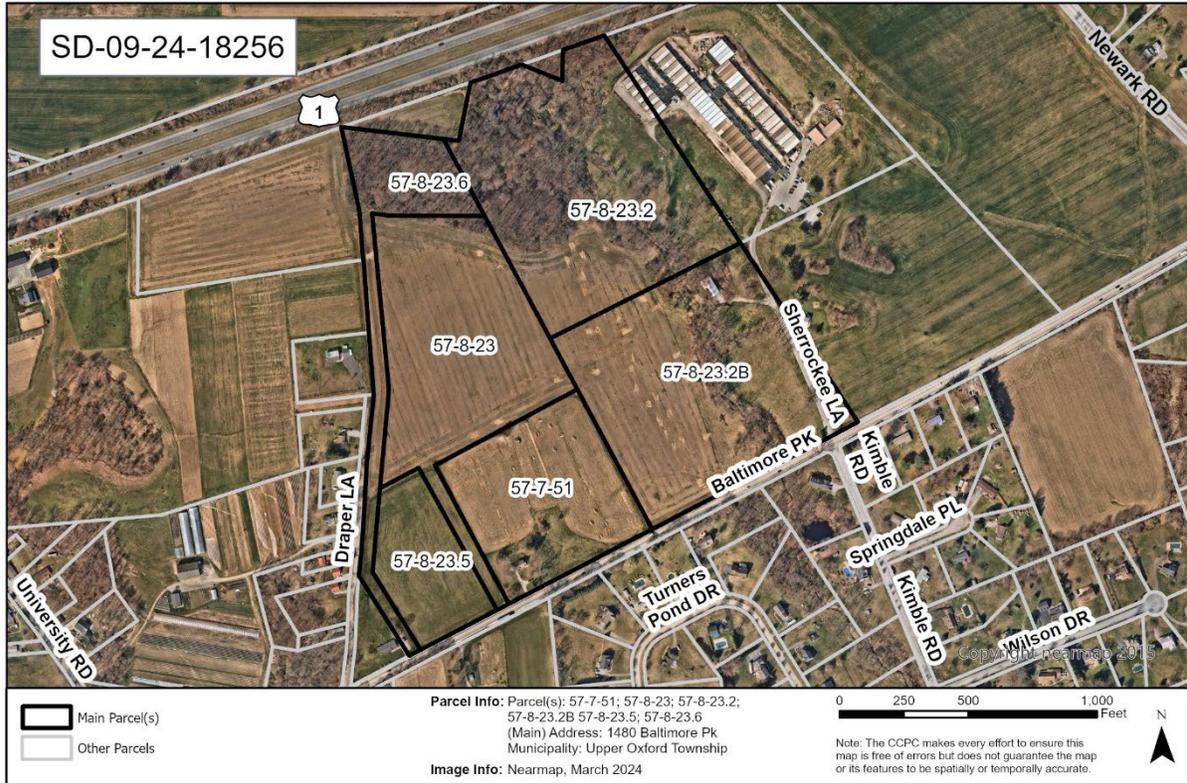
Location:	North side of Baltimore Pike west of Newark Road, and the south side of the Kennett Oxford Bypass (Route 1)
Site Acreage:	64.2
Lots/Units:	30
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural, adjoining Suburban
UPI#:	57-7-51, 57-8-23, 57-8-23.2, 57-8-23.2B, 57-8-23.5, 57-8-23.6

PROPOSAL:

The applicant proposes the creation of 30 single family residential lots, 3,748 linear feet of public roadway, and 13.05 acres of open space. The project site, which will be served by public water and onsite sewer, is located in the R-2 Low Density Residential zoning district.

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

Page: 2
 Re: Preliminary Subdivision - The Reserve at Upper Oxford, LLC
 # Upper Oxford Township – SD-09-24-18256



COUNTY POLICY:

LANDSCAPES:

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

While single-family residential development is appropriately located within a **Suburban Landscape** designation, careful consideration of the proposed development activity is required due to the environmental and physical characteristics of the project site.

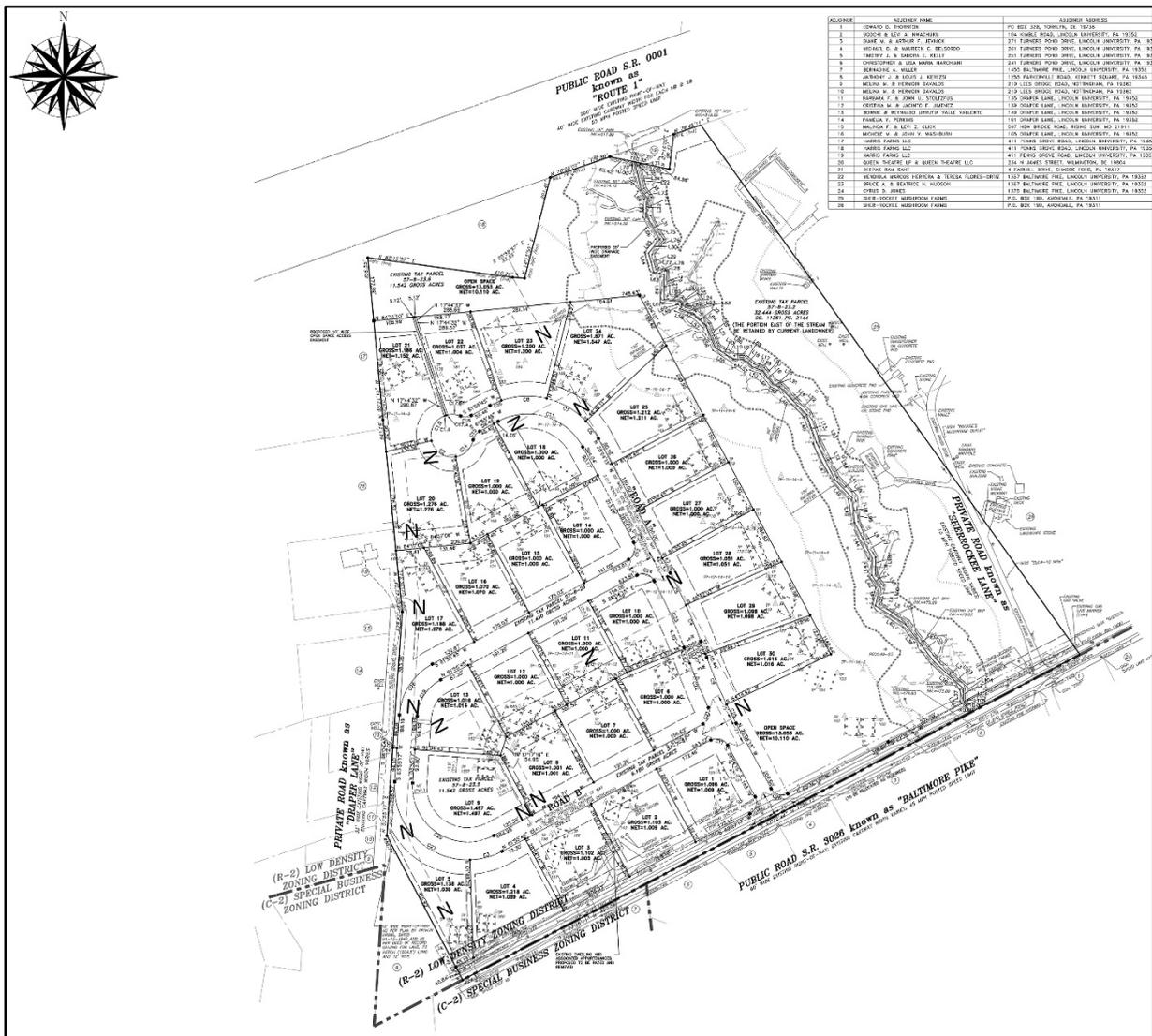
The project site is also located within the Rural land use category on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan, adjoining a Suburban land use category to the south. The recommended strategies for the Rural designation (page 5-12) include permitting residential development at a suggested density of one dwelling unit per one acre to one dwelling unit

Page: 3
Re: Preliminary Subdivision - The Reserve at Upper Oxford, LLC
Upper Oxford Township – SD-09-24-18256

per four acres to accommodate some population growth, along with utilizing smart growth techniques such as transfer of development rights (TDR) or cluster development with consideration for the need to limit the potential conflict between agricultural operations and residential uses. The recommended strategies for the Suburban designation (pages 5-13 and 5-14) include utilizing smart growth techniques, including cluster development and Traditional Neighborhood Development (TND), which should be the priority for future development at a density range of one dwelling unit per half acre to one dwelling unit per two acres.

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 Elk Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: protecting and restoring headwater streams and vegetated riparian corridors; reducing agricultural and urban runoff; protecting groundwater resources; restoring water quality in impaired streams; and creating and enhancing water-based recreational opportunities. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.



Site Plan Detail, Sheet 2: The Reserve at Upper Oxford, LLC

Page: 4
 Re: Preliminary Subdivision - The Reserve at Upper Oxford, LLC
 # Upper Oxford Township – SD-09-24-18256

PRIMARY ISSUES:

Design Issues:

3. General Note 8 on Sheet 1 states that the portion of the project site east of the stream shall be retained by the current landowner and is proposed for “existing intensive agricultural use.” However, the proposed lot calculations on Sheet 1 do not provide a specific acreage figure for the acreage to be retained by the current landowner. This should be clarified by the applicant.
4. While our copy of the Township Zoning Ordinance does not identify open space cluster development as a use permitted in this zoning district, we suggest that the applicant and Township consider a revised site plan based upon cluster development design principles. This approach could create more usable open space, along with providing larger buffers between the proposed residential lots and nearby agricultural uses. At a minimum, additional open space should be provided between the proposed lots and the adjoining land to the west, which, according to County mapping records, includes land in agricultural use. Additional open space could also help provide more area for a potential walking trail throughout the development.

Additional information on this topic is available in the County Planning Commission’s Cluster Development Planning eTool, which is available at:

<https://www.chescoplanning.org/MuniCorner/eTools/26-ClusterDev.cfm>.

5. Lots 1 through 5 have frontage on both proposed Road B and Baltimore Pike. Landscaping should be provided between the proposed units on these lots and Baltimore Pike. A landscape plan was not included with the plan submission to the County Planning Commission.

Access and Circulation:

6. Vehicular access to the site will be provided from a boulevard-style entrance on Baltimore Pike. We suggest that the applicant and Township investigate the possibility of providing an emergency access entrance to this site. Additional information on this topic is available online at: www.chesco.org/DocumentCenter/View/27034.
7. The site plan does not indicate that sidewalks will be provided. We recommend that the applicant and Township consider providing sidewalks for this development. Sidewalks are an essential design element in the **Suburban Landscape**.
8. The site plan indicates that the existing right-of-way width of Baltimore Pike is 60 feet. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Baltimore Pike (State Route 3026) as a minor arterial road. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads in Suburban and Rural areas to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way width to be reserved for this section of Baltimore Pike.

Page: 5
 Re: Preliminary Subdivision - The Reserve at Upper Oxford, LLC
 # Upper Oxford Township – SD-09-24-18256

Natural Features Protection:

9. An unnamed tributary to the East Branch Big Elk Creek traverses the eastern portion of the site, and the site plan depicts the location of a 150 foot riparian buffer, along with the location of wetlands in this area of the project site. We acknowledge General Note 25 on Sheet 1 states that a restrictive covenant acceptable to the Township Solicitor shall be prepared and recorded which defines the wetland and/or riparian buffer zone.

While the plan package as submitted does not include a planting plan, the applicant should ensure compliance with 25 Pa. Code § 102.14. This requires the establishment of a 150-foot forested riparian buffer by “persons proposing or conducting earth disturbance activities when the activity requires a permit under [Chapter 102] where the project site is located in an Exceptional Value or High Quality watershed where there are waters failing to attain one or more designated uses...and the project site contains, is along or within 150 feet of a perennial or intermittent river, stream, or creek, lake, pond or reservoir.” Vegetated, and particularly forested riparian buffers, provide numerous ecological and community benefits. These include improved slowing, storing, and infiltrating stormwater runoff, which help mitigate the impacts of flooding and pollution.

10. Lots 24 and 25, as currently proposed, have significant portions of their yards within either the riparian or wetland buffer zones. Given the proximity of the houses as drawn to those buffer zones, it may be difficult in the future to prevent residents from activities that may be inappropriate for these sensitive land uses. We recommend that the applicant and Township locate the houses, particular for Lot 24, closer to “Road A” in order to provide additional functional back yard space, and reduce the likelihood of eventual infringement into the riparian or wetland buffer areas.
11. The plan and 2024 aerial photography indicate that a portion of the site is wooded (we note that General Note 45 on Sheet 1 states “Trees to be removed and replaced shall be determined during final plan submission.”) Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

Stormwater Management:

12. 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.
13. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County’s High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.

Page: 6
 Re: Preliminary Subdivision - The Reserve at Upper Oxford, LLC
 # Upper Oxford Township – SD-09-24-18256

14. According to the Waivers Requested table on Sheet 1, the applicant is requesting five waivers from the provisions of the Township Subdivision and Land Development Ordinance (SLDO). Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

We note that one of the requested waivers is a waiver from Section 613.B.3 of the Township SLDO, which requires preliminary plans to include design computations for all proposed stormwater drainage systems. Given that this plan represents a major land development in a High Quality watershed adjacent to a stream with runoff-related impairments, we would not recommend that the Township grant this waiver. In order for the Township and all interested parties to adequately assess whether the proposed stormwater management designs for this site are sufficiently protective of this High Quality stream, the applicant should provide the design computations along with any additional information that demonstrates potential impacts, including thermal impacts, on the waterway.

ADMINISTRATIVE ISSUES:

15. 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.
16. General Note 38 on Sheet 1 states that Lots 1 through 5 shall only have access from proposed Road B. The details of this access restriction should be incorporated into the deeds of these lots.
17. According to County Tax Assessment records, five of the six parcels that comprise the project site (UPI# 57-8-23, 57-8-23.2, 57-8-23.2B, 57-8-23.5, and 57-8-23.6) appear 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.
18. 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>.
19. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.

Page: 7
Re: Preliminary Subdivision - The Reserve at Upper Oxford, LLC
Upper Oxford Township – SD-09-24-18256

- 20. UPI# 57-8-23.2B is not identified as one of the six parcels that comprises the project site (it appears that the acreage figure provided for UPI #57-8-23.2 on Sheet 1 is the combined acreage of UPI #57-8-23.2 and 57-8-23.2B). This should be corrected by the applicant. The Chester County Recorder of Deeds Office requires that the correct UPI numbers be identified on all subdivision and land development plans submitted for recording.
- 21. 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 Upper Oxford Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: The Reserve at Upper Oxford LLC
Sher-Rockee Mushroom Farms, LLC
Regester Associates, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Assessment Office
Chester County Water Resources Authority



THE COUNTY OF CHESTER



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Executive Director

PLANNING COMMISSION

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

October 3, 2024

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

Re: Preliminary/Final Subdivision - 1190 Phoenixville Pike
West Goshen Township – SD-08-24-18220

Dear Mr. Bashore:

A Preliminary/Final Subdivision Plan entitled "1190 Phoenixville Pike", prepared by Howell Surveying, and dated August 1, 2024, was received by this office on September 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:

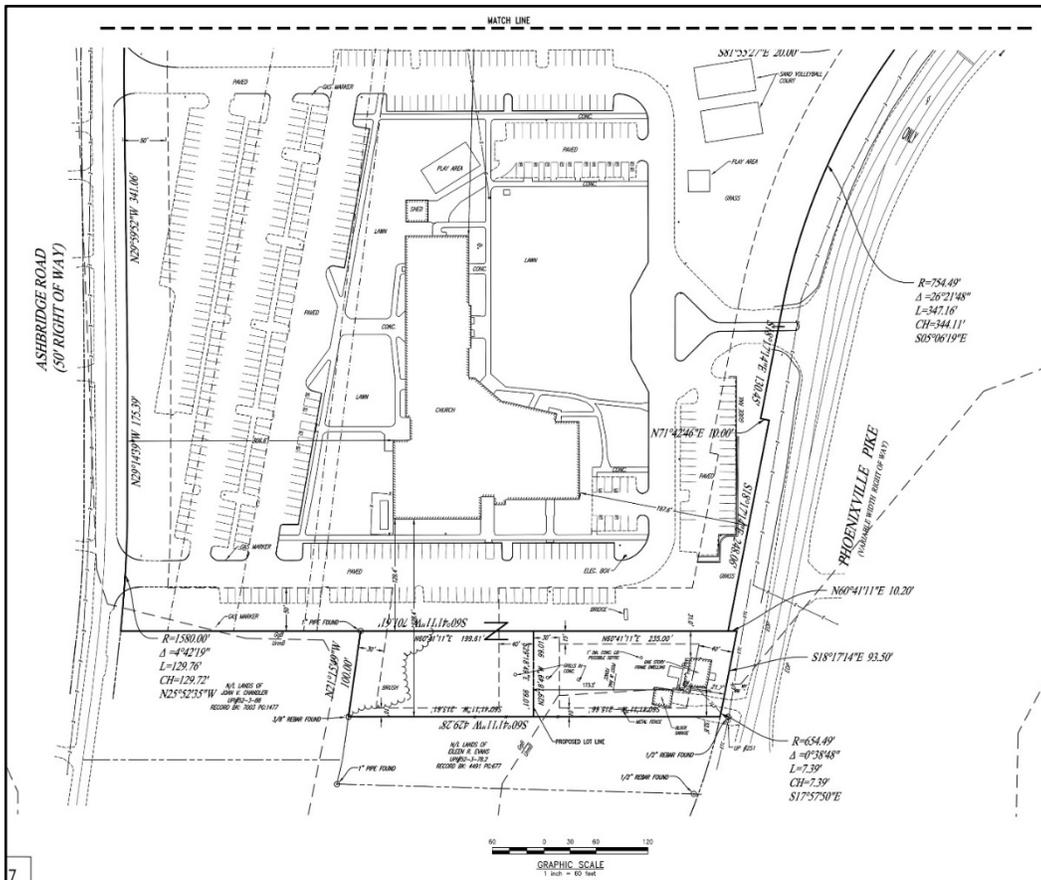
Location:	West side of Phoenixville Pike, south of Greenhill Road
Site Acreage:	25.30
Lots/Units:	2 lots
Non-Res. Square Footage:	0
Proposed Land Use:	Religious Organization
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Existing Institutional Use; and Residential Infill Development
UPI#:	52-3-77, 52-3-76-E

PROPOSAL:

The applicant proposes the conveyance of an (approximately) 0.47 acre portion of UPI# 52-3-77 to UPI# 52-3-76-E. No development activity is proposed as part of the current plan submission. The project site is located in the R-3 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 - 1190 Phoenixville Pike
West Goshen Township – SD-08-24-18220



Site Plan Detail, Sheet 2: Preliminary/Final Subdivision - 1190 Phoenixville Pike

Page: 3
Re: Preliminary/Final Subdivision - 1190 Phoenixville Pike
West Goshen Township – SD-08-24-18220

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:

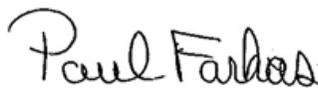
2. While we acknowledge that no development activity is proposed as part of the current plan submission, the site plan depicts the location of two transmission pipeline rights-of-way that traverse the project site. If any future development activity is proposed for this site, we suggest that the applicant 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:

3. According to the Waivers Requested table on Sheet 1, the applicant is requesting one waiver from Article IV-Procedure 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.
4. 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 Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Christ Community Church
Howell Surveying



THE COUNTY OF CHESTER



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Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Brian N. O'Leary, AICP
Executive Director

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October 16, 2024

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

Re: Final Subdivision - Dulka Subdivision
West Goshen Township – SD-09-24-18246

Dear Mr. Bashore:

A Final Subdivision Plan entitled "Dulka Subdivision", prepared by NePo Associates Inc., and dated June 1, 2023, was received by this office on September 19, 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:

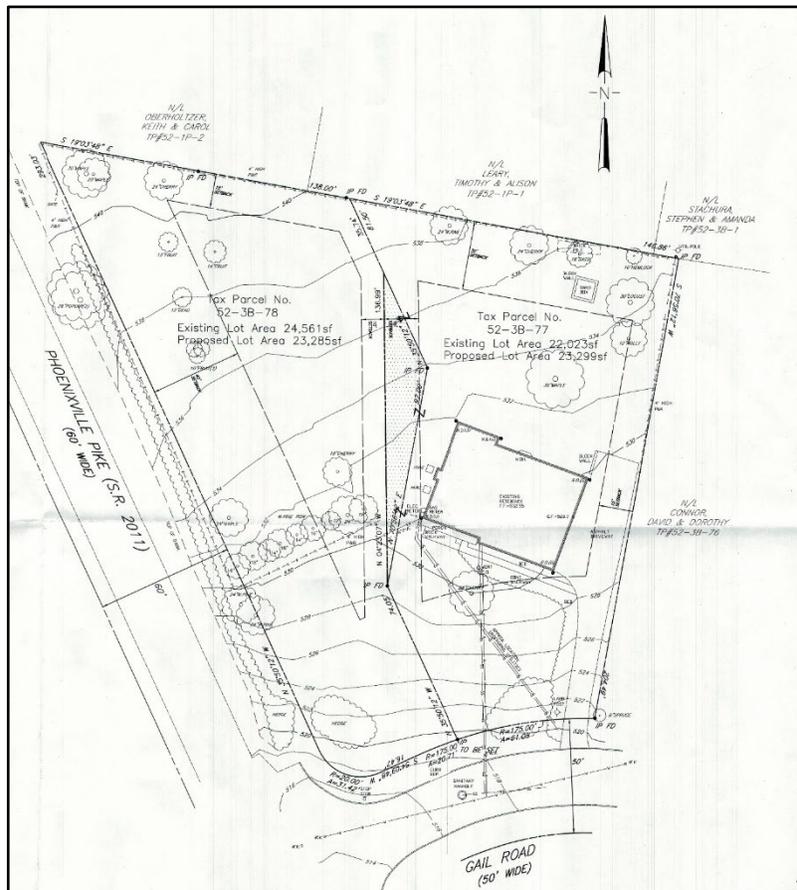
Location:	Northeast corner of Phoenixville Pike and Gail Road
Site Acreage:	1.07
Lots/Units:	2 lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential Infill Development
UPI#:	52-3B-78, 52-3B-77

PROPOSAL:

The applicant proposes a lot line reconfiguration between two single family residential lots. No development activity is proposed as part of the current plan submission. The project site is located in the R-3 Residential zoning district.

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

Page: 2
Re: Final Subdivision - Dulka Subdivision
West Goshen Township – SD-09-24-18246



Site Plan Detail: Dulka Subdivision

Page: 3
Re: Final Subdivision - Dulka Subdivision
West Goshen Township – SD-09-24-18246

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**.

ADMINISTRATIVE ISSUES:

2. The applicant should verify the accuracy of the existing boundary between the two parcels shown on the site plan (the information shown on the plan does not match the parcel configuration in County mapping records).
3. The plan does not include the County Planning Commission Review signature block. This information should be added to the plan.
4. 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 Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Joseph and Cathy Dulka
NePo Associates, Inc.



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

October 1, 2024

Deborah M. Kolpak, Secretary/Treasurer
 West Nantmeal Township
 455 North Manor Road, PO Box 234
 Elverson, PA 19520

Re: Final Subdivision - Lippitt Road Properties, LLC
 # West Nantmeal Township - SD-09-24-18234

Dear Ms. Kolpak:

A final subdivision plan entitled "Lippitt Road Properties, LLC", prepared by Bohler Engineering PA, LLC and dated March 22, 2024, was received by this office on September 10, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	North side of Lippitt Road, east of Chestnut Tree Road
Site Acreage:	6.02 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural Residential
UPI#:	23-6-9.3, 23-6-9.4, 23-6-9.1

PROPOSAL:

The applicant proposes the reconfiguration of three lots into two lots. The site, which contains five dwellings, a separate two-story building and other structures, is served by on-site water and sewer facilities and is located in the West Nantmeal Township R-2 Rural Residential zoning district. No additional development is proposed by this subdivision.

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

Page: 2
 Re: Final Subdivision - Lippitt Road Properties, LLC
 # West Nantmeal Township - SD-09-24-18234

COUNTY POLICY:

LANDSCAPES:

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



PRIMARY ISSUE:

2. The plan appears to result in multiple dwellings on single lots. The Township should determine whether variances to the provisions of the R-2 Rural Residential zoning district would be necessary.

ADMINISTRATIVE ISSUE:

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

Page: 3
Re: Final Subdivision - Lippitt Road Properties, LLC
West Nantmeal Township - SD-09-24-18234



Detail of Lippitt Road Properties, LLC Final Subdivision Plan

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

Wes Bruckno, AICP
Senior Review Planner

cc: Lippitt Road Properties, LLC
Bohler Engineering PA, LLC



THE COUNTY OF CHESTER



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 601 Westtown Road
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October 17, 2024

Candace Miller, Secretary
 West Nottingham Township
 100 Park Road
 Nottingham, PA 19362

Re: Final Subdivision - James M. Herr & Lois B. Herr
 # West Nottingham Township – SD-08-24-18230

Dear Ms. Miller:

A Final Subdivision Plan entitled "James M. Herr & Lois B. Herr", prepared by Crossan-Raimato, Inc., and dated July 9, 2024, was received by this office on September 17, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	South side of Park Road, east side of Fremont Road
Site Acreage:	183.83
Lots/Units:	5 existing lots; 4 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Agricultural (Farm/Pasture Land), Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Rural
UPI#:	68-5-42, 68-5-44, 68-5-44.4B, 68-6-159, 68-6-159.1

PROPOSAL:

The applicant proposes the consolidation of five existing lots into four 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: 3
 Re: Final Subdivision - James M. Herr & Lois B. Herr
 # West Nottingham Township – SD-08-24-18230

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Rural Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan, and is also located within the Nottingham Serpentine Barrens. 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 **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. 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. The land of the proposed subdivision is part of the County Agricultural Land Preservation Program and is protected by an agricultural conservation easement. It is our understanding that, while this subdivision plan was approved by the County Agricultural Land Preservation Board on August 27, 2024, it still needs to be approved at the state level by the Bureau of Farmland Preservation since it is a state funded farm. We recommend that the Township reserve granting final plan approval until this plan has been approved by the Bureau of Farmland Preservation.

ADMINISTRATIVE ISSUES:

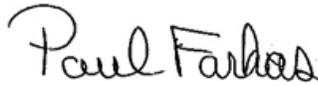
3. The applicant is requesting one waiver from the plan requirement provisions in Part 4 of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
4. The site plan depicts the location of a 315 foot wide PECO easement that traverses the site. The details of this easement should be incorporated into the deeds of the affected lots.
5. According to County Tax Assessment records, UPI# 68-5-42 and 68-5-44 appear 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.

Page: 4
Re: Final Subdivision - James M. Herr & Lois B. Herr
West Nottingham Township – SD-08-24-18230

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: James and Lois Herr
Crossan-Raimato Inc.
Herr Foods Inc.
Chester County Assessment Office
Chester County Department of Parks and Preservation



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October 4, 2024

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

Re: Preliminary/Final Land Development - ARX Wireless
West Whiteland Township – LD-09-24-18232

Dear Mr. Weller:

A Preliminary/Final Land Development Plan entitled "ARX Wireless", prepared by Howell Engineering, and dated August 2, 2024, was received by this office on September 6, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

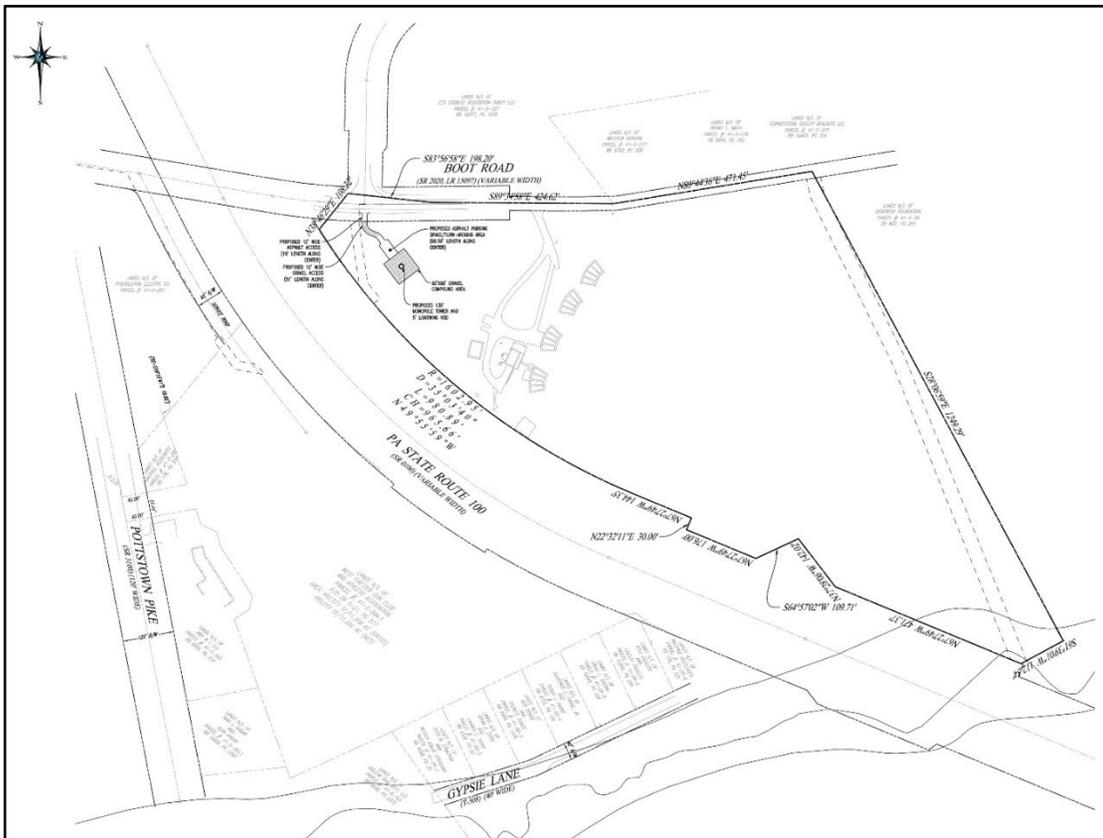
Location:	South side of East Boot Road, east of Route 100
Site Acreage:	22.19
Lots/Units:	1 lot
Non-Res. Square Footage:	0
Proposed Land Use:	Cell Tower
New Parking Spaces:	0
Municipal Land Use Plan Designation:	LDR Low Density Residential, and Naturally Constrained Land
UPI#:	41-5-284

PROPOSAL:

The applicant proposes the construction of a 130 foot wireless telecommunications tower. The site plan indicates that the 3,600 square foot telecommunications compound area will be situated within a 5,625 square foot lease area on the project site, with a separate driveway entrance provided to the compound area. The existing use of the site (the West Chester Gun Club & Athletic Association) will remain. No new sewage disposal or water supply is proposed as part of this submission. The project site is located in the R-2 Residential zoning district.

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

Page: 2
Re: Preliminary/Final Land Development - ARX Wireless
West Whiteland Township – LD-09-24-18232



Site Plan Detail, Sheet 3: Preliminary/Final Land Development - ARX Wireless

Page: 4
 Re: Preliminary/Final Land Development - ARX Wireless
 # West Whiteland Township – LD-09-24-18232

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:

5. We acknowledge, and endorse, that the application materials indicate that the monopole will support three future carriers. The County encourages the co-location of communication antennae on antennae support structures.
6. The applicant should specify, as part of the current plan submission, how the tower will be removed at such future date when the facility is no longer required, or becomes functionally obsolete.
7. We suggest that the applicant and Township consider a more natural, less regimented planting pattern for the trees and shrubs proposed in the immediate vicinity of the compound area as shown on Sheet 9 – Landscape Plan. We also suggest that the roadside planting along Boot Road be expanded further eastwards, and planted more densely, to mitigate the visual impact of the tower (any additional planting would need to be clear of the power lines entering the property).
8. 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 tower 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.
9. The applicant should indicate whether any prior activities for the existing use of the site occurred in the area of the proposed telecommunications facilities. If so, then the applicant and Township should determine if soil testing for potential lead contamination is required as part of this project.

ADMINISTRATIVE ISSUES:

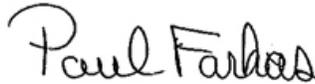
10. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

Page: 5
Re: Preliminary/Final Land Development - ARX Wireless
West Whiteland Township – LD-09-24-18232

11. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
12. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, 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 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: ARX Wireless Infrastructure LLC
Howell Engineering
West Chester Gun Club & Athletic Association
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

10/1/2024 to 10/31/2024

The staff reviewed proposals for:	Total
Miscellaneous Ordinance (Misc.) Amendments	1
Subdivision and Land Development Ordinance (SLDO) Amendments	3
Zoning Map Amendments	2
Zoning Ordinance Amendments	6
Zoning Ordinance Updates	1
TOTAL REVIEWS	13

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Brandywine Township	ZA-10-24-18277	10/22/2024	Proposed - Zoning Ordinance Amendment Clarification Regarding the Eligibility for use of the Traditional Neighborhood Development (TND-2): shall be deemed an overlay on the qualifying tracts, as designated on the Zoning Map attached to Chapter 399 as Attachment 2	Consistent
East Caln Township	SA-09-24-18261	10/7/2024	Proposed - SLDO Amendment Landscaping and buffering ordinance	Consistent
East Caln Township	ZA-09-24-18254	10/7/2024	Proposed - Zoning Ordinance Amendment Landscaping and buffering ordinance	Consistent
East Coventry Township	MA-09-24-18252	10/1/2024	Proposed - Misc Amendment Land Use Assumptions Report	Consistent
Franklin Township	ZO-09-24-18247	10/10/2024	Proposed - Zoning Ordinance Update solar ordinance	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
New London Township	SA-09-24-18250	10/14/2024	Proposed - SLDO Amendment Revisions to the compilation of land use definitions	Consistent
New London Township	ZA-09-24-18263	10/14/2024	Proposed - Zoning Ordinance Amendment Floodplain regulation, flood hazard, R-district, riparian buffer revisions	Consistent
New London Township	ZA-09-24-18265	10/14/2024	Proposed - Zoning Ordinance Amendment Revisions to the compilation of land use definitions	Consistent
New London Township	ZM-09-24-18249	10/14/2024	Proposed - Zoning Map Amendment updated zoning map	Consistent
West Chester Borough	ZA-09-24-18260	10/16/2024	Proposed - Zoning Ordinance Amendment The Borough proposes to add "short term rental" to the list of uses permitted by special exception in the TC Town Center district. The Commission has reviewed four previous versions of this amendment, the latest of which occurred on July 16, 2024 (CCPC# ZA-06-24-18149).	Consistent
West Goshen Township	SA-09-24-18236	10/1/2024	Proposed - SLDO Amendment Amendment - street and sidewalk standards.	Consistent
West Whiteland Township	ZM-10-24-18274	10/29/2024	Proposed - Zoning Map Amendment The Township proposes to change the zoning designation of 16 parcels, located at the southeast corner of the Route 202/King Road intersection, from O/L Office/Laboratory to R-1 Residential.	Consistent
Willistown Township	ZA-09-24-18253	10/15/2024	Proposed - Zoning Ordinance Amendment Amendment: backyard chickens.	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 13

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 13

Ordinance Review Letters



THE COUNTY OF CHESTER



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Executive Director

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

October 22, 2024

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

Re: Zoning Ordinance Amendment - Clarification Regarding the Traditional Neighborhood TND-2 District Overlay
East Brandywine Township - ZA-10-24-18277

Dear Mr. Reven:

The Chester County Planning Commission has reviewed the proposed East Brandywine 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 October 9, 2024. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

East Brandywine Township clarifies that the Traditional Neighborhood Development Overlay (TND-2) is designated on the Zoning Map and may be used on tracts that meet established standards and criteria within the R-2 and R-3 Residential Districts. (The clarification identifies where to view the overlay district i.e., "Attachment 2" instead of "Appendix A").

COMMENTS:

1. The amendment clarifies that the TND-2 overlay is based on the R-2 and R-3 Residential Districts as shown on the East Brandywine Township Zoning Map (Zoning Ordinance Sections 399-30 and 399-36), instead of being located in "ZONING 399 Attachment 4 Appendix A, Development Strategy Plan Guthriesville Village Manual of Written & Graphic Design Guidelines East Brandywine Township, Chester County, PA" of the Township Zoning Ordinance. This change is an appropriate clarification.
2. The Township should determine if "Attachment 4" of the Zoning Ordinance will remain part of the Ordinance or whether it will be removed.

RECOMMENDATION: East Brandywine Township should consider the comments in this letter before acting on the proposed Township Zoning Ordinance amendment.

Page: 2

Re: Zoning Ordinance Amendment - Clarification Regarding the Traditional Neighborhood TND-2
District Overlay

East Brandywine Township - ZA-10-24-18277

We request an official copy of the decision made by the East Brandywine 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



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October 7, 2024

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

Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments:
 Landscaping and Buffering
 # East Caln Township - ZA-09-24-18254, SA-09-24-18261

Dear Ms. Kelly:

The Chester County Planning Commission has reviewed the proposed East Caln Township Zoning Ordinance and Subdivision and Land Development Ordinance amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e) and Section 505(a). The referrals for review were received by this office on September 18, 2024. We offer the following comments to assist in your review of the proposed Zoning Ordinance Subdivision and Land Development Ordinance amendments.

DESCRIPTION:

1. East Caln Township proposes the following amendments to its Zoning Ordinance and Subdivision and Land Development Ordinance regarding landscaping and buffering. Each Ordinance cross-references the other regarding requirements for buffer areas and screen planting; Section 225-17A. "Design Standards - Landscaping Plan" in the Zoning Ordinance requires that landscaping shall be in accordance with the landscaping and screening requirements in Section 185-40 "Landscaping" in the Subdivision and Land Development Ordinance, and Section 185-40 "Landscaping" in the Subdivision and Land Development Ordinance requires that landscaping shall be in accordance with Chapter 255 of the Zoning Ordinance.
 - A. Buffering is required between potentially incompatible land uses such as when a proposed commercial or industrial use abuts an existing residential use, institutional use or residential district, multifamily residential, mobile home park or institutional use abuts another residential district or an existing single-family or two-family dwelling, and in other instances where buffering and a planting screen is required by the Township;
 - B. Standards for the preparation of landscape plans are included;
 - C. Landscape plans must be based and reflect various functional and aesthetic considerations;
 - D. Landscaping requirements are included for parking lots, streets and buildings;
 - E. Density of plantings are included;
 - F. Maintenance requirements and guarantees are included, including escrow fees, and
 - G. Existing trees exceeding specified sizes must generally be preserved.

Page: 2

Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments:
Landscaping and Buffering

East Caln Township - ZA-09-24-18254, SA-09-24-18261

COMMENTS:

2. Table 3, the Approved List of Street Trees, includes sugar maple (and cultivars). Chester County is at the southern-most end of the sugar maple range, and a warming climate may exacerbate heat stress on these trees if they are only used as street trees. Table 5, the Approved List of Other Required Tree Plantings – Evergreen Trees, also includes trees that will likely not thrive in our climate such as *Abies balsamea*, *Picea glauca*, and *Pseudotsuga menziesii*. The USDA Plant Hardiness Zone 6 is the southernmost end of their range, and Chester County is now in Zone 7.
3. The Township should consider removing small street trees (such as *Acer campestre*) from the Approved List of Street Trees. The Township’s required spacing of large canopy tree streets of one per 40 feet is appropriate, but this spacing could result in a very sparse canopy coverage if only small street trees are used.
4. The Township may wish to add a provision regarding how existing vegetated areas should be protected. For example:

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

5. The Township should also consider how landscape planning can be integrated into stormwater management facilities. A provision regarding this integration could be added as follows:

Landscape planning should be integrated into the site’s stormwater management. Stormwater management basins should be designed to conform with the natural drainage pattern and existing topography of the site to limit earth disturbance and minimize soil compaction, which can also increase opportunities for landscaping. To provide visual interest, basin shapes should be as natural looking as practical instead of being “boxy” or geometrically shaped. Creating a variety of slope changes so the sides of the basins undulate also increases opportunities for landscaping to be integrated into the natural environment. The appearance of the basins should be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic value.

6. Additional information on landscaping, street trees and stormwater management is available in the following Chester County Planning Commission eTools:
Street Trees: <https://www.chescoplanning.org/MuniCorner/eTools/78-StreetTrees.cfm>
Landscaping with Native Plants: <https://www.chescoplanning.org/MuniCorner/eTools/72-NativePlants.cfm>

Page: 3

Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments:
Landscaping and Buffering

East Caln Township - ZA-09-24-18254, SA-09-24-18261

RECOMMENDATION: East Caln Township should consider the comments in this letter before acting on the proposed Zoning Ordinance and Subdivision and Land Development Ordinance amendments.

We request an official copy of the decision made by the East Caln Township Supervisors, as required by Section 609(g) and 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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October 1, 2024

Eugene C. Briggs
East Coventry Township Manager
855 Ellis Woods Road
Pottstown, PA 19465

Re: Land Use Assumptions Report - East Coventry Township
Act 247 and Vision Partnership Planning Grant –Combined Review
VPP Contract #22212
Review #: MA-09-24-18252

Dear Mr. Briggs:

The referral for review was received by this office on September 23, 2024. This letter serves as both the official review pursuant to the provisions of Section 504-A.(c)(3) of Act 247 (Municipalities Planning Code), and the Vision Partnership Program (VPP) review required by Section 8.5 of the VPP Grant Manual (2022).

This review notes the project's consistency with *Landscapes3* and with the VPP Grant Contract (dated July 17, 2023) and Scope of Work. Kate Clark served as the VPP Grant Monitor for this project. **Consistency with *Landscapes3* and the VPP Grant Contract are required prior to grant reimbursement.**

DESCRIPTION:

In 2001, the East Coventry Township Board of Supervisors adopted a Transportation Impact Fee Ordinance that was supported by a Land Use Assumptions Report, a Roadway Sufficiency Analysis, Capital Improvements Plan, and Northern and Southern Transportation Service Areas were established. In 2010, updates to the Land Use Assumptions Report, Roadway Sufficiency Analysis, and Capital Improvements Plan were prepared, and an updated Transportation Impact Fee ordinance was adopted.

The current submission is an update to the 2010 Land Use Assumptions Report, which is being prepared to support updated Transportation Service Areas based on anticipated future development and the Township's land preservation efforts.

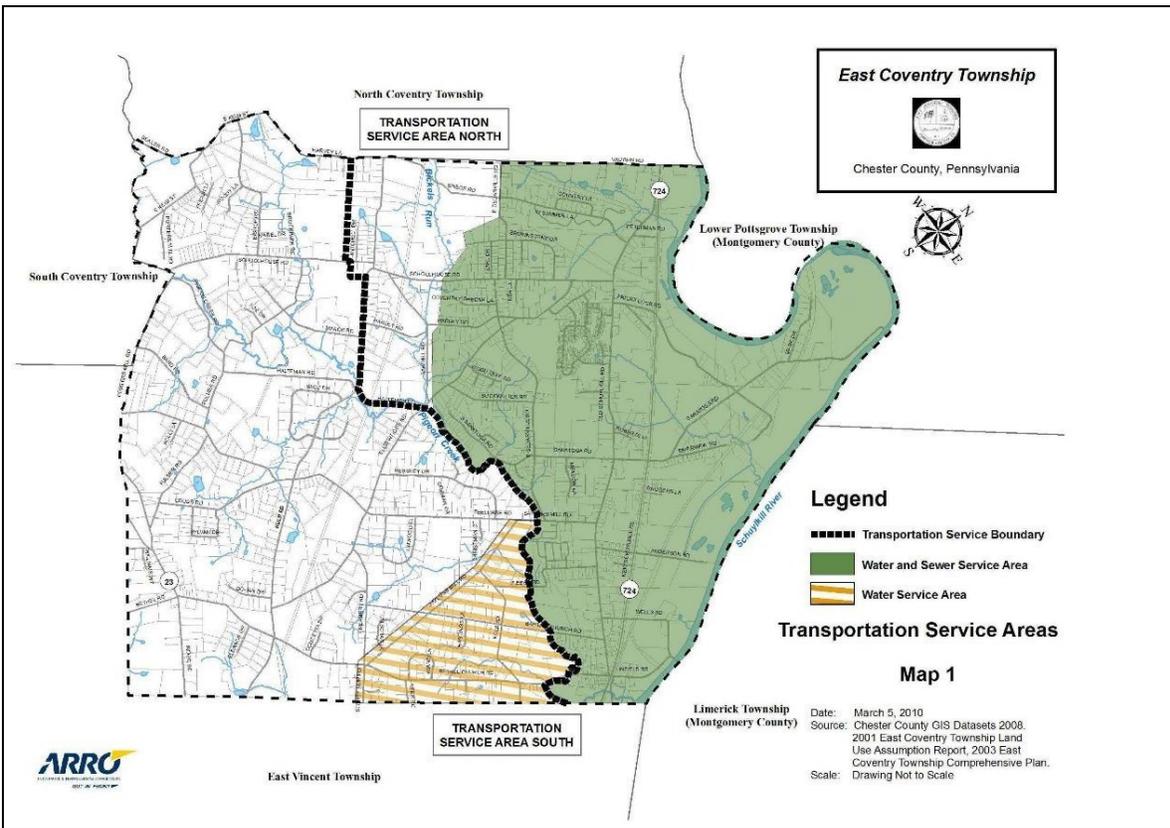
CONSISTENCY WITH *LANDSCAPES3*:

1. The Township's adoption of a Transportation Impact Fee Ordinance is consistent with Objective A of the CONNECT Goal of *Landscapes3*, which states: Meet travel needs and reduce congestion through transportation demand management, roadway improvements and expanded public transportation.

The proposed Northern Transportation Service Area shown on Map 1 of the report is predominantly located in the **Suburban Landscape** with limited areas of the **Rural Landscape** located along the Schuylkill River.

The proposed Southern Transportation Service Area shown on Map 1 of the report is predominantly located in the **Rural Landscape** with portions of the **Suburban Landscape** located near bordering North Coventry 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. 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.



Transportation Service Area Map

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

Except for items related to the public hearing and deliverables to the Township after its adoption, the plan is consistent with the VPP Grant Contract and has addressed the tasks listed in the Scope of Work (Appendix B, dated April 16, 2023).

Page 3 of 3
East Coventry Land Use Assumptions Report
VPP Contract #22212 - Act 247 Review: MA-09-24-18252

OTHER COMMENTS:

While the following suggestions are not required to meet the scope of work or consistency with *Landscapes3*, their implementation would result in improved implementation.

1. The Township should ensure that copies of the proposed Land Use Assumptions Report have been forwarded to all contiguous municipalities and to the Owen J. Roberts School District.
2. Section 504-A.(d)(1) of the MPC requires the preparation of a roadway sufficiency analysis upon adoption of the land use assumptions report. We recommend that the projected additional development in the Township be closely linked to current levels of service for existing roadways in the Township, so that the effects of future development can be clearly identified.
3. We commend East Coventry Township for crafting a document that combines extensive data collection with thoughtful analysis and projection. This report contains all the elements required by the Pennsylvania Municipalities Planning Code and should prove to be an effective foundation towards the adoption of a Traffic Impact Fee Ordinance.

RECOMMENDATION:

Based on our review, the proposed Land Use Assumptions Report is consistent with *Landscapes3* and has fulfilled the VPP Grant Contract. The Township may apply for reimbursement under Section 8.7 of the VPP Grant Manual (2022), following adoption.

We request an official copy of the decision made by the Board of Supervisors. This will allow us to maintain a current file copy of your progress towards the adoption of a Traffic Impact Fee Ordinance.

Sincerely,



Kate Clark, AICP
Senior Community Planner

CC: John Yurick – Bowman
Kate Raman – Natural Lands



THE COUNTY OF CHESTER



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 Eric M. Roe

Brian N. O'Leary, AICP
 Executive Director

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October 10, 2024

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

Re: Zoning Ordinance Update – Solar Ordinance
 # Franklin Township - ZO-09-24-18247

Dear Mr. Eastburn:

The Chester County Planning Commission has reviewed the proposed Franklin Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 13, 2024. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. Franklin Township proposes the following amendments to its Zoning Ordinance regarding solar energy production:
 - A. Add definitions for:
 - (a) Applicant
 - (b) Array
 - (c) Facility Owner
 - (d) Accessory Use Solar Energy System (primarily for on-site use)
 - (e) Principal Use Solar Energy System (primarily for off-site use)
 - (f) Operator
 - B. Accessory Use Solar Energy systems are to be permitted as accessory uses in all districts, subject to regulations;
 - C. Principal Use Solar Energy Systems are to be permitted as a principal use by conditional use in all districts, subject to regulations.

COUNTY POLICY:

LANDSCAPES:

2. [Landscapes3](#), the 2018 Chester County Comprehensive Plan's "How We Connect" Recommendation 9 is to "Support a resilient and clean energy network. Energy options, including renewable and clean energy, can be expanded by assisting municipalities". This includes local actions to improve resiliency and redundancy through wider use of micro-grids and small scale energy generation. This amendment is consistent with the energy policies of the Chester County Comprehensive Plan.

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The proposed amendment is also consistent with the Chester County Climate Action Plan’s **Objective E: Promote sustainable energy, energy efficiency, and communications**, at: <https://www.chescoplanning.org/Environmental/pdf/ClimateActionPlan.pdf>.

COMMENTS:

3. Section 2.B.1. permits Principal Use Solar Energy Systems as primary uses by conditional use in all zoning districts, subject to regulations. However, Principal Use Solar Energy Systems may not be appropriate in all areas within the Township or always be compatible with adjacent land uses. A Principal Use Solar Energy System could potentially result in adverse effects on prime agricultural soils, could be located in areas with insufficient access, and create aesthetic concerns for some nearby residents. We recommend that the Township reconsider allowing Principal Use Solar Energy Systems as principal uses in all zoning districts because of these concerns.

As a matter of policy, the Township should recognize that substantial portions of the Township are within the Agricultural/Residential (AR) Zoning District and consider how Principal Use Solar Energy Systems may (or may not) be compatible with the intent of this District. **Section 27-401 Purpose** of the Agricultural/Residential District is as follows:

“The Agricultural/Residential District (AR) has been created to encourage the use of prime agricultural soils for cultivation and to conserve critical environmental areas by maintaining a relatively low density. The AR District has been located along roads which cannot accommodate high traffic volumes. The use of on-site domestic waste disposal systems shall be provided in order to help replenish the supply of groundwater.”

Principal Use Solar Energy Systems may also be incompatible with the AR district, particularly considering that they may be permitted without regard to their potential locations on prime agricultural soils. In general, the Township could consider limiting the amount of such soils that may be disturbed and require that the soils disturbed by Principal Use Solar Energy Systems be restored to productive agricultural uses after the system is decommissioned.

4. Instead of allowing Principal Use Solar Energy Systems throughout the Township, the Township should determine where within the Township this use would be appropriate (and feasible) and consider regulating it by conditional use only in those districts. The Township should specifically consider the Limited Industrial (LI) and Commercial (C) districts as potentially-appropriate locations for these facilities.

Potential impacts on natural resources and limiting extensive woodland disturbance and adverse effects on adjacent incompatible land uses should be part of such a determination. As noted in Section B.16.e. of the amendment, the conditional use procedure reflects the provisions of Municipalities Planning Code, Section 913.2(a), which allow the Board of Supervisors to “...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.”. Such “reasonable conditions and safeguards” could include limiting the amount of prime agricultural soils and woodlands that may be disturbed and consideration of the effects on nearby residential areas as suggested above, or the Township could include specific and objective limits in Section B. of the amendment.

(The extensive screening and landscaping requirements in Section B.9, which could result in significant expense, could be reduced if these facilities are located only in the Limited Industrial and Commercial districts, although fencing should still be required.)

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5. The Township may wish to review some of the emerging trends in solar photovoltaic systems and activities, particularly “agrivoltaic” systems that combine solar arrays with some forms of agriculture (also known as *agrisolar dual use solar*, *low impact solar* and *solar grazing*). Solar arrays have been combined some agricultural practices using grazing animals and pollinator plants, although crop farming and row crops may be less compatible with solar arrays. The Township could consider allowing such dual uses in agricultural areas. Agrivoltaics is discussed in the USDA website at: <https://www.climatehubs.usda.gov/hubs/northeast/topic/agrivoltaics-coming-soon-farm-near-you>
6. Section 2. Regulations, Subsection A.1. of the amendment permits an applicant to seek “an exception” from the Board of Supervisors when a condition applying to an Accessory Use Solar Energy System cannot be met. The Pennsylvania Municipalities Planning Code, Section 912.1. grants zoning hearing boards the responsibility to grant or deny special exceptions, not the board of supervisors. (A board of supervisors may grant or deny conditional uses (Municipalities Planning Code, Section 913.2(a); see comment #4 above).
7. Sections 2.A.3.f. and B.4 of the proposed amendment regulate runoff and stormwater management. The County’s model stormwater management ordinance designates photovoltaic panels as pervious surfaces if the ground underneath is also pervious (i.e., vegetated). The model ordinance also provides that, for the purpose of determining compliance with the ordinance, the total horizontal projection area of all ground-mounted and free-standing solar collectors, including solar photovoltaic cells, panels and arrays, shall be preserved and/or restored underneath the solar voltaic cells, panels and arrays, and the area disturbed is planned as a vegetated pervious surface. The Township Engineer should verify that the proposed amendment is consistent with the Township’s stormwater management ordinance.
8. The design standards for ground mounted systems in Section 2.A.3.g. should specify that ground-mounted installations are subject to woodlands disturbance limits as specified in the Township’s ordinances. Any trees that are removed should be replaced according to Township regulations. (References to “timber harvesting” in the Ordinance should be replaced with “woodland disturbance” to be consistent with the terminology of the ordinance.)
9. The vegetative groundcover required in Section 2.A.3.g. should promote native groundcover that supports pollinators.
10. Section 2.A.4. should specify that permit applications should demonstrate that the utility has been notified of the project and that they have approved the interconnection, if the project will be connected to the grid.
11. The decommissioning provisions in Section B.16.a. should use the phrase "after the system ceases operating" instead of using "after the useful life of the system". The decommissioning and financial security provisions should also include a cost estimate including the salvage value into the calculation. This can mitigate the extent of the required financial security.
12. The proposed amendment limits the height of a ground mounted system to the maximum height of a principal structure in the zoning district. This may permit unusually tall structures; most zoning ordinances limit ground mounted panels to 15 or 20 feet. However, there are some panels being used in agrivoltaics that are tall enough to allow farm equipment to operate underneath them, so this height limit may be appropriate if farming is to be conducted under the system.

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13. The Township proposes a definition for “Applicant”, but “Applicant” is currently defined (differently) in Section **27-202 Definitions** of the Zoning Ordinance.
14. The inspections requirements in Section B.12.a. may be excessive. Instead of annual inspections, an inspection frequency of every 3-5 years is more appropriate.
15. The Township should also review the Chester County Planning Commission’s Clean and Sustainable Energy webpage at: <https://www.chescoplanning.org/uandi/CleanEnergy.cfm>, as well as the Planning Commission’s Solar Energy Systems Zoning eTool for additional information, at: <https://www.chescoplanning.org/MuniCorner/eTools/82-SolarZoning.cfm>
16. The Township may also contact Rachael Griffith, Chester County Planning Commission Sustainability Director, (rgriffith@chesco.org) with additional questions on solar energy or other sustainability questions.

RECOMMENDATION: The Chester County Planning Commission commends Franklin Township for considering zoning regulations that can encourage the use of renewable energy systems. However, the Township’s provisions could be improved upon consideration of the comments in this letter. The County Planning Commission is available to offer additional suggestions and comments on subsequent zoning ordinance proposals.

We request an official copy of the decision made by the Franklin Township Board of 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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October 14, 2024

Maureen Zdun, Secretary/Treasurer
 New London Township
 PO Box 1002
 New London, PA 19360

Re: Amendment to the Township Code of Ordinances: Definitions Relating to Subdivision and Land Development Ordinance and Zoning Ordinance
 # New London Township - SA-09-24-18250, ZA-09-24-18265

Dear Ms. Zdun:

The Chester County Planning Commission has reviewed the proposed amendment to the **Compilation of Land Use Ordinances of the Township of New London Chester County, Pennsylvania Chapter 4: Definitions the New London Township Code of Ordinances, Part 1: Definitions §4-101 General §4-102 Definition of terms**. This portion of the New London Township Code of Ordinances includes definitions that apply to the Township Subdivision and Land Development Ordinance and to the Township Zoning Ordinance. Therefore, this amendment was submitted to the Chester County Planning Commission pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a) and Section 609(e). The referral for review was received by this office on September 16, 2024. We offer the following comments to assist in your review of the proposed amendments.

BACKGROUND:

On September 13, 2024, the Chester County Planning Commission also received proposed amendments to the New London Township Zoning Map (refer to CCPC # ZM-09-24-18249), to the New London Township Zoning Ordinance regarding floodplain regulation, the flood hazard district, the residential district, riparian buffer regulations, and associated amendments to the Township Subdivision and Land Development Ordinance (refer to CCPC # SA-09-24-18263).

DESCRIPTION:

1. New London Township proposes to revise, delete and add definitions to the Township's Code of Ordinances. These changes to definitions will apply to the entire Township Code of Ordinances, but also to proposed or previously-adopted amendments to the Township Subdivision and Land Development Ordinance and Zoning Ordinance. These definition changes include:

100-Year Flood, Best Management Practices (BMPs), Commissioner, Conservation Design, Declaration of Land Restriction (Non-Conversion Agreement), Designated Growth Area, Floodway, Future Growth Area, Granny Flat; Mother-In-Law Suite, Gross Habitable Area, Group Care Facility, High Tunnel, Historic District or Building, Identified Floodplain Area, Lot Area- Net, Low Impact Development (LID), Lowest Floor, Manufactured Home, No Impact Home-based Business, Parent

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 Re: Amendment to the Township Code of Ordinances: Definitions Relating to Subdivision and Land Development Ordinance and Zoning Ordinance
 # New London Township - SA-09-24-18250, ZA-09-24-18265

Tract, Pervious Surface (or Pervious Area), Public Gathering, Rain Garden, Riparian, Riparian Buffer, Riparian Forest Buffer, Start of Construction, Stormwater Management (SWM) Site Plan, Street-Access, Tract Area-Gross, Tract Area-Net, Traditional Neighborhood Development (TND), Transferable Development Rights, Woodland, Woodland Disturbance, and Zoning and Land Use Buffer.

COMMENTS:

2. The definitions are generally clear and descriptive.
3. We suggest that the Township indicate why some terms are in italic (it appears that these terms are in italic because they are used elsewhere in the Ordinance.)
4. The current Code includes a Section on “**Language Interpretations**”; the Township should determine if this Section is still applicable.
5. The Township Solicitor should review the definitions of “Agricultural Operation” and “Agriculture, Intensive” to ensure that the Township is compliant with Pennsylvania Act 38, also known as “ACRE” (Agriculture, Communities and Rural Environment), and does not create an “unauthorized local ordinance”. Section 1-1435, relating to agricultural uses, should also be similarly reviewed. More information on “ACRE” is available at: <https://www.attorneygeneral.gov/resources/acre/>.
6. The Township should correct the definition of Commissioner, which refers to the State Fire Commissioner of the Commonwealth of New London.
7. Under the definition of “Plan”, the term “Sketch” should be clarified that the Township’s acceptance of a sketch plan will not initiate the time limits in Section 508 of the Pennsylvania Municipalities Planning Code.

RECOMMENDATION: The Commission recommends that the issues raised in this letter be addressed before action is taken on the proposed amendments.

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

Sincerely,



Wes Bruckno, AICP
 Senior Review Planner



THE COUNTY OF CHESTER



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October 14, 2024

Maureen Zdun, Secretary/Treasurer
 New London Township
 PO Box 1002
 New London, PA 19360

Re: Zoning Ordinance Amendments – Revised Residential Districts, Updated Land Use Regulations, Revised Riparian Buffer Protection Overlay and Flood Hazard District, Revised Associated Regulations
 # New London Township - ZA-09-24-18263

Dear Ms. Zdun:

The Chester County Planning Commission has reviewed the proposed New London Township Zoning Ordinance amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 16, 2024. We offer the following comments to assist in your review of the proposed New London Township Zoning Ordinance amendments.

DESCRIPTION:

1. New London Township proposes the following amendments to its Zoning Ordinance (as located in the **“Compilation of Land Use Ordinances of the Township of New London Chester County, Pennsylvania Chapter 1: Zoning.”**):
 - A. The “Residential Agricultural District” is to be deleted;
 - B. The “Residential District” is to be replaced with “R-Residential Districts”;
 - C. The “R-2 Medium Density Residential District” is to be deleted;
 - D. A “Flood Hazard District” is proposed;
 - E. The “Residential Lot Averaging Design Option”, the “Residential Cluster Design Option”, the “Village Extension Overlay District” and the “Elder Cottage Housing Unit” (in Design Standards) are deleted;
 - F. “Rooming Houses” is deleted and “Residential Room Rental”, “Keeping of Fowl as Domestic Pets” and “Short Term Rentals” are added (in General Standards);
 - G. The “PRD: Planned Residential Development” is deleted;
 - H. The Riparian Buffer Protection Overlay District is added, and
 - I. Other minor changes are included.

The comments in this review refer to the Township’s submission with the footnote: **“Chapter 1 Zoning Black = no change, Red = delete, Green = new/addition 9-04-2024”**.

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 Re: Zoning Ordinance Amendments – Revised Residential Districts, Updated Land Use Regulations, Revised Riparian Buffer Protection Overlay and Flood Hazard District, Revised Associated Regulations
 # New London Township - ZA-09-24-18263

BACKGROUND:

- On September 13, 2024, the Chester County Planning Commission also received proposed amendments to the New London Township Zoning Map, dated July 2024 (refer to CCPC # ZM-09-24-18249), and other associated amendments to the Township Subdivision and Land Development Ordinance and Zoning Ordinance (refer to CCPC #SA-09-24-18250, ZA-09-24-18265). Our comments on those referrals will be forwarded to the Township separately.

COMMENTS:

- The “New London Township Chester County, Pennsylvania, PROPOSED ZONING MAP - JULY 2024” (refer to CCPC # ZM-09-24-18249) shows the Commercial, Institutional, Limited Industrial, Village District, and R-1 Residential zoning districts. However, our review of the proposed amendments to the “**Compilation of Land Use Ordinances of the Township of New London**” lists the R-Residential Districts, the C-1 Commercial District, the LI Limited Industrial District, the NLV-New London Village District”, the I - Institutional District, the FH Flood Hazard District, the Steep Slope Conservation District and the Riparian Buffer Protection Overlay District. The five identified Districts shown in the proposed Zoning Map do not appear to be coordinated with the eight Districts listed in the “Compilation of Land Use Ordinances of the Township of New London”. (The “Steep Slope Conservation District” and the “Riparian Buffer Protection Overlay District” may not need to be mapped on the Zoning Map, but they should be referenced in the key.) The Township should ensure that the proposed Zoning Map is consistent with the Zoning Ordinance text.
- The Township should comprehensively review the amendment so that common typefaces are used throughout the document, as well as review it for typographical errors (for example, §1-104. Establishment of Controls subsection 5. Reads as “niform Construction Code coordination.”
- The Township should ensure that the Zoning Ordinance complies with Pennsylvania Municipalities Planning Code, Section 604.(4):

“To provide for the use of land within the municipality for residential housing of various dwelling types encompassing all basic forms of housing, including single-family and two-family dwellings, and a reasonable range of multifamily dwellings in various arrangements, mobile homes and mobile home parks, provided, however, that no zoning ordinance shall be deemed invalid for the failure to provide for any other specific dwelling type.”

The Township should consider expanding the types of dwellings permitted in Section 1-404.4. “Opportunities for reduction in residential net lot area”, which could be used to meet the requirements of Pennsylvania Municipalities Planning Code, Section 604.(4). Allowing a reduction in net lot area to 0.75 acre in this part of the amendment is a useful provision that can help preserve Primary and Conservation Areas, as defined by the Township, but it could also serve as a framework for permitting a wider range of dwelling types.

The Township could also consider further reducing the minimum lot area, allowing cluster development options, open space developments, conservation subdivisions, or permitting attached units. Additional information on such developments is available in the Chester County eTool at: <https://www.chescoplanning.org/MuniCorner/eTools/26-ClusterDev.cfm>

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 Re: Zoning Ordinance Amendments – Revised Residential Districts, Updated Land Use Regulations, Revised Riparian Buffer Protection Overlay and Flood Hazard District, Revised Associated Regulations
 # New London Township - ZA-09-24-18263

Information on open space developments is available on the County Planning Commission’s website at: https://experience.arcgis.com/experience/af7fd3eb64de447abb16847ef39ae110/page/page_0/
 Information on conservation subdivisions is available at:
<https://www.chescoplanning.org/municorner/conservationsubdivision/Introduction.cfm>

The Township may wish to specify a minimum amount of required open space for such developments. Additionally, the Township could consider permitting limited types of agricultural activities on the open space areas.

6. Section 1-402. Use Regulations, Uses Permitted by Right in the R-1 Residential District allows “Short Term Rental in a detached dwelling which is an Historic Resource on lots of 10 acres”; but is also included in Section 1-402.4.B. Uses Permitted by Special Exception. We agree that a short term rental in an Historic Resource can help provide additional funds to preserve such resources, and this Section should link to Section 1-1442 in Part 14: General Standards, which regulates this use. Additional information on short-term rentals is available in the Chester County eTool at: <https://www.chescoplanning.org/MuniCorner/eTools/15-ShortTermRentals.cfm>
7. Section 1-402.3.G. permits “Intensive agriculture” by conditional use. The Township Solicitor should review the definitions of “Agricultural Operation” and “Agriculture, Intensive” in relation to this provision to ensure that the Township is compliant with Pennsylvania Act 38, also known as “ACRE” (Agriculture, Communities and Rural Environment), and does not create an “unauthorized local ordinance”. Section 1-1435, relating to agricultural uses, should also be similarly reviewed. More information on “ACRE” is available at: <https://www.attorneygeneral.gov/resources/acre/> and in the ACRE info sheet located at: <https://www.chescoplanning.org/Agriculture/InfoSheets.cfm>
8. The Township Engineer should review and comment on Section 1-406 relating to “Water Supply and Sewage Facilities”, and the Township Solicitor should review and comment on Section 1-408 and 1-409 relating to the ownership of common facilities and homeowners associations for the proposed R-1 District. The Solicitor should determine if the escrow fund for maintenance requirements for a period of 20 years is sufficient.
9. Section 1-1416. “Residential Room Rental.” can be a useful way to increase housing opportunities in the Township. The Township should determine whether Residential Room Rentals should be allowed in historic structures, and if so, what measures should be taken to preserve the integrity of the structure (additional general information on **Historic Resources is available** in the Chester County Planning Commission’s **Historic Resources** eTool, at: <https://www.chescoplanning.org/MuniCorner/eTools/HisResources.cfm>).

Similarly, Section 1-1429. “Accessory Dwelling Unit” and Section 1-1440. regulates Elder Cottage Housing Units, which can be useful to help increase housing opportunities in the Township. The Township should determine whether these dwelling types (particularly Accessory Dwelling Units) should be allowed in historic structures, and if so, what measures should be taken to preserve the integrity of the structure. Additional information on Accessory Dwelling Units is available in the Chester County Planning Commission’s Accessory Dwelling Unit eTool, at: <https://www.chescoplanning.org/MuniCorner/eTools/14-AccessoryUnits.cfm>.

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Re: Zoning Ordinance Amendments – Revised Residential Districts, Updated Land Use Regulations, Revised Riparian Buffer Protection Overlay and Flood Hazard District, Revised Associated Regulations
New London Township - ZA-09-24-18263

10. Section 1-1425. Relates to “Regulating Vegetation.” This type of regulation is typically best located in the municipal property maintenance code because it can be better enforced outside the provisions of the Pennsylvania Municipalities Planning Code.
11. Section 1-1441. Relates to the Keeping of Fowl as Domestic Pets, including chickens. This Section permits the keeping of roosters, and we suggest that rooster enclosures require greater lot line setbacks. (The Township should be aware that while roosters are prohibited on lots less than four acres, some breeds of hens can also be very vocal.)
12. Section 1-1441.3 states that “...odors from fowl, chicken manure, or other chicken-related substances shall not be perceptible at the property boundaries. Any odors perceptible at the property boundaries shall be considered an adverse impact. Perceptible noise from fowl shall not be loud enough at the property boundaries to disturb persons by creating a public nuisance.” Such provisions may be difficult to enforce due to their subjective nature. The Township should review the County Planning Commission’s eTool on Backyard Chicken Keeping at:
<https://www.chescoplanning.org/MuniCorner/eTools/04-BackyardChickens.cfm>.

RECOMMENDATION: New London Township should consider the comments in this letter and revise the proposed zoning ordinance amendment prior to adoption.

We request an official copy of the decision made by the New London 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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October 14, 2024

Maureen Zdun, Secretary/Treasurer
New London Township
PO Box 1002
New London, PA 19360

Re: Zoning Map Amendment – “July 2024” Revision
New London Township - ZM-09-24-18249

Dear Ms. Zdun:

The Chester County Planning Commission has reviewed the proposed New London Township Zoning Map amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 16, 2024. We offer the following comments to assist in your review of the proposed Zoning Map amendment.

DESCRIPTION:

1. New London Township proposes the following amendments to its Zoning Map:
 - A. The Industrial District east of State 896 is reduced in size and the southern portion of this District is replaced with the Village District.
 - B. The R-2 and R-3 Residential Districts are eliminated and are replaced by an amended R-1 Residential District.
 - C. The Village Extension Overlay District is eliminated and is replaced by the amended R-1 Residential District.
 - D. The southern portion of the current Institutional District in the northern portion of the Township is replaced with a Village District.
 - E. The Flood Zone area is no longer shown on the Zoning Map.

BACKGROUND:

2. On September 13, 2024, the Chester County Planning Commission also received proposed amendments to the New London Township **Compilation of Land Use Ordinances**, relating to definitions that apply to the entire New London Township Code of Ordinances and also to proposed or previously-adopted amendments to the Township Subdivision and Land Development Ordinance and Zoning Ordinance (refer to CCPC # SA-09-24-18250, ZA-09-24-18265); to the New London Township Zoning Ordinance regarding floodplain regulation, the flood hazard district, the residential districts, riparian buffer regulations, and associated amendments to the Township Subdivision and Land Development Ordinance (refer to CCPC # ZA-09-24-18263).

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 Re: Zoning Map Amendment – “July 2024” Revision
 # New London Township - ZM-09-24-18249

LANDSCAPES:

3. New London Township is located within the **Rural** and **Suburban Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The Township’s **Rural Landscape** areas are generally located in its central, northwest, northeastern and southern portions, with a smaller **Rural Landscape** area in the southwest areas adjacent to East Nottingham and Elk Townships. The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for this **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.

New London Village is designated in [Landscapes3](#) as an overlay feature of the **Landscapes** map and is within the “Village District” on the proposed Zoning Map; Villages are enduring reminders of the county’s heritage. Development activity within or adjacent to villages should apply context-sensitive design, compatible with the existing village scale and character, to preserve and protect existing historic features and cultural landscapes.

The proposed New London Township Zoning Map amendment is generally consistent with the objectives of the **Rural** and **Suburban Landscapes**.

COMMENTS: Consistency with the New London Comprehensive Plan.

4. Section 603(j) of the Pennsylvania Municipalities Planning Code requires that zoning map amendments must be generally consistent with the municipal comprehensive plan. The Township’s 2012 Comprehensive Plan is over ten years old, and we suggest that the Township consider reviewing and updating the Comprehensive Plan’s policies, if needed, prior to making major changes to the Zoning Map and Ordinance.
5. If the Township concludes that the policies in the 2012 Comprehensive Plan are still appropriate, we point out that **Figure 11-2 FUTURE LAND USE MAP** in the Comprehensive Plan includes significant areas of “Agriculture (permanently protected)” as well as “Candidates for Ag Preservation or Open Space Preservation”, and these designations may have significant implications for changes in the Zoning Map. Specifically, these areas are generally located within the proposed R-1 Residential District, which permits agriculture as well as an extensive range of land uses that may not be compatible with agriculture (see our review of the proposed amended R-1 District in CCPC # ZA-09-24-18263); the proposed Purpose statement for the amended R-1 Residential District is:

The R-1 Residential District has been created to recognize and encourage single-family detached dwellings which typify the rural residential character of the Township, and to provide for selected non-residential uses that can serve the Township’s residents and are appropriate within the District. Properties within the R-1 District may be served by individual or central water supply and individual on-lot sewage systems. The continuation of agricultural uses is encouraged, and appropriate measures to manage stormwater and protect natural features are essential site design features.

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 Re: Zoning Map Amendment – “July 2024” Revision
 # New London Township - ZM-09-24-18249

The Township could recognize the current and potential agricultural uses that are reflected in the Comprehensive Plan’s **FUTURE LAND USE MAP** by creating an agricultural zoning district. The County Planning Commission previously suggested that the Township consider creating a “specialized agricultural” zoning district in a review of the Township’s Zoning Ordinance that was conducted as part of the County’s *Agricultural Economic Development Strategic Plan*, as further explained in a March 28, 2024 letter to the Township. Information regarding agricultural zoning is included in the Chester County Planning Commission’s eTool, at:

<https://www.chescoplanning.org/MuniCorner/eTools/12-agzoning.cfm>

6. A proposed Village District is located on the north side of New London Road (State Route 896) in the southern portion of the Township. The **FUTURE LAND USE MAP** does not show a Village future land use in this area, but apparently reflects the current commercial and residential land uses in this area. An Industrial Zoning District is proposed on both sides of Avondale Road the east of the New London Village area, but this also apparently reflects the current land uses in this area.

Other Comments:

7. The southern portion of the current Institutional District in the northern portion of the Township (south of the Avon Grove Intermediate School) is reduced in size and replaced with a Village District. This area contains some wetlands and hydric soils which may constrain a village development as envisioned by the Township, but locating a village near a school has positive benefits.
8. The portion of the Commercial District area that extends into Franklin Township should be removed.
9. The only residential zone shown on the Zoning Map and in the associated zoning text is the R-1 Residential District; if this is the only residential district that is being considered by the Township, it would be clearer if it were simply identified as “Residential”.
10. Prior to taking action on this amendment, the New London Township should ensure that the zoning map amendments are generally consistent with the Township Comprehensive Plan as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code and as discussed in Comment # 4.
11. Prior to taking action on this amendment, New London Township should ensure that it has met the posting and notification requirements for zoning map amendments as set forth in Sections 609.(b)(1) and 609.(b)(2)(i) of the Pennsylvania Municipalities Planning Code. The Township Solicitor should also determine whether the amendment constitutes a comprehensive rezoning under the provisions of 609.(b)(2)(ii).

RECOMMENDATION: New London Township should consider the comments in this letter before acting on the proposed zoning map amendment.

We request an official copy of the decision made by the New London 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



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

October 16, 2024

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

Re: Zoning Ordinance Amendment – Short Term Rentals
 # West Chester Borough – ZA-09-24-18260

Dear Ms. Slook:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 23, 2024. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

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

COMMENTS:

2. The County Planning Commission has reviewed four previous versions of this amendment, the latest of which occurred on July 16, 2024 (CCPC# ZA-06-24-18149). We note that the revisions depicted in the latest version of this amendment include the following:
 - A. Add introductory language pertaining to the intent of the ordinance;
 - B. Change short term rental from a use permitted by conditional use to a use permitted by special exception in the Town Center district; and
 - C. Replace the requirement that a lot proposed to be used for a short term rental shall not be located within 1,000 feet of any portion of another lot used or approved for use as a short term rental, with standards limiting the total number of short term rentals permitted to 20, which includes maintaining a waiting list when the number of short term rental permits reaches 20 (proposed Section 112-915.B(2)).

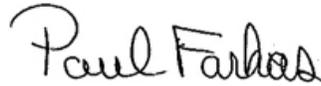
We have no additional comments on the proposed ordinance language.

Page: 2
Re: Zoning Ordinance Amendment – Short Term Rentals
West Chester Borough – ZA-09-24-18260

RECOMMENDATION: The Borough should act in accordance with the recommendations of the Borough Solicitor.

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

Sincerely,

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

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

October 1, 2024

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

Re: Subdivision and Land Development Ordinance Amendment - Street and Sidewalk Standards
 # West Goshen Township – SA-09-24-18236

Dear Mr. Bashore:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance (SLDO) 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 September 4, 2024. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. West Goshen Township proposes the following amendments to its SLDO:
 - A. Delete subsection C of Section 72-24, Street Widths, along with deleting Appendix I-Specifications;
 - B. Add a new Section 72-24.1, entitled “Specifications for streets, curbs and storm drains”;
 - C. Add a new Section 72-24.2, entitled “Sidewalks”;
 - D. Amend the driveway width standards set forth in Section 72-32.I;
 - E. Change the title of Section 72-39 from “Release from improvement guaranties” to “Inspections; Release from Improvement Guaranties”; and
 - F. Add a new subsection A to Section 72-39, pertaining to the inspection of construction, along with renumbering the remaining paragraphs of Section 72-39 accordingly.

COMMENTS:

2. We acknowledge, and endorse, Section 72-24.2.A states that sidewalks shall be required for all subdivisions and land developments. The Township is located within the **Suburban, Suburban Center, and Urban Center Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. Sidewalks are an essential design element for new construction in these **Landscape** designations.
3. We suggest that the Township consider incorporating requirements for a verge into the sidewalk standards of the Township SLDO. The following are examples of Chester County municipalities that provide verge standards:
 - East Whiteland Township: <https://ecode360.com/35156762>.
 - Tredyffrin Township: <https://ecode360.com/7114814>; and
 - Willistown Township: <https://ecode360.com/11714592>.

Page: 2
Re: Subdivision and Land Development Ordinance Amendment - Street and Sidewalk Standards
West Goshen Township – SA-09-24-18236

4. We also suggest that the Township consider, as part of a future amendment, adding trail standards (type, width, easements, surface treatments, etc.) to the Township SLDO. Additional information on this topic is available in the County Planning Commission’s Shared Use Facilities Planning eTool, which is available online at:
<https://www.chescoplanning.org/municorner/MultiModal/03-SharedFacs.cfm>.

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 the 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,



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

October 29, 2024

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

Re: Zoning Map Amendment – O/L Office Laboratory to R-1 Residential District
 # West Whiteland Township – ZM-10-24-18274

Dear Mr. Weller:

The Chester County Planning Commission has reviewed the proposed Zoning Map Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on October 8, 2024. We offer the following comments to assist in your review of the proposed Zoning Map Amendment.

DESCRIPTION:

1. The Township proposes to change the zoning designation of the following parcels, situated on the southeast corner of the Route 202/King Road intersection, from O/L Office/Laboratory to R-1 Residential: 41-6-63.1, 41-6-75, 41-6-76, 41-6-77, 41-6-80, 41-6-81, 41-6-82, 41-6-83, 41-6-84, 41-6-87, 41-6-88.2, 41-6-88.2A, 41-6K-7.1, 41-6K-7.2, 41-6K-8, and 41-6K-79.

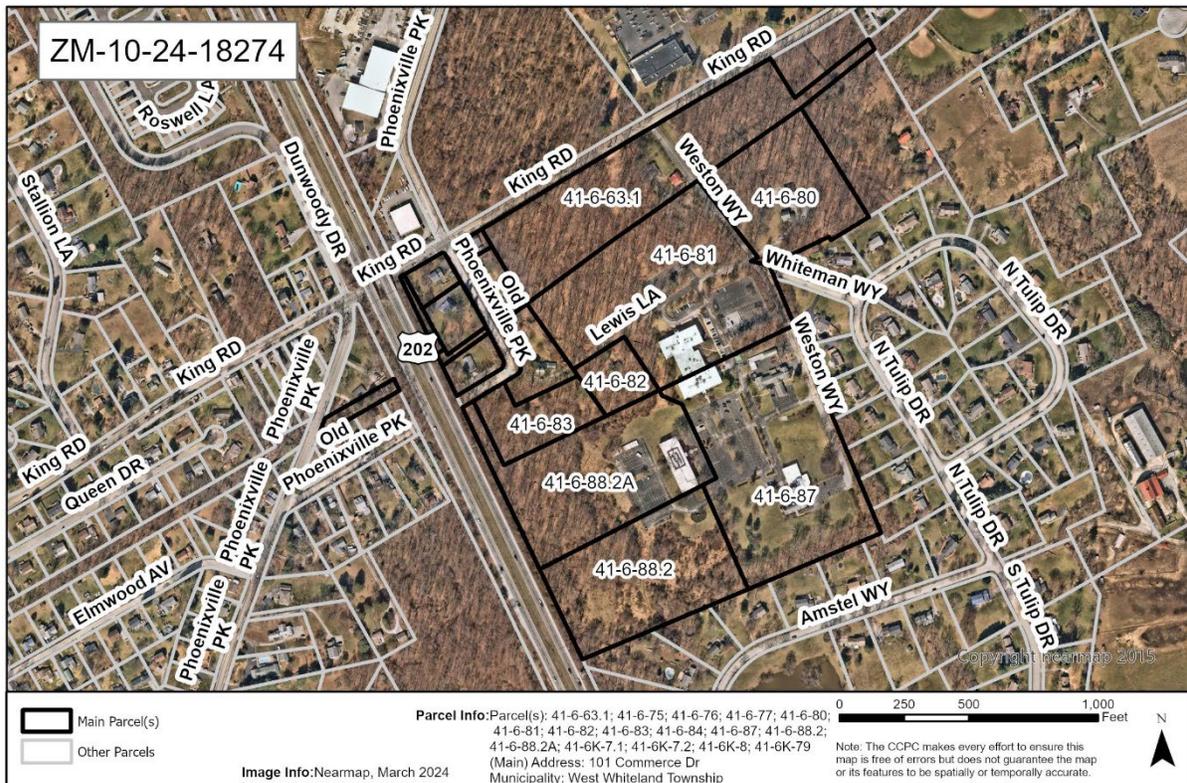
BACKGROUND:

2. The County Planning Commission previously reviewed a zoning ordinance and zoning map amendment petition (CCPC# ZA-08-23-17994 and ZM-8-23-17795, dated September 1, 2023) that proposed to change the zoning designation of nine of the parcels within this area of the Township (UPI# 41-6-77, 41-6-80, 41-6-81, 41-6-82, 41-6-83, 41-4-84, 41-6-87, 41-6-88.2, and 41-6-88.2A) from O/L Office/Laboratory to R-1 Residential, along with the following revisions to the text of the Zoning Ordinance:
 - A. Add “Large tract residential cluster option” to the list of uses permitted in the R-1 Residential District;
 - B. Add subsection (b) to Section 325-9.C(1), pertaining to the applicable area and bulk regulations for clustering and lot averaging permitted in the R-1 District; and
 - C. Add Section 325-9.C(10)(c), area, bulk, and design standards for the large tract residential cluster option in the R-1 District.

It is our understanding that the purpose of this prior amendment petition was to allow for the construction of 31 single family residential dwellings and 72 townhouse units, along with the adaptive reuse of five historic resources for an additional 19-23 residential units, on a 55.35 acre tract (our review letter included comments on a sketch plan submission provided as part of this amendment).

Page: 2
 Re: Zoning Map Amendment – O/L Office Laboratory to R-1 Residential District
 # West Whiteland Township – ZM-10-24-18274

It is also our understanding that, on October 25, 2023, the Township Board of Supervisors denied this prior zoning ordinance and zoning map amendment petition. We note that the current zoning map amendment submission has added seven parcels also zoned O/L that were not included in the prior map amendment petition, so that this zoning map amendment would rezone the entire O/L designation on the southeast corner of the Route 202/King Road intersection to R-1 Residential.



AREA EVALUATION:

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

3. Land Use: This area of the Township is the site of the Weston Solutions office campus (County Assessment records indicate that these parcels consist of a mix of commercial office buildings, single family residential dwellings, and vacant parcels), along with several single family residential parcels.
4. Adjacent Zoning: The adjoining land to the east and to the south is zoned R-1 Residential. The land on the west side of Route 202 is also zoned R-1 Residential. The land on the north side of King Road is zoned I-1 Limited Industrial.
5. Municipal Comprehensive Plan: The Future Land Use map adopted by the Township on March 23, 2022 indicates that this area of the Township is located in a LDR Low Density Residential designation. We note that this amendment to the Township's Comprehensive Plan states that residential development at a density of not more than two dwelling units per developable acre remains an appropriate density for the Township's LDR Low Density Residential designation (page 10).

Page: 3
 Re: Zoning Map Amendment – O/L Office Laboratory to R-1 Residential District
 # West Whiteland Township – ZM-10-24-18274

6. Water and Sewer Facilities: According to County mapping records, this area of the Township is served by public water and public sewer facilities.

LANDSCAPES:

7. The area of the Township that is proposed to be rezoned R-1 Residential is located within the **Suburban Landscape** designation of Landscapes3, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided.

The uses currently permitted in the Township's R-1 Residential district include single-family detached dwellings, agriculture, cluster and lot averaging (in accordance with the standards in Section 325-26), and group homes (which are permitted by conditional use). The uses permitted in the Township's R-1 zoning district are appropriately located in a **Suburban Landscape** designation.

COMMENTS:

8. As noted in our review of the sketch plan included with the prior zoning ordinance and zoning map amendment petition (CCPC# ZA-08-23-17994 and ZM-8-23-17795, dated September 1, 2023), there are three transmission pipelines that traverse this area of the Township. We also acknowledge that the Township Zoning Ordinance (Section 325-28.3) currently addresses surface land uses affiliated with transmission pipelines, and Chapter 125 of the Township Code addresses carbon dioxide transmission pipelines.

We recommend that, for future development activity adjacent to transmission pipelines (other than those regulated by Chapter 125 of the Township Code), 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>.

9. Section 325-26.C(3) of the Township Zoning Ordinance states that, for cluster development permitted in the R-1 district, not less than 30 percent of the developable acreage in a cluster development shall be designated as and used exclusively for open space. We recommend that the Township consider requiring a higher percentage of open space (such as 45 to 50 percent) for cluster development in the R-1 district. Higher open space requirements will allow for more usable open space.
10. We suggest, as stated in our previous review, that the Township should also consider other approaches for residential development at this location (for example, a modified version of the carriage home cluster development option permitted in the Township's R-2 Residential district, that allows single family detached dwellings in addition to twin and townhouse dwellings, at an appropriate density for the Low Density Residential Future Land Use designation). Additional information on cluster development standards is provided in the County Planning Commission's Cluster Development planning eTool, which is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/26-ClusterDev.cfm>.

Page: 4
Re: Zoning Map Amendment – O/L Office Laboratory to R-1 Residential District
West Whiteland Township – ZM-10-24-18274

Additional information on conservation subdivisions, which provide fifty percent (50%) or more open space, is available at:

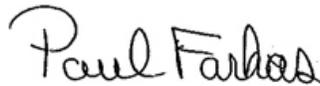
<http://www.chescoplanning.org/municorner/conservationsubdivision>.

11. Prior to taking action on this amendment, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).

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

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 Government Services Center, Suite 270
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October 15, 2024

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

Re: Zoning Ordinance Amendment - Backyard Chickens
 # Willistown Township – ZA-09-24-18253

Dear Ms. Lodge:

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 September 18, 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. Add subsection D to Section 139-97, Prohibited Uses, which states that no rooster, cockerel, or capon is permitted in the R-1, R-2, and R-3 Residence Districts; and
 - B. Add Section 139.89.A, Backyard Chicken Regulations, applicable to the R-1 and R-2 Districts. The regulations would permit backyard chicken keeping on lots with a minimum lot area of one acre. The ordinance language addresses the maximum number of hens permitted, which may be kept as an accessory use subject to the enclosure requirements, coop and run requirements, along with the sanitary condition standards set forth in the proposed ordinance language.

LANDSCAPES:

2. The Township's R-1 and R-2 Residence zoning districts, which are generally located in the northern portion of the Township to the east, south, and west of Malvern Borough, are located within the **Suburban Landscape** and **Urban Center Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The vision for the **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. Backyard chicken keeping is an appropriate accessory use in these Landscape designations when appropriately regulated.

Page: 2
 Re: Zoning Ordinance Amendment - Backyard Chickens
 # Willistown Township – ZA-09-24-18253

COMMENTS:

3. We recommend that the Township consider adding definitions for the following terms to the Township Zoning Ordinance: Chicken run or pen; domesticated chicken; and henhouse or chicken coop. Sample definitions for these terms are provided in the model Township zoning ordinance for the raising and keeping of chickens available in the County Planning Commission's Backyard Chicken Keeping Planning eTool. This model ordinance, along with additional information on backyard chicken keeping, including examples of adopted municipal ordinances, is available online at:
<https://www.chescoplanning.org/MuniCorner/eTools/04-BackyardChickens.cfm>.

 Additionally, the Township should review the information provided in the Backyard Poultry in Chester County Agricultural Info Sheet, which is available online at:
<https://www.chescoplanning.org/Agriculture/PDF/Info-Chickens.pdf>.
4. The Township should verify the accuracy of Section 139-89.A(2)(a). While this Section states that three hens shall be permitted per the first quarter (1/4) acre of lot area, with one additional hen permitted for each additional quarter acre to a maximum of six hens, the minimum lot area set forth in Section 139-89.A(1) is one acre. The model Township zoning ordinance in the County Planning Commission's Planning eTool (Section 3.B, page 2) suggests that three chickens be permitted for the first acre, with one additional chicken permitted for each additional ¼ acre, up to a maximum of 20 chickens per lot.
5. Section 139-89.A(3)(a) states that hens shall be kept in a predator-proof enclosure, not less than ten (10) feet from any lot line, and not less than twenty-five (25) feet from any dwelling structure. We recommend that the Township consider greater setback standards for enclosures. The model Township zoning ordinance in the County Planning Commission's Planning eTool states that, for a minimum lot size of one acre, chicken runs, pens, henhouses and chicken coops shall be set back from all adjacent residences that are not occupied by the applicant by not less than seventy-five (75) feet, and by not less than fifty (50) feet from any lot line (Section 3.C.1, page 3).
6. Although the keeping of chickens is for non-commercial purposes, the Township should consider whether they want to allow for the incidental sale of eggs.
7. Subsections (a) and (b) of Section 139-89.A(4), which state that odors and noise shall not be perceptible from the lot line, respectively, are subjective and may be difficult to enforce. We recommend that the Township consider replacing the noise standard set forth in Section 139-89.A(4)(b) with a reference to the existing noise disturbance by animals or birds standards set forth in Section 93-1 of Chapter 93-Nuisances in the Township Code.
8. Section 139-89.A(5)(a) states that roosters, cockerels, and capons are not permitted for backyard chicken keeping. The Township should clarify why Section 139-97.D states that roosters, cockerel or capons are also not permitted in the R-3 Residence District (in addition to the R-1 and R-2 districts), while backyard chicken keeping will only be allowed as an accessory use in the R-1 and R-2 districts.

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

Page: 3
Re: Zoning Ordinance Amendment - Backyard Chickens
Willistown Township – ZA-09-24-18253

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

Sincerely,

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

Paul Farkas
Senior Review Planner

Act 537 Reviews

Major Revisions



THE COUNTY OF CHESTER



COMMISSIONERS

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

PLANNING COMMISSION

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

October 28, 2024

Shanna Lodge, Manager
Willistown Township
688 Sugartown Road
Malvern, PA 19355
slodge@willistown.pa.us

Re: Act 537 Sewage Facilities Plan Special Study Monument and Sugartown Roads

Dear Ms. Lodge:

The Chester County Planning Commission (Planning Commission) has reviewed the Draft 537 Plan Special Study, dated August 28, 2024 as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Special Study was prepared by Carroll Engineering Corporation and was received on September 8, 2024. The Special Study was prepared to allow the connection of twenty-eight properties (twenty-one on Monument Road and seven on Sugartown Road) to sewers being constructed as part of the Troutbeck Farm Development.

The following comments are offered based on review of the document:

A. Consistency of the Act 537 Plan Update with the County Comprehensive Plan – *Landscapes3*:

1. *Landscapes3* Map:

Landscapes3 designates the areas included in the service area of Willistown Township as being located within the Suburban Landscape. The Planning Commission finds the proposal to be generally consistent with the Map of *Landscapes3* (2018).

2. *Landscapes3* Plan:

As presented, the connection of existing homes to the public system in the Suburban Landscape is generally consistent with *Landscapes3* Connect Objective F, which states, "Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well-maintained infrastructure."

B. Consistency of the Selected Alternative with *Landscapes3*:

The selected alternative for Willistown Township is to connect twenty-eight properties to the public sewer system in the township. The proposed alternative is consistent with *Landscapes3* Connect Goal, "Advance efficient, reliable, and innovative transportation, utility, and

communications infrastructure systems that responsibly serve thriving and growing communities.” As proposed, this proposal for the Special Study is consistent with *Landscapes3*.

C. Consistency with the County Water Resources Plan – *Watersheds2045*:

Watersheds2045, the County’s Integrated Water Resources Plan, identifies Objective 7.3 of Goal 7, “Coordinate planning between utilities, municipalities, and the County for new, upgraded, or expanded water/wastewater treatment facilities, distribution /collection systems, and other critical infrastructure.” As such, the proposed this Special Study is consistent with the objectives of *Watersheds2045*.

D. General Comments:

1. For clarity, please include information to explain why these twenty-eight properties are proposed for connection to the public system at Troutbeck Farm Development.
2. For clarity, if there is a timeline proposed for when these homes are required to connect to the sewer system, please include it in the text.

Thank you for the opportunity to offer comments on this Plan. We hope that these comments will be of assistance as you prepare for submission of this planning document to the PA DEP. Please forward a copy of the DEP-approved document, once adopted by the Township. If you have any questions, please contact me at 610-344-6285 or cconwell@chesco.org.

Sincerely,



Carrie J. Conwell, AICP
Senior Environmental Planner

cc: Elizabeth Mahoney, PaDEP
Ryan Oxenford, Chester County Health Department
Bill Mailin, PE, Carroll Engineering

Minor Revisions



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

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

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

Project Name & Municipality Tel Hai Retirement Community, Honey Brook Township

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

1. Date plan received by county planning agency. August 22, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency October 15, 2024

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds2045, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2023.</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 Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met <u>While the density and other aspects of this would not generally be considered consistent with the vision of the Agricultural Landscape, the development of additional cottages is consistent with the long-term existing land use on this parcel and immediately adjacent tracts.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>*Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the West Branch Brandywine Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
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: 10/14/2024

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.

PC53-10-24-18281

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
Scott Burkholder, Site Contact
Warren Obenski, Honey Brook Township
Mary Peters, PE, Entech Engineering Inc



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

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

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

Project Name & Municipality 149 Sunnyside Road, Penn Township

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

1. Date plan received by county planning agency. September 12, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency October 28, 2024

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds2045, the Chester County Comprehensive Plan Integrated Water Resources Element, 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." The project is within the White Clay Creek Watershed, all of which is part of the White Clay Creek and its Tributaries National Wild and Scenic River. We recommend that the municipality, prior to taking action on this application, 1) Contact the White Clay Creek National Wild & Scenic River at mpc@whiteclay.org to determine whether this application is consistent with the Management Plan for this National Wild and Scenic River and 2) review your municipal ordinances to determine if they are consistent with the Management Plan for this National Wild and Scenic River. The Management Plan may be viewed at http://whiteclay.org/resources/watershed-management-plan/</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? <u>N/A</u> |

Yes	No	SECTION C. AGENCY REVIEW (continued)
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- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>We note that on August 17, 2022, the Chester County Board of Commissioners adopted a resolution to amend the County-wide Act 167 Stormwater Management Plan for Chester County, PA and PA DEP approved the County Stormwater Management Ordinance in November 2022. Per PA DEP requirements, all municipalities were required to adopt the updated ordinance requirements by May 2023.</u>

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

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental PlannerSignature: Date: 10/28/2024Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

PC53-10-24-18298

The county planning agency must complete this Component within 60 days.
This Component and any additional comments are to be returned to the applicant.

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
David Santucci, Site Contact
Caitlin Ianni, Penn Township
Meghan Shomper, Inland Design

Discussion and Information Items

Administration and Communications Division Update

2025 Communications Plan



2025 Communications Plan

DRAFT

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The Chester County Planning Commission's 2022 work program and communications efforts are focused on implementing *Landscapes3*. The communications plan is divided into three broad areas: general communications, communication by *Landscapes3* goal, and communication procedures for projects and events.

General Communications

Identified Audiences

There are four broad audiences for the planning commission's work. Although interaction with each of them is different, there is still often an overlap.

- Municipal-Level Planning and Development
 - Municipal officials (BOS, BC, PC, other MCD boards and staff)
 - Multimunicipal planning regions
 - Municipal service providers (engineers, attorneys)
 - Planning professionals (private sector planning firms, DVRPC, APA PA, APA, other county Planning Commissions)
 - Developers/247 applicants
 - Municipal organizations (CCATO, consortiums)
- Project Implementers of County Planning Goals
 - PennDOT, TMAs (TMACC and GVFTMA)
 - Transit Service Providers (SEPTA, PART, Rover)
 - Conservancies, Land Trusts, and Watershed Groups
 - County Departments
 - Utility Providers
 - Other State and Federal Agencies
- Funders and Policymakers for Planning Goals/Projects
 - Commissioners
 - State Representatives and Senate leaders
 - DVRPC
 - State Agencies
- Groups Affected by Planning and Development Implementation
 - County residents
 - County businesses and their associations (chambers, CCEDC)
 - Major Employers
 - Restaurants
 - Cultural Institutions
 - Farmers
 - Ag service providers and related industries
 - Advocacy groups (CC2020, SAVE, Bike Coalitions, Circuit Coalition)
 - School districts
 - Real estate agents
 - Developers
 - Planning educators (universities/programs)
 - Media (newspapers, online, etc.)

Interaction with Identified Audiences

The type of interaction with each of the identified broad audiences varies because of their role.

Municipal Level Planning and Development

Why might municipalities listen to CCPC's messages? Generally, those working at the local municipal level are looking for clear guidance for their issues. At other times, they want to receive county funding.

- All land use planning and development is controlled at this level
- Municipal cooperation is critical to implement Landscapes3, particularly land use, but also other elements.
- Municipal officials change often, must respond to constituent demands, have limited time, and may have priorities other than planning.
- CCPC's role with municipalities is advising officials to implement planning that is consistent with Landscapes3.
- CCPC provides planning consulting services and technical advisory documents to encourage efficient and mindful planning at the municipal level.

Project Implementers of County Planning Goals

Why might implementers of projects listen to CCPC's messages? The county has a direct role in deciding whether a project will move forward. The county commissioners are often involved in the decision-making process.

- In addition to municipalities, there are many other stakeholders who directly implement county and/or Landscapes3 policies and goals.
- These implementing stakeholders typically focus on one aspect of planning implementation (e.g., transportation or open space).
- Often, CCPC or the county advocates for funds or implements the project. In other cases, the county coordinates with the implementing agency to make sure the project is done well and is consistent with Landscapes3.

Funders and Policymakers for Planning Goals/Projects

Why might funders and policymakers listen to CCPC's messages? They are most likely to listen when problems and solutions are clearly defined.

- The funders and policymakers of planning goals/projects often have many competing demands for funding and attention.
- Planning is often a forgotten or underplayed element of funding and policy decisions.
- Many "hot" topics relate back to planning in one way or another.

Groups Affected by Planning and Development Implementation

When might the public listen to CCPC's messages? When they believe their voice can make a difference, are directly impacted by issues in the built environment, or are seeking general information.

- The public and groups affected by planning generally do not pay attention to planning issues unless they are directly affected, perhaps by traffic congestion or unwanted neighboring development.
- Many members of the public have specific issues that excite them (e.g., bicycling, preservation, or natural resource protection).

New Initiatives for 2025

Action	Audience	Staff	Status
Assess overall branding and outreach		Management D&T Communications	

General Ongoing Initiatives

Action	Audience	Staff	Status
Present at CCATO conferences	Municipalities	Management	
Meet with CCATO Board discuss topics of interest.		Management	
Participate in key partner events (i.e., attend, present, interactive booths, etc.)	Municipalities Partners Public	All Staff	Ongoing <i>(maintain list)</i>
Attend and present at Chester County Manager's Consortium meeting.	Partners Municipalities	Management	
Attend and present at Chester County Secretary's Meetings.	Partners	Management	
Present new information at engineering association's continuing education seminars.	Partners	Creary	
Present new information at Bar's continuing education seminars.	Partners	Management	
Send welcome letter and packet to all newly elected officials, planning commission members and municipal managers.	Municipalities	Admin	First Quarter
Maintain and drive people to our websites.	Municipalities Partners Public	Oakley Steinman	Ongoing
Have planners share important CCPC announcements at meetings.	Municipalities Partners	All Staff	Ongoing
Post to social media about projects, activities, news, events, funding opportunities, and planning stories.	Municipalities Partners Public	Steinman Oakley	Ongoing Daily
Send monthly eNewsletter	Municipalities Partners Public	Management Steinman Oakley	Ongoing Monthly
Email municipal managers with CCPC updates	Municipalities	Executive Director Steinman	Biannually
Push out grant opportunities	Municipalities Partners	All Staff	Ongoing
Send monthly email to commissioners on current CCPC activity.	Commissioners	Ex Dir	Ongoing Monthly

Provide articles and other content for newsletters and outreach efforts to other county departments and implementation partners.	Partners Municipalities Public	Steinman	Ongoing (<i>maintain list</i>)
Aid in other county departments' planning related studies and integrate their projects and plans into CCPC work program.	Partners	Management	Ongoing (<i>maintain list</i>)

Communications for Landscapes3 Goals

Preserve Goal

Advance the protection and stewardship of open space, farmland, and natural and cultural features to realize economic, ecological, and quality of life benefits.

Purpose

Preserving our farmlands, natural areas, and cultural resources is fundamental to protecting the county's quality of life, enhancing its economy, and maintaining the character that residents and visitors so highly value. Permanently protected lands limit development pressure on critical resources and often provide for public access offering people of all ages a place to connect to streams, woodlands, and wildlife. Preserving farmlands protects and strengthens the agriculture industry, providing food security and a connection to our agricultural heritage.

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Preserve Goal?

- Protect more open space in Chester County, particularly prime farmland, sensitive natural areas, connected open space, viewsheds, and recreational land.

What do we want municipalities and other partners to do?

- Incorporate open space preservation as a priority in their planning documents.
- Adopt ordinances that protect open space, including TDRs, cluster ordinances, and true agricultural zoning.
- Purchase open space or conservation easements.
- Update municipal plans for protecting open space to generate buy-in for current preservation initiatives
- Leverage county and state funding by helping to fund open space acquisition or easements
- Conduct public outreach on open space

What messages should we share that might help convince municipalities to do these actions?

- Open space preservation helps communities maintain their existing character and reduce suburban sprawl.
- Open space has many economic benefits and, because preserved open space does not generate new homes and school-aged children, it has a positive fiscal impact on local schools and municipalities.
- Open space land does not create negative impacts, such as new traffic or stormwater runoff from new impervious coverage.
- Protecting open space provides a haven for wildlife and allows for natural systems to thrive.

- There are ways open space can be implemented by the private sector (HOA open space, fee in lieu, etc.) if ordinances effectively require it.
- Overwhelmingly residents support open space preservation, and the benefit of preserved open space is the reason many people choose to live here.
- Referenda for funding open space rarely fail (provide data).
- Open space funds can be used for maintaining land preserved with those funds.

Why aren't municipalities and other partners always implementing the Preserve goal?

- They do not want to raise taxes or reduce potential tax base.
- They do not want land they have to maintain.
- They believe open space preservation impedes property rights.
- Not understanding the need/benefits of open space.
- Lack of resources: staff, funding,
- No sense of urgency

Who are the key partners for the Preserve goal?

- Municipalities
- Land Trusts
- State agencies
 - o PA Department of Community and Economic Development
 - o PA Department of Conservation and Natural Resources
 - o Department of Agriculture, Agricultural Land Preservation Board
- Chester County Parks and Preservation
 - o Chester County Agricultural Land Preservation Board
 - o Chester County Parks Board
- Chester County Agricultural Development Council
- School districts
- Environmental groups
- Farmers
- Major employers
- Historic commissions and organizations
- Public

Action Items

Action	Audience	Timeframe	Staff	Tools	Status
Promote Open Space Accelerator mini-grant program	Municipalities	Full Year	Griffith Steinman	Municipal Emails Custom Emails	
Push out POST	Partners	1 st Half	Michael Steinman	Website Social Media eNewsletter	
Promote Open Space Summit (before and after)	Municipalities Partners Public		Griffith Admin Steinman Oakley	Website Social Media eNewsletter Custom emails	

Protect Goal

Protect and restore critical natural resources to ensure a resilient environment that supports healthy communities.

Purpose

The county's natural environment is integral to the high quality of life enjoyed by residents and visitors and serves as a foundation for our vibrant economy. Protecting woodlands, streams, wetlands, riparian buffers, groundwater, floodplains, soils, and wildlife habitat provides significant and wide-ranging benefits.

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Protect goal?

- Expand and restore natural areas.
- Provide adequate and ongoing protection of natural resources through policy planning and regulatory controls.
- Engage in open discussion and involvement between municipalities, CCPC, and other partner agencies to address inquiries, questions, and concerns regarding barriers to protecting natural resources.
- Raise citizen awareness on the benefits and importance of natural resource protection.
- Expand the focus of natural resource protection to other related topics such as addressing climate change or providing more equitable access to protected spaces.

What do we want municipalities and other partners to do?

- Directly protect, expand, and improve natural areas through streambank stabilization, riparian buffer restoration, reforestation, wetland creation, and other projects.
- Consider the adoption of policy plans and regulatory ordinances which protect natural resources.
- Strengthen relationships with partner agencies to raise awareness and share information on the importance of protecting the environment with all audiences of municipalities (for example, residents, businesses, students, and municipal officials among others).
- Seek and share feedback regarding potential barriers to protecting the environment.
- Engage in intermittent status updates on natural resources with partner agencies.
 - o Are there specific properties or natural resources of concern in the municipality?
 - o Are there areas of municipal ordinances that need to be updated or addressed?
 - o Have residents or developers shared concerns with building in the municipality in relation to current protection policies?

What messages should we share that might help convince municipalities to do these actions?

- Potential updates and policy changes can happen incrementally – these updates do not need to be implemented all at once or to the strictest standards possible.
- Residents typically support natural resource protection, and access to vibrant natural resources is the reason many people choose to live here.
- Protecting natural resources provides compound benefits. For instance, protecting riparian buffers may provide additional protection to wetlands or floodplain areas.

Why aren't municipalities and other partners always implementing the Protect goal?

- Lack of resources: staffing, funding, expertise, and knowledge.
- Concern of public opposition or concern for not complying with complex laws such as ACRE.
- Concerns of over regulation, or not fully understanding that regulations can be balanced to provide protection but not be overly limiting.

Who are the key partners for the Protect Goal?

- Municipalities
- Municipal Environmental Advisory Councils
- Land Trusts
- Other planning professionals
- Environmental advocacy groups
- Residents
- Watershed groups

Action Items

Action	Audience	Timeframe	Staff	Tools	Status
Promote Sustainability Summit	Municipalities Public Home Owners Businesses HOAs Schools	1 st Half	Griffith Admin Steinman Oakley	Website Social Media eNewsletter Custom Emails	
Climate Action Plan Update		4 th Quarter into 2026	Griffith		
Promote Sustainable HOA Certification Program	HOAs Municipalities Partners	Full Year into 2026	Griffith Steinman	Press Release eNewsletter Social Media	
Promote Sustainability at the Pocopson Home	Public		Griffith Steinman	Success Story? eNewsletter Social Media	
Imagining Transit Oriented Communities	Municipalities Partners Developers	Full Year	Griffith Styche D&T		

Appreciate Goal

Preserve the historic resources and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past.

Purpose

As one of the founding counties in the nation, Chester County benefits from an abundance of historic homes, barns, mills, bridges, and other notable features and events that have retained original settlement patterns and **connections to the stories of our history**. These historic features and their surroundings provide a unique sense of place and positively impact our economy and environment through reuse of infrastructure, heritage tourism, and improved property values.

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Appreciate goal?

- Protection and invest in historically significant structures and their environs to ensure they are used productively into the future.
- Develop programming that increases the understanding and value placed upon historic structures and their environs.
- Increase the capacity (staff and funding) of historically significant museums and sites so the public can experience them in a predictable and enjoyable manner.
- Advance 250th planning with Brandywine Battlefield and the BBTF/partners as the central focus and lead.
- Promote the heritage economy including historic resources, open space resources (aka environs for historic resources), and agritourism.
- Provide the message that historic resources are an inherent, although often unrecognized, part of community character, and once they are gone, they cannot be replaced.

What do we want municipalities and other partners to do?

- Implement programs to increase public support for historic resources and their environs.
- Create and support Historic Commissions and/or Historic Review Boards to promote the public value and physical protection and adaptive reuse of historic resources.
- Continue to Identify historically significant structures and environs.
- Enact demolition, rehabilitation, and new construction standards to ensure the preservation of historically significant resources and their environs.
- Coordinate historic resource promotion and appreciation with adjacent municipalities/regional planning.
- Coordinate impacts of economic development, recreation, and public infrastructure planning with historic resources preservation.
- Preserve and rehabilitate municipally owned historic properties.
- Consider preserving and owning key historic resources in their community.

What messages should we share that might help convince municipalities to do these actions?

- The preservation and investment in historic resources, streetscapes and landscapes are the most important ways that municipalities preserve their unique qualities and differentiate themselves from one another. They provide an inherent sense of place.
- Historic resources are a record of their time and show the evolution of a place. Once they are removed there is no way to recreate the effect of their presence and the sense of place they create.
- There is potential for increased local heritage related economic activity and development for small businesses (e.g., shops, pubs, restaurants, and agritourism) and through using incentives (e.g., Federal and State historic tax credits for historic preservation and adaptive reuse).

Why aren't municipalities and other partners always implementing the Appreciate goal?

- Lack of resources: staffing, funding, coordinated planning.
- Reluctance to regulate property owners (e.g., private property rights issues).
- Lack of adequate (willing and/or knowledgeable) volunteers for Historic Commissions/HARBS.
- Historic preservation is viewed as a burden/afterthought/headache and not as a core benefit. Doesn't rise to level of importance as other local planning topics. People take for granted that historic resources will be there forever/preserved without help.

Who are the key partners for the Appreciate goal?

- Chester County Conference and Visitors Borough
- Chester County Historic Preservation Network
- Municipal Historic Commissions
- Historic Sites
- Brandywine Battlefield Task Force

- Chester County History Center
- Municipalities
- Pennsylvania History and Museum Commission
- Iron and Steel Coalition
- Oxford Region Historic Preservation Network
- Heritage Centers
- Chester County Parks and Preservation
- Chester County Archives
- Chester County Department of Community Development
- Chester County Economic Development Corporation
- Pennsylvania Department of Transportation
- Mason-Dixon Planning Group
- Developers
- Businesses

Action Items

Action	Audience	Timeframe	Staff	Tools	Status
Promote Town Tours	Public Partners	Summer	CPD Admin Steinman Oakley	Website Social Media eNewsletter Events Calendar County Press Release	
Promote Heritage Site Interpretive Implementation (installed stuff)	Public	Full year into 2026	Blackburn Speirs? Steinman Oakley	eNewsletter Social Media	
Promote Heritage Interpretive Network	Public	Full year into 2026	Speirs		Ongoing
Support 250 th Anniversary Celebration	Municipalities Partners Public	Ongoing	Commissioners Blackburn Steinman Oakley	Video Social Media eNewsletter Emails Website	Ongoing

Live Goal

Nurture diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities.

Purpose

Our neighborhoods, including homes, schools, libraries, community services, and parks, provide the foundation for public and individual health and significantly influence economic opportunity and social resiliency. Strong neighborhoods with a diversity of housing options that are affordable across all incomes are a cornerstone for community well-being. Other cornerstones are adequate emergency services, accessible community facilities, and supportive services that evolve to address the needs of all community members.

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Live goal?

- Provide accessibility, walkability, educational opportunities, and a sense of community.
- Provide increased diversity of new housing and an expanded supply of affordable housing.
- Ensure Chester County residents and businesses continue to have access to appropriate community facilities and are served by adequate emergency services.

What do we want municipalities and other partners to do?

- Adopt zoning that provides incentives for affordable housing.
- Use municipally owned land for affordable housing developments.
- Encourage development around amenities such as public transportation (transit-oriented development).
- Encourage mixed use development, especially renovation of obsolete commercial and office facilities into mixed use centers with housing.
- Reduce zoning and processing hurdles that are adding overly burdensome costs to new residential construction.
- Change zoning to allow a broader variety and denser housing types (such as accessory dwelling units, twins, duplexes, triplexes, quadraplexes, and small multiplexes) in appropriate areas.

What messages should we share that might help convince municipalities to do these actions?

- Housing options are essential to allow people to live in the communities they work and serve. Affordability is a growing issue and employers are struggling to attract employees due to high housing costs.
- As municipalities continue to experience extreme weather events at a greater frequency, greater cooperation and coordination of emergency services is essential.
- Access to parks and recreational opportunities offer residents opportunities for both mental and physical engagement in their communities as well as promotion of healthier lifestyles.
- Population is growing and demographics are changing (increasing one and two person households, aging population) that will cause a shift in the needed housing types.
- Infill development helps to preserve open space.
- Developing near transportation helps to keep traffic lower.
- Chester County historically had many of these diverse housing styles.

Why aren't municipalities and other partners always implementing the Live goal?

- Lack of resources: funding, staff, knowledge
- Community push back
- Politics
- Residents feel they cannot express concern/feedback.
- There is a sense of futility and inability to fight market conditions.

Who are the key partners for the Live goal?

- Other county departments
- American Association of Retired Persons (AARP)
- Housing Choices Committee
- Housing Authority of Chester County
- Developers
- Municipalities
- Major Employers
- Economic Development Council

- Department of Community Development
- Housing Authority
- Housing advocacy groups
- Homebuilders’ associations
- Chester County Association of Township Officials (CCATO)
- Non-profits
- Labor organizations
- Emergency service providers
- Food banks
- Land trusts
- School Districts

Action Items

Action	Audience	Timeframe	Staff	Tools	Status
Removing Housing Barriers	Municipalities	Full Year	Horwitz	Workshops	
Promote Accessible Housing Locations Guide	Municipalities	1 st Half; continued from 2024	Horwitz Steinman Oakley	Website eNewsletter Social Media Custom Emails	
Promote Housing Summit (before and after)	Municipalities Developers Partners	2 nd Half	Horwitz Patriarca Admin Steinman Oakley	Website Social Media	
Promote Annual Housing Report	Municipalities Partners Public	1 st Half	Horwitz Steinman Oakley	Website Social Media eNewsletters	
Promote Accessible Housing Locations Guide	Municipalities Partners Public	From 2024	Horwitz Patriarca Steinman Oakley	Website Social Media eNewsletter	
Promote Adaptable Housing Guide	Municipalities Partners Public	From 2024	Horwitz Patriarca Steinman Oakley	Website Social Media eNewsletter	

Prosper Goal

Grow our economic strength through developing and sustaining a skilled workforce, adaptable work areas, supportive infrastructure, a culture of innovation, and engaged communities.

Purpose

Economic opportunity is an essential element of healthy communities, supporting the quality of place across our landscapes. A strong and diverse economy provides economic opportunity through job and business growth, and provides the financial resources for preserving open space, delivering quality education, and maintaining and enhancing infrastructure for the benefit of the entire community.

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Prosper goal?

- Grow the economy (increase businesses, lower unemployment, support new industries, workforce development, revitalize main street areas, etc.).
- Celebrate and support agriculture as a top economic driver in our region.

What do we want municipalities and other partners to do?

- Work collaboratively and coordinate with each other, the County, and other partners.
- Understand available resources.
- Adopt nonresidential zoning that has flexible standards.
- Streamline development review processes.
- Support existing industries and businesses (and acknowledge “support industries”)
- Plan for growth considering mixed-use, infill development, brownfield and greyfield redevelopment.
- Create business improvement districts (BIDs).
- Encourage BIDs and other Main Street organizations to provide community support and resources

What messages should we share that might help convince municipalities to do these actions?

- CCPC, and other organizations, can help with funding, data, and information.
- Agriculture is a significant economic driver that can bring environmental benefits as well as agritainment and agritourism opportunities. (not just an attractive, temporary land use waiting for real development)
- Chester County has numerous existing and growing industries unique to the county.
- Importance/protection of industrial zoning

Why aren't municipalities and other partners always implementing the Prosper goal?

- Lack of resources: staffing, funding, knowledge
- Municipalities don't have a major role influencing the market outside of ensuring adequate provision of utilities and zoning.
- Consider growth to be a “bad” thing that will have negative impacts.
- Avoiding conflict with residents over agricultural industry (smell, noise, etc.)

Who are the key partners for the Prosper goal?

- Chester County Economic Development Council
- Chester County Conference and Visitors Bureau
- Department of Community Development
- Chambers of Commerce
- Major employers
- Public transportation agencies
- Municipalities
- Developers
- Commissioners
- Agricultural organizations
- Farmers
- Ag service providers and related industries
- Chester County Association of Township Officials
- Restaurants and cultural institutions

Action Items

Action	Audience	Timeframe	Staff	Tools	Status
Promote Urban Centers Forum (before and after)	Municipalities (Urban & Suburban Centers)	2 nd Half	Myers Admin Steinman Oakley	Website Social Media eNewsletter Events Calendar Partner Toolkit	
Promote Non-residential Construction Report	Municipalities Public Partners	1 st Half	Horwitz Steinman Oakley	Website Social Media eNewsletter	
Share Agriculture News	Public	Full Year	Commissioners Steinman	Social Media eNewsletter	

Connect Goal

Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.

Purpose

The infrastructure systems that connect and serve Chester County are an integral part of our past, present, and future, evolving to serve the needs of our community. These systems provide a stable foundation for economic growth and community safety.

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Connect goal?

- Develop multi-use trails and sidewalks to interconnect communities (accessible for everyone)
- Expand public transportation services to meet travel demand/needs
- Reduce congestion through roadway improvements (bottleneck points on highways, bridges, etc.)
- Promote safe, sustainable, and resilient energy and communications systems
- Guide development toward designated growth areas (water/sewage facilities and land use planning)

What do we want municipalities and other partners to do?

- Participate in studies.
- Engage in the planning process.
- Build sidewalks and trails, and complete connections in the multi-modal trail network.
- Amend subdivision ordinances to require active transportation improvements.
- Pursue funding to advance projects and other initiatives.
- Share information with stakeholders and other community members to encourage feedback.
- Understand the importance of smart transportation, multimodal transportation, Complete Streets, and other important objectives.
- Enhance pipeline safety and connectivity.
- Implement greenhouse gas reduction strategies such as installation of energy savings measures at municipal facilities, updating or adopting alternate energy ordinances, participating in the regional LED streetlight procurement process, and installation of electric vehicle charging stations.
- Provide information to the public on sustainable and efficient energy practices and links to support resources such as home energy audits and weatherization programs.

What messages should we share that might help convince municipalities to do these actions?

- Provide relevant and compelling data that educates as to why these actions are important and what impact they have
- Specific information for funding opportunities (reimbursement programs, match programs, etc.)
- Tutorial or summary to assist with the application processes which are complicated/always changing
- Success stories

Why aren't municipalities and other partners always implementing the Connect goal?

- Lack of resources: staffing, funding, coordinated planning
- Unaware of opportunities or how to take advantage of them
- Negative feedback from community members on controversial topics
- Lack of understanding or political avoidance of the issues by municipal officials

Who are the key partners for the Connect goal?

- Planning and Implementation Partners: SEPTA, PennDOT, DVRPC
- Transit Service Providers: SEPTA, PART, Rover, TMAAC
- Transportation Demand Management and Advocacy Groups: GVF, TMAAC, Bike Coalition, Bike Chesco, Circuit Coalition

Action Items

Action	Audience	Timeframe	Staff	Tools	Status
Promote Public Transportation Plan	Public Partners Municipalities	1 st quarter; from 2024	MTP Steinman Oakley	Website eNewsletter Social Media	
Promote Trails Master Plan	Public Partners Municipalities	1 st quarter; from 2024	MTP Steinman Oakley	Website eNewsletter Social Media	
Promote Better Bus Stops Pilot Projects		Full year; continued from 2024	MTP Steinman Oakley		
Promote DVRPC Safety Program	Public	Full Year; continued from 2024	MTP Steinman Oakley	eNewsletter Social Media	
Promote Transportation Improvement Inventory (TII)	Municipalities Partners	1 st Half	MTP Steinman Oakley	Website eNewsletter Social Media	
Promote Transportation Priorities Projects (TPP)	Municipalities Partners	2 nd -3 rd Quarters	MTP Steinman Oakley	Website eNewsletter Social Media	
Promote Quarterly Transportation Forums for Municipal Managers	Municipalities	Quarterly	MPT Steinman	Municipal Emails Custom Emails	Quarterly
Promote Transportation Event (before and after)	Partners Municipalities Public	Fall	Styche Admin Steinman Oakley	Website Social Media eNewsletter Events Calendar Partner Toolkit	

Landscapes Vision and Map

The vision for Chester County focuses on place, choice, and community.

Purpose

To embrace places, enhance choices, and engage communities as we continue to balance preservation and growth in the county.

Communications Background

The following background information provides a framework for communications actions.

What do we want to accomplish under the Vision?

- Balance preservation and growth.
- Provide targeted education efforts, planning, technical assistance, programs, and services.
- Educate municipalities on what CCPC does and how we can provide assistance.
- Ask municipalities how we can help them to support the L3 Vision

What do we want municipalities and other partners to do?

- Implement smart and effective planning principles that benefit our social, economic, and environmental health.
- Commit to the core principles that position the county and its municipalities for success: Resource Preservation, Revitalized Centers, Housing Diversity, Transportation Choices, Collaboration, and Resiliency.
- Adopt zoning that includes design and dimensional standards that create appropriate landscapes.
- Coordinate planning efforts with their neighbors.
- Promote development consistent with the Landscapes Map.
- Apply for the Vision Partnership Program.

What messages should we share that might help convince municipalities to do these actions?

- Design matters to maintain and create sense of place. Continue to promote the design guides to municipalities (planning commissions, managers, commissioners), land planning and design consultants, and municipal attorneys
- Multi-municipal collaboration is critical.
- VPP offsets costs/is cost effective for municipalities
- Planning is an opportunity to address issues and enhance communities

Why aren't municipalities and other partners always implementing the Landscapes Vision and Map?

- Not understanding the importance of maintaining and enhancing the characteristics of each landscape on the Landscape Map
- A misconception that the Landscapes Map limits growth
- Not understanding the distinctive planning principles and design elements of each landscape and/or not incorporating the principles and design elements within comprehensive plans or specific plans
- The Landscape Map overlays (Significant Historic Landscapes and Significant Natural Landscapes) are ignored when evaluating development plans
- Multi-municipal coordination is inconsistent or not happening with municipal long-range planning
- Not understanding the regional influences impacting the county (i.e., population growth, aging population, housing affordability, etc.)
- Don't understand what a Comprehensive Plan (or planning in general) is and is not
- Unaware of the consequences of not planning for future or poor/outdated planning policies

Who are the key partners for the Vision?

- Multimunicipal Planning Regions: Honey Brook Township/Honey Brook Borough, Octoraro Region, Oxford Region, Phoenixville Region, Pottstown Metropolitan Region, Unionville Area Region, Kennett Area Region, Northern Federation
- Municipalities
- Developers
- Chester County Association of Township Officials
- Land trusts
- Architects
- Engineers
- Landscape architects
- Land use attorneys
- Chester County Economic Development Council

Action Items

Action	Audience	Timeframe	Staff	Tools	Status
L3 Annual Progress Report – Metrics and Successes	Public Partners	1st Half	Michael D&T Steinman Oakley	Website Social Media eNewsletter YouTube	
L3 2025 Success Stories	Public Partners	Full year; monthly	Steinman Oakley	Website Social Media eNewsletter	

Communicating Work Program Projects

Work program projects will need to be communicated to targeted audiences for both participation and implementation. Usually, individual projects will have their own communications approach, although some projects may be combined for their communications.

Process for Communicating Work Program Projects

For most projects, the following steps should be followed. In some cases, all these steps may not be needed.

1. Prior to meeting with the communications team, planners should refer to the form on the following page.
2. Hold a production and communications scoping meeting early in the process that includes a discussion of the communications outreach and confirm assigned outreach level (I, II, or III).
3. Focus the initial outreach efforts on participation.
4. Hold a mid-project scoping meeting that assesses how the communications outreach is working and adjust, as necessary.
5. While continuing to encourage participation, begin outreach focused on either implementation or conveying information.
6. Hold an end of project meeting to determine potential ongoing communications outreach needed to help implement the project and discuss the successes (and failures) of outreach efforts.

Communication Levels

Each project will be assigned a Communications level which reflects the amount of work that might be used on the project. The following categories generally describe the types of communications work that might fall within each level, although these can be varied as necessary. See appendix 2 for detailed list of potential communication activities.

Level I

A level I project pertains to a single event or entity. It also can be a simple brochure, tool, or study about one topic. This type of project may have a limited audience such as a single municipality.

Level II

A level II project spans over a couple of months to up to two years and includes more than one audience group. It also would include projects that have a couple of public meetings, events, an in-depth study, etc. Coordination with the executive director may be necessary.

Level III

A level III project spans over one to three years and includes multiple audiences. The project would include multiple public meetings, hearings, and events. Coordination with the executive director and the Chester County Commissioners is often necessary.

Communications Checklist for Planners

Background Information

Name of project:
Start date:

Lead planner:
Anticipated end date:

What goal does this project fall under and what do we want to accomplish?
Who is the audience for this project, and what do we want them to do?
Who are the key partners for this project, and will you provide us with contact information?
What messages might help us convey this project to our audiences?
What level of Communications does this project require? (Refer to Appendix 3)

Materials and Timeline

Please indicate which outreach materials are needed for this project:

Materials	Yes/No	Estimated Date Needed
Press Release		
Email sent from CCPlanning *		
Partner Toolkit		
Newsfeed Article on CCPC Website		
eNewsletter Feature		
Social Media Post(s)		
Survey		
Public Meeting(s)		

* If you selected YES to having an email sent out, please select which signature you would like. *

- Generic CCPC Signature
- Executive Director Signature
- Lead Planner Signature

Additional Information

Would you like an article/news piece following up once the project is completed?
Would you like to review all materials before they go out?
Would you like to schedule a mid-project check in?
Are there any eTools that are relevant to this project?
Are there any potential grant opportunities at the end of this project to assist municipalities with implementation?

Appendices

Appendix 1: 2024 Completed Tasks

Below are items completed in 2024, organized by Landscapes3 Goal.

New Initiatives

Improve Municipal Corner to provide better resources for municipalities in a more organized manner.

- Plan Review page expanded and better organized.
- Continued adding project examples and completed VPP projects.

Provide content for municipality newsletters and websites.

- Energy Supplier Research (Elverson/Honey Brook/Atglen/West Nantmeal/West Sadsbury)
- HOA Sustainable Events

Expand on municipality contact list.

- Municipal Managers/Secretaries + Other Admin

General Ongoing Initiatives

- Used planners' emails and contacts for more targeted outreach.
- Planners shared important announcements at meetings.
 - VPP Round 1
 - Landscapes3 5-Year Event
 - Landscapes3 Survey
 - VPP Rolling Mini-grant
 - VPP Round 2
 - Fall PMPEI Courses
- Pushed out grant opportunities.
- Posted daily to social media.
- Sent monthly eNewsletter and grew audience.
- Provided content for other department and partner newsletters
 - Chester County Commissioners' Newsletter (Weekly)
 - WCCC Life Magazine – 2 per year
- Aided in other departments' planning related studies
 - Trail Development – Parks + Preservation, Finance, and Solicitor's
 - Keim Street Bridge – Facilities
 - Multiple Projects – Department of Community Development
 - Multiple Projects – Water Resources Authority
- Participated in key partner events.
 - 2/15 – County Grants Webinar – Deguffroy
 - 2/15 – Square Rootes Collectice – Myers
 - 2/27 – Wallace Township EAC - Griffith
 - 2/28 – Oxford Region Comp Plan Kickoff – Deguffroy, Gallant
 - 4/12 – Tri County Realtors Association – O'Leary
 - 4/18 – TMAAC Breakfast Briefing – Styche
 - 4/20 – Carolyn Committa Earth Day Festival – Conwell

- 4/27 – Octorara Reservoir Clean Up – Griffith
- 5/4 – Sheep and Wool Day – Blackburn
- 5/8 – Brandywine Subscribers Meeting – O’Leary
- 5/11 – Brandywine Battlefield Park Day – Speirs
- 5/23 – Chester County Engineers – Horwitz, Farkas
- 5/25 – Campaign/Yard Sign Recycling Event – Conwell
- 6/6 – Chester County Chamber Speaker Series – Horwitz
- 6/20 – WRA Municipal Stormwater Idea Exchange – Griffith
- 6/23 – Historic Preservation Network - Blackburn
- 6/26 – WCC Future Focus Annual Event - Myers
- 7/13 – Exton Park Community Day – Conwell, Patriarca
- 7/17 – Chester County Habitat for Humanity - Patriarca
- 8/7 – Natural Lands Strategic Planning Focus Group – Griffith
- 8/10 – Circuit Trails – Steve Buck

Preserve

- Pushed out POST

Protect

- Promoted HOA Summit
- Promoted Sustainable Practices for HOAs
- Promoted HOA Virtual Roundtable Events

Appreciate

- Supported 250th Anniversary Commission
- Promoted Town Tours and Village Walks (before, during, after)
- Promoted Adaptive Reuse Guide
- Promoted Village Preservation Guide
- Promoted Heritage Tourism Plan

Live

- Promoted annual residential report

Prosper

- Promoted annual Non-residential Construction Report
- Promoted the Farm Guide
- Promoted County Economy Data

Connect

- Promoted Public Transportation Plan Update
- Promoted County-wide Trail master Plan
- Promoted TII and TPP
- Promoted Transportation Forum (before/after)
- Created and promoted webpage for CVT extension to Downingtown

Vision and Map

- Promoted L3 2023 metrics
- Promoted L3 5 Year Assessment
- Promoted VPP
- Promoted Planners' Forum (before/after)
- Promoted PMPEI to municipalities and the public
- Promoted Agricultural Landscapes Design Guide
- Promoted L3 Design Guides Series Brochure

Appendix 2: Communication Tools

Communication and outreach to CCPC's partners take advantage of a wide range of tools to implement the goals and strategies identified.

Electronic media tool: eNewsletter, email campaigns, ChescoPlanning.org home page, project specific websites, Facebook, Twitter, LinkedIn, Flickr, YouTube, Instagram, News Feed, EventBrite, calendar of events, and online meeting tools such as Zoom and WebEx.

Publication tools: Annual report, topic-specific reports, project publications, and project executive summaries.

Direct outreach tools: One-on-one interviews, stakeholder groups, surveys, topic specific presentations to groups, general CCPC presentation to groups, participation in events, and a booth with snacks and water along trails or at public events.

Media tools: Press releases, interviews with Radio/TV, editorials and articles, newspaper ads, commissioner meeting announcements, and CCPC board announcements.

Event tools: Workshops, awards ceremonies, public presentations, "Big Name" speaker events, PMPEI training, and participation in bike-to-work day.

Branding tools: Logo, slogan, brochure describing agency, brochures describing specific services, resumes and descriptions of planners, business cards, bookmarks, posters, table displays, video on CCPC, and hashtags for social media.

Appendix 3: Communication and Production Levels

Level I

A level I project pertains to a single event or entity. It also can be a simple brochure, tool, or study about one topic. This type of project may have a limited audience such as a single municipality.

Examples: Planners' Forum, Urban Centers Forum, comprehensive plan or zoning ordinance for one municipality, brochure, tool, annual housing report, etc.

- Social media posts: Facebook, LinkedIn, Twitter, and Instagram
- ChescoPlanning homepage banner
- Monthly eNewsletters
- News Feed
- Flyers/Posters (printed or electronic) *
- Events calendar
- EventBrite/Zoom
- "Save the Date" emails
- Event tables**

Level II

A level II project spans over a couple of months to up to two years and includes more than one audience group. It also would include projects that have a couple of public meetings, events, an in-depth study, etc. Coordination with the executive director may be necessary.

Examples: Chester Valley Trail West Study, Phoenixville Region Multimodal Study, etc.

- Social media posts: Facebook, LinkedIn, Twitter, and Instagram
- Targeted/paid Facebook ad
- Facebook event
- ChescoPlanning homepage banner
- Monthly eNewsletters
- News Feed
- Flyers/Posters (printed or electronic) *
- Events calendar
- EventBrite/Zoom
- “Save the Date” emails
- Event tables**
- Event planning**
- Webpages
- Surveys
- PowerPoint presentations*
- Executive summaries*
- Photos*
- Partner toolkits
- Press releases
- Text message and email alerts via ReadyChesco

Level III

A level III project spans over one to three years and includes multiple audiences. The project would include multiple public meetings, hearings, and events. Coordination with the executive director and the Chester County Commissioners is often necessary.

Example: Landscapes3, Open Space Initiatives (summit and study), etc.

- Social media posts: Facebook, LinkedIn, Twitter, and Instagram
- Targeted/paid Facebook ad
- Facebook event
- ChescoPlanning homepage banner
- Monthly eNewsletters and/or topic specific eNewsletters
- News Feed
- Flyers/Posters (printed or electronic) *
- Postcards*
- Events calendar
- EventBrite/Zoom

- “Save the Date” emails
- Event tables**
- Event planning**
- Webpages
- Surveys
- PowerPoint presentations*
- Executive summaries*
- Photos*
- Partner toolkits
- Press releases
- Media advisories
- News articles
- Publications*
- Newspaper legal advertisements for public hearing
- Text message and email alerts via ReadyChesco
- Videos*
- Complex PowerPoint presentations*
- Audio blogs*
- ESRI Story Map*

*Requires coordination with the Communications Team and Technical Services Division.

**Requires coordination with the Communications Team and Admin Team.

Community Planning

Community Planning Municipal Assistance Projects

November 2024

Current VPP Projects

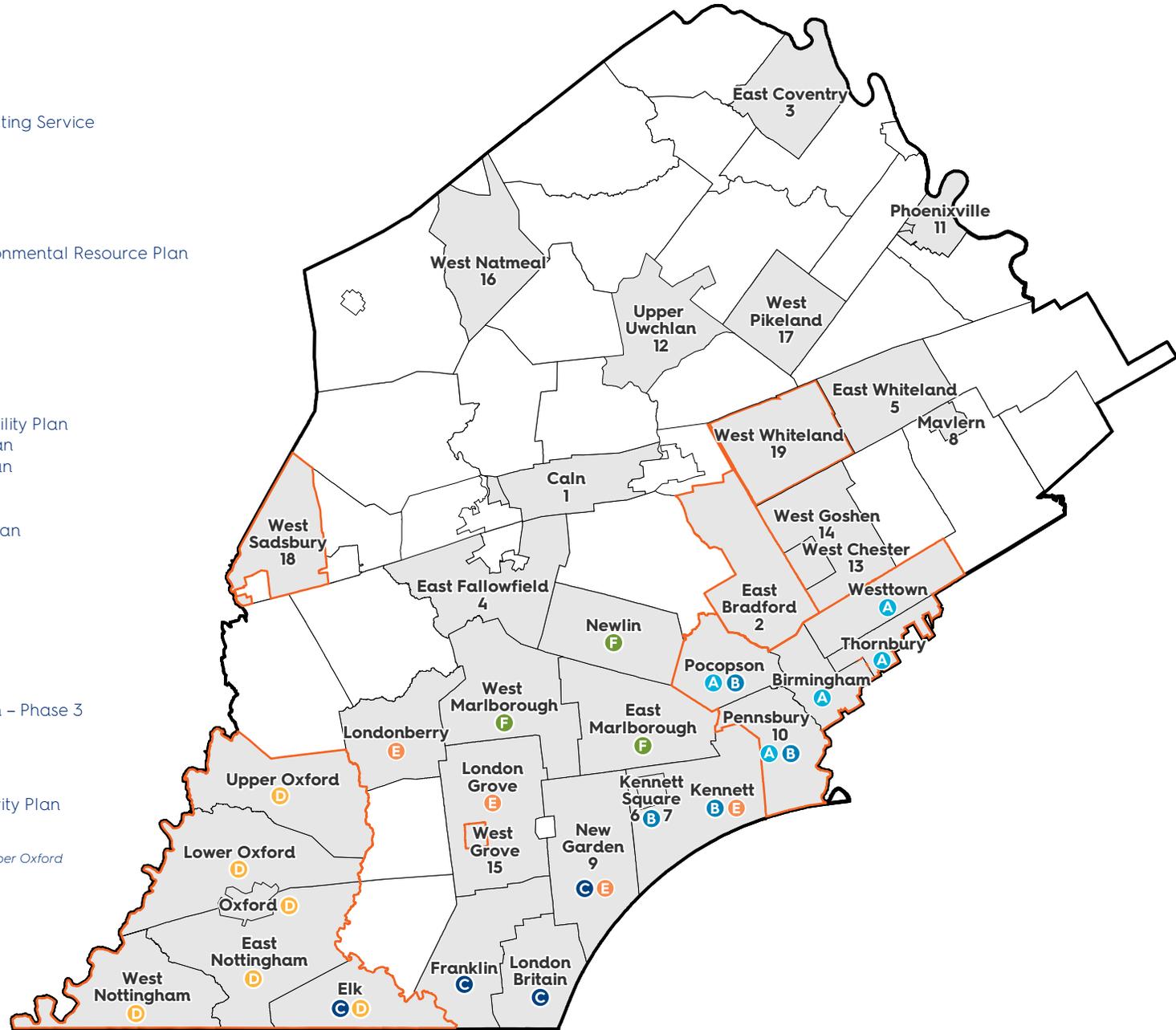
- Municipality with Ongoing VPP Project
- Municipality with Planning Commission Consulting Service

Single-Municipality Projects

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

November 2024 (Activities as of 10/31/24)

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 creating an ordinance that removes complicated overlay districts. They held a meeting on 10/17 that focused on the review of cluster development options. The project is progressing on schedule.

2. East Bradford Township – Zoning Ordinance Update

Percent Completed: 75% Contract Term: 8/22–1/25 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca
The project coordinator completed their initial review of the full draft ordinance and a public meeting to make their formal recommendation to the Board of Supervisors which will occur by years end.

3. East Coventry Township – Land Use Assumptions Report

Percent Completed: 99% Contract Term: 8/23–7/25 Consultant: McMahon Associates, Inc. Monitor: Kate Clark
The Act 247 letter was drafted. A public hearing was conducted for presentation and discussion of the Land Use Assumptions Report ("LUAR") prepared by Natural Lands and Bowman, Dated September 2024, and Previously Recommended for Approval by the East Coventry Township Traffic Impact Advisory Committee occurred on 10/14. LUAR and resolution were adopted 10/21 by the Board of Supervisors. The Township will be submitting for reimbursement of the VPP grant.

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

Percent Completed: 95% Contract Term: 5/23–10/24 Consultant: Simone Collins Monitor: Mark Gallant
The plan was discussed at a 10/7 Planning Commission meeting. The Township has opted to adopt the Plan as an amendment to the Comprehensive Plan. The public hearing for adoption was moved to November 26th. Mark Gallant took over this plan update as the monitor.

X. East Vincent – Zoning Ordinance

Percent Completed: N / A Contract Term: 4/22–9/24 Consultant: Chester County Planning Commission Monitor: Kate Clark
The Township requested a full copy of the completed Zoning Ordinance. They did not request a six-month extension to their grant time.

5. East Whiteland Township – Zoning Ordinance

Percent Completed: 25% Contract Term: 9/23–8/25 Consultant: Bergmann Monitor: Chris Patriarca
A Task Force meeting was held in October to discuss commercial and industrial districts. The project is progressing on schedule.

COMMUNITY PLANNING REPORT

6. Kennett Square Borough – State Street Revitalization Study

Percent Completed: 10% Contract Term: 9/24-10/26 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 kick-off meeting was held on 10/17 with a field view on 10/29.

7. 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. Township wants to start in November. The planner met with Twp Zoning Officer in October to discuss background and goals.

8. 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. A meeting was held in October.

9. New Garden Township – Zoning Ordinance Update

Percent Completed: 0% Contract Term: 7/24-6/26 Consultant: Michael Baker International Monitor: Libby Horwitz
 Meeting was held on October 23rd.

10. Pennsbury Township – Ordinance Updates

Percent Completed: 30% Contract Term: 5/24-10/25 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs
 The October meeting on the 29th was a public open house. Jeannine Speirs took over this project as monitor and attended the meeting.

11. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 40% Contract Term: 7/23-6/25 Consultant: Gilmore & Associates Monitor: Chris Patriarca
 No meeting was held in October. Next meeting TBD.

12. 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.

13. 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 focusing on advancing goals of Landscapes3. The last meeting was held on October 16, 2024, and the project is progressing on schedule.

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

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

COMMUNITY PLANNING REPORT

This plan will guide future planning efforts and investment in the Township's park, recreation, and open space facilities. The monitor attended the meeting held on 10/29 where Meliora Design presented on sustainability as it relates to parks and open space policy.

15. 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 Borough Zoning Ordinance. A full 2nd draft documenting the proposed amendments to the ordinance was created and sent to the borough task force, solicitor, and zoning officer. A public meeting will be held at a council meeting in December 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.

16. West Nantmeal Township – Comprehensive Plan Update

Percent Completed: 5% Contract Term: 6/24–5/26 Consultant: Castle Valley Consultants Monitors: Elise Davis/Mark Gallant
The October meeting was cancelled and the next meeting is scheduled for November 25th

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

Percent Completed: 25% Contract Term: 6/23–5/25 Consultant: Natural Lands Monitor: Chris Patriarca
The October meeting focused on land use ordinance recommendations and document formatting. A public event will occur in early 2025.

18. West Sadsbury Township – Comprehensive Plan – Completed

Percent Completed: 100% Contract Term: 2/23–1/25 Consultant: Chester County Planning Commission Lead Planner: Kate Clark
The comprehensive plan was adopted on August 13th. CCPC compiled final deliverables and distributed them to the Township.

19. West Whiteland Township – Comprehensive Plan

Percent Completed: 10% Contract Term: 7/24–6/26 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca
A public open house was held on October 29 and the public survey will be live through years end.

MULTI-MUNICIPAL PROJECTS

A. 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

B. 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 to 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. There was no meeting in October.

COMMUNITY PLANNING REPORT

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

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 builds on Franklin’s Comp Plan policy and policy in the other three communities. The monitor met with the consultant in October.

D. 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. Meeting on 10/15, passed out cards and posters in English and Spanish to promote the survey. Meeting on 10/23 discussed early returns of the public survey and the schedule for the rest of 2024.

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

Percent Completed: 75% Contract Term: 2/23–1/25 Consultant: McMahon Associates Monitor: Chris Patriarca
 The full draft plan was received in October and once finalized it will go for acceptance by the 5 municipal partners. The project is progressing on schedule.

F. Unionville Area Region – Comprehensive Plan Update

Percent Completed: 99% Contract Term: 4/22–09/24 Consultant: Brandywine Conservancy Monitor: Libby Horwitz
 The draft plan has been sent for a combined Act 247/VPP review. A joint meeting was held on 10/28, and the plan was adopted.

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 is serving as the Region’s secretary throughout the Plan update. Jeannine and David are assisting with historic resource and heritage interpretation network items.
- **Phoenixville Region Planning Committee** – The PRPC met October 30 and had an initial discussion for the 2025 work plan that will continue at the next meeting.
- **Pottstown Metropolitan Regional Planning Committee** – The PMRPC met October 23 and discussed the draft comp plan update chapter for Environmental Sustainability.
- **Internal County Coordination**
Transportation: Kevin Myers
Community Development: Libby Horwitz, Kevin Myers, Chris Patriarca, Jeannine Speirs, David Blackburn
Housing Authority of Chester County: Libby Horwitz and Chris Patriarca
Facilities: David Blackburn

COMMUNITY PLANNING REPORT

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. North Coventry (Zoning Ordinance Amendment)
6. East Nottingham (Official Map)
7. Uwchlan (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)

HISTORIC PRESERVATION

External Partners: Vary by project

Staff: David Blackburn and Jeannine Speirs

America 250 & Heritage Tourism Plan

- ❖ The 250 administrator and Chester County Community Foundation continue to explore sponsorship/fiscal support of programs and infrastructure improvements. Anticipate a list by the end of calendar year.
- ❖ The Commission is at 60% for adoption of support for America250 Chester County, working for passage by the remaining 50%.
- ❖ Met with MontoCo America 250 Coordinator to discuss cross-county collaborations for America250 and Brandywine250.
- ❖ Met with Director of Chester County Tourism. Discussed strategies for heritage sites, distribution of Chester County Originals campaign.

Heritage Tourism Plan (HTP) Implementation

- ❖ Facilitated second HTP implementation meeting and discussed outline of the plan.
- ❖ Map was released to select partners in September, for review, feedback, and edits. Edits were received in October from the Iron & Steel Collaborative and will be incorporated into the next update of the map.
- ❖ Met with Executive Director of National Iron & Steel Museum to discuss the Gateway that will be established at the museum.

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. Exploring funding opportunities for heritage interpretation, education and outreach: a visitor experiences 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. Coordinating with Valley Forge and Hopewell Furnace that will now be Gateways under the Heritage Interpretive Network.

COMMUNITY PLANNING REPORT

HERITAGE INTERPRETIVE NETWORK (HIN)

- ❖ Heritage Coordinator met with ED of the National Iron and Steel Museum to discuss 2025 programming, current fund raising, and the look at the site of the proposed Iron & Steel Heritage Center.
- ❖ Paoli Battlefield Master Plan Committee forming and meeting to move ahead on the HIN is an update. Paoli Memorial Associates and Malvern via - Paoli Battlefield Master Plan Committee are exploring developing a Paoli Battlefield Heritage Center.

AGRICULTUE

- ❖ 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.

PUBLIC PROGRAMS & ADVOCASY, TRAININGS & OUTREACH

- ❖ Seven responses to the survey for '24 programs were received.
- ❖ Theme for 2025 is “Resources with untold stories” Growing 2025 line up include: Lincoln University/Hinsonville (a village adjacent to Lincoln University that played a role in the school's development that although no longer exists except for a scattered number of extant buildings that were part of the village), Kennett Square Borough, East Brandywine, and Coatesville.

ADVOCACY

- ❖ East Brandywine, Bondsville Mill Park dedication; represented CCPC at the fall workshop of the CC Historic Preservation Network.

OUTREACH

- ❖ Attended re-initiated Coatesville Historic Commission Blackburn attending East Vincent Historic Commission meeting for introductions to and to learn more about ongoing projects and issues in the municipality.

Ordinances – Caln Historic Resources regulations draft review pending

Training – Conducted support trainings for historical commissions, committees, and Historical Architectural Review Board, in coordination with Chester County Historic Preservation Network

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

- ❖ Received and reviewed the Alternative Analysis Report Comment Response Document from PennDOT for the SR 41 traffic circle proposed for Chatham Village.
- ❖ Agreed to be a consulting party for the 106 process at the Parkesburg Train Station.

County associated Programs/Projects:

- ❖ County-owned Bridges/Facilities
- ❖ First meeting with the new bridge contractor was in October. Introductions and review of pending and in process projects.

COMMUNITY PLANNING REPORT

ACTIVE PROJECTS

- ❖ Historic classification for three bridge design projects in process: W. Nantmeal Twp, Warwick Twp, and Kennett Twp.
- ❖ East Vincent township meeting for proposed work on the covered bridge received endorsement from the Commissioners.
- ❖ Graphic draft of the interpretive panel at Bridge #26 was submitted to CCPC for initial design and graphics of the final panel.
- ❖ Construction is commencing on Watermark Road in Upper Oxford Twp and Hadfield Road in E. Brandywine Twp.

Non-County affiliated Section 106:

- ❖ Downingtown Train Station project has been reactivated. The mitigation Memorandum of Agreement is completed for the demolition of an identified historic resource in a historic district for a storm water basin; Federal Transit Administration and PennDot engineers indicate demolition is necessary. Consulting parties will participate 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

- **State of the County Economy Report** – Started data formatting for posting online.
- **Delaware Vally Regional Planning Commission (DVRPC) Projections** – DVRPC adopted updated population projections in October and is finalizing employment projections.
- **AgConnect** – CCPC working with AgConnect to potentially adjust open space restrictions to better facilitate farming.

HOUSING

- **Adaptable Housing Guide** –Finalizing trends and projections.
- **Housing Forum-** Housing organization convened October 30th.
- **Pro Housing Grant** – CCPC submitted the application for the grant on October 14th.

URBAN CENTERS

- **Technical assistance/coordination** –Discussion with Avondale to address flooding.
- **Urban Center Forum (UCF)** – The 2024 UCF is a series of three forums (southern, east/northern, and western Chester County) by region. Two meetings were held on October 24th and 30th and included a presentation of CCPC news/updates/and region-specific projects, municipality highlights of successes and challenges, and a moderated discussion to find possible solutions/collaboration to reach solutions.
- **Presentations:** Continuing discussion on collaboration with WCU regarding ArcUrban use and/or student internships/work to collaborate on municipal assistance/projects. Discussed comprehensive plans at the October 9th Kennett Square Borough Council meeting.

Sustainability Division Update

Sustainability Division

Monthly Activities Report – November 2024

Summary:

- Participated in panel discussion with all three commissioners on environmental progress in Chester County. This event was sponsored by the West Chester Green Team and West Chester University and was held on WCU's campus on 10/30. Approximately 25 community members and students attended.
- Hosted a meeting of county department heads to discuss progress toward implementing the Climate Action Plan. The meeting resulted in three general areas of focus for 2025: electrifying the county's fleet, reducing waste, and strategically managing the county's building energy usage. Working groups will begin for each of these topics within the next few months.
- Keep Chester County Beautiful:
 - Kicked off campaign sign recycling event with drop-off stations at 5 different locations across the county.
 - Working with Steering Committee to plan work plan for 2025.

Environmental and Energy Advisory Board

- The EEAB had their final quarterly meeting of the year on 10/23. Decided that CCPC will host a meeting to convene the county's municipal Environmental Advisory Councils to share with them county resources and discuss partnering on initiatives to advance county policy as a unified group. This is envisioned to be a periodic/recurring meeting.

Multimodal Transportation Planning Division

Multimodal Transportation Planning Division

October 2024

PA DCED Local Share Account awards

On Tuesday October 22nd, the Commonwealth Financing Authority announced awards for the Statewide Local Share Account (LSA) The LSA was established by the PA Race Horse Development and Gaming Act (Act 2004-71) which provides for the distribution of gaming revenues through the Commonwealth Financing Authority (CFA) to support projects in the public interest. The first offering of the Statewide LSA with awards announced in March of 2023 included a total of \$263,035,195 for 843 projects. This second offering of the Statewide LSA totals \$346,075,488 for 1,169 projects across the Commonwealth. Chester County recipients include:

- Caln Township - 4 Wheel Drive Police Responder Pick Up Trucks - \$126,027
- Caln Township - Thorndale Fire Company LSA grant - \$78,510
- Chester County - Tourism Interactive Kiosks - \$333,540
- Chester County Solid Waste Authority - CCSWA HHW Building - \$350,000
- Chester Water Authority - Sullivan Booster Station - \$350,000
- Coatesville City - Fire Apparatus Purchase - \$675,000
- Downingtown Borough - Flood Mitigation Project - Stream Gauge/Camera Installation, Bridge Painting - \$25,016
- East Bradford Township - Ravine Road Bridge and Embankment Improvements - \$350,000
- East Brandywine Township Municipal Authority - Wastewater Remote Monitoring Equipment - \$69,900
- East Brandywine Township Municipal Authority - Emergency Portable Diesel-Powered Dewatering Pump - \$77,560
- East Caln Township - Downing Circle Stormwater Improvements - \$500,000
- East Coventry Township - Public Works Vehicle and Equipment Purchase - \$102,300
- East Fallowfield Township - Replacement of Culvert on Saw Mill Road - \$250,000
- East Goshen Township - Goshen Fire Company Apparatus - \$550,000
- East Pikeland Township - East Pikeland Police Department In-Car Cameras & Technology - \$41,100
- East Pikeland Township - East Pikeland Public Works Department Volvo Loader - \$165,211
- East Whiteland Township - Police Department Modernization Initiatives Project - \$300,000
- Easttown Township - Easttown Complete Streets Initiative - \$505,000
- Elverson Borough Municipal Authority - Sanitary Sewer Collection System Rehab and Sewage Treatment Plant Upgrade - \$250,000



- Honey Brook Borough - Honey Brook Borough Generators - \$122,885
- Honey Brook Borough - Honey Brook Borough Radios - \$75,000
- Honey Brook Township - Elverson Honey Brook EMS - \$304,844
- Kennett Square Borough - Police Department Security Cameras - \$34,670
- Kennett Township - Solar Panels for Kennet Area Community Center's new facility - \$350,000
- London Britain Township - Planning, Design, Permitting for Resizing Windsor WTP - \$95,235
- London Britain Township - SR 896 Flashing Warning Devices - \$41,000
- Malvern Borough - Public Safety Initiative - Malvern Fire Company Fire Tanker Equipment Purchase - \$495,000
- Malvern Borough - Malvern Revitalization Plan - \$50,000
- Modena Borough - Modena Ambulance Purchase - \$451,585
- Modena Borough - Modena EMS Equipment and Safety Gear - \$93,863
- North Coventry Township - Police Vehicle Purchase - \$61,250
- North Coventry Water Authority - NCWA Acquisition of Aqua PA Suburbia Shopping Center Water System - \$400,000
- North Coventry Water Authority - NCWA Emergency Generator Purchase and Installation - \$425,000
- Oxford Area Recreation Authority - OARA Park Revitalization Project - \$650,843
- Penn Township - Sports Park, Trails, and Environmental Education Center Final Phase - \$500,000
- South Coatesville Borough - Borough Hall Renovations, Upgrades and IT - \$685,000
- South Coatesville Borough - Police Department Equipment - \$57,345
- South Coventry Township - South Coventry Well Development - \$90,377
- Upper Uwchlan Township - Hickory Park Rehabilitation - \$100,000
- Valley Township - Municipal Complex: Security Fencing - \$50,000
- Wallace Township Municipal Authority - Wastewater System Upgrade - \$160,018
- West Bradford Township - Wastewater Treatment Facilities Improvements – Dupont Plant - \$500,000
- West Brandywine Township - Icedale Road Bridge Replacement & Removal of the Adjoining Icedale Meadows Dam - \$575,000
- West Chester Borough - Goose Creek Sanitary Sewer Conveyance Modernization - \$750,000
- West Goshen Township - W. Rosedale Avenue Sidewalk Installation - \$85,368
- West Whiteland Township - Boot Road Park Solar Array Project - \$44,873
- West Whiteland Township - Public Works Facility Ground Mounted Solar Array - \$500,000

In summary, there were **47 Chester County projects totaling \$12,848,320** in awards for the 2024 LSA round. Applications for the next Statewide offering of the LSA are due November 30th.

Municipal Bridge Retro-reimbursement Program awards

Every 2-3 years the Delaware Valley Regional Planning Commission (DVRPC) offers the Municipal Bridge Retro-reimbursement Program (MBRP) to PA municipalities looking to improve locally-owned bridges. This program provides for 80% reimbursement of the total project costs to rehabilitate and or replace bridges resulting in the elimination of a bridge's poor condition rating. At their October 24th meeting, the DVRPC Board approved the projects for the 2024 MBRP round which made \$20M available. Chester County had the most recipients (5) of any of the PA DVRPC counties, including:

- Woodland Drive Bridge over Northeast Creek (Bridge Key 59946) in WestNottingham Township - \$400,000 (\$320,000 State 183/\$80,000 Local);
- Park Road Bridge (Bridge Key 60087) in West Nottingham Township - \$400,000 (\$320,000 State 183/\$80,000 Local);
- Buttonwood Lane Bridge (Bridge Key 60095) in West Vincent Township - \$2,360,000 (\$1,888,000 State 183/\$472,000 Local);
- Garrett Mill Road Bridge (Bridge Key 10861) in Willistown Township - \$538,490 (\$430,792 State 183/\$107,698 Local);
- Ravine Road Bridge (Bridge Key 10770) in East Bradford Township - \$594,000 (\$475,200 State 183/\$118,000).

To be eligible for the MBRP, bridges must be listed on any of the PA Capital Bridge Bills periodically passed by the PA House. New for this past round was the shortening of the required span length from 20' to 8', which is the minimum span length the State is able to fund.



Design & Technology Division Update



THE COUNTY OF CHESTER



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MEMORANDUM

To: Chester County Planning Commission
From: Geoffrey T. Creary, Director, Design & Technology Division
Date: November 1, 2024
Re: Planning Commission Board Meeting Monthly Report

For the month of October, 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. Prepared the ACT 247 fee structure for potential adjustment to potentially take place in the beginning of 2025.

The GIS staff assisted Community Planning with municipal mapping requests. Those include refining POST Easement Mapping, Power Infrastructure App, PA250 Heritage Themes mapping, 247 models, and Chester County Parks and Trail location map.

The graphics team assisted with various work program projects, including preparation of several etools, Plan graphics for the etools, updated trail photography, finalizing of the Mini Open Space plans, various info / web graphics.

Director's Report