



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 270

Hybrid Meeting
February 12, 2025

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 – January 8, 2025

Commission

C. Act 247 Reviews – January 2025 Applications

Act 247 Team

1) Subdivision and Land Development Plan Reviews (12)

1. East Pikeland Township	LD-12-24-18354
2. East Whiteland Township	LD-12-24-18339
3. East Whiteland Township	SD-11-24-18335
4. London Britain Township	SD-12-24-18348
5. Malvern Borough	LD-12-24-18341
6. Malvern Borough	SD-12-24-18340
7. Parkesburg Borough	SD-12-24-18343
8. Phoenixville Borough	SD-12-24-18346
9. Schuylkill Township	SD-12-24-18349
10. Warwick Township	LD-12-24-18342
11. West Bradford Township	SD-12-24-18345
12. West Whiteland Township	SD-11-24-18333

2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (9)

1. Birmingham Township	MA-12-24-18365
2. Birmingham Township	SA-12-24-18364
3. Birmingham Township	ZA-12-24-18363
4. Caln Township	ZA-01-25-18374
5. New London Township	SA-01-25-18378
6. New London Township	ZA-12-24-18358
7. New London Township	ZM-12-24-18357
8. West Chester Borough	SA-12-24-18353
9. West Chester Borough	ZA-12-24-18355

D. Act 537 Reviews- January 2025 Applications *Carrie Conwell*

- 1) Major Applications (0)
- 2) Minor Applications (3)
 1. East Coventry Township, 251 Kolb Road, 18-5-136, Consistent
 2. Newlin/West Bradford Townships, Newlin Ridge/Davis, 49-9-13, Consistent
 3. West Sadsbury Township, Daniel & Rachel Dienner/110 Norton Drive, 36-3-21, Consistent

2:25 p.m. 4. DISCUSSION AND INFORMATION ITEMSE. Design & Technology Division Update *Geoff Creary*
1) 2024 Plan and Ordinance Submittals – Year in Review *Paul Farkas*F. Community Planning Division Update *Bambi Griffin Rivera*
1) Route 41 Planning Study *Chris Patriarca*G. Sustainability Division Update *Rachael Griffith*H. Multimodal Transportation Planning Division Update *Brian Styche*I. Director's Report *Carol Stauffer*4:00 p.m. 5. ADJOURNMENT

Action Items



THE COUNTY OF CHESTER



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 270
January 8, 2025

MEMBERS PRESENT IN PERSON: Michael Heaberg, Chair; Nate Cline, Co-Chair; Andy Wright.

MEMBERS PRESENT VIA ZOOM: Stephanie Duncan; Doug Fasic; Frank Furman; Molly Morrison.

STAFF PRESENT IN PERSON: Carol Stauffer, Acting Executive Director; Carolyn Conwell, Geoff Creary; Bambi Griffin Rivera; Rachael Griffith; Libby Horwitz; Gene Huller; Nancy Shields; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Wes Bruckno; Steve Buck; Beth Cunliffe; Angela Dracup; Paul Farkas; Mark Gallant; Carolyn Oakley; Chris Patriarca; Patty Quinn; Elle Steinman; Sally Warren.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: mht982.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission held in person at the Government Services Center Suite 270 and via Zoom audio/video on Wednesday, January 8, 2025 was called to order at 2:00 P.M. by Chair Michael Heaberg.

PUBLIC COMMENT: None.

ACTION ITEMS:

Appointment of the 2025 Chester County Planning Commission Board Officers:

A MOTION TO APPOINT NATHAN CLINE CHAIR OF THE 2025 CHESTER COUNTY PLANNING COMMISSION BOARD WAS MADE BY MR. WRIGHT, SECONDED BY DR. FASIC, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

A MOTION TO APPOINT ROBERTA COSENTINO VICE CHAIR OF THE 2025 CHESTER COUNTY PLANNING COMMISSION BOARD WAS MADE BY MR. WRIGHT, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

A MOTION TO APPOINT THE CHESTER COUNTY PLANNING COMMISSION EXECUTIVE DIRECTOR AS SECRETARY OF THE 2025 CHESTER COUNTY PLANNING COMMISSION BOARD WAS MADE BY MR. WRIGHT, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Appointment of the 2025 Vision Partnership Program Subcommittee:

A MOTION FOR MOLLY MORRISON, STEPHANIE DUNCAN, AND ANDREW WRIGHT TO CONTINUE THEIR APPOINTMENTS AS THE MEMBERS OF THE 2025 VISION PARTNERSHIP PROGRAM SUBCOMMITTEE WAS MADE BY MR. HEABERG, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE DECEMBER 11, 2024, MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HEABERG, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:Subdivision and Land Development Reviews:

A MOTION TO APPROVE THE SIXTEEN (16) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY DR. FASIC, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Cline recused himself from the following applications: SD-11-24-18306; SD-11-24-18309, SD-11-24-18310; SD-11-24-18319; LD-11-24-18314; SD-11-24-18315.

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

A MOTION TO APPROVE THE SIX (6) COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENT, AND MISCELLANEOUS REVIEWS WAS MADE BY MR. WRIGHT, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

A MOTION TO APPROVE THE ONE (1) MINOR ACT 537 REVIEWS WAS MADE BY MR. HEABERG, SECONDED BY MR. FURMAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:Multimodal Transportation Division Update:

Mr. Styche reported on funding percentages allocated to Roadway System Expansion (RSE) in the DVRPC's Long Range Plans. Originally in DVRPC's 'Destination 2030' plan, ten percent of funding was allocated to RSE. In DVRPC's current long-range plan 'Connections 2050', RSE funding allocation is capped at four percent. Regional consensus is to keep the RSE funding allocation at four percent in both Pennsylvania and New Jersey.

Mr. Styche reported on the following miscellaneous updates in his division: Chester Valley Trail Phase IVa's construction went out to bid January 3, with awards anticipated this March or April; the transportation outreach to rural/agricultural communities and the municipal improvements guide are nearing completion; priority project status updates will be posted on CCPC's website; and the latest

Census American Community Survey one-year and five-year data (2024) is updated on CCPC's website.

Design and Technology Division Update:

Mr. Creary, in the monthly overview of review submissions, noted that development reviews decreased this month for both residential lots and non-residential square footage numbers.

Next, Mr. Creary recognized the D&T teams' accomplishments: GIS team's update of the POST Easement mapping, inventory of open space plans, programs and ordinances' mapping, and Power Infrastructure app; Graphics team sent out the Chester County Trails Master Plan and transportation plan out for print, designed event banners for the websites, started the Agrotourism and Bike Ped Planning Etool, assistance of the America 250 bookmarks and various info/web graphics, and created a new Chester County Heritage Interpretive logo.

Community Planning Division Update:

Ms. Griffin Rivera reported that East Fallowfield's Township Open Space, Recreation, and Environmental Resource Plan update is shown on the VPP map, but finished in late December.

Next, Ms. Griffin Rivera summarized CPD's 2024 work. VPP highlights: VPP projects included nine county consulting and twenty-two cash grants; three additional cash grants were awarded in the 2024 Fall VPP Round; and the VPP Rolling Mini-Grant program was launched. Historic Preservation highlights: the County Commissioners adopted the Heritage Tourism Plan; Brandywine Battlefield Taskforce workshop for both Chester and Delaware county; Chester County 250th Summit was held; and the Town Tours and Village Walks celebrated 30 years with total tour visitation of 1,721. Economic Development and Housing highlights include the completion of the following: Adaptable Housing Guide, initial analysis of the starter home pilot project, County Housing Report, Non-residential Report, and the Economy Report. Other highlights include: the Adaptive Reuse Guide completion; two Urban Centers Forum were held; CPD field trip to the Chester County landfill; and the Fall Housing Forum was held.

Lastly, Ms. Griffin Rivera announced the following dates for the 2025 VPP Cash Grant Round One: February 3 – grant round opens; March 17 – pre-application meeting deadline; March 21 – grant applications due by 4pm; and May 14 – grant awards announced.

Ms. Horwitz gave an overview of the Chester County 2024 Economy Report which includes the following sections: resident characteristics; employment characteristics; business characteristics; gross domestic products; key industrial groups; and real estate characteristics. Economic strengths include: a diverse economy, not dependent on one industry; strong employment growth since 2000; unemployment rate is lower than U.S., Philadelphia County, and Pennsylvania; high-paying strong industries; highly educated and paid workforce; highest median household income in the region; and strong agricultural industries. Economic weaknesses include: housing unaffordability; higher retail vacancies than surrounding counties; increase in office vacancies; declining employment in strong industries; and lower employment in certain industries.

Sustainability Division Update:

Ms. Griffith reported that CCPC partnered with the Chester County Solid Waste Authority and Delaware County to apply for a USDA's Composting and Food Waste Recycling grant. The application was not successful. The group plans to identify other funding streams or revenue

generation models to move the program forward. CCPC has been working with a consultant on food waste reduction strategies at the Pocopson Home.

Next, Ms. Griffith reported that Keep Chester County Beautiful submitted two awards nominations to Keep Pennsylvania Beautiful: Volunteer of the Year - Dave Shirey, a New London resident who organizes a one-day cleanup event each spring that includes over 80 locations for litter removal in southern Chester County; and Community Partner Award - Recycling Services, Inc, a non-profit recycling center in North Coventry Township who played a key role in Chester County's campaign sign recycling event.

Lastly, Ms. Griffith reported that Chester County was allocated two million dollars in federal Carbon Reduction Funds to transition its fleet vehicles to electric and/or to install fleet charging stations. The Sustainability Division has been working with the county's fleet management, facilities, and procurement teams to make a plan for using this funding in 2025/2026.

Director's Report:

Ms. Stauffer reported that CCPC is recruiting for both the Planner III and the Graphics Design Supervisor positions.

Next, Ms. Stauffer, in response to a question at the December meeting, reported that Libby Horwitz will be creating an inventory of municipal ordinances that include incentives for affordable housing and assessing if the incentives have been effective.

Lastly, Ms. Stauffer noted that Paul Farkas will be presenting the 2024 annual review of Act 247 proposals at next month's board meeting.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:18 PM WAS MADE BY MR. WRIGHT, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

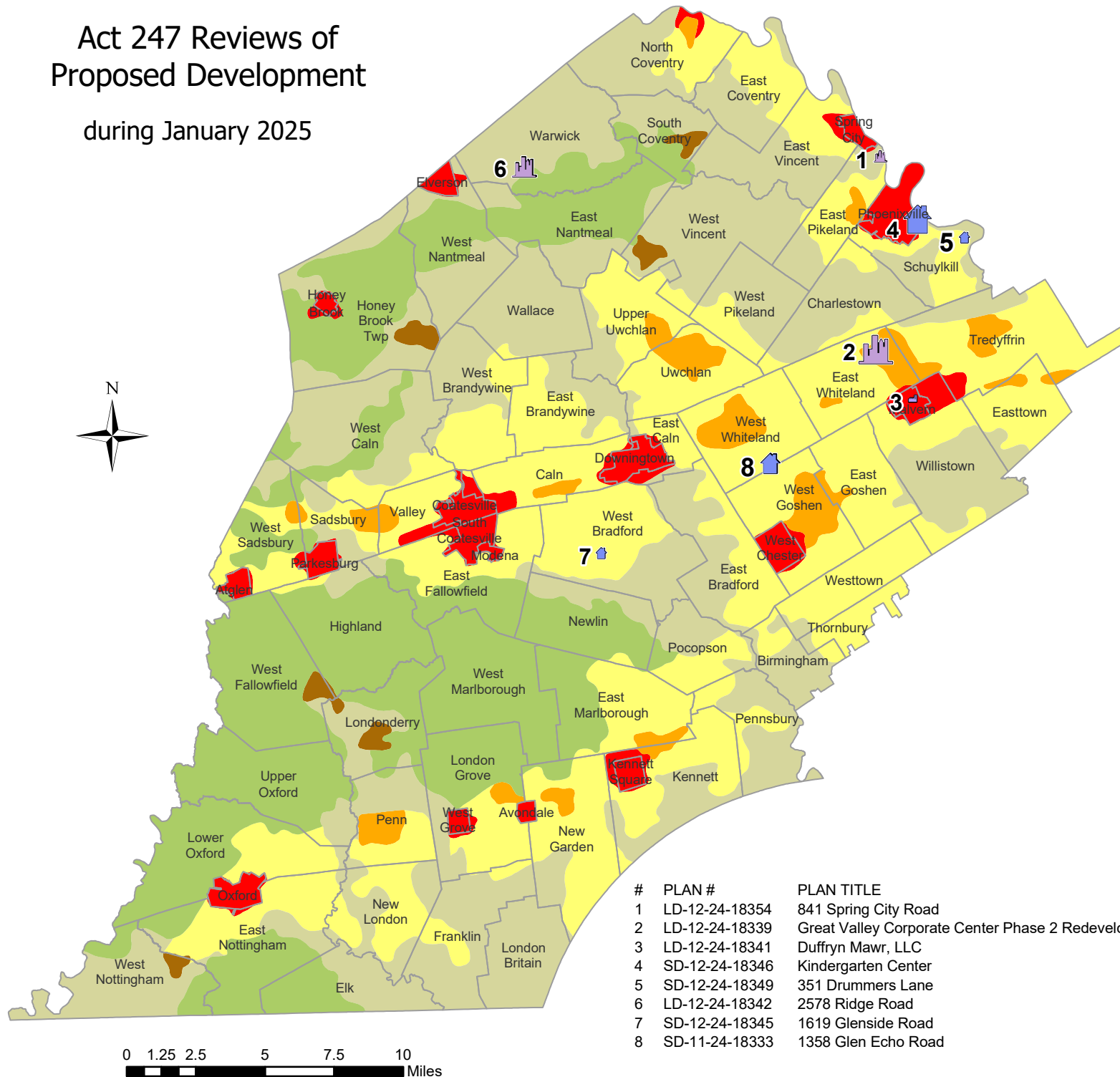
Carol J. Stauffer, Acting Executive Director
Chester County Planning Commission

CJS/ncs

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development during January 2025



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

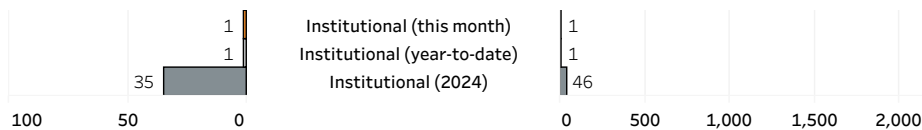
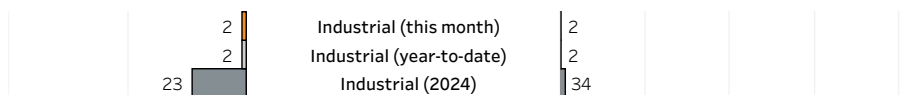
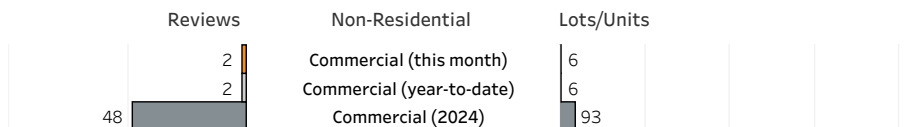
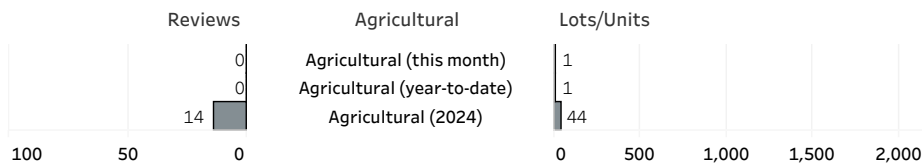
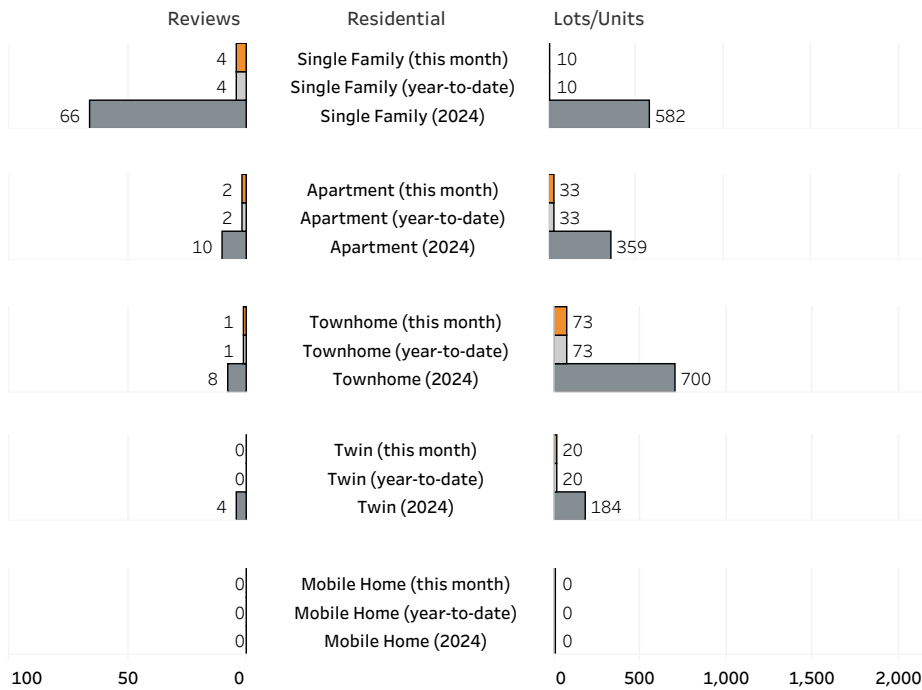
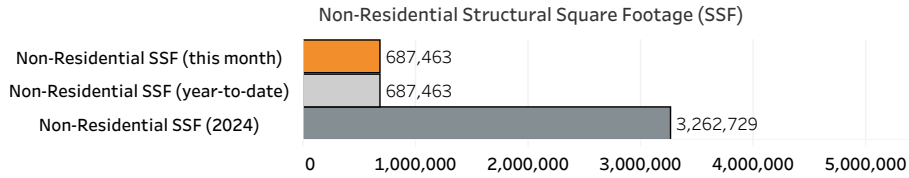
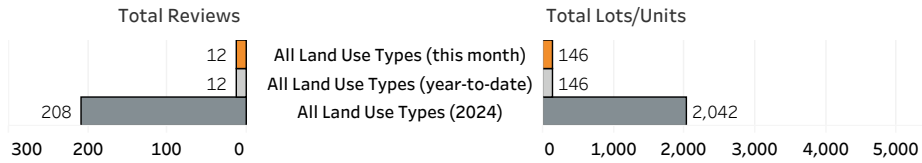
Rural Resource Areas

- 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-12-24-18354	841 Spring City Road
2	LD-12-24-18339	Great Valley Corporate Center Phase 2 Redevelopment
3	LD-12-24-18341	Duffryn Mawr, LLC
4	SD-12-24-18346	Kindergarten Center
5	SD-12-24-18349	351 Drummers Lane
6	LD-12-24-18342	2578 Ridge Road
7	SD-12-24-18345	1619 Glenside Road
8	SD-11-24-18333	1358 Glen Echo Road

January 2025



Subdivision and Land Development Reviews 1/1/2025 to 1/31/2025

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes ³ (Yes, No, N/R)
East Pikeland Township	LD-12-24-18354	841 Spring City Road	1/23/2025	9.70	Industrial	1	6,960	Industrial Unique	1		Yes
East Whiteland Township	LD-12-24-18339	Great Valley Corporate Center Phase 2 Redevelopment	1/28/2025	9.90	Commercial Commercial Commercial Commercial	4	655,540	Commercial Restaurant Commercial Office Building Commercial Restaurant Commercial Parking Lot/Garage	2		Yes
East Whiteland Township	SD-11-24-18335	Great Valley Corporate Center Phase 2 Redevelopment	1/28/2025	9.90	Commercial	1		Commercial Lot Consolidation			Yes
London Britain Township	SD-12-24-18348	242 Mercer Mill Road	1/15/2025	6.92	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
Malvern Borough	LD-12-24-18341	Duffryn Mawr, LLC	1/23/2025	0.63	Apartment Commercial	31	4,227	Residential Apartment Commercial Retail	1		Yes
Malvern Borough	SD-12-24-18340	Duffryn Mawr, LLC	1/23/2025	0.63	Apartment Apartment	3		Residential Apartment Residential Apartment			Yes
Parkesburg Borough	SD-12-24-18343	101 & 103 E. 1st Avenue	1/8/2025	3.70	Institutional	1		Institutional Lot Consolidation			Yes
Phoenixville Borough	SD-12-24-18346	Kindergarten Center	1/16/2025	14.90	Townhouse Twin	93		Residential Townhouse Residential Twin		4,500	Yes
Schuylkill Township	SD-12-24-18349	351 Drummers Lane	1/16/2025	6.11	Single Family Residential	2		Residential Single Family Residential			Yes
Warwick Township	LD-12-24-18342	2578 Ridge Road	1/16/2025	8.10	Industrial	1	20,736	Industrial	1		Yes

Subdivision and Land Development Reviews 1/1/2025 to 1/31/2025

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 Bradford Township	SD-12-24-18345	1619 Glenside Road	1/9/2025	2.57	Single Family Residential	2		Residential Single Family Residential		0	Yes
West Whiteland Township	SD-11-24-18333	1358 Glen Echo Road	1/3/2025	4.00	Single Family Residential	5		Residential Single Family Residential		0	Yes
Grand Totals of Subdivision and Land Development Reviews		12 Reviews		77.06 Acres		146 Lots/Units	687,463 Non-Res. Sq. Feet		5 Non-Res. Bldgs.	4,500 Linear Feet Roadway	

There are **12** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations
1/1/2025 to 1/31/2025

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
1/1/2025 to 1/31/2025

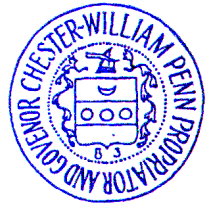
Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes (Yes, No, N/R)
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No Conditional Use Reviews were conducted during this timeframe.

Subdivision & Land Development Letters



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
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PLANNING COMMISSION
Government Services Center, Suite 270
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January 23, 2025

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

Re: Preliminary Land Development - 841 Spring City Road
East Pikeland Township - LD-12-24-18354

Dear Mr. Donovan:

A preliminary land development plan entitled "841 Spring City Road", prepared by Yerkes Associates, Inc. and dated November 1, 2024, was received by this office on December 24, 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 Spring City Road
Site Acreage:	9.70 acres
Lots/Units:	1 lot/1 structure proposed
Non-Res. Square Footage:	6,960 square feet proposed
Proposed Land Use:	Commercial
New Parking Spaces:	9 spaces
Municipal Land Use Plan Designation:	Industrial
UPI#:	26-1-36.10

PROPOSAL:

The applicant proposes the construction of a 6,960 square foot commercial building and nine parking spaces. The site, which will be served by on-site water and on-site sewer facilities, is located in the East Pikeland Township Industrial zoning district.

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 land development plan.

Page: 2
 Re: Preliminary Land Development - 841 Spring City Road
 # East Pikeland Township - LD-12-24-18354

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**.



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 Stony Run watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:

- protecting and restoring vegetated riparian corridor and first order streams;
- incorporating water resource priorities in future growth planning; and
- addressing sources of water quality impairments.

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

Page: 3
 Re: Preliminary Land Development - 841 Spring City Road
 # East Pikeland Township - LD-12-24-18354

Water Resources Information:

East Pikeland Township

Schuylkill River, Schuylkill River Basin

FEMA: Proposed development located in Zone X, Area of Minimal Flood Hazard

MS4 community: YES

TMDL: Schuylkill River PCB TMDL

Impairments for Schuylkill River:

Fish Consumption: Source Unknown - Polychlorinated Biphenyls (PCBs)

Aquatic Life: Urban Runoff/Storm Sewers - Cause Unknown; Municipal Point Source

Discharges - Cause Unknown; Agriculture - Cause Unknown

Designated uses: Warm Water Fishes - Migratory Fishes

Stormwater Considerations:

3. The applicant should ensure that a PCSM Inspection, Operation and Maintenance Plan, if not yet provided, are included in the plan sets, and details for inspection, operations, and maintenance of stormwater controls and BMPs are consistent with the requirements in the Township's Code.
4. To ensure that the stormwater management controls continue to function as designed, the applicant should include information on the frequency and proper inspection, operation, and maintenance of these systems an Inspection, Operation and Maintenance Plan. Also, because the owner's designated operator and inspector of the stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.

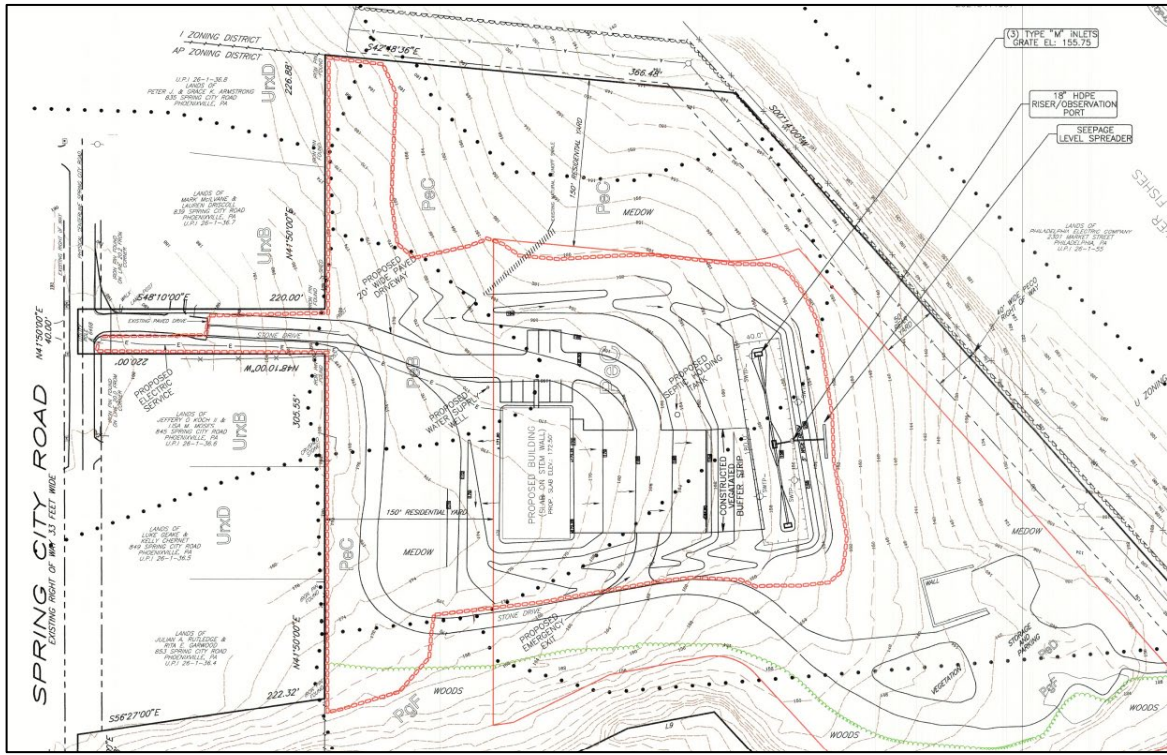
Natural Resources Protection:

5. The applicant should review the equipment and/or materials stored on the southeast section of the property to ensure that they are properly contained and will not cause any negative impacts to the adjacent vegetated riparian buffer or downstream water quality. The applicant should also indicate whether materials settling out from the wash-out area will need to be periodically removed.

PRIMARY ISSUES:

6. The plan appears to show a 12-foot wide trail (i.e., part of the proposed Schuylkill Freedom Trail proposed between Valley Forge and the Schuylkill River Trail in Phoenixville) on the western part of the site but no additional notes or details are shown. The applicant and the Township should provide details regarding how the Schuylkill Freedom Trail is planned to connect with the Schuylkill River Trail.
7. The 2021 Phoenixville Regional Comprehensive Plan, in which East Pikeland Township participated, shows the Schuylkill Freedom Trail and Map 7 "Open Space and Recreation" in the Regional Comprehensive Plan shows the Schuylkill River Trail in the vicinity of this site. The Schuylkill Freedom Trail/Schuylkill Valley Trail represents a valuable nearby site amenity, and we recommend that the applicant, the Township and the Chester County Department of Parks + Preservation work together to create a connection to the Trail.

Page: 4
 Re: Preliminary Land Development - 841 Spring City Road
 # East Pikeland Township - LD-12-24-18354



***Detail of 841 Spring City Road
 Preliminary Land Development Plan***

8. The Township should confirm that the site plan complies with its riparian buffer requirements. **Landscapes3** supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective B, page 63).
9. The applicant and the Township should discuss how large vehicles can negotiate turns into and out of the driveway connection at Spring City Road without overriding adjoining areas, and whether the driveway can accommodate two-way traffic.
10. We commend the applicant for identifying a tree protection zone and for the plan's tree protection fence details.

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 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 Land Development - 841 Spring City Road
East Pikeland Township - LD-12-24-18354

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,

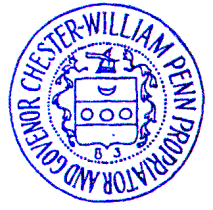
A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno
Senior Review Planner

cc: Chester County Department of Parks + Preservation
Chester County Health Department
Yerkes Associates, Inc.
BMB Envirotech Enterprise - Brad Byrne
Chester County Conservation District
Chester County Water Resources Authority



THE COUNTY OF CHESTER



COMMISSIONERS
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January 28, 2025

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

Re: Preliminary/Final Subdivision and Land Development - Great Valley Corporate Center Phase 2
Redevelopment
East Whiteland Township – SD-11-24-18335 and LD-12-24-18339

Dear Mr. Barner:

A Preliminary/Final Subdivision and Land Development Plan entitled "Great Valley Corporate Center Phase 2 Redevelopment", prepared by Nave Newell, and dated November 19, 2024, was received by this office on December 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:

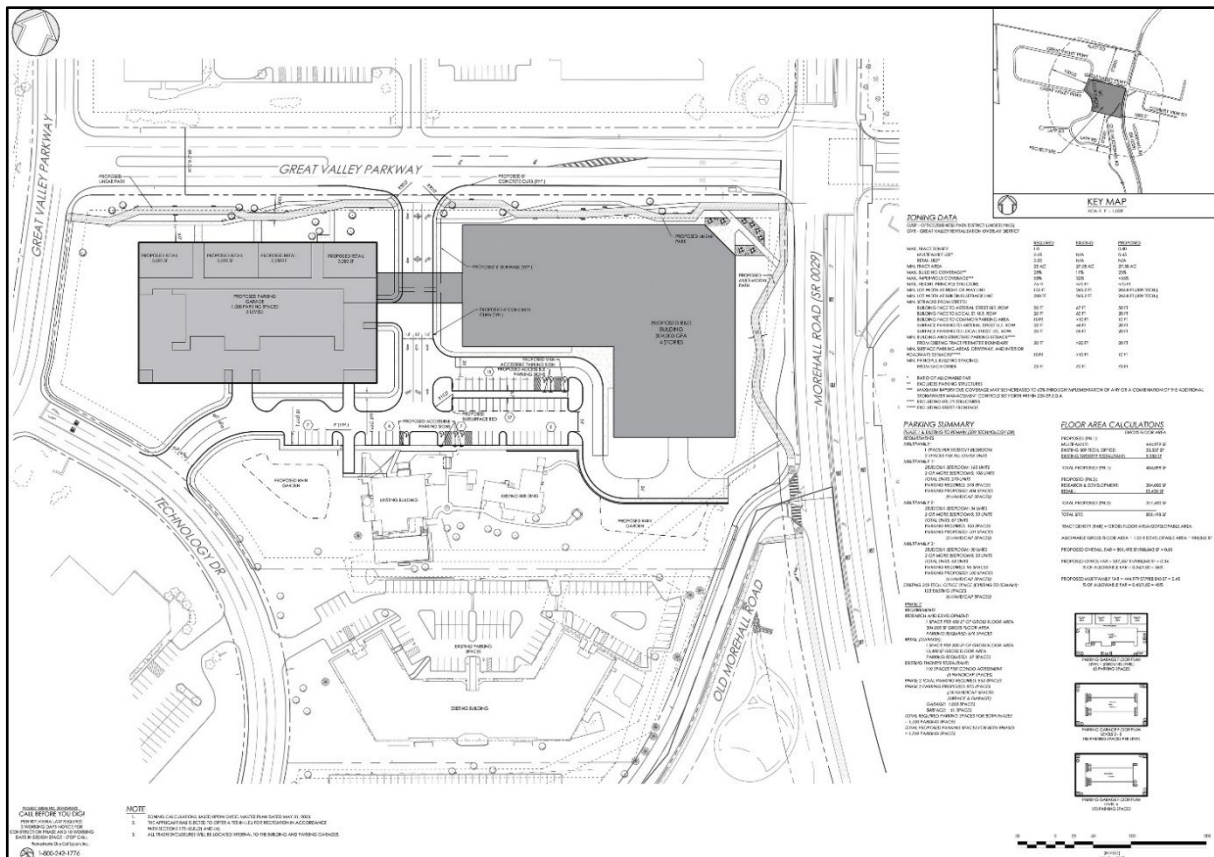
Location:	Southwest corner of Great Valley Parkway and Morehall Road
Site Acreage:	9.90
Lots/Units:	3 existing lots; 1 proposed lot
Proposed Land Use:	304,000 square foot commercial office building, 338,140 square feet of structured parking, and 13,350 square feet commercial retail
New Parking:	1,061 (1,000 parking garage, and 61 surface parking spaces)
Municipal Land Use Plan Designation:	High Density Mixed Use; and Route 29 Growth Corridor
UPI#:	42-4-15.12, 42-4-15.15, 42-4-15.16

PROPOSAL:

The applicant proposes the consolidation of three existing lots into one lot, along with the construction of a four-story 304,000 square foot commercial office building, along with a six-level parking garage which contains 13,350 square feet of first-floor commercial retail space. While three commercial office buildings on the site have been previously demolished, the existing Fox Barn at Twenty9 restaurant and the historic farmhouse will remain (this issue is further discussed in comment #17). The project site, which will be served by public water and public sewer, is located in the O/BP Office/Business Park, and GVR Great Valley Revitalization Overlay zoning districts.

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

Page: 2
 Re: Preliminary/Final Subdivision and Land Development - Great Valley Corporate Center Phase 2 Redevelopment
 # East Whiteland Township – SD-11-24-18335 and LD-12-24-18339



Site Plan Detail, Sheet 6: Great Valley Corporate Center Phase 2 Redevelopment

Page: 3
 Re: Preliminary/Final Subdivision and Land Development - Great Valley Corporate Center Phase 2
 Redevelopment
 # East Whiteland Township – SD-11-24-18335 and LD-12-24-18339

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a preliminary subdivision and land development plan for Phase 1 of this development, a 14.58 acre site located on the southwest corner of Morehall Road (Route 29) and Old Morehall Road. CCPC# SD-07-23-17763 and LD-07-23-17761, “GVCC Residential Development,” dated August 23, 2023, addressed the consolidation of two existing lots into one lot, the construction of three apartment buildings containing 400 residential units, along with proposed roadway improvements including the extension of Lapp Road from Old Morehall Road to Route 29, Old Morehall Road widening, and the construction of the on-site portion of the Township’s multimodal trail along Route 29. According to our records, this plan was approved by the Township on December 11, 2024.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed plan 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 Valley Creek watershed. The *Watersheds 2045* plan’s highest priority objectives within this watershed are: reducing stormwater runoff and mitigating flooding; addressing water quality impairments and emerging contaminants; restoring riparian corridors and cold water fish habitat; and implementing source water protection measures for groundwater wells. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

Access and Circulation:

4. In addition to the proposed 10 foot wide multi-modal path along Morehall Road, the site plan depicts the location of a 10 foot wide “linear park” along the Great Valley Parkway. While the site plan appears to depict the location of benches along this linear park, these features are not clearly labeled. This should be clarified by the applicant. We note that plan details for benches are provided on Sheet 12-Landscape Detail Sheet.
5. We acknowledge, and endorse, that sidewalks are also provided for this development, which includes sidewalk connections from the multi-modal path along Morehall Road to the commercial building, sections of separate sidewalk areas. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the Suburban Center Landscape.

Page: 4
 Re: Preliminary/Final Subdivision and Land Development - Great Valley Corporate Center Phase 2 Redevelopment
 # East Whiteland Township – SD-11-24-18335 and LD-12-24-18339

6. While Sheet 23-Truck Turn Plan depicts the location of a continuous sidewalk along the west side of the commercial building, there appears to be a gap in the sidewalk network shown on several plan sheets, including Sheet 6-Site Plan. This should be clarified by the applicant.
7. The applicant and Township should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27029.
8. We recommend that the applicant consider providing electric vehicle (EV) charging stations. The provision of charging stations for electric vehicles can help increase the marketability of the facility, and some facilities have offered charging stations near building entrances as site amenities. Charging stations can encourage the wider acceptance of electric vehicles. Additional information on this topic is provided in the County Planning Commission's Electric Vehicles eTool, which is available online at: <https://www.chescoplanning.org/MuniCorner/eTools/19-ev.cfm>.
9. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed. We note that a Truck Turning Plan for fire trucks is provided on Sheet 23.

Design Issues:

10. Prior to granting final plan approval, the Township should ensure that this proposal complies with all applicable design standards in the GVR Great Valley Revitalization Overlay District Design Guidelines set forth in Appendix VI of the Township Subdivision and Land Development Ordinance.
11. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 13) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
12. The site plan appears to indicate that the commercial office building and the parking garage will be interconnected. If this is correct, then the design details of this connection should be provided by the applicant.
13. The proposed commercial building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.

Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.

Page: 5
 Re: Preliminary/Final Subdivision and Land Development - Great Valley Corporate Center Phase 2
 Redevelopment
 # East Whiteland Township – SD-11-24-18335 and LD-12-24-18339

Stormwater Management:

14. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
15. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.
16. 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.

Historic Preservation:

17. The Environmental Impact Assessment, prepared by Nave Newell, Inc., dated May 31, 2023 and last updated January 31, 2024, indicates that the two historic structures on the project site (both of which are identified on the Historic Resources Map in the Township's Comprehensive Plan) will remain. The Township should reserve granting final plan approval until the proposal has been reviewed by the Township's Historical Commission. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

ADMINISTRATIVE ISSUES:

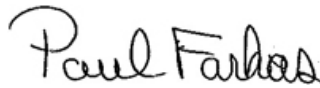
18. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance 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. The applicant should verify the accuracy of the parking figures provided in the Parking Summary on Sheet 6 (we note that there are two different proposed parking figures provided for Phase 2 of this development in this table).

Page: 6
Re: Preliminary/Final Subdivision and Land Development - Great Valley Corporate Center Phase 2
Redevelopment
East Whiteland Township – SD-11-24-18335 and LD-12-24-18339

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

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

Sincerely,

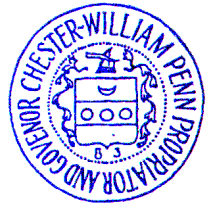


Paul Farkas
Senior Review Planner

cc: Philadelphia Suburban Development Corporation
Nave Newell
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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

January 15, 2025

Carolyn Matalon, Secretary
London Britain Township
81 Good Hope Road
Landenberg, PA 19350

Re: Final Subdivision - 242 Mercer Mill Road
London Britain Township - SD-12-24-18348

Dear Ms. Matalon:

A final subdivision plan entitled "242 Mercer Mill Road", prepared by Crossan-Raimato, Inc. and dated December 9, 2024, was received by this office on December 17, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	Southeast side of Mercer Mill Road, north of North Creek Road
Site Acreage:	6.92 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
UPI#:	73-3-14.1

PROPOSAL:

The applicant proposes the adjustment of the lot lines separating two lots. The site, which contains one dwelling which is served by on-lot water and sewer facilities, is located in the London Britain Township Residential/Agriculture zoning district. No additional development is shown by this subdivision.

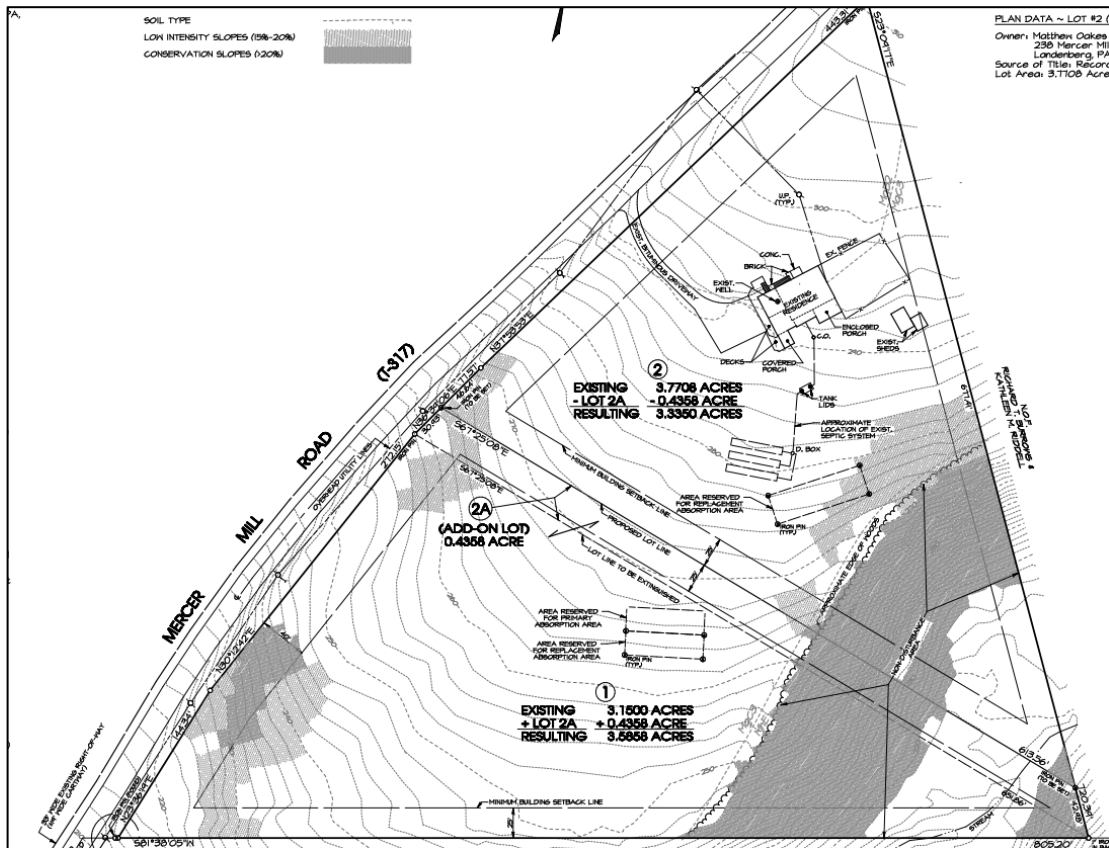
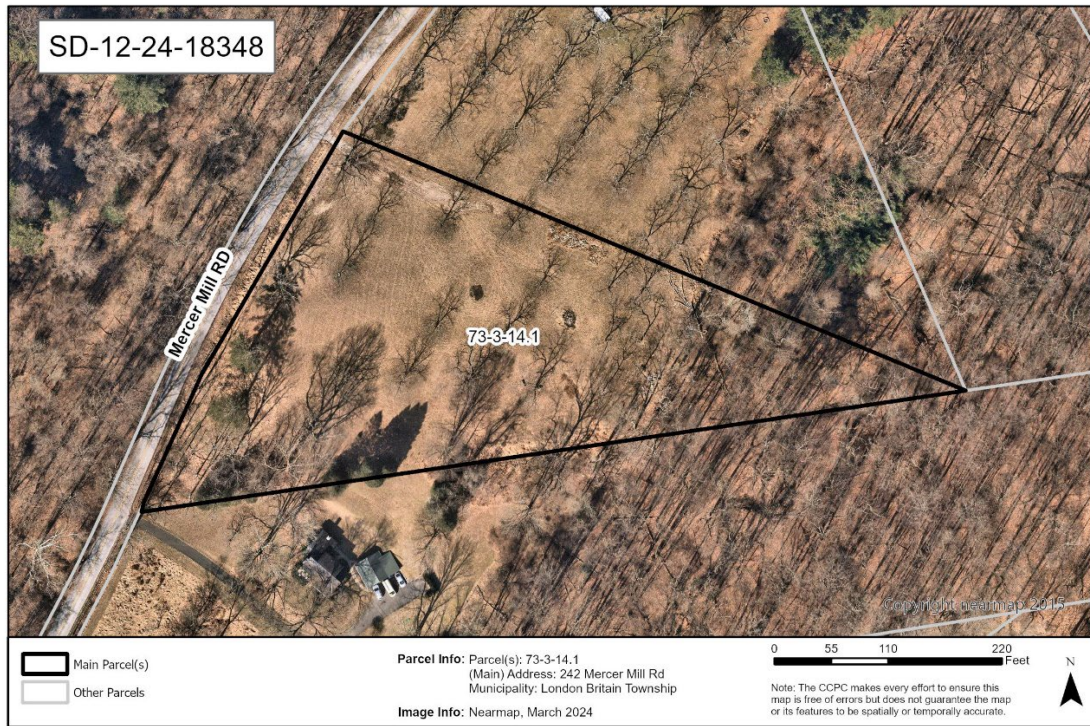
RECOMMENDATION: The County Planning Commission has no planning issues with subdivision application. All London Britain Township issues should be resolved before action is taken on this plan.

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. 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 - 242 Mercer Mill Road
 # London Britain Township - SD-12-24-18348



Page: 3
Re: Final Subdivision - 242 Mercer Mill Road
London Britain Township - SD-12-24-18348

ADMINISTRATIVE ISSUE:

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

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

cc: Crossan-Raimato, Inc.
Matthew Oakes Morgan
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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January 23, 2025

Nicole Whitaker, Borough Manager
Malvern Borough
1 E. First Avenue, Suite 3
Malvern, PA 19355

Re: Preliminary/Final Subdivision and Land Development - Duffryn Mawr, LLC
Malvern Borough – SD-12-24-18340 and LD-12-24-18341

Dear Ms. Whitaker:

A Preliminary/Final Subdivision and Land Development Plan entitled "Duffryn Mawr, LLC", prepared by Howell Engineering, and dated November 19, 2024, was received by this office on December 24, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development plan for your consideration.

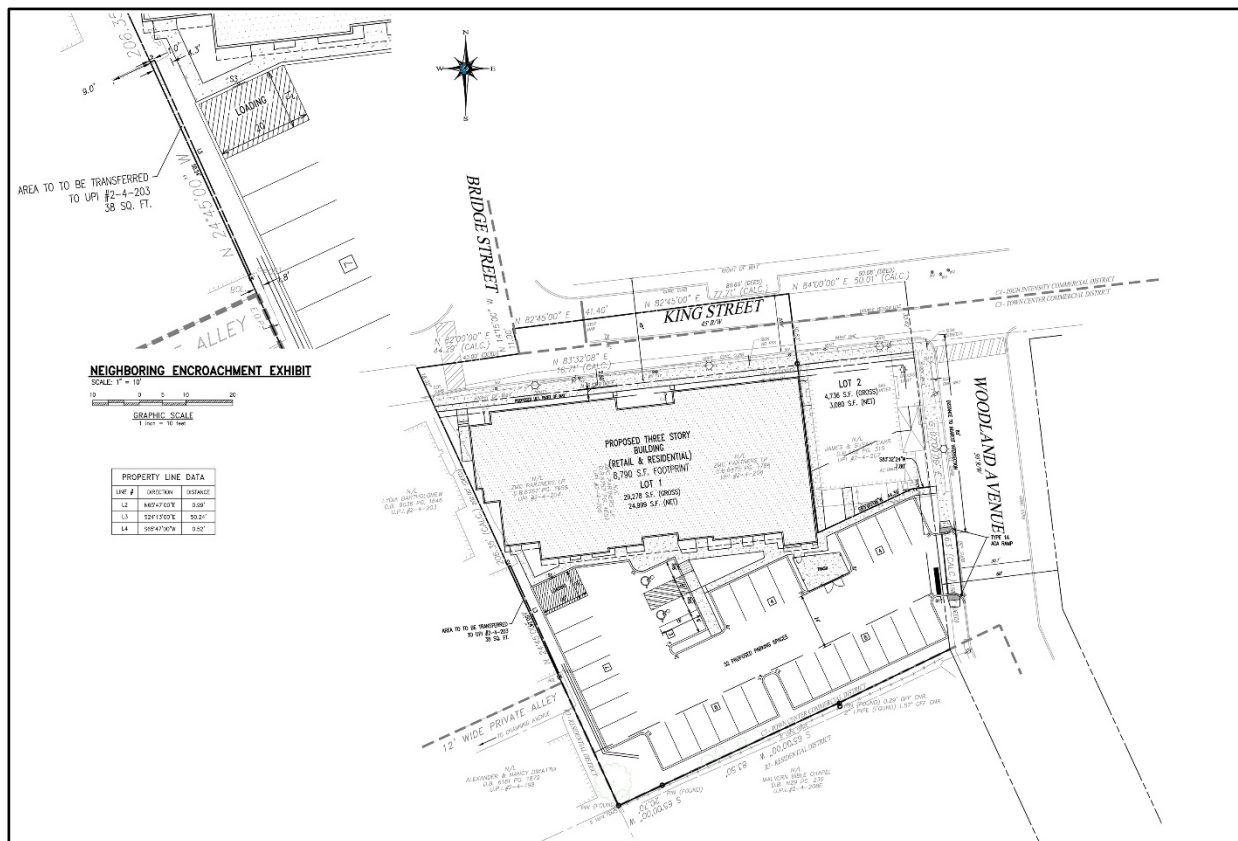
PROJECT SUMMARY:

Location:	Southwest corner of King Street and Woodland Avenue
Site Acreage:	0.63
Lots/Units:	4 existing lots, 2 proposed lots; along with a separate lot conveyance
Proposed Land Use:	Lot 1: three story mixed-use building (30 apartment units and 4,227 square feet of commercial retail); Lot 2: existing building
New Parking Spaces:	32
Municipal Land Use Plan Designation:	Commercial
UPI#:	2-4-204, 2-4-205, 2-4-206, 2-4-207, 2-4-203

PROPOSAL:

The applicant proposes the consolidation of four existing lots into two lots, along with the construction of a three-story mixed-use building containing 4,227 square feet of first-floor commercial retail space and 30 apartment units, along with 32 parking spaces, on Lot 1. Vehicular access to the parking area on Lot 1 will be provided from Woodland Avenue. The existing building will remain on Lot 2 (the application materials indicate that this building contains seven apartment units and an existing retail space). Additionally, the applicant proposes the conveyance of a 38 square foot portion of UPI# 2-4-204 to an adjoining parcel to the west (UPI# 2-4-203). The project site, which will be served by public water and public sewer, is located in the C3 Town Center Commercial zoning district.

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



Site Plan Detail, Sheet 2: Preliminary/Final Subdivision and Land Development - Duffryn Mawr, LLC

Page: 3
 Re: Preliminary/Final Subdivision and Land Development - Duffryn Mawr, LLC
 # Malvern Borough – SD-12-24-18340 and LD-12-24-18341



Conceptual Rendering, Preliminary/Final Subdivision and Land Development - Duffryn Mawr, LLC

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. 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**. **Landscapes3** supports mixed-use development in 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 Valley Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: reducing stormwater runoff and mitigating flooding; addressing water quality impairments and emerging contaminants; restoring riparian corridors and cold water fish habitat; and implementing source water protection measures for groundwater wells. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

Page: 4
 Re: Preliminary/Final Subdivision and Land Development - Duffryn Mawr, LLC
 # Malvern Borough – SD-12-24-18340 and LD-12-24-18341

PRIMARY ISSUES:

3. According to the Variances Requested table on Sheet 1, the applicant is requested six variances from the provisions of the Borough Zoning Ordinance, including a variance from the height requirements set forth in Section 220-1402.H to allow a height greater than 35 feet or 3 stories (it is our understanding that the applicant has proposed a mean roof height of 35 feet 11 inches). The Borough should not grant final plan approval prior to the Borough 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.
4. The Borough should ensure that the design of the proposed building conforms to all applicable standards set forth in Section 181-516 - Old Towne Malvern Design Standards of the Borough SLDO, as identified on page 21 of the Borough's Comprehensive Plan for new buildings in the Commercial Future Land Use Designation. We note that the design standards set forth in Section 181-156 include standards for street furniture, lighting, lightpoles, streetlights, and building style and materials.
5. The Waivers Requested table on Sheet 1 indicates that the applicant is requesting five waivers from the provisions of the Borough Subdivision and Land Development Ordinance (including a waiver from providing street trees for every 35 feet of street frontage), along with a waiver from the stormwater management requirements set forth in Chapter 177 of the Borough Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

We note that the October 11, 2024 waiver request letter included with the plan submission indicates that the justification for the requested waiver from the street tree requirements is that "due to site constraints along King Street (including existing utilities), a waiver is requested to allow for the proposed foundation plantings and other proposed site landscaping to satisfy the street tree requirements..." We recommend that street trees, which are an essential design element in the **Urban Center Landscape**, be provided for this development.

6. We suggest that the applicant and Borough consider providing a percentage of affordably-priced housing units within the proposed apartment building. "Live" Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at:
<https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.
7. The applicant should demonstrate that accessibility can be provided to the entire site for routine maintenance and repairs. If not, then an easement agreement may be needed with adjoining parcel(s) to allow for access to the site.

ADMINISTRATIVE ISSUES:

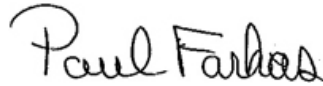
8. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).

Page: 5
Re: Preliminary/Final Subdivision and Land Development - Duffryn Mawr, LLC
Malvern Borough – SD-12-24-18340 and LD-12-24-18341

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

Sincerely,

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: Duffryn Mawr, LLC
Howell Engineering



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION
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 601 Westtown Road
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 West Chester, PA 19380-0990
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January 8, 2025

Rochelle M. Gresh, Borough Manager
 Parkesburg Borough
 315 West First Avenue, Building 1
 Parkesburg, PA 19365

Re: Preliminary Subdivision - 101 & 103 E. 1st Avenue
 # Parkesburg Borough - SD-12-24-18343

Dear Ms. Gresh:

A preliminary subdivision plan entitled "101 & 103 E. 1st Avenue", prepared by Horizon Engineering Associates, LLC and dated October 25, 2024, was received by this office on December 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 East First Avenue (State Route 372), east of South Church Street
Site Acreage:	3.70 acres
Lots/Units:	1 lot proposed
Proposed Land Use:	Religious Use
Municipal Land Use:	TR – Traditional Residential
UPI#:	8-4-85-E, 8-4-86-E

PROPOSAL:

The applicant proposes merging two lots into one lot. The site, which contains a religious use and parking areas and is served by public water and sewer facilities, is located in the Parkesburg Borough R-2 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 Parkesburg Borough issues should be resolved before action is taken on this subdivision plan.

Page: 2
 Re: Preliminary Subdivision - 101 & 103 E. 1st Avenue
 # Parkesburg Borough - SD-12-24-18343

COUNTY POLICY:

LANDSCAPES:

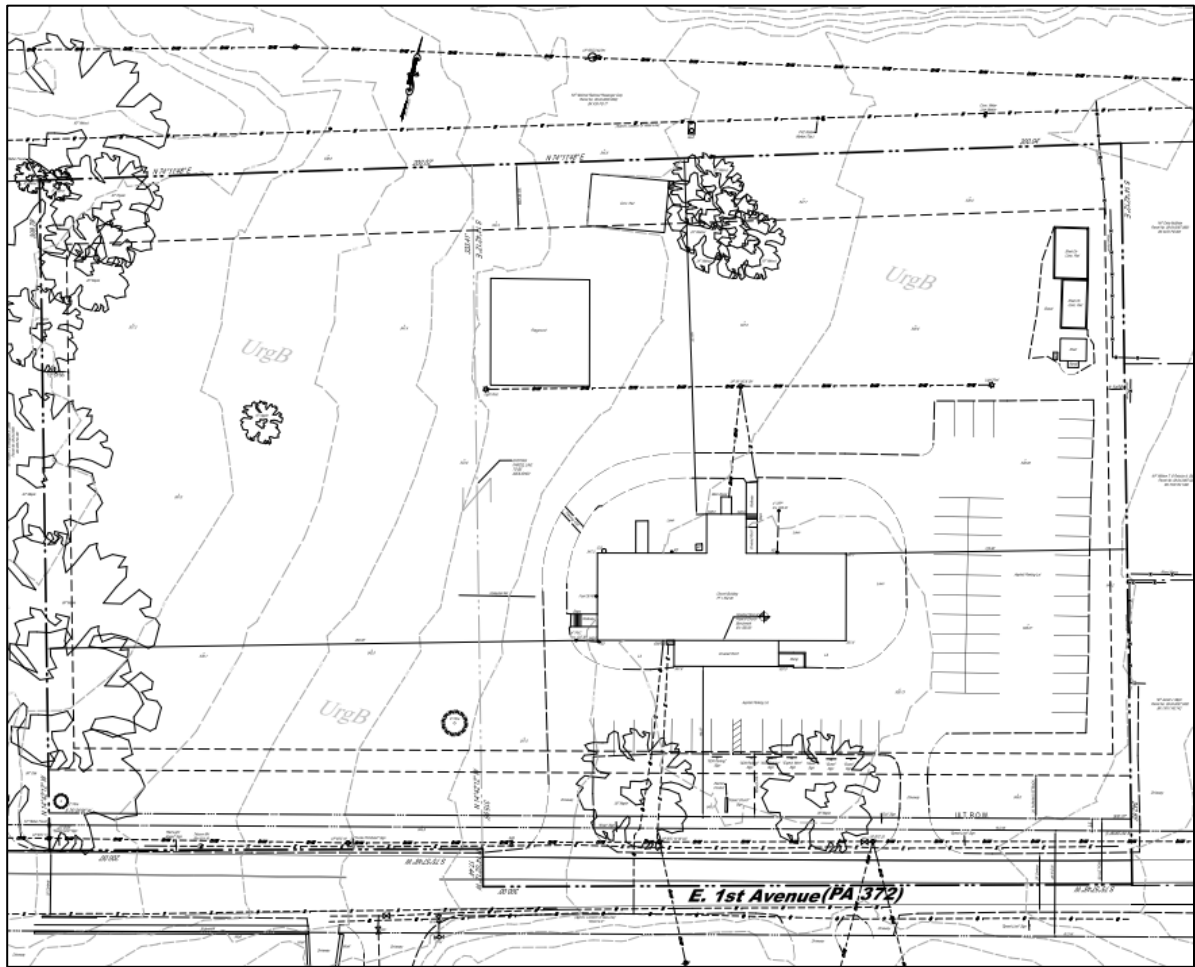
1. The site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town 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 subdivision is consistent with the objectives of the **Urban Center Landscape**.



PRIMARY ISSUES:

2. The County Planning Commission's [Multimodal Circulation Handbook](#) (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies East First Avenue (State Route 372) as a major collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Borough contact PennDOT to determine the appropriate right-of-way to be reserved for this section of East First Avenue and it be offered for dedication to PennDOT. The provision of an adequate right-of-way in this area is also important because the width of the existing right-of-way along East First Avenue is not consistent.

Page: 3
 Re: Preliminary Subdivision - 101 & 103 E. 1st Avenue
 # Parkesburg Borough - SD-12-24-18343



*Detail of 101 & 103 E. 1st Avenue
 Preliminary Subdivision Plan*

3. “Connect” Objective C of **Landscapes3**, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas, and sidewalks are an essential design element for new construction in the **Urban Center Landscape**. The applicant should agree to cooperate with the Borough and PennDOT in any future sidewalk installation program in this area.
4. The Borough should determine if the provisions of Section 419 “Shade Trees and Screen Planting” of the Borough Subdivision and Land Development Ordinance should apply to this application; additional landscaping should be considered for the frontage along East First Avenue.

ADMINISTRATIVE ISSUE:

5. 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 Parkesburg Borough.

Page: 4
Re: Preliminary Subdivision - 101 & 103 E. 1st Avenue
Parkesburg Borough - SD-12-24-18343

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

Sincerely,

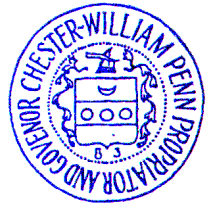
A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno
Senior Review Planner

cc: Horizon Engineering Associates, LLC
Church of the Open Bible of Chester County



THE COUNTY OF CHESTER



COMMISSIONERS
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Marian D. Moskowitz
Eric M. Roe

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

January 16, 2025

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

Re: Preliminary/Final Subdivision - Kindergarten Center
Phoenixville Borough - SD-12-24-18346

Dear Mr. Boelker:

A preliminary/final subdivision plan entitled "Kindergarten Center", prepared by ESE Consultants, Inc. and dated December 8, 2024, was received by this office on December 18, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	North side of School Lane/Second Avenue, east of Washington Avenue
Site Acreage:	15.362 acres
Units:	93 units
Proposed Land Use:	Townhouse, Twin Residential
Municipal Land Use Plan Designation:	"Residential Infill" and "Industrial" in the 2022 Phoenixville Borough Comprehensive Plan's Future Land Use Map, and "East Side Industrial EDA" in Map 2 Future Land Use in the 2021 Phoenixville Regional Comprehensive Plan
UPI#:	15-14-404, 15-10-123-E

PROPOSAL:

The applicant proposes the creation of 73 townhouses and 20 twin dwellings totaling 93 units, approximately 4,500 feet of roadway as well as a 1.445 acre public open space area and a 3.324 private open space area. Two parcels will be combined to create the tract. The site, which will be served by public water and public sewer facilities, is located in the Phoenixville Borough MI Mixed Use Infill zoning district. The site contains a closed school and industrial structures that will be removed.

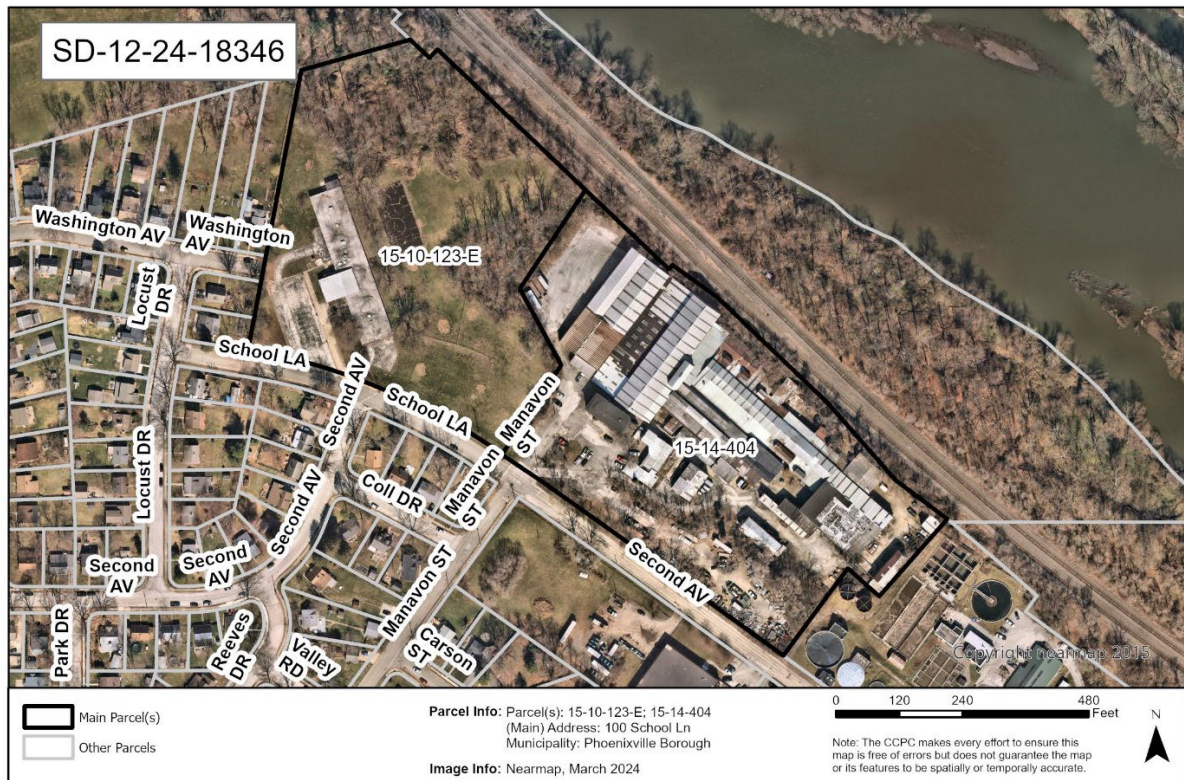
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Phoenixville Borough issues should be resolved before action is taken on this subdivision.

Page: 2
 Re: Preliminary/Final Subdivision - Kindergarten Center
 # Phoenixville Borough - SD-12-24-18346

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 subdivision 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 **Schuylkill River Basin** 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 Subdivision - Kindergarten Center
 #: Phoenixville Borough - SD-12-24-18346

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

WATER RESOURCES INFORMATION:

Phoenixville Borough

Schuylkill River, Schuylkill River Basin

FEMA: Proposed development located in Zone X, Area of Minimal Flood Hazard

MS4 community: YES

TMDL: Schuylkill River PCB TMDL

Impairments for Schuylkill River:

Fish Consumption: Source Unknown - Polychlorinated Biphenyls (PCBs)

Aquatic Life: Urban Runoff/Storm Sewers - Cause Unknown; Municipal Point Source

Discharges - Cause Unknown; Agriculture - Cause Unknown

Designated uses: Warm Water Fishes - Migratory Fishes

Stormwater Considerations:

4. Soil infiltration tests do not appear to be included in Appendix 10 of the Stormwater Management Narrative. The applicant should ensure that all appendices of the narrative are submitted to the Borough.
5. The applicant should ensure that all stormwater management Best Management Practices are consistent with the requirements in the Borough's Code.
6. To ensure that the stormwater management controls continue to function as designed, the applicant should provide information on the frequency and proper inspection, operation, and maintenance of these systems in an Inspection, Operation and Maintenance Plan. Also, because the owner's designated operator and inspector of stormwater facilities is responsible for the operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.

Natural Resources Protection:

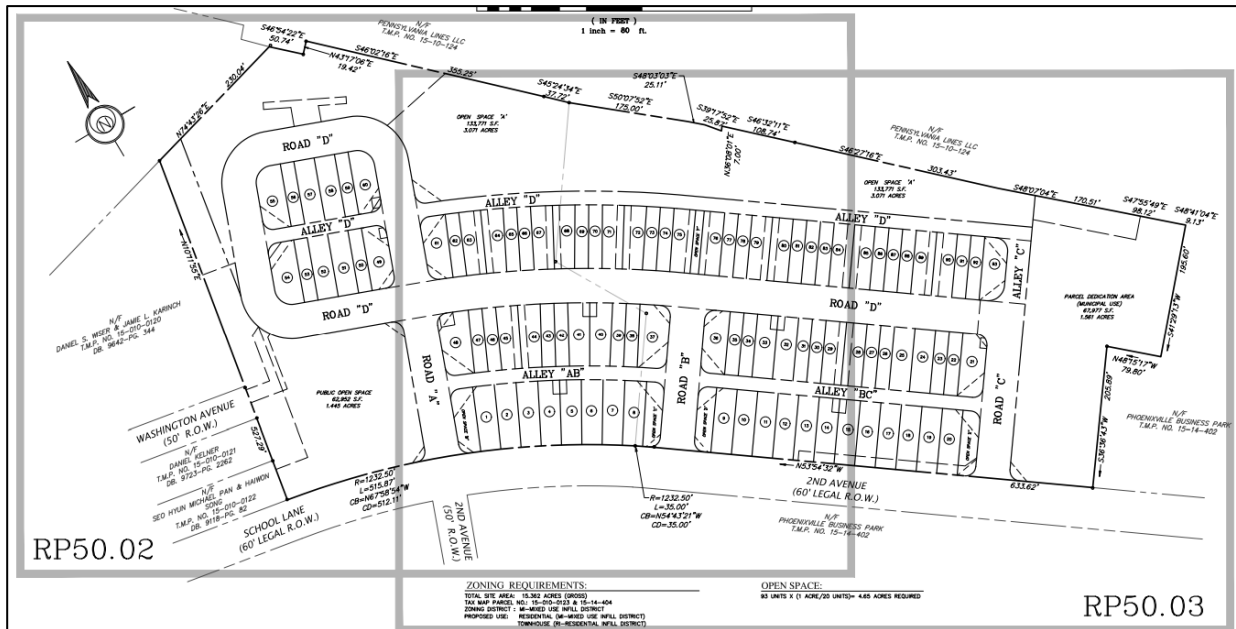
7. Given the project's location in watersheds designated as Warm Water Fishes / Migratory Fishes, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated.

PRIMARY ISSUES:

8. The Act 247 form indicates that this is a subdivision and land development submission, but the plan indicates that it is only a subdivision. The applicant should indicate whether a land development will be submitted.
9. The "Phoenixville is Connected" map in the 2022 Phoenixville Borough Comprehensive Plan shows the Schuylkill Freedom Trail and Map 7 "Open Space and Recreation" in the 2021 Phoenixville Regional Comprehensive Plan shows the Schuylkill River Trail in the vicinity of this site. The Schuylkill Freedom Trail/Schuylkill Valley Trail represents a valuable nearby site amenity, and we recommend that

Page: 4
 Re: Preliminary/Final Subdivision - Kindergarten Center
 # Phoenixville Borough - SD-12-24-18346

the applicant, the Borough and the Chester County Department of Parks + Preservation work together to create a connection to the Trail.



***Detail of Kindergarten Center
 Preliminary/Final Subdivision Plan***

More information on bicycle and trail connections are available in the “Central Chester County Bicycle and Pedestrian Circulation Plan”, which is available online at:
www.chesco.org/DocumentCenter/View/12219.

10. The stormwater management basins could serve as site amenities if they were provided with landscaping and sidewalk or trail access for passive recreation. The applicant and the Borough should consider “naturalizing” the stormwater management basins by adding additional landscaping/vegetative screening to soften the appearance of the facilities.
11. If appropriate, we recommend that all trail corridor location and design details be incorporated into the final plan, and we also recommend that all trails be constructed prior to the Borough issues any building occupancy permits. The applicant should utilize all-weather materials in the construction of trails, which will accommodate a wider variety of uses, and be handicapped-accessible.
12. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. Sidewalks are an essential design element for new construction in the **Urban Center Landscape** and we commend applicant for the installation of sidewalks into the plan. We also recommend that the applicant and the Borough consider providing sidewalks on School Lane/Second Avenue. PennDOT’s Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of five feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission’s “Multimodal Circulation Handbook (2016 Update)” which is available online at: www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.

Page: 5
 Re: Preliminary/Final Subdivision - Kindergarten Center
 # Phoenixville Borough - SD-12-24-18346

13. Some areas in the Borough are provided with street light posts that use distinctive colors and designs that are characteristic of Phoenixville, and we suggest that the applicant consider using similar designs in this development.
14. The Borough'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 site to address on-site emergencies.
15. The Borough Engineer should review and comment on the traffic impact study that was prepared for this project, and comment on the levels of service at build-out. The Borough and the applicant should also discuss why Washington Avenue is not proposed to be extended into this site.
16. We commend the applicant for providing garage access along rear alleys, but this design may make the construction of rear decks difficult. The applicant could consider providing second-floor rear decks that would partially project over the driveway aprons.
17. The applicant should discuss where on-street parking may be permitted on the roads; it appears that the provided 31-foot cartway widths could allow for parking on one site. The applicant should also demonstrate how snow disposal or snow storage will be handled. Consideration should be provided for a designated snow disposal area(s) on the site.
18. The right-angle at the intersection of Alley "C" and "Alley D" is unusual; the applicant should explain this design.
19. The applicant should consider creating an aesthetic feature at the intersection of Road "B" and Road "D", such as a roundabout with a central landscaped island (also known as a "terminal vista"). The Chester County Planning Commission's Urban Center Design Guide includes suggestions regarding such site designs, at: <https://www.chescoplanning.org/MuniCorner/PDF/UrbanCenterDesignGuide.pdf>.
20. We encourage the applicant to incorporate appropriate architectural characteristics that reflect the neighborhood into the dwelling designs, especially those fronting on School Lane/Second Avenue, such as the use of similar roof pitch angles, exterior textures and colors and compatible yard setbacks. The applicant could also consider staggering the building setbacks in some areas to avoid an excessively uniform appearance and include additional landscaping and variations in building façade materials. The applicant should also consider whether one or more centralized "gang" mailboxes will be provided, or will mail be delivered to each unit.
21. The plan indicates that a Homeowners' Association (HOA) will be created. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the HOA. The document should include provisions which allow the Borough to intervene and maintain common owned facilities, determine the schedule for HOA formation and the timing for construction of common facilities, and determine the schedule for transfer of ownership from developer to the HOA of the common facilities. The document should be submitted as part of the application to the Borough to be reviewed by an attorney versed in HOA documents to evaluate its completeness. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions. The Borough Solicitor and the Borough Engineer should work together to ensure that the HOA will be adequately capitalized to ensure the perpetual maintenance of the common facilities.

Page: 6
 Re: Preliminary/Final Subdivision - Kindergarten Center
 # Phoenixville Borough - SD-12-24-18346

22. The applicant and the Borough should discuss how any potentially toxic materials will be removed from the site and consider how heavy construction vehicle traffic will be routed and how it may affect nearby areas and Borough's roadways.
23. We suggest that the applicant consider providing a percentage of affordably-priced housing units within the development. "Live" Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at:
<https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno
 Senior Review Planner

cc: ESE Consultants, Inc.
 Phoenixville Area School District
 Brook Venture Ltd.
 Chester County Conservation District
 Chester County Department of Parks + Preservation



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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

January 16, 2025

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

Re: Preliminary Subdivision - 351 Drummers Lane
Schuylkill Township - SD-12-24-18349

Dear Ms. Getz:

A preliminary subdivision plan entitled "351 Drummers Lane", prepared by Padula Engineering and dated December 13, 2024, was received by this office on December 18, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	West side of Drummers Lane, south of Picket Post Lane
Site Acreage:	6.11 acres
Lots:	2 lots proposed (1 lot is existing)
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	27-6-9.1

PROPOSAL:

The applicant proposes the subdivision of one lot into two lots. The site, which is served by public water and public sewer facilities, is located in the Schuylkill Township APOII/R-2 Medium Density Residential zoning district. One dwelling is located on the site, and a proposed dwelling will share the existing driveway on the site.

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 subdivision plan.

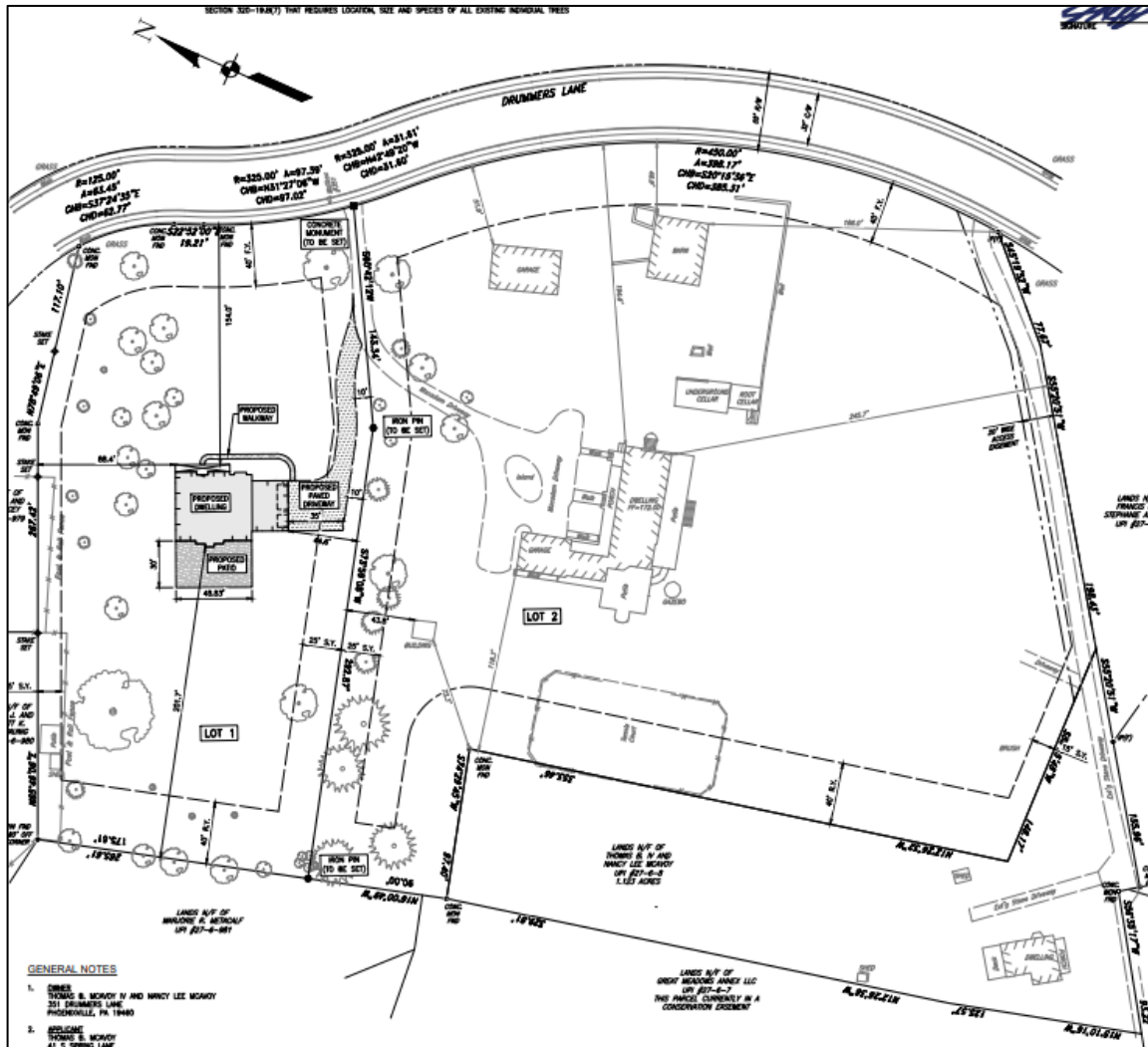
COUNTY POLICY:

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

Page: 3
 Re: Preliminary Subdivision - 351 Drummers Lane
 # Schuylkill Township - SD-12-24-18349

4. The Township should determine whether this parcel is part of a larger previously-approved development, and whether the maximum density of that development will permit an additional lot.



Detail of 351 Drummers Lane Preliminary Subdivision Plan

ADMINISTRATIVE ISSUES:

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 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 Subdivision - 351 Drummers Lane
Schuylkill Township - SD-12-24-18349

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
Senior Review Planner

cc: Padula Engineering
Thomas B. McAvoy IV and Nancy Lee McAvoy
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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

January 16, 2025

Colleen Patton, Township Administrator
Warwick Township
2500 Ridge Road
Elverson, PA 19520

Re: Preliminary Land Development - 2578 Ridge Road
Warwick Township - LD-12-24-18342

Dear Ms. Patton:

A preliminary land development plan entitled "2578 Ridge Road", prepared by Edward B. Walsh & Associates, Inc. and dated November 26, 2024, was received by this office on December 18, 2024. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	Southeast of Ridge Road (State Route 23) and Morningside Drive (State Route 4039)
Site Acreage:	8.10 acres
Lots/Units:	1 lot/1 structure
Non-Res. Square Footage:	20,736 square feet
Proposed Land Use:	Industrial
New Parking Spaces:	43 spaces
Municipal Land Use Plan Designation:	<i>Hydric & High Water Table Soils</i> (Appendix B2 Regulated Natural Resources), <i>Protected Land & Regulated Resources</i> (Appendix B9 Riparian Buffer Analysis); from the January 7, 2015 Warwick Township Comprehensive Plan Supplement: Protection Strategies for the Hopewell Big Woods
UPI#:	19-5-64.1

PROPOSAL:

The applicant proposes the construction of a 20,736 square foot industrial building and 43 parking spaces. The site, which will be served by on-site water and on-site sewer facilities, is located in the Warwick Township B-2 Planned Business zoning district.

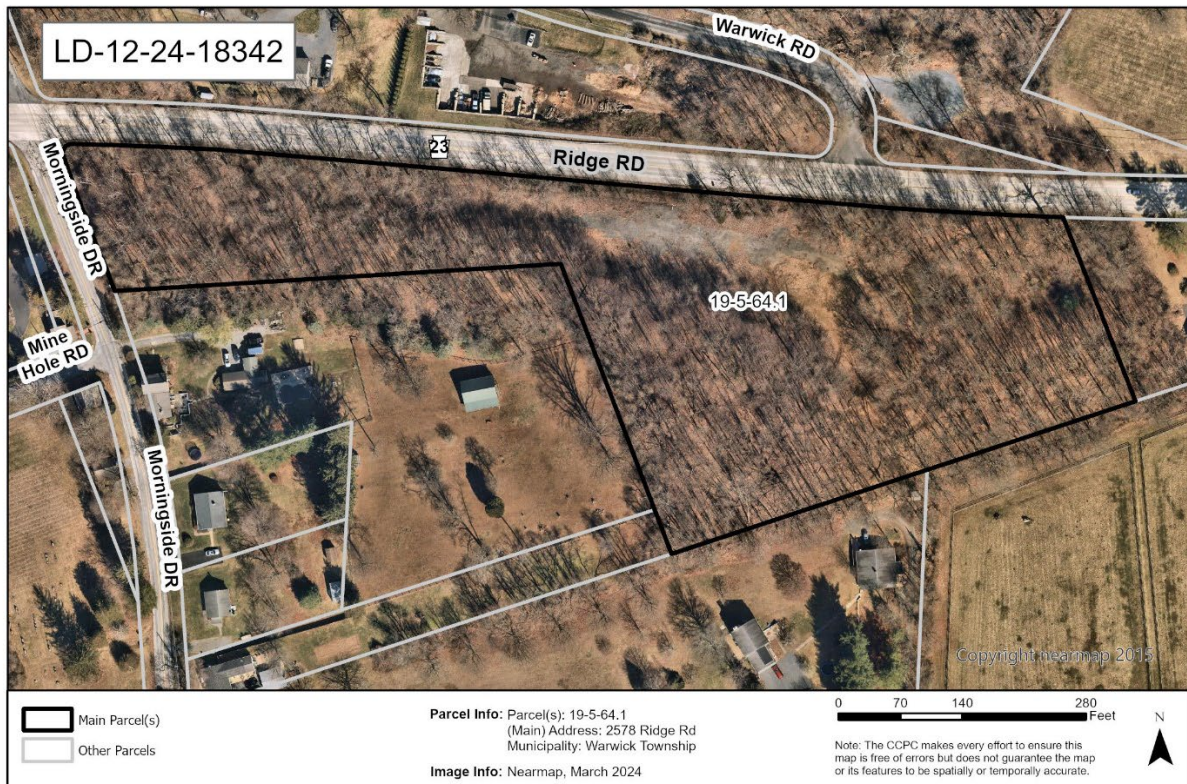
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Warwick Township issues should be resolved before action is taken on this land development plan.

Page: 2
 Re: Preliminary Land Development - 2578 Ridge Road
 # Warwick Township - LD-12-24-18342

COUNTY POLICY:

LANDSCAPES:

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



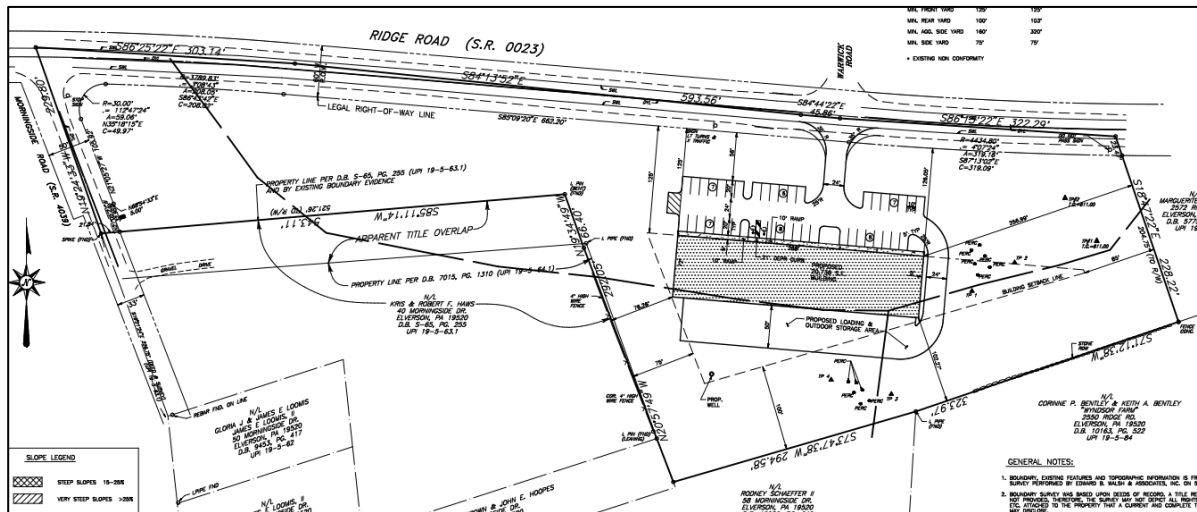
WATERSHEDS 2045:

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

- addressing causes of stream impairments;
- maintaining water quality in high performing and critical habitat streams;
- continuing land preservation efforts; and
- restoring and enhancing vegetated riparian buffers and floodplains.

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

Page: 3
 Re: Preliminary Land Development - 2578 Ridge Road
 # Warwick Township - LD-12-24-18342



*Detail of 2578 Ridge Road
 Preliminary Land Development Plan*

PRIMARY ISSUES:

- The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Ridge Road (State Route 23) as a minor collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Ridge Road and it be offered for dedication to PennDOT.

Morningside Drive (State Route 4039) is designated as a local access road with a recommended right-of-way of 50 feet. The Township should determine an appropriate right-of-way for this portion of Morningside Drive, and this area should be offered for dedication to the Township

- This site is located to the east of the **Urban Landscape** centered on Elverson Borough and represents a transitional area between lower-density and higher-density areas. We suggest that the Township and the applicant investigate design approaches that can help reflect this transition between the **Rural** and **Urban Landscapes**. The County Planning Commission's Rural Center Design Guide at: <https://www.chescoplanning.org/MuniCorner/pdf/RuralCenterDesignGuide.pdf>, and the Village Preservation Design Guide at: <https://www.chescoplanning.org/Historic/Guides-VillagePreservation.cfm> can be consulted to investigate such design approaches. For example, the applicant could consider angling the building so that it reflects less of a commercial strip-type development along Ridge Road, using a pitched roof instead of a flat roof, applying building materials and finishes that are compatible with the developments in the area, and providing limited, site-sensitive lighting and signage.

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

Page: 4
Re: Preliminary Land Development - 2578 Ridge Road
Warwick Township - LD-12-24-18342

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.

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

cc: SRG Real Estate, LLC, c/o Steve Guthan
Edward B. Walsh & Associates, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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

January 9, 2025

Justin Yaich, Manager
 West Bradford Township
 1385 Campus Drive
 Downingtown, PA 19335

Re: Final Subdivision - 1619 Glenside Road
 # West Bradford Township - SD-12-24-18345

Dear Mr. Yaich:

A final subdivision plan entitled "1619 Glenside Road", prepared by Light-Heigel & Associates, Inc. and dated June 27, 2024, was received by this office on December 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 for your consideration.

PROJECT SUMMARY:

Location:	West side of Glenside Road, south of Shadyside Road
Site Acreage:	2.57 acres
Lots:	2 lots proposed
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Resource Protection Areas & Areas of Development
UPI#:	50-5-147.1A

PROPOSAL:

The applicant proposes the subdivision of one lot into two lots. The site, which contains one dwelling and is served by public water and onsite sewer facilities, is located in the West Bradford Township R-1 zoning district.

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

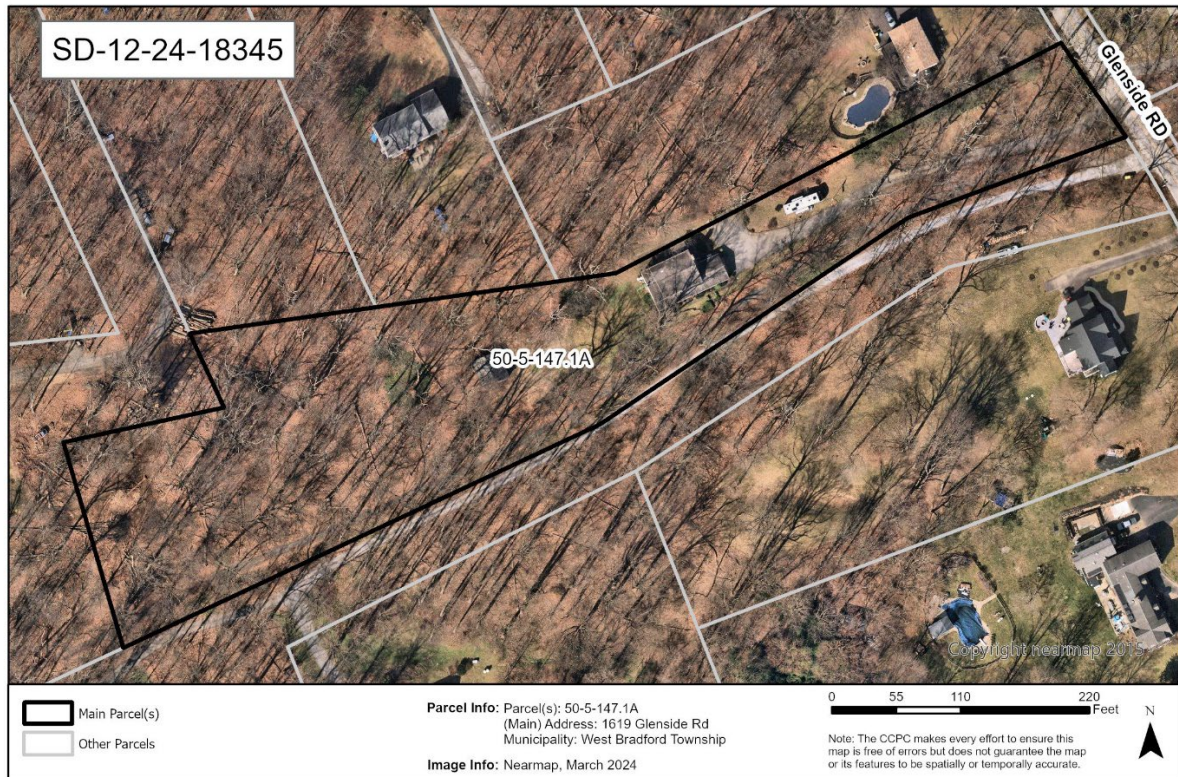
COUNTY POLICY:

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

Page: 2
 Re: Final Subdivision - 1619 Glenside Road
 # West Bradford Township - SD-12-24-18345

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:

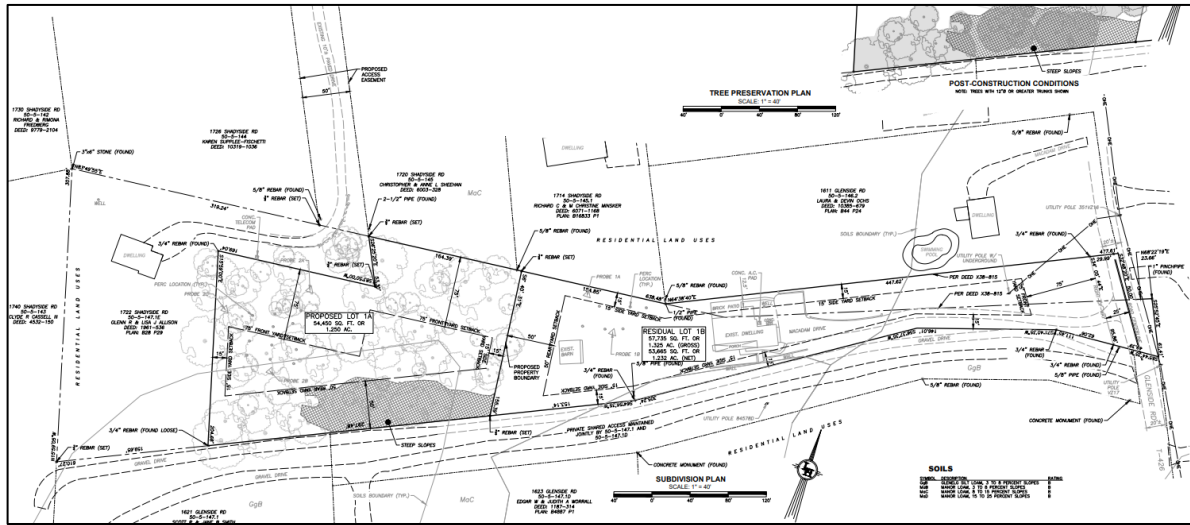
2. ***Watersheds 2045***, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the **Upper Brandywine Creek** watershed. The ***Watersheds 2045*** plan's highest priority objectives within this watershed are:

- 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.

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.

Page: 3
 Re: Final Subdivision - 1619 Glenside Road
 # West Bradford Township - SD-12-24-18345



Detail of Final Subdivision Plan - 1619 Glenside Road Plan

PRIMARY ISSUES:

4. The plan should show public water connections for both lots. Percolation and probe areas are shown for Lot 1B, but the plan should show the existing on-lot sewage disposal area for this lot also. Additional on-lot sewage disposal areas should be identified for both lots, which can be used in the event that the primary disposal areas fail.
5. The proposed stormwater management facilities include rain gardens. The County Planning Commission endorses the use of innovative stormwater management practices. The applicant should use a raingarden seed mix select seed mixes that contain the greatest percentage of native vegetation.

Construction Note 17 refers to the contractor's responsibility for implementing proper drainage during construction, but the Township should ensure that the applicant and the ultimate owner(s) of both lots will properly maintain the rain gardens to ensure proper functionality. The Township Solicitor should consider adding language to the Township's approval of this plan that will address the importance of continual maintenance of the rain gardens, and corrective measures that can be used in the event of their failure.

6. The applicant has requested a variance to permit the disturbance of grades in excess of 20 percent of the woodlands on the site. 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, and we recommend that the applicant strive to minimize such disturbances as much as possible.
7. An access easement is proposed for Lot 1A over a driveway to the north. The Township's first responders should review the plan to ensure that they can gain access to the site.

ADMINISTRATIVE ISSUES:

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

Page: 4
Re: Final Subdivision - 1619 Glenside Road
West Bradford Township - SD-12-24-18345

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

Sincerely,

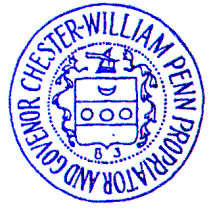
A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno, AICP
Senior Review Planner

cc: Light-Heigel & Associates, Inc.
Joseph J. and Eleanor M. G. DeMarco
Chester County Health Department
Chester County Conservation District



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

January 3, 2025

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

Re: Preliminary Subdivision - 1358 Glen Echo Road
 # West Whiteland Township – SD-11-24-18333

Dear Mr. Weller:

A Preliminary Subdivision Plan entitled "1358 Glen Echo Road", prepared by JMR Engineering, LLC, and dated November 18, 2024, was received by this office on December 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.

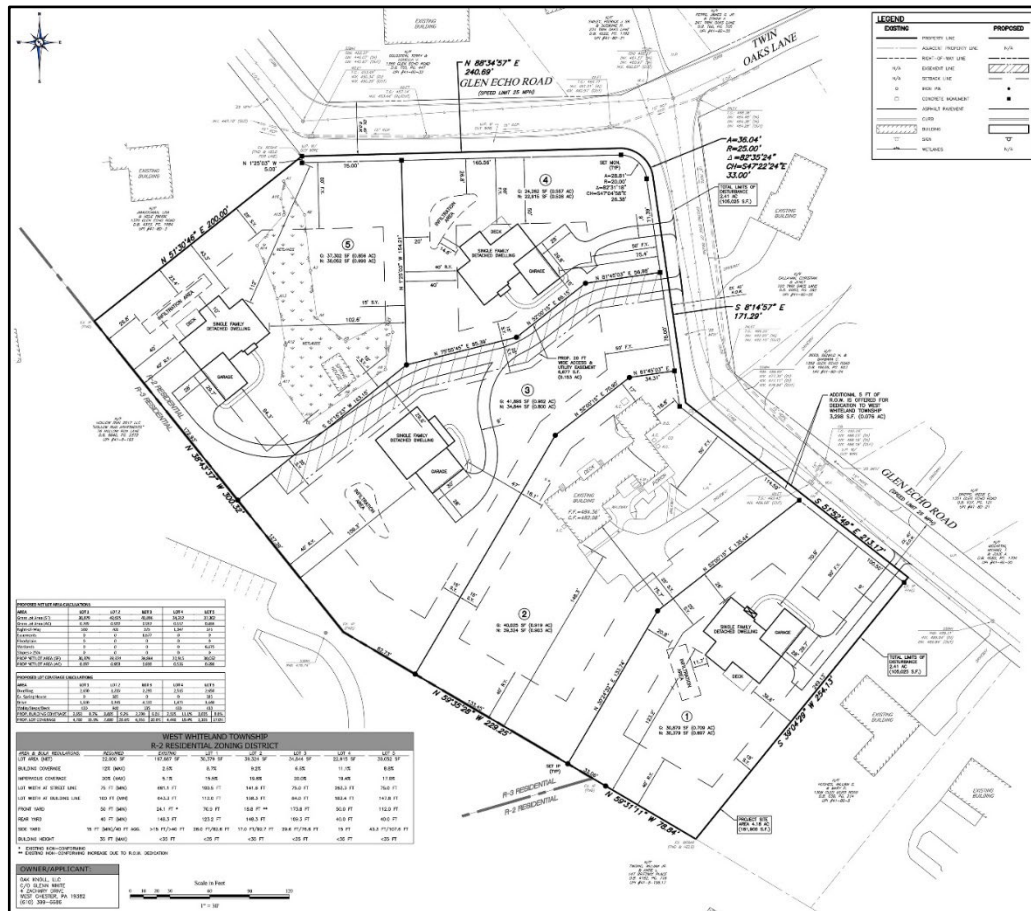
PROJECT SUMMARY:

Location:	West side of Glen Echo Road, west of Twin Oaks Lane
Site Acreage:	4.00
Lots/Units:	One existing lot, five proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	LDR Low Density Residential
UPI#:	41-8D-4

PROPOSAL:

The applicant proposes the creation of five single family residential lots. The existing residence will remain on Lot 2 (this issue is further discussed in comment #3). The project site, which will be served by public water and public sewer, is located in the R-2 Residential zoning district.

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



Site Plan Detail, Sheet 4: Preliminary Subdivision - 1358 Glen Echo Road

Page: 3
 Re: Preliminary Subdivision - 1358 Glen Echo Road
 # West Whiteland Township – SD-11-24-18333

COUNTY POLICY:

LANDSCAPES:

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

3. The Township's 2022 Historic Resources Map and Sites Listing catalog indicates that the existing building on Lot 2, the Daniel Meredith House, is a designated historic resource listed on the National Register. Additionally, General Note 5.3 on Sheet 2 indicates that the spring house located on Lot 5, which is a contributing historic resource not listed on the Township Historic Resources Map, will remain. Furthermore, General Note 5.2 states that an existing outbuilding, which appears to be identified on the site plan as a garage, is a non-contributing resource that will be removed. The Township should reserve granting final plan approval until the proposal has been reviewed by the Township's Historical Commission.

The applicant and Township should work to mitigate any negative impacts on the integrity of the existing historic resources on the project site. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

4. Vehicular access to Lots 3 and 5 will be provided from a 20 foot wide access and utility easement on Lot 3. The details of this easement should be incorporated into the deeds of both lots.
5. The plan and 2024 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the 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.

Page: 4
 Re: Preliminary Subdivision - 1358 Glen Echo Road
 #: West Whiteland Township – SD-11-24-18333

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.

6. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.

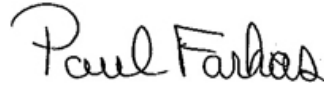
ADMINISTRATIVE ISSUES:

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 Waivers Request table on Sheet 2 indicates that the applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance, including a waiver from the sidewalk requirement in Section 281-31.A, along with three waivers from Chapter 270-Stormwater Management of the Township Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
9. The Maintenance Ownership table on Sheet 6 states that the maintenance of the permanent stormwater management facilities, which includes rain gardens, shall be the responsibility of the individual lot owner. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities, particularly in regard to the on-going maintenance of the rain garden plantings.
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 (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: 5
Re: Preliminary Subdivision - 1358 Glen Echo Road
West Whiteland Township – SD-11-24-18333

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,

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: Oak Knoll, LLC
JMR Engineering, LLC
Robert J. and Susan W. Shenkin
Chester County Conservation District

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

1/1/2025 to 1/31/2025

The staff reviewed proposals for:

	Total
Miscellaneous Ordinance (Misc.) Amendments	1
Subdivision and Land Development Ordinance (SLDO) Amendments	3
Zoning Map Amendments	1
Zoning Ordinance Amendments	4
TOTAL REVIEWS	9

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Birmingham Township	MA-12-24-18365	1/22/2025	Proposed - Misc Amendment The Township proposes to amend the definition of "Impervious Surface" set forth in Chapter 101-Stormwater of the Township Code.	Not Relevant
Birmingham Township	SA-12-24-18364	1/22/2025	Proposed - SLDO Amendment The Township proposes to amend the following definitions set forth in Section 101-202 of the Township SLDO: Impervious Cover, and Green Space.	Not Relevant
Birmingham Township	ZA-12-24-18363	1/22/2025	Proposed - Zoning Ordinance Amendment Amendment: Impervious Coverage and Green Space Requirements, and definitions for deck, impervious cover, and green space.	Not Relevant
Caln Township	ZA-01-25-18374	1/28/2025	Proposed - Zoning Ordinance Amendment Update to Hookah Lounge, Tobacco Store/Smoke Shop, Cannabis amendment: revising definitions of convenience store and tobacco store/smoke shop	Consistent
New London Township	SA-01-25-18378	1/17/2025	Proposed - SLDO Amendment submission of a "proofed" SLDO	Consistent

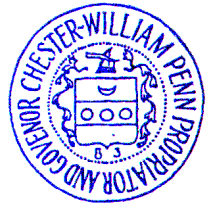
MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
New London Township	ZA-12-24-18358	1/17/2025	Proposed - Zoning Ordinance Amendment Revisions to the compilation of land use definitions, zoning ordinance amendments, SLDO amendments	Consistent
New London Township	ZM-12-24-18357	1/17/2025	Proposed - Zoning Map Amendment minor correction to zoning map	Not Relevant
West Chester Borough	SA-12-24-18353	1/7/2025	Proposed - SLDO Amendment The Borough proposes to amend the building height standards in the Borough SLDO, which includes a requirement that the "proposed building height with accompanying data and calculations used to determine building height" is required as part of a preliminary plan submission. The Commission reviewed an earlier version of the proposed ordinance on December 13, 2024 (CCPC# SA-11-24-18329).	Not Relevant
West Chester Borough	ZA-12-24-18355	1/7/2025	Proposed - Zoning Ordinance Amendment The Borough proposes to amend the building height standards in the Borough zoning ordinance. The Commission reviewed an earlier version of the proposed ordinance on December 13, 2024 (CCPC# ZA-12-24-18355).	Not Relevant

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 3
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 3

Ordinance Review Letters



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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

January 22, 2025

Quina Nelling, Secretary/Treasurer
Birmingham Township
1040 W. Street Road
West Chester, PA 19382-8012

Re: Zoning Ordinance, Subdivision and Land Development Ordinance, and Miscellaneous Ordinance
Amendments - Impervious Coverage and Green Space Requirements
Birmingham Township – ZA-12-24-18363, SA-12-24-18364, and MA-12-24-18365

Dear Ms. Nelling:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance, Subdivision and Land Development Ordinance (SLDO), and Miscellaneous Ordinance amendments. The referral for review was received by this office on December 23, 2024. The proposed amendments to the Zoning Ordinance and SLDO were reviewed pursuant to the provisions of Sections 609(e) and 505(a) of the PA Municipalities Planning Code, respectively, and we offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Amend the following definitions set forth in Section 122-6: Deck, Impervious Cover, and Green Space;
 - B. Change the maximum lot coverage requirement in the R-A Residential-Agricultural, the A-RT Agricultural Residential Transition, and R-1 Residential districts, from 10 percent of the net lot to 20 percent of the net lot area;
 - C. Delete the minimum green space requirement for a lot in the following zoning districts: R-A Residential-Agricultural, A-RT Agricultural Residential Transition, R-1 Residential, and R-2 Residential;
 - D. Delete the minimum green space required for a lot in a farmside village development built in the R-A and A-RT Districts set forth in Sections 122-16.B(2) and 122-21.B(1)(h), respectively;
 - E. Delete the last sentence in Section 122-16.B(2) pertaining to the minimum green space requirement on each farm tract in a farmside village development in the R-A District;
 - F. Delete the last sentence in Section 122-21.B(2)(a), pertaining to the minimum green space requirement for a farmside tract in a farmside village development in the A-RT District;
 - G. Amend Section 122-28.B(2), by replacing the term “Lot coverage” with “Impervious Cover;”
 - H. Change the maximum lot coverage requirement in the E-I Eleemosynary Institutional District for residential uses set forth in Section 122-39.C, from 10 percent of the net lot area to 20 percent of the net lot area;

Page: 2
 Re: Zoning Ordinance, Subdivision and Land Development Ordinance, and Miscellaneous Ordinance Amendments - Impervious Coverage and Green Space Requirements
 # Birmingham Township – ZA-12-24-18363, SA-12-24-18364, and MA-12-24-18365

- I. Delete the minimum green space required for a lot in the E-I Eleemosynary Institutional District for residential uses set forth in Section 122-39.I; and
 - J. Add a revised “Table of Area and Bulk Regulations,” incorporating the above-mentioned revisions to the area and bulk requirements, as Appendix B.
2. The Township also proposes to amend the following definitions set forth in Section 103-6 of the Township SLDO: Impervious Cover, and Green Space. We note that the definition of Impervious Cover appears to be identical to the definition proposed for Section 122-6 of the Zoning Ordinance.
 3. Furthermore, the Township proposes to amend the definition of “Impervious Surface” set forth in Section 101-202 of Chapter 101-Stormwater of the Township Code.

COMMENTS:

4. If this ordinance is adopted as currently written, five zoning districts, including residential development in the E-I Eleemosynary Institutional district, will have the same 20 percent maximum lot coverage requirement (we note the maximum lot coverage requirement of the R-2 district will remain at 20 percent of the net lot area). The Township should recognize, in its review of the proposed ordinance language, that differences in minimum net lot area requirements amongst these zoning districts may result in widely different maximum impervious coverage areas being created for future development activity approved by the Township.

In particular, with the increase from 10% to 20%, the larger lot districts will be permitted to have a significant increase in total square footage of impervious surface with no upper limit imposed. The Township may wish to run a number of scenarios to better visualize the proposed increases.

5. The Township should consider maintaining or reducing proposed maximum impervious cover/lot cover percentages, as the majority of streams in the Township have been assessed by the PA Department of Environmental Protection (PA DEP) as impaired, or not meeting water quality standards for their designated uses. Increasing impervious cover contributes to additional polluted stormwater runoff to these impaired streams. All streams in the Township are designated as Warm Water Fishes, Migratory Fishes, and additional contaminants may further impact aquatic habitat provided by these waterways.
6. The inclusion of decks as impervious surfaces is optional per the County-wide Act 167 Stormwater Management Model Ordinance. In the proposed definitions for “impervious surface” and “impervious cover,” decks when placed over “a pervious surface such as uncompacted stone, gravel or soil shall not be considered impervious cover.” These types of ground cover may become compacted over time, and functionally impervious, and limiting infiltration of stormwater runoff. The Township should consider limiting decks placed over natural vegetative cover as pervious surfaces.

Additionally, deck board spacing is not intended to allow water to drain through, but rather to account for expansion under humid conditions. Thus, during storm events, the boards expand and spacing between boards will decrease, reducing the amount of water passing through the boards. The Township should consider including decks as “impervious cover” and “impervious surface.”

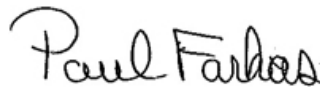
Page: 3
Re: Zoning Ordinance, Subdivision and Land Development Ordinance, and Miscellaneous Ordinance
Amendments - Impervious Coverage and Green Space Requirements
Birmingham Township – ZA-12-24-18363, SA-12-24-18364, and MA-12-24-18365

7. The proposed definition of Impervious Cover includes extensive language also provided in Section 122-105.8.B(2)(d) of the Township Zoning Ordinance pertaining to impervious coverage requirements for ground-mounted and freestanding solar collectors. Rather than repeating this language in its entirety, the Township should consider amending Section 122-105.8.B(2)(d) by replacing these impervious coverage standards with a reference to the definition of Impervious Cover.

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner

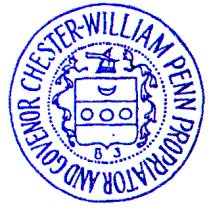
cc: Chester County Water Resources Authority



THE COUNTY OF CHESTER

COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

PLANNING COMMISSION
 Government Services Center, Suite 270
 601 Westtown Road
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January 28, 2025

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

Re: Zoning Ordinance Amendment – Convenience Store Definition, Hookah Lounge, Tobacco
 Store/Smoke Shop, Cannabis
 # Caln Township - ZA-01-25-18374

Dear Ms. Miller:

The Chester County Planning Commission has reviewed the proposed Caln Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 10, 2025. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. Caln Township proposes the following amendments to its Zoning Ordinance:

- A. Amend the definitions of:
 - i. “convenience store” (to distinguish it from a “tobacco store/smoke shop”),
 - ii. “retail business establishment” (to exclude a tobacco store/smoke shop, a regulated cannabinoid substance retailer or an unregulated cannabinoid substance retailer),
 - iii. “retail use” (to exclude a tobacco store/smoke shop, a regulated cannabinoid substance retailer or an unregulated cannabinoid substance retailer);
- B. Add definitions for:
 - i. “cannabinoid”,
 - ii. “hookah”,
 - iii. “hookah bar/lounge”
 - iv. “tobacco store/smoke shop”,
 - v. “regulated cannabinoid substances retailer”,
 - vi. “unregulated cannabinoid substances retailer”;
- C. Allow a “medical marijuana dispensary” with more than 7,500 square feet of gross floor area in the C-1 Highway Commercial district by conditional use;
- D. Allow a “tobacco store/smoke shop” in the I-1 Industrial district by conditional use;
- E. Allow a “hookah bar/lounge” in the I-1 Industrial district by conditional use;
- F. Allow a “regulated cannabinoid substances retailer” (i.e., “A retail establishment that, pursuant to ... approval issued by the Commonwealth, ... distributes cannabinoid substances that are regulated by the Commonwealth. This use does not include medical marijuana dispensaries that are permitted pursuant to the Medical Marijuana Act...”) in the I-1 Industrial district by conditional use);

Page: 2
 Re: Zoning Ordinance Amendment – Convenience Store Definition, Hookah Lounge, Tobacco
 Store/Smoke Shop, Cannabis
 # Caln Township - ZA-01-25-18374

- G. Allow an “unregulated cannabinoid substances retailer” (i.e., “A retail establishment that ... distributes cannabinoid substances ...without ... approval issued by the Commonwealth...”) in the I-1 Industrial district by conditional use;
- H. Amend Section 155-29.E and Matrix Chart 9 to add utility and dimensional requirements for a “tobacco shop/smoke shop”, “hookah bar/lounge”, “regulated cannabinoid substances retailer” and “unregulated cannabinoid substances retailer”;
- I. Regulations for a tobacco store/smoke shop;
- J. Add regulations for “regulated cannabinoid substances retailer” and
- K. Add regulations for an “unregulated cannabinoid substances retailer”; and added supporting provisions.

BACKGROUND:

- 2. The Chester County Planning Commission reviewed an earlier version of this amendment, and our comments were forwarded to the Township in a letter dated November 18, 2024 (refer to CCPC # ZA 11-24-18313). The relevant changes to this current submission relate to a revised definition of “convenience store” to distinguish it from a “tobacco store/smoke shop”, and a related change to the proposed definition of “tobacco store/smoke shop”. We have no further comments on the proposed amendment.

RECOMMENDATION: Caln Township should consider the comments in our review letter of November 18, 2024 (refer to CCPC # ZA-11-24-18313) before acting on the proposed zoning ordinance amendment.

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

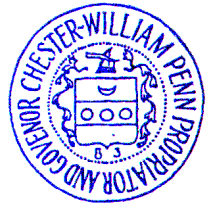
Sincerely,



Wes Bruckno
 Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
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January 17, 2025

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

Re: Amendment to the Township Code of Ordinances: Zoning Ordinance Amendments,
Subdivision and Land Development Ordinance Amendments, Revised and New Definitions
New London Township - ZA-01-25-18358, SA-01-25-18378

Dear Ms. Zdun:

The Chester County Planning Commission has reviewed the proposed amendments to the Compilation of Land Use Ordinances of the Township of New London, Chester County, including Chapter 1: Zoning, Chapter 2: Subdivision and Land Development, and Chapter 4: Definitions. These amendments were 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 December 20, 2024. We offer the following comments to assist in your review of the proposed amendments.

BACKGROUND:

On December 20, 2024, the Chester County Planning Commission also received a proposed amendment to the New London Township Zoning Map (refer to CCPC # ZM-12-24-18357). Our comments on that submission will be submitted to the Township separately.

On September 16, 2024, the Chester County Planning Commission also received proposed amendments to the Township's land use ordinances, including changes to definitions, changes to the Township Zoning Ordinance identified as "Proofed 12/16-20/2024", and to the Township Subdivision and Land Development Ordinance. Our comments on those amendments were forwarded to the Township in letters dated October 14, 2024 (refer to ZA-09-24-18263) and on October 16, 2024 (refer to CCPC # SA-09-24-18250 and ZA-09-24-18265). This current submission appears to be a resubmission of those previous amendments, as well as a new submission of Chapter 2: Subdivision and Land Development, identified as "Proofed 12/16-20/2024".

DESCRIPTION:

1. New London Township proposes to:
 - a. 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, and;

Page: 2

Re: Amendment to the Township Code of Ordinances: Zoning Ordinance Amendments,
Subdivision and Land Development Ordinance Amendments, Revised and New Definitions
New London Township - ZA-01-25-18358, SA-01-25-18378

- b. Revise text throughout the Township Zoning Ordinance.

COMMENTS:

Zoning Ordinance Amendments, Revised and New Definitions:

- 2. The Township's Zoning Ordinance has been "proofed" by the Township, and we have no comments in addition to those contained in our previous reviews: we recommend that the Township continue to review our comments in our review letters dated October 14, 2024 (refer to ZA-09-24-18263) and October 16, 2024 (refer to CCPC # SA-09-24-18250 and ZA-09-24-18265).

Subdivision and Land Development Ordinance:

- 3. The Township's Subdivision and Land Development Ordinance has been "proofed" by the Township, and we have no specific comments on its contents. However, we have the following general comments regarding the Ordinance:
 - a. In **Section 2-304 Sketch Plan** of the Ordinance, the Township "strongly encourages" the submission of optional sketch plans (and when not submitted, the Township requires that "...a pre-application meeting shall be held between the applicant and the Township Engineer to introduce the applicant to the Township's zoning and subdivision/land development regulations and procedures, to discuss the applicant's objectives, to appraise the applicant of the availability of natural features information from the Township, and to schedule a site inspection and plan submissions." **Section 2-304** also states that the "Submission of a sketch plan shall not constitute the formal filing of a plan with the Township and shall not commence the statutory review period as required by the Municipalities Planning Code," which is an important provision.

The County Planning Commission also encourages the use of sketch plans because they allow 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 Township should also request that the applicant consider the following when developing a sketch plan:

- i. The Township's Comprehensive Plan (and adjacent municipal comprehensive plans when proposed developments abut the Township's municipal boundaries),
- ii. The Township's Act 537 Sewage Facilities Plan,
- iii. Any future Official Map, Open Space, Recreation and Environmental Resources Plan, Municipal Capital Improvement Plan (Article V-A of the Pennsylvania Municipalities Planning Code i.e., "Act 209 Plan") and future trail planning documents. (The "Chester County Trails Master Plan" is available at:
<https://www.chescoplanning.org/Transportation/TrailsMasterPlan.cfm>).

In general, the Township should take all appropriate measures to encourage the use of sketch plans.

- b. The Township's Subdivision and Land Development Ordinance requires the "four-step" design process for any subdivision proposing to use the residential cluster or lot-averaging design option in the New London Township Zoning Ordinance. We endorse the use of appropriate cluster and lot-averaging designs, and additional information in such design approaches is available in the Chester County Cluster Development eTool, at:
<https://www.chescoplanning.org/MuniCorner/eTools/26-ClusterDev.cfm>

Page: 3

Re: Amendment to the Township Code of Ordinances: Zoning Ordinance Amendments,
Subdivision and Land Development Ordinance Amendments, Revised and New Definitions
New London Township - ZA-01-25-18358, SA-01-25-18378

The Township should also review the County Planning Commission's Conservation Design website at:

<https://www.chescoplanning.org/MuniCorner/ConservationSubdivisiion/Introduction.cfm>

- c. **Section 2-405. Erosion/Sedimentation Control and Stormwater Management** could also encourage stormwater management facilities such as detention/retention basins, rain gardens, etc., to be designed as site amenities by providing access to them with trails or pathways for passive recreation. Applicants should also consider "naturalizing" stormwater management basins by adding additional landscaping/vegetative screening to soften the appearance of the facilities. Stormwater infrastructure can provide opportunities to demonstrate the importance, principles and practices of low impact stormwater management, design, and maintenance, and watershed stewardship. The Township should ensure that its stormwater management ordinance is consistent with the current County Water Resources Authority model, at:
<https://www.chesco.org/5111/Updating-County-Wide-Stormwater-Ordinanc>
- d. **Section 2-504. Cul-de-Sac Streets** should encourage the connection of streets to adjacent parcels when appropriate. This Section also includes additional requirements applying to cul-de-sac streets in excess of 600 feet in length. The Township should also be aware that Pennsylvania Liquid Fuels Funds are available for qualifying roads over 250 feet in length; see:
https://gis.penndot.gov/BPR_PDF_FILES/Documents/LTAP/TechSheets/TechSheet_170color.pdf
- e. **Section 2-513.4 (Sidewalks)** requires sidewalks to be "...a minimum of 4 feet wide except along collector and arterial streets and adjacent to shopping centers, schools, recreational areas and other community facilities where they shall be a minimum of 5 feet wide." PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at:
www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.
- f. **Section 2-524.1.d. Recreation Lands and Facilities** allows the Supervisors to "... require that a fee be paid in lieu of recreation land and facilities..." Note that Section 503.(11) of the Pennsylvania Municipalities Planning Code permits the construction of recreational facilities, the payment of fees in lieu of such construction (among other provisions) "...upon agreement with the applicant or developer..." (emphasis added). The County Planning Commission's eTool on Parkland Dedication and Fee-In-Lieu Ordinances offers additional suggestions at:
<https://www.chescoplanning.org/MuniCorner/eTools/64-ParklandDedication.cfm>. The Township should also refer to the Chester County Trails Master Plan mentioned above, at:
<https://www.chescoplanning.org/Transportation/TrailsMasterPlan.cfm>.
- g. **Section 2-615. Common Open Space and Buffers** contains requirements for open space at mobile home parks. Information on open space planning is available at:
<https://www.chescoplanning.org/Publications/PDF/OpenSpacePlanning-GuideForMunies.pdf>.
- h. The Subdivision and Land Development Ordinance could also contain language regarding Home Owner Associations. Development plans should include provisions relating to the 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 allowing the Township to intervene and maintain

Page: 4

Re: Amendment to the Township Code of Ordinances: Zoning Ordinance Amendments,
Subdivision and Land Development Ordinance Amendments, Revised and New Definitions
New London Township - ZA-01-25-18358, SA-01-25-18378

common owned facilities, determine the schedule for HOA formation, timing for construction of common facilities, and determine the schedule for transfer of ownership of common facilities from the developer to the HOA.

The HOA document should be submitted as part of the application to the Township, to be reviewed by an attorney versed in HOA documents to evaluate it for its completeness and compliance and should verify that the HOA will be adequately capitalized to properly maintain all common facilities in perpetuity. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions. More information on "Sustainable" HOAs is available at:

<https://www.chescoplanning.org/news/2024/1022-SustainableHOAs.cfm>

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,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
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

January 17, 2025

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

Re: Zoning Map Amendment – “PROPOSED ZONING MAP DECEMBER 2024”
New London Township - ZM-12-24-18357

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 December 20, 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 December 20, 2024, the Chester County Planning Commission received proposed amendments to the New London Township **Compilation of Land Use Ordinances** (refer to CCPC # ZA-12-24-18358); our comments on that submission will be forwarded to the Township in a separate letter.

On September 16, 2024, the Chester County Planning Commission received an earlier version of the proposed amendment to its Zoning Map (the “July 2024 Revision”), and our comments were forwarded to the Township in a letter dated October 14, 2024. The current Zoning Map submission corrects an immaterial part of the of the previously submitted map amendment (a portion of the Commercial District area that extended into Franklin Township has been removed). The Chester County Planning Commission has no further comments on the proposed Zoning Map amendment.

Page: 2

Re: Zoning Map Amendment – “PROPOSED ZONING MAP DECEMBER 2024”
New London Township - ZM-12-24-18357

RECOMMENDATION: New London Township should consider the comments in our review letter of October 14, 2024 (CCPC # ZM-09-24-18249) 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.

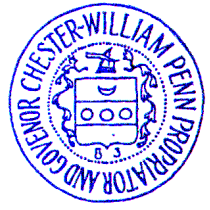
Sincerely,

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

Wes Bruckno
Senior Review Planner



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

January 7, 2025

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

Re: Subdivision and Land Development Ordinance and Zoning Ordinance Amendments - Building Height Standards
West Chester Borough – SA-12-24-18353 and ZA-12-24-18355

Dear Ms. Slook:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance (SLDO) and Zoning Ordinance Amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a) and 609(e), respectively. The referral for review was received by this office on December 19, 2024. We offer the following comments to assist in your review of the proposed amendments:

DESCRIPTION:

1. The Borough proposes the following amendments to its SLDO:
 - A. Delete the existing definition of “Height of Building” in Section 97-8;
 - B. Add definitions for the following terms to Section 97-8: Grade Plane, Finished Ground, and Height of Building or Structure;
 - C. Amend the preliminary plan submission requirements set forth in Section 97-43.B(2)(a)[13], by adding language that the “proposed building height with accompanying data and calculations used to determine building height” is required as part of a full plan of the development for a preliminary plan submission; and
 - D. Add Exhibit A, entitled “Method for Calculation of Grade Plane and Height of Building or Structure” as Attachment 4 – Appendix D.
2. The Borough also proposes the following amendments to its Zoning Ordinance:
 - A. Add new or amended definitions for the following terms to Section 112-202: Building and Structure Height, Grade Plane, Finished Ground, and Height of Building or Structure; and
 - B. Add Exhibit A, entitled “Method for Calculation of Grade Plane and Height of Building or Structure” as Attachment 5 – Appendix E.

Page: 2
Re: Subdivision and Land Development Ordinance and Zoning Ordinance Amendments - Building
Height Standards
West Chester Borough – SA-12-24-18353 and ZA-12-24-18355

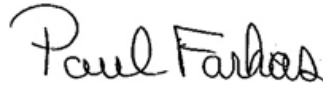
COMMENT:

3. The County Planning Commission reviewed an earlier version of the proposed ordinance on December 13, 2024 (CCPC# SA-11-24-18329 and ZA-11-24-18330). We acknowledge, and endorse, that the comments in our previous review letter have been addressed by the Borough. We have no further comments on the proposed ordinance.

RECOMMENDATION: The County Planning Commission supports the adoption of the proposed amendments.

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

Sincerely,

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

Paul Farkas
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County January 2025

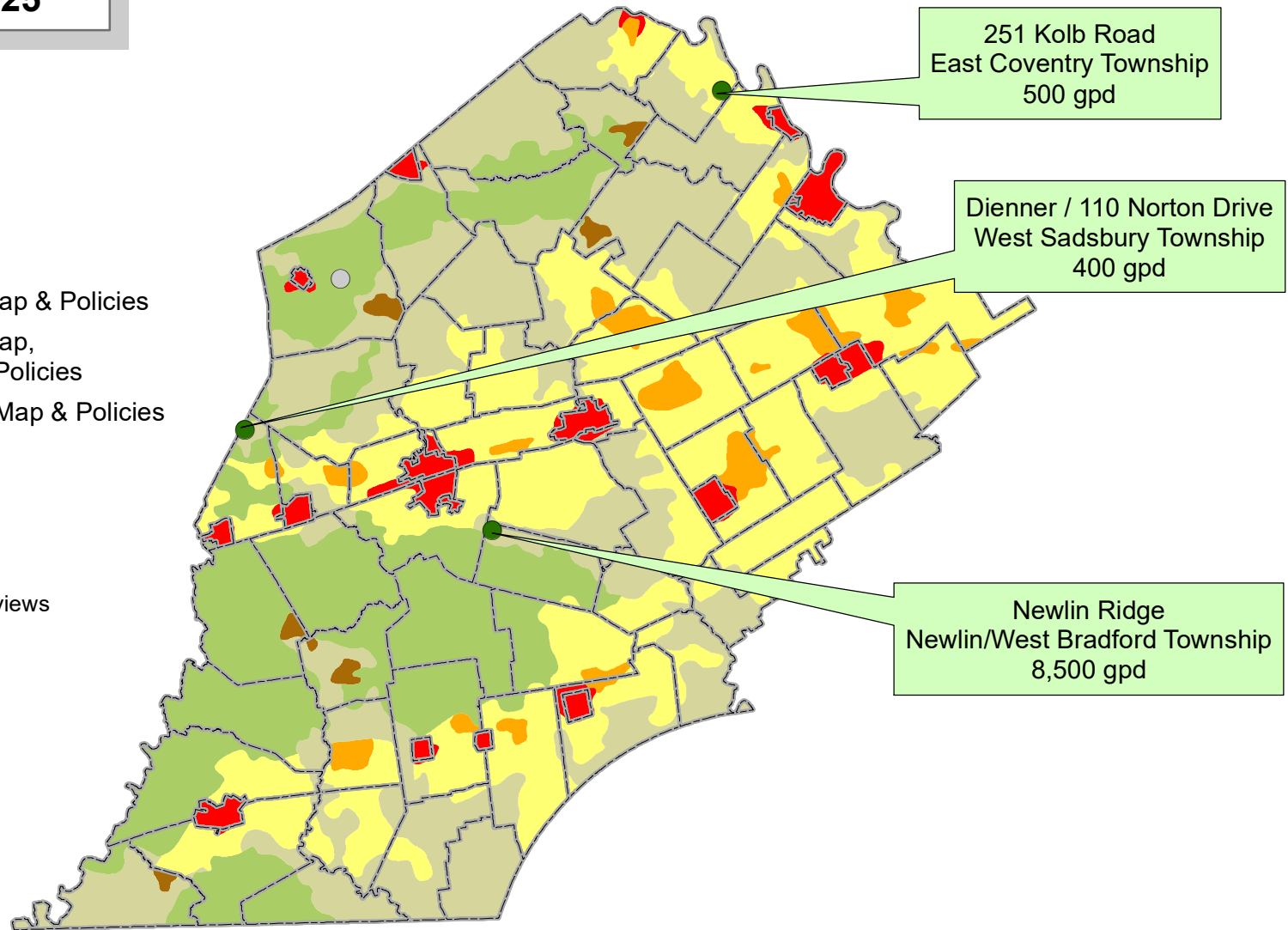


- Consistent with Map & Policies
- Consistent with Map,
Inconsistent with Policies
- Inconsistent with Map & Policies

Legend

- January Act 537 Reviews
- Previous Reviews

- Agricultural
- Rural Center
- Suburban Center
- Urban Center
- Rural
- Suburban



0 3 6 9 12
Miles

Map prepared February 2025
Data Sources:
Act 537 Review - created by Chester County Planning Commission, 2018;
Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS;
Planning Commission, November 29, 2018.



Chester County Planning Commission
February 12, 2025

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

East Coventry Township, 251 Kolb Road

The applicant is proposing a residential development of 1 lot on 20.85 acres. The site is located on Kolb Road, near the intersection with Bethel Church Road. The amount of wastewater for the project is 500 gpd. The project is to be served by an on-lot sewer disposal system. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

Newlin and West Bradford Townships, Newlin Ridge/Davis Tract

The applicant is proposing a residential development of 17 lots on 61 acres. The site is located on Strasburg Road, east of the intersection with Laurel Road. The amount of wastewater for the project is 8,500 gpd. The project is to be served by on-lot sewer disposal systems. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

West Sadsbury Township, Daniel & Rachel Dienner/110 Norton Drive

The applicant is proposing a residential development of 1 lot on 8.6 acres. The site is located on Norton Drive, near the intersection with Quarry Road. The amount of wastewater for the project is 400 gpd. The project is to be served by an on-lot sewer disposal system. This project is designated as an Rural Landscape and is consistent with *Landscapes3*.

Action Requested

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

2/12/2025

Minor Revisions



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

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

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

Project Name & Municipality 251 Kolb Road, East Coventry Township

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

1. Date plan received by county planning agency. December 04, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 17, 2025


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</u> , the <u>Chester County Comprehensive Plan</u> , was adopted in 2018. <u>Watersheds 2045</u> , the <u>Chester County Integrated Water Resources Plan</u> , was adopted in 2024. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, Pigeon 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)
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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 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>

If yes, will this project plan require the implementation of storm water management measures? <u>Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at http://www.chesco.org/water.</u> |
| | | 18. Name, Title and signature of person completing this section:

Name: <u>Carrie J. Conwell, AICP</u>
Title: <u>Senior Environmental Planner</u> Signature: <u></u>
Date: <u>1/17/2025</u>
Name of County or Areawide Planning Agency: <u>Chester County Planning Commission</u>
Address: <u>Government Services Center, Suite 270</u>
<u>601 Westtown Road</u>
<u>P.O. Box 2747</u>
<u>West Chester, PA 19380-0990</u>
<u>Telephone Number: (610) 344-6285</u> |

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.

PC53-01-25-18387

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
Ryan Kolb, Site Contact
Eugene Briggs, Jr., AICP, CZO, East Coventry Township
Jeremy Kerstetter, Environmental Design Service 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 Davis Tract/Newlin Ridge, Newlin and West Bradford Townships


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

1. Date plan received by county planning agency. December 16, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 22, 2025

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
<u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
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 |
| <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 Signature: 
 Date: 1/22/2025
 Name of County or Areawide Planning Agency: Chester County Planning Commission
 Address: Government Services Center, Suite 270
601 Westtown Road
P.O. Box 2747
West Chester, PA 19380-0990
 Telephone Number: (610) 344-6285

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

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

This project was reviewed under PA Act 247 as Case Number SD-07-22-17268 and was consistent with the Rural Landscape.

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

PC53-01-25-18390

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
 Matt Thompson, Site Contact
 Gail Abel, Newlin Township
 Justin Yaich, West Bradford Township
 Jeff Miller, Evans Mill Environmental LLC



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 Daniel and Rachel Dienner, West Sadsbury Township

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

1. Date plan received by county planning agency. December 02, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 30, 2025


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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use?
<u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the Pequea Creek watershed. 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)
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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>

If yes, will this project plan require the implementation of storm water management measures? <u>Individual municipalities should be consulted regarding the specific stormwater ordinance regulations in effect in their municipality. For more information, please visit the Chester County Water Resources Authority at http://www.chesco.org/water.</u> |
| | | 18. Name, Title and signature of person completing this section:

Name: <u>Carrie J. Conwell, AICP</u>
Title: <u>Senior Environmental Planner</u> Signature: <u></u>
Date: <u>1/30/2025</u>
Name of County or Areawide Planning Agency: <u>Chester County Planning Commission</u>
Address: <u>Government Services Center, Suite 270</u>
<u>601 Westtown Road</u>
<u>P.O. Box 2747</u>
<u>West Chester, PA 19380-0990</u>
<u>Telephone Number: (610) 344-6285</u> |

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.

PC53-01-25-18403

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

cc: Elizabeth Mahoney, PaDEP
Chester County Health Department
Daniel & Rachel Dienger, Site Contact
Chelsy Oswald, West Sadsbury Township
Edward Beideman, Willow Run Consulting, Inc

Discussion and Information Items

Design & Technology Division Update



Design & Technology Division

February 2025

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

The 247 planners reviewed and processed plan and ordinance submittals. The overview presentation on 2024 247 reviews was prepared. Also, research for the eTools. Staff also addressed data and map requests from outside entities.

The GIS staff assisted Community Planning with municipal mapping requests. Those compiling base data for the Oxford Regional Comprehensive Plan fair share analysis, updating the historic atlases. Staff also assisted the 247 planners with their mapping needs and the 247 models.

The graphics team assisted with various work program projects, updating and publishing new eTools, various logos and branding items for other divisions, designing event banners for the website, designing an interpretive sign, for Camp Bonsall Bridge and preparation for the annual report.

Community Planning

Municipalities with ongoing VPP projects January 2025

★ Planning Commission Consulting Service

17 Single-Municipality Projects



Zoning or Subdivision Ordinance

- Caln Zoning Ordinance
- ★ East Bradford Zoning Ordinance
- East Whiteland Zoning Ordinance
- Malvern Zoning Ordinance Amendments
- New Garden Zoning Ordinance Update
- Pennsbury Ordinance Update
- Phoenixville Zoning Ordinance
- ★ West Grove Zoning Ordinance



Comprehensive Plan

- West Nantmeal Comprehensive Plan
- ★ West Whiteland Comprehensive Plan



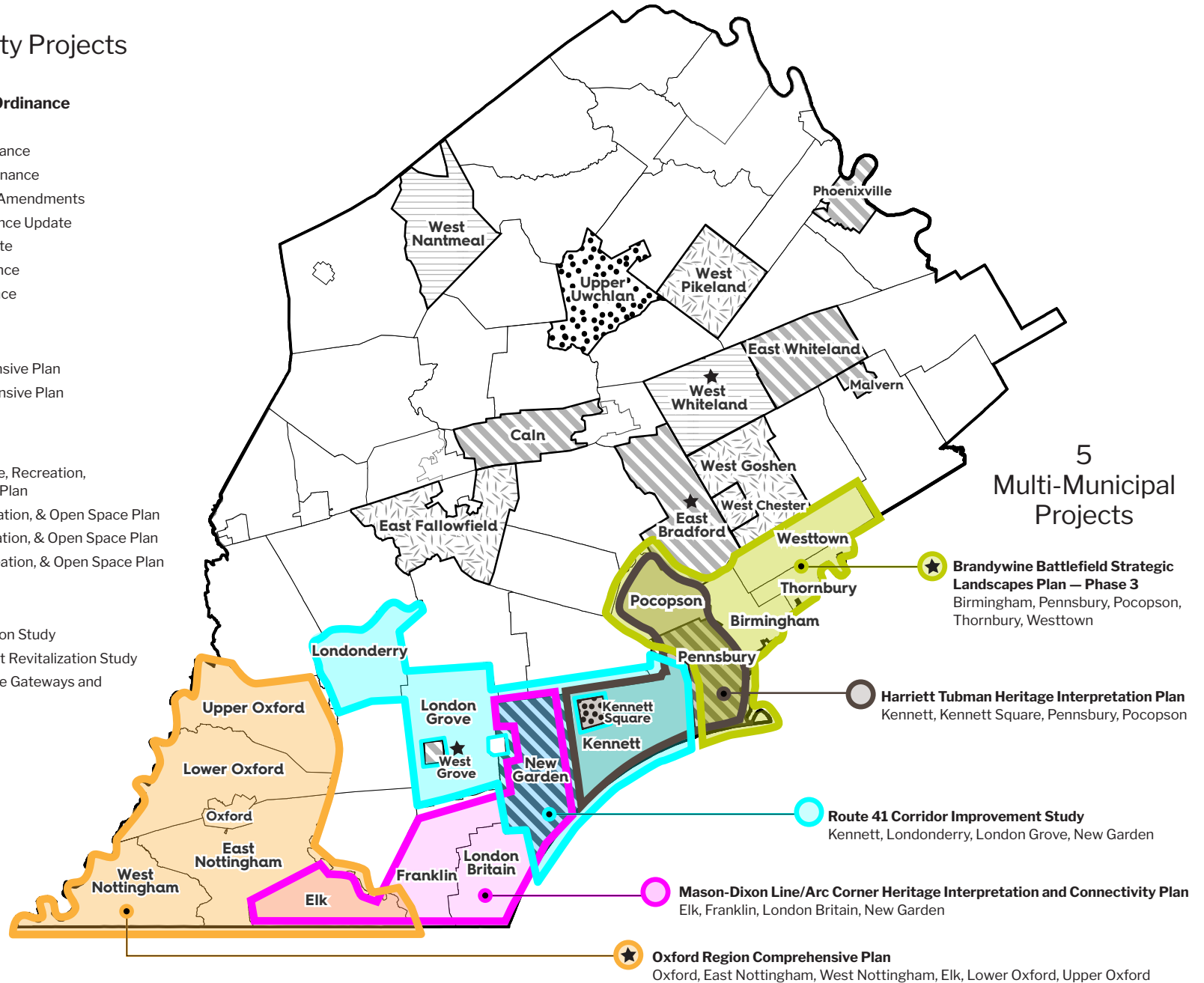
Open Space

- East Fallowfield Open Space, Recreation, & Environmental Resource Plan
- West Chester Parks, Recreation, & Open Space Plan
- West Goshen Parks, Recreation, & Open Space Plan
- West Pikeland Parks, Recreation, & Open Space Plan



Other

- Kennett Square Revitalization Study
- Kennett Square State Street Revitalization Study
- Upper Uwchlan Eagle Village Gateways and Mobility Plan



COMMUNITY PLANNING REPORT

January 2025 (Activities as of 1/31/25)

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: 35 % Contract Term: 1/24-12/25 Consultant: Nanci Sarcinello Planning & GIS Monitor: Mark Gallant
The Township is creating an ordinance to remove complicated overlay districts. The Task Force will continue their discussion on Thorndale Village and review the draft zoning map on February 20th

2. East Bradford Township – Zoning Ordinance Update

Percent Completed: 75% Contract Term: 8/22–7/25 Consultant: CCPC Lead Planner: Chris Patriarca
The Planning Commission completed their initial review of the full draft ordinance and a public meeting to make their formal recommendation to the Board of Supervisors is forthcoming.

3. East Whiteland Township – Zoning Ordinance

Percent Completed: 50% Contract Term: 9/23–8/25 Consultant: Bergmann Monitor: Chris Patriarca
Next Task Force meeting TBD. The project is progressing.

4. Kennett Square Borough – State Street Revitalization Study

Percent Completed: 20 % Contract Term: 9/24-10/26 Consultant: Derck & Edson Monitor: Kevin Myers
The Borough proposes to work with a planning and design consultant to improve sites along State Street. There was a meeting on 1/17 to review and provide comment on the initial draft of renderings for sites included in the study.

5. 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. The project is progressing on schedule with a meeting on 2/3.

6. Malvern Borough – Zoning Ordinance Amendments

Percent Completed: 15 % Contract Term: 8/15/24-8/15/26 Consultant: Thomas Comitta Associates Monitor: Jeannine Speirs
Updates to text and map to support implementation of Malvern Borough Comprehensive Plan. A meeting was held on January 15th to review districts. The project is progressing on schedule.

COMMUNITY PLANNING REPORT

7. New Garden Township – Zoning Ordinance Update

Percent Completed: 40% Contract Term: 7/24-6/26

Consultant: Michael Baker International

Monitor: Libby Horwitz

Meeting was held on January 22nd. Public meeting scheduled for February 26th.

8. Pennsbury Township – Ordinance Updates

Percent Completed: 65%

Contract Term: 5/24-10/25

Consultant: Brandywine Conservancy

Monitor: Jeannine Speirs

The project is progressing on schedule a meeting was held on January 10th.

9. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 60%

Contract Term: 7/23-6/25

Consultant: Gilmore & Associates

Monitor: Chris Patriarca

Public information meeting scheduled for February. Task Force completing review thereafter and advance draft to the Planning Commission.

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

Percent Completed: 0 %

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

Consultant: TBD

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. A kickoff schedule will be forthcoming.

11. 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 to advance goals of Landscapes3. Progressing on schedule, next meeting is TBD.

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

Percent Completed: 15%

Contract Term: 5/24-4/26

Consultant: Tool Recreation Planning

Monitor: Mark Gallant

This plan will guide future planning efforts and investment in the Township's park, recreation, and open space facilities. A public survey is underway to capture public feedback regarding parks and recreational priorities and focus group meetings are scheduled for February.

13. West Grove Borough – Zoning Amendments

Percent Completed: 80 %

Contract Term: 4/23–3/25

Consultant: CCPC

Lead Planner: Kevin Myers

CCPC will provide professional planning and support staff to assist updating the Boroughs Zoning Ordinance. A 2nd draft documenting the proposed amendments was created and sent to the task force, solicitor, and zoning officer. Edits based on feedback are in process.

14. 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 consultant has finished reviewing the public survey results and is working on goals and objectives. The survey returned over 200 responses from the community including the Amish community. There was also much public participation during the meeting regarding the survey and plan update. The next meeting is February 24, 2025.

COMMUNITY PLANNING REPORT

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

Percent Completed 40 %

Contract Term: 6/23–5/25

Consultant: Natural Lands

Monitor: Chris Patriarca

A public event was attended by 40+ residents January 15, 2025. Public survey has commenced.

16. West Whiteland Township – Comprehensive Plan

Percent Completed: 20 %

Contract Term: 7/24–6/26

Consultant: CCPC

Lead Planner: Chris Patriarca

Public survey closed at the end of January. Development of topical chapters will commence in March.

MULTI-MUNICIPAL PROJECTS

A. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 100%

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 and the finalized plan have been complete and posted on the website.

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

Percent Completed: 65 %

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 and develop a tour trail. Meeting was held January 28 to review draft trail tours. The project is progressing on schedule.

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

This plan will highlight the heritage of the Mason-Dixon / Arc Corner Region through the sites and landscapes of Elk, Franklin, London Britain, and New Garden townships building on Franklin's Comprehensive Plan and policy in the other three communities. Heritage Center options are being investigated. The project is progressing on schedule.

D. Oxford Region Comprehensive Plan Update

Percent Completed: 15 %

Contract Term: 1/24–12/26

Consultant: CCPC

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. The public survey results are in, over 400 surveys were returned and are being processed. reviewed. The Existing Conditions, goals and objectives, and survey results will be presented at their February meeting.

E. Route 41 Corridor Improvement Study - London Grove, New Garden, Londonderry, and Kennett Townships

Percent Completed: 90%

Contract Term: 2/23–1/25

Consultant: McMahon Associates

Monitor: Chris Patriarca

The plan was accepted by the 4 municipal partners in January.

COMMUNITY PLANNING REPORT

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 will meet in December to finalize their 2025 work plan.
- **Pottstown Metropolitan Regional Planning Committee** – The PMRPC will meet in January to discuss the economic development chapter of the draft comp plan
- **Internal County Coordination**
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

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. Pennsbury (Historic Resources Zoning)
5. Coatesville (Official Map)
6. North Coventry (Zoning Ordinance Amendment)
7. East Nottingham (Official Map)
8. 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)
- Malvern Borough - Paoli Battlefield Master Plan (Spring 2025)
- East Bradford – Subdivision and Land Development Ordinance (Fall 2025)

HISTORIC PRESERVATION & HERITAGE INTERPRETIVE NETWORK (HIN)

America 250 & Heritage Tourism Plan

- ❖ The CCPC and Chester County Commissioners examining the extension to existing contract
- ❖ PA Historical and Museum Commission (PHMC) attended for discussions on state level grant programs applicable to programmatic and infrastructure plans.
- ❖ Met with 250 Commission, CC Community Foundation, CVB, and CCPC staff to discuss implementation of interpretive kiosk project.

COMMUNITY PLANNING REPORT

- ❖ The Commission is at 76% for adoption of support for America250 Chester County

Historic Interpretive Network

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

- ❖ **Philadelphia Campaign Heritage Interpretive Network** – Working on a Heritage Site capacity building workshop and coordination with both 250s working meeting, for spring 2025.
- ❖ Completed Phase 3 of the Brandywine Battlefield plan focusing on the Eastern Battlefield. This is the final phase of a long-term project. The document is available on the CCPC website.
- ❖ 7 January, Attended Malvern Borough Council meeting for Paoli Battlefield Master Plan Ad Hoc Committee presentation. Working with Malvern Borough and others on possible Paoli Battlefield Heritage Center. Talking with Tredyffrin Township Historical Commission on a concept for a multi-municipal Paoli Battlefield area Heritage Interpretive and Connectivity Plan that meshes with the HIN.

Agriculture HIN theme region

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

Iron & Steel HIN theme region

- ❖ 16 January meeting of the Iron & Steel Collaborative discussed the content of a member & partner survey regarding programming and media for 2026 and '27 250th commemorations.

Outreach

- ❖ **Town Tours & Village Walks** - Three sites/dates are confirmed for 2025 Town Tours: 6/12 West Chester; 7/10 Warwick County Park; 8/21 Yellow Springs. Coatesville date pending, other locations confirmations pending.

Review

County Owned Bridges

- ❖ At the 1/28 meeting it was confirmed the county bridge coordinator will move to two virtual meetings monthly starting in February
- ❖ 1/27 reviewed draft historic panel for the county owned and maintained Camp Bonsul Road Covered Bridge

Section 106

- * 1/9 Archaeology update for PADOT road project in West Vincent Twp reviewed
- ❖ Downingtown Train Station consulting party coordination and review of plans

COMMUNITY PLANNING REPORT

ECONOMIC

- **State of the County Economy Report** – Data collection complete. Finalizing for online posting.
- **AgConnect** – CCPC working to potentially adjust open space restrictions to better facilitate farming and assisting with reporting and tracking for the Agricultural Economic Strategic Plan.
- **Non-Residential Report** – Draft report complete, finalizing for online posting.

HOUSING

- **Adaptable Housing Guide** –Finalizing text for online posting.
- **Accessible Housing Guide** – Drafted scope of work.
- **Housing Workshops** – Drafted scope of work.
- **Residential Report** – Report will start in March.
- **Housing Choices Committee (HCC)** – The next HCC meeting is scheduled for February 5.
- **Organizational Convening** – Initial action plan drafted, sending to organizations in early February.

URBAN CENTERS

Technical assistance/coordination

- Assisted Parkesburg with Traditional Neighborhood Development Use Zoning Amendments and related Design Guide
 - Adopted at the 1/17 council meeting
- Worked with Atglen Borough on Town Center Districts zoning amendments
 - This project is paused
- Advising Oxford borough/Providing comments on Zoning Ordinance and Subdivision and Land Development Ordinance update via Delaware Valley Regional Planning Commission Transportation and Community Development Initiative grant.

Sustainability Division Update

Sustainability Division

Monthly Activities Report – February 2025

Summary:

- **The 2025 Chester County Sustainability Summit and Expo** is confirmed for Saturday, May 17 at West Chester University from 10-2. The event will be geared toward the general public and will feature presentations on actionable things residents can do to introduce more sustainable practices into their lives, offer opportunities to informally chat with others who have already implemented these practices, and network with contractors, vendors, and organizations who can help attendees implement these practices, too.
- CCPC partnered with Montgomery County Planning Commission to hold a workshop for municipal managers, elected officials, and code officials to gain feedback on the counties' draft **Building Energy Regulations and Incentives Toolkit**. This virtual session was held on 1/10 and was attended by about 50 participants who actively participated in the program. The final version of the toolkit is expected to be release in March.
- At the federal level, an [executive order](#) was issued related to the new administration's change in direction for **federal energy policy**. Reimbursements for funding awards already in place for clean energy and alternative fuel planning and implementation are on hold until each agency can review its funding programs' alignment with new policy. This could potentially effect the county's Energy Efficiency and Conservation Block Grant (planned to be used for solar power, energy plan, electric utility vehicles), recent request for Carbon Reduction Program funds for 22 new electric fleet vehicles, and several energy-related projects at the regional level.
- The [draft report](#) for the **Brandywine Flood Study** is open for public comment through 3/1.

Chester County Environmental and Energy Advisory Board:

- The EEAB had its first meeting of the year on 1/22. A main discussion item was the board's desire to explore creating a county energy policy and/or set of principles.
- The EEAB's Environmental Subcommittee is encouraging the county to support the work of municipal EACs. A virtual event was held on 1/14 for Chester County EACs and other environmental committees. About 50 people attended the meeting, representing 20 different municipalities, plus the West Chester and Phoenixville Green Teams. The meeting resulted in several items the county will do to support EACs (create an online EAC directory, send periodic emails, host periodic trainings). A request for EAC participation in county projects was also made.

Multimodal Transportation Planning Division

Multimodal Transportation Planning Division

January 2025

Federal Funding Pause

On Tuesday, January 28th, DVRPC distributed an email to its Board and Regional Technical Committee (RTC) members regarding the Trump Administration's current Federal funding pause. The message states:

On January 27, the Office of Management and Budget issued a [memo](#) requiring Federal agencies to "identify and review all Federal financial assistance programs and supporting activities" for consistency with the President's recent [executive orders](#). The memo further outlines that "to the extent permissible under applicable law, Federal agencies must temporarily pause all activities related to obligation or disbursement of all Federal financial assistance, and other relevant agency activities that may be implicated by the executive orders, including, but not limited to, financial assistance for foreign aid, nongovernmental organizations, DEI, woke gender ideology, and the green new deal." This pause goes into effect at 5pm on January 28.



What does this mean for DVRPC, for our work program, and for our TIP-funded projects? We are still in a wait-and-see pattern. We are hopeful that some of the existing transportation formula funding programs will be unpaused relatively quickly. We know that some programs such as the National Electric Vehicle Infrastructure (NEVI) Program, the Promoting Resilient Operations for Transformative, Efficient, and Cost-saving Transportation (PROTECT) program, the Carbon Reduction Program, and other discretionary grants, are more likely to be targeted for policy reasons, though we are still waiting on clarification on the impact of these executive orders and memos on laws that have been passed by Congress.

To get a flavor for what is being reviewed, DVRPC let us know of revisions to the RAISE NOFO (Rebuilding American Infrastructure with Sustainability and Equity, Notice of Funding Opportunity), changing the program name to BUILD and revising merit criteria. The revised NOFO and redline of the previous NOFO may be found here: <https://www.transportation.gov/RAISEgrants/raise-nofo>

In the meantime, we will continue to do our work and advance our projects until the results of the Federal funding review are complete.

Director's Report