



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 351E

Hybrid Meeting
March 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 – February 12, 2025

Commission

C. Approval of 2024 Annual Report

Carol Stauffer

D. Act 247 Reviews – February 2025 Applications

Act 247 Team

1) Subdivision and Land Development Plan Reviews (10)

| | |
|----------------------------|----------------|
| 1. East Coventry Township | SD-01-25-18386 |
| 2. East Nantmeal Township | LD-12-24-18350 |
| 3. East Whiteland Township | LD-01-25-18371 |
| 4. South Coventry Township | SD-12-24-18366 |
| 5. Tredyffrin Township | LD-12-24-18359 |
| 6. Upper Oxford Township | SD-12-24-18361 |
| 7. Upper Oxford Township | SD-12-24-18362 |
| 8. Valley Township | LD-01-25-18373 |
| 9. West Bradford Township | SD-01-25-18376 |
| 10. West Goshen Township | SD-01-25-18380 |

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

| | |
|-----------------------------|----------------|
| 1. Charlestown Township | ZA-01-25-18396 |
| 2. Charlestown Township | ZA-01-25-18397 |
| 3. East Caln Township | ZA-01-25-18385 |
| 4. East Pikeland Township | SA-02-25-18412 |
| 5. East Pikeland Township | ZA-02-25-18411 |
| 6. New Garden Township | ZA-01-25-18381 |
| 7. Phoenixville Borough | SA-01-25-18382 |
| 8. Sadsbury Township | ZA-01-25-18389 |
| 9. Valley Township | SA-02-25-18417 |
| 10. Valley Township | ZA-02-25-18410 |
| 11. West Caln Township | ZA-01-25-18372 |
| 12. West Goshen Township | ZA-01-25-18394 |
| 13. West Whiteland Township | ZA-01-25-18379 |

- E. Act 537 Reviews- February 2025 Applications *Carrie Conwell*
- 1) Major Applications (0)
 - 2) Minor Applications (4)
 1. Coatesville City, Brandywine View, 16-1-14, Somewhat Consistent
 2. East Nantmeal Township, Aguilar Barn Renovation, 24-5-89, Consistent
 3. West Caln Township, Petersheim, 28-8-14, Consistent
 4. West Nantmeal Township, Ford Rigg Subdivision, 23-5-35.3, Consistent

2:25 p.m. 4. DISCUSSION AND INFORMATION ITEMS

- F. Community Planning Division Update *Bambi Griffin Rivera*
 1) Nonresidential Development Report *Libby Horwitz*
- G. Sustainability Division Update *Rachael Griffith*
- H. Multimodal Transportation Planning Division Update *Brian Styche*
- I. Design & Technology Division Update *Geoff Creary*
- J. Director's Report *Matt Edmond*

4:00 p.m. 5. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission

Hybrid – GSC Suite 270
February 12, 2025

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

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

STAFF PRESENT IN PERSON: Carol Stauffer, Acting Executive Director; David Blackburn; Carolyn Conwell; Geoff Creary; Beth Cunliffe; Paul Farkas; Bambi Griffin Rivera; Rachael Griffith; Gene Huller; Chris Patriarca; Nancy Shields; Jeannine Speirs; Brian Styche.

STAFF PRESENT VIA ZOOM: Chris Bittle; Wes Bruckno; Steve Buck; Elise Davis; Angela Dracup; Richard Drake; Gwen Duli; Libby Horwitz; Ryan Mawhinney; Kevin Myers; Carolyn Oakley; Al Park; Patty Quinn; Elle Steinman; Sally Warren.

VISITORS PRESENT IN PERSON: None.

VISITORS PRESENT VIA ZOOM: Brandon Emig.

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, February 12, 2025 was called to order at 2:00 P.M. by Chair Nate Cline.

PUBLIC COMMENT: None.

ACTION ITEMS:

Approval of Meeting Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE JANUARY 8, 2025 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HEABERG, SECONDED BY MR. WRIGHT, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond and Ms. Cosentino recused themselves from approving the January 8, 2025 meeting minutes.

Act 247 Reviews:Subdivision and Land Development Reviews:

A MOTION TO APPROVE THE TWELVE (12) SUBDIVISION AND LAND DEVELOPMENT REVIEWS WAS MADE BY MS. MORRISON, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-12-24-18354; SD-12-24-18346.

Mr. Cline recused himself from the following application: SD-12-24-18348.

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

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

Act 537 Reviews:

A MOTION TO APPROVE THE THREE (3) 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:Design and Technology Division Update:

Mr. Creary, in the monthly overview of review submissions, noted that development reviews were higher than January 2024 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 PA Route One and Route 724 Corridor Development Opportunity Sites application and formatting ArcGIS for other applications such as iPhones and tablets; Graphics team's creation of the Camp Bonsall Bridge Interpretive Signage.

Mr. Farkas, excluding second reviews, summarized the 2024 Act 247 development review activity and noted trends over the last decade for the following: proposed residential lots/units for single family, twins, townhouses, apartments, and mobile homes; proposed non-residential square footage for commercial offices, commercial hotels/resorts/inns, commercial retail/other, industrial, institutional, and agriculture; and percentage of proposed development activity in the Landscapes² and Landscapes³ growth area designations for both proposed residential lots/units and non-residential square footage. Next, Mr. Farkas, excluding second reviews, noted the top ten municipalities with the most proposed residential lots/units and the most non-residential square footage from 2022 to 2024. Mr. Farkas next reported on: major institutional and other plans from prior years which were approved and endorsed in 2024 to permit recording; and ordinance reviews over the past ten years.

Community Planning Division Update:

Ms. Griffin Rivera displayed the January municipal assistance projects map noting that there are 17 active single municipal-projects and five active multi-municipal projects. Ms. Griffin Rivera went on to summarize the following two projects noted on the map that have been completed: Brandywine Battlefield Phase Three - The Battle Ensues, Redcoats & Rebels. More information is posted on the [Planning Commission's website](#); and the Route 41 Corridor Improvement Study.

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

Mr. Patriarca reported on the multi-municipal (Londonderry, London Grove, New Garden and Kennett Townships and Avondale Borough) Route 41 Corridor Improvement Study summarizing the following: the plan's vision; the planning process including foundation of previous studies, PennDOT coordination, community outreach, vision, and recommendations; the four segmented plan areas; and the plan recommendations including a transportation toolbox, tailored recommendations for each segment, municipal prioritization, and funding sources.

Sustainability Division Update:

Ms. Griffith reported that the 2025 Chester County Sustainability Summit and Expo is confirmed for Saturday, May 17 at West Chester University from 10-2 pending a signed contract. The event will be geared toward the general public including an optional presentation, a networking with neighbors' session, and an Expo with vendors.

Next, Ms. Griffith reported on the following January 2025 events: 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. The final toolkit is anticipated to be available in March 2025; and a Municipal Environmental Advisory Councils (EAC) collaboration was held to help tie EAC's work into what the county is doing.

Ms. Griffith went onto to report that a federal level 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.

Lastly, Ms. Griffith reported that the draft report for the Brandywine Flood Study is complete and is [open for public comment](#) through March 1, 2025.

Multimodal Transportation Division Update:

Mr. Styche also reported that the federal funding pause may affect several transportation projects. The likely transportation projects that may be affected include the National Electric Vehicle Infrastructure (NEVI), Promoting Resilient Operations for Transformative, Efficient, and Cost-saving Transportation (PROTECT), and the Carbon Reduction Programs. Transportation work will continue and advance until the results of the Federal funding review is complete.

Director's Report:

Ms. Stauffer reported that Chester County 2020 is working on adding a transportation element, including official maps, to their existing training being offered. The transportation training will be similar to but separate from the PMPEI courses. Brian Styche has been assisting with the review of the draft course materials.

Next, Ms. Stauffer announced that the Planning Commission's new Executive Director, Matthew Edmond, will start next Tuesday, February 18.

Ms. Stauffer went on to report that Chester County Chamber of Business and Industry's State of the County event will be held on Thursday, February 20, 2025 and will honor Brian O'Leary.

Lastly, Ms. Stauffer noted that the 2024 Annual Report will be presented at next month's board meeting.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:25 PM WAS MADE BY MR. HAMMOND, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,

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

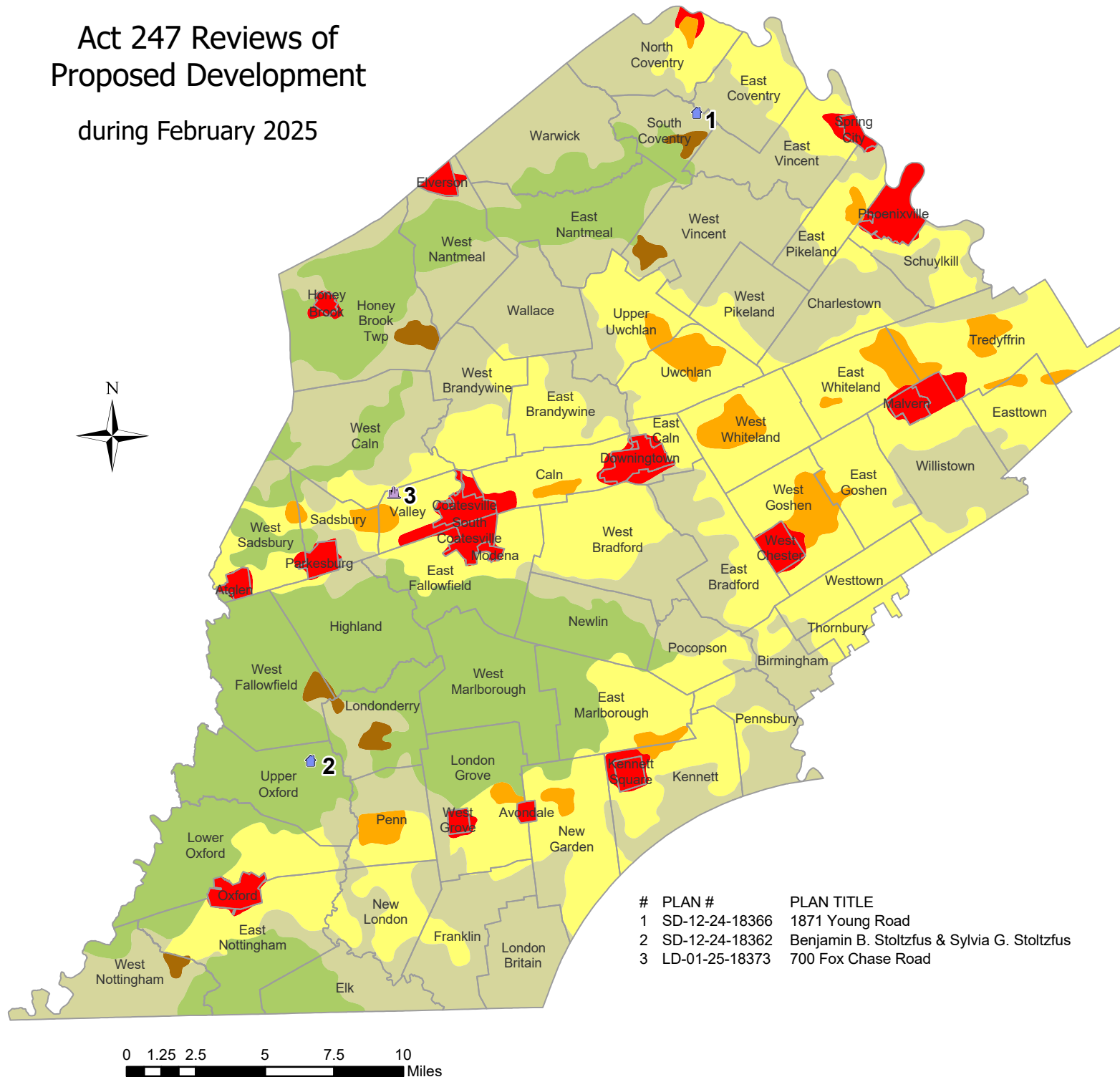
CJS/ncs

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development

during February 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

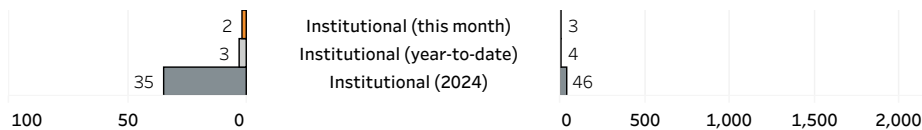
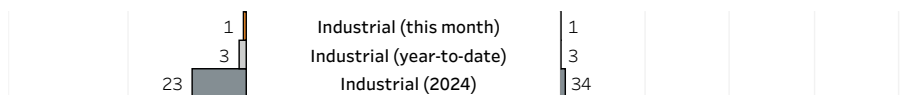
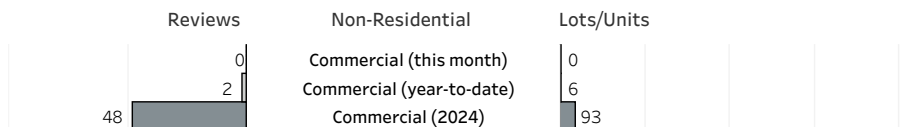
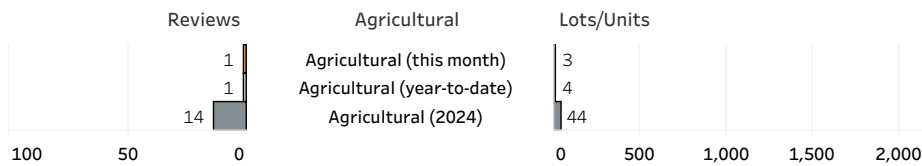
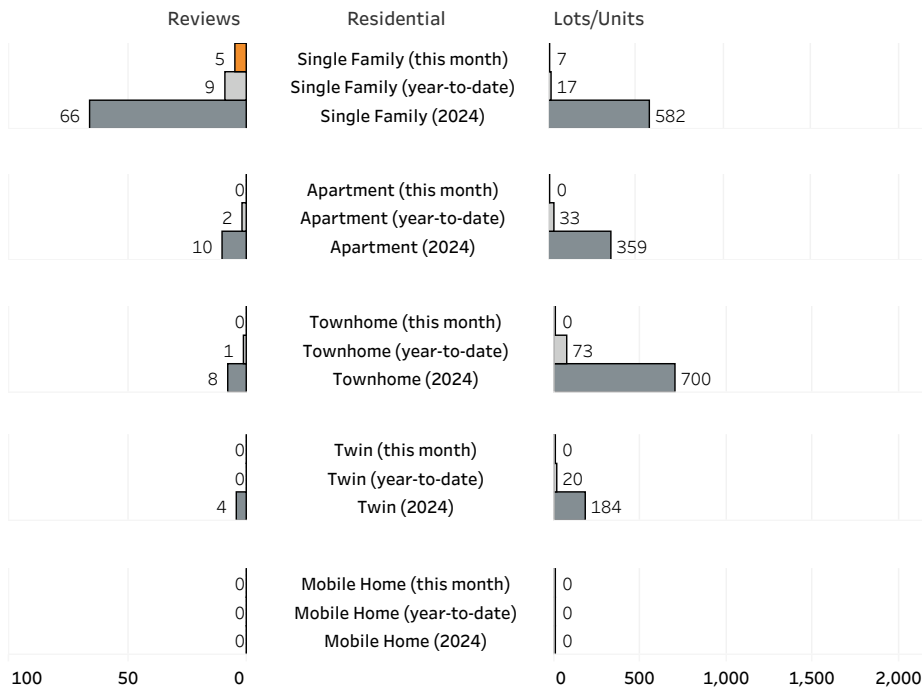
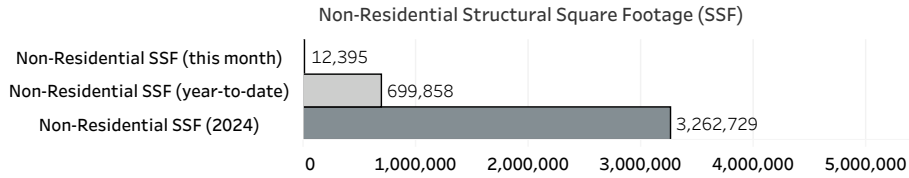
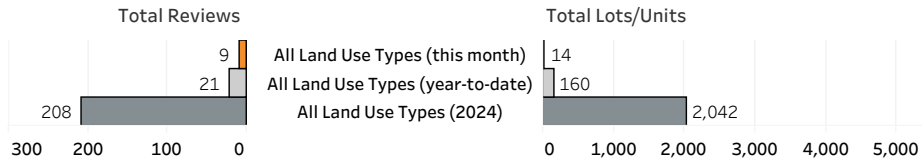
- Urban Center
- Suburban Center
- Suburban
- Rural Center

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.

February 2025



Subdivision and Land Development Reviews 2/1/2025 to 2/28/2025

| 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 Nantmeal Township | LD-12-24-18350 | French Creek Elementary School Site Improvements | 2/6/2025 | 20.00 | Institutional Institutional | 2 | | Institutional Parking Lot/Garage Institutional Unique | | 0 | Yes |
| East Whiteland Township | LD-01-25-18371 | Access Extension to 47, 49 & 51 Prospect Ave. | 2/13/2025 | 0.96 | Single Family Residential | 1 | | Residential Single Family Residential | | 115 | Yes |
| South Coventry Township | SD-12-24-18366 | 1871 Young Road | 2/24/2025 | 40.70 | Single Family Residential | 2 | | Residential Single Family Residential | | | Yes |
| Tredyffrin Township | LD-12-24-18359 | TE New Elementary School | 2/26/2025 | 15.26 | Institutional | 1 | 10,475 | Institutional Educational Facility | 1 | 0 | Yes |
| Upper Oxford Township | SD-12-24-18361 | Glenville Properties, LLC. | 2/13/2025 | 51.31 | Agricultural | 2 | | Agricultural Farm/Pasture Land | | | Yes |
| Upper Oxford Township | SD-12-24-18362 | Benjamin B. Stoltzfus & Sylvia G. Stoltzfus | 2/5/2025 | 78.91 | Single Family Residential Agricultural | 2 | | Residential Single Family Residential Agricultural Farm/Pasture Land | | | Yes |
| Valley Township | LD-01-25-18373 | 700 Fox Chase Road | 2/13/2025 | 3.36 | Industrial | 1 | 1,920 | Industrial Addition to Existing | 1 | | Yes |
| West Bradford Township | SD-01-25-18376 | David Glick | 2/12/2025 | 1.41 | Single Family Residential | 1 | | Residential Single Family Residential | | 0 | Yes |
| West Goshen Township | SD-01-25-18380 | 807 Goshen Road & 948 North Hill Drive | 2/11/2025 | 1.61 | Single Family Residential | 2 | | Residential Single Family Residential | | | Yes |
| Grand Totals of Subdivision and Land Development Reviews | | 9 Reviews | | 213.52 Acres | | 14 Lots/Units | 12,395 Non-Res. Sq. Feet | | 2 Non-Res. Bldgs. | 115 Linear Feet Roadway | |

There are **9** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes³**.

Unofficial Sketch Plan Evaluations 2/1/2025 to 2/28/2025

| 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) |
|---|----------------|---------------------|-------------|------------|---------------------------|---------------|----------------------|---------------------------------------|-----------------|---------------------|----------------------------|
| East Coventry Township | SD-01-25-18386 | 61 Fricks Lock Road | 2/12/2025 | 6.60 | Single Family Residential | 14 | 0 | Residential Single Family Residential | | | Yes |
| Grand Totals of Unofficial Sketch Evaluations | | 1 Reviews | | 6.60 Acres | | 14 Lots/Units | 0 Non-Res. Sq. Feet | | Non-Res. Bldgs. | Linear Feet Roadway | |

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

Conditional Use Reviews
2/1/2025 to 2/28/2025

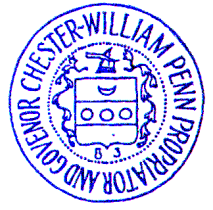
| Municipality | Plan # | Title | Review Date | Acreage | Land Use | Lots/Units | Non-Res. Sq. Footage | Structure Use | Non-Res. Bldgs. | Roads (L. Feet) | Landscapes (Yes, No, N/R) |
|--------------|--------|-------|----------------|---------|----------|------------|-------------------------|------------------|--------------------|--------------------|------------------------------|
|--------------|--------|-------|----------------|---------|----------|------------|-------------------------|------------------|--------------------|--------------------|------------------------------|

No Conditional Use Reviews were conducted during this timeframe.

Subdivision & Land Development Letters



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February 12, 2025

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

Re: Sketch Plan - 61 Fricks Lock Road
 # East Coventry Township - SD-01-25-18386

Dear Mr. Briggs:

An unofficial sketch plan entitled "61 Fricks Lock Road", prepared by Bercek & Associates and dated October 7, 2024, was received by this office on January 16, 2025. The County Planning Commission commends East Coventry Township and the applicant for providing the County with the opportunity to review and comment on the sketch plan.

Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of East Coventry Township. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and East Coventry Township in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by East Coventry Township of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

| | |
|--------------------------------------|---|
| Location: | West side of Fricks Lock Road, south of Schuylkill Road (State Route 724) |
| Site Acreage: | 6.60 acres |
| Units: | 14 units |
| Proposed Land Use: | Single Family Residential |
| New Parking Spaces: | 14 spaces |
| Municipal Land Use Plan Designation: | Primary Growth Area: Figure 5-3 East Coventry Township Future Land Use Map, 2015 Pottstown Metropolitan Regional Comprehensive Plan |
| UPI#: | 18-1-61 |

PROPOSAL:

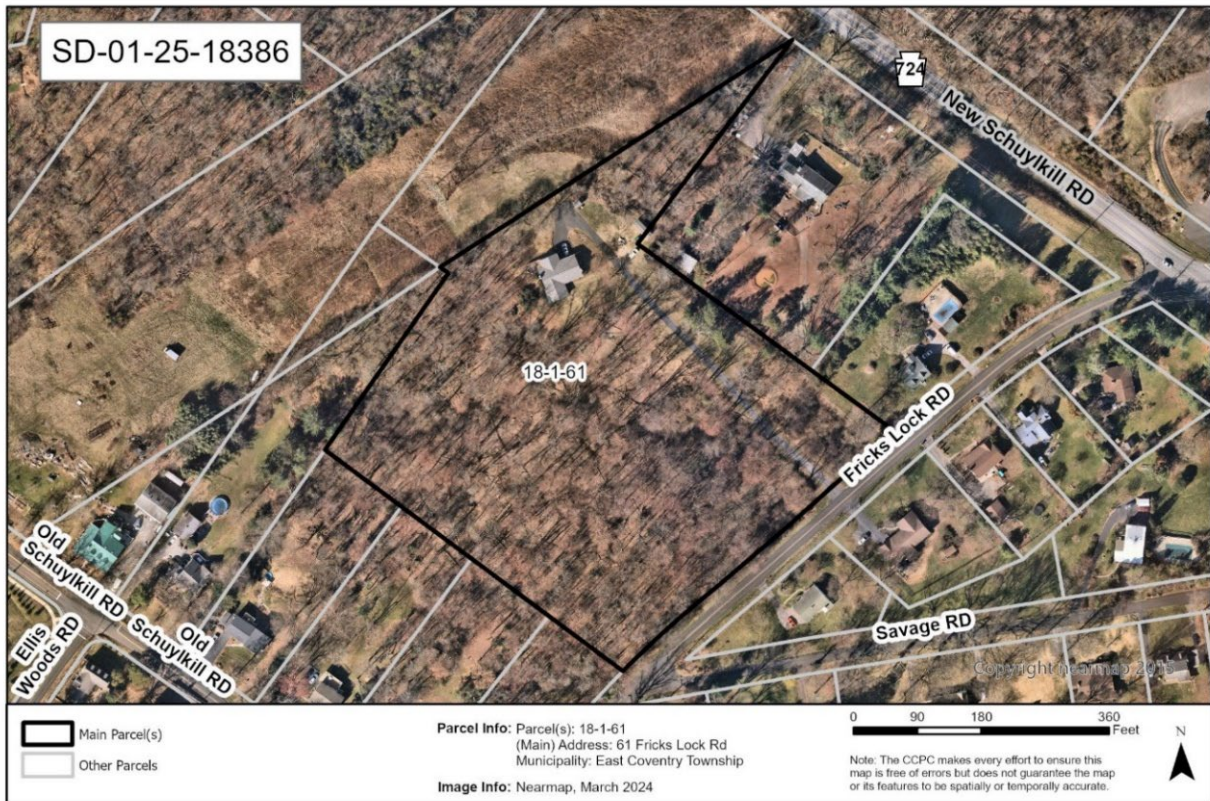
The applicant proposes the construction of 14 dwellings, 14 on-street parking spaces, approximately 1.3 acres of active recreational areas, including the dedication of approximately 3.7 acres of open space "Greenway Land". The site, which will be served by public water and public sewer facilities, is located in the East Coventry Township R-3 (Conservation Design Option 1) zoning district. One dwelling is located on the site, which will remain.

Page: 2
 Re: Sketch Plan - 61 Fricks Lock Road
 # East Coventry Township - SD-01-25-18386

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter be addressed and all East Coventry Township issues should be resolved before official action is taken on this plan. We also suggest that the Township and the applicant consider the suggestions in the conceptual redesign in this letter.

LANDSCAPES:

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



Page: 3
 Re: Sketch Plan - 61 Fricks Lock Road
 # East Coventry Township - SD-01-25-18386

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, 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.

Water Resources Information:

Schuylkill River, Schuylkill River Basin

FEMA: n/a

MS4 community: YES

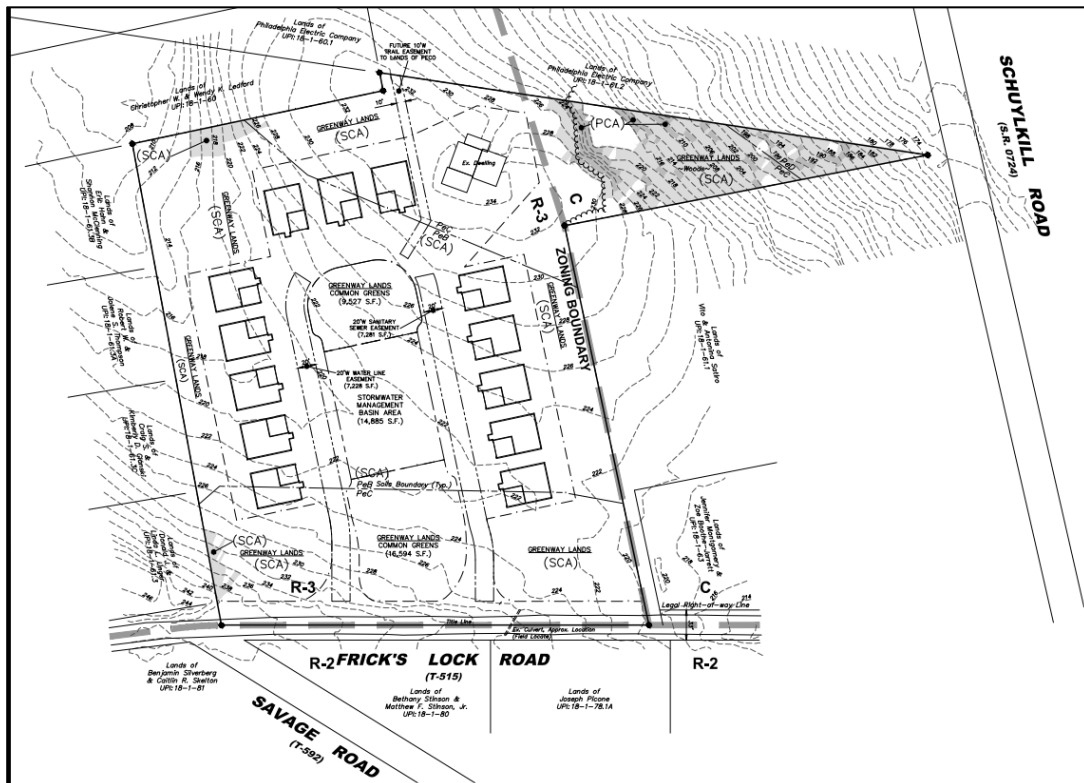
TMDL: Schuylkill River PCB TMDL

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

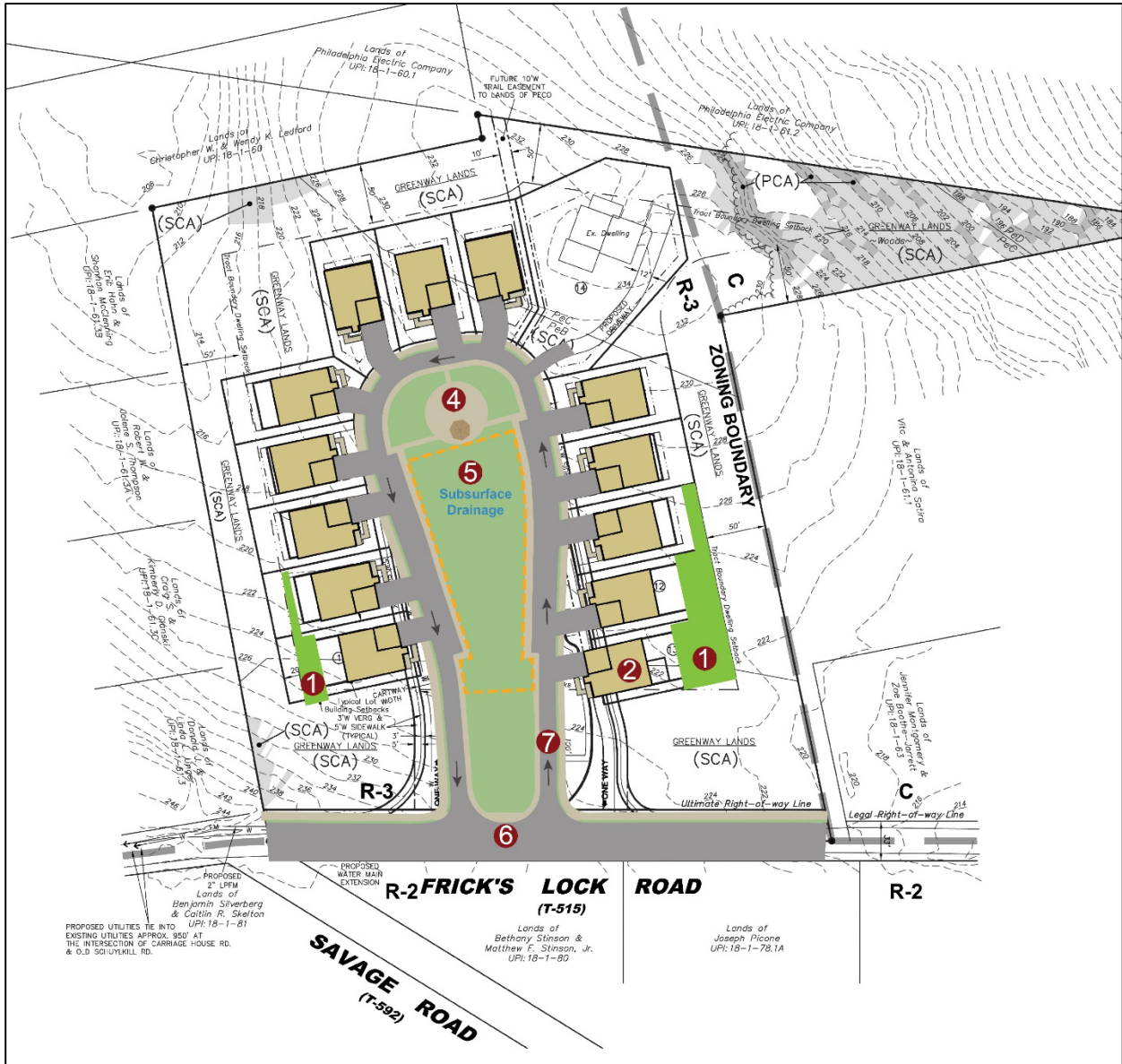


Detail of 61 Fricks Lock Road Sketch Plan

Page: 4
 Re: Sketch Plan - 61 Fricks Lock Road
 # East Coventry Township - SD-01-25-18386

PRIMARY ISSUES:

- The applicant's plan makes efficient use of the site and reflects good efforts to preserve greenway lands. We suggest that the plan could be adjusted to achieve even better results, as shown in the sketch below:



*Conceptual Design Suggestions for
 61 Fricks Lock Road*

The conceptual redesign reflects the following adjustments to the applicant's sketch plan:

- Sketch Item 1: The redesign creates more opportunities to retain the site's trees and green space.
- Sketch Item 2: The housing setbacks are staggered to create more visual appeal and relieve any impression of a rigid design pattern.

Page: 5
 Re: Sketch Plan - 61 Fricks Lock Road
 # East Coventry Township - SD-01-25-18386

- Sketch Item 3: The dwelling setbacks are revised (not individually numbered on the sketch).
- Sketch Item 4: The hardscape area is redesigned to create more usable green space and includes a gazebo.
- Sketch Item 5: The central stormwater management basin is replaced with subsurface drainage (also see comment 14). The area of the central green is equivalent to the previous plan.
- Sketch Item 6: The one-way drive direction is reversed with a counter-clockwise left-turn movement that is more familiar to drivers.
- Sketch Item 7: The entrance and exit areas are redesigned.

These suggestions are described more fully in the comments below and include more design alternatives:

4. As an alternative to the parallel parking spaces shown on the redesigned sketch, the applicant could relocate the 14 on-street parallel parking spaces to the dwelling sides of the street to allow for easier access to the dwellings and to provide a buffer between the sidewalk and vehicles (although this may require snow plows to reverse the direction of their blades to push snow away from parked cars and towards the central open space area, due to the one-way road design.)
5. The applicant could consider narrowing the cartway width, which can reduce vehicle speed, stormwater volume and construction costs.
6. The applicant and the Township should discuss whether the dwelling lots will be subdivided.
7. The plan indicates that a substantial portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The “limits of disturbance” should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
8. The applicant should consider using shared driveways. Shared driveways can reduce the number of new access points on the road, limit impervious coverage, reduce earth disturbance and lower construction costs. Side-entry garages could also be possible with the use of shared driveways.
9. The side walls of the easternmost units (numbers 1 and 13) will be visible from the Frick’s Lock Road and we suggest that special architectural treatments be used to increase the visual appeal of their visible elevations, such as the use of wrap-around porches, orienting the main entrances to face Frick’s Lock Road, and additional landscaping.
10. We endorse the incorporation of five-foot wide sidewalks into the plan and their extension along Frick’s Lock Road. Sidewalks are an essential design element for new construction in the **Suburban Landscape**.
11. The applicant should indicate if areas are to be provided at the rears of the dwellings to allow for decks, patios or similar features.

Page: 6
 Re: Sketch Plan - 61 Fricks Lock Road
 # East Coventry Township - SD-01-25-18386

12. The plan indicates that a Homeowners' Association (HOA) will be responsible for the proposed common facilities and areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the HOA document. The HOA document should also include provisions which allow the Township to intervene and maintain 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 homeowners' association documents and evaluate it for its completeness and compliance, and the Township Engineer should review it to ensure that it provides for adequate capitalization to ensure the proper perpetual maintenance of all common features. We also recommend that the HOA document allow for rooftop solar installations and other energy efficiency and environmental conservation actions.

13. The applicant's plan indicates that the central area within the one-way street will include a stormwater management basin. If infiltration is not possible, the shape of the stormwater basin should be as natural looking as practical and less "boxy" or geometrically shaped to create more visual interest. The appearance of the basin can be further enhanced with native trees, shrubs, grasses, and other flowering species to increase its water treatment functions and aesthetic value. To maximize opportunities for passive recreation, the perimeters of the basin should incorporate features such as trails, viewpoints, and seating areas.
14. We also suggest that the applicant consider whether an infiltration system could be used in this central common green space area instead of a stormwater basin, because an infiltration system could provide additional open space areas. Alternatively, a stormwater basin could be considered for the triangular "Greenway Land" at the northern part of the site because this area is irregularly shaped, is somewhat inaccessible and may not provide significant opportunities for recreational use. Individual smaller basins could be located in the western part of the site as well as in the triangular "Greenway Land" portion. Additionally, a basin could be sited on the southeast corner of the property to maximize the usability of the common green space. However, this would require additional tree removal from the site, which is not ideal. Perhaps linear, smaller stormwater management facilities such as rain gardens could be located to the rear areas of the dwellings.

As another alternative, the applicant could consider relocating the stormwater basin from the center of the common green space to the downslope portion adjacent to Frick's Lock Road. Doing so, especially if the basin were naturalized and well-maintained, could provide both neighborhood curb appeal from the road and a more contiguous common greenspace for residential use.

15. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development and access it to address on-site emergencies. The Township fire marshal should verify the design and location of all proposed fire-protection facilities.
16. The plan shows a "FUTURE 10' WIDE TRAIL EASEMENT TO LANDS OF PECO" in the western part of the site. Figure 8-12: "Regional Trail Network—Existing and Proposed Trails" in the 2015 Pottstown Metropolitan Regional Comprehensive Plan shows a proposed trail in this area, and we recommend that the applicant, the Township, the County and PECO cooperate to create this trail connection.

Page: 7
Re: Sketch Plan - 61 Fricks Lock Road
East Coventry Township - SD-01-25-18386

17. The applicant should indicate whether US mail will be delivered to each individual dwelling or will a "gang" mailbox be provided. If so, its location should be shown.

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

Sincerely,

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

Wes Bruckno
Senior Review Planner

cc: Bercek & Associates
Jacqueline Erixson
Chester County Water Resources Authority



THE COUNTY OF CHESTER



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

February 6, 2025

Susan Rutherford, Administrator/Secretary-Treasurer
 East Nantmeal Township
 1371 New Philadelphia Road
 Pottstown, PA 19465

Re: Preliminary/Final Land Development - French Creek Elementary School Site Improvements
 # East Nantmeal Township - LD-12-24-18350

Dear Ms. Rutherford:

A preliminary/final land development plan entitled "French Creek Elementary School Site Improvements", prepared by K&W Engineers and dated December 9, 2024, was received by this office on January 7, 2025. 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 Coventryville Road, south of Ridge Road |
| Site Acreage: | Approx. 20.00 acres |
| Units: | 1 structure |
| Proposed Land Use: | Parking, Educational |
| New Parking Spaces: | 61 spaces |
| UPI#: | 20-4-101.2-E, 24-2-1.1-E |

PROPOSAL:

The applicant proposes the relocation and reconstruction of outside play areas and the reconstruction of 61 parking spaces at the French Creek Elementary School. The southern portion of the site is located in the East Nantmeal Township EI Educational Institutional zoning district, and the northern portion is within the South Coventry Township Agricultural Preservation zoning district. The plan was submitted to the Chester County Planning Commission by East Nantmeal Township. The site is served by on-site water and sewer facilities. No change to the site's access onto Coventryville Road is proposed.

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

Page: 2
 Re: Preliminary/Final Land Development - French Creek Elementary School Site Improvements
 # East Nantmeal Township - LD-12-24-18350

COUNTY POLICY:

LANDSCAPES:

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



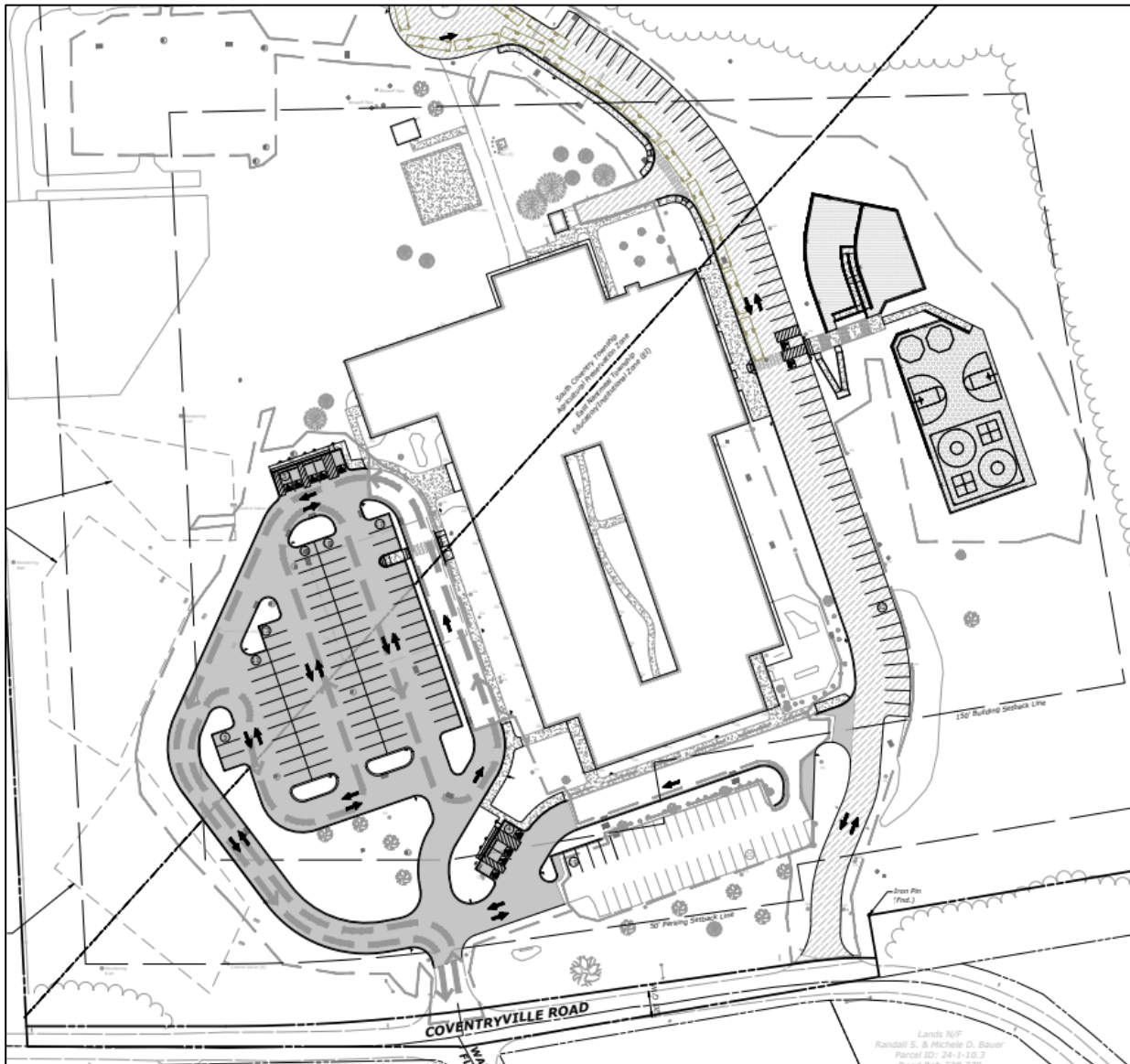
WATERSHEDS 2045:

2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the 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/Final Land Development - French Creek Elementary School Site Improvements
East Nantmeal Township - LD-12-24-18350



*Detail of French Creek Elementary School Site Improvements
Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

3. The applicant should consider adding more canopy landscaping at the play area to provide more shading and lower the temperature of the play surface.
4. The proposed play area is connected to the school by a sidewalk that includes three sets of stairways. A concrete ramp is shown to the west of the sidewalk that serves to avoid one set of the stairways, and another set of ramps is shown on the east side of the sidewalk to avoid the other stairways. However, the cumulative length of the ramps may discourage the use of the play area and it may be preferable to design ADA-compliant access ramps with shorter lengths, although this may require more extensive grading in this area. The applicant and the Township should also consider adding more opportunities for crosswalks from the new parking area to the school.

Page: 4

Re: Preliminary/Final Land Development - French Creek Elementary School Site Improvements
East Nantmeal Township - LD-12-24-18350

5. In the future, the School District may wish to review the vehicle circulation pattern at the entrance and exit at Coventry Road to ensure that school busses can make the left-turn movement leading to the school's entrance without overrunning the grass area at the inside part of the turn.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: Amanda Shaner, South Coventry Township
Chester County Health Department
K&W Engineers
Owen J. Roberts School District
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS
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February 13, 2025

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

Re: Preliminary Land Development - Access Extension to 47, 49 & 51 Prospect Ave.
East Whiteland Township – LD-01-25-18371

Dear Mr. Barner:

A Preliminary Land Development Plan entitled "Access Extension to 47, 49 & 51 Prospect Ave.", prepared by Chester Valley Engineers, and dated December 20, 2024, was received by this office on January 17, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

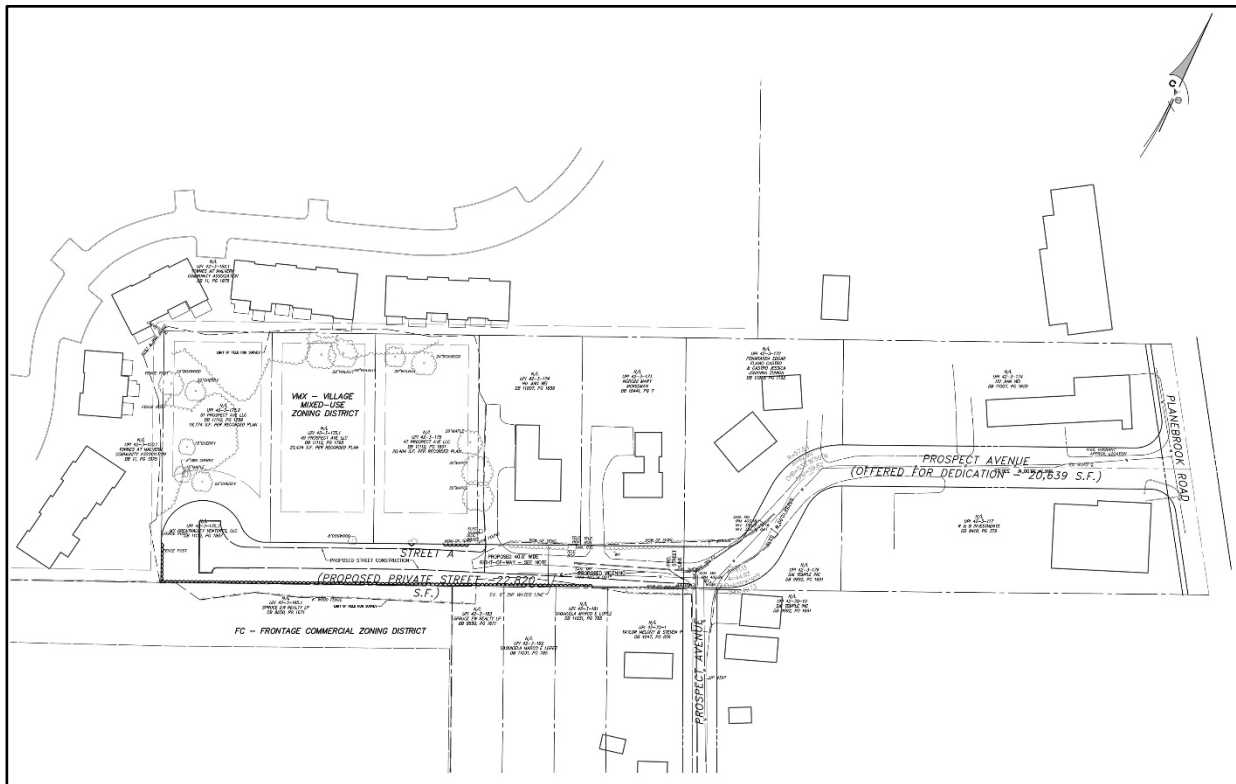
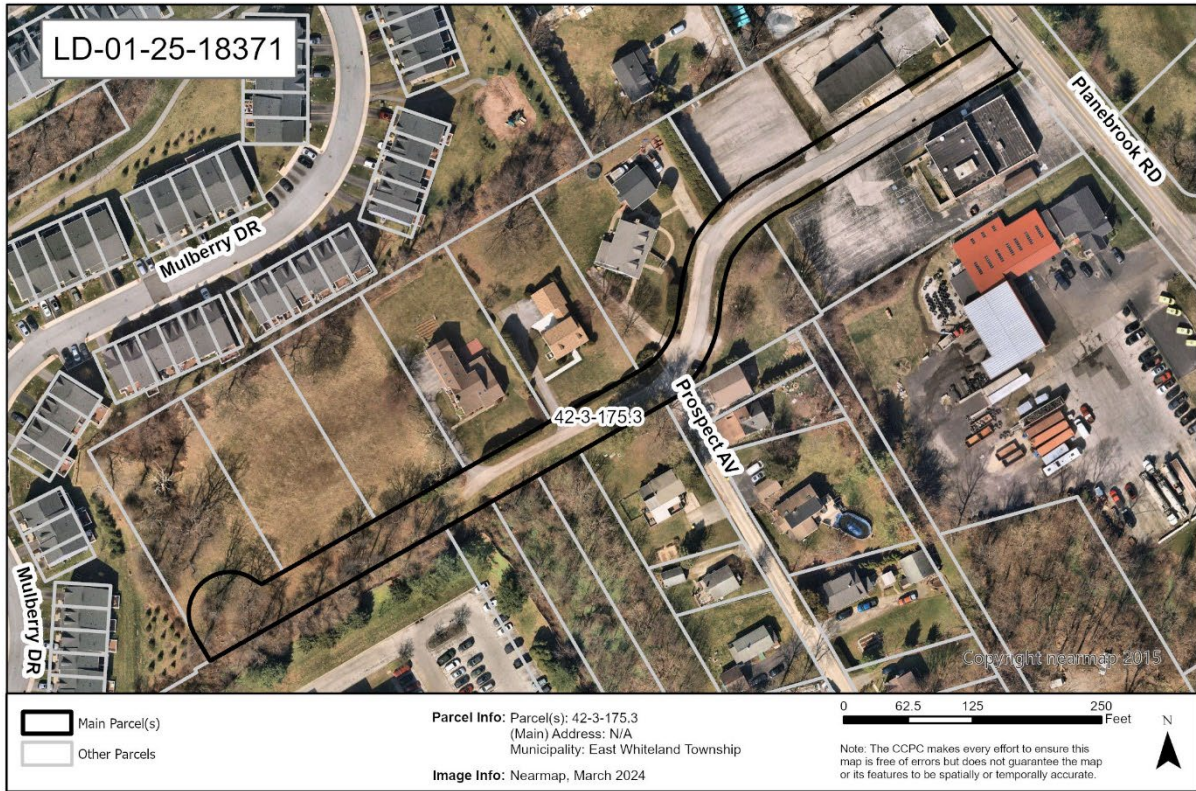
| | |
|--------------------------------------|---|
| Location: | The western end of Prospect Avenue, west of Planebrook Road |
| Site Acreage: | 0.96 |
| Lots/Units: | 1 |
| Non-Res. Square Footage: | 0 |
| Proposed Land Use: | Single Family Residential |
| New Parking Spaces: | 0 |
| Municipal Land Use Plan Designation: | Commercial |
| UPI#: | 42-3-175.3 |

PROPOSAL:

The applicant proposes to extend Prospect Avenue for access to three existing lots (UPI# 42-3-175, 42-3-175.1, and 42-3-175.2). The proposed improvements in conjunction with the proposed street construction include the extension of utilities to the frontage of the westernmost lot, the installation of sanitary sewer laterals and water services capped at the right-of-way for these three lots, and the construction of stormwater facilities. The project site is located in the VMX Village-Mixed Use zoning district.

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

Page: 2
 Re: Preliminary Land Development - Access Extension to 47, 49 & 51 Prospect Ave.
 # East Whiteland Township – LD-01-25-18371



Site Plan Detail, Sheet 3: Access Extension to 47, 49, and 51 Prospect Ave.

Page: 3
 Re: Preliminary Land Development - Access Extension to 47, 49 & 51 Prospect Ave.
 # East Whiteland Township – LD-01-25-18371

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** and **Suburban Center Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. The proposed land development is consistent with the objectives both the **Suburban Landscape** and the **Suburban Center Landscape**.

WATERSHEDS 2045:

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

Natural Features Protection:

3. 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. The removal of trees should be limited to the minimum area needed for the proposed street extension, along with any future dwellings/buildings and support facilities constructed on these lots. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
4. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. The applicant should ensure that an appropriate sinkhole prevention and mitigation plan is in place throughout construction to limit the risk of sinkhole formation. Mitigation measures could include the following:
 - a. Limiting surface water runoff into any areas shown to have an elevated risk of sinkhole formation;
 - b. Promptly backfilling any voids that are discovered;
 - c. Minimizing the extent of areas to be disturbed at any given time, and promptly stabilizing disturbed areas as soon as grading and construction activities are completed; and
 - d. Regularly inspecting the site to identify potential sinkholes early in their formation to limit risk to property and infrastructure.

Page: 4
 Re: Preliminary Land Development - Access Extension to 47, 49 & 51 Prospect Ave.
 #: East Whiteland Township – LD-01-25-18371

Stormwater Management:

5. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
6. Section 170-706 of the Township Code requires inspections of stormwater facilities, at a minimum, as follows: annually for the first five years; once every three years thereafter; and during or immediately after the cessation of a 25-year or greater storm, as determined by the Township Engineer. Additionally, the Township Engineer may request an inspection report after a 10-year or greater storm event, if a stormwater BMP may be damaged or fails to function as designed.

To ensure that the stormwater BMPs and facilities continue to function as designed, the applicant should include information on the proper inspection, operation, and maintenance of these systems in the Operation and Maintenance Plans. Additionally, since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure and to address any issues with facilities.

7. Given the site is underlain by carbonate geology, the applicant should evaluate the site for potential sinkholes and should confirm that the underlying geologic conditions are not prone to sinkhole formation to ensure that the proposed infiltration BMPs will not result in subsidence. The applicant should consider additional alternative stormwater management practices and site design practices to limit the risk of sinkhole formation. Examples include:
 - a. Disconnecting impervious cover to the greatest extent practical to manage stormwater as close to its source as possible;
 - b. Managing stormwater with additional smaller green infrastructure practices, such as bioswales, raingardens, or curb bump-outs, that would limit the volume of stormwater directed to the stormwater detention basins; and
 - c. Increasing setbacks between infiltration features and down-gradient infrastructure (roadways, parking areas, subsurface utilities).

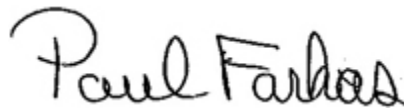
ADMINISTRATIVE ISSUES:

8. According to the December 20, 2024 Project Narrative included with the plan submission, the applicant is requesting a waiver from Section 175-30.J of the Township Subdivision and Land Development Ordinance, pertaining to the construction of a private street to public street design and construction standards. 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. Any waivers granted by the Township should be identified on the approved plan.
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.

Page: 5
Re: Preliminary Land Development - Access Extension to 47, 49 & 51 Prospect Ave.
East Whiteland Township – LD-01-25-18371

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

Sincerely,

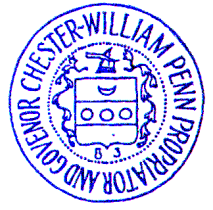
A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive, flowing style.

Paul Farkas
Senior Review Planner

cc: Alkesh Taylor
Chester Valley Engineers, Inc.
My Great Valley Ventures, LLC
Chester County Water Resources Authority



THE COUNTY OF CHESTER



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Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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February 24, 2025

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

Re: Final Subdivision - 1871 Young Road
South Coventry Township - SD-12-24-18366

Dear Ms. Shaner:

A final subdivision plan entitled "1871 Young Road", prepared by Wilkinson Design Group, LLC and dated November 22, 2024, was received by this office on January 31, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------|---|
| Location: | West of Young Road and north of Pigeon Creek Road |
| Site Acreage: | 40.70 acres |
| Lots: | 2 lots |
| Proposed Land Use: | Single Family Residential |
| UPI#: | 20-2-127 |

PROPOSAL:

The applicant proposes the creation of two lots. The site, which is served by on-site water and on-site sewer facilities, is located in the South Coventry Township RC - Rural Conservation zoning district. The northern portion of the site is located in East Coventry Township. The tract contains one dwelling that will remain, and another dwelling is proposed for an additional lot. The applicant received a special exception from the Township in March, 2024 to permit disturbance of very steep slopes on the site.

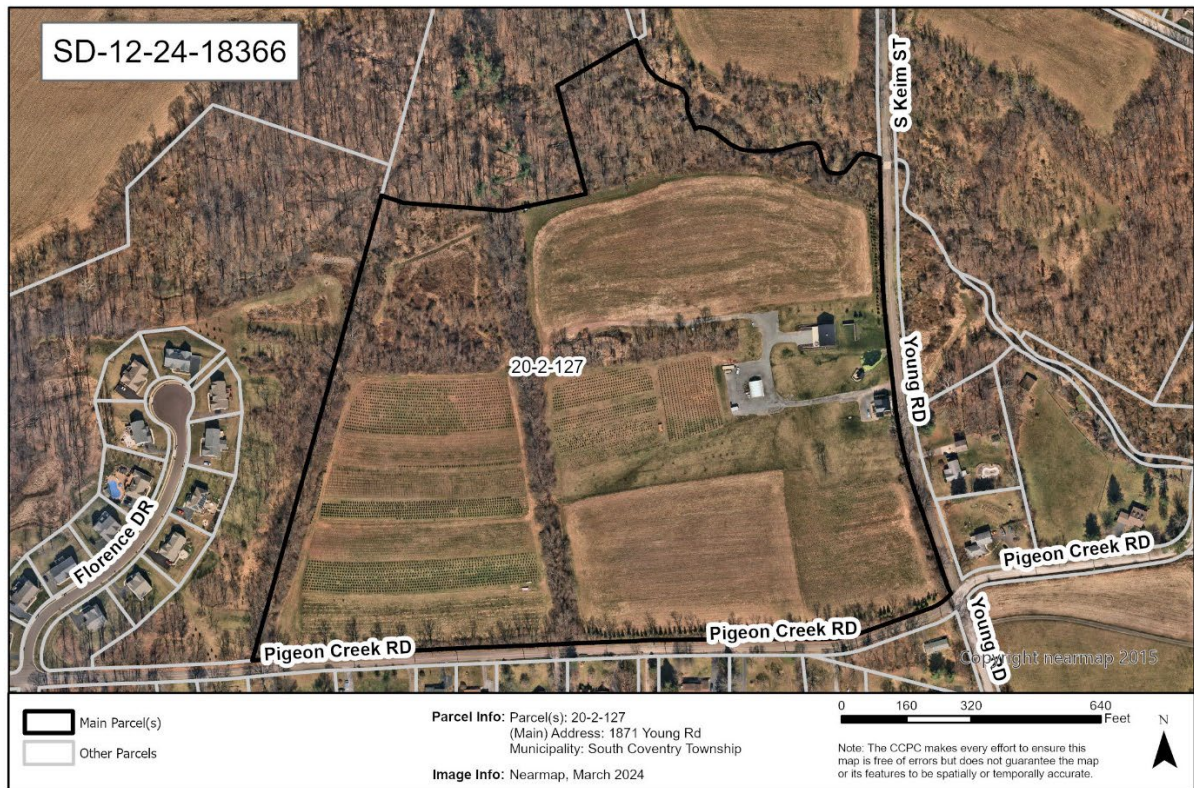
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all South Coventry Township issues should be resolved before action is taken on this subdivision plan.

Page: 2
 Re: Final Subdivision - 1871 Young Road
 # South Coventry Township - SD-12-24-18366

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS 2045:

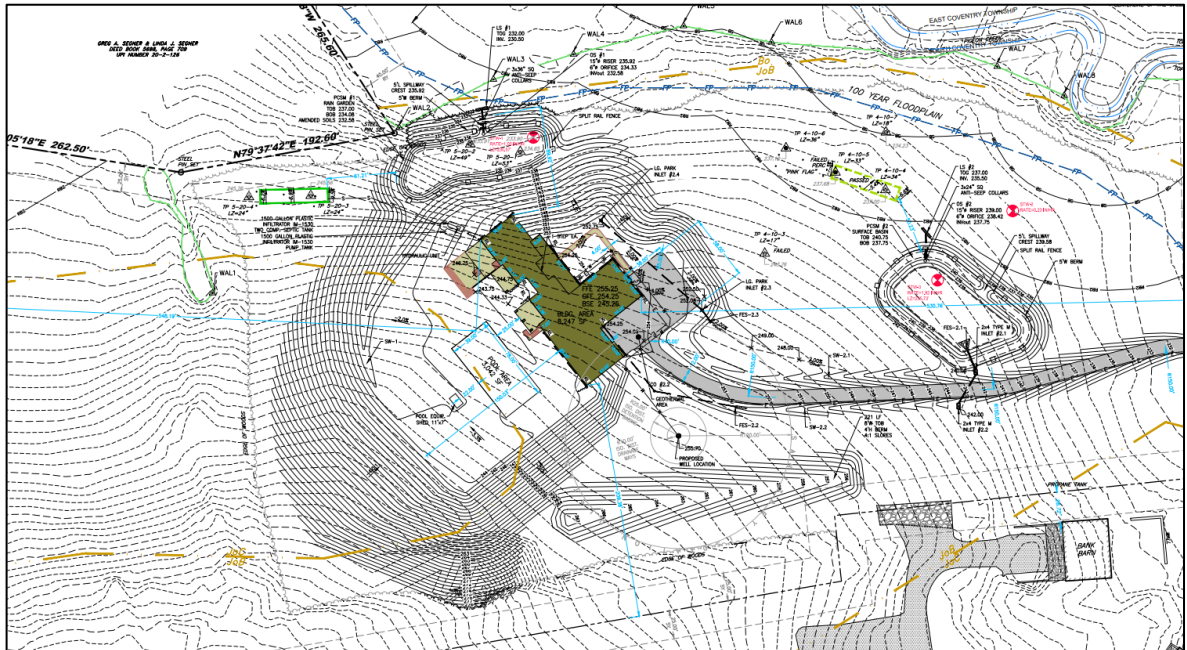
2. **Watersheds 2045**, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Pigeon Creek watershed. The **Watersheds 2045** plan's highest priority objectives within this watershed are:
 - protecting forested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

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

Page: 3
 Re: Final Subdivision - 1871 Young Road
 # South Coventry Township - SD-12-24-18366

PRIMARY ISSUES:

3. Although the applicant received a special exception to disturb areas of steep slope on the site, we encourage the applicant to limit such disturbance to the minimum practical extent possible because the disturbance of steep and moderate slopes may cause erosion and flooding and affect water quality, wildlife habitat, slope stability, and scenic views. The applicant could consider varying the final grades surrounding the proposed structure, or perhaps using stepped tiers with “benches”. The proposed grading should also be “feathered” into the existing grades to avoid creating unintended swales.
4. The special exception decision on the plan indicates that the approval is “...subject to the condition that applicant shall address the questions, comments and concerns of the township planning commission and the township engineer...” We encourage the applicant and the Township to verify that those questions, comments and concerns are appropriately addressed. Also, the complete date of the special exception decision should be shown in the plan.
5. The site contains land within the 100-year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.



*Detail of 1871 Young Road
 Final Subdivision Plan*

6. The Township should also confirm that the site plan complies with the riparian buffer requirements in the Township Code. *Landscapes3* supports the comprehensive protection and restoration of the county’s ecosystems, including riparian corridors (“Protect” Objective B, page 63).

Page: 4
Re: Final Subdivision - 1871 Young Road
South Coventry Township - SD-12-24-18366

7. The plan indicates that a portion of the site is wooded, although it appears that the plan avoids disturbing much of the wooded areas. Trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth, and additional native trees and shrubs should be provided in the areas that are to be regraded.

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 stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
9. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.
10. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and the Township.

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: R&S Farms, LLC
Eugene C. Briggs, Jr. East Coventry Township
Wilkinson Design Group, LLC
Chester County Conservation District



THE COUNTY OF CHESTER



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February 26, 2025

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

Re: Final Land Development - TE New Elementary School
Tredyffrin Township – LD-12-24-18359

Dear Ms. McPherson:

A Final Land Development Plan entitled "TE New Elementary School", prepared by Pennoni Associates, Inc., and dated August 8, 2024, and last revised November 8, 2024, was received by this office on February 5, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

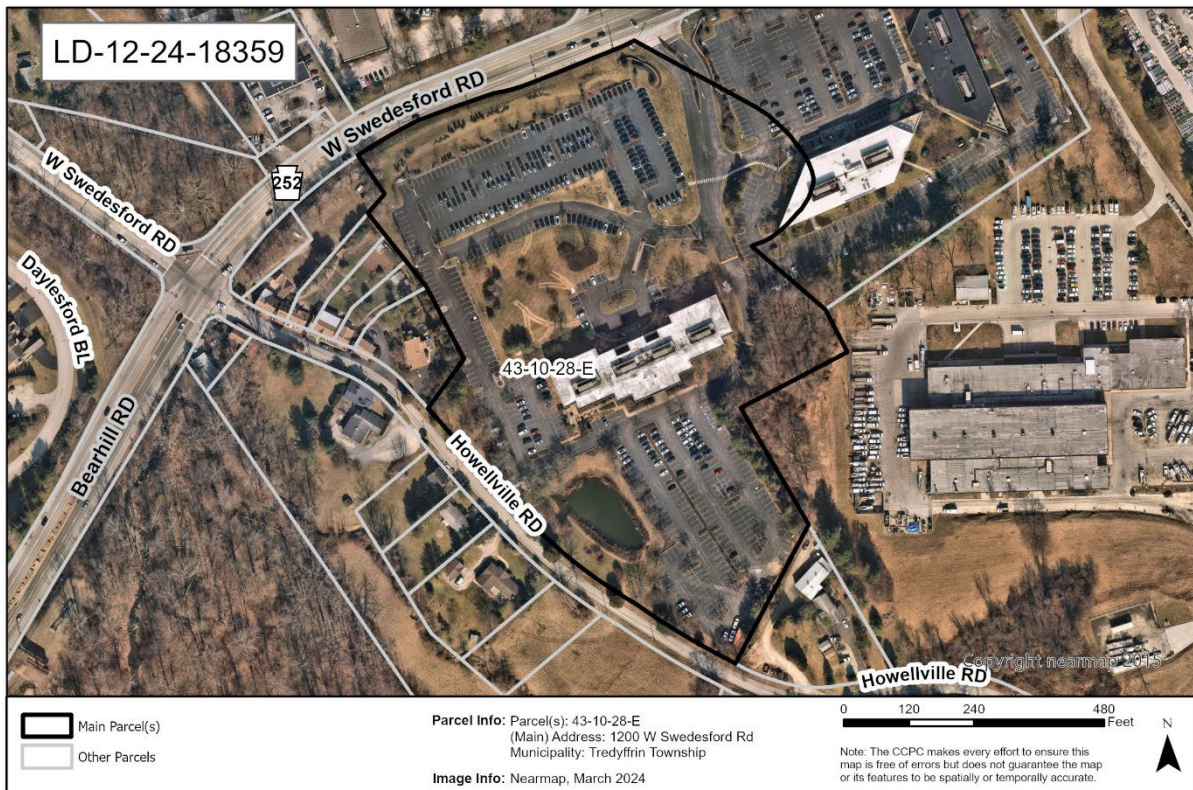
| | |
|--------------------------------------|---|
| Location: | South side of West Swedesford Road, east side of Howellville Road |
| Site Acreage: | 15.26 |
| Lots/Units: | 1 lot |
| Non-Res. Square Footage: | 10,475 |
| Proposed Land Use: | Educational Facility |
| New Parking Spaces: | 142 |
| Municipal Land Use Plan Designation: | Chesterbrook Commercial |
| UPI#: | 43-10-28 |

PROPOSAL:

The applicant proposes the conversion of an existing three-story office building into an elementary school. We note that the proposed improvements include the construction of a 10,475 square foot building addition for additional activity space for the school, additional sidewalks, a new parking area with a loading/unloading area on the west side of the building, and the installation of playgrounds and a multipurpose athletic field. The site plan indicates that 142 parking spaces will be provided. The project site, which will be served by public water and public sewer, is located in the O Office, C2 Commercial, and IO Institutional Overlay zoning districts. The Variances Granted table on Sheet 5 indicates that the Township Zoning Hearing Board granted four variances for this project on June 24, 2024. A Transportation Impact Study, prepared by Pennoni Associates, Inc. and dated September 2024, was included with the plan submission.

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

Page: 2
 Re: Final Land Development - TE New Elementary School
 # Tredyffrin Township – LD-12-24-18359



BACKGROUND:

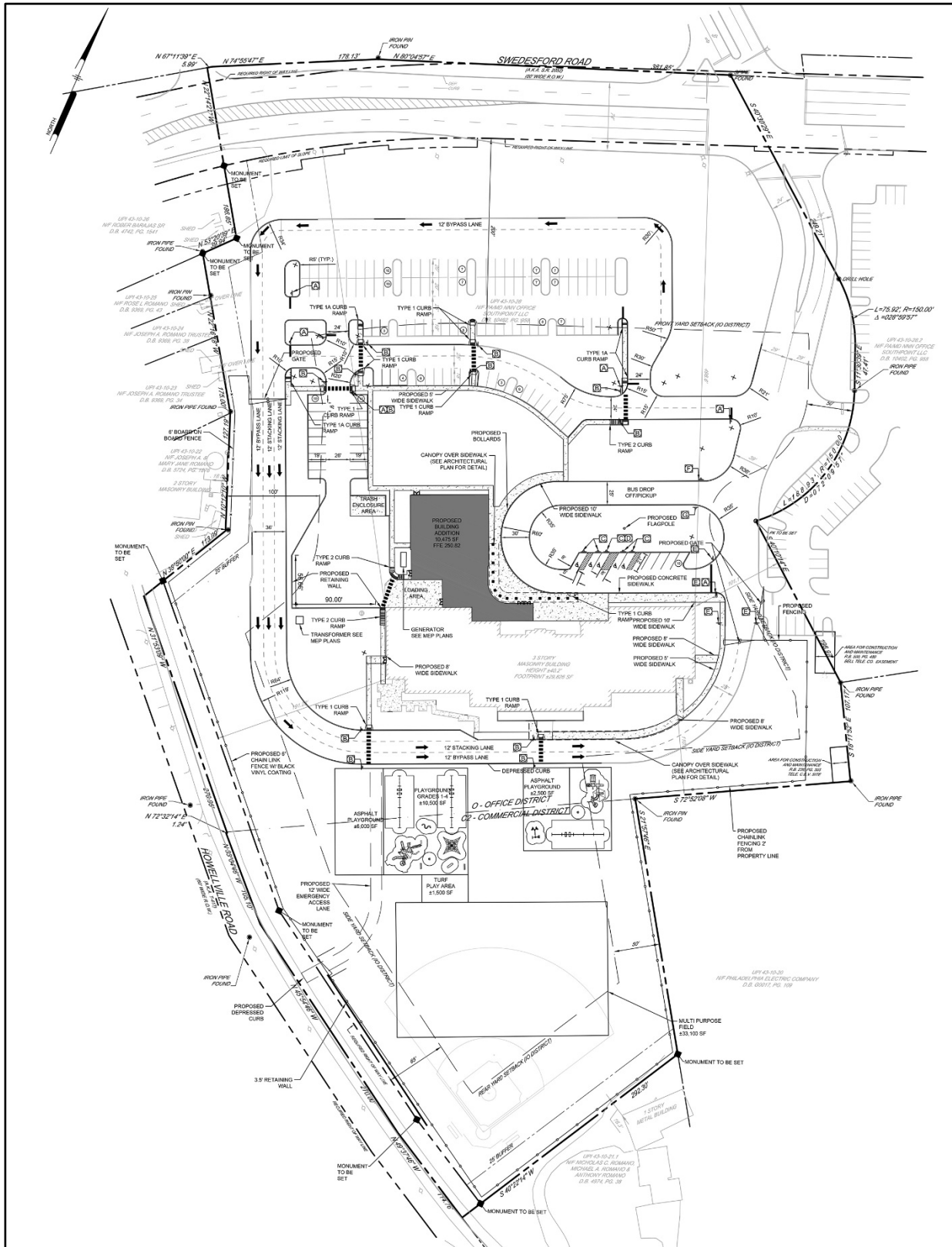
1. The Chester County Planning Commission previously reviewed the preliminary land development proposal for this site on September 19, 2024 (CCPC# LD-08-24-18209). The Commission recommended in our prior review letter that the applicant provide a crosswalk, signage, and other traffic calming measures, in order to permit safe pedestrian access from the school building to the playgrounds and athletic field located on the southern portion of the site. We acknowledge, and endorse, that two crosswalk areas have been provided at this location. We also acknowledge that additional crosswalk areas have been provided on the north side of the building.

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. As stated in our previous review, the proposed land development is consistent with the objectives of the **Suburban Center Landscape**.

Page: 3
 Re: Final Land Development - TE New Elementary School
 # Tredyffrin Township – LD-12-24-18359



Site Plan Detail, Sheet 5: Final Land Development - TE New Elementary School

Page: 4
 Re: Final Land Development - TE New Elementary School
 # Tredyffrin Township – LD-12-24-18359

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. The site plan depicts the location of a proposed twelve foot wide emergency access lane onto Howellville Road, and we note that a fire lane detail is provided on Sheet 12. We recommend the applicant and Township refer to the Emergency Access design element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of this emergency access connection. This design element is available online at: www.chesco.org/DocumentCenter/View/27034.
5. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed.

Design Issues:

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

Stormwater Management:

7. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011). We acknowledge that a Post-Construction Stormwater Management Report, prepared by Pennoni, dated August 8, 2024 and last revised September 19, 2024, was included with the final plan submission.
8. Given the development of new driveways, parking lots, and sidewalk areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to local streams. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

Page: 5
 Re: Final Land Development - TE New Elementary School
 # Tredyffrin Township – LD-12-24-18359

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

Natural Features Protection:

10. 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. The applicant should ensure that an appropriate sinkhole prevention and mitigation plan is in place throughout construction to limit the risk of sinkhole formation. As stated in our previous review, mitigation measures could include the following:
 - a. Limiting surface water runoff into any areas shown to have an elevated risk of sinkhole formation;
 - b. Promptly backfilling any voids that are discovered;
 - c. Minimizing the extent of areas to be disturbed at any given time, and promptly stabilizing disturbed areas as soon as grading and construction activities are completed; and
 - d. Regularly inspecting the site to identify potential sinkholes early in their formation to limit risk to property and infrastructure.

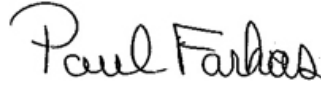
ADMINISTRATIVE ISSUES:

11. While the site plan indicates that conditional use approval is required for this project, pertaining to an elementary school use in the IO Institutional Overlay zoning district, it is our understanding that the Township Board of Supervisors granted conditional use approval for this project on October 21, 2024. The final plan should accurately note the date and any conditions set as part of the conditional use approval, and the Township should verify that all applicable conditions of approval have been incorporated into the final plan.
12. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
13. For clarity purposes, the applicant should identify the total structural square footage of the proposed school building on the site plan.
14. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
15. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

Page: 6
Re: Final Land Development - TE New Elementary School
Tredyffrin Township – LD-12-24-18359

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

Sincerely,

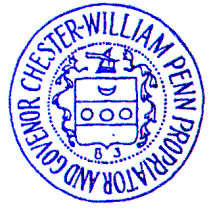
A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive, slightly slanted style.

Paul Farkas
Senior Review Planner

cc: Tredyffrin Easttown School District
Pennoni Associates, Inc.
Chester County Conservation District
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
 P. O. Box 2747
 West Chester, PA 19380-0990
 (610) 344-6285 Fax (610) 344-6515

February 13, 2025

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

Re: Final Subdivision - Glenville Properties, LLC.
 # Upper Oxford Township – SD-12-24-18361

Dear Ms. Daggett:

A Final Subdivision Plan entitled "Glenville Properties, LLC.", prepared by Regester Associates, Inc., and dated November 26, 2024, was received by this office on January 15, 2025. 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:

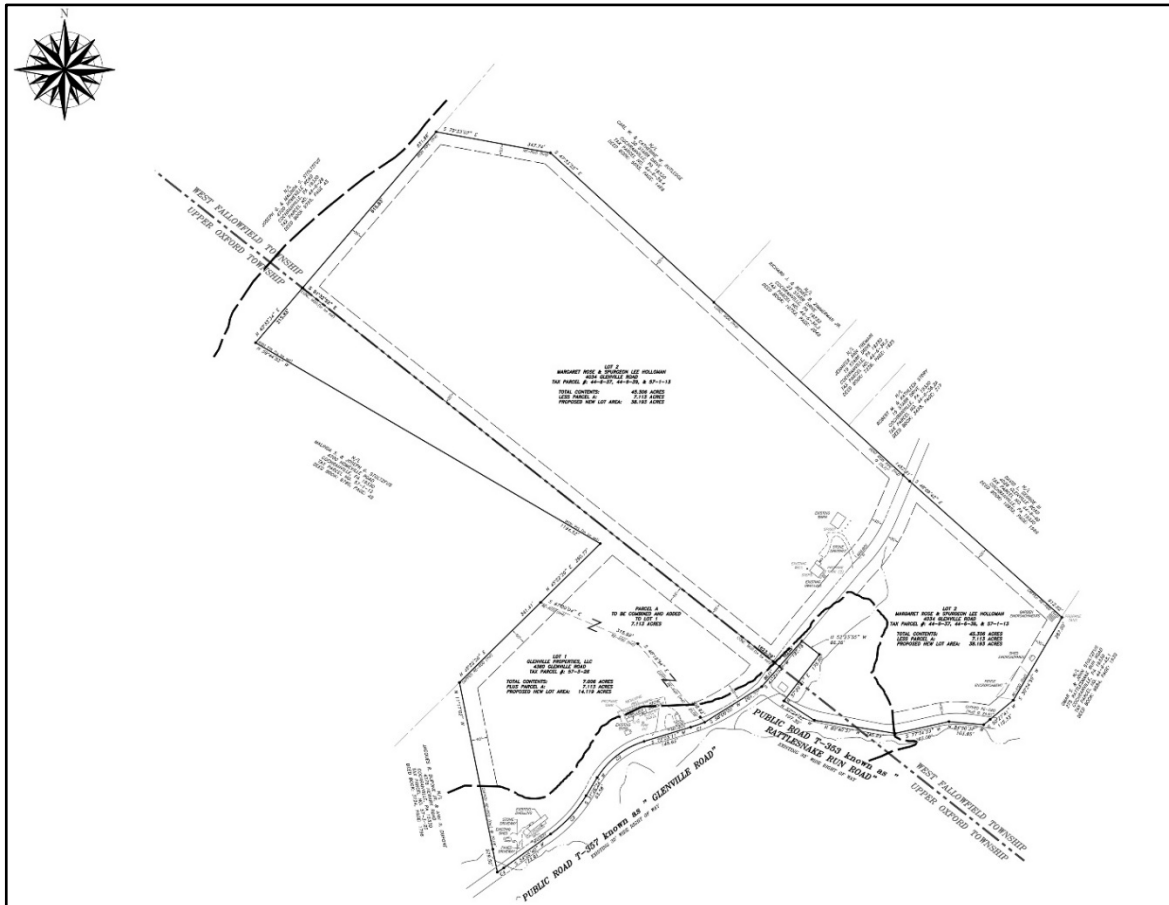
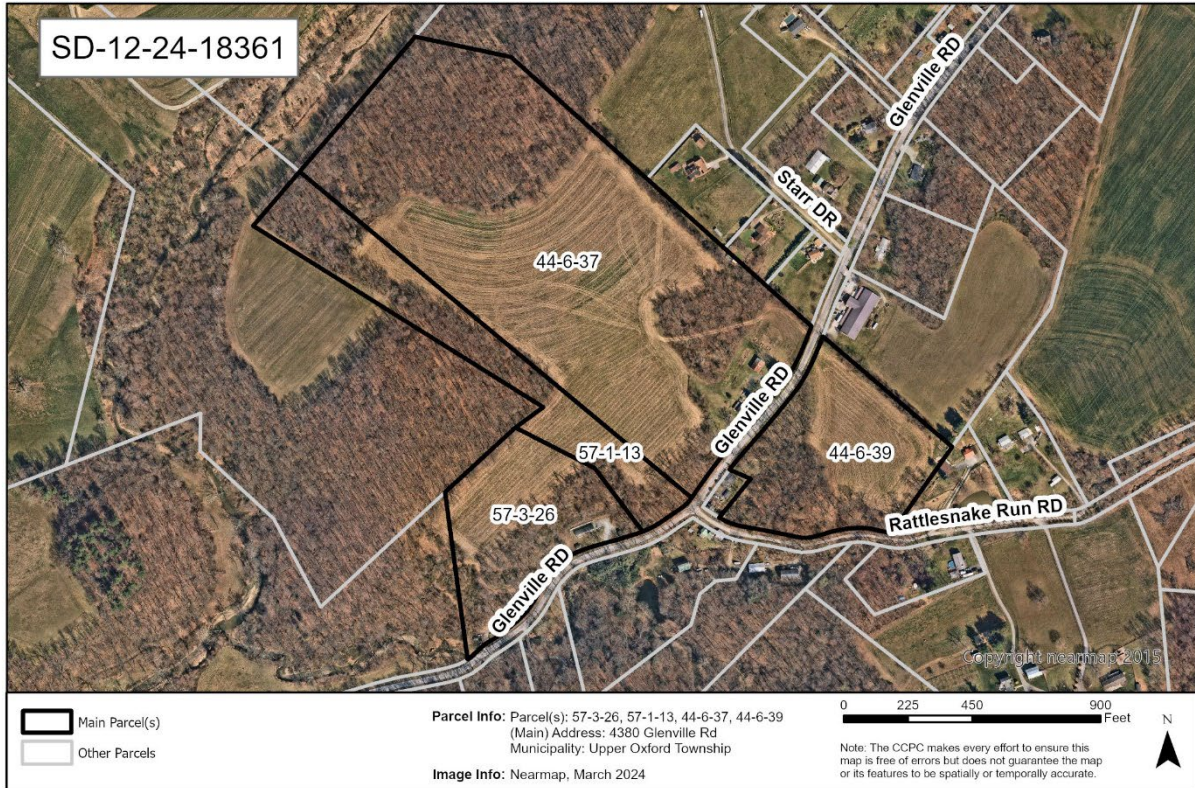
| | |
|--------------------------------------|--|
| Location: | West side of Glenville Road, west of Rattlesnake Run Road |
| Site Acreage: | 51.31 |
| Lots/Units: | 2 |
| Non-Res. Square Footage: | 0 |
| Proposed Land Use: | Agricultural |
| Municipal Land Use Plan Designation: | Upper Oxford Twp.: Agricultural; West Fallowfield Twp.: Agricultural Preserve |
| UPI#: | 57-3-26, 57-1-13, 44-6-37, 44-6-39 |

PROPOSAL:

The applicant proposes to combine Parcel A (UPI# 57-1-13), a 7.113 acre portion of a 45.31 acre site (comprised of UPI# 57-1-13, and 44-6-37 and 44-6-39 in West Fallowfield Township), with UPI# 57-3-26. No development activity is proposed as part of the current plan submission. The project site is located in Upper Oxford Township's AR-1 Agricultural zoning district, and West Fallowfield Township's AG Agricultural district.

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

Page: 2
 Re: Final Subdivision - Glenville Properties, LLC.
 # Upper Oxford Township – SD-12-24-18361



Site Plan Detail, Sheet 2: Final Subdivision - Glenville Properties, LLC.

Page: 3
 Re: Final Subdivision - Glenville Properties, LLC.
 # Upper Oxford Township – SD-12-24-18361

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Agricultural Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed subdivision is consistent with the objectives of the **Agricultural Landscape**.

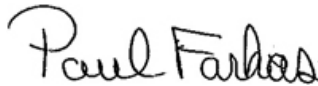
The portion of the project site in Upper Oxford Township is also located in the Agricultural land use category on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan. The subdivision is consistent with the recommended strategies for this land use category.

ADMINISTRATIVE ISSUES:

2. The applicant is requesting four waivers from the provisions of the Upper Oxford Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
3. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
4. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

Sincerely,

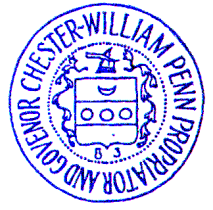


Paul Farkas
 Senior Review Planner

cc: Glenville Properties
 Regester Associates, Inc.
 Spurgeon and Margaret Holloman
 Chester County Assessment Office
 Gina M. Wheeler, Secretary, West Fallowfield Township



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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

February 5, 2025

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

Re: Final Subdivision - Benjamin B. Stoltzfus & Sylvia G. Stoltzfus
Upper Oxford Township – SD-12-24-18362

Dear Ms. Daggett:

A Final Subdivision Plan entitled "Benjamin B. Stoltzfus & Sylvia G. Stoltzfus", prepared by Regester Associates, Inc., and dated November 6, 2024, was received by this office on January 7, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

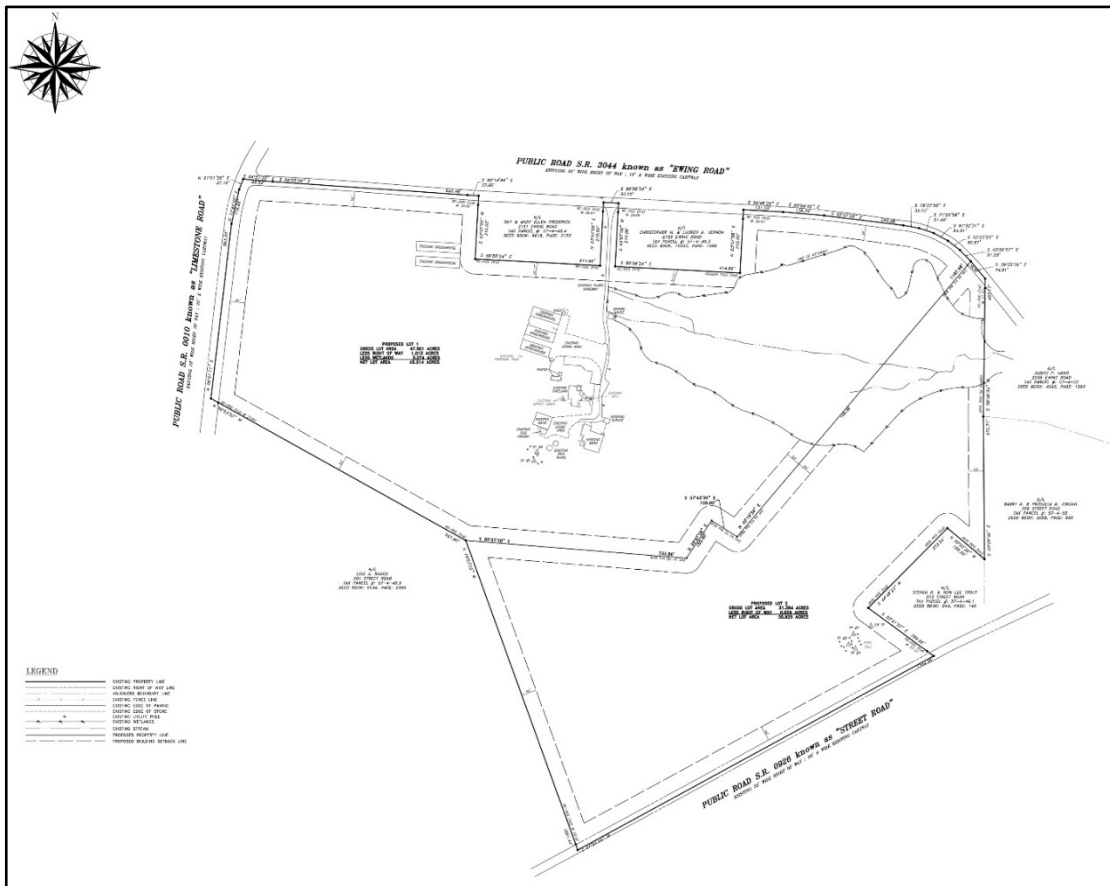
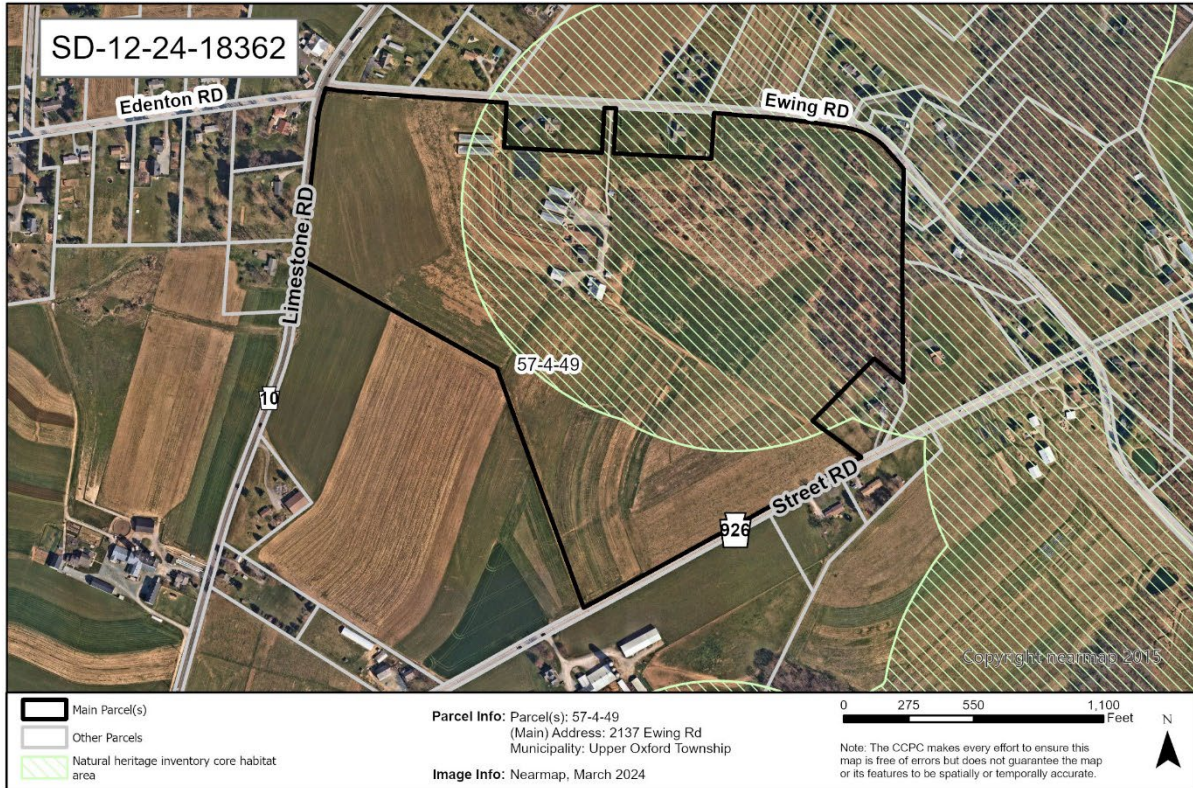
| | |
|--------------------------------------|---|
| Location: | Southeast corner of Ewing Road and Limestone Road |
| Site Acreage: | 78.91 |
| Lots/Units: | 1 existing lot; 2 proposed lots |
| Non-Res. Square Footage: | 0 |
| Proposed Land Use: | Farm/Pasture Land, Single Family Residential |
| New Parking Spaces: | 0 |
| Municipal Land Use Plan Designation: | Agricultural |
| UPI#: | 57-4-49 |

PROPOSAL:

The applicant proposes the creation of 2 lots. The existing buildings will remain on Lot 1 (47.5 acres). The project site, which will be served by on-site water and on-site sewer, is located in the AR-1 Agricultural zoning district.

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

Page: 2
 Re: Final Subdivision - Benjamin B. Stoltzfus & Sylvia G. Stoltzfus
 # Upper Oxford Township – SD-12-24-18362



Site Plan Detail, Sheet 2: Final Subdivision - Benjamin B. Stoltzfus & Sylvia G. Stoltzfus

Page: 3
 Re: Final Subdivision - Benjamin B. Stoltzfus & Sylvia G. Stoltzfus
 # Upper Oxford Township – SD-12-24-18362

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# SD-2-15-11327, “Thomas R. & Jennie R. McQueen Estate,” dated March 4, 2015, addressed the creation of two agricultural lots from a 113.91 acre site. According to our records, this plan was approved by the Township on April 6, 2015. The current plan submission addresses the further subdivision of Lot 2 of the previously approved plan.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Agricultural Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. As an overlay of all other landscapes, the county’s **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed subdivision is consistent with the objectives of the **Agricultural Landscape**.

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

PRIMARY ISSUES:

3. The land of the proposed subdivision is part of the County Agricultural Land Preservation Program and is protected by an agricultural conservation easement. It is our understanding that this subdivision plan was reviewed, and recommended for approval, by the Chester County Agricultural Land Preservation Board at its January 28, 2025 meeting, and that the plan is currently scheduled to be reviewed by the State Board on April 10, 2025. We recommend that the Township reserve granting final plan approval until this plan has been approved by the State Board.
4. The 2015 Chester County Natural Heritage Inventory, which is available online at <https://chescoplanning.org/environmental/ResourcesChesco.cfm>, indicates the project site is located within the core habitat of the Ewing Road Wetland Natural Heritage Area (NHA) included in the Pennsylvania Natural Diversity Index (PNDI). The Inventory indicates that spring-fed seeps feed wet meadows that provide suitable habitat for a sensitive species of concern. We note that the general location of the core habitat area is shown on the location map provided on page 2.

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

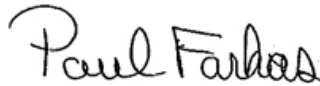
Page: 4
Re: Final Subdivision - Benjamin B. Stoltzfus & Sylvia G. Stoltzfus
Upper Oxford Township – SD-12-24-18362

ADMINISTRATIVE ISSUES:

5. The Waiver Requests table on Sheet 1 indicates that the applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
6. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
7. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, the Health Department, and the municipality.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Benjamin and Sylvia Stoltzfus
Reger Associates, Inc.
Chester County Health Department
Chester County Assessment Office
Chester County Parks and Preservation Department



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

February 13, 2025

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

Re: Preliminary/Final Land Development - 700 Fox Chase Road
 # Valley Township - LD-01-25-18373

Dear Ms. Rambo:

A preliminary/final land development plan entitled "700 Fox Chase Road", prepared by Nave Newell and dated August 4, 2023, and last revised on January 9, 2025, was received by this office on January 15, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|---|
| Location: | South and west side of Fox Chase Road, north of Highlands Boulevard |
| Site Acreage: | 3.36 acres |
| Units: | 1 unit |
| Non-Res. Square Footage: | 1,920 square feet |
| Proposed Land Use: | Addition to existing industrial facility |
| New Parking Spaces: | No additional parking spaces |
| Municipal Land Use Plan Designation: | Economic Development |
| UPI#: | 38-2-398 |

PROPOSAL:

The applicant proposes the construction of a 1,920 square foot building addition (identified on the plan as a "covered storage area on concrete pad". The site, which is served by public water and sewer facilities, is located in the Valley Township Planned Development zoning district.

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

Page: 2
 Re: Preliminary/Final Land Development - 700 Fox Chase Road
 # Valley Township - LD-01-25-18373

COUNTY POLICY:

LANDSCAPES:

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

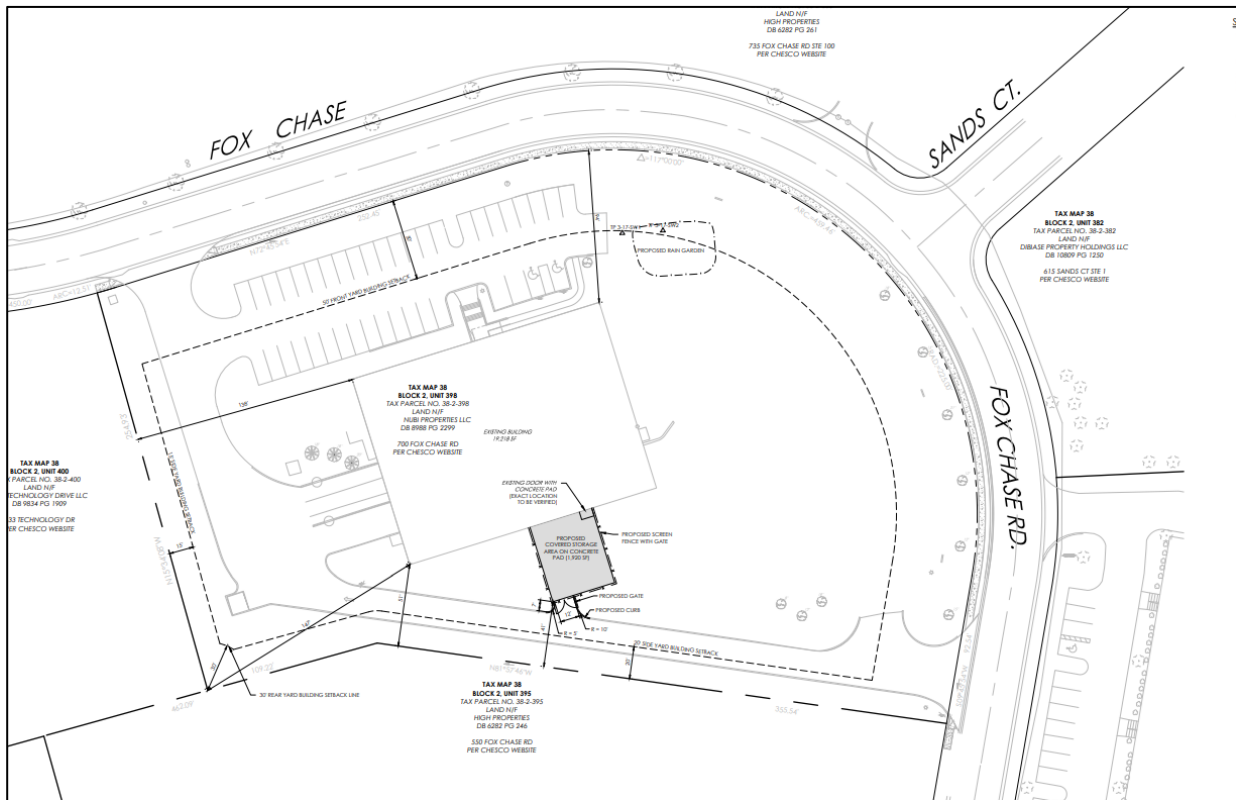


WATERSHEDS 2045:

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.

Page: 3
 Re: Preliminary/Final Land Development - 700 Fox Chase Road
 # Valley Township - LD-01-25-18373



***Detail of 700 Fox Chase Road
 Preliminary/Final Land Development Plan***

PRIMARY ISSUES:

3. The Township may wish to ask the applicant what will be stored in the storage area and discuss whether any such stored material could potentially leach out from the area or be carried by wind or rain.
4. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities and access to the storage area.
5. The proposed stormwater management facility includes a rain garden. The County Planning Commission endorses the use of innovative stormwater management practices. The applicant should select seed mixes that contain the greatest percentage of native vegetation for use in the rain garden. The Township should also ensure that the applicant is familiar with the specific requirements for the maintenance and management of rain gardens.

ADMINISTRATIVE ISSUE:

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

Page: 4
Re: Preliminary/Final Land Development - 700 Fox Chase Road
Valley Township - LD-01-25-18373

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

Sincerely,

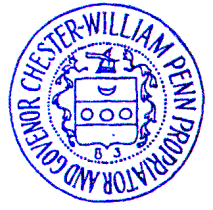
A handwritten signature in dark ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno, AICP
Senior Review Planner

cc: Nave Newell
David Bice
Chester County Conservation District



THE COUNTY OF CHESTER



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Eric M. Roe

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

February 12, 2025

Christian J. Adamek, Director of Planning, Zoning, and Code Enforcement
West Bradford Township
1385 Campus Drive
Downingtown, PA 19335

Re: Final Subdivision - David Glick
West Bradford Township - SD-01-25-18376

Dear Mr. Adamek:

A final subdivision plan entitled "David Glick", prepared by Herbert E. MacCombie Jr., P.E. Consulting Engineers & Surveyors, Inc. and dated February 23, 2024, was received by this office on January 14, 2025. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|---|
| Location: | East side of Glenside Road (State Route 3053), south of Bradford Avenue |
| Site Acreage: | 1.41 acres |
| Lots: | Combination of three lots into one lot |
| Proposed Land Use: | Single Family Residential |
| Municipal Land Use Plan Designation: | Growth Opportunity Area |
| UPI#: | 50-2-74, 50-2-72, 50-2-71 |

PROPOSAL:

The applicant proposes merging three lots into one lot. The site, which contains no structures and is not provided with public water or sewer facilities, is located in the West Bradford Township R-1 zoning district. The plan does not show any proposed development for the site.

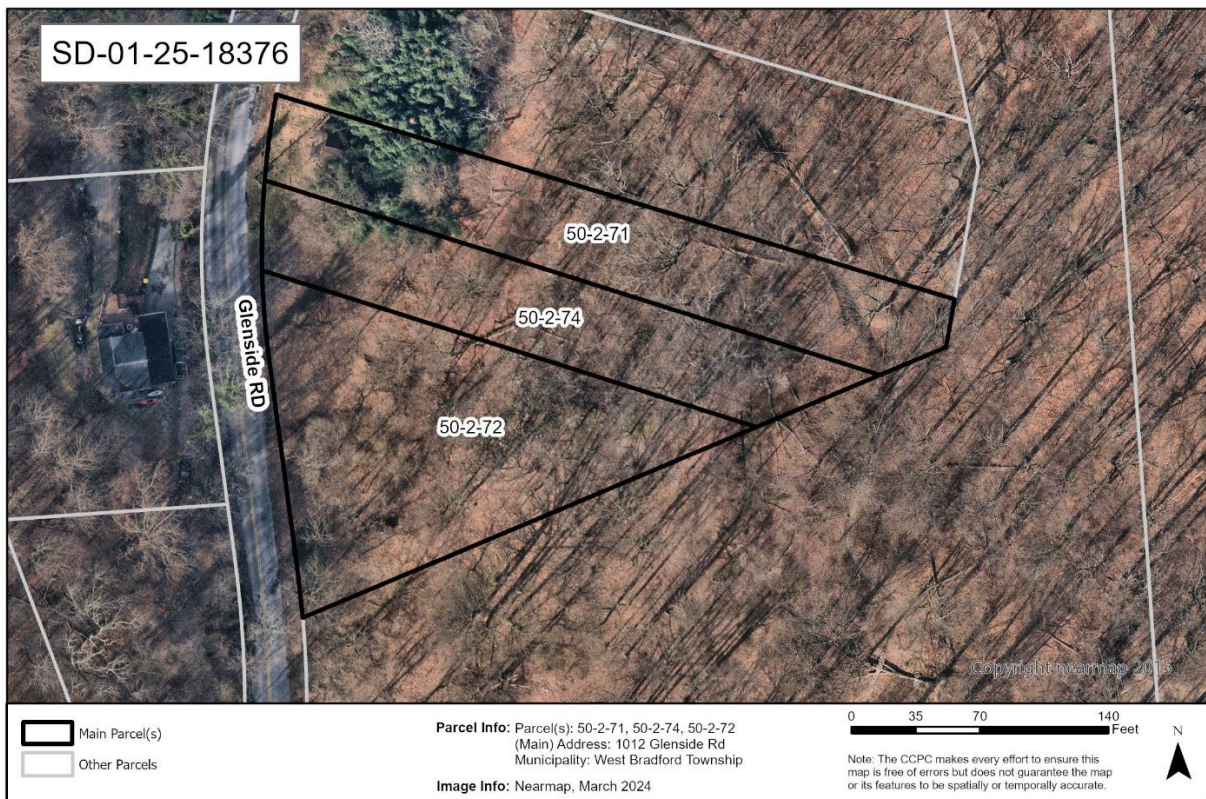
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all West Bradford Township issues should be resolved before action is taken on this subdivision plan.

Page: 2
 Re: Final Subdivision - David Glick
 # West Bradford Township - SD-01-25-18376

COUNTY POLICY:

LANDSCAPES:

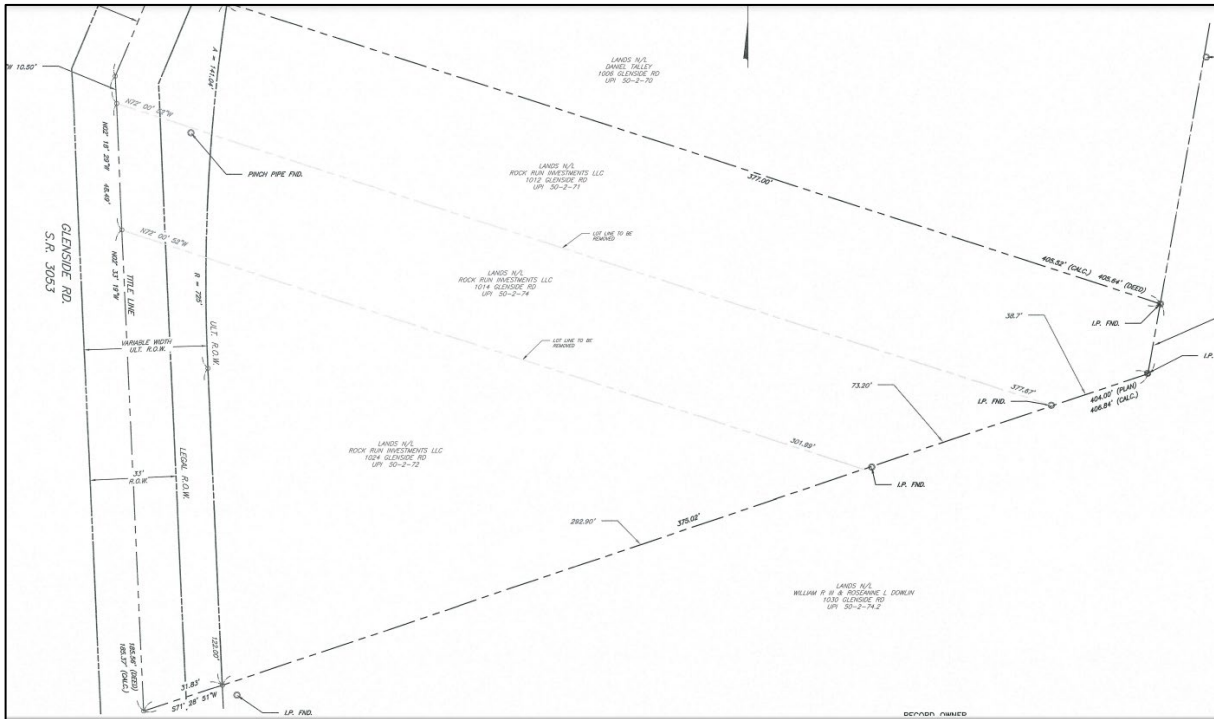
1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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



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 Glenside Road (State Route 3053) 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 (The plan shows a variable width for Glenside Road.) We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Glenside Road and that be offered for dedication to PennDOT.

Page: 3
 Re: Final Subdivision - David Glick
 #: West Bradford Township - SD-01-25-18376



Detail of David Glick Final Subdivision Plan

3. The Township may wish to ask the applicant to share any plan for future development of this site.

ADMINISTRATIVE ISSUE:

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

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

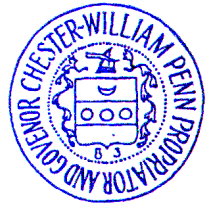
Wes Bruckno

Wes Bruckno
 Senior Review Planner

cc: Herbert E. MacCombie Jr., P.E. Consulting Engineers & Surveyors, Inc.
 Rock Run Investments LLC
 Chester County Health Department
 Anthony Antonelli, District Permits Manager, PennDOT
 Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



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

February 11, 2025

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

Re: Preliminary Subdivision - 807 Goshen Road & 948 North Hill Drive
 # West Goshen Township – SD-01-25-18380

Dear Mr. Bashore:

A Preliminary Subdivision Plan entitled "807 Goshen Road & 948 North Hill Drive", prepared by JMR Engineering, LLC, and dated December 5, 2024, was received by this office on January 22, 2025. 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.

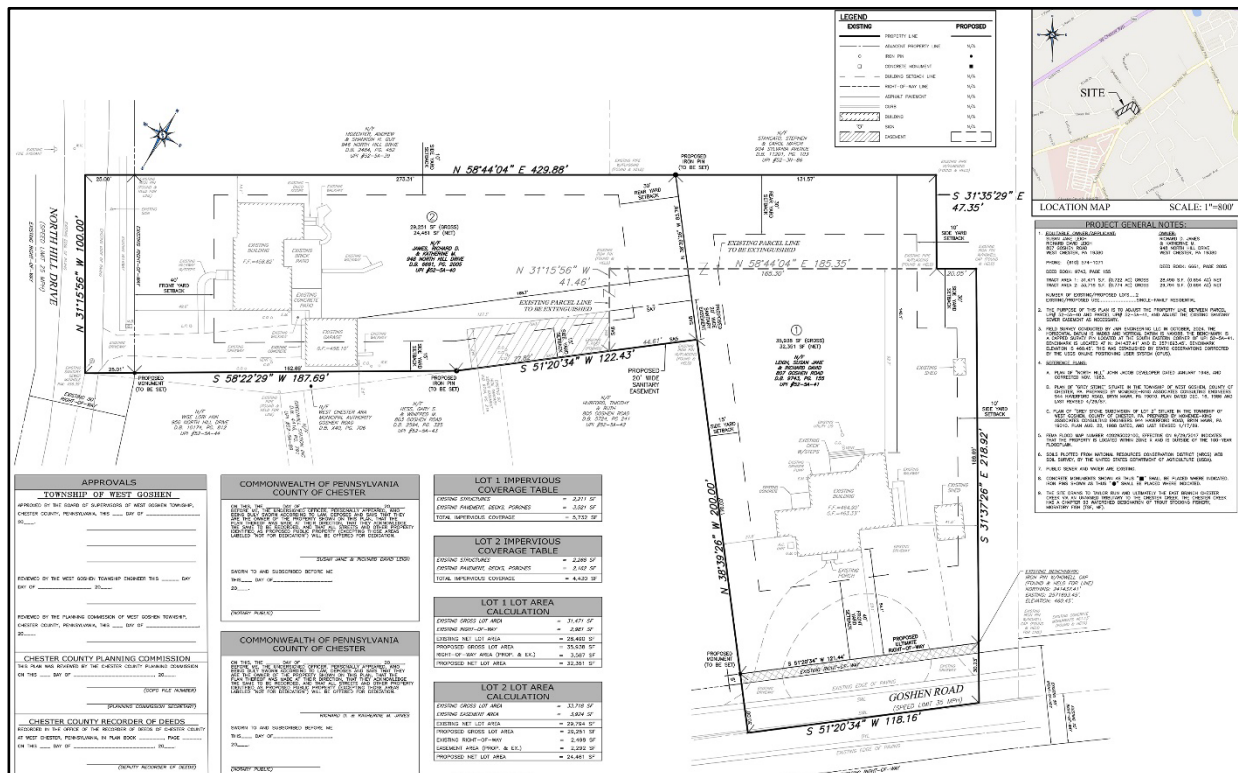
PROJECT SUMMARY:

| | |
|--------------------------------------|--|
| Location: | North side of Goshen Road, east of North Hill Road |
| Site Acreage: | 1.61 |
| Lots/Units: | 2 |
| Non-Res. Square Footage: | 0 |
| Proposed Land Use: | Single Family Residential |
| Municipal Land Use Plan Designation: | Residential Infill Development |
| UPI#: | 52-5A-40, 52-5A-41 |

PROPOSAL:

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

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



Site Plan Detail, Sheet 1: Preliminary Subdivision - 807 Goshen Road & 948 North Hill Drive

Page: 3
Re: Preliminary Subdivision - 807 Goshen Road & 948 North Hill Drive
West Goshen Township – SD-01-25-18380

COUNTY POLICY:

LANDSCAPES:

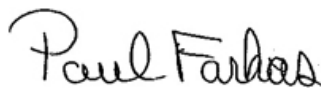
1. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium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

ADMINISTRATIVE ISSUES:

2. The site plan depicts the location of a proposed 20 foot wide sanitary easement on Lot 2. The details of this easement should be incorporated into the deed of the proposed lot.
3. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Richard Leigh
JMR Engineering, LLC

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

2/1/2025 to 2/28/2025

The staff reviewed proposals for:

| | Total |
|--|-----------|
| Subdivision and Land Development Ordinance (SLDO) Amendments | 3 |
| Zoning Ordinance Amendments | 10 |
| TOTAL REVIEWS | 13 |

| MUNICIPALITY | FILE NO. | REVIEW DATE | TOPIC | LANDSCAPES3 CONSISTENCY |
|------------------------|----------------|-------------|---|-------------------------|
| Charlestown Township | ZA-01-25-18396 | 2/21/2025 | Proposed - Zoning Ordinance Amendment ADUs - Accessory Dwelling Units in the FR-Farm Residential and R-1 Residential zoning districts to provide for more housing in the Township and more housing opportunities for persons with a disability. | Consistent |
| Charlestown Township | ZA-01-25-18397 | 2/10/2025 | Proposed - Zoning Ordinance Amendment Agritainment ordinance: by conditional use in F-R Farm Residential District, with the following provisions: minimum lot area of 50 acres, 200 foot setback, 10 percent maximum impervious coverage, a limit of three events per year, and not more than two consecutive days per event. | Consistent |
| East Caln Township | ZA-01-25-18385 | 2/5/2025 | Proposed - Zoning Ordinance Amendment Revise the definitions for "Family" and "Institution" and create new definitions for "Reasonable Accommodation" and "Reasonable Modification;" and revise Sections 225-30.A(2) and 225-41 to provide for a procedure for reasonable accommodations and modifications. | Consistent |
| East Pikeland Township | SA-02-25-18412 | 2/20/2025 | Proposed - SLDO Amendment Municipal exemption, subdivision officer, tree types, plan submission procedures and requirements, EIA Report, lot frontage, landscaping, vehicle protection, etc. | Consistent |
| East Pikeland Township | ZA-02-25-18411 | 2/20/2025 | Proposed - Zoning Ordinance Amendment Municipal exemption, definition changes, classification of ADUs, Canopy Trees, vehicle protection devices, EV charging setbacks, accessory room rentals, review of EIA reports, sign ordinance changes, complete street and plant species appendices, etc. | Consistent |

| MUNICIPALITY | FILE NO. | REVIEW DATE | TOPIC | LANDSCAPES3 CONSISTENCY |
|-------------------------|----------------|-------------|---|-------------------------|
| New Garden Township | ZA-01-25-18381 | 2/13/2025 | Proposed - Zoning Ordinance Amendment The Township proposes to add "stadium/arena" to the list of uses permitted by-right in the C/I Commercial Industrial, and Unified Development Districts. A definition for the term stadium/arena, along with design standards, are also provided. | Consistent |
| Phoenixville Borough | SA-01-25-18382 | 2/5/2025 | Proposed - SLDO Amendment Traffic Impact Study. | Consistent |
| Sadsbury Township | ZA-01-25-18389 | 2/5/2025 | Proposed - Zoning Ordinance Amendment Western Gateway District changes: Min. Acreages Clarified as "Gross" Acres; No Building Closer than 100 ft. to Lot Lines (prev. 150 ft), Density Clarified as Based on "Gross" Acres. | Consistent |
| Valley Township | SA-02-25-18417 | 2/14/2025 | Proposed - SLDO Amendment "STREET LINE (RIGHT-OF-WAY LINE)" definition to be amended | Consistent |
| Valley Township | ZA-02-25-18410 | 2/14/2025 | Proposed - Zoning Ordinance Amendment "STREET LINE (RIGHT-OF-WAY LINE)" definition to be amended | Consistent |
| West Caln Township | ZA-01-25-18372 | 2/5/2025 | Proposed - Zoning Ordinance Amendment revision to fence and wall setback regulations, highway signs, electronic signs. | Consistent |
| West Goshen Township | ZA-01-25-18394 | 2/19/2025 | Proposed - Zoning Ordinance Amendment The Township proposes to amend the requirements for geothermal energy systems, for both residential and non-residential uses, set forth in Section 84-57.16 of the Township Zoning Ordinance. | Consistent |
| West Whiteland Township | ZA-01-25-18379 | 2/3/2025 | Proposed - Zoning Ordinance Amendment The proposed amendments to the TC Town Center Mixed Use District standards set forth in Section 325-13 include removing townhouses from the list of permitted uses, along with the addition of a maximum residential density limit of six dwelling units per acre of the gross lot area of the tract. | Consistent |

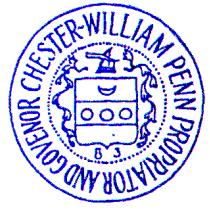
TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 13

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 13

Ordinance Review Letters



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

PLANNING COMMISSION
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February 21, 2025

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

Re: Zoning Ordinance Amendment - Accessory Dwelling Units in the FR-Farm Residential and R-1 Residential Zoning Districts
Charlestown Township - ZA-01-25-18396

Dear Ms. Csete:

The Chester County Planning Commission has reviewed the proposed Charlestown 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 24, 2025. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Replace the definition of "Dwelling Unit, Accessory";
 - B. Add "Accessory Dwelling Unit" as a conditional use in the FR-Farm Residential District, The R-1 Residential District; and
 - C. Replace "Quarters for guests and servants..." in the regulations relating to "Uses, Buildings and Structures Accessory to Dwellings" with "Accessory Dwelling Unit", subject to requirements.

COMMENTS:

2. Chester County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>. We endorse zoning regulations that expand housing opportunities. Accessory Dwelling opportunities are also consistent with *Landscapes3*, the 2018 County Comprehensive Plan and its "Implementation — How we Live" recommendations.

Additional information on Accessory Dwellings is available in the Chester County Planning Commissions eTool, at: <https://chescoplanning.org/MuniCorner/eTools/14-AccessoryUnits.cfm>

3. We agree Accessory Dwelling Units should be regulated by conditional use. This will allow the Township to "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 913.2(a)).

Page: 2
Re: Zoning Ordinance Amendment - Accessory Dwelling Units in the FR-Farm Residential and R-1
Residential Zoning Districts
Charlestown Township - ZA-01-25-18396

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

We request an official copy of the decision made by 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.

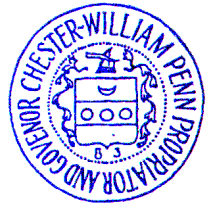
Sincerely,

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.

Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
 Josh Maxwell
 Marian D. Moskowitz
 Eric M. Roe

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February 10, 2025

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

Re: Zoning Ordinance Amendment - Agritainment
 # Charlestown Township - ZA-01-25-18397

Dear Ms. Csete:

The Chester County Planning Commission has reviewed the proposed Charlestown 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 24, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. Charlestown Township proposes the following amendments to its Zoning Ordinance:
 - A. Adding a definition of Agritainment;
 - B. Regulating Agritainment in the FR Farm-Residential District by conditional use, with the following notable provisions:
 - i. A minimum lot area of fifty acres is required,
 - ii. No Agritainment use structures shall be installed within 200 feet of property boundaries,
 - iii. A maximum impervious coverage of 10% is required,
 - iv. A limit of three events per year, and not more than two consecutive days per event is specified,
 - v. All other agricultural use regulations of the Zoning Ordinance will apply, and
 - vi. Controls on parking, lighting, noise, hours of operation, traffic control, etc. are applied.

LANDSCAPES:

2. The FR Farm-Residential District in Charlestown Township is generally 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 Township Zoning Ordinance amendment is consistent with the objectives of the **Rural Landscape**.

Page: 2
 Re: Zoning Ordinance Amendment - Agritainment
 # Charlestown Township - ZA-01-25-18397

COMMENTS:

3. The proposed conditional use provisions are generally appropriate and reasonable. However, we suggest that the Township consider the following:
 - a. The proposed limit of three events per year, with not more than two consecutive days per event, may be unnecessarily limiting when considering the effort and expense that may be necessary to comply with the other conditions of approval.
 - b. We suggest that applicants provide the contact information for a person who will be available to respond to issues regarding noise, traffic, crowd control, etc., which may arise during the events.
 - a. Section 27-409.9. of the proposed amendment limits the hours of operation to the period from 7 AM to 9 PM, but the Township may wish to extend the hours during Fridays and Saturdays and some holidays.
4. The Township's proposed amendment requires that all other agricultural use regulations of Section 27-1615 of the Zoning Ordinance shall apply, but we suggest that the applicant ensure that agricultural areas of the site, particularly those comprised of prime agricultural soils, will continue to be suitable for productive agricultural use upon the conclusion of the Agritainment activities. This is particularly important because Section 27-409.4. of the proposed amendment requires the use of gravel parking spaces, which may become compacted and unusable for growing crops. Also, Section 27-409.11. of the amendment requires that "Tire scrubbers be installed and maintained at the entrance driveway at least 20 feet in width and 65 feet in length to help prevent mud from accumulating on the entrance road(s)." This may also compromise agricultural soils.
5. Section 27-409.1. of the amendment requires a minimum lot area of fifty acres. The Township may wish to review how many tracts in the FR Farm-Residential District would qualify for Agritainment activities under this provision.
6. The Township may wish to review the Chester County Planning Commission's eTool on Agritourism for related suggestions and examples of other Agritainment ordinances, at:
<https://chescoplanning.org/MuniCorner/eTools/89-Agritourism.cfm>.

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

We request an official copy of the decision made by the Charlestown 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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Marian D. Moskowitz
Eric M. Roe

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

February 5, 2025

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

Re: Zoning Ordinance Amendment - Revise Definitions for “Family”, “Institution”; New Definitions for “Reasonable Accommodation”, “Reasonable Modification”; Procedure for Reasonable Accommodations and Modifications
East Caln Township - ZA-01-25-18385

Dear Ms. Kelly:

The Chester County Planning Commission has reviewed the proposed East Caln Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 16, 2025. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. East Caln Township proposes the following amendments to its Zoning Ordinance:
 - A. Revise the definitions of “Family” and “Institution” to make them more inclusive of persons who will constitute a family and occupy a common residence;
 - B. Add new definitions for “Reasonable Accommodation” regarding changes to rules, policies, practices or services to enable a person with a disability to use and enjoy a dwelling unit or common space;
 - C. Add a definition of “Reasonable Modification” to allow a person with a disability the full enjoyment of housing and related facilities;
 - D. Add a provision allowing the zoning officer to “...to process and issue determinations for reasonable accommodations or modifications requested by or on behalf of individuals with disabilities.”
 - E. Add a provision allowing the Zoning Hearing Board to hear appeals from the Zoning Officer’s determination for reasonable accommodations or modifications requested by or on behalf of individuals with disabilities.

LANDSCAPES:

2. Chester County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>. This amendment is consistent with *Landscapes3*.

Page: 2

Re: Zoning Ordinance Amendment - Revise Definitions for “Family”, “Institution”; New Definitions for “Reasonable Accommodation”, “Reasonable Modification”; Procedure For Reasonable Accommodations and Modifications

East Caln Township - ZA-01-25-18385

COMMENT:

3. We support these proposed revisions to address the accommodation of residents with disabilities. If not done so already, we recommend that the Borough Solicitor review the proposed amendment and other housing requirements to verify that they are consistent with the Federal Fair Housing Act and related regulations.

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

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

Sincerely,

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

Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

February 20, 2025

Kimberly Moretti, Manager
East Pikeland Township
PO Box 58
Kimberton, PA 19442

Re: Subdivision and Land Development Ordinance Amendment - Municipal Exemption,
Subdivision Officer, Tree Types, Plan Submission Procedures and Requirements, EIA Report,
Lot Frontage, Landscaping, Vehicle Protection, etc.
East Pikeland Township - SA-02-25-18412

Dear Ms. Moretti:

The Chester County Planning Commission has reviewed the proposed East Pikeland Township Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on February 5, 2025. We offer the following comments to assist in your review of the proposed Township Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. East Pikeland Township proposes the following amendments to its Subdivision and Land Development Ordinance:
 - A. A proposed limit on the requirement for municipal compliance with the Subdivision and Land Development Ordinance,
 - B. Deleting the definition of "Shade Trees," revising the definition of "Subdivision Officer," and adding the definition of "Tree Types",
 - C. Replacing all instances of term "shade tree(s)" with the term "street tree(s)"
 - D. Revising the requirements for Minor Subdivision Proposals,
 - E. Revising the requirements for "Complete Submissions" of plans, and for their processing,
 - F. Revising the requirements for the submission of a full Environmental Impact Assessment (EIA) Report, and for the process for requesting a waiver of the full EIA Report requirements, by submitting a Short EIA Report Form,
 - G. "Lot Frontage Standards" are to be revised regarding proposed lots that abut an arterial or collector street to have reverse frontage on the street with a lower function (this requirement may be waived by the Board of Supervisors),
 - H. Street trees and landscape planting standards are revised,
 - I. Vehicle protection devices (to protect structures) such as bollards and planting boxes are addressed, and
 - J. "Complete Streets Streetscape Diagram" a "Bus Stop Diagram" and a Recommended Plant Species list are revised.

Page: 2
 Re: Subdivision and Land Development Ordinance Amendment - Municipal Exemption,
 Subdivision Officer, Tree Types, Plan Submission Procedures and Requirements, EIA Report,
 Lot Frontage, Landscaping, Vehicle Protection, etc.
 # East Pikeland Township - SA-02-25-18412

BACKGROUND:

The Chester County Planning Commission also reviewed a related Township Zoning Ordinance amendment that was submitted to the County on February 5, 2025. Our comments on that amendment will be forwarded to the Township separately (refer to CCPC # ZA-02-25-18411). This Subdivision and Land Development Ordinance amendment is closely coordinated with the related portions of the associated amendment to the Zoning Ordinance.

COMMENTS:

2. Section 107 of the Subdivision and Land Development Ordinance is to be amended to state that the Township shall be subject to the requirements of the Ordinance, but "...To the extent that the application of the provisions of this Ordinance will impose an undue hardship on the Township...the Township will not be subject to such regulations..." We agree that the Township should strive to meet the requirements of its Zoning Ordinance as a matter of policy, but we recognize that the Township's special responsibilities and circumstances will make it difficult to always meet all requirements.
3. The replacement of all instances of term "shade tree(s)" with the term "street tree(s)" is appropriate to maintain consistency among the Township's ordinances.
4. Revising the requirements for Minor Subdivision Proposals can help expedite the preparation and processing of minor plans and can help reduce time and expense.
5. The requirements for "Complete Submissions" of plans and for their processing are appropriate.
6. The proposed provision regarding a waiver of a full Environmental Impact Assessment (EIA) Report by instead submitting a Short EIA Report Form, when the Township establishes that the proposal will have minimal adverse effect on the environment, can be appropriate and can help reduce the expense and time required for a plan to be prepared and reviewed.
7. The "Lot Frontage Standards" regarding proposed lots that abut an arterial or collector street to have reverse frontage on the street with a lower function, are customary regulations and are appropriate.
8. The proposed revision to Section 431, regarding "Vehicle Impact Protection Devices" (i.e., where, in the opinion of the Board of Supervisors, there is a need to protect building occupants or pedestrians) is appropriate. The Township should ensure that these devices comply with applicable Federal and State uniform traffic control device standards. The amendment also specifically requires that all Vehicle Impact Protection Devices "...shall be engineered and determined to be in compliance with low-speed vehicle impact testing standards prescribed by the American Society of Testing and Materials ASTM-F3016." This is a helpful and objective standard. The Township should ensure that all Vehicle Impact Protection Devices are ADA compliant.
9. The "Complete Streets Streetscape Diagram" and the "Bus Stop Diagram" are appropriate.
10. Section 418, "Shade Trees and Planting" is linked to Section 1709 of the Zoning Ordinance and the Recommended Plant Species list found in Appendix E. Regarding the list of Trees in Appendix E, the Township might want to consult the [USDA's Climate Change Atlas for PA](#) to determine if the recommended tree species are projected to thrive in a warming climate.

Page: 3

Re: Subdivision and Land Development Ordinance Amendment - Municipal Exemption,
Subdivision Officer, Tree Types, Plan Submission Procedures and Requirements, EIA Report,
Lot Frontage, Landscaping, Vehicle Protection, etc.

East Pikeland Township - SA-02-25-18412

The Township can also contact the County Planning Commission to obtain a list of recommended trees.

11. Specifying appropriate trees in land developments is important to the overall sense of place of the development, but these trees also offer significant ecological services like stormwater absorption, soil stabilization, shade, and buffering/screening. Providing extensive plant lists for shrubs and forbs may cause more effort in plan administration than necessary. These lists could be replaced with ordinance language requiring planting plans be prepared and sealed by a Professional Landscape Architect, specifying that all or a certain percent of plantings should consist of native plants, and that plant schedules provided on landscaping plans indicate which species are native.
12. We have the following specific comments on the Plant Species lists in Appendix E:
 - a. We recommend specifying a seedless cultivar for the Thornless Honey Locust (in the Street Trees list).
 - b. *Acer saccharum* and *Betula lenta* (in the Shade Trees list) are not expected to thrive in a warming climate.
 - c. American Beech (in the Shade Trees list) should not be planted on a large scale until more is known about the trajectory of Beech Leaf disease.
 - d. *Pinus strobus* (in the Evergreen Trees list) is not expected to thrive here in a warming climate.

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

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

Sincerely,



Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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February 20, 2025

Kimberly Moretti, Manager
East Pikeland Township
PO Box 58
Kimberton, PA 19442

Re: Zoning Ordinance Amendment - Municipal Exemption, Definitions, Classification of ADUs, Canopy Trees, Vehicle Protection, EV Charging Setbacks, Accessory Room Rentals, Animals on Non-Ag Lots, Review of EIA Reports, Signs, Complete Street, Plant Species, Appendices, etc.
East Pikeland Township - ZA-02-25-18411

Dear Mr. Moretti:

The Chester County Planning Commission has reviewed the proposed East Pikeland 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 February 5, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

DESCRIPTION:

1. East Pikeland Township proposes the following amendments to its Zoning Ordinance:
 - A. A proposed limit on the requirement for municipal compliance with the Zoning Ordinance,
 - B. The definitions of Accessory Dwelling and Planting, Street Tree are to be deleted,
 - C. Revised definitions of Commercial and Revitalization are proposed,
 - D. Definitions are added for Accessory Dwelling Unit, Electric Vehicle, Electric Vehicle Charging Levels, Electric Vehicle Charging Station, Electric Vehicle Parking Space, Short-Term Rental, Surface Parking Lot, Structured Parking Lot, Transient Use, and Tree Types,
 - E. Revised classifications of Accessory Dwelling Units (ADUs) as Attached, Internal, and Detached to allow property owners to apply "by right" for Attached/Internal ADUs rather than require a Special Exception, and new ADU standards are proposed,
 - F. "Canopy tree" is to replace "shade tree" in the Township's landscaping regulations,
 - G. Building Code references are revised,
 - H. Vehicle protection devices (to protect structures) such as bollards and planting boxes are addressed,
 - I. Electric vehicle charging setbacks from potential safety hazards are addressed,
 - J. Minimum space requirements for accessory room rentals are proposed,
 - K. Regulations on the keeping of animals are included,
 - L. Sign regulations are updated to reflect court decisions regarding free speech and time/place/manner restrictions,
 - M. The procedure for the Township's review of Environmental Impact Assessments reports is revised,

Page: 2

Re: Zoning Ordinance Amendment - Municipal Exemption, Definitions, Classification of ADUs, Canopy Trees, Vehicle Protection, EV Charging Setbacks, Accessory Room Rentals, Animals on Non-Ag Lots, Review of EIA Reports, Signs, Complete Street, Plant Species, Appendices, etc.

East Pikeland Township - ZA-02-25-18411

- N. Cross-references and coordination with the Township Subdivision and Land Development Ordinance are revised,
- O. Complete street and plant species appendices are revised, and
- P. Other miscellaneous updates are proposed.

BACKGROUND:

The Chester County Planning Commission also reviewed a related Township Subdivision and Land Development Ordinance amendment that was submitted to the County on February 5, 2025. Our comments on that amendment will be forwarded to the Township separately (refer to CCPC # SA-02-25-18412).

COMMENTS:

2. Section 109 of the Zoning Ordinance is to be amended to state that the Township shall be subject to the requirements of the Ordinance, but "...To the extent that the application of the provisions of this Ordinance will impose an undue hardship on the Township...the Township will not be subject to such regulations..." We agree that the Township should strive to meet the requirements of its Zoning Ordinance as a matter of policy, but we recognize that the Township's special responsibilities and circumstances will make it difficult to always meet all requirements.

Issues relating to an undue hardship in complying with a zoning ordinance are typically addressed by a zoning hearing board as part of its responsibility to hear appeals for variances. We suggest that the Township Solicitor review the language regarding hardship in this part of the amendment, or simply state that the Township is exempt from complying with the Zoning Ordinance.

3. The definitions relating to Accessory Dwelling Unit (ADU) and its sub-categories are appropriate. We endorse the provisions that encourage the expanded use of Accessory Dwelling Units (ADUs). Chester County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>. The Township's related regulations are consistent with the County's A+ Homes initiative. For additional information, see our eTool on ADUs at: <https://chescoplanning.org/MuniCorner/eTools/14-AccessoryUnits.cfm>

The other proposed definitions are also clear and appropriate.

4. The amendment indicates that ADUs may be permitted by-right but also subject to the provisions of Section 1803 of the Ordinance, which regulates them by special exception; the amendment should clarify when a special exception is not required.
5. The Township may wish to ensure that ADUs comply with Township Code Section 11-102, i.e., "Regulations Regarding Size, Posting and Display of Address Identification Numbers". This may help first responders identify an ADU.

Page: 3

Re: Zoning Ordinance Amendment - Municipal Exemption, Definitions, Classification of ADUs, Canopy Trees, Vehicle Protection, EV Charging Setbacks, Accessory Room Rentals, Animals on Non-Ag Lots, Review of EIA Reports, Signs, Complete Street, Plant Species, Appendices, etc.

East Pikeland Township - ZA-02-25-18411

6. Zoning Ordinance Section 1104, Standards and Criteria for Rehabilitation, (relating to tracts of land in the KV Kimberton Village District proposed for rehabilitation) is to be amended as follows: “There shall be no maximum limit on residential apartment density, provided all applicable standards pertaining to dwelling units, sewerage, use, and lot are met.” We endorse this provision because it can help expand the potential uses of historic structures and increase the economic sustainability of properties in the KV District.
7. Zoning Ordinance Section 1707, Parking Standards, is to be amended to require “Vehicle Impact Protection Devices” (i.e., where, in the opinion of the Board of Supervisors, there is a need to protect building occupants or pedestrians). The Township should ensure that these devices comply with applicable Federal and State uniform traffic control device standards, as well as with safety standards established by independent testing agencies.
8. Section XXII of the amendment regulates the “Placement of Electric Vehicle Charging Stations (EVCS)”. Some of these standards may be too restrictive and may discourage the installation of electric chargers, such as limitations where EVCS may be located and the use of significant required setbacks. While we understand that vehicle fires at charging stations are concerning, such fires are typically unlikely when equipment is properly installed. Restrictions on locating EVCS under canopies can also significantly reduce their usability and convenience and could potentially discourage the use of electric vehicles. In our reviews of land developments throughout the County, the Chester County Planning Commission has recommended and supported the installation of solar canopies with EVCS over parking lots.

Instead, it may be preferable to reference the appropriate National Electric Code (NEC), International Organization for Standardization (ISO), Pennsylvania Uniform Construction Code, and other applicable standards regarding EVCS rather than prohibiting them from locations under structures such as canopies or in buildings (EVCS in parking garages are subject to other types of concerns and could be separately regulated). The Township Engineer, Kimberton Fire Company Chief, and other Township first responders should also comment on this matter. Additional information on charging stations is available from the U.S. Department of Energy at: <https://afdc.energy.gov/fuels/electricity-stations>

The Township should also attempt to accommodate (“future-proof”) currently-unanticipated improvements in EV charging technology in its ordinances, without the need for variances or modifications. References to “commonly accepted industry standards” or other similar phrases could be used to help integrate future technological advances into its ordinances.

9. The standards in Zoning Ordinance Section 1818. Keeping of Animals are reasonable, although the enforcement of some provisions can be difficult, such as those that require the identification of adult animals. Cautiousness regarding the keeping of fowl is particularly timely and important due to the potential spread of avian influenza virus. Additional information on backyard chicken keeping is available at: <https://chescoplanning.org/MuniCorner/eTools/04-BackyardChickens.cfm>
10. The proposed provision regarding a waiver of a full Environmental Impact Assessment (EIA) Report by instead submitting a Short EIA Report Form, when the Township establishes that the proposal will have minimal adverse effect on the environment, can be appropriate and can help reduce the expense and time required for a plan to be prepared and reviewed.

Page: 4

Re: Zoning Ordinance Amendment - Municipal Exemption, Definitions, Classification of ADUs, Canopy Trees, Vehicle Protection, EV Charging Setbacks, Accessory Room Rentals, Animals on Non-Ag Lots, Review of EIA Reports, Signs, Complete Street, Plant Species, Appendices, etc.

East Pikeland Township - ZA-02-25-18411

11. The proposed sign regulations appear to be appropriate but should be reviewed and verified by the Township Solicitor regarding issues relating to free speech and related recent court decisions.
12. The Complete Streets Streetscape Diagram is clear and useful.
13. Regarding the list of Trees in Appendix E, the Township might want to consult the [USDA's Climate Change Atlas for PA](#) to determine if the recommended tree species are projected to thrive in a warming climate. The Township can also contact the County Planning Commission's Sustainability Division to obtain a list of recommended trees.
14. Specifying appropriate trees in land developments is important to the overall sense of place of the development, but these trees also offer significant ecological services like stormwater absorption, soil stabilization, shade, and buffering/screening. Providing extensive plant lists for shrubs and forbs may cause more effort in plan administration than necessary. These lists could be replaced with ordinance language requiring planting plans be prepared and sealed by a Professional Landscape Architect, specifying that all or a certain percent of plantings should consist of native plants, and that plant schedules provided on landscaping plans indicate which species are native.
15. We have the following specific comments on the Plant Species lists in Appendix E:
 - a. We recommend specifying a seedless cultivar for the Thornless Honey Locust (in the Street Trees list).
 - b. Acer saccharum and Betula lenta (in the Shade Trees list) are not expected to thrive in a warming climate.
 - c. American Beech (in the Shade Trees list) should not be planted on a large scale until more is known about the trajectory of Beech Leaf disease.
 - d. Pinus strobus (in the Evergreen Trees list) is not expected to thrive here in a warming climate.

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

We request an official copy of the decision made by the East Pikeland 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.

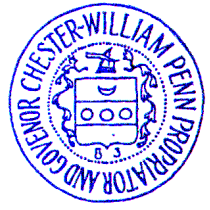
Sincerely,



Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
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February 13, 2025

Christopher Himes, Manager
New Garden Township
299 Starr Road
New Garden, PA 19350

Re: Zoning Ordinance Amendment - Stadium/Arena, C/I Commercial-Industrial and Unified
Development Zoning Districts; and Hotel, Unified Development District
New Garden Township – ZA-01-25-18381

Dear Mr. Himes:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 15, 2025. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Add the following definition for the term “stadium/arena” to Section 200-9: “A building or structure seating more than 1,000 spectators in tiered seating at sporting events, concerts, meetings and gather of large groups. A stadium/arena may be open-air or covered by either a fixed or retractable roof”;
 - B. Add stadium/arena to the list of uses permitted by-right in the C/I Commercial-Industrial District (Section 200-45), along with adding design standards specifically applicable to a stadium/arena use in the C/I district (Section 200-47.M);
 - C. Add stadium/arena to the list of uses permitted by-right in the Unified Development District (Section 200-56), along with adding design standards for a stadium/arena specifically applicable to a stadium/arena use in the Unified Development District (Section 200-58.N(10)); and
 - D. Change Hotel, from a use permitted by conditional use to a use permitted by-right in the Unified Development District.

We note that the design standards for a stadium/arena include the following: a stadium/arena shall have frontage along an arterial road, shall be served by public water and public sewer, and shall have multiple public entrances, including one major entrance on the façade designated by the landowner as the front setback. We also note that the design standards for a stadium/arena set forth in Section 200-47.M appear to be identical to the standards set forth in Section 200-58.N(10).

Page: 2
 Re: Zoning Ordinance Amendment - Stadium/Arena, C/I Commercial-Industrial and Unified Development Zoning Districts; and Hotel, Unified Development District
 # New Garden Township – ZA-01-25-18381

LANDSCAPES:

2. The Township's C/I and Unified Development Districts that are located along an arterial road (as identified in the Township's 2018 Comprehensive Plan) are situated within a **Suburban Landscape** or a **Suburban Center 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 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. While a stadium/arena is an appropriate use in the **Suburban Landscape** and **Suburban Center Landscape** designations, careful consideration of any proposed stadium/arena development will be required by the Township.

COMMENTS:

3. Prior to taking action on this zoning amendment, the Township should verify that this proposed amendment is generally consistent with the Township Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code. The UD zoning districts, generally located along the north and south side of Route 41 east of Newark Road, are situated in the Economic Development, Small Scale Mixed Use, Site Sensitive Residential, and Resource Protection designations on the Land Use Plan map in the Township's 2018 Comprehensive Plan. The C/I zoning district designations located along arterial roads are generally situated in an Economic Development designation.

The Future Land Use Category description for the Economic Development designation provided on page 49 of the Township's Comprehensive Plan includes: a variety of commercial, industrial, office, and intensive agricultural uses; larger scale and more intensive uses (excluding agricultural uses) intended for Baltimore Pike; and neighborhood and commercial uses at Newark Road and Route 41. The Land Use Category description for the Small Scale Mixed Use designation includes the redevelopment of the PREIT site along Route 41 with a variety of residential, commercial and recreational uses that are interconnected and have a coherent character. The description for the Site Sensitive designation includes low density residential development, municipal and community uses, and parkland, trails, and open space. For the Resource Protection designation, the greatest protection for natural resources is envisioned.

4. We recommend the Township consider a maximum size threshold (for example, a maximum lot or building size, or a maximum number of seats) above which conditional use approval would be required for a stadium/arena development.
5. Section 200-55.H of the Township Zoning Ordinance states that an Environmental Impact Study, Traffic Impact Study, Community Impact Study, and an Historical Resource Impact Analysis study are required for an application in Unified Development District for any tract in excess of five acres. We recommend that the Township require these studies for a stadium/arena development in both the UD and C/I zoning districts.

Page: 3

Re: Zoning Ordinance Amendment - Stadium/Arena, C/I Commercial-Industrial and Unified Development Zoning Districts; and Hotel, Unified Development District
New Garden Township – ZA-01-25-18381

6. We recommend that the Township, as part of this amendment process, examine the adequacy of the existing area and bulk requirements in both zoning districts, along with all applicable design standards, for a stadium/arena development. In particular, the Township should evaluate existing buffer/screening requirements (particularly pertaining to commercial development adjoining residential zoning districts), along with lighting and noise requirements. Design standards for outdoor stadium lighting, along with hours of operation of outdoor stadium lighting, should be considered as part of this zoning amendment.

For reference purposes, the following are examples of municipalities that have addressed sports facilities in their zoning ordinance:

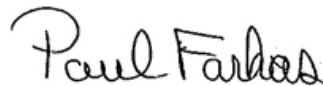
- West Bradford Township - Sports complex development (permitted by conditional use in the Township's I Industrial district): <https://ecode360.com/16249090>.
- East Hempfield Township, Lancaster County, PA – Regional commercial sports facilities (permitted by right in the Township's E Enterprise zoning district): <https://ecode360.com/29168115>.

7. The Township Solicitor should examine the proposed standards to determine whether they will impact proposed stadiums for either existing or future school facilities.
8. We note that New Garden is currently undertaking an update of its Zoning Ordinance, which is being prepared under the Chester County Vision Partnership Program (VPP). The Township should ensure that these amendments are coordinated with the zoning ordinance update.

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

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

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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February 5, 2025

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

Re: Subdivision and Land Development Ordinance Amendment - Traffic Impact Study
Phoenixville Borough - SA-01-25-18382

Dear Mr. Boelker:

The Chester County Planning Commission has reviewed the proposed Phoenixville Borough Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on January 15, 2025. We offer the following comments to assist in your review of the proposed Borough Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. Phoenixville Borough proposes to amend its Subdivision and Land Development Ordinance to revise its requirements for a Traffic Impact Study.

BACKGROUND:

2. The Chester County Planning Commission reviewed an earlier version of this amendment, (which also included provisions for an "Environmental Impact Assessment Report" that would replace the requirement for an "Environmental Impact Analysis" and the removal of requirements for a Market Analysis and Community and Fiscal Impact Analysis; this current submission only includes a revision to the Borough's requirements for a Traffic Impact Study). Our comments on that earlier submission were forwarded to the Township in a letter to dated August 22, 2024 (refer to CCPC # SA-07-24-18182).

COMMENTS:

3. The Borough has addressed our comments regarding the Traffic Impact Study, and we have no further comments.
4. If the Borough considers future amendments to its requirements for an "Environmental Impact Analysis", the Borough can find additional information and recommendations for strengthening environmental protection provisions in the **Tools for Environment** section of the Chester County

Page: 2
Re: Subdivision and Land Development Ordinance Amendment - Traffic Impact Study
Phoenixville Borough - SA-01-25-18382

Planning Commission's website, particularly:

- Floodplain Management and Protection,
- Natural Resource Protection Standards,
- Riparian Buffers,
- Steep Slope Protection,
- Stormwater Best Management Practices, and
- Wetland Protection and Woodland Conservation, at:
<https://www.chescoplanning.org/MuniCorner/eTools/NatResources.cfm>.

RECOMMENDATION: The County Planning Commission supports the adoption of the proposed Subdivision and Land Development Ordinance amendment.

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

Sincerely,

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

Wes Bruckno
Senior Review Planner



THE COUNTY OF CHESTER



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February 5, 2025

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

Re: Zoning Ordinance Amendment – Determining Minimum Lot Size and Maximum Density by Gross Acreage, Tract Boundary Setback for Senior Apartment Uses, in the Western Gateway District
Sadsbury Township - ZA-01-25-18389

Dear Ms. Shank:

The Chester County Planning Commission has reviewed the proposed Sadsbury 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 21, 2025. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. Sadsbury Township proposes the following amendments to the Western Gateway District in the Zoning Ordinance:
 - A. The minimum lot size for senior apartment uses will be determined based on gross acreage (instead of by “acres” in the current text);
 - B. Minimum yard dimensions (applying to senior apartment uses) will be changed so that no building is closer than 100 feet from a tract boundary (instead of by 150 feet in the current text);
 - C. Density of senior apartment uses will be based on gross density (the current text only specifies “density”).

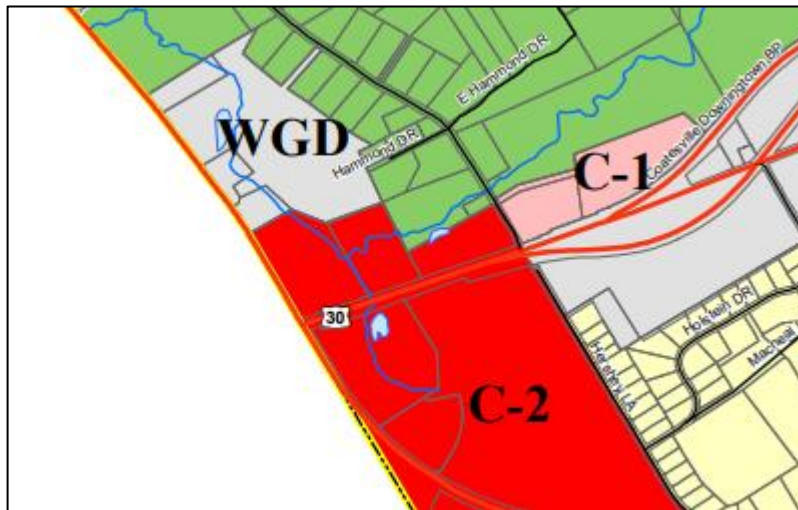
LANDSCAPES:

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

Page: 2
 Re: Zoning Ordinance Amendment – Determining Minimum Lot Size and Maximum Density by Gross Acreage, Tract Boundary Setback for Senior Apartment Uses, in the Western Gateway District
 # Sadsbury Township - ZA-01-25-18389

COMMENT:

3. This area is near one of the primary entry points into Chester County from the west and acts as a “gateway” to the County (see the excerpt from the Sadsbury Township zoning/overlay map below). We suggest that Sadsbury Township consider how the proposed amendment will affect adjacent areas such as the R-R Rural-Residential District areas to the east and north, proximity of dwellings and potential effects on Octorara Trail (State Route 10) and the developing commercial and retail areas in the C-2 General Commercial District to the south.



*Excerpt from the
 Sadsbury Township, Chester County, Pennsylvania
 ZONING/OVERLAY DISTRICT MAP*

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

We request an official copy of the decision made by the Sadsbury 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.

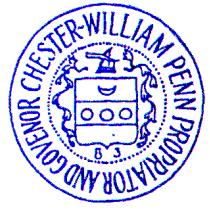
Sincerely,

Wes Bruckno

Wes Bruckno
 Senior Review Planner



THE COUNTY OF CHESTER



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February 14, 2025

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

Re: Zoning Ordinance Amendment: "Street Line (Right-of-Way Line)" Definition to be Amended,
Subdivision and Land Development Ordinance Amendment: "Street"- Related Definitions to be
Amended
Valley Township - ZA-02-25-18410, SA-02-25-18417

Dear Ms. Rambo:

The Chester County Planning Commission has reviewed the proposed Valley Township Zoning Ordinance amendment and Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Sections 609(e) and Section 505(a) and Section 609(e). The referral for review was received by this office on February 5, 2025. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance and Subdivision and Land Development Ordinance amendments.

DESCRIPTION:

1. Valley Township proposes to amend the definition of STREET LINE (RIGHT-OF-WAY LINE) in its Zoning Ordinance as follows: (underlining in the original)

“A line defining the edge of a street right- of-way and separating the street from abutting property or lots. The street line shall be the same as the legal right-of-way line. The right-of-way width for a Township-owned road is as set forth in the Subdivision and Land Development Chapter. Where other Ordinance or law requires a wider right-of-way width, the greater wider width shall control.”
2. The Township also proposes to amend the Subdivision and Land Development Ordinance’s sub-definitions of STREET that include:
 - A. ARTERIAL STREET (amended as those streets “...set forth in the Zoning Chapter” and not by resolution by the Board of Supervisors),
 - B. COLLECTOR STREET (also amended as those streets “...set forth in the Zoning Chapter” and not by resolution by the Board of Supervisors),
 - C. CUL-DE-SAC.
 - D. MARGINAL ACCESS STREET;
 - E. MINOR STREET; and
 - F. SERVICE STREET or ALLEY; (these streets are all amended so as to be considered as local streets).

Page: 2
 Re: Zoning Ordinance Amendment: "Street Line (Right-of-Way Line)" Definition to be Amended,
 Subdivision and Land Development Ordinance Amendment: "Street"- Related Definitions to be
 Amended
 # Valley Township - ZA-02-25-18410, SA-02-25-18417

3. The Township also proposes to amend the Subdivision and Land Development Ordinance's definition of STREET LINE (RIGHT-OF-WAY) as follows: (underlining and strike-throughs in the original)

"STREET LINE (RIGHT-OF-WAY) A line defining the edge of a street right-of-way and separating the street from abutting property or lots. The street line shall be the same as the legal right-of-way currently in existence. ~~However, where a future right-of-way width for a Township-owned road or street has been established by the Valley Township Comprehensive Plan, then that width shall determine the location of the street line.~~ The right-of-way width for a Township-owned road is as set forth in the Subdivision and Land Development Chapter. Where other Ordinance or law requires a wider right-of-way width, the wider width shall control."

COMMENTS:

4. The proposed amendments to the establishment of street lines and rights-of-way lines may create non-conforming front yard setbacks at existing developed lots; the Township may need to consider modifications to its Subdivision and Land Development Ordinance or exemptions to front yard setbacks in the Zoning Ordinance as necessary.
5. The Township may also wish to modify the definition of CUL-DE-SAC to allow for stub streets that terminate at a lot line in anticipation of a future connection to an adjacent lot; the current definition of CUL-DE-SAC includes a turn-around at its end but may not clearly permit a "stub-T" or similar design.

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

We request an official copy of the decision made by the Valley Township Supervisors, as required by Section 504(b) and Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinances.

Sincerely,



Wes Bruckno
 Senior Review Planner



THE COUNTY OF CHESTER



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February 5, 2025

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

Re: Zoning Ordinance Amendment - Fence and Wall Setbacks, Highway Sign, Electronic Sign Regulations
 # West Caln Township - ZA-01-25-18372

Dear Ms. Milane-Sauro:

The Chester County Planning Commission has reviewed the proposed West 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 9, 2025. We offer the following comments to assist in your review of the proposed West Caln Township Zoning Ordinance amendment.

DESCRIPTION:

1. West Caln Township proposes the following amendments to its Zoning Ordinance:
 - A. Section 350-1101.A. (3) of the Ordinance is to be amended to require that fences or walls shall be setback a minimum of not less than 10 feet from any front yard lot line and not less than two feet from any rear or side yard lot line (the current ordinance requires 10 foot setbacks from all lot lines, although this Section also includes a provision requiring 15 foot setbacks for active accessory uses and for accessory buildings larger than 50 square feet) and;
 - B. Regulations for “exempt signs” (e.g., those that do not need a permit such as government signs, various limited temporary signs, etc.) specifically relating to official highway route number signs, street name signs, directional, or other official federal, state, county, or township signs, are revised to more-clearly identify the types of such signs. Electronic changeable display signs shall specifically be allowed by the Board of Supervisors in the “best interests of public health, welfare, and safety”.

COMMENTS:

2. The regulations relating to fence and wall setbacks are consistent with similar regulations in other municipalities. Other municipalities also require the decorative side of a fence to face outwards (i.e., the side with the vertical structural elements should face inward.) Also, the Township should consider how it will address possible instances where fences are proposed on abutting lots and when adjacent two-foot fence setbacks may create an inaccessible area between the fences (or result in inconvenient access, such as when access may be limited by vegetation, steep slopes, or other features). In such cases, the proposed fence that would create such an inaccessible area should be provided with a gap to permit access, or a gate.

Page: 2
 Re: Zoning Ordinance Amendment - Fence and Wall Setbacks, Highway Sign, Electronic Sign - Regulations
 # West Caln Township - ZA-01-25-18372

It is also unclear whether the Ordinance will continue to regulate the setbacks for active accessory uses and for accessory buildings larger than 50 square feet (see Comment 1A above); the Township should determine if such setbacks will still be required.

3. The amended regulations for “exempt signs” are clarifying, but the Township should review the proposed language regarding electronic changeable display signs, which are to be permitted subject to approval by the Board of Supervisors. We agree that electronic changeable display signs should be carefully controlled and regulated due to the potential for vehicle driver distraction and visual clutter. However, the Township should include specific provisions regarding how the Board of Supervisors will administratively regulate such signs. For example, Section 913.2 of the Pennsylvania Municipalities Planning Code includes provisions that allow a governing body to grant or deny conditional uses subject to express standards and criteria; see: https://dced.pa.gov/download/pennsylvania-municipalities-planning-code-act-247-of-1968/?ind=1652213074925&filename=MPC_2022.pdf&wpdmdl=56205&refresh=6797c257a826b1737998935. The Pennsylvania Municipalities Planning Code does not clearly give the Board of Supervisors the authority to approve or deny electronic changeable display signs in the absence of the conditional use process.

We suggest that the Township work with the Township Solicitor to determine if the review of proposed electronic changeable display signs should be relocated to another part of the Township Code, or whether a conditional use process for such reviews should be created. Information on digital and electronic sign regulation is available in the Chester County Planning Commission’s Planning Toolbox, at: <https://www.chescoplanning.org/MuniCorner/Tools/DigitalSigns.cfm>

Also, the proposed amendment requires that “...Any sign with flashing, moving, sound-producing, or animated parts is prohibited...”. Some electronic changeable display signs (such as at banks) traditionally show the time and temperature. The Township should consider revising the regulations to allow such signs to show the time and temperature.

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

We request an official copy of the decision made by the West 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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Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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February 19, 2025

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

Re: Zoning Ordinance Amendment - Geothermal Energy Systems
West Goshen Township – ZA-01-25-18394

Dear Mr. Bashore:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 22, 2025. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes to amend the requirements for geothermal energy systems, for both residential and non-residential uses, set forth in Section 84-57.16 of the Township Zoning Ordinance. The proposed revisions include differentiating between open and closed-loop systems on a residential property; along with clarifying the permits that are required to be obtained prior to the installation of a geothermal energy system.

COMMENTS:

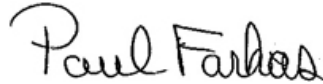
2. We suggest that the Township review the Delaware Valley Regional Planning Commission's (DVRPC's) Geothermal Renewable Energy Ordinance Framework for additional issues to consider prior to finalizing the proposed ordinance language. This document is available online at: <https://www.dvrpc.org/energyclimate/modelordinance/geothermal/>.
3. For clarity purposes, the references to "Chester County" provided in Sections 84-57.16.A(2) and 84-57.16.B(2) should be changed to the Chester County Health Department.
4. Section 84-8 of the Township Zoning Ordinance contains definitions for the terms geothermal energy systems, geothermal pump house, and water energy systems. The Township should determine if these existing definitions should be amended, if they haven't already done so, in order to ensure that consistent terminology is utilized throughout the Township Code.

Page: 2
Re: Zoning Ordinance Amendment - Geothermal Energy Systems
West Goshen Township – ZA-01-25-18394

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS
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February 3, 2025

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

Re: Zoning Ordinance Amendment - TC Town Center Mixed Use District
West Whiteland Township – ZA-01-25-18379

Dear Mr. Weller:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 13, 2025. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to the TC Town Center Mixed Use District standards set forth in Section 325-13 of the Township Zoning Ordinance:
 - A. Amend the use regulation standards set forth in Section 325-13.B(1)(a) by replacing “multifamily dwellings and townhouses” with the following language: “Apartment dwellings, as defined in §325-8, above, including apartment units accessory to a non-residential use. Single-family detached dwellings, two-family dwellings, fourplexes, and townhouses are all hereby prohibited in the TC Town Center district;”
 - B. Amend subsection [2] of Section 325-13.B(2)(m), the standards for mixed-use buildings, by replacing the term “multifamily residential” with “apartment,” along with the removing “residential” from the second part of this section;
 - C. Amend the building separation distance standards for residential buildings set forth in Section 325-13.C(6); and
 - D. Add subsection (9) to the area and bulk regulations set forth in Section 325-13.C. This section states the following: “The number of dwelling units permitted on a tract shall not exceed six (6.0) dwelling units per acre of the gross lot area of the tract, regardless of whether the tract accommodates a mix of uses or is developed solely for residential use. This limit shall not apply to life care facilities and personal care facilities, as provided for under §325–13.B(1)(b), above.”

Page: 2
 Re: Zoning Ordinance Amendment - TC Town Center Mixed Use District
 # West Whiteland Township – ZA-01-25-18379

LANDSCAPES:

2. The Township's TC Town Center Mixed Use District, which is generally situated along the Route 100 and Business Route 30 corridors in the Exton area, is located within the **Suburban Center Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.

While not inconsistent with the objectives of the **Suburban Center Landscape**, the proposed standards would be more consistent if the Township continued to allow a wider range of residential housing types in the Town Center Mixed Use district in addition to non-residential uses at appropriate densities.

COMMENTS:

3. Prior to taking action on this submission, the Township should consider whether this proposed amendment is generally consistent with the Township Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code. We note that a revised Land Use Plan map, and a revised version of Chapter Three – Section 3: Land Use Plan of the Township's Comprehensive Plan, were adopted by the Township on March 23, 2022. The Town Center Zoning District is located within the TCMU Town Center Mixed Use and Naturally Constrained Land categories on the Land Use Plan map. The Comprehensive Plan indicates that the intent of the Town Center Mixed Use category, which "illustrates the continuation of the Township's long-standing policy of accommodating our highest intensity of development," is to allow a mixed of residential, commercial, institutional, recreational, and office uses designed to facilitate pedestrian and bicycle travel.
4. The Township should identify their rationale for the proposed six (6) dwelling unit per gross acre maximum permitted density for apartment development. The Township's Comprehensive Plan states that, while the Township does not specify a maximum density for the Town Center Mixed Use category, the Township anticipates that residential density will exceed the 8 dwelling units per developable acre allowed in the High Density Residential category.
5. We note that the proposed density is significantly lower than the existing apartment development in this district. The Township should determine how many existing residential uses would become non-conforming if this amendment is adopted as currently written.
6. Rather than adding a maximum permitted density standard to the Town Center district, the Township could consider lowering the maximum building height of 60 feet currently set forth in Section 325-13.C(3). Consideration should also be provided for incorporating upper story step back standards into its zoning ordinance. **Landscapes3** recommends that developments in the Suburban Center Landscape include variations in building facades, rooflines and shape to reduce the visual impact of large-scale buildings. Additional information on this topic is provided in the County Planning Commission's [Suburban Center Landscapes Design Guide](#), which is available online at: <https://www.chescoplanning.org/municorner/pdf/suburbancenterdesignguide.pdf>.

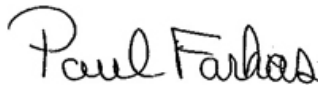
Page: 3
Re: Zoning Ordinance Amendment - TC Town Center Mixed Use District
West Whiteland Township – ZA-01-25-18379

7. We recommend that the Township consider maintaining townhouse development as a permitted use in the Town Center district. Townhouse development is an appropriate use in the **Suburban Center Landscape**, and the Suburban Center Land Use guidance in the Planning Principles section supports new housing inclusive of a broad range of housing types and income levels (page 36).
8. While Section 325-13.C(9) indicates that residential density will be calculated by dwelling units per gross lot area, the recommended densities identified in the Township's Comprehensive Plan are based upon dwelling unit per developable acreage. This should be clarified by the Township.
9. We note that West Whiteland Township is currently undertaking an update to its existing Comprehensive Plan, which is being prepared under the Chester County Vision Partnership Program (VPP). We recommend that, going forward, the Township delay additional major amendments to the Township Zoning Ordinance until after the Comprehensive Plan Update has been completed and new land uses policies have been established.

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

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

Sincerely,



Paul Farkas
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County February 2025

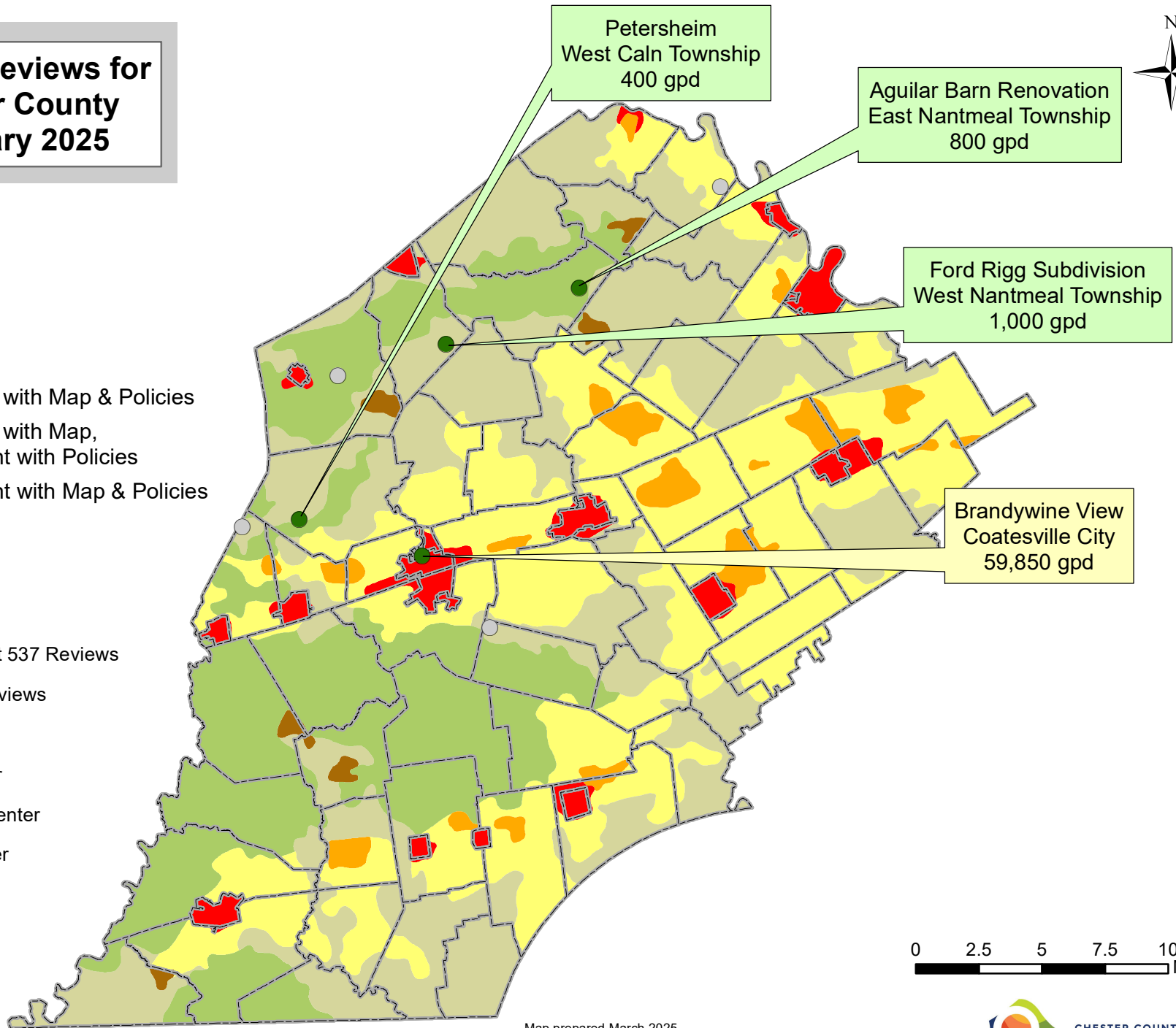


- Consistent with Map & Policies
- Consistent with Map,
Inconsistent with Policies
- Inconsistent with Map & Policies

Legend

- February Act 537 Reviews
- Previous Reviews

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



0 2.5 5 7.5 10 Miles

Map prepared March 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
March 12, 2025

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

Coatesville City, Brandywine View

The applicant is proposing a residential development of 226 lots on 7.82 acres. The site is located on Adams Drive. The amount of wastewater for the project is 59,850 gpd. The project is to be served by a public sewage disposal system owned/operated by PAWC. This project is designated as both an Urban Center Landscape and Natural Features, and is somewhat consistent with ***Landscapes3***.

East Nantmeal Township, Aguilar Barn Renovation

The applicant is proposing a residential development of 1 lot on 44.24 acres. The site is located on Horseshoe Trail. The amount of wastewater for the project is 800 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as an Agricultural Landscape and is consistent with ***Landscapes3***.

West Caln Township, Petersheim

The applicant is proposing a residential development of 1 lot on 2 acres. The site is located on South Sandy Hill Road, near the intersection with Old Wilmington Road. The amount of wastewater for the project is 400 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as a Rural Landscape and is consistent with ***Landscapes3***.

West Nantmeal Township, Ford Rigg Subdivision

The applicant is proposing a residential development of 1 lot on 8.6 acres. The site is located on Pumpkin Hill Road at the intersection with Creek Road. The amount of wastewater for the project is 1,000 gpd. The project is to be served by an on-lot sewage 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.

3/12/2025

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 Brandywine View, City of Coatesville


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

1. Date plan received by county planning agency. December 21, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency February 07, 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 Urban Center Landscape. The vision for the Urban Center Landscape is historic downtown and established neighborhoods serving as civic, economic and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Public sewer systems are encouraged in this landscape.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met <u>*While the proposed land development is located within the Urban Center Landscape, the site is entirely wooded, and in some areas, there are potential impacts to steep slopes. The removal of the woodlands would be inconsistent with Preserve Objective D, which states: "Promote stewardship of water resources, natural habitats, woodlands, historic landscapes, scenic vistas, recreational resources, and farms." Further, the applicant should also confirm that any potential impacts to steep slopes on the site are resolved to ensure that there is no additional runoff or potential erosion from changes made to the site.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? If yes, is the proposed waiver consistent with applicable ordinances. Not Known If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>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>2/7/2025</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.

This project was previously reviewed under PA Act 247, as Case Number LD-12-21-17016, and was consistent with the Urban Center Landscape, assuming any potential environmental concerns are addressed related to woodlands and steep slopes.

PC53-02-25-18413

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
Jonathan Juffee, Brandywine View Tri Corner
James Logan, City of Coatesville
Kenneth Hoffman, Pennoni Associates, 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 Aguilar Barn Renovation, East Nantmeal Township

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

1. Date plan received by county planning agency. January 15, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency February 18, 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 Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as Exceptional Value Waters, the French 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: Carrie J. Conwell, AICPTitle: Environmental PlannerDate: 2/18/2025

Signature: _____

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

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

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

PC53-02-25-18423

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
 Martin Aguilar, Site Contact
 Susan Rutherford, East Nantmeal Township
 Jeremy Kerstetter, Environmental Design Service



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 John F Petersheim, West Caln Township


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

1. Date plan received by county planning agency. January 03, 2025
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency February 13, 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 |
| <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>2/13/2025</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.

PC53-02-25-18418

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
John Petersheim, Site Contact
Kim Milane-Sauro, West Caln 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 Ford-Rigg/Pumpkin Hill Road, West Nantmeal Township


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

1. Date plan received by county planning agency. December 23, 2024
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency February 4, 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 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Policy Plan, was adopted in 2018. Watersheds 2045, the Chester County Integrated Water Resources Plan, was adopted in 2024.</u> |
| <input 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 East Branch Brandywine Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Does this proposal meet the requirements of the ordinance? N/A If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? If yes, is the proposed waiver consistent with applicable ordinances. Not Known If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>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>2/4/2025</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.

This project was previously reviewed under PA Act 247 as Case Number SD-11-23-17922, 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.

PC53-01-25-18395

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
William Rigg, Site Contact
Dorothy Ford, Site Contact
Deborah Kolpak, West Nantmeal Township
Jeremy Kerstetter, Environmental Design Service

Discussion and Information Items

Community Planning

Municipalities with ongoing VPP projects February 2025

★ Planning Commission Consulting Service

17 Single-Municipality Projects

Zoning or Subdivision Ordinance

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

Comprehensive Plan

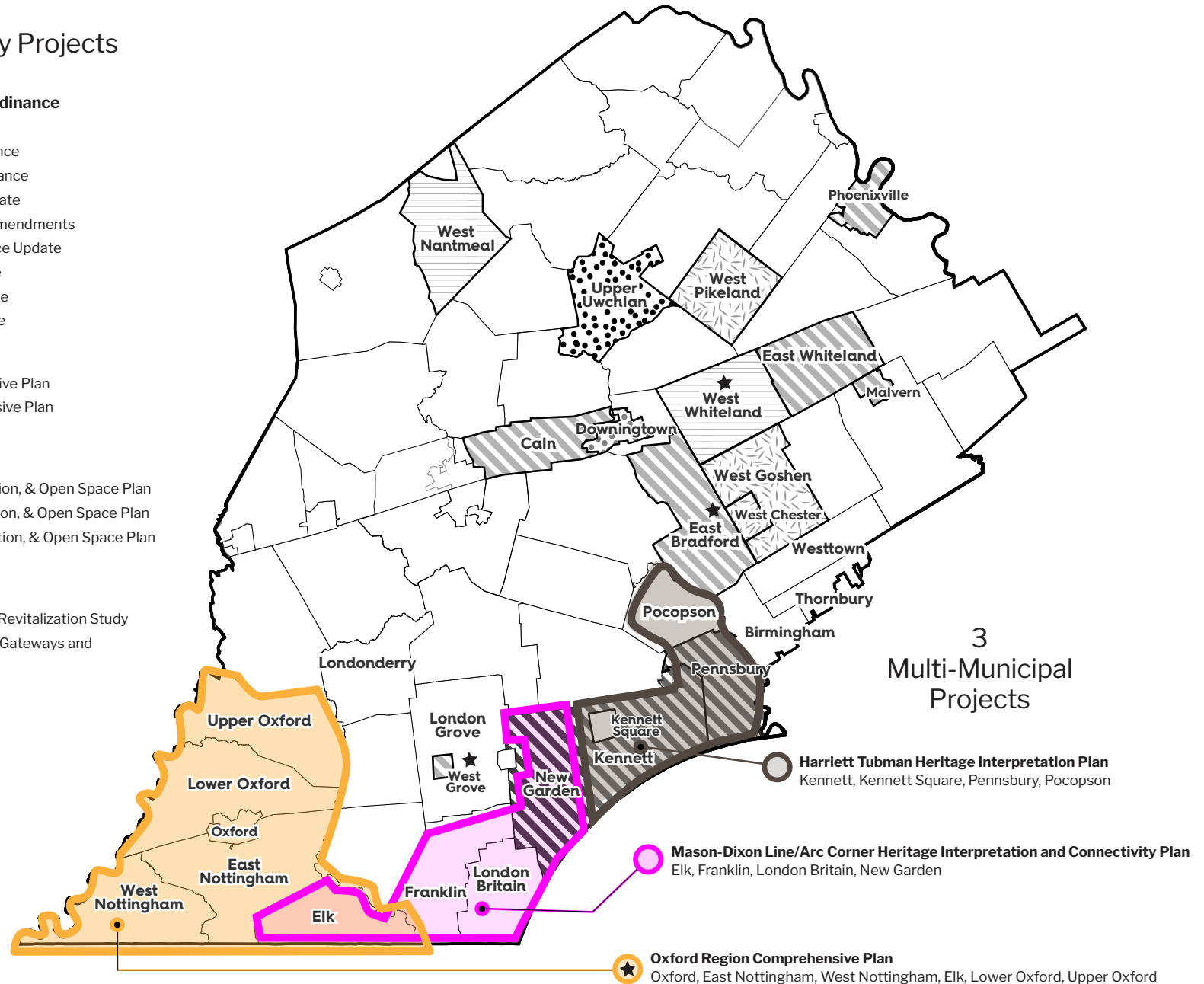
- West Nantmeal Comprehensive Plan
- ★ West Whiteland Comprehensive Plan

Open Space

- West Chester Parks, Recreation, & Open Space Plan
- West Goshen Parks, Recreation, & Open Space Plan
- West Pikeland Parks, Recreation, & Open Space Plan

Other

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



COMMUNITY PLANNING REPORT

March 2025 (Activities as of 2/28/25)

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 for Single Municipality or Multi-municipal. Non-contractual staff updates are noted under other projects.

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: 50 % 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 continued their discussion on Thorndale Village and review the draft zoning map on February 20th

2. East Bradford Township – Zoning Ordinance Update

Percent Completed: 80% Contract Term: 8/22–7/25 Consultant: CCPC Lead Planner: Chris Patriarca
A six-month extension was requested and granted extending the contract term to July 31, 2025. The Planning Commission completed their initial review of the full draft ordinance and their formal recommendation to the Board of Supervisors was made at the February meeting.

3. East Whiteland Township – Zoning Ordinance

Percent Completed: 55% Contract Term: 9/23–8/25 Consultant: Bergmann Monitor: Chris Patriarca
The project is progressing and the next Task Force meeting TBD.

4. Kennett Square Borough – State Street Revitalization Study

Percent Completed: 35 % 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. Awaiting next steps.

5. Kennett Township – SLDO update

Percent Completed: 10% 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.

6. Malvern Borough – Zoning Ordinance Amendments

Percent Completed: 30 % Contract Term: 8/24-8/26 Consultant: Thomas Comitta Associates Monitor: Jeannine Speirs
Updates to text and map to support implementation of Malvern Borough Comprehensive Plan. The project is progressing on schedule.

7. New Garden Township – Zoning Ordinance Update

Percent Completed: 45% Contract Term: 7/24-6/26 Consultant: Michael Baker International Monitor: Libby Horwitz

COMMUNITY PLANNING REPORT

Meeting was held on February 19th and a public meeting was held on February 26th.

8. Pennsbury Township – Natural resources and other Ordinance Updates

Percent Completed: 80% Contract Term: 5/24-10/25 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs
The project is progressing on schedule. Final draft materials are largely done.

9. Phoenixville Borough – Zoning Ordinance Update

Percent Completed: 70% Contract Term: 7/23-6/25 Consultant: Gilmore & Associates Monitor: Chris Patriarca
Public information meeting occurred in 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 improvements at two Pottstown Pike (Route 100) and Graphite Mine Road intersections, the northern and southern gateways to the Village of Eagle. The kickoff meeting is TBD.

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. The next meeting is TBD and Progressing on schedule.

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. In February, the Township and Consultant met with two focus groups for the arts and fields/sports. A public meeting will be held in March.

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. Met with Zoning Officer and Solicitor in February, working to develop a hearing draft.

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
A meeting was held on 2/24 where the goals and objectives from the 2007 plan were reviewed, and an updated version will be drafted.

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
Public survey is ongoing with next Task Force meeting TBD.

COMMUNITY PLANNING REPORT

16. West Whiteland Township – Comprehensive Plan

Percent Completed: 25 %

Contract Term: 7/24–6/26

Consultant: CCPC

Lead Planner: Chris Patriarca

Initial topical chapter review will occur in March.

17. Borough of Downingtown – Parking Study

Percentage Completed: 0%

Contract Term: 3/25–2/26

Consultant: Walker Consultants

Monitor: Kevin Myers

A parking study to address growth and redevelopment in and around the downtown core of Downingtown. Multiple new multi-family residential projects are planned or are recently completed. PennDOT is relocating the Downingtown train station approximately a half mile east from its current location on Lancaster Avenue to Brandywine Avenue. The rail bridge over Brandywine Avenue will be widened as part of the relocation, creating dedicated space for pedestrian and vehicular traffic. The new station and refurbishment of the rail bridge present Downingtown with an opportunity to create a new entry corridor into the downtown, attract additional development, and create a more walkable community. Extensive research during the creation of the 2024 Comprehensive Plan indicated that conducting a parking study of the downtown urban core should be prioritized and this initiative was identified as a key action item in the goal of creating a vibrant, mixed-use urban center.

MULTI-MUNICIPAL PROJECTS

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

Percent Completed: 70 %

Contract Term: 24-11 6/24–11/25

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. Draft trail tours are under review. 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: 65 %

Contract Term: 12/22–5/25 5/25

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. The project is progressing on schedule. A public meeting is being planned for April.

D. Oxford Region Comprehensive Plan Update

Percent Completed: 20 %

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. The Existing Conditions, goals and objectives, and survey results were discussed at the February meeting and revised goals and objectives will be presented to the Task Force in March and to the public in April.

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** – No update for February
- **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
Historic Interpretive Network:

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)
9. East Fallowfield (Comprehensive Plan)

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)
- Penn Township SALDO (February 2025) Valley Township (Zoning Ordinance Update)

HISTORIC PRESERVATION & HERITAGE INTERPRETIVE NETWORK (HIN)

America 250 & Heritage Tourism Plan

- ❖ The CC Community Foundation's contract to administer the CC 250 Commission expired 18 February. CCPC and Chester County

COMMUNITY PLANNING REPORT

- Commissioners examining the extension to existing contract
- ❖ Created a draft plan for CCPC to assist with the administration of CC 250 Commission.
- ❖ The County remains steady 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** – Planning a Heritage Site capacity building, Heritage Interpretive Network, and coordination with both 250s Workshop for April 2025.
- ❖ **Northern Philadelphia Campaign and Heritage Interpretive Network** - Malvern Borough has completed an RFP and is pursuing a consultant for a Paoli Battlefield Master Plan.
- ❖ **Northern Philadelphia Campaign and Heritage Interpretive Network** – A possible multi-municipal heritage interpretive plan that also looks to incorporate the Patriot Path trail concept is being coordinated for a possible VPP grant application this spring.

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 manufacture their Heritage Interpretive Network. CCPC is assisting in signage design under the County's Heritage Interpretive Network program.

Iron & Steel HIN theme region

- ❖ No updates for February

Outreach

- ❖ **Town Tours & Village Walks** - Six sites/dates are confirmed for 2025 Town Tours: 6/12 West Chester; 6/26, Coatesville; 7/10 Warwick County Park; 7/26, Lafayette Day @ Thornbury Farm; 7/31, Bernard Station; 8/14, Bondsdsville Mill Park & Gardens; 8/21 Yellow Springs. Oxford Region and Hopewell Furnace date pending, other locations confirmations pending.
- ❖ **CCHPN Spring (March) Workshop** – Draft agenda set to highlight planning tools, needs, and best practices for CC250th and Heritage Interpretive Network, and relations between the two programs as well as how they fit with the adopted 2024 County Heritage Tourism Plan. There will also be an update of historic preservation programs and projects throughout the county.

Review

County Owned Bridges

- ❖ 2/25 meeting reviewed railing options for a historic truss bridge being re-purposed from vehicles to pedestrian.
- ❖ 2/24 reviewed second draft historic panel for the county owned and maintained Camp Bonsul Road Covered Bridge. The third draft will be passed along to Chester County Facilities bridge manager for review and approval.

COMMUNITY PLANNING REPORT

Section 106

- ❖ Downingtown Train Station public open house to show current plans for landscaping, train station, and parking was hosted by PennDot and held in February at Downingtown Borough Hall property.

ECONOMIC

- **State of the County Economy Dashboard** – Dashboard updated for most recent data.
- **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** – Report complete and posted.

HOUSING

- **Adaptable Housing Guide** – Report is completed and being formatted for online posting.
- **Accessible Housing Guide** – Mapping work initiated.
- **Housing Workshops** – Planning begun for 2025 workshops.
- **Residential Report** – Report will start in March.
- **Housing Choices Committee (HCC)** – HCC meeting was held on February 5.
- **Organizational Convening** – Initial action plan sent to partners, scheduling online follow-up meeting. Created a Dropbox organized folder for housing organizations to share resources and communicate.

URBAN CENTERS

Technical assistance/coordination

- Worked with Atglen Borough on Town Center Districts zoning amendments
 - This project is paused, discussion with borough on 3/5 regarding next steps
- 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
- 2025 UCII update completed in advance of 2025 CRP (see below) – final 2025 UCII posted 2/24/2025
- Coordination with Department of Community Development regarding 2025 Community Revitalization Program (CRP) – Applications due March 20, with review and scoring to follow.
- Request to meet with Atglen Borough on 3/5 to update new manager.
- Request from Coatesville to review and comment on potential zoning amendment.

Sustainability Division Update

Sustainability Division

Monthly Activities Report – March 2025

Summary:

- Planning is underway for the **2025 Chester County Sustainability Summit and Expo** is confirmed for Saturday, May 17 at West Chester University from 10-2. CCPC is currently soliciting vendors and sponsors for the event.
- **Open Space Accelerator:** The Sustainability Division is working on the behind-the-scenes tasks to launch the Open Space Accelerator mini-grant program, which will use DCNR funding to provide small grants to municipalities to create plans to implement their top open space priorities.
- **County-wide Tree Canopy Plan:** The Sustainability Division is preparing an application to DCNR's C2P2 program to prepare a county-wide Tree Canopy Plan. In support of the Climate Action Plan, the purpose of this plan would be to develop county-level planning and policy guidance for strategically expanding the tree canopy and improving the health of the existing tree canopy.
- **Keep Chester County Beautiful:** CCPC sent out a survey to municipal managers and secretaries to obtain information on litter issues in the county, existing volunteer groups, and opportunities for beautification. This information will be compiled into a summary report, shared with survey respondents, and will help inform Keep Chester County Beautiful's future initiatives and priority areas.

Multimodal Transportation Planning Division

Multimodal Transportation Planning Division

February 2025

Downingtown Station Open House

On Wednesday, February 5th, PennDOT held a Public Open House for the Downingtown Station project at the Downingtown Borough Hall Annex. The event was well attended with members of the project design team who presented new materials including an updated site plan, new renderings of the station's architectural elements, and an updated project schedule including early action work scheduled for 2025. The team also answered questions and solicited feedback on a few site design element options including wall aesthetic treatments, site lighting, and landscaping around the proposed stormwater basin on the project's north side.



Source: advancingparail.com

The early action work to be performed in 2025 will include track and overhead catenary work in the first half of the year with other PECO and Comcast utility relocation work in the second half of the year. Station/Bridge construction is scheduled to begin in 2026 and be completed in 2029.

For more information on the project, please visit their website at <https://advancingparail.com/projects/downingtown-station-project/>. You may also see what boards were presented at the Open House here: <https://virtualmeetings.jmt.com/virtualspaces/downingtown-station/>

PA DCED Act 13 & Multimodal Transportation Fund Awards

The Commonwealth Financing Authority announced the approved project awards for the PA Department of Community & Economic Development's (DCED) Act 13 Programs on January 28th and Multimodal Transportation Fund program awards on Monday, February 24th. Chester County recipients include:

Act 13 – Flood Mitigation

- West Chester Borough - West Chester Stormwater Infrastructure Repair - \$200,000



Act 13 - Greenways, Trails, and Recreation

- Action-Impact, Inc - Elverson Skatepark - \$70,209
- Parkesburg Borough - Minch Park ADA Playground and Park Improvements - \$168,074
- East Vincent Township - Independence Park Improvements - \$100,000

Act 13 - Watershed Restoration and Protection

- Oxford Borough - W. Mt. Vernon Street Rain Garden Bump-Outs - \$100,000

ACT 13 TOTAL: \$638,283

Multimodal Transportation Fund

- Caln Township - Lincoln Highway (US-30 Bus.) Safety Improvements - \$450,000
- City of Coatesville - NSEC Offsite Improvements - \$200,000
- East Coventry Township - Ellis Woods Road Bridge Rehabilitation Project - \$350,000
- East Fallowfield Township - Replacing Mortonville Road Bridge - \$300,000
- Londonderry Township - Road Network Improvements - \$300,000
- New Garden Township - Church Road Pedestrian Crossing Improvements - \$300,000
- Parkesburg Borough - First Avenue Repair - \$450,000
- PT Phoenixville, LLC - Traffic Improvements - \$375,000
- Schuylkill Township - Pothouse Road and West Bridge Street/Charlestown Road Intersection Improvements Project - \$377,000
- Spring City Borough - Main Street Crosswalks Safety Improvements and Enhancements - \$100,000
- Valley Square Development Associates, LP - Valley Township Transportation Improvements - \$100,000
- West Goshen Township - Montgomery Avenue Storm Sewer and Pedestrian Improvements - \$700,000

MTF TOTAL: \$4,002,000

Design & Technology Division Update



Design & Technology Division

March 2025

For the month of February, 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. Staff addressed data and map requests from other divisions, and 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, conceptual design for the 75th CCPC anniversary logo/identity, and branding items for other divisions, designing event banners for the website, start conceptual renderings for the West Whiteland Comprehensive plan, and wrapping up the annual report.

Director's Report