



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

Government Service 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, Room 270
January 9, 2019

AGENDA

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

Chairman

A. Chairman's Welcome

Chairman

B. Appointment of 2019 Officers

Commission

2:05 p.m. 2. PRESENTATION

C. Tim Phelps TMACC

2:20 p.m. 3. ACTION ITEMS

D. Public Comment on Agenda Items

E. Approval of Commission Meeting Minutes – December 12, 2018

Commission

F. Appointment of 2019 VPP Subcommittee

Commission

G. Act 247 Reviews –December 2018 Applications

Act 247 Team

- 1) Subdivision and Land Development Plan Reviews (17)
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (11)

H. Act 537 Reviews- December 2018 Applications

Carolyn Conwell

1) Major Applications (2)

Honey Brook Township Official Sewage Facilities Act 537 Plan Update
Sadsbury Township Act 537 Special Study

2) Minor Applications (3)

East Whiteland Township, Shirtz Farm; Consistent
East Whiteland Township, Great Valley Community Organization; Consistent
East Coventry Township, Brand Subdivision; Consistent

I. Agricultural Security Areas

Glenn Bentley

- 1) Charlestown Township; Seven Year Review
- 2) West Nantmeal Township (3) single parcels

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

J. Planning Services Update

Susan Elks

K. Transportation Division Update

Brian Styche

L. Infrastructure and Plan Review Division Update

Carol Stauffer

M. Directors Report

Brian O'Leary

N. Public Comment

3:30 p.m. 5. ADJOURNMENT

Appointment of 2019 Officers

Presentation – Tim Phelps, TMAcc

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission
December 12, 2018

Government Services Center
Suite 270
West Chester, PA 19380

MEMBERS PRESENT: Matthew Hammond, Chair; Dr. Douglas Fasick, Vice Chair; Judy DiFilippo; Dan DiMucci; Michael Heaberg; Kevin Kerr; Martin Shane.

STAFF PRESENT: Brian O'Leary, Director; David Ward, Assistant Director; Glenn Bentley; Carolyn Conwell; Beth Cunliffe; Susan Elks; Paul Farkas; Paul Fritz; Gene Huller; Danielle Lynch; Carolyn Oakley; Carol Stauffer; Brian Styche; Suzanne Wozniak.

VISITORS: There were no visitors

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission, held at the Government Services Center on Wednesday, December 12, 2018 was called to order at 2:00 P.M. by Chair Matthew Hammond.

JUDY DIFILIPPO SERVICE RECOGNITION:

Ms. DiFilippo announced at the November 14, 2018 meeting that she would no longer be serving as a Commission member after her current term ended on December 31, 2018. Mr. Hammond presented a service recognition to Ms. DiFilippo. The members of the Commission thanked Ms. DiFilippo for her continuous service to the County and the Planning Commission and wished her well.

DAVID WARD RETIREMENT:

Mr. Ward will be retiring after 42 years with the Chester County Planning Commission. Mr. Hammond presented a retirement gift to Mr. Ward. The members of the Commission thanked Mr. Ward for his continuous service to the Planning Commission and wished him well in his retirement.

PUBLIC COMMENT ON ACTION ITEMS:

There were no public comments on action items.

ACTION ITEMS:

Approval of November 14, 2018 Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE NOVEMBER 14, 2018 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MS. DIFILIPPO, SECONDED BY MR. DIMUCCI, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of the 2019 Meeting Schedule:

A MOTION TO APPROVE THE SCHEDULE FOR THE 2019 PLANNING COMMISSION MEETINGS WAS MADE BY MR. HEABERG, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Appointment of 2019 Officers Nominating Committee:

A MOTION TO NOMINATE MR. SHANE, MR. DIMUCCI AND MR. HEABERG AS THE 2019 OFFICERS NOMINATING COMMITTEE WAS MADE BY MR. KERR, SECONDED BY MR. SHANE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – November 2018:

There were 17 Subdivision and Land Development Reviews prepared in the month of November.

A MOTION TO APPROVE THE 17 SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR NOVEMBER 2018 WAS MADE BY DR. FASICK, SECONDED BY MR. DIMUCCI, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following application: SD-11-18-15658.

Zoning and Subdivision Ordinance Amendment Reviews – November 2018:

There were 15 Zoning and Subdivision Ordinance Amendment Reviews prepared in the month of November.

A MOTION TO APPROVE THE 15 ZONING ORDINANCE AMENDMENT REVIEWS FOR NOVEMBER 2018 WAS MADE BY MR. SHANE, SECONDED BY MR. HEABERG AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There was 1 minor Act 537 plan for the month of November.

- 1) East Bradford Township Act 537 Plan Special Study; Generally Consistent

A MOTION TO APPROVE THE ONE MINOR ACT 537 PLAN REVIEW LETTER FOR THE MONTH OF NOVEMBER 2018 WAS MADE BY MS. DIFILIPPO, SECONDED BY DR. FASICK AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Agricultural Security Areas:

Mr. Bentley presented the Commission with two Agricultural Security Area parcel additions for East Bradford and East Brandywine Townships. Staff requested approval of these ASA proposals after considering comments contained in the letter.

A MOTION TO APPROVE THE TWO AGRICULTURAL SECURITY AREA PARCEL ADDITIONS AS PRESENTED WAS MADE BY MS. DIFILIPPO, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

2019 Draft Work Program and Communications Plan:

A MOTION TO APPROVE THE 2019 WORK PROGRAM AND COMMUNICATIONS PLAN WAS MADE BY MR. KERR, SECONDED BY MR. SHANE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Infrastructure and Plan Review Division Update:

Ms. Stauffer discussed continuing and upcoming projects for 2018 within the Infrastructure and Plan Review Division.

The latest projection for the 20" Mariner East 2 (ME2) line to go into service is by the end of 2018, according to the parent company, Energy Transfer. Energy Transfer's chief financial officer indicated that construction of the pipeline was "100 percent complete" and would start carrying natural gas liquids by the end of the year. The ME2X line, which follows the same route as ME2, is projected to go into service in the third quarter of 2019. Sunoco has provided several conflicting dates for the completion of the two lines along with changing circumstances.

On October 23, 2018, West Chester Area School District, Downingtown Area School District and Rose Tree Media School District sent a joint letter to the manager of gas safety at the Pennsylvania Public Utility Commission (PA PUC) requesting safety information and a safety assessment on the 12-inch Sunoco Pipeline. The detailed response from Paul Metro, Manager of the PUC's Safety Division to their questions can be found here:

<https://www.wcasd.net/cms/lib/PA02203541/Centricity/Domain/3494/Letter%20to%20PA%20PUC%20from%20DASD%20RTMSD%20WCASD%20Response.pdf>.

Ms. Stauffer and Ms. Conwell presented at the PA County Commissioners' Association of Pennsylvania (CCAP) Natural Gas Task Force Meeting on November 17, 2018 and provided an overview of Chester County's experience with pipelines and the Mariner East 2 project. The commissioners in attendance at the meeting were primarily from the gas-producing counties in the northern and western areas of the state. Several who attended expressed surprise about the incidents with wells and sinkholes that have occurred in Chester County and were not aware of the severity of the impact of the construction on residents in its path.

Conservancies and municipalities were contacted early in December as the first step in collecting the protected open space counts for 2018. The final number for prior year's protected open space total is generally available by early spring.

Staff are currently working on the new measures to determine the best way to present the "Progress Report" on the Landscapes3 website. We anticipate that the information will be accessible through a number of different paths. A process for keeping up with the "qualitative" measures as they occur throughout the year is also being developed.

Plan Review staff has been working to update and replace the current Landscapes2 consistency with Landscapes3 comments and analysis used in the Act 247 and Act 537 reviews. These changes will be reflected primarily in next month's reviews.

Planning Services Division Update:

Ms. Elks discussed continuing municipal assistance projects and historic preservation for 2018 within the Planning Services Division (PSD). There are currently 26 municipal assistance projects staff are working on. Ms. Elks updated the Commission on a few from the monthly PSD report.

Brandywine Battlefield Strategic Landscapes task force held a stakeholder meeting in late November. Fifteen municipalities were invited, twelve attended. These meetings are required under the Phase IIA grant.

Jaime Jilozian participated in a collaboration with students from the West Chester University planning studio class. The students recently presented on projects in the Route 724 corridor, and next semester will work in a different area of the county. The presentations by the students were well received. The studio is a new effort by WCU, and one we hope to stay involved with moving forward.

A series of three related lectures sponsored by Chester County Historic Preservation Network have been introduced and will be incorporated into the 2019 Town Tours and Village Walks schedule. The theme will be "Our Villages Then and Now." A winter tour in coordination with Chadds Ford Historical Society and Brandywine Battlefield Park is planned for early December 2019 with a theme of the traditional "Candlelight Christmas."

Transportation Division Update:

Mr. Styche discussed continuing projects for 2018 within the Transportation Division.

The third and final public meeting for the Pennsylvania Department of Conservation and Natural Resources (DCNR) funded Chester Valley Trail West project was held Wednesday, November 7, 2018 at the Gateway Church in Sadsbury Township from 6:30 to 8:30 pm. The meeting included an open house format where planning commission staff answered questions at four stations containing project information. A formal presentation of the DRAFT Feasibility Study/Master Plan recommendations was delivered by project manager Rachael Griffith. The meeting was very well attended with approximately 70 participants. The final report will be published by the end of December 2018. To view the DRAFT report in PDF format, please visit the project website at: <http://chescoPlanning.org/transportation/cvtw.cfm>.

The Transportation Division has begun work in partnership with the Brandywine Conservancy to develop a study of a water trail along the Brandywine Creek. This project is partially funded by the William Penn Foundation and will investigate the feasibility of establishing a water trail along both the East and West Branches of Brandywine Creek and its main stem in Chester County, then continuing along the main stem into Newcastle County, Delaware, to the Christina River. The first study committee meeting was held November 8, 2018 here at the GSC to provide a review of the work scope and discuss factors that should be addressed within the study. There will be public open houses held for the project Tuesday, February 5, 2019 4-8 pm at Downingtown Borough Hall, and Tuesday, February 12, 2019 4-8 pm at the Brandywine Conservancy.

On November 15, 2018, Governor Tom Wolf announced the 2018 Department of Conservation and Natural Resources (DCNR) Community Conservation Partnerships Program (C2P2) awards. For a complete listing of awards distributed statewide, please click on the following link: http://www.docs.dcnr.pa.gov/cs/groups/public/documents/document/DCNR_20033764.pdf.

The vacant Transportation Division Planner II position has been filled. The new staff member will begin on Monday, December 17, 2018.

Director's Report:

Mr. O'Leary attended a meeting December 7, 2018 with the Southeast Partnership for Mobility which consists of five counties in Southeastern PA along with PennDOT, the Turnpike Commission, and SEPTA. This group is exploring potential solutions for the transportation funding gap.

The Chester County Planning Commission will be co-hosting a Chesco2020 event "Affordably Priced Housing" on December 13, 2018 at the Desmond in Malvern from 7:00 a.m. to 9:00 a.m. Mr. O'Leary is scheduled to speak on the topic.

Mr. O'Leary attended a *Return on Environment* working group meeting, which is preparing an updated study on the value of open space. This study is in partnership with Natural Lands Trust and 5 other conservancies within the county. Rachael Griffith is currently working on the report which should be available for the scheduled Open Space Forum that is recommended in *Landscapes3*.

Chester County Association of Township Officials (CCATO) will feature the Chester County Planning Commission in the 2019 annual municipal directory.

The *Landscapes3* final reports are being printed and will be available in the next few weeks.

Tim Phelps from the Transportation Management Association of Chester County (TMACC) is scheduled to speak at the January 9, 2019 Commission meeting.

Mr. O'Leary reminded the commission that there will be a celebration for Mr. Ward's retirement on December 21, 2018 in the conference room at the Planning Commission beginning at 8:30 am.

Public Comment:

There were no comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:20 PM WAS MADE BY MR. DIMUCCI, SECONDED BY MS. DIFILIPPO AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Respectfully submitted,



Brian N. O'Leary, AICP
Secretary

BNO/slw

Note: Complete reports are a part of the Chester County Planning Commission files and can be reviewed at the Planning Commission Office.

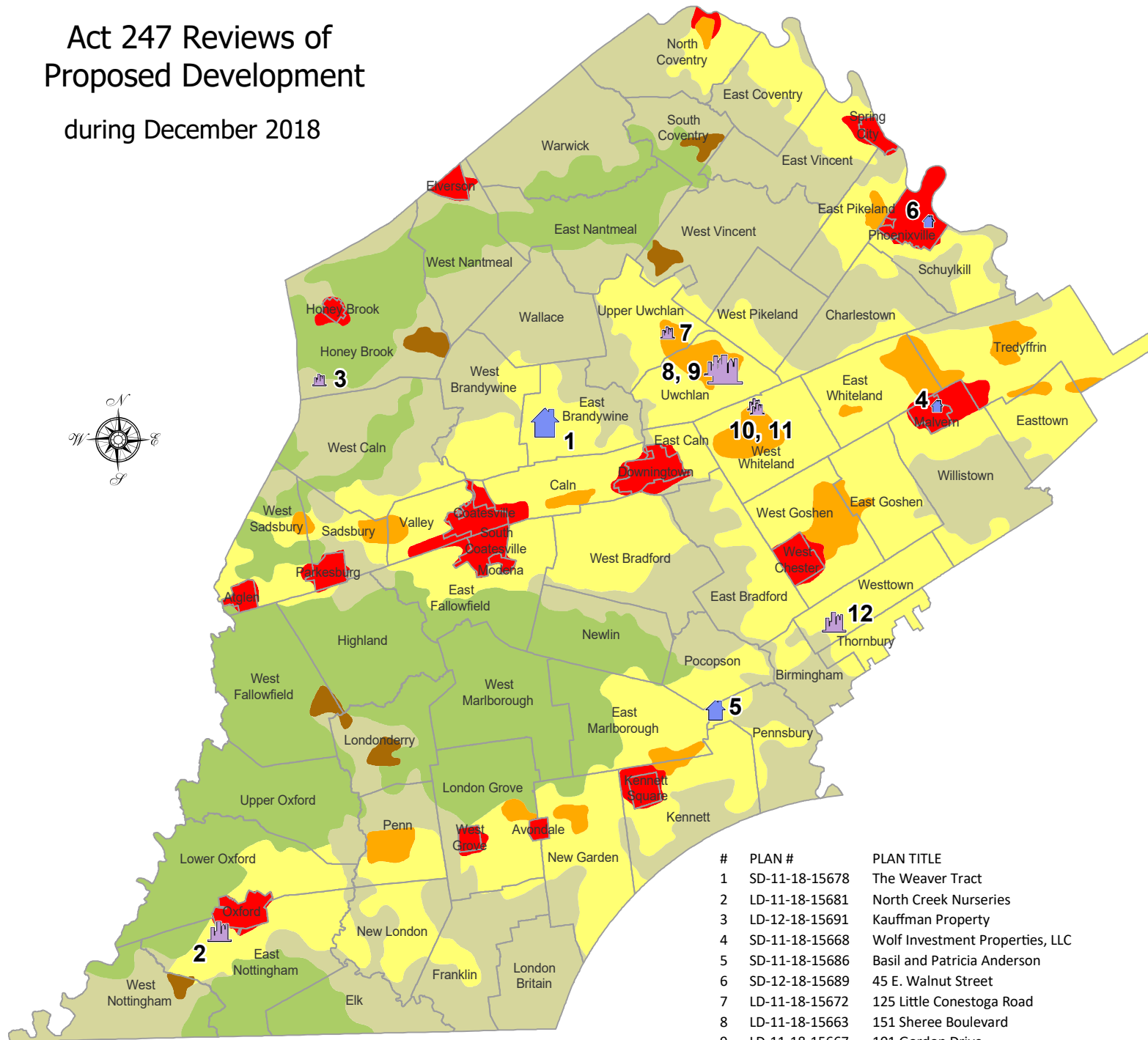
Appointment of 2019 VPP Subcommittee

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development

during December 2018



Symbols

Residential Lots/Units

- 1 - 2
- 3 - 50
- 51 - 600

Non-Residential Square Feet

- 1 - 10,000
- 10,001 - 100,000
- 100,001 - 1,200,000

Other

- Mixed Use
- Not Consistent with Landscapes3
- Not Consistent with Landscapes3
- Not Consistent with Landscapes3

Landscapes3

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	SD-11-18-15678	The Weaver Tract
2	LD-11-18-15681	North Creek Nurseries
3	LD-12-18-15691	Kauffman Property
4	SD-11-18-15668	Wolf Investment Properties, LLC
5	SD-11-18-15686	Basil and Patricia Anderson
6	SD-12-18-15689	45 E. Walnut Street
7	LD-11-18-15672	125 Little Conestoga Road
8	LD-11-18-15663	151 Sheree Boulevard
9	LD-11-18-15667	101 Gordon Drive
10	LD-11-18-15659	Buckman's Ski and Snowboard Shop
11	LD-11-18-15682	109 Coeway Lane
12	LD-12-18-15688	The Malvern School

0 1.25 2.5 5 7.5 10
Miles

Subdivision and Land Development Reviews 12/1/2018 to 12/31/2018

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 Brandywine Township	SD-11-18-15678	The Weaver Tract	12/20/2018	126.75	Single Family Residential Townhouse	294		Residential Single Family Residential Residential Townhouse		12,310	Yes
East Nottingham Township	LD-11-18-15681	North Creek Nurseries	12/10/2018	28.34	Commercial	1	79,488	Commercial Unique	1		Yes
Honey Brook Township	LD-12-18-15691	Kauffman Property	12/19/2018	10.86	Institutional	1	1,200	Institutional School	1		Yes
Honey Brook Township	SD-12-18-15690	Kauffman Property	12/19/2018	21.50	Single Family Residential Institutional	2		Residential Single Family Residential Institutional School			Yes
Lower Oxford Township	SD-11-18-15661	David C. Eldreth and Faye A. Eldreth	12/3/2018	50.70	Agricultural Single Family Residential	2		Agricultural Farm/Pasture Land Residential Single Family Residential			Yes
Malvern Borough	SD-11-18-15668	Wolf Investment Properties, LLC	12/12/2018	0.72	Single Family Residential Apartment	2		Residential Single Family Residential Residential Apartment			Yes
Pennsbury Township	SD-11-18-15686	Basil and Patricia Anderson	12/11/2018	40.91	Single Family Residential	3		Residential Single Family Residential			Yes
Phoenixville Borough	SD-12-18-15689	45 E. Walnut Street	12/12/2018	0.11	Single Family Residential Twin	2		Residential Single Family Residential Residential Twin			Yes
Thornbury Township	LD-11-18-15671	Stillman Volvo Parking Expansion	12/14/2018	2.44	Commercial	1		Commercial Parking Lot/Garage			Yes
Upper Uwchlan Township	LD-11-18-15672	125 Little Conestoga Road	12/6/2018	1.18	Commercial	1	3,080	Commercial Addition to Existing	1		Yes

Subdivision and Land Development Reviews 12/1/2018 to 12/31/2018

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)
Uwchlan Township	LD-11-18-15663	151 Sheree Boulevard	12/6/2018	7.68	Industrial	1	37,938	Industrial Warehouse	1		Yes
Uwchlan Township	LD-11-18-15667	101 Gordon Drive	12/6/2018	36.60	Industrial	1	183,717	Industrial Warehouse	1		Yes
Uwchlan Township	SD-11-18-15666	101 Gordon Drive	12/6/2018	36.60	Industrial	1		Industrial Lot Consolidation			Yes
West Goshen Township	SD-11-18-15679	Downing Ave Pump Station No. 10	12/13/2018	7.18	Institutional	2		Institutional Unique			N/R
West Whiteland Township	LD-11-18-15659	Buckman's Ski and Snowboard Shop	12/6/2018	2.31	Commercial	1	8,004	Commercial Addition to Existing	1		Yes
West Whiteland Township	LD-11-18-15682	109 Coeway Lane	12/14/2018	1.09	Commercial	1	2,160	Commercial Unique	1		Yes
Westtown Township	LD-12-18-15688	The Malvern School	12/14/2018	2.75	Institutional	1	10,750	Institutional Child Daycare	1		Yes
Grand Totals of Subdivision and Land Development Reviews		17 Reviews		377.72 Acres		317 Lots/Units	326,337 Non-Res. Sq. Feet		8 Non-Res. Bldgs.	12,310 Linear Feet Roadway	

There are **16** plans consistent, **0** plans inconsistent, and **1** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations

12/1/2018 to 12/31/2018

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
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No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

Subdivision & Land Development Letters



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December 20, 2018

Scott T. Piersol, Manager
East Brandywine Township
1214 Horseshoe Pike
Downingtown, PA 19335

Re: Preliminary Subdivision - The Weaver Tract
East Brandywine Township - SD-11-18-15678

Dear Mr. Piersol:

A preliminary subdivision plan entitled "The Weaver Tract", prepared by Edward B. Walsh & Associates Inc. and dated November 9, 2018, was received by this office on November 21, 2018. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	Southeast intersection of Horseshoe Pike (State Route 322) and Bollinger Road, and north of East Reeceville Road (State Route 4002)
Site Acreage:	126.75 acres
Lots:	294 lots
Proposed Land Use:	Single Family Residential, Townhouse
New Parking Spaces:	85 spaces
Municipal Land Use Plan Designation:	Protected Public and Institutional, Agricultural
UPI#:	30-5-3.6

PROPOSAL:

The applicant proposes the creation of 294 lots, composed of 225 single-family houses and 69 townhouses, and 85 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the East Brandywine Township R-2/R-3 and TND Residential Zoning Districts Age Qualified Residential Community Overlay 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.

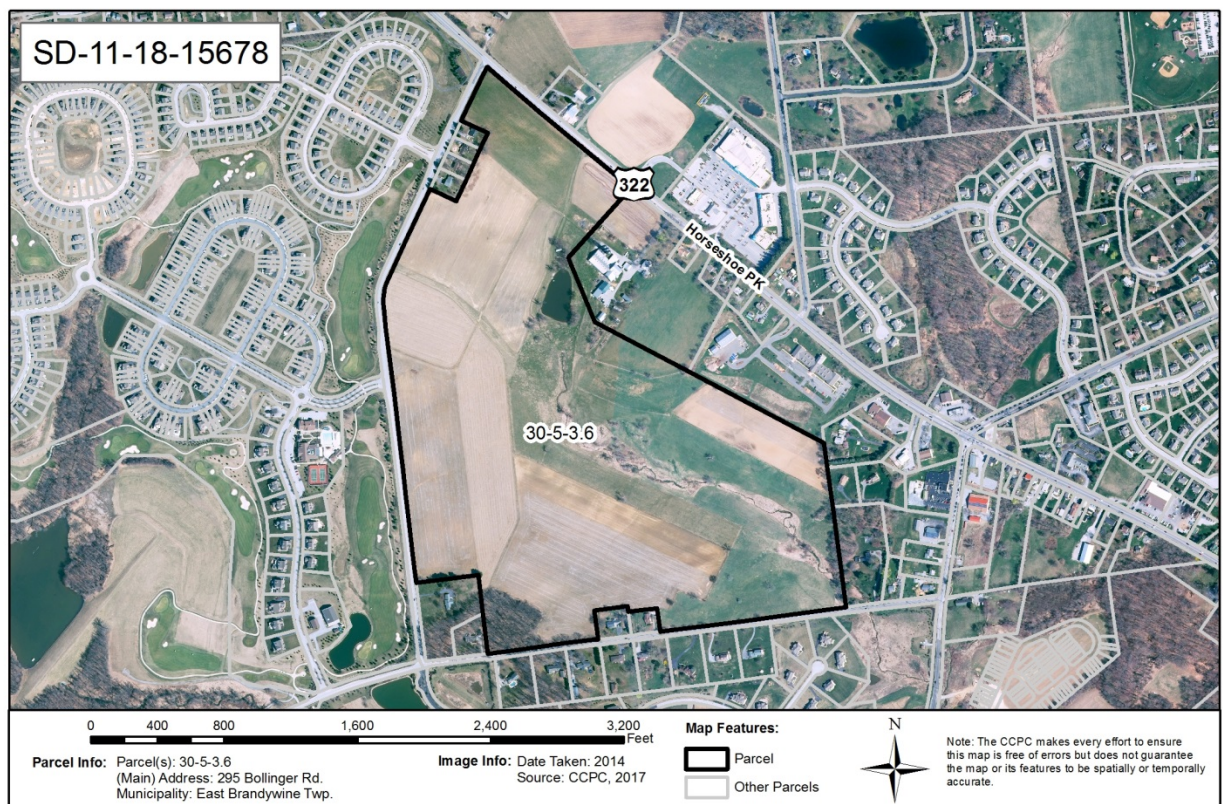
BACKGROUND:

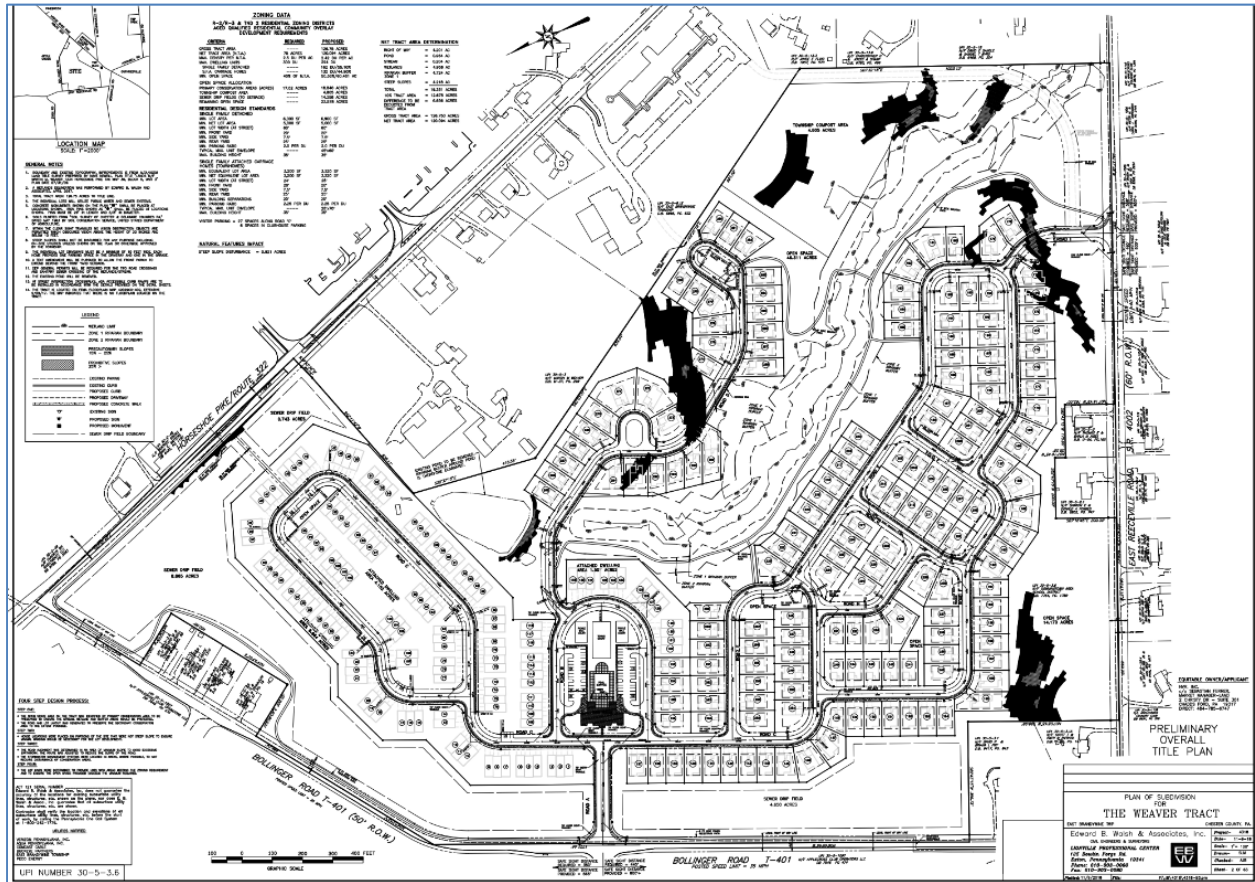
1. The Chester County Planning Commission has previously reviewed a subdivision and land development proposal for this site. That review, CCPC# 12177, dated March 19, 2007, proposed 274 residential lots. A subsequent land development plan was reviewed by the Chester County Planning Commission; that review, CCPC # 12177-2, dated December 15, 2009, addressed the construction of a 169,742 square foot middle school building.

COUNTY POLICY:

LANDSCAPES:

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





*Detail of The Weaver Tract
 Preliminary Subdivision*

WATERSHEDS:

3. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Culbertson Run subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:

- reduce stormwater runoff,
- restore water quality of "impaired" streams, and
- protect vegetated riparian corridors.

Watersheds can be accessed at www.chesco.org/water.

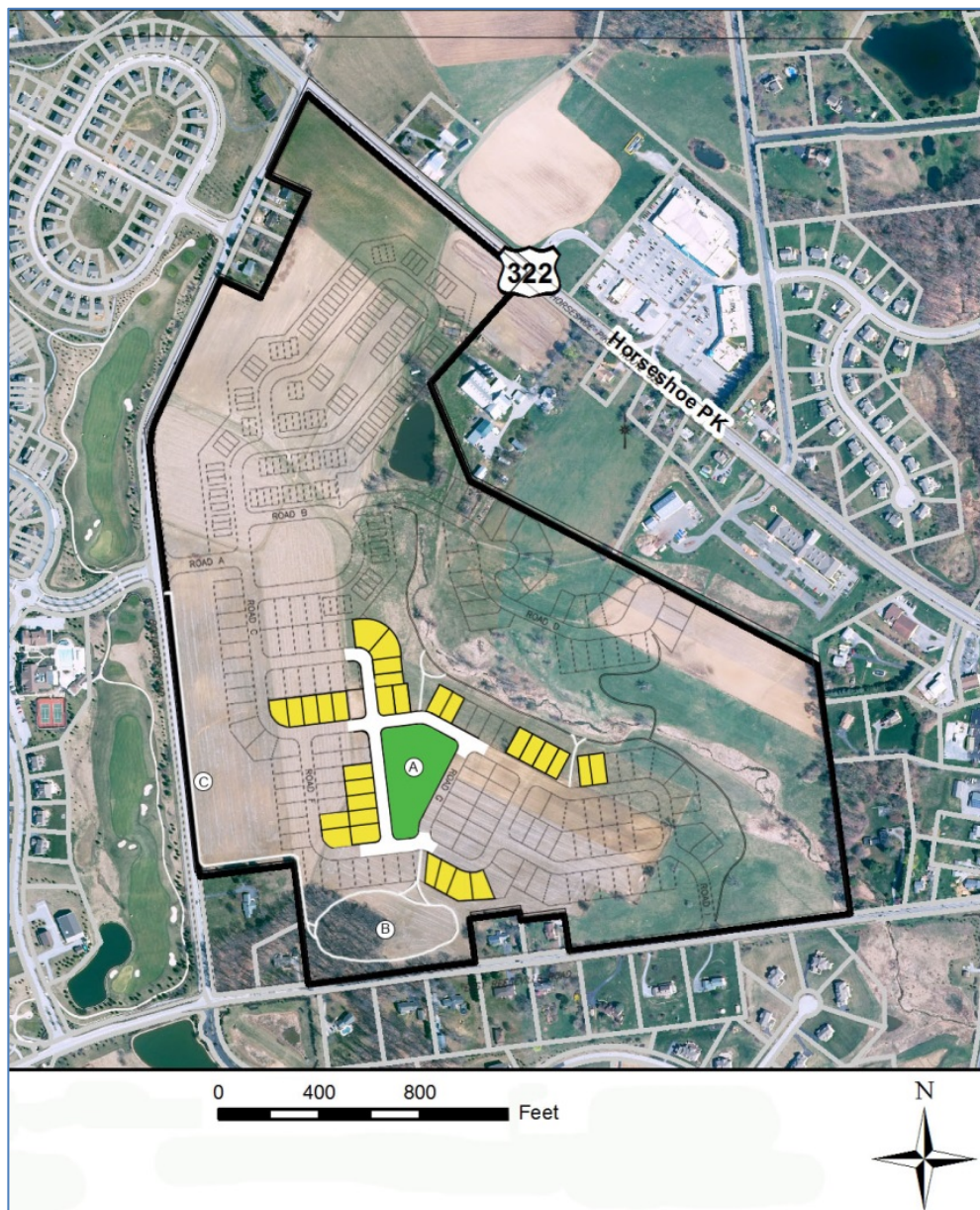
PRIMARY ISSUES:

Overall Design:

4. This subdivision creates at least three neighborhoods: the area of attached dwellings to the north of the Bollinger Road entrance, the single-family area to the south of the Bollinger Road entrance, and the approximately 30 units along the cul-de-sac to the east. We suggest that each of these three neighborhoods be designed with individual focal open space areas to help create a distinctive character for each. Also, we suggest that the 30 units along the cul-de-sac to the northwest be provided with an alternate or emergency access.
5. A portion of this site is located within the East Brandywine Township 2014 Guthriesville Village Master Plan, which includes special design provisions and the "Guthriesville Village Manual of Written & Graphic Design Guidelines". The applicant should demonstrate to the Township how this subdivision plan advances the Township's policies expressed in the Guthriesville Village Master Plan.
6. The Bollinger Road boulevard entrance leads to a visual focal point at the proposed club house. However, the roadway at East Reeceville Road is not a boulevard and does not enjoy a similar point of focal interest. We suggest that the roadway at East Reeceville Road be designed with the same level of sensitivity as the entrance at Bollinger Road, or include defining features such as side porches, different architectural finishes or other visually-appealing elements.

Units 1 and 137 at the Bollinger Road entrance place their side walls along the boulevard. We suggest that additional design sensitivity be applied to these units to screen what may include mostly featureless walls along these sides of these units.
7. The applicant should reconsider the configuration of Lots 13 and 14 to place them in line with the massing of townhouse units in the development.
8. Some of the open space areas appear to include fragmentary or narrow areas that may not be fully functional or practical as open spaces. The Township should determine if these areas should qualify as counting towards the minimum open space requirements. The nature of the open space should be reviewed for easy access and use, particularly the open space sandwiched between the rear yards of Lots 234-241. The subdivision would best benefit from usable open spaces placed through the community such as common courtyards, or linkages between the walking trails. The applicant should consider measures which may potentially improve public health in the community such as exercise stations within usable open space or featured along the walking path. The walking path should connect the townhouses as well
9. The applicant should clarify whether the house designs will permit the construction of rear decks or patios that will not intrude into required yard setback areas.
10. The drawing below suggests some of the design opportunities that are expressed above in this letter. This sketch is for illustrative purposes only. Note that the number of residential parcels depicted in the illustration is intended to match the applicant's proposed number of parcels. Lots with yellow-colored fill are lots added or rearranged. Trail realignment and/or extensions are depicted by the white lines. The notes below refer to the drawing.

- a. Consider creating a common gathering/green space amenity within the single-family parcels located on the south side of the site. The gathering space, which could consist of various features (playground, open field, gazebo, etc.) can be created by simplifying the street layout and reorienting lots to front the amenity.
- b. Consider linking the above-mentioned gathering space with trail connections to the site's other significant open spaces. This includes the open space on the south side of the site, which could accommodate an additional trail loop.
- c. Consider a trail connection to Bollinger Road to provide the opportunity to access trail systems on adjacent properties.



Circulation:

11. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Horseshoe Pike (State Route 322) as a major arterial road. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Horseshoe Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

The Handbook classifies East Reeceville Road (State Route 4002) as a minor collector road. The Handbook (page 183) recommends a 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of East Reeceville Road and that this area be offered for dedication to PennDOT.

The applicant's Transportation Impact Assessment submitted to the County, dated July 30, 2018 contained recommendations regarding widening a portion of Bollinger Road. We also suggest that the Township evaluate the appropriate right-of-way for Bollinger Road, and that any additional right-of-way areas be dedicated to the Township.

12. We support the provision of sidewalks and crosswalk areas on this site. Sidewalks are an essential element for new construction in the **Suburban Landscape**. However, we recommend that sidewalks be provided along both sides of every road within this development. Sidewalks in this development are particularly important because it is proposed as an age-qualified community and safe walking opportunities are essential. We also recommend that the Township consider connecting the proposed sidewalk network to the Guthriesville area, as well as a sidewalk connection to the nearby Township building. Consideration should also be given to connecting trails and walkways to all other nearby subdivisions.

We suggest that the applicant, PennDOT and the Township work together to facilitate a potential pedestrian access to the proposed shopping center across Horseshoe Pike. We note that an additional 70,000 square feet of retail space has recently been proposed at that location, which was reviewed by the Chester County Planning Commission in a letter dated August 8, 2018 (refer to CCPC # LD-07-18-15504).

13. We suggest that the Township anticipate the future potential development of UPI 30-5-3, which lies between this site and Horseshoe Pike. A roadway connection to UPI 30-5-3 from the applicant's site should be considered as a future third access point to this site. An overall sketch plan illustrating such a connection should be considered; a sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.
14. Incorporating a mixture of rear loading with front loading units could improve the overall design of the neighborhood and its amenities. Most notably, Lots 108-136 could benefit from being changed to rear loading units in order to anchor the amenity space of the clubhouse.

ADMINISTRATIVE ISSUES:

15. The applicant should indicate whether a Homeowners' Association (HOA) will be responsible for the proposed common facilities and areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the HOA document. The HOA document should 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 from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
16. The plan indicates that conditional use approval is required for this project. 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.
17. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities, and the Township's emergency responders should verify that their vehicles can pass over all roads within the subdivision.
18. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
19. A Pennsylvania Department of Transportation permit is required for new or revised access onto state roads and should be identified on the final plan as required by Section 508(6) of the Pennsylvania Municipalities Planning Code.
20. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and with the Pennsylvania Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact these agencies to determine if the proposed activity will require a permit and provide the municipality with documentation of this contact and of any subsequent permit(s) before action on this plan is taken.
21. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

Page: 8

Re: Preliminary Subdivision - The Weaver Tract

East Brandywine Township - SD-11-18-15678

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: NVR, Inc.
Downingtown Area School District
NVR Ryan Homes
Edward B. Walsh & Associates Inc.
Matthew Miele, District Permits Manager, PennDOT
Francis J. Hanney, P.E., PennDOT
Chester County Conservation District



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December 10, 2018

P.J. Scheese, Zoning Officer
East Nottingham Township
158 Election Road
Oxford, PA 19363

Re: Preliminary/Final Land Development - North Creek Nurseries
East Nottingham Township - LD-11-18-15681

Dear Ms. Scheese:

A preliminary/final land development plan entitled "North Creek Nurseries", prepared by RGS Associates, and dated November 16, 2018, was received by this office on November 26, 2018. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	west side of Wedgewood Road, south of West Locust Street
Site Acreage:	28.34
Lots/Units:	1 lot
Non-Res. Square Footage:	79,488
Proposed Land Use:	Commercial Greenhouse
New Parking Spaces:	3 truck spaces
Municipal Land Use Plan Designation:	Suburban
UPI#:	69-2-10

PROPOSAL:

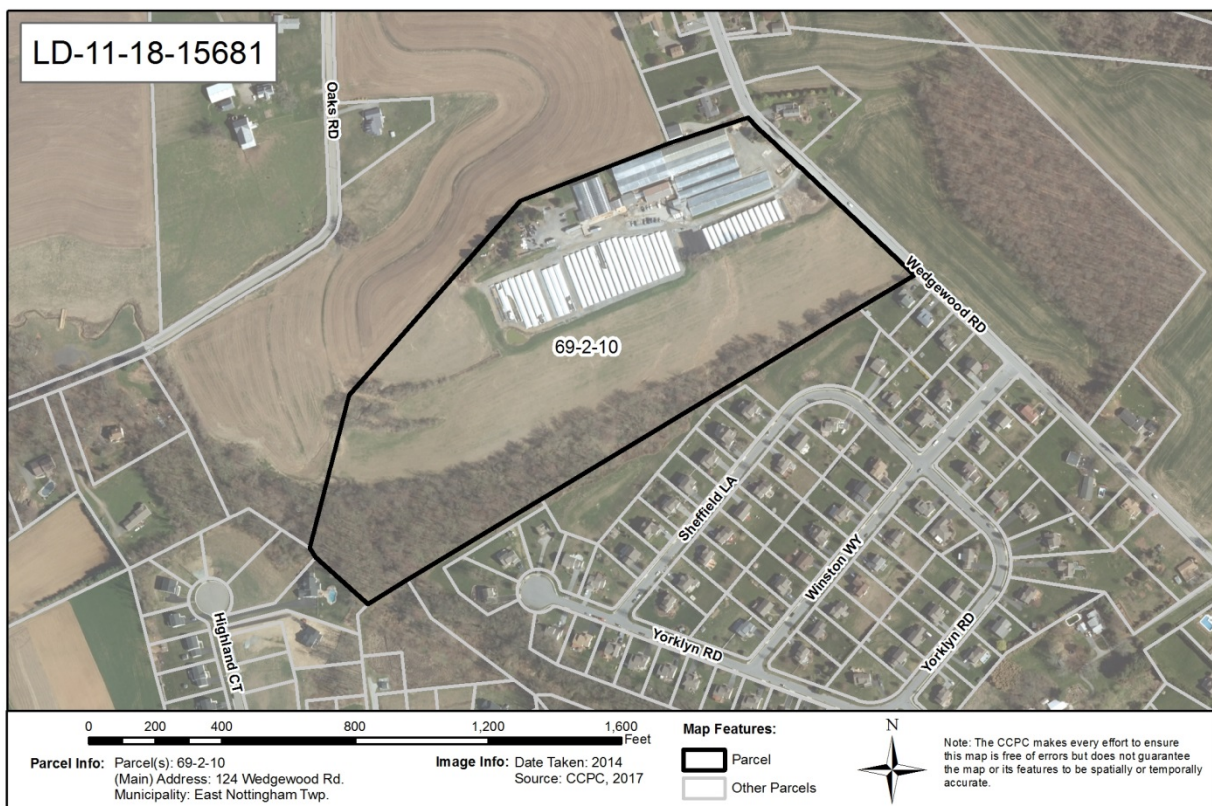
The applicant proposes the construction of a 79,488 square foot commercial greenhouse as an addition to the existing facility. The project site, which will be served by onsite water and onsite sewer, is located in the R-2 Residential zoning district.

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

COUNTY POLICY:

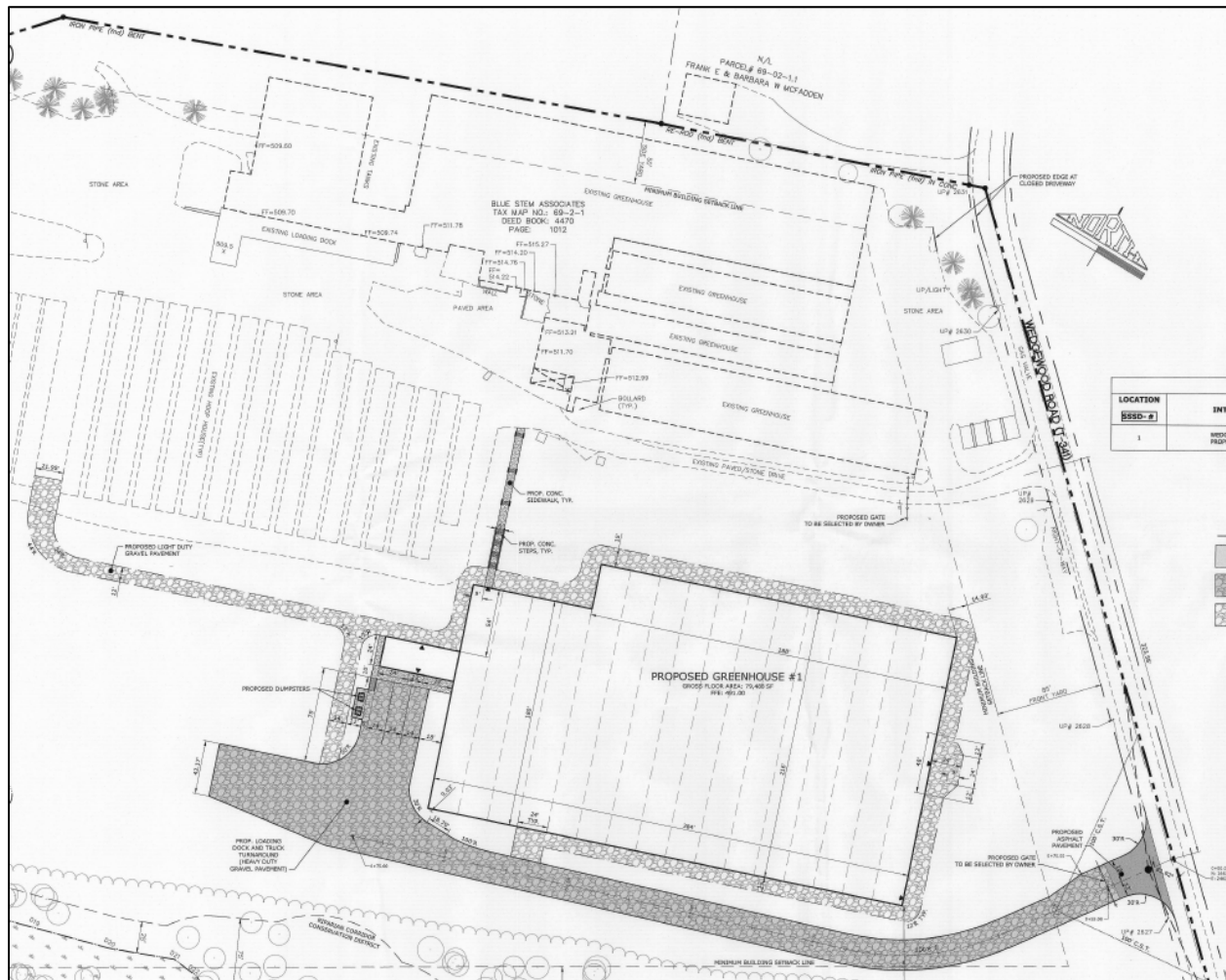
LANDSCAPES:

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 types and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed land development is an expansion of an existing use and is consistent with the objectives of the **Suburban Landscape**. The future land use map in the Oxford Region Multimunicipal Comprehensive Plan designates this site as Suburban.



WATERSHEDS:

2. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within the Tweed Creek subbasin of the Octoraro Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: restoration of water quality of "impaired" streams and ground water, reduction of agricultural nonpoint source pollutants, and implementation of comprehensive stormwater management. **Watersheds** can be accessed at www.chesco.org/water.



Detail of Sheet 5 of the plan

PRIMARY ISSUES:

3. The Township and the applicant should discuss the need to maintain or improve the existing tree row to the south of the proposed greenhouse as a visual barrier between the commercial operation and the adjoining Locksly Glen residential development.
4. The plan indicates that significant grading is proposed to the north and east of the greenhouse, the applicant should verify that the design of this slope is consistent with all ordinance requirements related to slope stabilization and maintenance.
5. Due to the significant increase in impervious surface, the Township should ensure that all aspects of the plan meet the Township's stormwater management ordinance.

ADMINISTRATIVE ISSUES:

6. The applicant is requesting one waiver from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

Page: 4

Re: Preliminary/Final Land Development - North Creek Nurseries

East Nottingham Township - LD-11-18-15681

7. The applicant should contact the office of the Chester County Conservation District (CCCD) 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.
8. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Bentley", with a long horizontal flourish extending to the left.

Glenn Bentley
Senior Review Planner

cc: Blue Stem Associates
North Creek Nurseries
RGS Associates, Attn: John D. Hershey
Chester County Health Department
Chester County Conservation District



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

December 19, 2018

Steven Landes, Township Manager
Honey Brook Township
P.O. Box 1281
Honey Brook, PA 19344

Re: Final Subdivision and Land Development - Kauffman Property
Honey Brook Township – SD-12-18-15690 and LD-12-18-15691

Dear Mr. Landes:

A Final Subdivision and Land Development Plan entitled "Kauffman Property", prepared by Commonwealth Engineers Inc., and dated November 29, 2018, was received by this office on December 4, 2018. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	north side of Beaver Dam Road, east of Rock Road
Site Acreage:	21.50
Lots/Units:	2 Lots
Proposed Land Use:	Lot 1: Single Family Residential (Existing) Lot 2: Proposed 1,200 square foot School
Municipal Land Use Plan Designation:	Rural/Agriculture
UPI#:	22-9-28

PROPOSAL:

The applicant proposes the creation of two lots from a 21.5 acre site, along with the construction of a 1,200 square foot school on Lot 2 (10.86 acres), which will be served by on-site water and on-site sewer. The Act 247 County Referral Form indicates that the proposed building will be an Amish School House. An outdoor play area will be provided. The project site is located in the A 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 and land development plan.

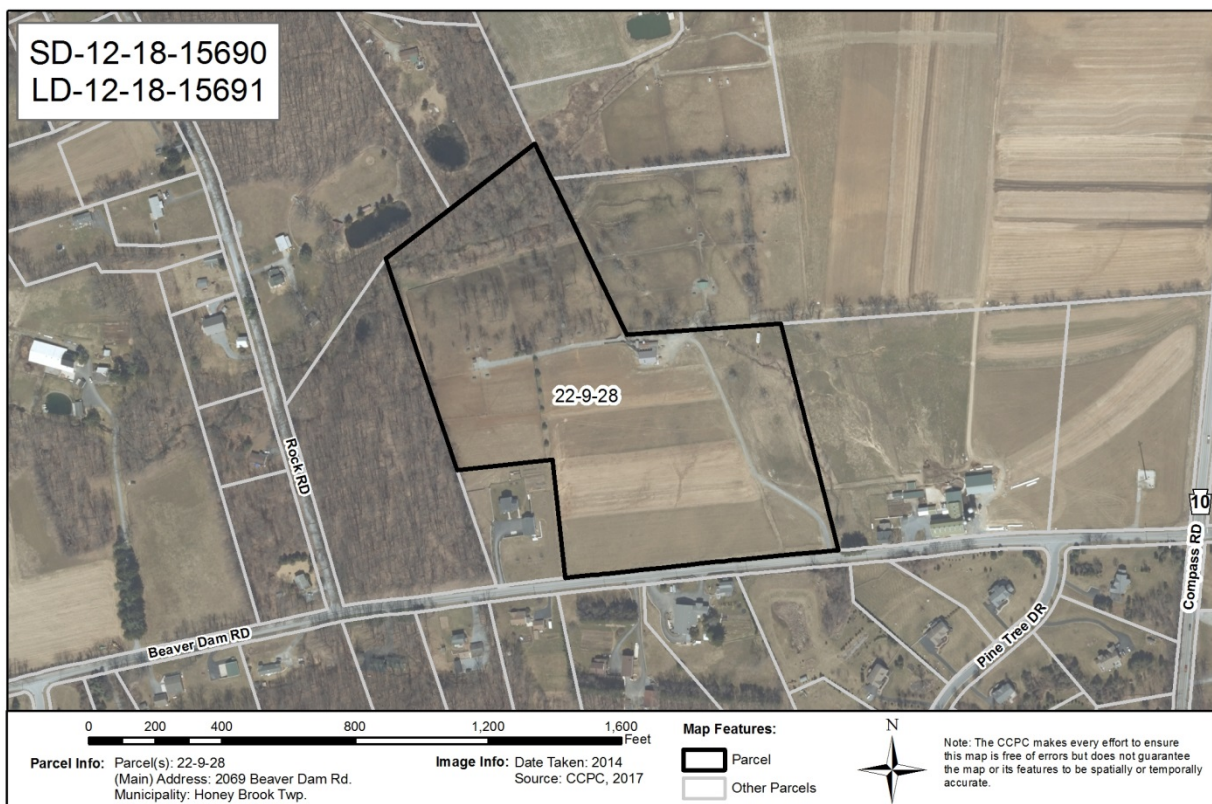
COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

2. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Pequea Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: implement comprehensive stormwater management, restore water quality of "impaired" streams, and protect first order streams. **Watersheds** can be accessed at www.chesco.org/water.



PRIMARY ISSUES:

3. The site plan depicts the location of a 50 foot wide Sun Oil Pipeline right-of-way along the north side of Beaver Dam Road, and the plan indicates that a portion of the proposed stone driveway will traverse this pipeline right-of-way. The applicant should contact the pipeline operator about this project, and provide the Township with appropriate documentation that they have reviewed and approved the proposed development activity within the pipeline easement.

Additionally, to minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or www.pa1call.org/pa811, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: www.chescoplanning.org/pic/introduction.cfm.

4. The site contains areas of hydric (wet) soils (WaA Watchung) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. On-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to insure that off-site drainage conditions are not negatively affected.

ADMINISTRATIVE ISSUES:

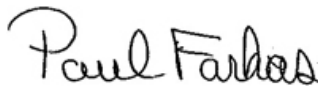
5. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. A plan note on Sheet 1 indicates that, on August 13, 2018, the Township Zoning Hearing Board granted a variance to allow for the construction of a school on a parcel that is less than 20 acres. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board. Any conditions of approval issued by the Zoning Hearing Board should be indicated on the plan.
7. The applicant should identify the source of potable water and water supply to the bathroom and the school.
8. For clarity purposes, the applicant should provide the anticipated pumping schedule for the bathroom's holding tanks.
9. The site plan depicts that a fence will be provided around the outdoor play area. The design details of the proposed fence should be provided on the site plan.
10. The site is located within an agricultural security area adopted by the Township in accordance with the Agricultural Security Area Act (Act 43). Adoption of an agricultural security area is a public policy statement for the preservation of agriculture.

Page: 5
Re: Final Subdivision and Land Development - Kauffman Property
Honey Brook Township – SD-12-18-15690 and LD-12-18-15691

11. According to County Tax Assessment records, the project site appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this proposal. Additional information on this topic is provided online at: <http://www.chesco.org/256/Act-319---Clean-Green>.
12. A copy of the plan should be submitted to the Chester County Health Department (CCHD) 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.
13. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Amos and Elizabeth Kauffman
Beaver Dam Woodworks
Commonwealth Engineers, Inc.
Chester County Health Department
Chester County Assessment Office



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

December 3, 2018

Theresa B. Dugan, Codes Enforcement Officer
Lower Oxford Township
220 Township Road
Oxford, PA 19363

Re: Final Subdivision - David C. Eldreth and Faye A. Eldreth
Lower Oxford Township - SD-11-18-15661

Dear Ms. Dugan:

A final subdivision plan entitled "David C. Eldreth and Faye A. Eldreth", prepared by Crossan-Raimato, Inc., and dated October 29, 2018, was received by this office on November 9, 2018. 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:	on the east side of Forge Road, south of Fairview Road
Site Acreage:	50.70
Lots/Units:	2 lots
Proposed Land Use:	Farm/Pasture Land, Single Family Residential
Municipal Land Use Plan Designation:	Agricultural
UPI#:	56-7-42.5, 56-7-46

PROPOSAL:

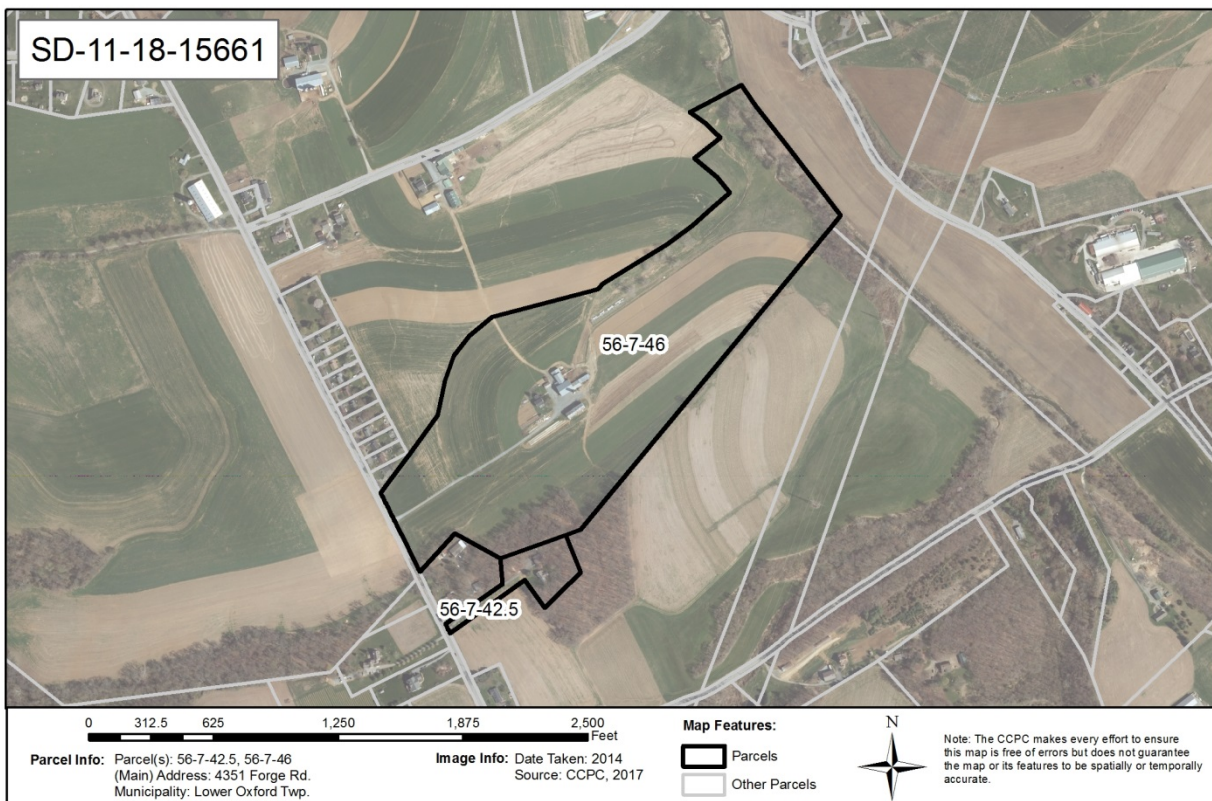
The applicant proposes the transfer of 0.5748 acres between two existing lots. The project site is located in the R-1 Residential zoning district. No new sewage disposal or water supply is proposed.

RECOMMENDATION: The County Planning Commission recommends that all Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Agricultural Landscape** designation of **Landscapes3**, the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed subdivision is consistent with the objectives the **Agricultural Landscape**. The Oxford Region Multimunicipal Comprehensive Plan Future Land Use map designates this area as Agricultural.



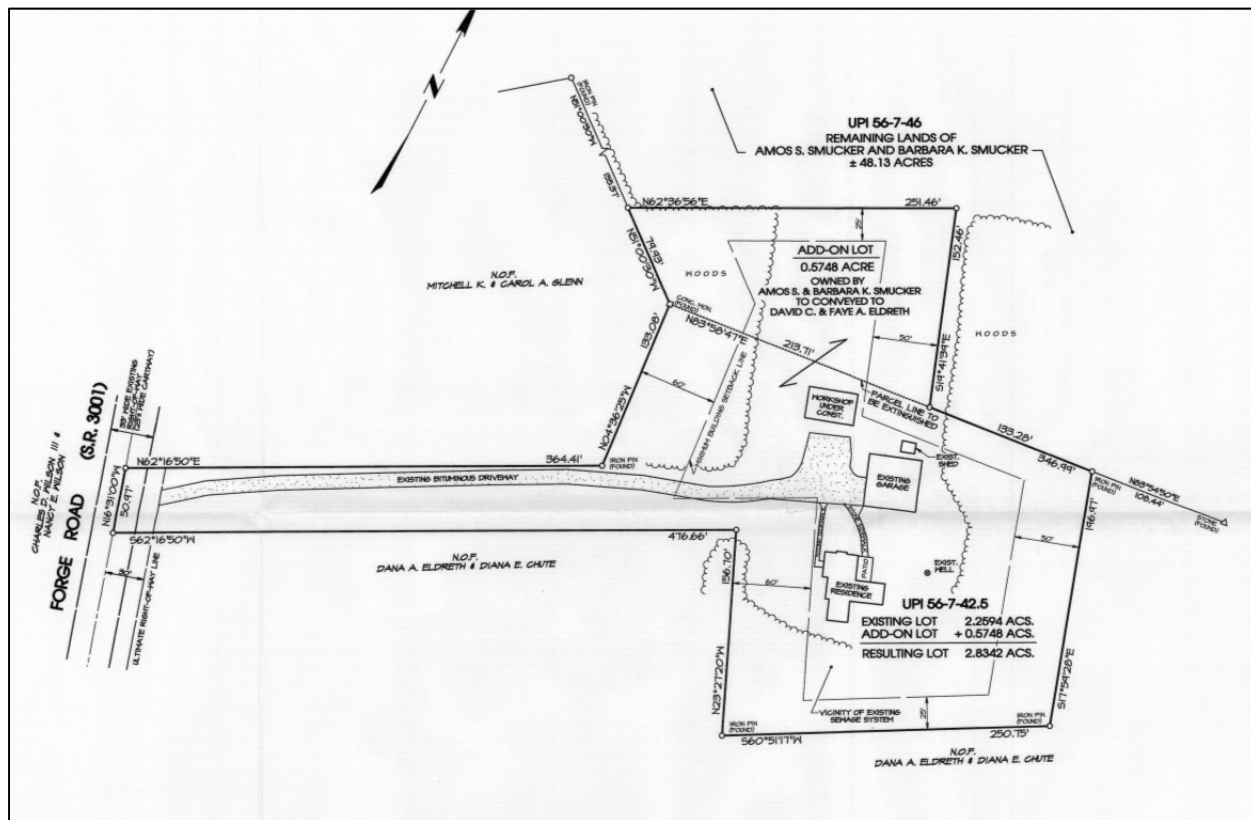
PRIMARY ISSUES:

2. We have no comments on the design of this plan.

ADMINISTRATIVE ISSUES:

3. According to County Tax Assessment records, the agricultural parcel 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: <http://www.chesco.org/256/Act-319---Clean-Green>.

4. 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, and the Health Department.



Detail of Sheet #1 of the plan

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

Sincerely,

Don Butler

Glenn Bentley
Senior Review Planner

cc: Amos S. Smucker & Barbara A. Smucker
David C. Eldreth & Faye A. Eldreth
Crossan-Raimato, Inc.
Chester County Assessment Office



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

December 12, 2018

Christopher Bashore, Manager/Secretary
Malvern Borough
1 East First Avenue, Suite 3
Malvern, PA 19335

Re: Preliminary/Final Subdivision - Wolf Investment Properties, LLC
Malvern Borough – SD-11-18-15668

Dear Mr. Bashore:

A Preliminary/Final Subdivision Plan entitled "Wolf Investment Properties, LLC", prepared by Vastardis Consulting Engineers LLC, and dated October 23, 2018, was received by this office on November 16, 2018. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

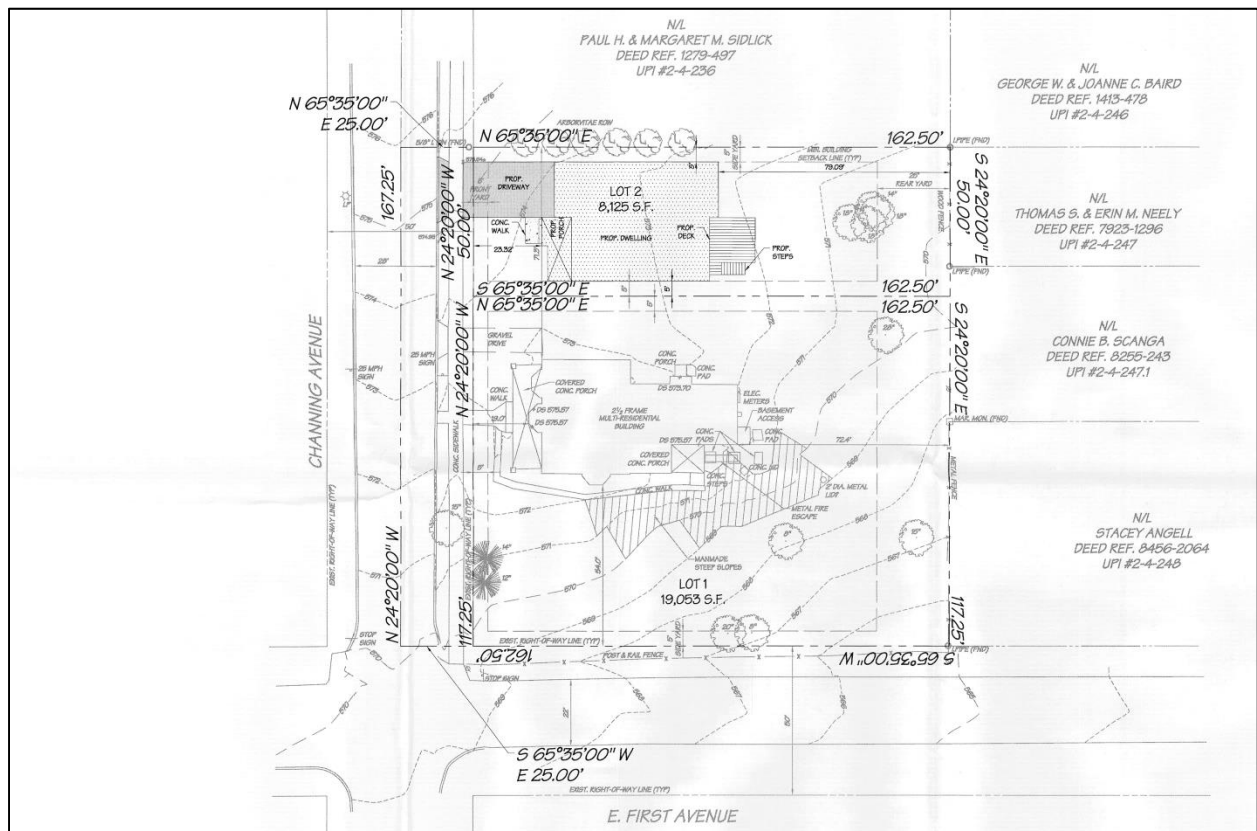
PROJECT SUMMARY:

Location:	northeast corner of Channing Avenue and East First Avenue
Site Acreage:	0.72
Lots/Units:	2 Lots
Proposed Land Use:	Lot 1: Existing Multifamily Residential Dwelling; Lot 2: Proposed Single Family Residence
Municipal Land Use Plan Designation:	Suburban Medium Density Residential
UPI#:	2-4-235

PROPOSAL:

The applicant proposes the creation of 2 lots. The existing multifamily residential dwelling will be located on Lot 1. A single family residence will be constructed on Lot 2, which will be served by public water and public sewer. The project site is located in the R-4 Residential zoning district.

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



Site Plan Detail, Sheet 1: Preliminary/Final Subdivision - Wolf Investment Properties, LLC

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Crum Creek watershed. *Watersheds*' highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality and channel stability of "impaired" streams, protect vegetated riparian corridors. *Watersheds* can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. While the Act 247 County Referral Form indicates that the existing building on Lot 1 contains four apartment units, the site plan only depicts a gravel driveway entrance on this lot. We suggest that the applicant and Borough consider the development of a common off-street parking area that could serve both lots as part of this plan submission.
4. The Historic Resources map in Chapter 8-Historic Resources Plan of the Borough's Comprehensive Plan indicates the project site and several adjoining parcels contain Class 2 historic resources. The design of the new residence should be compatible with the historic materials, features, size, scale and massing of the homes in the neighborhood.

ADMINISTRATIVE ISSUES:

5. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. The applicant is requesting three waivers from the provisions of the Borough 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.
7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

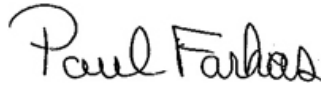
Page: 4

Re: Preliminary/Final Subdivision - Wolf Investment Properties, LLC

Malvern Borough – SD-11-18-15668

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Wolfe Investment Properties, LLC
Vastardis Consulting Engineers LLC



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December 11, 2018

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

Re: Preliminary Subdivision - Basil and Patricia Anderson
Pennsbury Township - SD-11-18-15686

Dear Ms. Howley:

A preliminary subdivision plan entitled "Basil and Patricia Anderson", prepared by Regester Associates Inc., and dated October 24, 2018, was received by this office on November 29, 2018. 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 Lenape Road and the north side of East Street Road
Site Acreage:	40.91
Lots/Units:	3 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	SR-Suburban Residential
UPI#:	64-2-2.2A, 64-2-2.4

PROPOSAL:

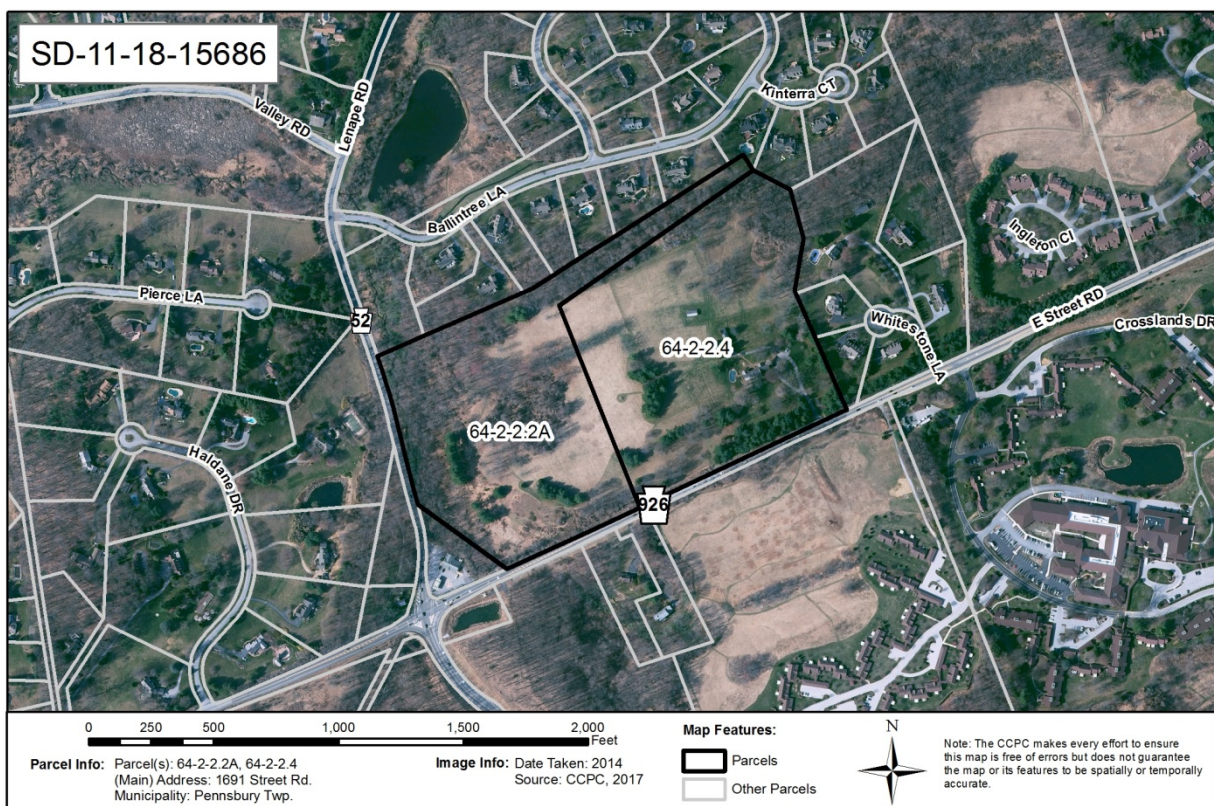
The applicant proposes the reconfiguration of 2 lots into 3 lots. The project site, which will be served by onsite water and onsite sewer, is located in the R-3 Residential zoning district.

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

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 types 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. We note that sewage absorption areas for both proposed lots are sited on GdC-Gladstone Gravelly loam soils, which the table on sheet 4 of the plan lists as having "Very Limited" suitability for on-site sewage disposal. The Township should verify that the proposed locations for these absorption areas are appropriate.
3. Plan note #32 indicates that the proposed driveway serving lots 2 and 3 will have a slope of less than 15 percent. The Township and the applicant should discuss design measures to address access to and from the proposed lots during ice and snow events.



Detail of Sheet 4 of the plan

ADMINISTRATIVE ISSUES:

4. 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: <http://www.chesco.org/256/Act-319---Clean-Green>.
5. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
6. The applicant is requesting nine waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
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, and the Health Department.

Page: 4

Re: Preliminary Subdivision - Basil and Patricia Anderson

Pennsbury Township - SD-11-18-15686

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

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Bentley", with a long horizontal flourish extending to the left.

Glenn Bentley
Senior Review Planner

cc: Basil and Patricia Anderson
Street Road LLC
Regester Associates, Inc.
Chester County Health Department
Matthew Miele, District Permits Manager, PennDOT
Francis J. Hanney, P.E., PennDOT
Chester County Conservation District
US Fish and Wildlife Service
Chester County Assessment Office



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

December 12, 2018

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

Re: Preliminary/Final Subdivision - 45 E. Walnut Street
Phoenixville Borough - SD-12-18-15689

Dear Mr. Boelker:

A preliminary/final subdivision plan entitled "45 E. Walnut Street", prepared by Inland Design, and dated November 30, 2018, was received by this office on December 4, 2018. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	south side of East Walnut Street, west of Dean Street
Site Acreage:	0.11
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential, Twin
Municipal Land Use Plan Designation:	High Density Residential
UPI#:	15-10-37

PROPOSAL:

The applicant proposes the creation of 2 lots. The project site, which will be served by public water and public sewer, is located in the RI-Residential Infill zoning district.

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

COUNTY POLICY:

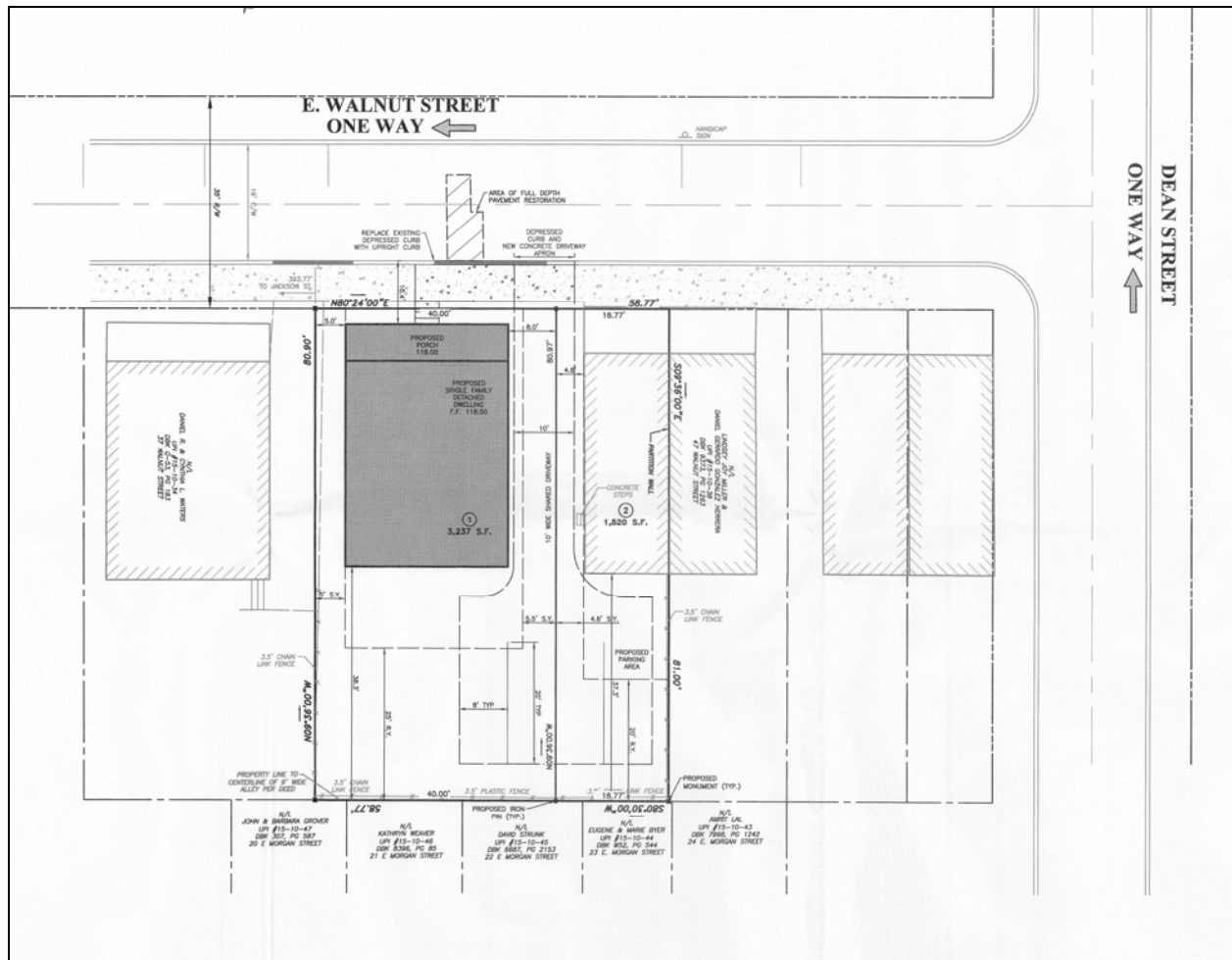
LANDSCAPES:

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



WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within a direct drainage of the Schuylkill River watershed. *Watersheds'* highest priority land use objectives within this watershed are: implementation of comprehensive stormwater management, restoration of water quality of "impaired" streams, and protection of vegetated riparian corridors. *Watersheds* can be accessed at www.chesco.org/water.



Detail of sheet 4 of the plan

PRIMARY ISSUES:

3. We acknowledge and endorse the repair and maintenance agreement that is to be incorporated into the cross-access easement for the proposed shared driveway. We suggest that maintenance of the subsurface stormwater facilities also be incorporated into this agreement. The Borough and the applicant should consider how the prospective and future land owners can be made aware of the necessity to properly maintain the recharge facility.

ADMINISTRATIVE ISSUES:

4. The plan indicates that two variances have been granted. Prior to granting final plan approval, the Borough should verify that the plan conforms to the decision issued by the Borough Zoning Hearing Board, and any conditions of approval issued by the Board should be indicated on the final plan.
5. The applicant is requesting three waivers from the provisions of the Borough Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

Page: 4
Re: Preliminary/Final Subdivision - 45 E. Walnut Street
Phoenixville Borough - SD-12-18-15689

6. The applicant should contact the office of the Chester County Conservation District (CCCD) 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
7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Bentley", with a long horizontal flourish extending to the left.

Glenn Bentley
Senior Review Planner

cc: Jeffrey M. & Lauren M. Aponik
Chester County Conservation District



THE COUNTY OF CHESTER



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PLANNING COMMISSION

Government Services Center, Suite 270
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December 14, 2018

Teresa DeStefano, Planning Commission Secretary
Thornbury Township
8 Township Drive
Cheyney, PA 19319

Re: Preliminary/Final Land Development - Stillman Volvo Parking Expansion
Thornbury Township – LD-11-18-15671

Dear Ms. DeStefano:

A Preliminary/Final Land Development Plan entitled "Stillman Volvo Parking Expansion", prepared by DL Howell, and dated November 13, 2018, was received by this office on November 19, 2018. 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.

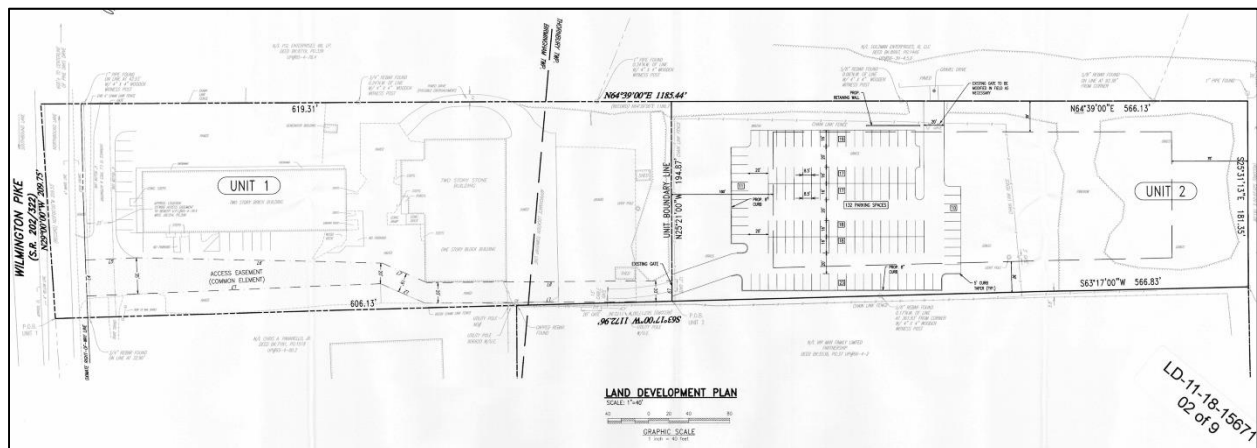
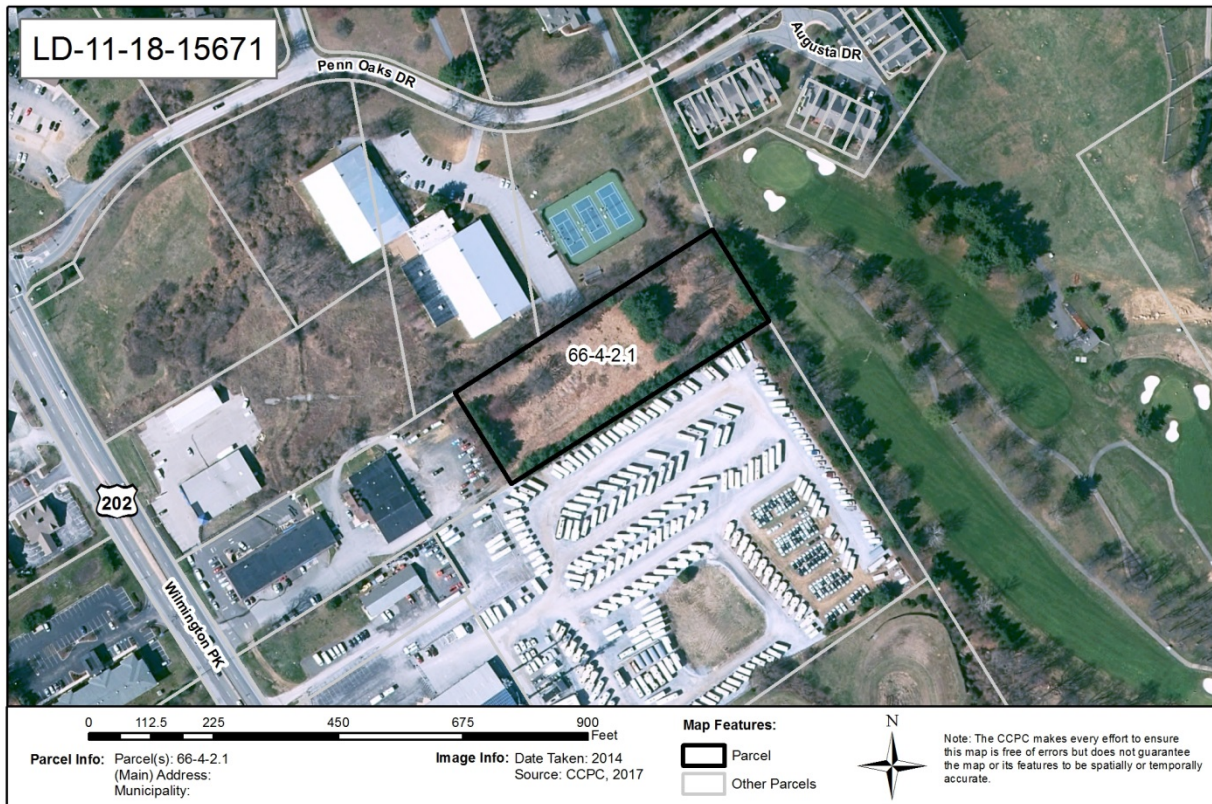
PROJECT SUMMARY:

Location:	east of Wilmington Pike (Route 202), south of Penn Oaks Drive
Site Acreage:	2.44
Lots/Units:	1 Lot
Proposed Land Use:	Parking Lot/Garage
New Parking Spaces:	132
Municipal Land Use Plan Designation:	RR-Rural Residential, adjoining a C-Commerce designation to the south
UPI#:	66-4-2.1

PROPOSAL:

The applicant proposes the construction of 132 parking spaces for an existing automotive dealership on the adjoining site to the west (UPI# 65-4-80.1), which is partially situated in Birmingham Township. No new sewage disposal or water supply is proposed as part of this plan submission. The project site is located in the A Agricultural and Residential zoning district.

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



Site Plan Detail, Sheet 2: Preliminary/Final Land Development - Stillman Volvo

COUNTY POLICY:

LANDSCAPES:

- 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 types 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:

2. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the west branch subbasin of the Chester Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. The Township's Official Map (dated September 19, 2000) depicts the location of a proposed road corridor along the easternmost portion of the project site, which extends from Penn Oaks Drive to Dilworthtown Road. Prior to taking action on this land development proposal, the Township should consider any issues pertaining to the Official Map designation of this site consistent with the provisions of Section 406 of the Pennsylvania Municipalities Planning Code.

We note that the Township's 2018 Comprehensive Plan (page 2-5) recommends that the Official Map be amended, as an immediate priority, to reflect identified traffic calming priorities and areas in need of improvement, along with reflecting identified trail corridors and pedestrian and bicycle improvements.

4. The site plan depicts the location of a proposed retaining wall to the north of the proposed parking area. The Township should verify that all necessary ordinance relief measures to permit grading in steep slope areas have been granted and that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.
5. The site contains areas of hydric (wet) soils (GdB and GdC Gladstone) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. On-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to insure that off-site drainage conditions are not negatively affected.

ADMINISTRATIVE ISSUES:

6. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
7. While the "Variances Granted" table on Sheet 1 indicates that variances have been granted to allow the primary lot use to be an outdoor vehicle storage area and to allow more than twenty percent (20%) impervious coverage of a lot, the Zoning Requirements table indicates that a variance from the impervious coverage requirements is required. This should be clarified by the applicant. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board. The date of the Zoning Hearing Board's decision, along with any conditions of approval issued by the Board, should be indicated on the plan.

Page: 4

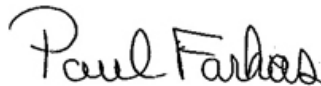
Re: Preliminary/Final Land Development - Stillman Volvo Parking Expansion

Thornbury Township – LD-11-18-15671

8. Vehicular access to UPI# 66-4-2.1 is provided from an existing 20 foot wide access easement on the adjoining parcel to the west (UPI# 65-4-80.1). The details of this easement should be incorporated into the deeds of both parcels.
9. The site plan depicts that a gated vehicular access connection is provided to the adjoining parcel to the north (UPI# 66-3H-6). The details of this access arrangement should be incorporated into the deeds of both parcels.
10. 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 and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Thornbury 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: Stillman Volvo
DL Howell
Quina Nelling, Secretary, Birmingham Township



THE COUNTY OF CHESTER



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

December 6, 2018

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

Re: Preliminary/Final Land Development - 125 Little Conestoga Road
Upper Uwchlan Township - LD-11-18-15672

Dear Ms. Jonik:

A preliminary/final land development plan entitled "125 Little Conestoga Road", prepared by DL Howell and dated November 9, 2018, was received by this office on November 19, 2018. 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 Little Conestoga Road (State Route 2016), west side of Park Road
Site Acreage:	1.18 acres
Lots/Units:	1 lot; one structure (addition to existing building)
Non-Res. Square Footage:	3,080 square feet (addition)
Proposed Land Use:	Commercial building
New Parking Spaces:	44 spaces
Municipal Land Use Plan Designation:	Village
UPI#:	32-4-38.3

PROPOSAL:

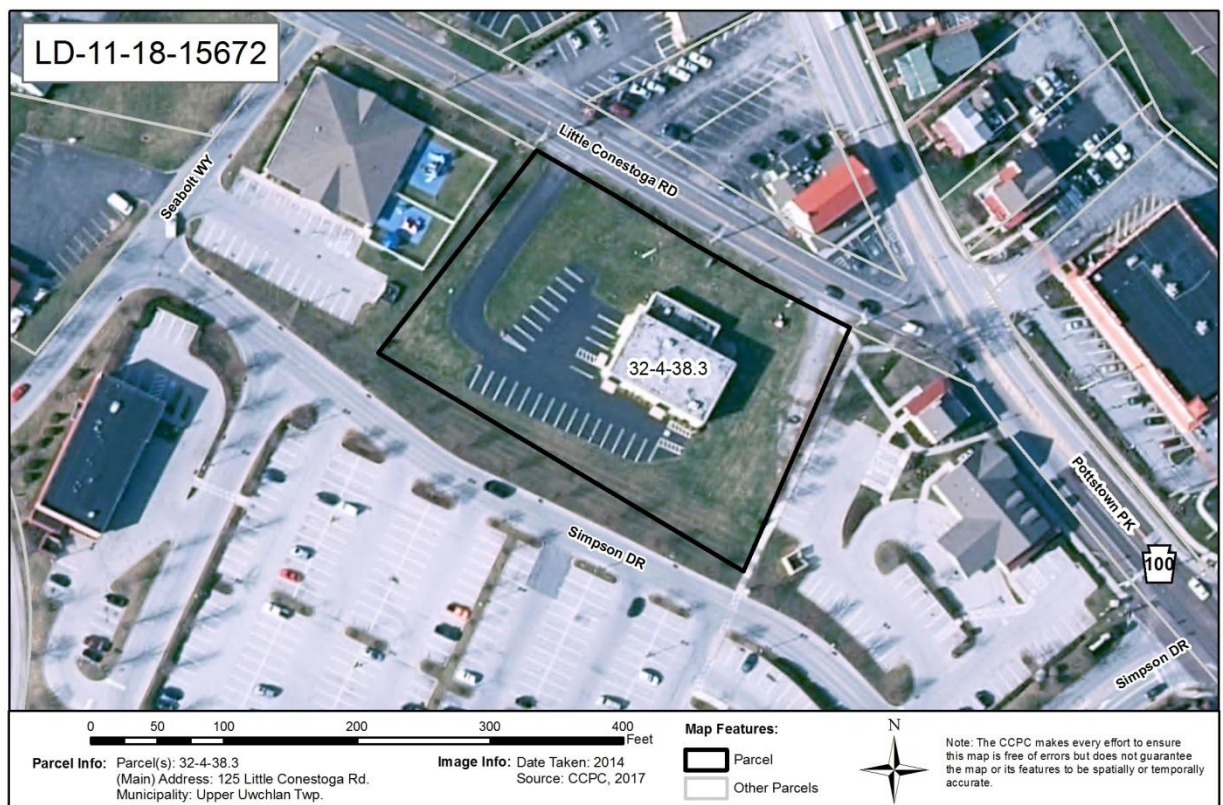
The applicant proposes the construction of a 3,080 square foot addition to a 5,227 square foot commercial building and 44 total parking spaces at an existing commercial facility. No changes to the site's access onto Little Conestoga Road are proposed. The site, which is served by public water and public sewer facilities, is located in the Upper Uwchlan Township C-1 Village District zoning district.

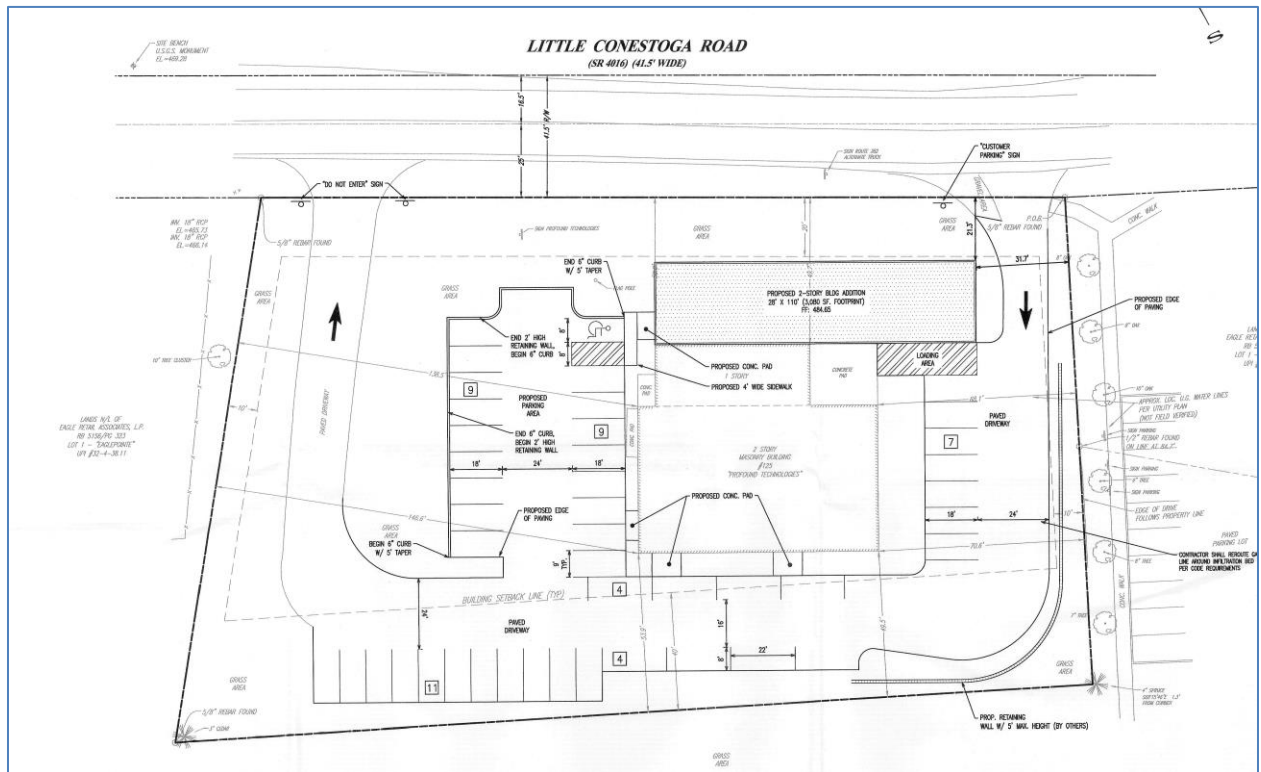
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this land development plan.

COUNTY POLICY:

LANDSCAPES:

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





**Detail of 125 Little Conestoga Road
 Preliminary/Final Land Development**

WATERSHEDS:

2. **Watersheds**, the water resources component of **Landscape3**, indicates the proposed development is located within the Pickering Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:

- implement comprehensive stormwater management,
- protect vegetated riparian corridors, and
- protect first order streams.

Watersheds can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

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

Page: 4
Re: Preliminary/Final Land Development - 125 Little Conestoga Road
Upper Uwchlan Township - LD-11-18-15672

4. We recommend the installation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Suburban Center**, and should be provided to facilitate access to the retail areas near the site.
5. The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site. Also, the Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
6. The Township should verify that the proposed landscaping plan conforms to the Township's landscape and screening requirements.
7. The Township should verify that the design and location of any proposed outdoor lighting conforms to the Township's requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

8. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
9. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: DL Howell
RIP Holdings, LLC
Profound Technologies
Matthew Miele, District Permits Manager, PennDOT
Francis J. Hanney, P.E., PennDOT
Chester County Conservation District



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

December 6, 2018

Tara Giordano, Assistant Zoning Officer
Uwchlan Township
715 North Ship Road
Exton, PA 19341

Re: Preliminary/Final Land Development - 151 Sheree Boulevard
Uwchlan Township - LD-11-18-15663

Dear Ms. Giordano:

A preliminary/final land development plan entitled "151 Sheree Boulevard", prepared by DL Howell and dated October 26, 2018, was received by this office on November 15, 2018. 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 Sheree Boulevard, to the east of Uwchlan Avenue (State Route 113)
Site Acreage:	7.68 acres
Lots:	1 lot; one additional building
Non-Res. Square Footage:	37,938 square feet
Proposed Land Use:	Warehouse/office
New Parking Spaces:	64 additional spaces
Municipal Land Use Plan Designation:	Commercial/Industrial
UPI#:	33-4-30.5

PROPOSAL:

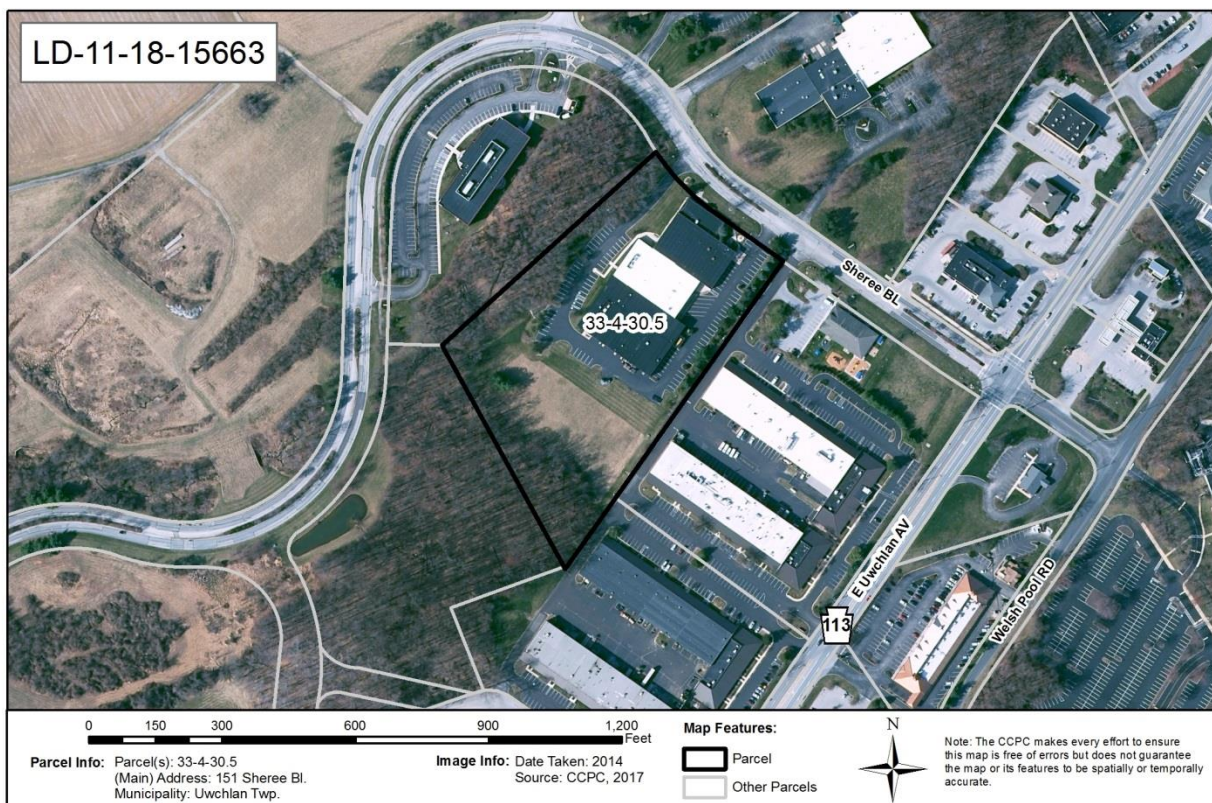
The applicant proposes the construction of a 37,938 square foot warehouse/office building addition and 64 additional parking spaces on a site containing another existing building. The site, which will be served by public water and public sewer facilities, is located in the Uwchlan Township PIC-Planned Industrial Commercial zoning district. The site's existing access onto Sheere Boulevard will be utilized for the additional building

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

COUNTY POLICY:

LANDSCAPES:

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

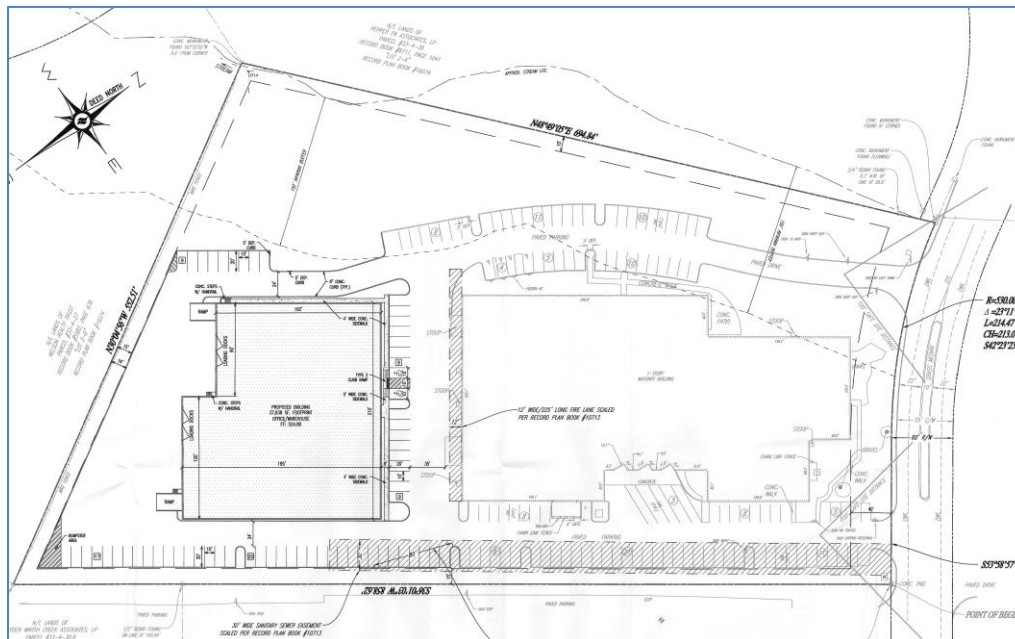


WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes2*, indicates the proposed development is located within the Pine Creek subbasin of the Pickering Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are:

- implement comprehensive stormwater management,
- protect vegetated riparian corridors, and
- protect first order streams.

Watersheds can be accessed at www.chesco.org/water.



*Detail of 151 Sheree Boulevard
Preliminary/Final Land Development*

PRIMARY ISSUES:

3. The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site, including all sides of the building. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
4. The plan shows 64 additional parking spaces for a total of 171 spaces on the site, which is in excess of the 92 spaces required by the Zoning Ordinance as indicated on Sheet 02 of 14. We suggest that the applicant and the Township evaluate the actual anticipated parking demand for this facility, and determine whether the number of proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be installed in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
5. It appears that the Dumpster location is remote from the building and access to it by trash vehicles may be difficult. A location closer to the proposed building with easier access would be desirable.
6. The Township should verify that the proposed landscaping plan conforms to Township landscape and screening requirements.

ADMINISTRATIVE ISSUES:

7. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance

Page: 4

Re: Preliminary/Final Land Development - 151 Sheree Boulevard

Uwchlan Township - LD-11-18-15663

Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: 151 Sheree Boulevard
DL Howell
Chester County Conservation District



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December 6, 2018

Tara Giordano, Assistant Zoning Officer
Uwchlan Township
715 North Ship Road
Exton, PA 19341

Re: Preliminary/Final Subdivision - 101 Gordon Drive
Uwchlan Township - SD-11-18-15666 & LD-11-18-15667

Dear Ms. Giordano:

A preliminary/final subdivision and land development plan entitled "101 Gordon Drive", prepared by DL Howell, and dated November 2, 2018, was received by this office on November 15, 2018. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development plan for your consideration.

PROJECT SUMMARY:

Location:	East side of Welsh Pool Road and the west side of Gordon Drive, north of North Pottstown Pike (State Route 100)
Site Acreage:	36.60 acres
Lots/Units:	2 lots currently; proposed to be combined into one lot
Non-Res. Square Footage:	183,717 square feet (commercial buildings and guest house)
Proposed Land Use:	Warehouse/manufacturing/office
New Parking Spaces:	270 spaces
Municipal Land Use Plan Designation:	Commercial/Industrial
UPI#:	33-4-38.8, 33-4-38.7

PROPOSAL:

The applicant proposes the combination of two lots into one lot and the construction of an 183,717 square foot commercial warehouse manufacturing/office building and a guest house. The site, which is served by public water and sewer facilities, is located in the Uwchlan Township PIC-Planned Industrial-Commercial zoning district.

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

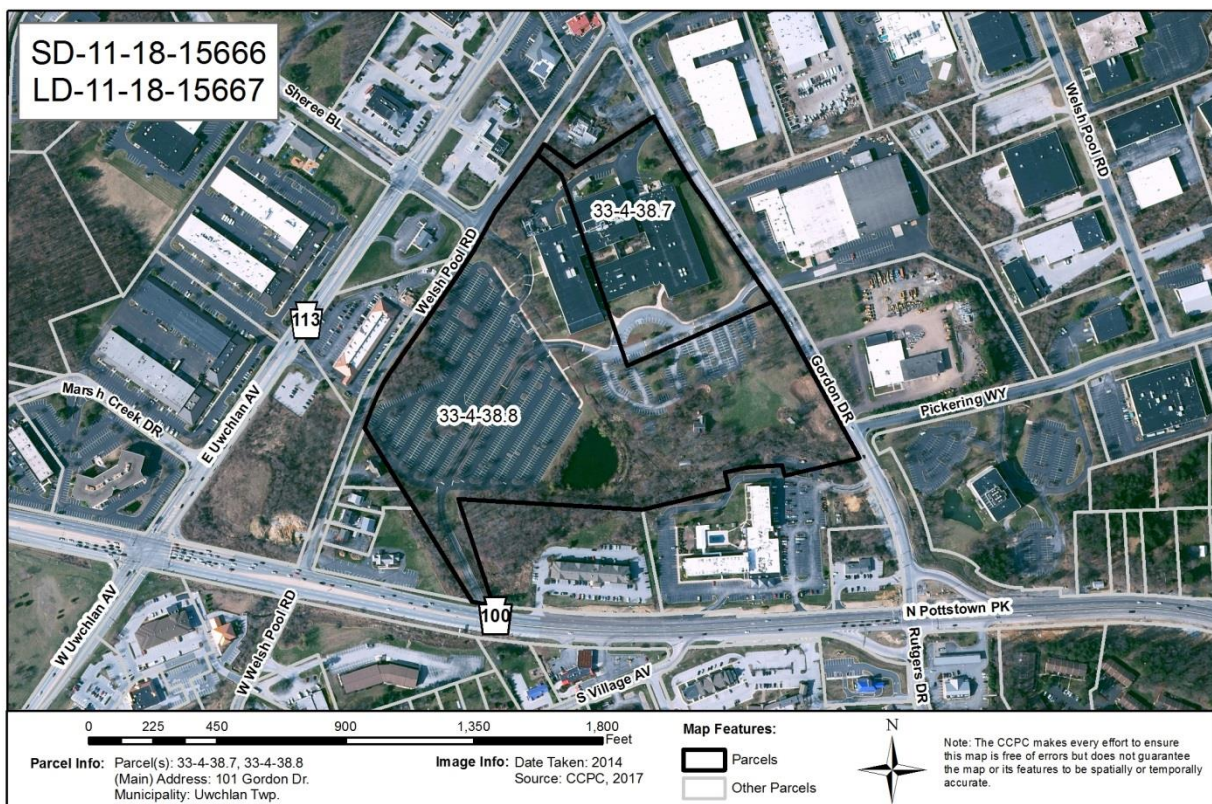
BACKGROUND:

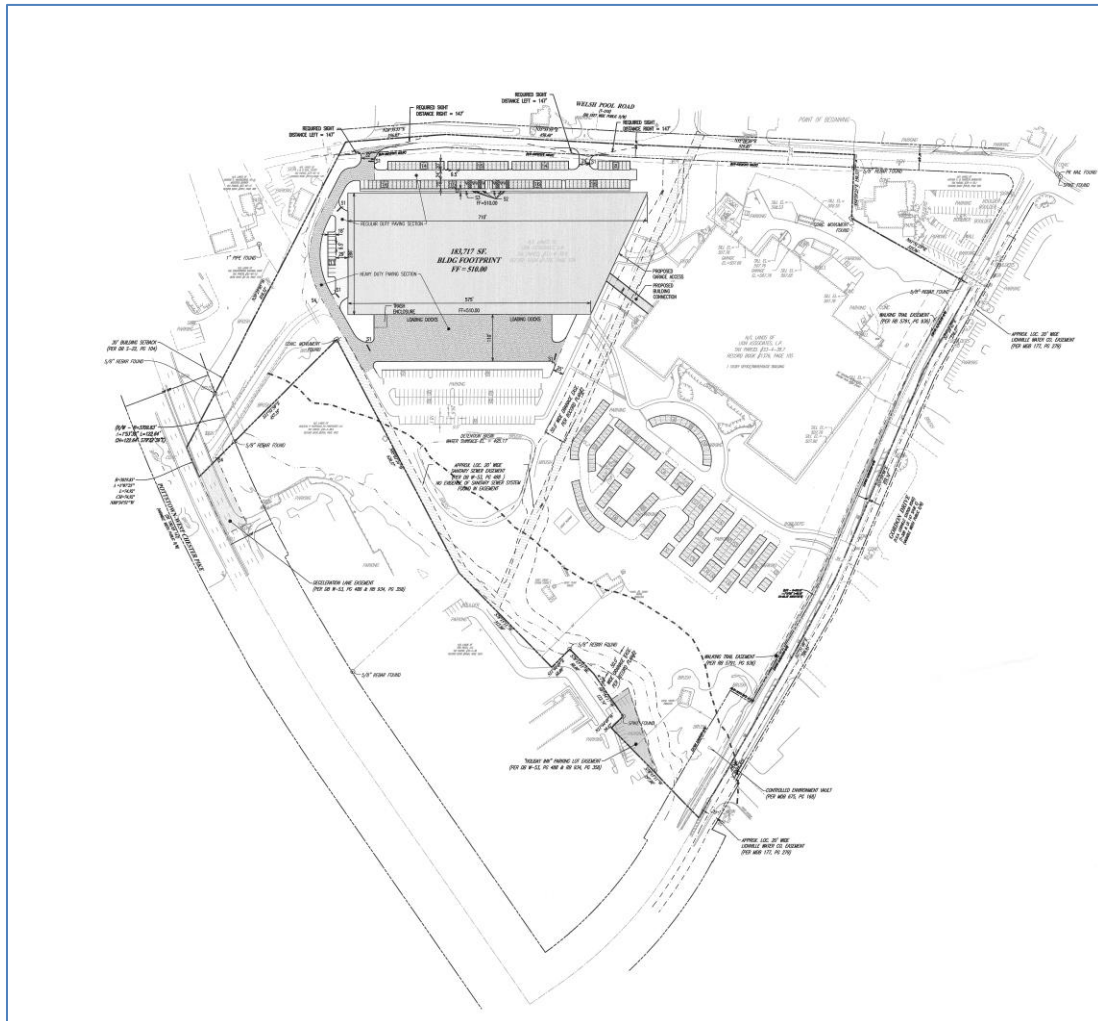
1. The Chester County Planning Commission has previously reviewed a sketch subdivision and sketch land development plan for this site. That review, CCPC# SD-09-18-15589 & LD-09-18-15590, was submitted to the Township in a letter dated October 8, 2018. This current submission is substantially similar to the sketch subdivision and land development plan that was reviewed by the County Planning Commission.

COUNTY POLICY:

LANDSCAPES:

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





***Detail of 101 Gordon Drive
Preliminary/Final Subdivision***

WATERSHEDS:

3. ***Watersheds***, the water resources component of ***Landscapes3***, indicates the proposed development is located within the Pine Creek subbasin of the Pickering Creek watershed. ***Watersheds'*** highest priority land use objectives within this watershed are:

- implement comprehensive stormwater management,
- protect vegetated riparian corridors, and
- protect first order streams

Watersheds can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

Design Issues:

4. Map 2-4 “Parks, Recreation & Open Space-Walkway Network” in the Uwchlan Township Comprehensive Plan shows a proposed walkway along the northern and eastern portions of this site. We recommend that the applicant and the Township coordinate to ensure the construction of this walkway.

In general, the applicant and the Township should strive to encourage pedestrian access to and from this facility. Sidewalks are an essential design element for new construction in the **Suburban Center**. To help facilitate the design and construction of sidewalks along the site’s boundaries as shown in the Comprehensive Plan, the applicant and Township should refer to the Pedestrian Facilities Design Element of the County Planning Commission’s Multimodal Circulation Handbook (2016 Update) in its design of the proposed pedestrian facilities, which is available online at: www.chesco.org/documentcenter/view/27042.

5. Map 2-9 “Historic & Cultural Resources” in the Uwchlan Township Comprehensive Plan shows a “Class 1 Historic Resource” on the site. The applicant has indicated in a letter to the Township, dated September 7, 2018, that an existing historical resource on the property will be re-purposed as a guest house. The applicant should elaborate on how this historic resource will be preserved and re-purposed, as well as describe how it will be served with parking. We suggest that this historic resource be provided with adequate open areas around it to help preserve its historic context.
6. The Township’s emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site, and the Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
7. The plan shows 270 parking spaces while the plan indicates that the Township Zoning Ordinance requires 110 spaces. We suggest that the applicant and the Township evaluate the actual anticipated parking demand for this facility, and determine whether the number of proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be installed in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
8. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Pottstown Pike (State Route 100) as a major arterial. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Pottstown Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT. In general, the applicant should work with the Township in identifying whether additional rights-of-way should be provided along the other roadways adjoining the site.
9. We suggest that the detention basin could be improved as a site amenity instead of serving only as a stormwater management facility. Providing a walkway around the basin and additional

Page: 5
Re: Preliminary/Final Subdivision - 101 Gordon Drive
Uwchlan Township - SD-11-18-15666 & LD-11-18-15667

naturalized landscaping could achieve this type of attractive site feature.

10. The applicant should indicate the proposed height of the building.
11. The Township should verify that the proposed landscaping plan conforms to landscape and screening requirements. Additional landscaping in the parking lot would provide more shade and improve the aesthetics of these large areas.
12. The Township should verify that the design and location of any proposed outdoor lighting conforms to the Township's lighting requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

13. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
14. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
15. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: DL Howell
E. Kahn Development Corporation
101 Gordon Drive Partners, LLC
Matthew Miele, District Permits Manager, PennDOT
Francis J. Hanney, P.E., PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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

December 13, 2018

Casey LaLonde, Manager
West Goshen Township
1025 Paoli Pike
West Chester, PA 19380

Re: Preliminary/Final Subdivision - Downing Ave Pump Station No. 10
West Goshen Township – SD-11-18-15679

Dear Mr. LaLonde:

A Preliminary/Final Subdivision Plan entitled "Downing Ave Pump Station No. 10", prepared by HRG Engineering & Related Services, and dated October 30, 2018, was received by this office on November 15, 2018. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

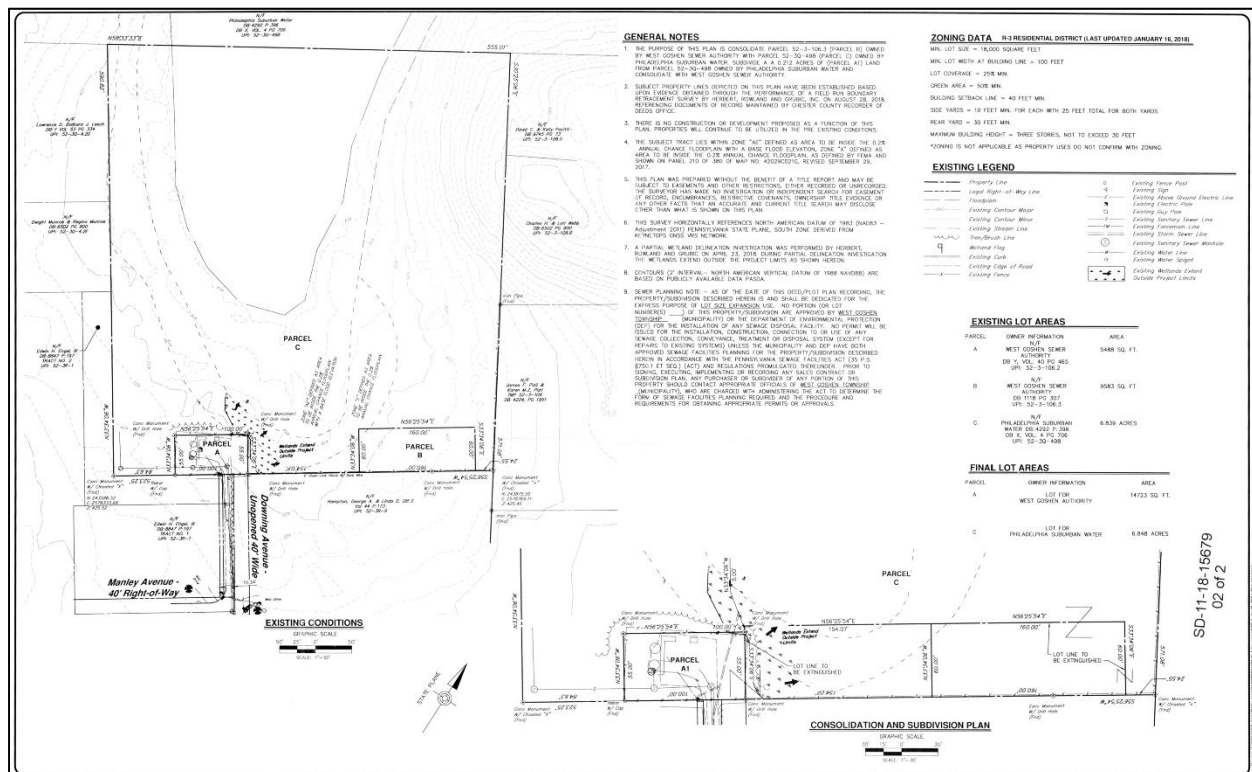
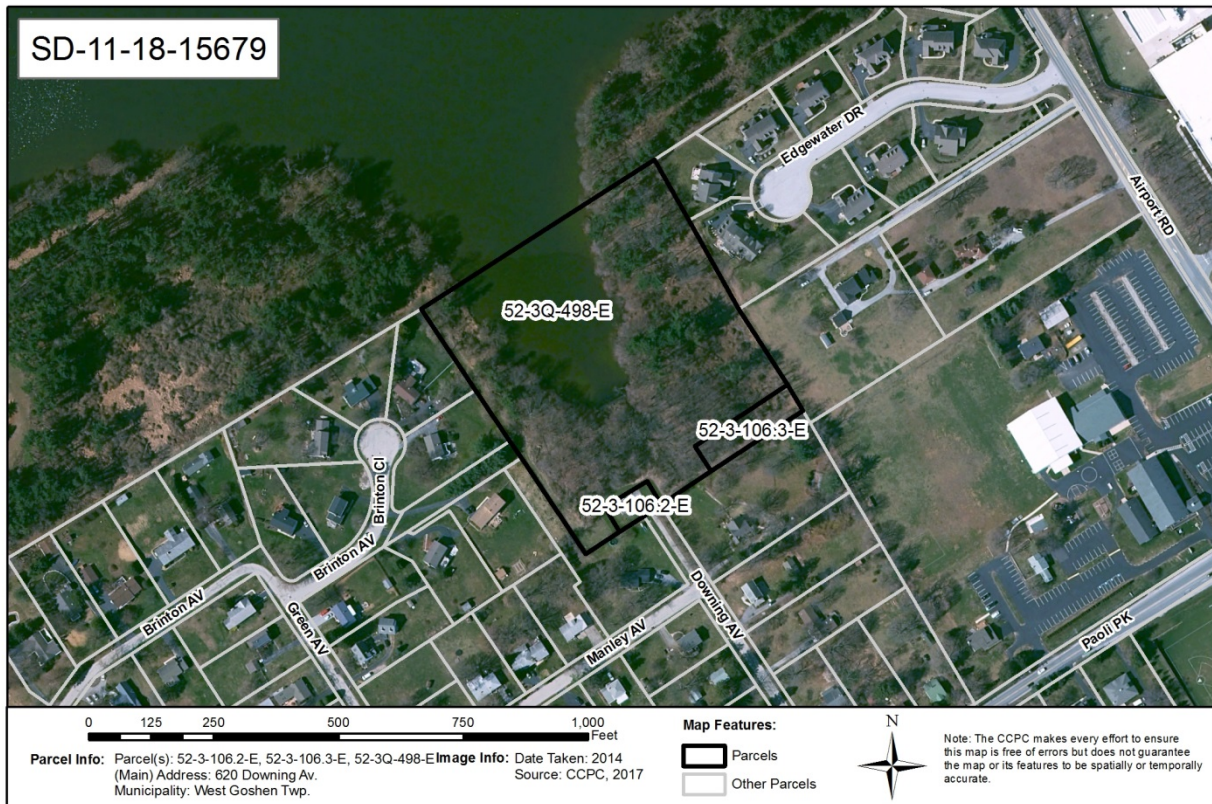
PROJECT SUMMARY:

Location:	north of Paoli Pike, west of Airport Road
Site Acreage:	7.18
Lots/Units:	2 Proposed Institutional Lots
Municipal Land Use Plan Designation:	Open Space; and Low Density Residential
UPI#:	52-3-106.2-E, 52-3Q-498-E, 52-3-106.3-E

PROPOSAL:

The applicant proposes the consolidation of three existing parcels into two parcels. UPI # 52-3-106.3-E will be combined with UPI# 52-3Q-498-E, and a 9,235 square foot portion of UPI# 52-3Q-498-E will be conveyed to UPI# 52-3-106.2-E. No development activity is proposed as part of the current plan submission. The project site is located in the R-3 Residential zoning district.

RECOMMENDATION: The County Planning Commission recommends that the 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 2: Preliminary/Final Subdivision - Downing Ave Pump Station No. 10

Page: 3

Re: Preliminary/Final Subdivision - Downing Ave Pump Station No. 10

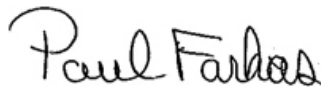
West Goshen Township – SD-11-18-15679

ADMINISTRATIVE ISSUES:

1. The applicant is requesting four waivers from Article IV-Procedure of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
2. 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 and the Assessment Office.

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,

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: West Goshen Sewer Authority
HRG Engineering & Related Services



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

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

December 6, 2018

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

Re: Preliminary/Final Land Development - Buckman's Ski and Snowboard Shop
West Whiteland Township – LD-11-18-15659

Dear Mr. Weller:

A Preliminary/Final Land Development Plan entitled "Buckman's Ski and Snowboard Shop," prepared by Bursich Associates, Inc., and dated September 14, 2018, was received by this office on November 8, 2018. 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 northeast corner of North Pottstown Pike (Route 100) and Rockland Drive
Site Acreage:	2.31
Lots/Units:	1 Lot
Non-Res. Square Footage:	8,004
Proposed Land Use:	Commercial
New Parking Spaces:	42
Municipal Land Use Plan Designation:	Medium Density Residential; and Parks, Permanent Open Space & Resource Conservation
UPI#:	41-2-73.1

PROPOSAL:

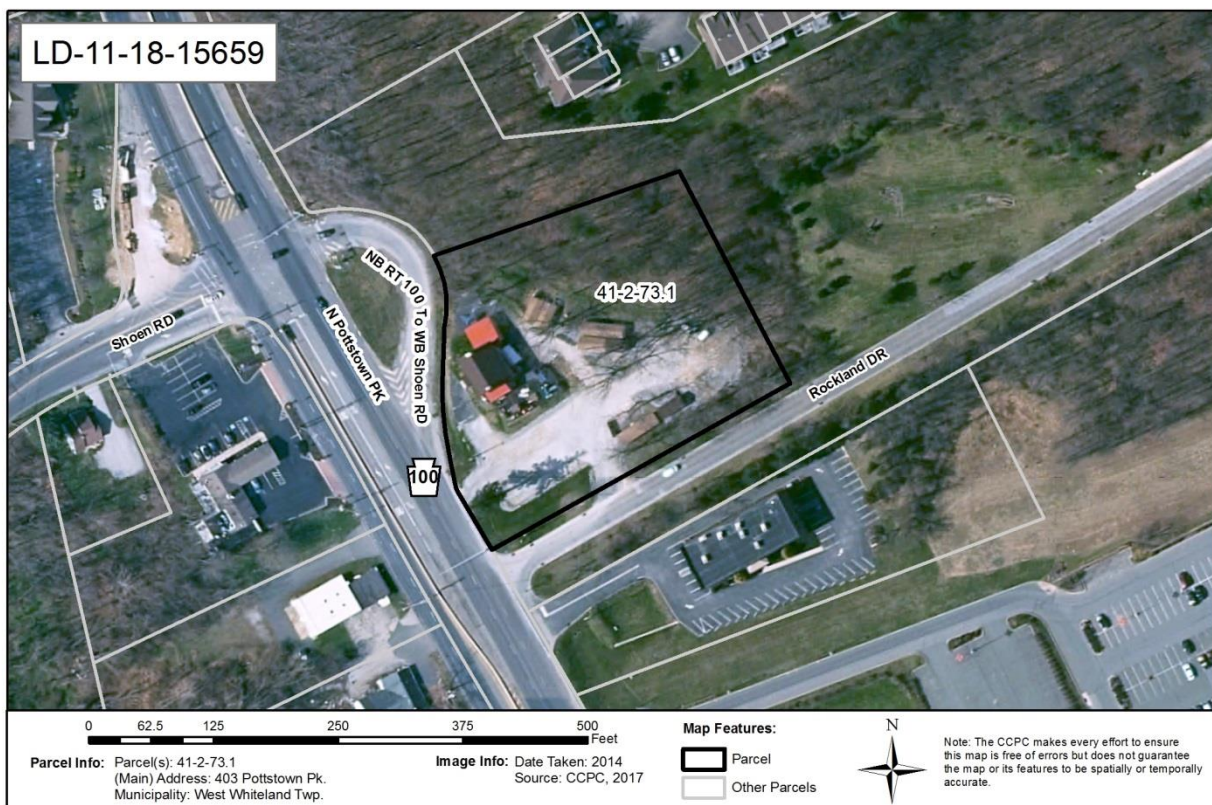
The applicant proposes the construction of an 8,004 square foot commercial building addition, and 42 parking spaces, including 2 handicapped-accessible parking spaces. Several existing accessory buildings will be removed. The project site, which is served by public water and public sewer, is located in the TC Town Center Mixed Use zoning district. Vehicular access will be provided from Rockland Drive; the existing driveway entrance on Route 100 will be removed.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the historic preservation issues discussed in comment #3, and all Township issues should be resolved before action is taken on this land development plan.

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Valley Creek (west) subbasin of the Brandywine Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors. *Watersheds* can be accessed at www.chesco.org/water.

Page: 4
Re: Preliminary/Final Land Development - Buckman's Ski and Snowboard Shop
West Whiteland Township – LD-11-18-15659

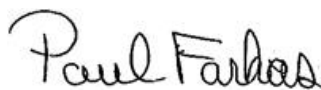
5. The site plan depicts the location of two retaining walls. The Township should verify that all necessary ordinance relief measures to permit grading in steep slope areas have been granted and that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.
6. The site contains areas of hydric (wet) soils (EdC and EdD Edgemont) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. On-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to insure that off-site drainage conditions are not negatively affected.

ADMINISTRATIVE ISSUES:

7. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Ski Properties II, LP
Bursich Associates, Inc.



THE COUNTY OF CHESTER



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Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

December 14, 2018

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

Re: Final Land Development - 109 Coeway Lane
West Whiteland Township – LD-11-18-15682

Dear Mr. Weller:

A Final Land Development Plan entitled "109 Coeway Lane", prepared by JMR Engineering, LLC, and dated October 24, 2018, was received by this office on November 26, 2018. 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.

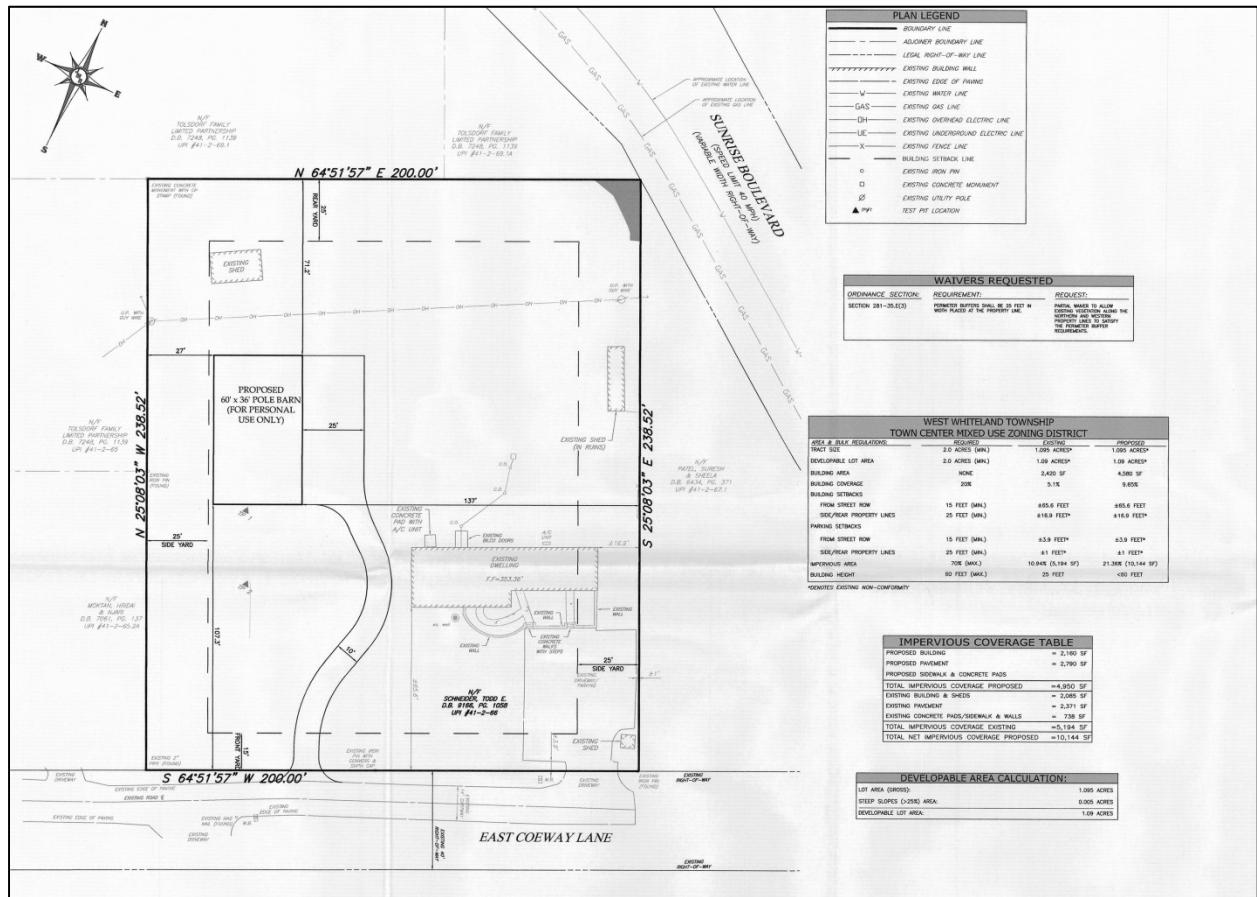
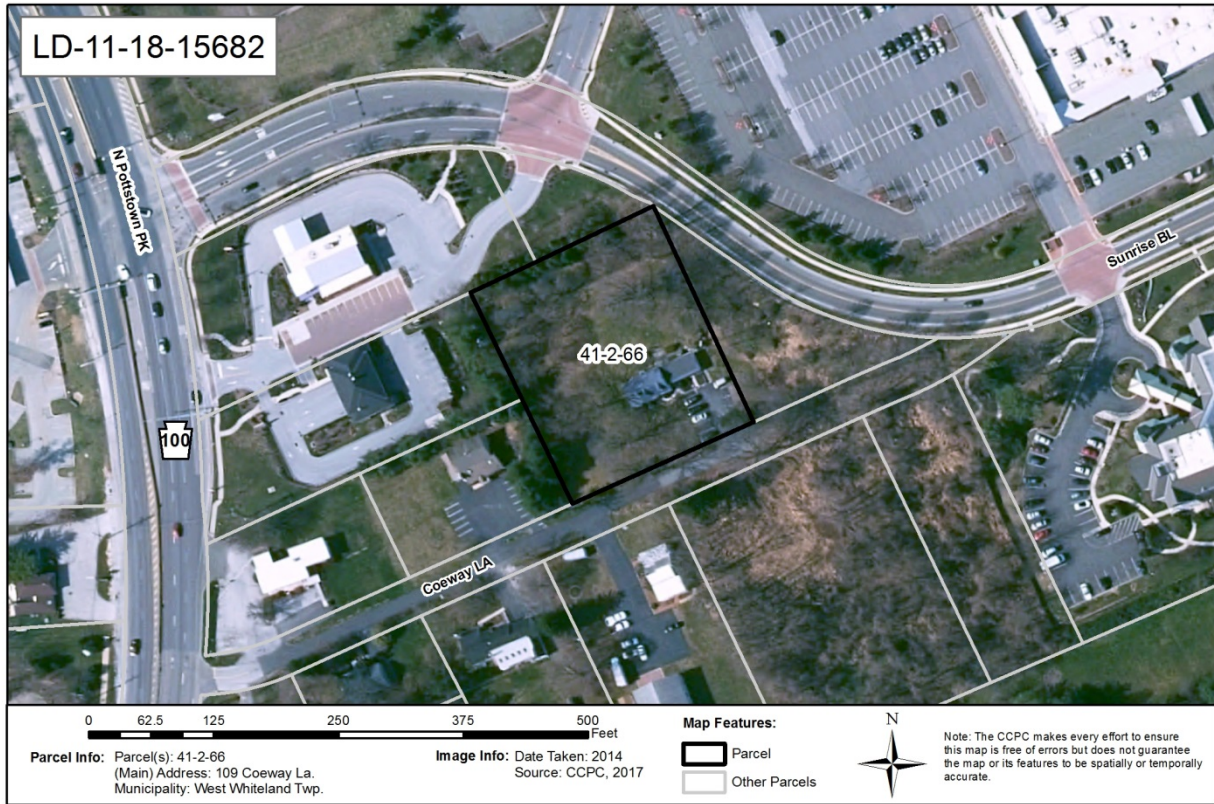
PROJECT SUMMARY:

Location:	the north side of Coeway Lane, east of North Pottstown Pike
Site Acreage:	1.09
Lots/Units:	1 Lot
Proposed Land Use:	2,160 square foot pole barn
Municipal Land Use Plan Designation:	Town Center Mixed Use
UPI#:	41-2-66

PROPOSAL:

The applicant proposes the construction of a 2,160 square foot pole barn. The existing buildings on the site will remain. The project site, which is served by onsite water and onsite sewer, is located in the TC Town Center 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.



COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the West Creek (West) subbasin of the Brandywine Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors. *Watersheds* can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.

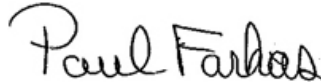
ADMINISTRATIVE ISSUES:

4. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
5. The applicant is requesting a partial waiver from the perimeter buffer requirements in Section 281-35.E(3) 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. 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 and the Assessment Office.

Page: 4
Re: Final Land Development - 109 Coeway Lane
West Whiteland Township – LD-11-18-15682

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Todd Schneider
JMR Engineering, LLC
Chester County Health Department



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Brian N. O'Leary, AICP
Executive Director

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West Chester, PA 19380-0990
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December 14, 2018

William Ethridge, AICP, Director of Planning & Zoning
Westtown Township
P.O. Box 79
Westtown, PA 19395

Re: Preliminary/Final Land Development - The Malvern School
Westtown Township – LD-12-18-15688

Dear Mr. Ethridge:

A Preliminary/Final Land Development Plan entitled "The Malvern School", prepared by Edward B. Walsh & Associates Inc., and dated November 14, 2018, was received by this office on December 4, 2018. 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.

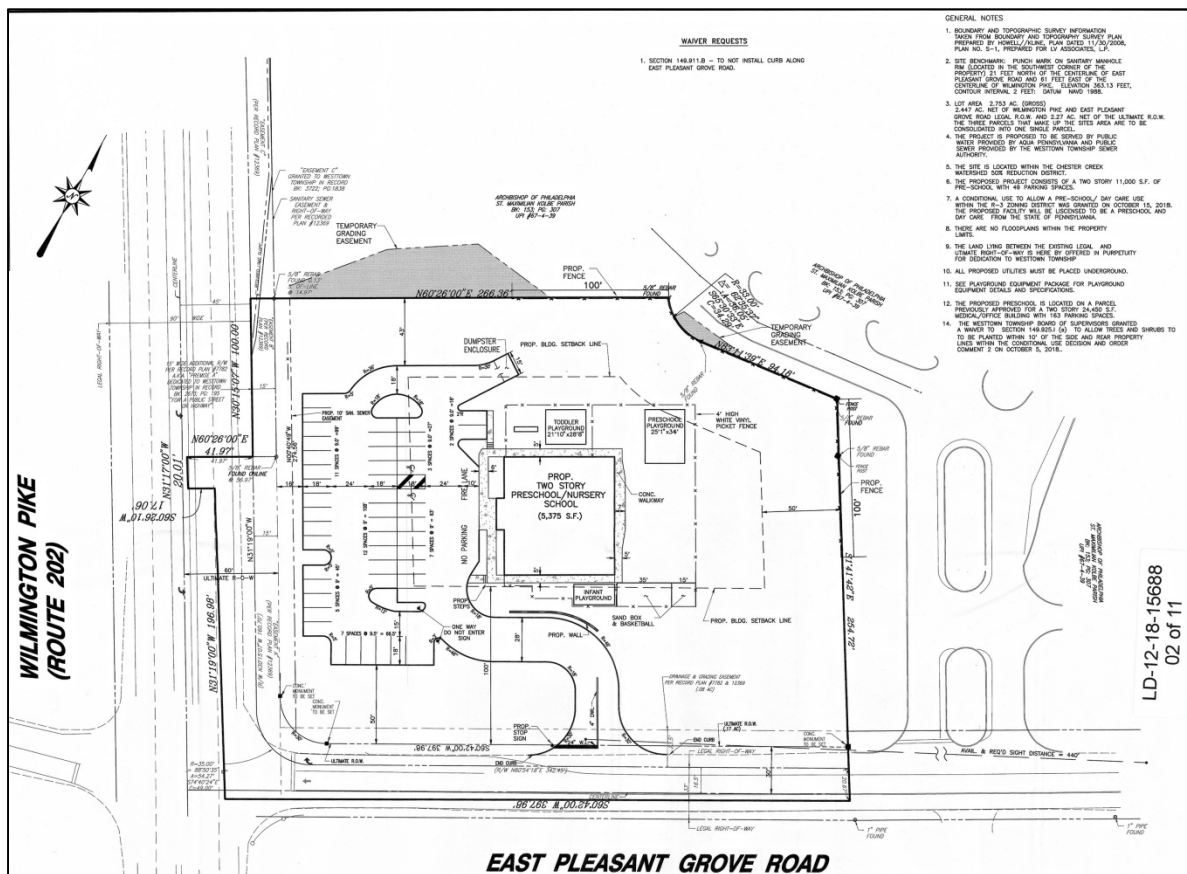
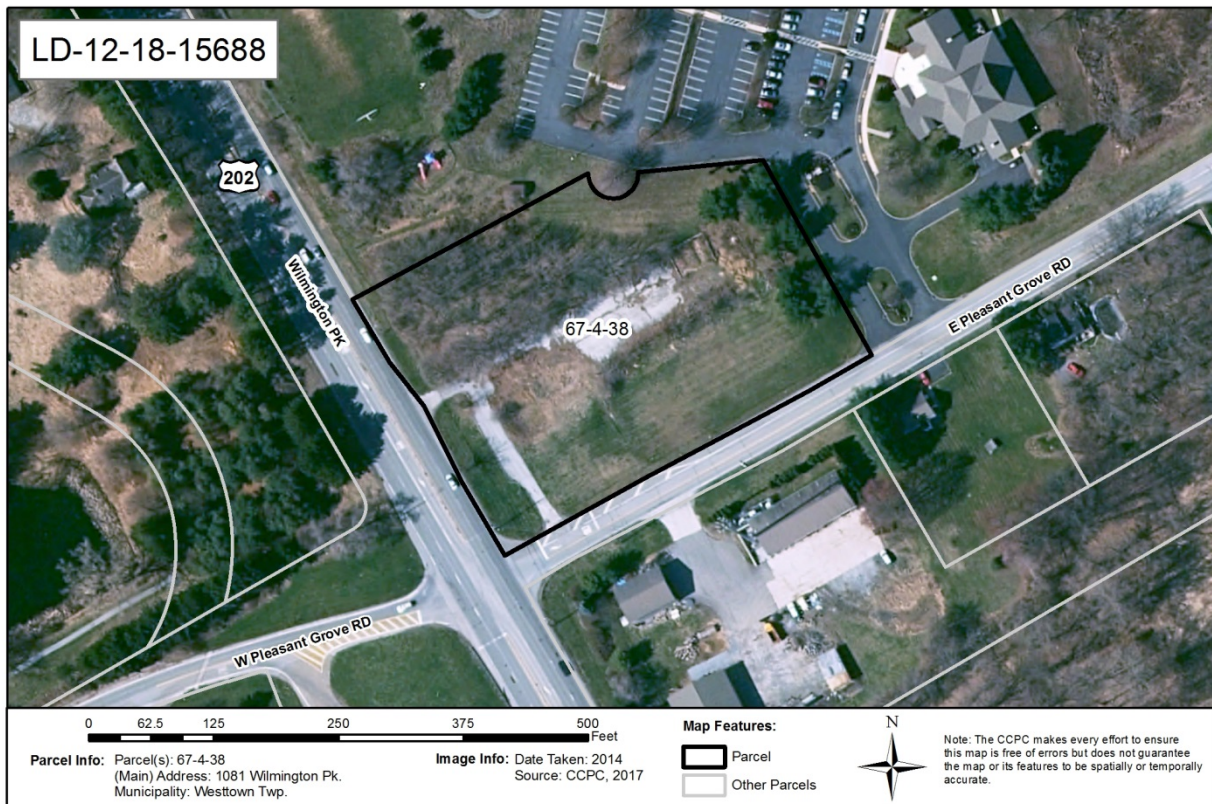
PROJECT SUMMARY:

Location:	northeast corner of Wilmington Pike (Route 202) and East Pleasant Grove Road
Site Acreage:	2.75
Lots/Units:	1 Lot
Non-Res. Square Footage:	10,750
Proposed Land Use:	Child Daycare
New Parking Spaces:	49
Municipal Land Use Plan Designation:	Major Community Facilities/Institutional
UPI#:	67-4-38

PROPOSAL:

The applicant proposes the construction of a two-story 10,750 square foot nursery school, and 49 parking spaces. Vehicular access will be provided from East Pleasant Grove Road. The project site, which will be served by public water and public sewer, is located in the R-3 Residence-Office 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.



Site Plan Detail, Sheet 2: Preliminary/Final Land Development, The Malvern School

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. CCPC# 12492, “1081 Wilmington Pike,” dated December 4, 2008, addressed the construction of a 30,000 square foot office building and 160 parking spaces. The County Planning Commission has no record that this prior plan submission was approved by the Township.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing types 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:

3. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Chester Creek watershed. *Watersheds*’ highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of “impaired” streams, and protect vegetated riparian corridors. *Watersheds* can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

4. General Note 7 indicates that conditional use approval was granted for this project on October 15, 2018, pertaining to the construction of a pre-school/day care use in the R-3 District; according to the Township Board of Supervisors’ October 15, 2018 meeting minutes, there are eight conditions of approval. Prior to granting final plan approval, the Township should verify that all applicable conditions of approval are incorporated into the final plan.
5. The site plan depicts the location of an existing driveway to the immediate east of the project site on UPI# 67-4-39. We suggest the applicant and Township investigate the feasibility of utilizing this existing driveway for vehicular access to the current project site. This shared access arrangement would avoid the placement of an additional driveway entrance near Route 202 in an area that may be subject to vehicular backups.
6. The site plan depicts an existing 90 foot wide right-of-way for Route 202, and an additional 15 feet of ultimate right-of-way width on the east side of Route 202. The County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies this section of Route 202 as a major arterial road. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads in suburban areas to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Route 202.

Page: 4

Re: Preliminary/Final Land Development – The Malvern School

Westtown Township – LD-12-18-15688

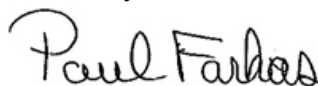
7. The Township should receive written confirmation that the applicant meets all licensing and registration requirements regulated by the PA Department of Public Welfare - Office of Children, Youth and Families, and any other applicable state regulations pertaining to child day care facilities.
8. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 8) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

9. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
10. The applicant is requesting a waiver from Section 149-911 – Curbs 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.
11. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
12. The applicant should contact the office of the Chester County Conservation District (CCCD) 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.
13. 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 and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Malvern School Real Estate, LP
Riley Riper Hollin & Colagreco
Edward B. Walsh & Associates, Inc.
Matthew Miele, District Permits Manager, PennDOT
Francis J. Hanney, P.E., PennDOT
Chester County Conservation District

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

12/1/2018 to 12/31/2018

The staff reviewed proposals for:

	Total
Subdivision and Land Development Ordinance (SLDO) Amendments	2
Zoning Ordinance Amendments	9
TOTAL REVIEWS	11

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Coventry Township	SA-11-18-15675	12/4/2018	Proposed - SLDO Amendment Definitions, plan classification, processing and content, street design, sidewalks	Consistent
East Coventry Township	ZA-11-18-15674	12/4/2018	Proposed - Zoning Ordinance Amendment signs at school or college	Not Relevant
East Coventry Township	ZA-11-18-15676	12/4/2018	Proposed - Zoning Ordinance Amendment Definitions, accessory uses and buildings, wireless communications	Not Relevant
East Goshen Township	ZA-11-18-15684	12/18/2018	Proposed - Zoning Ordinance Amendment The Township proposes the addition of Section 240-34.E to its Zoning Ordinance, Temporary Structures for the Sale of Consumer Fireworks. The proposed standards would allow temporary structures for consumer firework sales by right in the C-1 Community Commercial and C-4 Planned Highway Commercial zoning districts, in accordance with the Pennsylvania Fireworks Law and the restrictions set forth in the proposed ordinance language.	Not Relevant
East Goshen Township	ZA-11-18-15685	12/18/2018	Proposed - Zoning Ordinance Amendment The proposed ordinance language includes the addition of Section 240-32.A.(5), pertaining to the keeping of domesticated chickens as a noncommercial accessory use to a single family detached dwelling in any zoning district with a minimum lot area of one (1) acre. The Commission reviewed an earlier version of this amendment on September 26, 2018 (CCPC# ZA-09-18-15581).	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Franklin Township	ZA-11-18-15669	12/4/2018	Proposed - Zoning Ordinance Amendment "Granny flat" and additional dwelling units	Consistent
Kennett Square Borough	ZA-12-18-15694	12/10/2018	Proposed - Zoning Ordinance Amendment Adding "Personal Service" use to the uses permitted by right in the C-1 and C-2 zoning districts.	Not Relevant
Kennett Township	ZA-11-18-15670	12/3/2018	Proposed - Zoning Ordinance Amendment Alternate flexible development option for single-family detached dwellings in the R-4 zoning district in accordance with an alternate flexible development option.	Consistent
Londonderry Township	ZA-11-18-15677	12/4/2018	Proposed - Zoning Ordinance Amendment Equine quarters as accessory use to equine activity	Consistent
West Bradford Township	ZA-11-18-15683	12/6/2018	Proposed - Zoning Ordinance Amendment merger of nonconforming lots	Consistent
West Chester Borough	SA-11-18-15660	12/5/2018	Proposed - SLDO Amendment Additional revisions to prior SLDO amendment submission (CCPC# SA-09-18-15593 and SA-10-18-15626, dated November 9, 2018).	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 7

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 7

Ordinance Review Letters



THE COUNTY OF CHESTER



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Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

December 4, 2018

W. Atlee Rinehart, Board of Supervisors Chairman
East Coventry Township
855 Ellis Woods Road
Pottstown, PA 19465

Re: Subdivision and Land Development Ordinance Amendment - Definitions, Plan Classification,
Processing and Content, Street Design, Sidewalks
East Coventry Township - SA-11-18-15675

Dear Mr. Rinehart:

The Chester County Planning Commission has reviewed the proposed East Coventry 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 November 19, 2018.

The submission also included proposed amendments to the East Coventry Township Zoning Ordinance, which are reviewed by the Chester County Planning Commission in a separate letter (refer to CCPC # ZA-11-18-15976, dated December 4, 2018). The submission also included other proposed amendments to the Township Code which are not required to be reviewed under the provisions of the Pennsylvania Municipalities Planning Code, and for which the Chester County Planning Commission has no comments. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendment in this letter.

DESCRIPTION:

1. East Coventry Township proposes the following amendments to its Subdivision and Land Development Ordinance:
 - a. Definitions of "Lot Area, Development", "Parks, Recreation and Open Space Plan", and "Yard, Side" are replaced or revised.
 - b. Plan processing, content and classification procedures are revised. (A notable provision refers to the "Exelon Exclusion Zone", which is the 2,500-foot perimeter around the towers located at Exelon's Limerick Generating Station, which must be shown on subdivision and land development plans).
 - c. Development design standards are revised, primarily relating to obstructions to vision pertaining to street intersection design.
 - d. Sidewalk installation requirements are revised.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment - Definitions, Plan Classification,
Processing and Content, Street Design, Sidewalks
East Coventry Township - SA-11-18-15675

COMMENTS:

2. The proposed amendments generally relate to clarifications, and the proposed definitions are clear.
3. Section VIII of the amendment essentially revises the classification, from minor to major, of any further subdivision submissions involving property that was previously the subject of an approved subdivision during the preceding 20 years (the current Ordinance does not include the proposed 20-year provision; the classification change from minor to major currently applies to any previously-approved plan). This is an unusual provision, but could serve to remove unnecessary regulatory requirements.
4. We suggest that the Township Engineer review the proposed technical standards relating to street designs.

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

December 4, 2018

W. Atlee Rinehart, Board of Supervisors Chairman
East Coventry Township
855 Ellis Woods Road
Pottstown, PA 19465

Re: Zoning Ordinance Amendment – Additional Sign at School or College
East Coventry Township - ZA-11-18-15674

Dear Mr. Rinehart:

The Chester County Planning Commission has reviewed the proposed East Coventry 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 November 19, 2018. We offer the following comments to assist in your review of the proposed East Coventry Township Zoning Ordinance amendment.

DESCRIPTION:

The Township proposes to change the sign regulations applicable to residential zoning districts to permit a school or college that erects only one freestanding sign may also add one building sign identifying the school or college, provided that the sign conforms to other sign regulations in the Ordinance and does not exceed 50 square feet.

COMMENT:

The regulation appears reasonable because it can help to identify a particular school or college building.

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

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

Sincerely,

Wes Bruckno, AICP
Senior Review Planner



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December 4, 2018

W. Atlee Rinehart, Board of Supervisors Chairman
East Coventry Township
855 Ellis Woods Road
Pottstown, PA 19465

Re: Zoning Ordinance Amendment - Definitions, Accessory Uses and Buildings, Wireless Communications
East Coventry Township - ZA-11-18-15676

Dear Mr. Rinehart:

The Chester County Planning Commission has reviewed the proposed East Coventry 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 November 19, 2018.

The submission also included proposed amendments to the East Coventry Township Subdivision and Land Development Ordinance, which are reviewed by the Chester County Planning Commission in a separate letter (refer to CCPC # SA-11-18-15975, dated December 4, 2018). The submission also included other proposed amendments to the Township Code which are not required to be reviewed under the provisions of the Pennsylvania Municipalities Planning Code, and for which the Chester County Planning Commission has no comments. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment in this letter.

DESCRIPTION:

1. East Coventry Township proposes the following amendments to its Zoning Ordinance:
 - a. Definitions of "Garden Shed", "Lot Area, Net", "Parks, Recreation and Open Space Plan", and "Yard, Side" are replaced or revised. (The definition of "Garden Shed" is revised as "Shed".)
 - b. The FR Farm Residential District is revised to delete "housing of repair or other employees" as a permitted special exception at public utilities.
 - c. Accessory building regulations are revised to conform to the new definition of "Shed".
 - d. Persons who own or operate a wireless communication facility are required to indemnify the Township against all claims relating to the facility.

Page: 2

Re: Zoning Ordinance Amendment - Definitions, Accessory Uses and Buildings, Wireless Communications

East Coventry Township - ZA-11-18-15676

COMMENTS:

2. The proposed amendments generally relate to clarifications, and the proposed definitions are clear.
3. We note that the Township's maximum size of a shed, which is unchanged at 400 square feet, is larger than the maximum size permitted by many other municipalities. A more-common maximum size is 100 square feet, unless additional setback requirements are imposed.

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

We request an official copy of the decision made by East Coventry 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 dark ink, reading "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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

December 18, 2018

Louis F. Smith, Jr., Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Zoning Ordinance Amendment – Temporary Structures for the Sale of Consumer Fireworks
East Goshen Township – ZA-11-18-15684

Dear Mr. Smith:

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 November 28, 2018 from the Township Solicitor. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. East Goshen Township proposes the addition of Section 240-34.E to its Zoning Ordinance, Temporary Structures for the Sale of Consumer Fireworks. The proposed standards would allow temporary structures for the sale of consumer fireworks by right in the C-1 Community Commercial and C-4 Planned Highway Commercial zoning districts, in accordance with the Pennsylvania Fireworks Law and the restrictions set forth in this Section.

COMMENTS:

2. Act 43 of 2017, the new Pennsylvania Fireworks Law, took effect on October 30, 2017, and it is our understanding that, on December 4, 2018, the Commonwealth Court of Pennsylvania issued an order which modifies the Fireworks Law. The Township Solicitor should review this recent court order to determine if any revisions are required to the proposed ordinance language, prior to the Township taking action on this amendment. The Township should also stay apprised of any future amendments to the Pennsylvania Fireworks Law that may affect the content and application of these ordinance provisions. Additional information on consumer fireworks, including this recent court order, is available on the Pennsylvania Department of Agriculture website at:
www.agriculture.pa.gov/Business_Industry/fireworks/Pages/default.aspx.

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

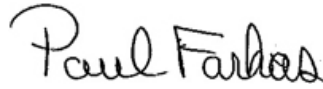
Page: 2

Re: Zoning Ordinance Amendment - Temporary Structures for the Sale of Consumer Fireworks

East Goshen Township – ZA-11-18-15684

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



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December 18, 2018

Louis F. Smith, Jr., Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Zoning Ordinance Amendment – Keeping of Domesticated Chickens
East Goshen Township – ZA-11-18-15685

Dear Mr. Smith:

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 November 28, 2018. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. East Goshen Township proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition for “Chicken coop and run” to Section 240-6;
 - B. Revise the existing definition of “Fowl” in Section 240-6;
 - C. Delete Section 240-14.E.(8)(e), pertaining to the “keeping of animals or fowl” as an accessory use to a lawful dwelling unit in the C-1 Community Commercial District;
 - D. Delete Section 240-19.E.(13), pertaining to the “keeping of animals or fowl” as an accessory use in the I-1 Light Industrial District;
 - E. Delete Section 240-36.(D)(1)(i), pertaining to “keeping of animals or fowl” as an accessory use in a single-family open space development; and
 - F. Delete Section 240-32.A in its entirety, to be replaced by the proposed language in Section 5 of the draft Ordinance, “Keeping of Animals, Fowl, Household Pets and Domesticated Chickens.” The proposed ordinance language includes the addition of Section 240-32.A.(5), pertaining to the keeping of domesticated female chickens as a noncommercial accessory use to a single family detached dwelling in any zoning district with a minimum lot area of one (1) acre. The proposed keeping of domesticated chicken standards address the following issues:
 - The maximum number of chickens permitted per lot is provided;
 - Roosters are prohibited;
 - Setback standards and minimum square footage requirements for chicken coops and runs are provided;
 - Chickens are prohibited from running at large; and
 - Sanitary condition requirements, and permit requirements, are provided.

Page: 2

Re: Zoning Ordinance Amendment – Keeping of Domesticated Chickens

East Goshen Township – ZA-11-18-15685

COMMENTS:

2. The County Planning Commission reviewed an earlier version of this zoning amendment on September 26, 2018 (CCPC# ZA-09-18-15581). We acknowledge, and endorse, the following revisions made by the Township to the proposed ordinance language:

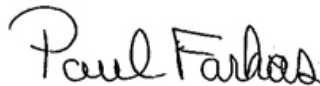
- A definition was added for a chicken coop and run;
- The chicken coop and run shall be fully enclosed to prevent entry of predators or the escape of chickens; and
- Any slaughtering of chickens shall be conducted in a fully enclosed structure.

The County Planning Commission has no additional comments on the proposed zoning amendment.

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

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

December 4, 2018

Joan N. McVaugh, Manager/Treasurer
Franklin Township
PO Box 118
Kemblesville, PA 19347-0118

Re: Zoning Ordinance Amendment – Deleting “Granny Flat” and Permitting Accessory Dwellings
Franklin Township - ZA-11-18-15669

Dear Ms. McVaugh:

The Chester County Planning Commission has reviewed the proposed Franklin Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on November 16, 2018. 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. Definitions of “granny flat”, “mother-in-law suite”, “residential conversion”, “accessory dwelling accommodations” are deleted;
 - B. A definition of “Accessory Dwelling Unit (ADU)” is added;
 - C. Residential conversions and granny flat, mother-in-law suite, residential conversion, accessory dwelling accommodations are deleted from the residential and the TND zoning districts; and
 - D. “Accessory Dwelling Unit”, permitted as an accessory use, is added with conditions.

COMMENT:

2. This amendment can help increase additional housing options in the Township.

RECOMMENDATION: The Chester County Planning Commission supports 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,

Wes Bruckno, AICP
Senior Review Planner



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

December 10, 2018

Russell H. Drumheller III, Codes Enforcement Officer
Kennett Square Borough
120 Marshall Street
Kennett Square, PA 19348

Re: Zoning Ordinance Amendment – Adding Personal Service use to the C-1 & C-2 districts
Kennett Square Borough - ZA-12-18-15694

Dear Mr. Drumheller III:

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 December 6, 2018. 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. Personal Service use is added to uses permitted by right in the Retail Use Overlay district located within the C-1 Primary Retail District in Section 23-18(b)7E and in the rest of the C-1 district by right as proposed in Section 23-18(b)(11);
 - B. Personal Service use is added to uses permitted by right in the C-2 Secondary Commercial District; as proposed in Section 23-19(b)(19).

LANDSCAPES:

2. The zoning districts affected by the proposed amendments are located within the **Urban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed zoning ordinance amendment is consistent with the objectives of the **Urban Center Landscape**.

Page: 2

Re: Zoning Ordinance Amendment – Adding Personal Service use to the C-1 & C-2 districts

Kennett Square Borough - ZA-12-18-15694

COMMENTS:

3. The proposed zoning ordinance amendment is appropriate.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Bentley", with a long horizontal flourish extending to the left.

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

December 3, 2018

Lisa Moore, Secretary
Kennett Township
801 Burrows Run Road
Chadds Ford, PA 19317

Re: Zoning Ordinance Amendment - Alternate Flexible Development Option for Single-Family
Detached Dwellings in R-4 Residential Zoning District
Kennett Township - ZA-11-18-15670

Dear Ms. Moore:

The Chester County Planning Commission has reviewed the proposed Kennett 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 November 19, 2018. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. The Township proposes to create a by-right "Alternate Flexible Development Option for Single-Family Detached Dwellings in R-4 Residential Zoning District", which would include:
 - A. Locations near Kennett Square Borough that were previously developed with non-conforming uses, and which have access to public water and sewer utilities and are located along local distributor roads, collector roads or minor arterial roads as identified in the Kennett Township Comprehensive Plan;
 - B. A maximum density of six units per acre;
 - C. Flexible street design provisions;
 - D. A minimum of thirty-five percent open space;
 - E. Additional design standards, and
 - F. Provisions to modify the standards in the Ordinance by conditional use.

Page: 2

Re: Zoning Ordinance Amendment - Alternate Flexible Development Option for Single-Family Detached Dwellings in R-4 Residential Zoning District
Kennett Township - ZA-11-18-15670

BACKGROUND:

2. The Chester County Planning Commission has previously reviewed two versions of this amendment. Those reviews included: ZA-08-18-15569, dated September 17, 2018, which addressed the addition of a Residential Redevelopment option as a use permitted by right and ZA-10-18-15622 dated October 22, 2018, which addressed Alternate Flexible Development Option in the R-4 Residential zoning district. The County Planning Commission has also reviewed a Sketch Land Development plan; i.e. review LD-08-18-15572 dated September 17, 2018. The sketch plan proposed the consolidation of three existing lots and the construction of a 76 single-family residential units, with 48 guest parking spaces on a 21.24 acre site.

LANDSCAPES:

3. The areas affected by this amendment are 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 types and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed ordinance is consistent with the objectives of the **Suburban Landscape**.

COMMENTS:

4. The proposed area and bulk provisions are similar to those reviewed in our October review (ZA-10-18-15622), but also include additional design standards applicable to this option. In both our previous reviews we suggested that this use should be permitted by conditional use, because the remaining larger parcels in the R-4 zoning district are affected by significant natural features and/or were previously industrial sites, which could have related issues. We continue to support this suggestion.
5. As stated in our previous review this development option could offer the Township and applicant an opportunity to create affordable housing in Kennett Township. If this is the intent of the applicant and the Township, the area and bulk provisions should be carefully crafted to minimize construction costs while maintaining quality of life and functionality of the final design to achieve an affordable design.
6. The provision in Section 240-702.F.15, which permits variations of the standards in the ordinance by conditional use, is unusual. Section 503(8) and 512.1 of the Pennsylvania Municipalities Planning Code contain provisions that permit a municipality to grant waivers to the provisions of a subdivision and land development ordinance. Section 910.2 of the Pennsylvania Municipalities Planning Code grants the authority to vary or grant variances to the provisions of a zoning ordinance to the zoning hearing board, but not to the governing body. We suggest that all references to variations be replaced with language that automatically exempts certain requirements when certain conditions are met. This will avoid any conflict with the requirements of the Pennsylvania Municipalities Planning Code. We agree, however, that the proposed provision in Section 240-702.F.15 can help expedite the approval of changes to the Township's design requirements and can help encourage superior designs.

Page: 3

Re: Zoning Ordinance Amendment - Alternate Flexible Development Option for Single-Family Detached Dwellings in R-4 Residential Zoning District

Kennett Township - ZA-11-18-15670

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

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Bentley", with a long horizontal flourish extending to the left.

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



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Terence Farrell

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Executive Director

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

December 4, 2018

Janice H. Hearne, Administrative Secretary
Londonderry Township
103 Daleville Road
Cochranville, PA 19330

Re: Zoning Ordinance Amendment – Commercial Equine Residential Quarters as an Accessory Use
Londonderry Township - ZA-11-18-15677

Dear Ms. Hearne:

The Chester County Planning Commission has reviewed the proposed Londonderry 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 November 19, 2018. We offer the following comments to assist in your review of the proposed Londonderry Township Zoning Ordinance amendment.

DESCRIPTION:

1. The Township proposes to define and permit “Commercial Equine Quarters” as accessory uses to commercial equine activities, subject to specified requirements. The definition of “Rooming House” is deleted. Commercial equine activities are currently permitted by conditional use in the AP Agricultural Preservation District and in the RA-2 Residential Agricultural District.

LANDSCAPES:

2. The Londonderry Township AP Agricultural Preservation District and in the RA-2 Residential Agricultural Districts are generally located within the **Agricultural Landscape** and **Rural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The **Agricultural 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 **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed

Page: 2

Re: Zoning Ordinance Amendment – Commercial Equine Residential Quarters as an Accessory Use
Londonderry Township - ZA-11-18-15677

Londonderry Township Zoning Ordinance amendment is consistent with the objectives of the **Agricultural Landscape** and the **Rural Landscape**.

COMMENTS:

3. The accessory use provisions are adequate to ensure that the proposed Commercial Equine Quarters are used according to the Township's intent.
4. We suggest that the provision in Section 170-130.4.P.(8), which requires sprinklers to be installed, may not be practical in areas where public water facilities are not available. We suggest that the Township request the Londonderry Township Building Codes Official to review this provision, which may be more appropriately addressed in the Township's construction code.
5. Section 170-130.4.P.(11) of the amendment requires that Commercial Equine Quarters shall comply with all applicable provisions of the AP Agricultural Preservation Zoning District. The Township may wish to specify which of the regulations in the AP Agricultural Preservation Zoning District would apply to Commercial Equine Quarters.
6. Section 170-24.D of the Londonderry Township Zoning Ordinance (as noted in the Township's online zoning ordinance) also appears to permit Commercial Equine Activity in the RA-2 Residential Agricultural District. The Township should determine whether applicants for Commercial Equine Quarters must also comply with applicable provisions of the RA-2 Residential Agricultural District, as it does with the applicable provisions of the AP Agricultural Preservation Zoning District.

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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Executive Director

PLANNING COMMISSION

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

December 6, 2018

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

Re: Zoning Ordinance Amendment – Merger of Adjacent Nonconforming Lots
West Bradford Township - ZA-11-18-15683

Dear Mr. Yaich:

The Chester County Planning Commission has reviewed the proposed West Bradford 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 November 26, 2018. We offer the following comments to assist in your review of the proposed West Bradford Township Zoning Ordinance amendment.

DESCRIPTION:

1. The Township proposes to amend Section 450-66 of its Zoning Ordinance to require that two or more adjacent lots, one or more of which is nonconforming, and when the lots are owned by the same owner, shall be combined to create conforming lots or to lessen the nonconformity.

COMMENT:

2. The proposed amendment reflects a commonly-used provision that can help nonconforming lots achieve greater conformity. The Township may wish to clarify that the nonconformity cited in the amendment is related to minimum bulk and lot regulations, not necessarily land use.
3. The Township should verify the location of the proposed Zoning Ordinance amendment. Our copy of the Township Zoning Ordinance, as amended through June 12, 2018, does not appear to contain Section 450-66.

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,

Wes Bruckno, AICP
Senior Review Planner



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December 5, 2018

Kevin Gore, Director of Building, Housing & Codes Enforcement
West Chester Borough
401 East Gay Street
West Chester, PA 19380

Re: Subdivision and Land Development Ordinance Amendment – Various Amendments (Additional Revisions)
West Chester Borough – SA-11-18-15660

Dear Mr. Gore:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance (SLDO) Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on November 13, 2018. We offer the following comments to assist in your review of the proposed SLDO Amendment.

DESCRIPTION:

1. The County Planning Commission recently reviewed a comprehensive set of amendments to the West Chester Borough SLDO, which included the addition of Appendix A - Written and Graphic Design Standards, and Appendix B - Street Trees & Shade Trees, and Landscaping Specifications (CCPC# SA-09-18-15593 and SA-10-18-15626, dated November 9, 2018). The current SLDO amendment submission consists of a “clean version” of the Chapter 97 text, along with three separate annotated pages, depicting the following additional revisions to the Chapter 97 text previously reviewed by the Commission:
 - A. Amend the definition of pier (page 23);
 - B. Amend the definition of steep slope (page 28); and
 - C. Amend Section 97-30.B(1)(d), pertaining to off-street parking areas (page 57).

We also note that copies of the three proposed Appendices previously reviewed by the County Planning Commission were not included with the current SLDO amendment submission.

COMMENTS:

2. The County Planning Commission has no additional comments on the proposed SLDO amendment. The Borough should refer to our previous review letter before taking action on the full set of amendments.

Page: 2

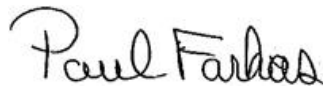
Re: Subdivision and Land Development Ordinance Amendment – Various Amendments (Additional Revisions)

West Chester Borough – SA-11-18-15660

RECOMMENDATION: The County Planning Commission commends West Chester Borough's efforts in updating its Subdivision and Land Development Ordinance. The Commission recommends that the issues raised in our previous review letter (CCPC# SA-09-18-15593 and SA-10-18-15626, dated November 9, 2018) be addressed before action is taken on the proposed Subdivision and Land Development Ordinance amendment.

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

Sincerely,

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

Paul Farkas
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County

December 2018



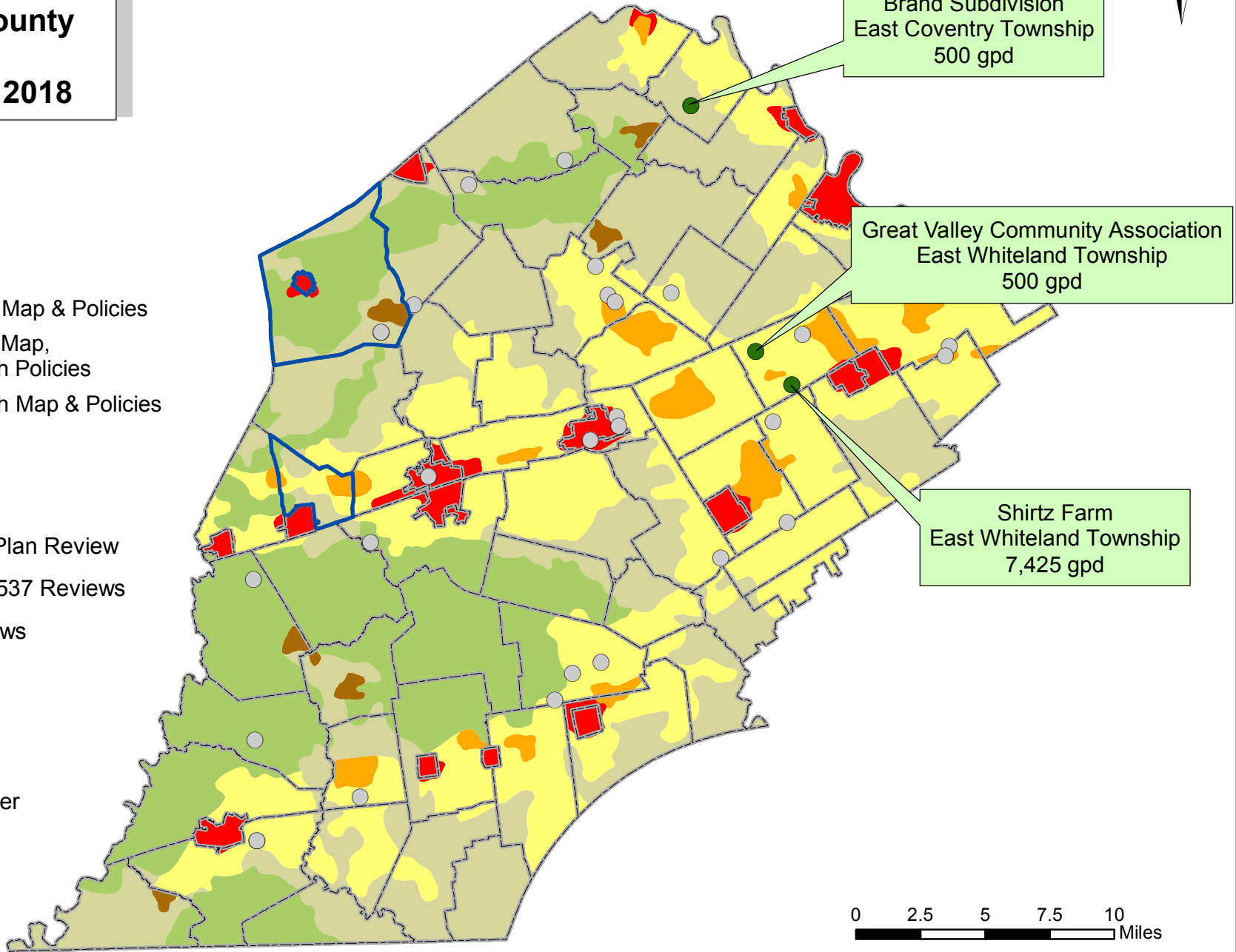
- Consistent with Map & Policies
- Consistent with Map,
Inconsistent with Policies
- Inconsistent with Map & Policies

Legend

- Major Act 537 Plan Review
- December Act 537 Reviews
- Previous Reviews

Landscapes3

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



0 2.5 5 7.5 10
Miles

Map prepared January 2019

Data Sources:
Act 537 Review - created by Chester County Planning Commission, 2011;
Landscapes2 - Chester County Municipalities - Chester County DCIS/GIS;
Planning Commission, November 9, 2009.



ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

Honey Brook Township – Official Sewage Facilities Act 537 Plan Update– Generally Consistent

Sadsbury Township – Act 537 Plan Special Study regarding the sale of the Township’s wastewater treatment facilities to Pennsylvania American Water Company– Generally Consistent

MINOR REVISIONS TO MUNICIPAL PLANS:

East Whiteland Township, Shirtz Farm

The applicant is proposing a residential development of 14 lots on 10.2 acres. The site is located on Sproul Road, beyond the intersection with Lancaster Avenue. The amount of wastewater to be generated for the proposal is 7,425 gpd. The project is to be served by a public sewage disposal system, managed by Valley Forge Sewer Authority. This project is designated as a Suburban Landscape, and is consistent with *Landscapes3*.

East Whiteland Township, Great Valley Community Organization

The applicant is proposing the subdivision of a 48.15 acre parcel into two (7.0 and 41.15 acres). The applicant is proposing an indoor sports facility on 7 acres (the remaining 41 acres will remain undeveloped). The site is located on Bacton Hill Road, beyond the intersection with Route 401 eastbound. The amount of wastewater to be generated for the proposal is 500 gpd. The project is to be served by an on-lot sewage disposal system, with connection to the public sewage disposal system, managed by East Whiteland Township Sewer Authority, when it becomes available. This project is designated as a Suburban Landscape, and is consistent with *Landscapes3*.

East Coventry Township, Brand Subdivision

The applicant is proposing a residential development of 2 lots (one additional) on 10.5 acres. The site is located on Ebelhare Road, beyond the intersection with Porters Mill Road. The amount of wastewater to be generated for the proposal is 500 gpd. The project is to be served by an individual on-lot sewage disposal system. This project is designated as a Rural Landscape, and is consistent with *Landscapes3*.

Action Requested

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

1/9/19

TOPIC: Environmental

Item: Honey Brook Township – Official Sewage Facilities Act 537 Plan Update – Generally Consistent

Background

This Special Study was prepared to further define areas of public sewer service and to address the existing Northern Chester County Municipal Authority (NCCMA) Waste Water Treatment Plant (WWTP) upgrade requirements. The other goal of the plan is to accommodate the projected growth within the Township and Borough through continued use of the existing NCCMA WWTP. Finally, the plan also proposes to address the disposal needs of the remainder of the Township through the continued use of individual on-lot sewage systems. The plan also discourages the use of stream discharge systems into the Brandywine Creek.

Discussion

The Act 537 Plan Special Study is generally consistent with the objectives and recommendations of Landscapes³, as they relate to the expansion of the NCCMA service area to accommodate existing developments with high rates of on-lot system malfunctions or high groundwater nitrates, as opposed to support new residential development - specifically Connect Objective F, which states: “Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well maintained infrastructure,” and Connect Recommendation 10, which states “Explore methods to improve coordination of long range planning goals for water and sewer infrastructure with land use planning.”

The proposed Plan Update is also generally consistent with Watersheds objective 7.2 of Goal 7, “concentrate planned utility service areas to support designated growth areas” and Watersheds Objective 4.3 of Goal 4, “Reduce or eliminate the introduction of unnecessary chemicals and nutrients into the environment.”

The CCPC supports the Plan Update and recommended that DEP approve the Plan.

TOPIC: Environmental

Item: Sadsbury Township – Act 537 Plan Special Study – Generally Consistent

Background

This Special Study was prepared to address the Township's intent to sell their sewage facilities to Pennsylvania American Water Company

Discussion

The Act 537 Plan Special Study is generally consistent with the policies of Landscapes3, as they relate to the Suburban and Suburban Center Landscapes, specifically Connect Objective F, which states: "Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well maintained infrastructure," and Connect Recommendation 10, which states "Explore methods to improve coordination of long range planning goals for water and sewer infrastructure with land use planning."

The proposed Special Study is also generally consistent with Watersheds objective 7.2 of Goal 7, "concentrate planned utility service areas to support designated growth areas."

The CCPC supports the Special Study as it relates to Sadsbury Township's existing sewage facilities, assets, and service areas, and recommended that DEP approve the Plan.

1/19/19

Major Revisions



THE COUNTY OF CHESTER



COMMISSIONERS
Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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

December 6, 2018

Tracy Olsen, Chairman
Honey Brook Township
Board of Supervisors
PO Box 1281
Honey Brook, PA 19344

Re: Official Sewage Facilities Act 537 Plan Update for Honey Brook Township

Dear Ms. Olsen:

The Chester County Planning Commission (CCPC) has reviewed the Draft 537 Plan Update dated October 2018 as required by Section 71.53(a)(2) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by Ebert Engineering, Inc. and was received in our office on October 16, 2018.

This plan was prepared to further define areas of public sewer service and to address the existing Northern Chester County Municipal Authority (NCCMA) Waste Water Treatment Plant (WWTP) upgrade requirements. The upgrade of the plant will be a two phased approach in order for the NCCMA WWTP to meet PA DEP nutrient loading requirements at the permitted capacity. The other goal of the plan is to accommodate the projected growth within the Township and Borough by the existing NCCMA WWTP.

The plan proposes to address the disposal needs of the remainder of the Township through the continued use of individual on-lot sewage systems. The plan also discourages the use of stream discharge systems into the east or west branches of the Brandywine Creek. While the Township indicates that they currently do not have a Sewage Management Ordinance, they have been in the process of developing one, and provide information to homeowners with on-lot disposal systems at the Township building and on their website. The Chester County Planning Commission recommends the Plan be adopted after addressing comments in this letter.

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

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

1. We find the proposed areas to be served by sewer service to be generally consistent with the Landscapes Map of Landscapes3 (2018). Honey Brook Township is primarily located within the Agricultural and Rural Landscapes, with portions

located within the Rural Center, Urban Center and Suburban Landscapes. The Agricultural and Rural landscapes are locations in which *Landscapes3* promotes the preservation of the County's rural character and agricultural industry. The extension of public sewer or water lines into the Rural and Agricultural Landscape is generally inconsistent with the Vision for the Rural and Agricultural landscapes according to *Landscapes3*.

Specifically, 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 to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this 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.

The extension of the Northwestern Chester County Authority's (NWCCA) service area extensions are generally to accommodate existing developments with a high rate of on-lot system malfunctions, or high groundwater nitrates, rather than supporting new suburban-type development,. Further, the Plan Update also addresses the NWCCA's wastewater treatment plant upgrade requirements. As proposed, the overall goals of this Act 537 Plan Update are generally consistent with the Visions, Goals and Objectives of *Landscapes3*.

2. *Watersheds* (2002), the water resources element of the County comprehensive plan, identifies Objective 7.2 of Goal 7, "concentrate planned utility service areas to support designated growth areas," to be achieved through key strategies such as restricting the extension of community and public water and wastewater facilities in the Rural Landscape, and supporting the use of satellite systems and service areas to meet the needs of Rural Centers, Villages and cluster developments. Honey Brook Township, through its Act 537 Plan Update, intends to expand the public service areas of the NWCCA where necessary, as consistent with local land use planning, and maintain the use of on-lot systems whenever possible, which is consistent with this Objective and generally consistent with the goals of *Watersheds*.

B. Consistency of the Alternative with *Landscapes3*:

The selected alternatives for Honey Brook Township are presented in the Plan as the following Study Areas: The Supplee Study Area, the West Study Area, the Cupola Road Study Area, and the On-lot Systems Study Area. Most of the areas proposed to be served by the NCCMA were also proposed in the 2010 Act 537 Plan, or surveyed at that time for potential inclusion in a public sewer service area due to malfunctions or nitrate issues.

The Supplee Study area includes two areas, one east of Struble Lake and one south of the existing Supplee service area. Both of these areas were surveyed in the 2010 Act 537 Plan and showed elevated nitrates. The West Study Area includes two additional

parcels that, though zoned Agricultural, have on-lot failures, and are both proposed for redevelopment. The Cupola Study Area plans to add the Hammell O'Donnell Industrial Park, which is part of an Intermunicipal Agreement between Honey Brook Township, West Nantmeal Township and West Brandywine Township. The remainder of the Township will continue to utilize on-lot sewage systems.

As presented, the alternative is generally consistent with *Landscapes3* Connect Objective F, which states, "Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well maintained infrastructure," and Connect Recommendation 10, which states: "Explore methods to improve coordination of long range planning goals for water and sewer infrastructure with land use planning."

C. General Comments:

1. The Planning Commission supports the comments presented by the Chester County Health Department in their letter, specifically the potential need of the Brandywine Terrace Mobile Home Park, located in the Cupola Study Area, to connect to the NWCCA system.
2. Honey Brook Township is to be commended for working to bring their planning documents into consistency with the necessary upgrades to the NWCCA wastewater treatment plant through the update of this plan. The Planning Commission also supports the ongoing efforts of the Township in the creation of the Septage Management Ordinance that is under development.
3. *Landscapes3*, the Chester County Comprehensive Plan was adopted by the Chester County Commissioners on November 29, 2018. For consistency, please update documentation to include updated references to *Landscapes3*.
4. Page III-25. Septage Generation. The text states that there are five sewage holding tanks within the Township. According to two 2018 Act 537 Planning Modules entitled Elmer Beiler, PA DEP Code # 1-15932-548-2L and Baron Hill Storage, PA DEP Code # 1-15932-554-2LN, there will be seven holding tanks in the Township. For consistency, please update the text to include this project.
5. Page IV-4. Honey Brook Township Zoning Ordinance. The text references the current zoning ordinance, but does not include the adoption date. According to our records, Honey Brook Township adopted zoning amendments in September 12, 2018. This document may include an updated map, as well. For consistency, please update the text and map, as needed.
6. Page IV-6. Stormwater. In addition to including information for stormwater provisions, please include for clarity the adoption date of the Township's stormwater ordinance. Our records indicate an adoption date of May 14, 2014.
7. Page IV-14. Projected Capacity Requirements within Proposed Sewer Service Areas. On the listing of Approved Developments in the public sewer areas, please

include approved developments from 2018, including Elmer Beiler, Baron Hill Storage, and the Honey Brook Golf Club, if they are not listed under another name already.

8. Page IV-23. Future Growth and Population Projections. The 2010 Census information that the Planning Commission utilizes shows the median age of 40.8 with 45.6% of the population being between the ages of 25-64. Please revise the text for clarity.
9. Page VI-5. County Stormwater Management Plan. This paragraph includes information on the County and Township stormwater ordinance regulations. Please include the date of the Township stormwater ordinance's adoption, for reference.
10. Appendix G. Draft On-Lot Sewage Management Ordinance. The Township should consider adopting a final version of a septage management ordinance that will require scheduled inspections, pump-outs, etc.

Thank you for the opportunity to offer comments on this plan. We trust that these comments will be of assistance to you as you prepare the final document for submission to PA DEP. The CCPC recommends approval of the plan after all comments have been addressed. If you have any questions, please contact me at 610-344-6285.

Sincerely,



Carrie Conwell, AICP
Senior Environmental Planner

cc: Elizabeth Mahoney, PA DEP
Tom Quinn, Chester County Health Department
Steve Landes, Honey Brook Township Manager
Tara Bernard, Ebert Engineering



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

December 12, 2018

Dave Reynolds, Chairman
Sadsbury Township Board of Supervisors
PO Box 261
2920 Lincoln Highway
Sadsburyville, PA 19369

Re: Sadsbury Township Act 537 Special Study

Dear Mr. Reynolds:

The Chester County Planning Commission (CCPC) has reviewed the Draft Act 537 Plan Special Study dated October 2018 as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by Pennsylvania American Water Company (PAWC) and was received on November 5, 2018. As proposed, the selected alternative is to sell all assets of the Sadsbury Township wastewater system to Pennsylvania American Water Company and will only include the existing service areas where Act 537 planning approvals have already been granted, with no additional expansion.

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

A. Consistency of the Act 537 Plan Special Study with *Landscapes3*:

1. *Landscapes3* designates the area containing Sadsbury Township's sewage facilities assets and service area as primarily located within the Suburban Landscape. As such, we find the proposed areas currently served by sewer service to be generally consistent with the Landscapes Map of *Landscapes3* (2018). According to *Landscapes3*, the portions of the township that contain sewage facilities are primarily defined as being in the Suburban and Suburban Center landscapes, with small portions (just outside of the Borough of Parkesburg) included in the Rural landscape. Both the Suburban and Suburban Center Landscapes support the use of public sewer systems.

According to *Landscapes3*, in the remainder of the Township, which is located primarily in the Rural and Agricultural Landscapes, the vision 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 to serve cluster development or concentrations of failing on-lot sewage systems, is supported in these landscapes.

2. Consistency with *Watersheds*:

Watersheds, the water resources element of the County comprehensive plan Objective 7.2 states: “concentrate planned utility service areas to support designated growth areas.” The existing public sewer service area in Sadsbury Township, as noted above, is located within the Suburban and Suburban Center Landscapes which are designated as Growth Areas. As presented, the proposed Special Study to sell the Township’s sewage facilities, if contained within the county’s Growth Area, is consistent with the above objective of *Watersheds*.

B. Consistency of the Alternative with *Landscapes3*:

As presented, the alternative is generally consistent with *Landscapes3* Connect Objective F, which states, “Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well maintained infrastructure,” and Connect Recommendation 10, which states: “Explore methods to improve coordination of long range planning goals for water and sewer infrastructure with land use planning.”

Therefore, the Planning Commission finds that Act 537 Special Study for Sadsbury Township, if limited to the designated Growth Areas of *Landscapes3*, is generally consistent with the goals and objectives of *Landscapes3* that relate to utilities and infrastructure in the Suburban and Suburban Center Landscapes. The Planning Commission does not encourage expansion of the service area in the Rural or Agricultural Landscapes or other areas designated for preservation within the Township.

Thank you for the opportunity to offer comments on this plan. The CCPC recommends approval of the plan after all comments have been addressed. We hope that these comments, and those of the Chester County Health Department, will be of assistance as the Township prepares for submission of this proposed plan update to the PA DEP. If you have any questions, please contact me at 610-344-6285.

Sincerely,



Carrie J. Conwell, AICP
Senior Environmental Planner

cc: Elizabeth Mahoney, PA DEP
Tom Quinn, Chester County Health Department
Linda Shank, Sadsbury Township Secretary
Gerald DeBalko, PAWC
Dave Porter, MacCombie Engineering

Minor Revisions



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

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

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

Project Name & Municipality Keith and Tracy Brand, East Coventry Township

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

1. Date plan received by county planning agency. October 30, 2018
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 28, 2018

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>Landscape2, the Chester County Comprehensive Plan, was adopted in 2009. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscape2 map, adopted November 2009, the proposed land development is designated as occurring in the Rural Landscape. The vision for this landscape includes 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 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>Landscape3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as Exceptional Value Waters or High Quality Waters. 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>*Landscape3 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 <u>Not known. While the CCPC cannot evaluate this question, the preservation historical and archaeological resources is consistent with the Landscape3 Goal for Appreciate, which seeks to preserve the historic resources and landscapes that define our cultural heritage.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u> |

Yes	No	SECTION C. AGENCY REVIEW (continued)	
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- | | | | |
|-------------------------------------|-------------------------------------|-----|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. | Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. | Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. | Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. | Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. | Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. | Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with the PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental Planner

Signature: _____

Date: 12/28/2018Name of County or Areawide Planning Agency: Chester County Planning Commission

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

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

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

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

This project was also reviewed under Act 247 as Case Number SD-05-18-15440.

PC53-12-18-15705

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
 Keith and Tracy Brand, Site Contact
 Bernard Rodgers, East Coventry Township
 Ross Wolford, Environmental Design Service, Inc.



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

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

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

Project Name & Municipality Great Valley Community Organization, East Whiteland Township

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

1. Date plan received by county planning agency. October 23, 2018
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 12, 2018

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes3 map, adopted November 2018, the proposed land development is designated as occurring in the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing types and affordability. Both on-lot and public sewer systems are supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as Exceptional Value Waters, the East Valley Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts <u>Not known. While the CCPC cannot evaluate this question, the preservation of historical and archeological resources is consistent with the Landscapes3 Goal for Appreciate, which seeks to preserve the historic resources and landscapes that define our cultural heritage.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u> |

Yes	No	SECTION C. AGENCY REVIEW (continued)	
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- | | | | |
|-------------------------------------|-------------------------------------|-----|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. | Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. | Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. | Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. | Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. | Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. | Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with the PA DEP approved County-wide Act 167 Plan, dated July 2, 2013.</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental Planner

Signature: _____

Date: 12/12/2018Name 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.

According to the National Pipeline Mapping System (NMPS), the proposed project is located within an area that contains the Williams/Transco, Sunoco, and Interstate Energy pipeline corridors. While the location of this project's proximity does not preclude development along the pipeline corridor, there may be special steps that can avoid negative impacts or interactions between the public and the pipeline. The Chester County Planning Commission recommends contacting the pipeline operator to coordinate construction activities in addition to calling 811 before digging. You can find contact information for the operator in your area by going to the Chester County Pipeline Information Center website <http://www.landscapes2.org/pipeline/Operators.cfm> and linking to the corresponding company.

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.

PC53-12-18-15698. This project has also been reviewed under Act 247 as Case Numbers SD-4-16-13614 and LD-4-16-13615.

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
Keith Walsh, Site Contact
John Nagel, East Whiteland Township
Mark Bryan, Environmental Management & Consulting, Inc



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

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

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

Project Name & Municipality Shirtz Farm, East Whiteland Township

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

1. Date plan received by county planning agency. October 12, 2018
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency December 07, 2018

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes3 map, adopted November 2018, the proposed land development is designated as occurring in the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing types and affordability. Both on-lot and public sewer systems are supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as Exceptional Value Waters (Valley Creek) and High Quality Waters (Ridley Creek). These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

- | | | | |
|-------------------------------------|-------------------------------------|-----|---|
| <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>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with the PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.</u> |

18.

Name, Title and signature of person completing this section:

Name: Carrie J. Conwell, AICPTitle: Senior Environmental Planner

Signature: _____

Date: 12/7/2018Name 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.

PC53-12-18-15693

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 Bachich, Site Contact
 John Nagel, East Whiteland Township
 Eric Janetka, Kelly & Close Engineers

Agricultural Security Area Reviews



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

December 14, 2018

Frank A. Piliero, Chairman
Charlestown Township
Board of Supervisors
P. O. Box 507
Devault, PA 19432

Re: County Planning Commission 7-Year Review of Township Agricultural Security Area

Dear Mr. Piliero:

As requested in your November 14, 2018 correspondence prepared by Linda Csete, Township Manager, we have reviewed your Township's submission updating its Agricultural Security Area (ASA). The Planning Commission commends the Board of Supervisors for taking this action. The review was based on the information submitted in your letter and information found in County Assessment Office records.

We have reviewed the ASA pursuant to the requirements of the Pennsylvania Agricultural Security Law (Act 43). The evaluation criteria used in this review follow those outlined in Section 907 of Act 43, as amended. Additional comments and recommendations are also provided.

Soils

Act 43 requires that 50 percent of the total land area within an ASA contain soils with NRCS Capability Classes I, II, III, or IV. From a review of the soils maps, it appears that the combined parcels proposed for inclusion in the updated ASA have met this requirement.

Local Planning

Act 43 requires that lands proposed for inclusion in an ASA be compatible with local government plans. As currently zoned, all of the proposed parcels within the ASA are located entirely or primarily in zones that permit agriculture, as noted on the attached listing.

Based on the current municipal comprehensive plan, all but 13 of the proposed parcels within the ASA are located entirely or primarily in areas with a future land use that supports agriculture, as noted on the attached listing.

All but five of the parcels within the ASA are consistent with *Landscapes3*, the Chester County Comprehensive Plan. Parcel 35-2-5.1 is partially located in a "Suburban" Landscape, and Parcels 35-6-5, 35-6-15, 35-2-14 and 35-2-27 are entirely within the "Suburban" Landscape.

Agricultural Lands

In order to be included within an ASA, parcels must be viable agricultural land. Under Act 43, the two factors that determine the viability of farming are parcel size and land use. Parcels must be a minimum of 10 acres in size or have an anticipated yearly gross income of at least \$2,000 from agricultural products. Parcels must also have the ability to be cultivated. As a result, the primary land use on a parcel should be farming or vacant. Most of the parcels within the ASA appear to be viable agricultural land. Some parcels in the ASA are surrounded by residential development, but appear to be properties with stables. Although there are 19 parcels with less than ten acres, most are in close proximity to larger parcels that appear to be viable farmland.

Comments

The enclosed table presents the parcels proposed for inclusion in the Township's updated ASA, information about the parcel, and the Planning Commission's comments regarding the parcels. We suggest that the Township review this table and revise the ownership information as appropriate.

We appreciate the Township providing the owners, acreage and parcel ID numbers for each ASA property. On the basis of all the information provided by your office, and the County Real Estate System Records, the Township's ASA currently includes 86 parcels totaling 2,077 acres. Our records indicate that four parcels were removed from your ASA since the last review in 2011.

Some of the parcels included on the submitted list have since been merged into other parcels on your list as noted above, we recommend you review your list once more before adoption. Likewise, Tax Assessment records indicate that some of the owner's names have changed, which also should be checked.

One parcel, that comprises the Swiss Pines property, (35-2-96-E) is included within the ASA. Swiss Pines is a private Japanese garden and wooded wildlife preserve that in the past was open to the public for tours. The Planning Commission is aware that this property is protected from future development by a land trust easement. If the limitations of this easement do not permit commercial timbering or any other viable agricultural production, we recommend that the municipality consider removing this parcel from the ASA.

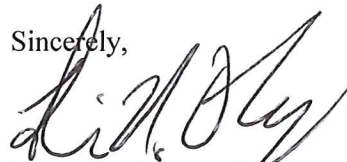
The Township should consult with its Solicitor and follow the procedures outlined in Section 908 of Act 43, as amended, for updating its ASA. We request that, upon formal adoption and filing with the County Recorder of Deeds, a final copy of your updated ASA be sent to both the County Planning Commission and the County Agricultural Land Preservation Board.

Recommendation

We have found that the proposed Agricultural Security Area for Charlestown Township is consistent with the requirements of Act 43. We commend the Township for its efforts to foster agriculture through the use of the Agricultural Security Area Program. Following review and consideration of the comments contained in this letter, we recommend adoption of a revised Agricultural Security Area.

Thank you for helping to preserve Chester County's farmland.

Sincerely,



Brian N. O'Leary, AICP
Executive Director

GPB/ns
Enclosure

cc: Linda Csete, Charlestown Township
Kimberly Moretti, East Pikeland Township
Geoffrey Shellington, Chester County Department of Open Space Preservation
Hillary Krummrich, Chester County Agricultural Development Council
Jake Michael, Chester County Planning Commission

Charlestown Township
ASA Review 12/18

Parcel ID #	Parcel Owner*	Acreage*	Land Use Code	Program Enrolled	ALPB Easement	Zoning	Future Land Use	Notes/Recommendations
26-4-78	Stockton, Iloway & Morris, Eleanor	41.6	F-20	319	None	AP	Rural	Located in E. Pikeland
35-1-12	Crowell, Christopher et al.	39.8	F-20	319	None	FR	MS	
35-1-13	Drew, Allea & Marjorie	10.4	R-10	319	None	FR	MS	
35-1-2	Forcine, Brian	43.4	R-10	319	None	FR	MS	c. Now includes 35-1-202, 35-1-2.3, & 35-1-23.A
35-1-2.4	Stonorov, T. & Churchill M.	5.6	R-10	None	None	FR	MS	a. Submitted as Churchill
35-1-2.5	Cloetingh, Thomas K. & Joan	33.7	R-10	319	None	FR	MS	
35-1-3	Berry, Robert R.	2.0	V-10	319	None	FR	MS	a.
35-1-4	Berry, Robert R.	56.3	F-20	319	None	FR	MS	
35-1-4.5	Daly, Katrina Stonorov et al	53.0	V-10	319	None	FR	MS	
35-1-4.7	Foster, Andrea Stonorov	10.6	F-10	319	None	FR	MS	
35-1-5	Joos, Mary Ellen	14.7	F-10	319	None	FR	MS	
35-1-5.1	Joos, Eric R. & Amanda R.	21.9	R-10	319	None	FR	MS	
35-1-5.2	True North Farm LLC	15.1	V-10	319	None	FR	MS	
35-1-5.3	True North Farm LLC	12.4	V-10	319	None	FR	MS	
35-1-5.4	Joos, Mary E., & Baran, Carole E.	11.1	V-10	319	None	FR	MS	
35-2-10.1	Anderson, William & Elizabeth	55.0	V-10	319	None	H/FR	MS	
35-2-11	Anderson, William & Elizabeth	6.7	R-20	319	None	FR	MS	a.
35-2-11.3	Anderson, William & Elizabeth	47.8	V-10	319	None	FR	MS	
35-2-112	Maier, Sean & Jill	16.5	R-10	319	None	FR	MS	
35-2-119.1H	Thompson, James & Mary	23.8	F-20	319	None	FR	MS	
35-2-12	Anderson, William & Elizabeth	2.3	R-10	319	None	FR	MS	
35-2-120	Melchiorre, Peter D & Katherine E.	12.6	V-10	319	None	FR	MS	
35-2-121	Filippo, Thomas & Joanne	51.8	F-20	319	None	FR	MS	
35-2-124	Bruder, James & Alexandria	28.4	F-20	319	None	FR	MS	
35-2-14	Willig, Hugh & Sara	17.9	R-10	319	None	FR	MHO	c.
35-2-27	Anderson, William & Elizabeth	30.1	R-10	319	None	FR	MHO	c.
35-2-5.1	Crowell, Christopher, et al.	23.6	V-10	319	None	FR	MS	
35-2-7	Fisher, Carl E. & Sharon W.	41.5	F-20	319	None	FR	MS	
35-2-7.5	Anderson Family LP	39.5	F-20	319	None	FR	MS	
35-2-74.2	Charlestown Twp.	1.6	E-70	None	None	H	MS	a.
35-2-74	Naylor, Russell & Suzanne	35.5	R-80	319	None	H	MS	
35-2-75	Naylor, Russell & Suzanne	20.6	F-20	319	None	H	MS	
35-2-76	Crowell, Christopher, et al.	46.0	V-10	319	None	FR	MS	
35-2-78	Naylor, Russell & Suzanne	7.0	V-11	None	None	H	MS	a.
35-2-85	Bumeder, Henrietta	52.4	F-20	319	None	FR	MS	

Charlestown Township
ASA Review 12/18

Parcel ID #	Parcel Owner*	Acreage*	Land Use Code	Program Enrolled	ALPB Easement	Zoning	Future Land Use	Notes/Recommendations
35-2-85.1	Bartschi, Arnold, et al.	12.9	E-80	None	None	H	MS	
35-2-91.1	Bumeder, Henrietta	1.9	V-10	319	None	FR	MS	a.
35-2-91	Bartschi, Foundation	68.8	E-80	319	None	FR	MS	
35-2-94	Bumeder, Henrietta	19.2	R-20	319	None	FR	MS	
35-2-96-E	Bartschi, Found. Swiss Pines	55.5	E-80	319	None	FR	MS	Tax exempt parcel
35-3-1	Curry, Gregory & Kathleen	2.4	R-10	None	None	FR	MHO	a. c.
35-3-1.1B	Melich, David	27.5	R-10	319	None	FR	MS	c.
35-3-10	Kronenberg, William III	27.9	F-20	319	None	FR	MS	
35-3-11	Solda, Cesar & Paul	1.5	V-10	319	None	FR	MS	a.
35-3-11.1	Solda, Cesar & Paul	20.6	F-20	319	None	FR	MS	
35-3-14	Henver, Richard	22.4	F-20	319	None	FR	MS	c.
35-3-23	Keith, Elizabeth S. & Burgoon, Ann	57.1	F-20	319	None	FR	MS	
35-3-24.2	Bernhard, Richard & Holly	4.8	V-10	319	None	FR	MS	a.
35-3-25	Bernhard, Richard & Holly	14.0	F-10	319	None	FR	MS	
35-3-26	Bernhard, Richard & Holly	1.7	R-10	319	None	FR	MS	a.
35-3-27	Coleman, Alexandria	16.2	F-10	319	None	FR	MS	
35-3-28	JST Partners Holding Co. LP	30.8	V-10	319	None	FR	MS	
35-3-28.1	JST Partners Holding Co. LP	40.9	F-20	319	None	FR	MS	
35-3-29	Hanscom, Russell M. Jr. & Mabe	2.0	R-10	319	None	FR	MS	a.
35-3-30	Hanscom, Russell M. Jr.	10.2	V-10	319	None	FR	MS	
35-3-42	Burgoon, Anne S. et al.	9.0	V-10	319	None	FR	MS	a.
35-3-46	Hausladen, John & Deborah	16.1	F-10	319	None	FR	MS	
35-3-48.2	Kronenberg, William III	7.7	V-10	None	None	FR	MS	a.
35-3-48.3	Kronenberg, William III	12.0	V-10	None	None	FR	MS	
35-3-49.1	Rogers, Gregory J. & Julia B.	61.8	F-20	319	None	FR	MS	
35-3-58	Charlestown Twp.	20.6	E-70	None	None	FR	MS	
35-3-59	Charlestown Twp.	55.0	E-70	515	None	FR	MS	
35-3-61	Greer, David & Nancy	1.5	R-80	None	None	FR	MS	a.
35-3-62.1	Northrop, Karlin Z.	17.3	F-10	515	None	FR	MS	
35-3-63.1A	Steplewski, Zenon & Maria	20.2	F-20	515	None	FR	MHO	c.
35-3-66	Gorman, Thomas & Suzanne	13.5	F-10	319	None	FR	MHO	c.
35-3-7	Dicranian, John S. & Melissa C.	46.0	F-20	319	None	FR	MS	
35-3-77	Bartholdson, John & Carol	16.2	F-10	319	None	FR	MS	
35-3-9	Ferraro, Larry J. & Florence J.	31.7	R-10	319	None	FR	MS	
35-3-9.1	Kronenberg, William III	13.2	V-10	319	None	FR	MS	
35-4-11.1	Marshall, Paul K. & Julie	12.6	F-10	319	None	FR	MS	
35-4-149	Bumeder, Henrietta	6.4	R-40	None	None	FR	MS	a.

Charlestown Township
ASA Review 12/18

Parcel ID #	Parcel Owner*	Acreage*	Land Use Code	Program Enrolled	ALPB Easement	Zoning	Future Land Use	Notes/Recommendations
35-4-27	Rubino, Janet	10.3	F-10	319	None	FR	MS	
35-4-69	Melchiorre, Peter D & Katherine E.	10.5	F-10	319	None	FR	MS	c.
35-4-7	Epstein, Joseph & Son	69.7	V-10	319	None	FR	MS	
35-4-7.1	Whitman, Aileen E. Trust	49.1	F-20	319	None	FR	MS	
35-4-74.3A	Cloetingh, Carolyn	10.9	R-10	319	None	FR	MHO	c.
35-4-8	Epstein, Joseph & Son	0.1	V-10	319	None	FR	MHO	a. c.
35-4-82	Bruder, James & Alexandria	27.7	F-20	319	None	FR	MS	
35-5-2	Fay, Joseph & Elizabeth	55.1	F-20	319	None	FR	MS	
35-6-1	Larocque, Kalina G.	10.0	F-10	319	None	FR	MHO	c.
35-6-15	Flipse, April M.	9.4	R-10	319	None	FR	MHO	a. c.
35-6-2	McCue, Lance A. & Victoria K.	5.0	V-10	319	None	FR	MHO	a. c.
35-6-5	Flipse, April M.	1.0	V-10	319	None	FR	MHO	a. c.
35-7-1	McCue, Lance A. & Victoria K.	75.9	F-20	319	None	FR	MHO	c.
35-7-7.2	McCue, Lance A. & Victoria K.	10.6	V-10	319	None	FR	MHO	c.
Total	86 Parcels	2,076.6			No Parcels Eased			
Notes:								
	Parcels added since the previous review are in bold.							
	* Parcel owner and acreage are presented as found in the County Tax Assessment Records.							
	a. Parcel is less than 10 acres.							
	b. All or part of the parcel has zoning that may be inconsistent with agriculture.							
	c. All or part of the parcel has a future land use that may be inconsistent with agriculture.							
Date ASA First Adopted		Date of the Previous Review						
	July 1998	October 2011						
Parcels Removed Since the Previous Review								
35-1-5.1A	Joos, Mary & Robert	Rolled into Parcel 35-1-5.1						
35-2-29	Lammey, Robert & Kristine							
35-2-30	Cabot, Karen							
35-6-2.1	Northrop, Karlin	Parcel does not exist						
Total	4							
BLR Land Use Codes								
	C60 - Office Building/Laboratory/Library	E71 - Local Government Parks					R10 - Single Family/Cabin	
	C95 - Private School	F10 - Farm (10 - 19.99 acres)					R70 - Mobile Home	
	C96 - Commercial OBY only	F20 - Farm (20 - 79.99 acres)					R80 - Barns, Stables, Pools, Misc. Bldg	

Charlestown Township
ASA Review 12/18

Parcel ID #	Parcel Owner*	Acreage*	Land Use Code	Program Enrolled	ALPB Easement	Zoning	Future Land Use	Notes/Recommendations
	E70 - Local Government		F80 - Farm	(80+ acres)			V10 - Vacant Land Residential	
Zoning								
	East Pikeland							
	AP - Agrucultural Preserve*	Charlestown						
	* Permits agriculture	FR - Farm Residential*						
Future Land Use								
	East Pikeland	Charlestown						
	R- Rural*	MS - Minimal Impact Area or Special Heritage Landscape Protection Zones*						
		MHO - Moderate Impact Area, Higher Intensity Development Areas, and Other Low & Moderate Intensity Development						
	* May accommodate agriculture							
Sources								
	Charlestown Future Land Use Map, 2001.							
	Charlestown Zoning Ordinance Map, 2010, as amended.					East Pikeland Future Land Use Map, 2001.		
						East Pikeland Zoning Ordinance Map, 2009, as		

DATE: December 14, 2018
TO: Planning Commission
TOPIC: Agricultural Preservation
Item: Act 43, Agricultural Security Area Review – Charlestown Township

Background

The Agricultural Security Area (ASA) Program was created to help protect the agricultural industry in Pennsylvania from increasing development pressure. Landowners in an ASA are protected from nuisance ordinances. Their properties also receive a special review prior to condemnation. Additionally, all state funded projects with impacts on these areas are subject to review. Lands must be within an ASA to be eligible to participate in the state and county funded Agriculture Easement Purchase Program. There are no land use restrictions in the ASAs and landowner participation is voluntary.

Section 907 of Act 43 requires the municipality proposing to create an ASA to solicit comments from its own Agricultural Advisory Committee and Planning Commission, and the County Planning Commission. Section 909 of Act 43 requires the municipality to review the area within an ASA every seven years after the date of its creation. After these reviews and a public hearing, the local officials may take action.

Discussion

Our review is based on requirements outlined in the Act. The review follows standard criteria that require the examination of soils, local planning and ordinances, and the viability of agriculture.

Charlestown Township officials created an ASA in 1998, which had its last 7-year review in September 2011. In December 2018, the Township submitted a list of 86 parcels proposed for inclusion within the Charlestown Township ASA, and requested Planning Commission Review. The Planning Commission determined that there are 17 new parcels proposed. This is a net increase of 13 parcels relative to the previous CCPC review. Four parcels have been removed. The total acreage for the Township ASA is 2,077 acres.

The Planning Commission reviewed the submitted list and determined that for the most part, the parcels included in the ASA are viable farmland by state definition, and so are appropriate for inclusion in the ASA. Further evaluation by the municipality was recommended for 19 parcels that showed some sort of inconsistency with six features used to evaluate the viability of the parcels as farmland. The Planning Commission also recommended that the Swiss Pines be further evaluated, because it is protected by a land trust easement, which may preclude timbering or other viable agricultural operations.

Upon review, the Township's revised ASA generally meets all the requirements for Act 43 inclusion.

Action Requested

Staff requests ratification of the attached letter indicating support of the Charlestown Township ASA after considering the comments contained in the letter.

Attachment



THE COUNTY OF CHESTER



COMMISSIONERS
Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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

REVIEW OF A PROPOSED ADDITION TO AN AGRICULTURAL SECURITY AREA (ASA)

TO:

Gary C. Elston
West Nantmeal Township
Board of Supervisors
455 Manor Road Box 234
Elverson, PA 19520

Date:

December 5, 2018

Parcel:

23-6-14.1

Acreage*:

7.7

Owner(s)*:

Susan L. Springsteen

*According to County Tax Assessment Records

Review Timetable

On, November 19, 2018 the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by Kimberly P. Venzie, Township Solicitor, representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by January 3, 2019.

Soils

1. Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes ☒ No ☐
Comments:

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes ☒ No ☐
Comments: The parcel is located in the R-2 Rural Residential zoning district, which permits General Agricultural Uses by right.

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes ☒ No ☐

Comments: **The Future Land Use map in the Township Comprehensive Plan designates this parcel as Rural Residential.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes ☒ No ☐

Comments: **The parcel is located in the Rural Landscape.**

Agricultural Lands

1. Is the parcel enrolled in a farmland protection program? Act 515 ☐ Act 319 ☒ None ☐

2. What is the Chester County Real Estate System land use code?

3. Is the parcel "viable farmland" as defined by Act 43? Yes ☒ No ☐

Comments: **While this parcel is only 7.7 acres, the adjoining 5.3 acre parcel has also been submitted for inclusion in the Township's ASA program.**

The CCPC finds that the proposed addition of this parcel consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.

Thank you for helping to preserve Chester County's farmlands.


Glenn Bentley
Senior Review Planner

GPB/ncs

cc: Robert Baskin, Township P.C. Chair
Kimberly P. Venzie, Township Solicitor
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department



THE COUNTY OF CHESTER



COMMISSIONERS
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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

REVIEW OF A PROPOSED ADDITION TO AN AGRICULTURAL SECURITY AREA (ASA)

TO:

Gary C. Elston
West Nantmeal Township
Board of Supervisors
455 Manor Road, Box 234
Elverson, PA 19520

Date:

December 5, 2018

Parcel:

23-6-14.1A

Acreage*:

5.3

Owner(s)*:

Susan L. Springsteen

*According to County Tax Assessment Records

Review Timetable

On, November 19, 2018 the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by Kimberly P. Venzie, Township Solicitor, representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by January 3, 2019.

Soils

1. Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes ☒ No ☐

Local Planning

1. Does the municipal zoning for the parcel allow agriculture? Yes ☒ No ☐
Comments: **The parcel is located in the R-2 Rural Residential zoning district, which permits General Agricultural Uses by right.**

2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes ☒ No ☐

Comments: **The Future Land Use map in the Township Comprehensive Plan designates this parcel as Rural Residential.**

3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes ☒ No ☐

Comments: **The parcel is located in the Rural Landscape.**

Agricultural Lands

1. Is the parcel enrolled in a farmland protection program? Act 515 ☐ Act 319 ☒ None ☐

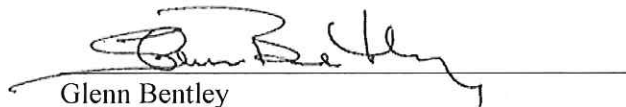
2. What is the Chester County Real Estate System land use code?

3. Is the parcel “viable farmland” as defined by Act 43? Yes ☒ No ☐

Comments: **While this parcel is only 5.3 acres, the adjoining 7.7 acre parcel has also been submitted for inclusion in the Township’s ASA program.**

The CCPC finds that the proposed addition of this parcel consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.

Thank you for helping to preserve Chester County’s farmlands.


Glenn Bentley
Senior Review Planner

GPB/ncs

cc: Robert Baskin, Township P.C. Chair
Kimberly P. Venzie, Township Solicitor
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department



THE COUNTY OF CHESTER



COMMISSIONERS
Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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REVIEW OF A PROPOSED ADDITION TO AN AGRICULTURAL SECURITY AREA (ASA)

TO:

Gary C. Elston
West Nantmeal Township
Board of Supervisors
455 Manor Road, Box 234
Elverson, PA 19520

Date:

December 5, 2018

Parcel:

23-4-16.1

Acreage*:

19.6

Owner(s)*:

Craig & Barbara Arbaugh

*According to County Tax Assessment Records

Review Timetable

On, November 19, 2018 the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by Kimberly P. Venzie, Township Solicitor, representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by January 3, 2019.

Soils

1. Will the existing ASA continue to contain 50 percent soils in NRCS Capability Classes 1 through 4 if this parcel is added to the ASA? Yes ☒ No ☐
Comments:

Local Planning

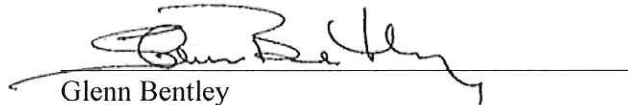
1. Does the municipal zoning for the parcel allow agriculture? Yes ☒ No ☐
Comments: **The parcel is located in the R-1 Agricultural Preservation zoning district.**
2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes ☒ No ☐
Comments: **The Future Land Use map in the Township Comprehensive Plan designates this parcel as Agricultural.**
3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes ☒ No ☐
Comments: **The parcel is located in the Agricultural Landscape of *Landscape3*.**

Agricultural Lands

1. Is the parcel enrolled in a farmland protection program? Act 515 ☐ Act 319 ☒ None ☐
2. What is the Chester County Real Estate System land use code?
3. Is the parcel "viable farmland" as defined by Act 43? Yes ☒ No ☐
Comments:

The CCPC finds that the proposed addition of this parcel consistent with the criteria of Act 43. The above comments are provided to assist in your decision toward adding this parcel to your ASA. If you have any questions, please call the CCPC at 610-344-6285.

Thank you for helping to preserve Chester County's farmlands.


Glenn Bentley
Senior Review Planner

GPB/ncs

cc: Robert Baskin, Township P.C. Chair
Kimberly P. Venzie, Township Solicitor
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department

Discussion and Information Items

Planning Services Division Update

Planning Services Division

Municipal Assistance Projects

January 2019

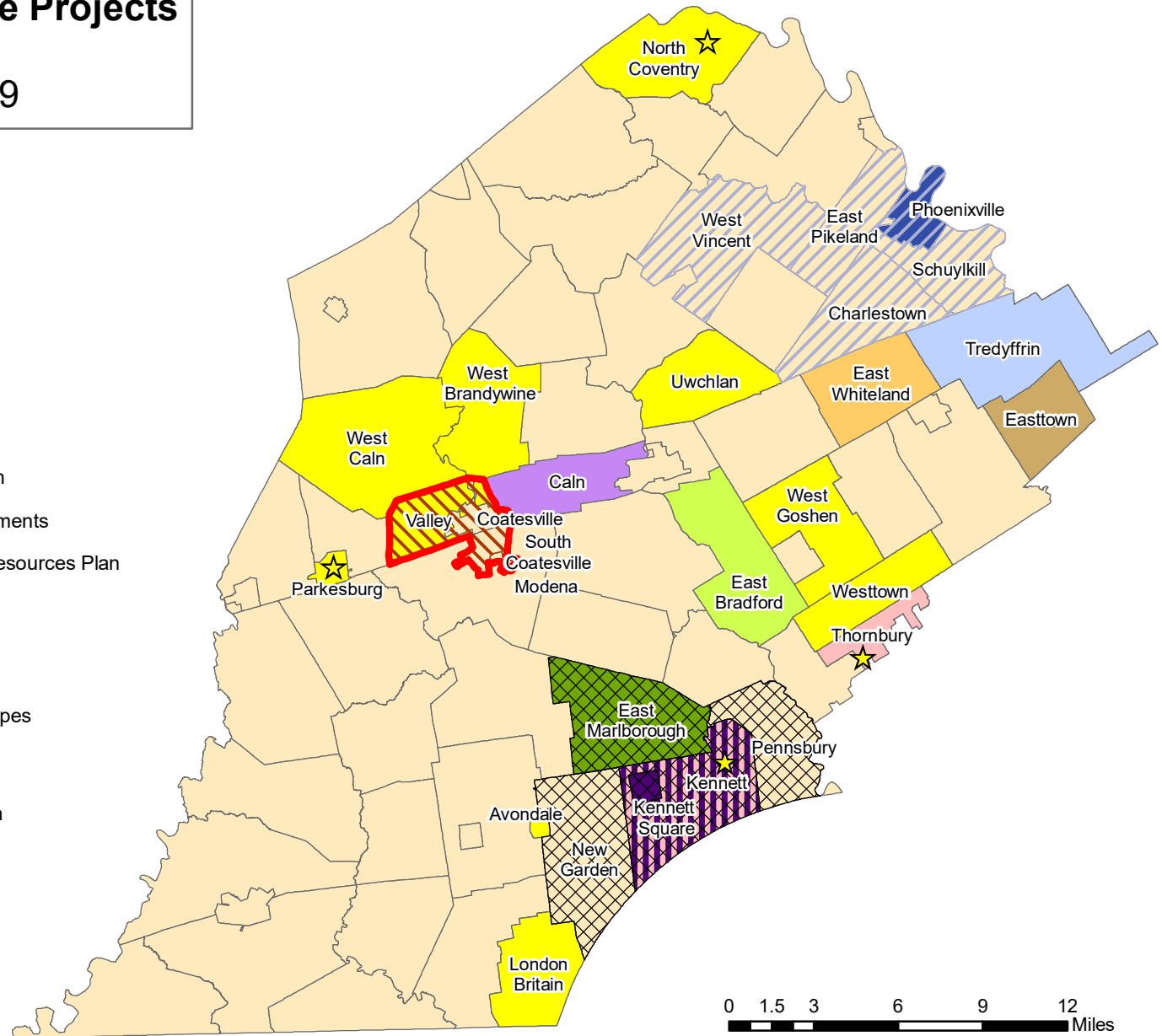


Single Municipality

- Comprehensive Plan
- Zoning Ordinance
- Multi-Modal/Trail Study
- Greenway Study
- Pedestrian Plan
- Capital Improvement Plan
- Open Space, Parks, and Recreation Plan
- Devon Visioning and Regulatory Amendments
- Open Space, Recreation, and Natural Resources Plan
- VPP In-Kind Contracts

Regional Projects

- Brandywine Battlefield Strategic Landscapes Plan Phase 2a
- Coatesville Region Mill Trail
- Phoenixville Region Comprehensive Plan
- Kennett Square/Kennett Township Regulatory Updates
- Economic Development Study



0 1.5 3 6 9 12 Miles

Sources: Municipalities - Chester County DCIS/GIS; VPP Tracking created by CCPC, 2018.



PLANNING SERVICES DIVISION REPORT

January 2019 (Activities as of 12/31/18)

Planning Services Division (PSD) activities are reported under two categories: Municipal Assistance and Historic Preservation. **Within the Municipal Assistance summary, contractual projects are categorized under Single Municipality or Regional/Multimunicipal, and other PSD staff tasks are noted under Other Projects.** Recent VPP inquiries are also identified.

MUNICIPAL ASSISTANCE

The following summarizes significant municipal assistance program activity that has a contractual obligation, including Vision Partnership Program (VPP) cash and in-kind grant projects as well as projects primarily funded through outside sources (such as DCNR, NPS, etc.).

SINGLE MUNICIPALITY

1. Avondale Borough – Comprehensive Plan Update

(9/17-8/19)

The Borough has retained Ray Ott & Associates to update their existing comprehensive plan. The initial meeting was held in November 2017. Work is progressing on the background information and a community survey has been created. A public meeting was held September 27. Draft materials are expected in January.

Percent Completed: 25%

Consultant: Ray Ott & Associates

VPP Monitor: Kevin Myers

2. Caln Township – Capital Improvements Plan Roads/Stormwater

(1/18-12/19)

The Township will develop a capital improvements plan that addresses transportation and stormwater infrastructure, to include assessment of existing infrastructure and conditions, as well as development of a priority list and cost estimates. The plan will provide recommendations for short (1 – 5 year) and long-term (5 – 20 year) management. The task force met in October and reviewed the preliminary infrastructure conditions assessment results and online survey results. The next meeting is scheduled for April 2019.

Percent Completed: 55%

Consultant: Cedarville Engineering

VPP Monitor: Mark Gallant

- 3. East Bradford Township – Plum Run Corridor Greenway Study** (7/18-12/19)
The Township proposes a planning process for a one mile section of the Plum Run corridor that would extend existing trails in the WCU campus to the Strodes Mill National Register Historic District, and enhance historic interpretation in the area. The project will incorporate greenway preservation, trails, recreation enhancements, and historic resource restoration and interpretation. The second public meeting was held in December. Percent Completed: 40%
- Consultant: Laird Recreation*
VPP Monitor: Jeannine Speirs
- 4. East Marlborough Township – Open Space, Recreation, and Natural Resources Plan** (TBD)
The Township is proposing development of a plan to address existing parks, newly acquired Township open space, trail connections, and prioritization for future open space preservation. Coordination with the school district is proposed, given their contribution to active recreation facilities in the Township. The existing plan dates from 1993. The Township would select a consultant through RFP. Coordination on the scope of work prior to issuance the RFP is underway. Percent Completed: pending
- Consultant: TBD*
VPP Monitor: Kate Clark
- 5. East Whiteland Township – Open Space, Parks, and Recreation Plan** (12/18-11/20)
The Township proposes to complete a plan to identify, acquire, operate, maintain, and connect open space, with a goal to establish a blueprint for providing a network of parks, trails, and open spaces that includes active and passive recreation facilities, protected natural landscapes, and preserved historic sites. The kick-off meeting is being scheduled for January. Percent Complete: 0%
- Consultant: Natural Lands*
VPP Monitor: Jaime Jilozian
- 6. Easttown Township – Devon Visioning and Regulatory Amendments** (TBD)
The Township is proposing to conduct public visioning sessions to build community consensus for zoning amendments in the Devon area. Following the visioning process, zoning amendments will be drafted and reviewed. This project was a high priority recommendation in their recent comprehensive plan. The contract is being finalized and kickoff is scheduled for late January 2019. Percent Completed: pending
- Consultant: Glackin, Thomas, Panzak*
VPP Monitor: Chris Patriarca

- 7. Kennett Township – Zoning Ordinance** (4/18-3/20)
The Township is working on a full update to their Zoning Ordinance, with the Planning Commission acting as the consultant through the in-kind services portion of the Vision Partnership Program. The task force is reviewing resource regulations. Percent Completed: 40%

Consultant: Chester County Planning Commission
VPP Planners: Jeannine Speirs/Kate Clark
- 8. London Britain Township – Comprehensive Plan** (1/18-12/19)
The Township is working on a new comprehensive plan to address all of the MPC required elements, with a focus on issues of most immediate concern. The public survey is now complete and the first public meeting was held. Draft recommendations are being reviewed by the task force. Brandywine Conservancy will be preparing a full draft in the spring. Percent Completed: 50%

Consultant: Brandywine Conservancy
VPP Monitor: Jeannine Speirs
- 9. North Coventry Township – Comprehensive Plan** (7/18-6/20)
The Township is developing a comprehensive plan that will focus on issues of greatest priority to the Township while meeting all required MPC elements. The task force will be reviewing the first drafts of the focus chapters over the next few months. Percent Completed: 20%

Consultant: Chester County Planning Commission
VPP Planners: Jaime Jilozian, Chris Patriarca, Kate Clark
- 10. Parkesburg Borough – Comprehensive Plan and Revitalization Plan** (10/18-9/20)
The Borough is working on a new comprehensive plan and a revitalization plan with the Planning Commission acting as the consultant through the in-kind services portion of the Vision Partnership Program. The kick-off meeting was held on October 11, 2018. We reviewed the draft vision statement and priorities at the December 13 meeting and will hold our first public workshop on January 10, 2019. Our first stakeholder interviews took place on December 19. Percent Completed: 10%

Consultant: Chester County Planning Commission
VPP Planners: Mark Gallant, Kevin Myers, Kate Clark
- 11. Phoenixville Borough - Pedestrian Accessibility Plan** (5/18 – 10/19)
The Borough will be developing a plan that focuses on improving pedestrian accessibility throughout the Borough. The plan will include a public outreach process to identify problematic areas. Percent Completed: 0%

Consultant: McMahon Associates
VPP Monitor: Kevin Myers

12. Thornbury Township – Zoning Ordinance

(10/18-9/20)

The Township is working on a new zoning ordinance with the Planning Commission acting as the consultant through the in-kind services portion of the Vision Partnership Program. The task force has completed their review of definitions, administration, zoning hearing board, & introduction chapters. Review of district regulations will start in January 2019.

Percent Completed: 10%

Consultant: Chester County Planning Commission

VPP Planners: Chris Patriarca, Mark Gallant, Kate Clark

13. Tredyffrin Township – Multi-modal Study

(8/17-1/19)

The Township is working on a multi-modal study in the area of Gateway Shopping Center, focused on pedestrian improvements and connections, particularly between schools, the shopping center, and the Chester Valley trail. Detailed concept plans for four key areas within the study area are complete and were reviewed with PennDOT staff in October. A public meeting to review the draft plan was held December 5, 2018 and the full draft has been submitted for VPP review.

Percent Completed: 75%

Consultant: McMahon Associates

VPP Monitor: Rachael Griffith

14. Uwchlan Township – Comprehensive Plan and Official Map Update

(8/18-7/20)

The Township is working on updating their comprehensive plan, which was most recently adopted in 2010. An update to the Official Map will also occur as part of the effort. We met on October 13 and reviewed the early survey results and the plan goals and objectives. The last meeting was held on December 13, 2018 where the task force shared their review comments on the goals and objectives.

Percent Completed: 10%

Consultant: Robert Smiley

VPP Monitor: Mark Gallant

15. Valley Township – Comprehensive Plan

(TBD)

The Township is proposing development of a new comprehensive plan. Their existing plan dates from 2003. The new plan will incorporate information from various plans, build consensus around a vision for the future that is implementable, and prioritize future action. The contract is being finalized.

Percent Completed: pending

Consultant: Tom Comitta & Associates, Pennoni Associates

VPP Monitor: Jaime Jilozian

- 16. West Brandywine Township – Comprehensive Plan Update** (8/17-7/19)
The draft chapter format has been agreed to, with each chapter starting with “why” and key issues, followed by policy and action recommendations, and concluding with background information. Review of topical chapters will continue through the winter and the initial full draft plan is anticipated in March 2019. Percent Completed: 40%

Consultant: Brandywine Conservancy
VPP Monitor: Chris Patriarca

- 17. West Caln Township – Comprehensive Plan** (TBD)
The Township is proposing development of a new comprehensive plan. Their existing plan dates from 1998. The new plan will be implementable and include a focus on sustainability. Specific issues to be addressed include use of Superfund sites, promotion of alternative energy, and increased coordination with adjacent townships that face similar challenges. Kickoff is anticipated in early 2019. Percent Completed: pending

Consultant: Ray Ott & Assoc.
VPP Monitor: Kate Clark

- 18. West Goshen Township – Comprehensive Plan Update** (10/17-9/19)
The Township will be updating their comprehensive plan, focusing on management of natural and open space resources, redevelopment and infill, and enhancing multimodal transportation. A public survey was completed and a public input workshop took place in March 2018. The Township is reviewing background information and developing draft recommendations. Percent Completed: 45%

Consultant: Ray Ott & Assoc.
VPP Monitor: Jeannine Speirs

- 19. Westtown Township – Comprehensive Plan Update** (4/16-3/19)
The Township is developing their plan around the themes of conserve, connect, and nurture. The Planning Commission made a favorable recommendation at their June 2018 meeting. A second extension has been granted to accommodate the review and comment from the Board of Supervisors. The Act 247 review period will commence in early January 2019. Percent Completed: 90%

Consultant: Brandywine Conservancy and Thomas Comitta Associates
VPP Monitor: Chris Patriarca

REGIONAL/MULTIMUNICIPAL

20. Brandywine Battlefield Strategic Landscapes Plans – Phase 2a

(8/17 – 12/19)

Funded in part through an American Battlefield Protection Program grant from the National Park Service, Phase 2a is conducting additional research on British and American troop movements leading up to the battle, including movements from Maryland and Delaware into Kennett and Chadds Ford. Field study occurred in June, July, and August. Coordination with local volunteer historians and county archives is taking place. A stakeholder meeting was held in late November and was well attended. Percent Complete: 33%

Consultant: Chester County Planning Commission

Project Planners: Jeannine Speirs, Karen Marshall

21. Coatesville Area Economic Development Study

(TBD)

This multi-municipal effort, led by Coatesville, will develop a micro-regional economic development study to provide strategies to recruit varied industry sectors to the area. Partnering municipalities include South Coatesville and Valley Township. A consultant will be selected through a Request for Proposals process. Percent Complete: pending

Consultant: TBD

VPP Monitor: Kevin Myers

22. Kennett Square Borough/Kennett Township – Regulatory Updates

(5/18-4/20)

The Borough and Township are working together to implement the recommendations of their recent economic development study, focused on ordinance amendments. A public meeting/charrette was held September 13th. Sample ordinance amendments were discussed at the November 26 meeting and draft materials are expected for the January 28th meeting. Percent Completed: 15%

Consultant: LRK/JVM Studio

VPP Monitor: Kevin Myers

23. Phoenixville Region – Multimunicipal Comprehensive Plan

(1/17-12/19)

The Region is updating their existing multimunicipal comprehensive plan. The update will respond to changes since the current plan was adopted and will be coordinated with CCPC's multimodal plan for the Phoenixville Region. The Region includes Phoenixville Borough, Charlestown Township, East Pikeland Township, Schuylkill Township, and West Vincent Township. The consultant is compiling the final draft for committee review in spring 2019. Percent Completed: 75%

Consultant: Theurkauf Design & Planning

VPP Monitor: Jaime Jilozian

OTHER PROJECTS

- **Longwood Gardens Cooperative Planning Project** – Zoning Amendments; Susan Elks and Jaime Jilozian
- **Economic Development** – Follow up to Commercial Landscapes, CCEDC corridor initiatives coordination, WCU collaboration: Jaime Jilozian; Coordination with Western Chester County Chamber: Kevin Myers
- **Oxford Region** – Administration assistance to the regional planning group; Mark Gallant
- **Housing Options Task Force** – Staffing of this volunteer group and project work as required (such as case studies); Chris Patriarca
- **Internal County Coordination** – Transportation: Kevin Myers; Emergency Services: Chris Patriarca; Community Development: Chris Patriarca, Kevin Myers, Karen Marshall, Jeannine Speirs, and Jaime Jilozian; Housing Authority of Chester County: Chris Patriarca; Facilities: Karen Marshall and Jeannine Speirs; Water Resources Authority: Karen Marshall and Jaime Jilozian.

VPP INQUIRIES

1. *Birmingham, Thornbury, Westtown, East Bradford Townships* – Brandywine Battlefield Open Space/Greenway Study (June 2018)
2. *Coatesville* – Zoning Ordinance Updates (February 2016; August 2016; January 2017)
3. *East Marlborough Township* – Park, Recreation, and Open Space (June 2018)
4. *London Grove Township* – Subdivision and Land Development Ordinance (January 2018)
5. *South Coatesville* – Comprehensive Plan (February 2016); Revitalization, Zoning (February 2017); Capital Improvements (July 2018)
6. *Thornbury Township* – Subdivision and Land Development Ordinance (2016)
7. *Tredyffrin Township* – Comprehensive Plan (June 2018)
8. *Valley Township* – Comprehensive Plan (August 2016, January 2018)
9. *West Caln Township* – (July 2018)
10. *West Chester Borough/East Bradford Township* – Special Study (April 2017)
11. *West Chester Borough/West Goshen Township* – Corridor Study (January 2018)
12. *West Marlborough Township* - Transportation Coordination and Amendments (February 2018, June 2018)
13. *West Vincent Township* – Park and Recreation Plan (July 2018)
14. *West Whiteland Township* – Historic Resource Study (April 2016, February 2018, July 2018)
15. *Western Chester County Region* – Official Maps (June 2017)
16. *Westtown Township* – Capital Improvements Plan (July 2017)

HISTORIC PRESERVATION

1. Town Tours and Village Walks 2019

DESCRIPTION: A series of free summer strolls through historic neighborhoods, hamlets, villages and sites in Chester County.

STATUS: A series of 3 related lectures sponsored by CCHPN have been introduced, and will be incorporated into the 2019 schedule which is almost complete. The theme will be “Our Villages Then and Now”. A winter tour in coordination with Chadds Ford Historical Society and Brandywine Battlefield Park is planned for early December 2019, the traditional “Candlelight Christmas”. The schedule is almost complete.

2. Brandywine Battlefield Task Force

DESCRIPTION: Coordinate with outside entities on the conservation and protection of properties within the battlefield, and reviewing development proposals that may negatively impact critical battlefield resources. Develop an interpretive plan for the Battlefield.

STATUS: Osbourne Hill, Birmingham Hill, and the Dilworth Barn properties have been preserved. Plans are moving forward to install historic markers in Pocopson, East Bradford, and Pennsbury. West Bradford has installed a marker. An information kiosk, which includes strategic plan information on the battle, was approved by the West Bradford Board of Supervisors for Marshallton is open and well received. Funds for that effort have been included in the Brandywine Greenway’s grant application to the William Penn Foundation. A VPP award has been provided to East Bradford for their Plum Run Greenway project, which will advance battlefield interpretation efforts. A plan led by the Brandywine Conservancy and Birmingham Township is being discussed for an interpretation and sustainability plan for the Battlefield Landmark through the Vision Partnership Program. The Historic Resource subcommittee sponsored the November 27th ABPP grant stakeholders meeting.

3. Historic Resource Mapping:

DESCRIPTION: National Register properties interactive map

STATUS: In design

DESCRIPTION: Historic Atlas NEW Projects

STATUS: Upper Oxford Township, Lower Oxford Township, Franklin Township, New Garden Township, Westtown, in process.

DESCRIPTION: Historic Atlas Updates

STATUS: Charlestown, West Bradford, East Goshen, West Whiteland, North Coventry, East Marlborough.

DESCRIPTION: Kennett Square Borough National Register District update

STATUS: In process

4. Technical Assistance:

- A. Directing professionals, municipalities, and owners to historic registration information regarding historic properties - ongoing.
- B. Providing support for historic preservation projects – ongoing. Projects include:
 - Coatesville School District's Heritage Center at the Gardner-Beale House
 - Franklin Township Historical Commission Route 896 Improvements
 - Birmingham Township Dilworth property & barn, Dilworthtown Village, and Birmingham Hill
 - West Nantmeal Historic Commission Feasibility Study for Isabella Furnace
 - Friends of the Barnard House proposal to manage the Barnard House in Pocopson Township.
- C. Supporting training of historical commissions, committees, and Historic Architectural Review Boards, predominantly through the Chester County Historic Preservation Network. Planning underway for:
 - Leadership luncheon 1/19/2019
 - Spring Workshop 3/23/2019
 - Volunteer Recognition Dinner 6/19/2019

5. Chester County Historic Preservation Officer Activities/Reviews:

- Section 106 reviews - ongoing:
 - Mansion Road Bridge
 - Darlington Corners at 926/202
 - Mill Road Bridge
 - Twin Bridges
 - Ross Fording Road Bridge
 - Howell Road Bridge
 - Reviews for Chester County owned resources:
 - Reynard's Mill Road Bridge #167
 - Pigeon Creek Bridge #207
 - Latshaw's Mill Bridge #255
 - Jefferis Bridge #111
 - Lincoln Bridge #35
 - Watermark Bridge #21
 - Keim Street Bridge #220
- Fricks Lock Schuylkill River Trail head development
- Crebilly Farm, Westtown Township, and the Route 926/202 intersection project
- Assistance with Act 247 reviews and comprehensive planning as requested by peers

- National Reg. Nominations: Langoma Mansion, West Nantmeal Township; Passmore Elementary School, Valley Township; Beaver Creek Milling District, Caln & East Brandywine Townships, Kennett Square Borough Update.

6. Heritage Tourism/Education:

- Iron and Steel Heritage Partnership: Assisting Natural Lands Trust/Hopewell Big Woods Project to develop a scenic byway management plan application for Route 23 from Valley Forge National Historical Site to Elverson Borough. Managing a heritage tourism consortium of destinations and sites.
- Quakers and the Underground Railroad: Advising the Kennett Underground Railroad Center (KURC). Brochure finalized for Chester County Conference and Visitor's Bureau. An app and self-guided tour are being developed. Junteenth events took place in Kennett Borough on June 16th and are being planned for 2019.
- Rural History Confederation: Chester County Facilities & Parks' representatives coordinate activities.
- Harriet Tubman Scenic Byway Initiative: Interest is growing in developing Kennett Borough as a focus for underground railroad interpretation as part of the initiative, which extends from the Harriett Tubman Underground Railroad National Historical Park to Independence Mall in Philadelphia.
- Campaign of 1777: See Brandywine Battlefield Task Force.
- The first Heritage Center and Kiosk opened in Marshalltown Village on October 18. Heritage Center initiatives underway in Kennett Square, Phoenixville and Chadds Ford.

Transportation Division Update

Transportation Division

December 2018

2018 Transportation Engineering and Safety Conference

Both Brian Styche and Brian Donovan from the Transportation Division attended the 2018 Penn State Transportation Engineering and Safety Conference held December 5th-7th at the Penn Stater Hotel and Conference Center in State College. PennDOT Secretary Leslie Richards opened the conference at Wednesday's lunch and provided an update on transportation initiatives statewide, including the pending Truckers Association lawsuit and its impact on transportation funding. The 24th annual conference saw over 700 attendees and offered training courses covering many topics and current trends in transportation planning and engineering. This event is one of the best training opportunities for the transportation division every year and we thank the county for allowing and providing the means for us to attend.



PennState
College of Engineering

**TRANSPORTATION ENGINEERING
AND SAFETY CONFERENCE**

Airport Funding

On December 6th, PA Governor Tom Wolf announced investments totaling over \$6M statewide to improve 26 airports across the Commonwealth. Two (2) Chester County airports were beneficiaries of this funding, including:

- Brandywine Regional Airport -- \$150,000 for the design of new hangar site infrastructure.
- Chester County/ G.O. Carlson Airport -- \$1 million for the construction of new hangar site development infrastructure; \$18,750 to install an airport communications link between aircraft and air traffic control.
- TOTAL CHESTER COUNTY FUNDING: \$1,168,750

For a complete listing of awards statewide, please see the online [press release](#).



Welcome Eric Quinn!

The Transportation Division welcomes its newest member to the team with Eric Quinn. Eric joins our team as a Transportation Planner (Planner II) and will be an integral part of our work in preparing the 2019 Transportation Improvements Inventory (TII) and the TCDI Active Transportation Municipal Ordinance Inventory and Outreach project. Prior to joining us, Eric worked for 20+ years in the building industry before going back to school and getting a bachelor's of science degree in Urban and Environmental Planning from West Chester University in 2018. Eric is a member of the American Planning Association (APA), the West Chester Cycling Club, and the Bicycle Coalition of Greater Philadelphia. We look forward to Eric's contribution toward advancing the Transportation Division's work program and implementing Landscapes3!

Infrastructure and Plan Review Division Update

Infrastructure & Plan Review Division

January 9, 2019

Public Utilities Commission Issues Formal Complaint on ME1 Line -

On December 13, 2018 the PUC Bureau of Investigation and Enforcement issued a formal complaint alleging a statewide concern with Sunoco's corrosion control program and the soundness of their engineering practices with respect to cathodic protection. This complaint, which is specific to the Mariner East 1 line, was filed after an incident occurred in Morgantown in which a leak occurred in April 2017 due to corrosion of the pipeline. The pipeline dates back to the 1930's although sections have been replaced over time.

Major violations included:

- Failure to demonstrate adequate cathodic protection.
- Procedures for corrosion control at the time of the leak were deficient.
- Failure to correct an identified deficiency.
- Failure to maintain a record of each analysis, inspection, investigation, review, survey and test performed in sufficient detail for a period of at least five years to demonstrate the adequacy of corrosion control measures.
- In failing to demonstrate the adequacy of Sunoco's cathodic protection system on ME1, they failed to demonstrate that they operate ME1 at a level of safety required by Federal pipeline safety regulations.

Requested relief includes:

- Civil penalty totaling \$225,000
- Conduct a remaining life study of ME1
- Increase the frequency of ILI inspections to at least once per calendar year on all bare steel and poorly coated pipelines in PA
- Revise Sunoco's corrosion control procedures and develop procedures to determine the adequacy of cathodic protection
- Implement the new and revised cathodic protection procedures and perform all cathodic protection measurements within one year.



Chester County District Attorney to open a criminal investigation into Mariner East pipeline

On December 19, 2018, the Chester County District Attorney Tom Hogan announced that his office has opened a criminal investigation into the construction of the Mariner East 1, 2, and 2x pipelines in Chester and Delaware County. The investigation includes the owners of the pipelines (Energy Transfer LP, Sunoco Logistics Partners, and related entities).

Multiple articles on both of the above stories can be viewed on our [Pipelines in the News](#) webpage.

Pipeline Demand Projected to remain strong – According to this report from the Penn State Extension [Shale Gas Newsletter](#), pipeline infrastructure demand is projected to peak in 2019 but remain strong through 2035.

Data and Demographics Update

Household Income and Vacancy Rates - New Five-Year Estimates from the U.S. Census Bureau's American Community Survey for 2013 to 2017 indicated that Chester County had the highest median household income in PA of \$92,417. During the same time period, Chester County had the lowest housing unit vacancy rate. A summary of the findings can be viewed in this December 2018 Penn State Data Center [Data Brief](#).

Protected Open Space for 2018 – In December, Jake emailed each municipality and all the land trusts to request information on the open space properties they protected during 2018. So far 24 municipalities and two trusts have already responded.

2020 U.S. Census – Jake has begun coordination regarding Census activities that will take place in 2019, including the updating of Census Block group boundaries through the Participant Statistical Areas Program (PSAP).

Plan Review Update

Projects of note in this month's packet include:

West Whiteland Township – Buckman's Ski Shop - 8,000 s.f. addition to the existing ski shop.)

Uwchlan Township – Two warehouse proposals of 38,000 s.f. and 183,700 s.f.

East Brandywine Township – The Weaver Tract (Guthriesville, just south of the township building) - 225 single-family residential units and 69 townhouses.

Trends in Median Household Income

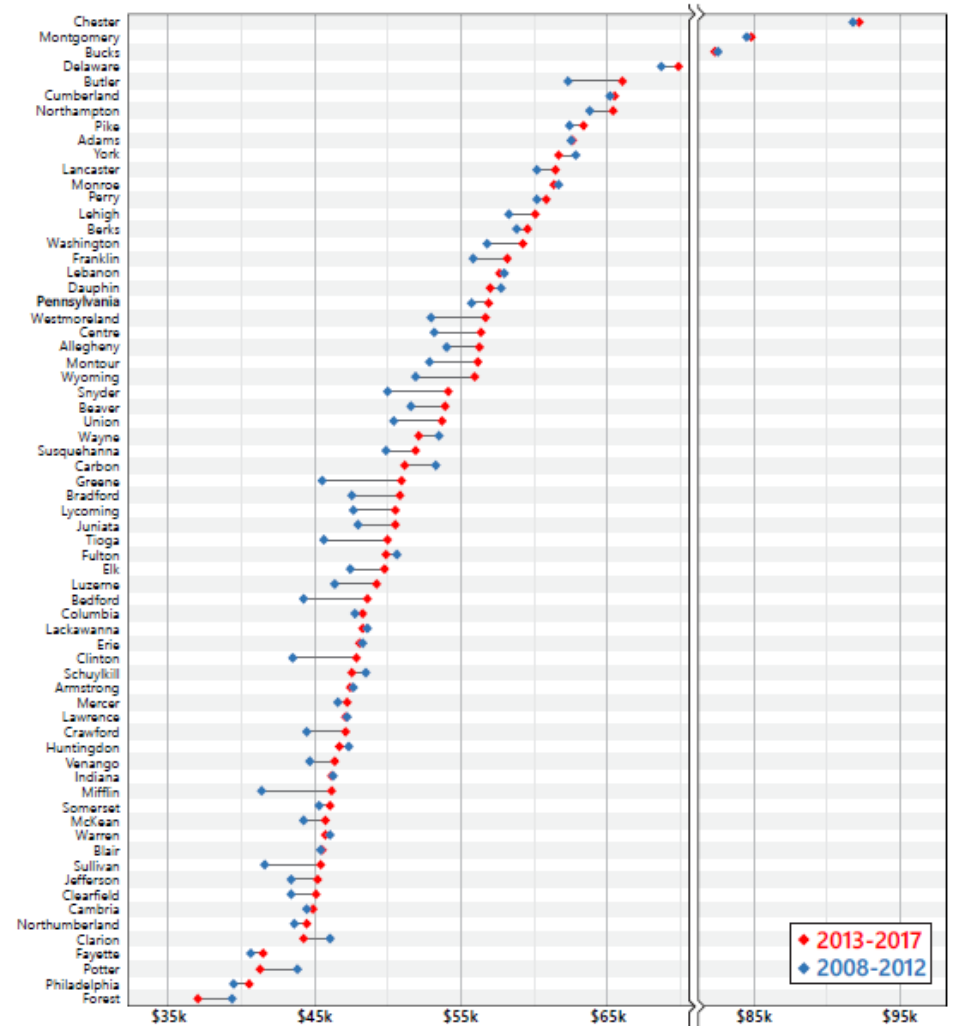
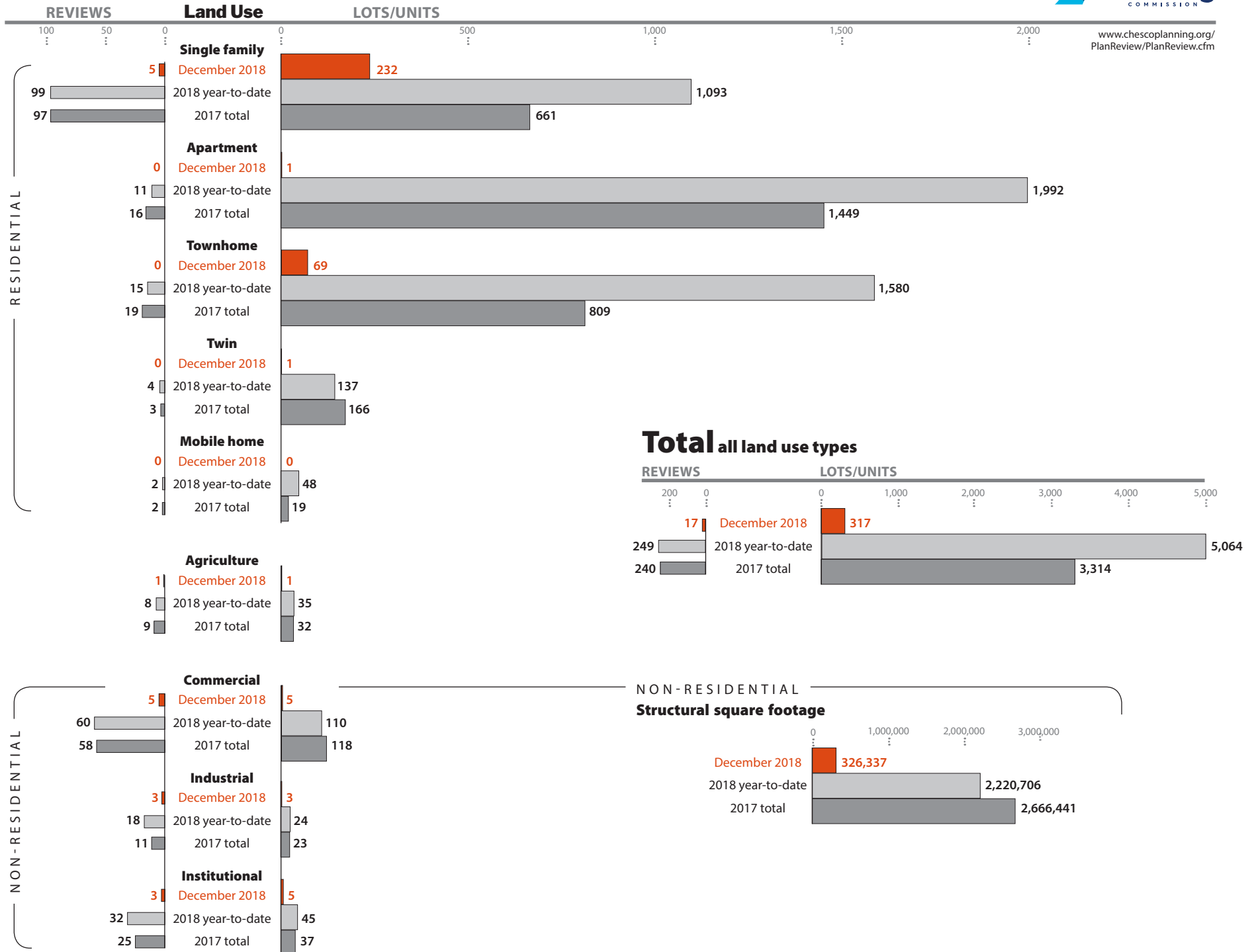


Figure 2. Median household income in Pennsylvania by county for 2008-2012 and 2013-2017 estimates.

Subdivision and Land Development Applications **December 2018**



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Director's Report



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