



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

March 13, 2019

AGENDA

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

Chairman

A. Chairman's Welcome

Chairman

2:05 p.m. 2. PRESENTATION

B. Ellen Ferretti, Director, Brandywine Conservancy

2:20 p.m. 3. ACTION ITEMS

C. Public Comment on Agenda Items

D. Approval of Commission Meeting Minutes – January 9, 2019

Commission

E. Approval of Commission Meeting Minutes – February 13, 2019

Commission

F. Act 247 Reviews –January 2019 Applications

Act 247 Team

- 1) Subdivision and Land Development Plan Reviews (25)
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (14)

G. Act 247 Reviews –February 2019 Applications

Act 247 Team

- 3) Subdivision and Land Development Plan Reviews (13)
- 4) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (9)

H. Act 537 Reviews- January 2019 Applications

Carolyn Conwell

- 1) Major Applications (0)
- 2) Minor Applications (3)
Kennett Township; 551 Hillendale Road; Consistent
Newlin Township; 910 Stargazer Road; Consistent
Willistown Township; 1720 West Chester Pike; Consistent

I. Act 537 Reviews- February 2019 Applications

Carolyn Conwell

1) Major Applications (0)

2) Minor Applications (4)

Caln Township; The Villages at Hillview; Consistent

East Bradford Township; Hausch Property; Consistent

East Pikeland Township; Glenn and Dahnielle Schmidt; Consistent

Honey Brook Township; Honey Brook Golf Club; Consistent

J. Agricultural Security Areas

Glenn Bentley

1) West Nottingham Township (1) single parcel

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

K. Technical Services Division Update

Paul Fritz

L. Planning Services Update

Susan Elks

M. Transportation Division Update

Brian Styche

1) Division Report

2) Chester County Railroads Status

N. Landscapes3 update

Brian O'Leary

O. Directors Report

Brian O'Leary

P. Public Comment

3:30 p.m. 5. ADJOURNMENT

Action Items



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

MINUTES: Regular Monthly Meeting
Chester County Planning Commission
January 9, 2019

Government Services Center
Suite 270
West Chester, PA 19380

MEMBERS PRESENT: Kevin Kerr, Chair; Dr. Douglas Fasick, Vice Chair; Matthew Hammond, Past Chair; Michael Heaberg; Molly Morrison; Martin Shane; Joseph Tarantino.

STAFF PRESENT: Brian O'Leary, Director; Glenn Bentley; Wes Bruckno; Carolyn Conwell; Beth Cunliffe; Susan Elks; Paul Farkas; Paul Fritz; Gene Huller; Danielle Lynch; Eric Quinn; Carol Stauffer; Brian Styche; Suzanne Wozniak.

VISITORS: Tim Phelps, Executive Director, Transportation Management Association of Chester County; Christine Ott.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission, held at the Government Services Center on Wednesday, January 9, 2019 was called to order at 2:02 P.M. by 2018 Chair Matthew Hammond.

Appointment of 2019 Officers:

A MOTION TO NOMINATE MR. KERR TO SERVE AS CHAIR, WAS MADE BY MR. HEABERG, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

A MOTION TO NOMINATE DR. FASICK TO SERVE AS VICE CHAIR, WAS MADE BY MR. HEABERG, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

A MOTION TO NOMINATE MR. O'LEARY TO SERVE AS SECRETARY, WAS MADE BY MR. HEABERG, SECONDED BY MR. TARANTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

PRESENTATION:

Mr. Phelps presented information to the Commission, staff and visitors about The Transportation Management Association of Chester County. TMACC is a non-profit, member-based organization focused on improving traffic congestion and air quality for the County of Chester through transportation demand management strategies. There are over 120 members working to improve mobility in Chester County comprised of corporations, universities, engineering and planning firms, banks, law, small businesses, governmental organizations, elected officials and more.

A Transportation Management Association (TMA) is generally a private, non-profit whose purpose is to apply transportation demand management principals to reduce traffic congestion, improve air

quality and improve transportation options within an area. There are over 100 TMAs in the United States and 8 in Pennsylvania including TMAcc.

Due to the wide array of entities TMAs work with, they have a wealth of information for businesses and the public about important transportation issues in their service area. Because of the close collaborations with public entities like PennDOT and SEPTA, TMAcc receives updates on road projects like US 202 and Route 100 and then distributes information to the public.

Staff members of TMAcc participate in local planning and economic development committees. Many TMAs have developed credibility with local governments, planning commissions, and chambers of commerce to promote better long-term transportation and land use planning.

PUBLIC COMMENT ON ACTION ITEMS:

There were no public comments on action items.

ACTION ITEMS:

Approval of December 12, 2018 Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE DECEMBER 12, 2018 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. SHANE, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Approval of 2019 VPP Subcommittee:

A MOTION TO NOMINATE MR. KERR, MR. HEABERG AND MR. SHANE AS THE 2019 VPP SUBCOMMITTEE WAS MADE BY MR. HAMMOND, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – December 2018:

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

A MOTION TO APPROVE THE 17 SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR DECEMBER 2018 WAS MADE BY MR. SHANE, SECONDED BY MR. TARANTINO, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-11-18-15678; LD-11-18-15659; LD-11-18-15682.

Zoning and Subdivision Ordinance Amendment Reviews – December 2018:

There were 11 Zoning and Subdivision Ordinance Amendment Reviews prepared in the month of December.

A MOTION TO APPROVE THE 11 ZONING ORDINANCE AMENDMENT REVIEWS FOR DECEMBER 2018 WAS MADE BY MR. HAMMOND, SECONDED BY MR. HEABERG AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There were 2 major Act 537 plans for the month of December.

- 1) Honey Brook Township Official Sewage Facilities Act 537 Plan Update
- 2) Sadsbury Township Act 537 Special Study

There were 3 minor Act 537 plans for the month of December.

- 1) East Whiteland Township, Shirtz Farm; Consistent
- 2) East Whiteland Township, Great Valley Community Organization; Consistent
- 3) East Coventry Township, Brand Subdivision; Consistent

A MOTION TO APPROVE THE TWO MAJOR ACT 537 PLAN REVIEW LETTERS FOR THE MONTH OF DECEMBER 2018 WAS MADE BY DR. FASICK, SECONDED BY MS. MORRISON AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

A MOTION TO APPROVE THE THREE MINOR ACT 537 PLAN REVIEW LETTERS FOR THE MONTH OF DECEMBER 2018 WAS MADE BY MR. HAMMOND, SECONDED BY MR. SHANE AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Agricultural Security Areas:

Mr. Bentley presented the Commission with one seven year review for Charlestown Township and three parcel additions for West Nantmeal Township. Staff requested approval of these ASA proposals after considering comments contained in the letter.

A MOTION TO APPROVE THE AGRICULTURAL SECURITY AREA SEVEN YEAR REVIEW FOR CHARLESTOWN TOWNSHIP AND THREE PARCEL ADDITIONS FOR WEST NANTMEAL TOWNSHIP AS PRESENTED WAS MADE BY DR. FASICK, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Planning Services Division Update:

Ms. Elks discussed continuing municipal assistance projects and historic preservation for 2019 within the Planning Services Division (PSD). There are currently 23 municipal assistance projects staff are working on. Ms. Elks updated the Commission on a few from the monthly PSD report.

The Vision Partnership Program grant manual and application are currently being updated. The VPP subcommittee will meet regarding round I applicants when the updates are completed. Grant funding for 2019 will remain the same.

West Vincent Township created a new historical commission. Modena Township is planning to do the same in the future.

A leadership luncheon will be held Saturday, January 19, 2019 to support training of historical commissions, committees, and Historic Architectural Review Boards, predominantly through the Chester County Historic Preservation Network,

Transportation Division Update:

Mr. Styche discussed continuing projects for 2019 within the Transportation Division.

Mr. Styche and Mr. Donovan from the Transportation Division attended the 2018 Penn State Transportation Engineering and Safety Conference held December 5th-7th at the Penn State Hotel and Conference Center in State College. PennDOT Secretary Leslie Richards opened the conference

and provided an update on transportation initiatives statewide, including the pending Truckers Association lawsuit and its impact on transportation funding. There were approximately 700 attendees. The conference offered training courses covering many topics and current trends in transportation planning and engineering.

On December 6, 2018, 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

Eric Quinn 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.

Infrastructure and Plan Review Division Update:

Ms. Stauffer discussed continuing and upcoming projects for 2019 within the Infrastructure and Plan Review Division.

On December 13, 2018, the Public Utility Commission 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 April of 2017, when a leak occurred due to corrosion of the pipeline. The pipeline dates back to the 1930's although sections have been replaced over time.

On December 19, 2018, Chester County District Attorney Tom Hogan announced that his office had 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.

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.

In December, Mr. Michael emailed each municipality and all the land trusts to request information on the open space properties they protected during 2018. 24 municipalities and two trusts have already responded.

Mr. Michael 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).

Director's Report:

Staff will mail the *Landscapes3* final plan and executive summary to all municipalities. Additional copies will be sent to newly elected officials in February. Municipalities will be asked to endorse the plan.

Planning Commission staff attended the 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 presented at the event.

The Delaware Valley Regional Planning Commission (DVRPC) will be updating their long-range plan. DVRPC updates the plan every 3 to 4 years. Staff will be participating in the process.

Staff continues to work on the updated study on the value of open space "*Return on Environment*". This study is in partnership with Natural Lands Trust and 5 other conservancies within the county as well as Chester County Economic Development Council. The report should be available for the scheduled Open Space Forum that is recommended in *Landscapes3*.

The 2018 Planning Commission annual report will be presented to the Commission at the February 13, 2019 board meeting.

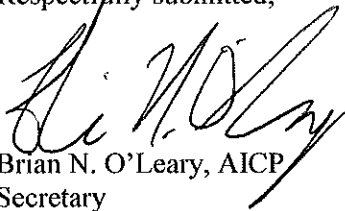
Public Comment:

There were no comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, A MOTION TO ADJOURN AT 3:37 PM WAS MADE BY MR. SHANE, SECONDED BY MR. HAMMOND 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.



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission
February 13, 2019

Government Services Center
Suite 270
West Chester, PA 19380

MEMBERS PRESENT: Kevin Kerr, Chair; Dr. Douglas Fasick, Vice Chair; Dan DiMucci; Martin Shane.

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

VISITORS: Guy Ciarrocchi, Esq., President and CEO Chester County Chamber of Business and Industry

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission, held at the Government Services Center on Wednesday, February 13, 2019 was called to order at 2:02 P.M. by Chair Kevin Kerr.

PRESENTATION:

Mr. Ciarrocchi presented information to the Commission and staff about The Chester County Chamber of Business and Industry (CCCBI). CCCBI currently has a membership of over 800 businesses within the county. As a "chamber of influence" and the largest Chamber in Chester County, they serve as a voice for businesses on local, state and federal level issues.

The mission of the Chester County Chamber of Business & Industry is to be a member-driven chamber of influence, providing effective connections that enhance advocacy, business development and community investment in the Chester County area and the surrounding region.

CCCBI is focusing on two major policy initiatives, workforce development, and GrowPA. The Chamber will continue to have constructive dialogues with employers, educators, students and their parents, and those seeking employment. GrowPA legislative priorities for 2019 will include infrastructure, health care and post-secondary education. More information can be found at www.cccbi.org and www.grow-pa.com.

PUBLIC COMMENT ON ACTION ITEMS:

There were no public comments on action items.

ACTION ITEMS:

Approval of Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE JANUARY 9, 2019 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. SHANE, SECONDED BY MR. DIMUCCI, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION. BECAUSE THERE WAS NO QUORUM, THE FINAL DECISION IS DEFERRED TO MARCH 13, 2019.

Act 247 Reviews:

Subdivision and Land Development Reviews – January 2019:

There were 25 Subdivision and Land Development Reviews prepared in the month of January.

A MOTION TO APPROVE THE 25 SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR JANUARY 2019 WAS MADE BY DR.FASICK, SECONDED BY MR.DIMUCCI, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION. BECAUSE THERE WAS NO QUORUM, THE FINAL DECISION IS DEFERRED TO MARCH 13, 2019.

Zoning and Subdivision Ordinance Amendment Reviews – January 2019:

There were 14 Zoning and Subdivision Ordinance Amendment Reviews prepared in the month of January.

A MOTION TO APPROVE THE 11 ZONING ORDINANCE AMENDMENT REVIEWS FOR JANUARY 2019 WAS MADE BY MR. DIMUCCI, SECONDED BY MR.SHANE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION. BECAUSE THERE WAS NO QUORUM, THE FINAL DECISION IS DEFERRED TO MARCH 13, 2019.

Act 537 Reviews:

There were no major Act 537 plans for the month of January 2019.

There were 3 minor Act 537 plans for the month of January 2019.

- 1) Kennett Township; 551 Hillendale Road; Consistent
- 2) Newlin Township; 910 Stargazer Road; Consistent
- 3) Willistown Township; 1720 West Chester Pike; Consistent

A MOTION TO APPROVE THE THREE MINOR ACT 537 PLAN REVIEW LETTERS FOR THE MONTH OF JANUARY 2019 WAS MADE BY DR. FASICK, SECONDED BY MR. SHANE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION. BECAUSE THERE WAS NO QUORUM, THE FINAL DECISION IS DEFERRED TO MARCH 13, 2019.

2018 Annual Report:

The Commission was provided with copies of the draft 2018 Planning Commission annual report. This annual report is required by the Municipalities Planning Code on an annual basis. The report will be advanced to the Chester County Commissioners and posted to the web.

A MOTION TO APPROVE THE 2018 CHESTER COUNTY PLANNING COMMISSION ANNUAL REPORT WAS MADE BY MR. SHANE, SECONDED BY MR. DIMUCCI, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION. BECAUSE THERE WAS NO QUORUM, THE FINAL DECISION IS DEFERRED TO MARCH 13, 2019.

Transportation Division Update:

Mr. Styche discussed continuing projects for 2019 within the Transportation Division.

Transportation Division staff attended a public open house for the proposed PA 82/Reeceville Road roundabout project held January 30, 2019 at the West Brandywine Township Building. The meeting was well attended by local residents and included multiple stations covering various aspects of the project. The consultant team is being led by Urban Engineers, and the project is now in the preliminary engineering phase. Construction of the roundabout is anticipated to begin in 2021 and be complete in the summer of 2022.

On February 1st, PA Governor Tom Wolf announced the latest PennDOT Multimodal Transportation Fund awards from the applications that were received in November 2018. Chester County recipients include:

1. Chester County Airport - \$1.8 million to extend the existing terminal building which will allow for the addition of a public terminal and new Fixed-Base Operator space and expansion of the parking and access way;
2. Chester County Conference & Visitors Bureau - \$204,284 to replace existing wayfinding road signage throughout Chester County, including fabrication, installation, and inspection of newly-designed signs;
3. East Coventry Township - \$2.6 million to signalize the Route 724/Peterman Road intersection; add left-turn lanes on all approaches; restrict left turns from Old Schuylkill Road to the Route 724 intersection; and install sidewalks along the east side of Peterman Road from Route 724 to Old Schuylkill Road and along Old Schuylkill Road to Spiece Road;
4. East Fallowfield Township - \$1 million for repairs to Mortonville Road, including embankment stabilization, drainage improvements, and roadway reconstruction; and
5. Honey Brook Borough - \$100,000 for pedestrian improvements to Chestnut Street, including rehabilitation and reconstruction of sidewalks and curbs to ADA standards with street paving. The work will also direct stormwater toward existing inlets.

TOTAL CHESTER COUNTY FUNDING: \$5,704,284

Infrastructure and Plan Review Division Update:

Ms. Stauffer discussed continuing and upcoming projects for 2019 within the Infrastructure and Plan Review Division.

On January 20, 2019 an additional sinkhole formed and exposed the Mariner East 1 line in the vicinity of Lisa Drive in West Whiteland. The line was purged of product and shut down statewide. The PUC's Bureau of Investigation and Enforcement is undertaking an investigation that will include detailed geological surveys at the site of the sinkhole. The County Commissioners were concerned with the response and lack of communication from the PUC and Sunoco and issued a letter detailing their concerns.

The Planning Commission finalized its comments on the Environmental Assessment issued by the Federal Energy Regulatory Commission (FERC) on February 1, 2019 and submitted it to FERC. Our comments focused on concerns with public safety, communication, and environmental protection.

Data from the American Community Survey (ACS) 5-Year Estimates (2013 to 2017) have been posted to the Planning Commission's Data Index webpage. This release covers a wide range of demographic information including residents by occupation, owner and renter-occupied housing units, race and Hispanic origin, and household by vehicles available. Unlike the 1-year ACS, the 5-year data is available at the municipal level.

Staff is continuing to work on the annual protected open space inventory. Approximately 50 percent of the data has been collected and is now being entered into the POST system. The inventory will be completed by spring 2019.

Mr. Farkas provided an overview of the proposals reviewed in 2018 as well as the trends we saw over the past year in plan review and ordinance submissions. While the number of proposed lots/units reviewed in 2018 was higher than what was reviewed in 2017, non-residential structural square footage in 2018 was slightly less than what was reviewed in 2017. Ninety-four percent of the proposed residential lots/units and 91 percent of non-residential structural square footage were located within a growth area designation of Landscapes2 and Landscapes3, the County Comprehensive Plan.

There were 249 reviews of official subdivision and land development plan submissions in 2018. The 10 largest official plan submissions reviewed by the County Planning Commission in 2018 proposed more than 200 residential units or more than 150,000 square feet of non-residential structural square footage.

CCPC Staff conducted 135 ordinance, comprehensive plan and conditional use reviews in 2018. While this figure was much lower than the number of these reviews conducted in 2017, Mr. Farkas noted that the number of these reviews conducted in 2017 was the highest annual total since 2007 due to the mandatory update of municipal floodplain ordinances.

The County Planning Commission reviewed ordinance amendments from seven municipalities in 2018 which addressed signage regulations. Other topics frequently reviewed by the County Planning Commission included historic resource protection (five municipalities), and keeping of farm animals in residential areas (five municipalities).

Planning Services Division Update:

Ms. Elks discussed continuing municipal assistance projects and historic preservation for 2019 within the Planning Services Division (PSD). There are currently 23 municipal assistance projects staff are working on. Ms. Elks updated the Commission on a few from the monthly PSD report.

Ms. Marshall attended a leadership luncheon on Saturday, January 19, 2019 to support training of historical commissions, committees, and Historic Architectural Review Boards, predominantly through the Chester County Historic Preservation Network. Representatives from 43 municipalities attended the work session.

The Historic Resource subcommittee sponsored the November 27, 2018 American Battlefield Protection Program (ABPP) grant stakeholders meeting. A \$45,000 grant was secured from The PA Society of Sons of the Revolution and its color guard for 15 historic markers emulating the West Bradford marker.

Landscapes3 Update:

The Commission and staff viewed the final *Landscapes3* video. Letters have been sent to all 73 municipalities requesting endorsements of the plan. Five municipalities have formally endorsed *Landscapes3*.

Chester County Association of Township Officials (CCATO) will hold its annual Spring meeting on March 7, 2019. Staff will be attending and Mr. O'Leary will moderate a session about *Landscapes3*.

Director's Report:

Staff continues to work on the updated study on the value of open space "*Return on Environment*". This study is in partnership with Natural Lands Trust and 5 other conservancies within the county as well as The Chester County Economic Development Council. The report should be available for the scheduled Open Space Forum which will be held early May 2019.

The spring 2019 Planners' Forum will be held from 3 p.m.-5 p.m., April 4 at Phoenixville Borough Hall. There will be presentations about Phoenixville development presented by Jean Krack, Phoenixville Borough Manager; Schuylkill River Greenway Association activity presented by Elaine Schaefer, Schuylkill River Greenways Executive Director; and an affordable housing plan for Phoenixville presented by Kathryn Evans, a member of Phoenixville's Affordable Housing Council.

Ms. Brianne Zanin is the new director for Open Space Preservation.

On February 26, 2019, staff will meet with a task force to discuss the interest in having the county create a census complete count committee.

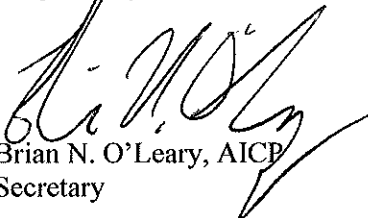
Public Comment:

There were no comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 3:37 PM.

Respectfully submitted,



Brian N. O'Leary, AICP
Secretary

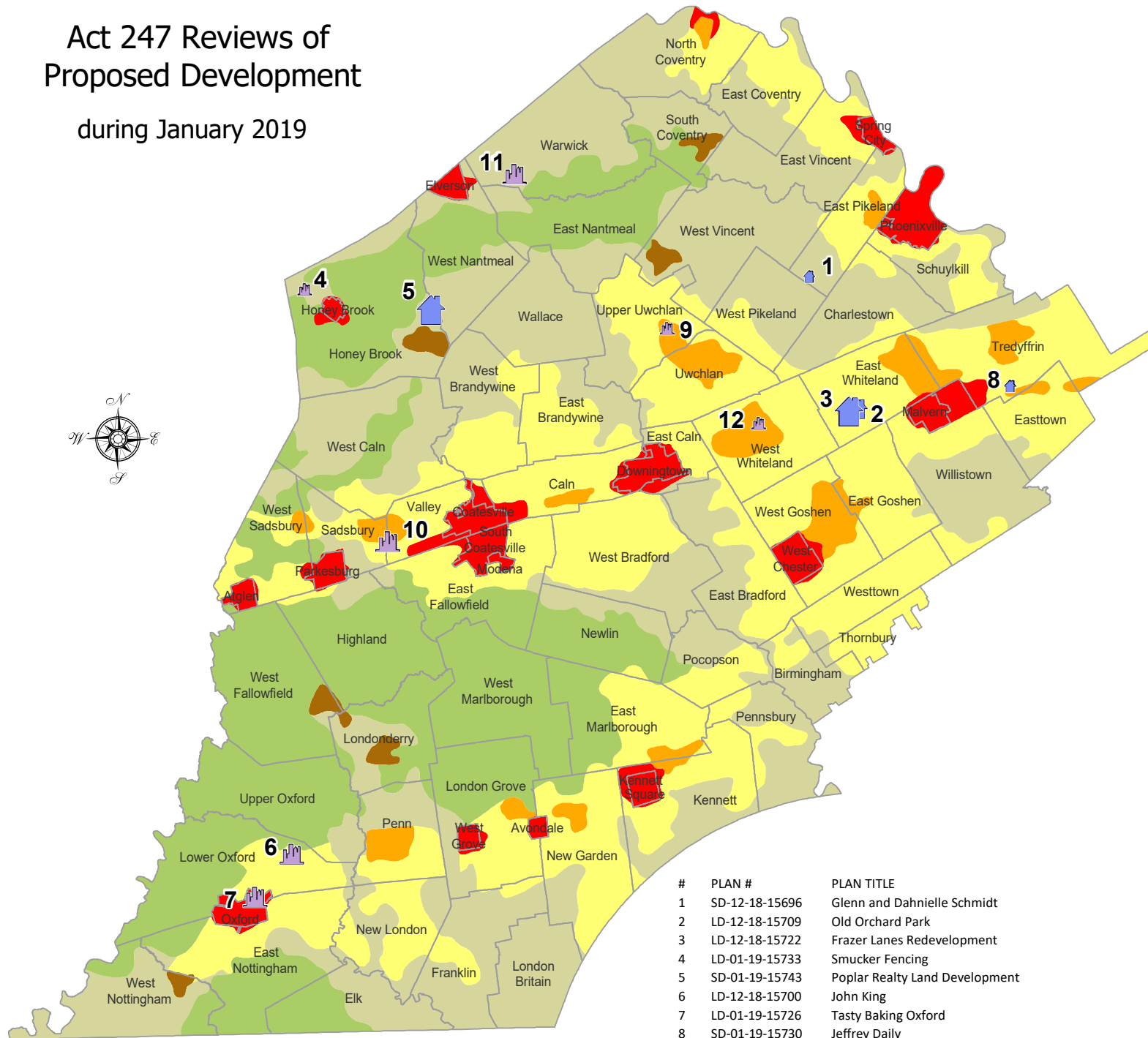
BNO/slw

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

Act 247 Reviews – January 2019

Subdivision & Land Development

Act 247 Reviews of Proposed Development during January 2019



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes3

Landscapes3

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	SD-12-18-15696	Glenn and Dahnielle Schmidt
2	LD-12-18-15709	Old Orchard Park
3	LD-12-18-15722	Frazer Lanes Redevelopment
4	LD-01-19-15733	Smucker Fencing
5	SD-01-19-15743	Poplar Realty Land Development
6	LD-12-18-15700	John King
7	LD-01-19-15726	Tasty Baking Oxford
8	SD-01-19-15730	Jeffrey Daily
9	LD-12-18-15707	Upper Uwchlan Township Building Expansion
10	LD-12-18-15719	99,998 S.F. Agricultural Support Building
11	LD-12-18-15695	Thunderwash Land Development Plan
12	LD-12-18-15720	ARD Exton Pad, LLC

Subdivision and Land Development Reviews 1/1/2019 to 1/31/2019

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-12-18-15706	Amendment to Timbers PRD	1/9/2019	0.47	Twin	2		Residential Twin			Yes
East Caln Township	LD-01-19-15742	Landscape Business Development	1/23/2019	3.19	Commercial	1		Commercial Unique			Yes
East Pikeland Township	SD-12-18-15696	Glenn and Dahnielle Schmidt	1/4/2019	5.65	Single Family Residential	2		Residential Single Family Residential			Yes
East Whiteland Township	LD-12-18-15709	Old Orchard Park	1/17/2019	6.37	Mobile Home	11		Residential Mobile Home			Yes
East Whiteland Township	LD-12-18-15722	Frazer Lanes Redevelopment	1/24/2019	5.10	Apartment	227		Residential Apartment			Yes
East Whiteland Township	LD-12-18-15724	Buildings 9 and 25 Great Valley Corporate Center	1/25/2019	15.60	Commercial	1		Commercial Parking Lot/Garage			Yes
East Whiteland Township	SD-12-18-15708	Old Orchard Park	1/17/2019	6.37	Mobile Home	1		Residential Mobile Home			Yes
East Whiteland Township	SD-12-18-15721	Frazer Lanes Redevelopment	1/24/2019	5.10	Apartment	1		Residential Apartment			Yes
Franklin Township	SD-01-19-15740	Barry C. Walker	1/24/2019	9.07	Single Family Residential	2		Residential Single Family Residential			Yes
Honey Brook Borough	SD-01-19-15729	1369 Walnut Street	1/25/2019	1.19	Single Family Residential Commercial	2		Residential Single Family Residential Commercial			Yes
Honey Brook Township	LD-01-19-15733	Smucker Fencing	1/23/2019	3.65	Commercial	1	9,830	Commercial	1		Yes
Honey Brook Township	SD-01-19-15743	Poplar Realty Land Development	1/30/2019	123.85	Single Family Residential	116		Residential Single Family Residential		9,600	Yes
Lower Oxford Township	LD-12-18-15700	John King	1/4/2019	16.52	Commercial	1	11,200	Commercial Retail	1		Yes
Lower Oxford Township	SD-12-18-15716	Four Lot Plan For Runnymede Partnership	1/18/2019	51.70	Agricultural	4		Agricultural Farm/Pasture Land			Yes

Subdivision and Land Development Reviews 1/1/2019 to 1/31/2019

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)
Oxford Borough	LD-01-19-15726	Tasty Baking Oxford	1/16/2019	42.55	Industrial	1	43,050	Industrial Addition to Existing	1		Yes
Pennsbury Township	SD-01-19-15732	Anthony B. Dambro, Jr.	1/28/2019	17.65	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Open Space Conservation			Yes
Tredyffrin Township	SD-01-19-15730	Jeffrey Daily	1/29/2019	4.46	Single Family Residential	2		Residential Single Family Residential			Yes
Upper Oxford Township	SD-01-19-15739	Alvin S. & Lily Stoltzfus Revocable Living Trust, ETAL	1/22/2019	115.78	Agricultural	2		Agricultural Farm/Pasture Land			Yes
Upper Uwchlan Township	LD-12-18-15707	Upper Uwchlan Township Building Expansion	1/11/2019	2.89	Institutional	1	3,250	Institutional Addition to Existing	1		Yes
Valley Township	LD-12-18-15719	99,998 S.F. Agricultural Support Building	1/18/2019	8.29	Commercial	1	99,998	Commercial Unique	1		Yes
Warwick Township	LD-12-18-15695	Thunderwash Land Development Plan	1/2/2019	2.78	Commercial	1	12,000	Commercial	1		Yes
West Fallowfield Township	SD-12-18-15715	RMR Holdings LP	1/11/2019	29.32	Mobile Home Single Family Residential	2		Residential Mobile Home Residential Single Family Residential			Yes
West Vincent Township	SD-12-18-15718	Timothy Kanavy	1/14/2019	2.98	Single Family Residential	1		Residential Single Family Residential			N/R
West Whiteland Township	LD-12-18-15720	ARD Exton Pad, LLC	1/24/2019	1.04	Commercial	1	2,455	Commercial Addition to Existing	1		Yes
Willistown Township	SD-12-18-15697	Troutbeck Farms	1/8/2019	62.52	Single Family Residential Agricultural	3		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes

Grand Totals of Subdivision and Land Development Reviews	25 Reviews	544.09 Acres	389 Lots/Units	181,783 Non-Res. Sq. Feet	7 Non-Res. Bldgs.	9,600 Linear Feet Roadway
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There are **24** plans consistent, **0** plans inconsistent, and **1** plans with no relevance to ***Landscapes3***.

Unofficial Sketch Plan Evaluations

1/1/2019 to 1/31/2019

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



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
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January 9, 2019

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

Re: Final Subdivision - Amendment to Timbers PRD
East Brandywine Township - SD-12-18-15706

Dear Mr. Piersol:

A final subdivision plan entitled "Amendment to Timbers PRD", prepared by Medveczky Associates Ltd. and dated August 11, 2018, was received by this office on December 20, 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 Timber Pass, south of Ponds Edge Drive
Site Acreage:	0.47 acres
Lots:	2 lots
Proposed Land Use:	Twin
Municipal Land Use Plan Designation:	Residential
UPI#:	30-2P-9

PROPOSAL:

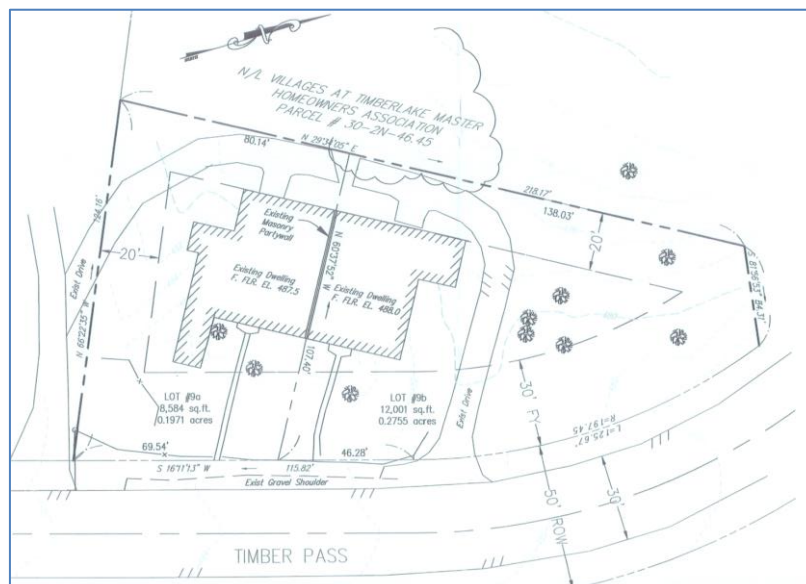
The applicant proposes to divide single lot containing a twin attached dwelling into two lots. The site, which is served by public water and sewer facilities, is located in the East Brandywine Township R-3 zoning district, and was developed as a Planned Residential Development. No additional development is proposed by this subdivision.

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

COUNTY POLICY:

LANDSCAPES:

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



Detail of Amendment to Timbers PRD Final Subdivision

Page: 3
Re: Final Subdivision - Amendment to Timbers PRD
East Brandywine Township - SD-12-18-15706

COMMENT:

2. The applicant should identify the site of the subdivision on the location map (it appears to be the lot to the north of the parcel identified on the location map as "30-2P-8").

ADMINISTRATIVE ISSUE:

3. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, 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 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 S. Bruckno, AICP
Senior Review Planner

cc: Medveczky Associates Ltd.
James and Karyn Fasel
Karyn Adler Fasel



THE COUNTY OF CHESTER



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Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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January 23, 2019

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

Re: Final Land Development - Landscape Business Development
East Caln Township - LD-01-19-15742

Dear Ms. Kelly:

A final land development plan entitled "Landscape Business Development", prepared by DL Howell and dated January 7, 2019, was received by this office on January 14, 2019. 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 Old Boot Road, west of Valley Creek Road
Site Acreage:	3.19 acres
Lots:	1 lot
Proposed Land Use:	Commercial
New Parking Spaces:	19 spaces
Municipal Land Use Plan Designation:	Industrial
UPI#:	40-4-26, 40-4-11

PROPOSAL:

The applicant proposes the construction of a commercial landscaper's yard and 19 parking spaces. The site, which will not include any on-site water or sewer facilities, is located in the East Caln Township I-1 Industrial zoning district. Access will be from Old Boot Road, which is a private road. No enclosed structures are proposed.

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:

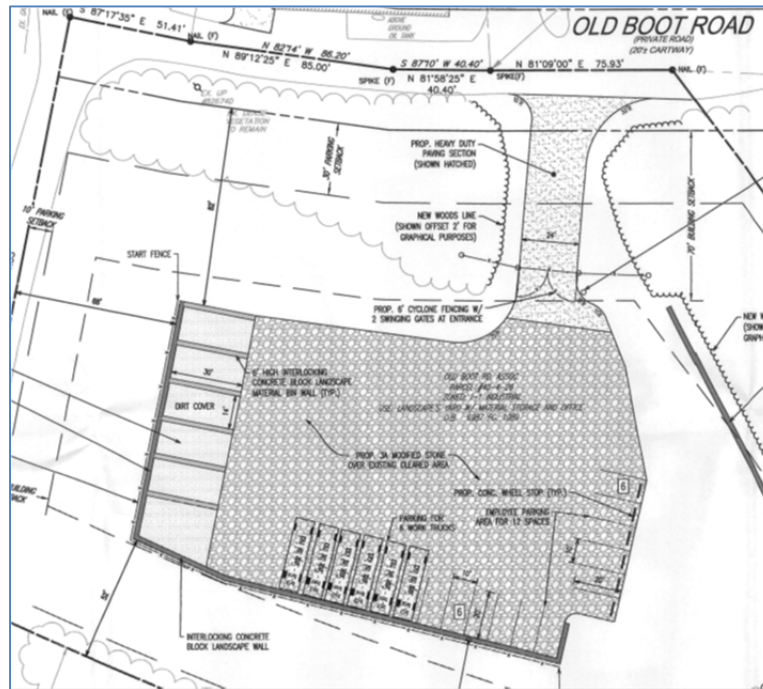
LANDSCAPES:

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

WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Valley Creek 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.



*Detail of Landscape Business Development
Final Land Development*

PRIMARY ISSUES:

3. The plan indicates that the applicant obtained conditional use approval. Prior to granting final plan approval, the Township should verify that any conditions of approval are incorporated into the final plan. The conditional use conditions are shown on the plan, and we note that the conditions include provisions for limiting the on-site storage of materials, and include requirements for the maintenance of Old Boot Road, which is a private road.
4. We recommend that the applicant consider the need for oil/water separators in the stormwater management system. This would reduce the risk of spilled petroleum products from entering the stormwater system and possible contamination of the watershed.
5. The Township may wish to inquire how dust from the stone parking area will be controlled.

ADMINISTRATIVE ISSUES:

6. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.

Page: 4

Re: Final Land Development - Landscape Business Development

East Caln Township - LD-01-19-15742

7. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, 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 Caln Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

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: DL Howell
WMT Properties, LLC
Infinity Property Solutions LLC
Chester County Health Department



THE COUNTY OF CHESTER



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Executive Director

PLANNING COMMISSION

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

January 4, 2019

Kisha Tyler, Secretary
East Pikeland Township
PO Box 58
Kimberton, PA 19442

Re: Preliminary/Final Subdivision - Glenn and Dahnielle Schmidt
East Pikeland Township - SD-12-18-15696

Dear Ms. Tyler:

A preliminary/final subdivision plan entitled "Glenn and Dahnielle Schmidt", prepared by Edward B. Walsh & Associates Inc. and dated November 16, 2018, was received by this office on December 10, 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:	Northwest of Church Road and Clover Mill Road (State Route 1026). The municipal boundary with West Pikeland Township passes through the southern portion of the site.
Site Acreage:	5.65 acres
Lots:	2 lots proposed
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural
UPI#:	26-4-69

PROPOSAL:

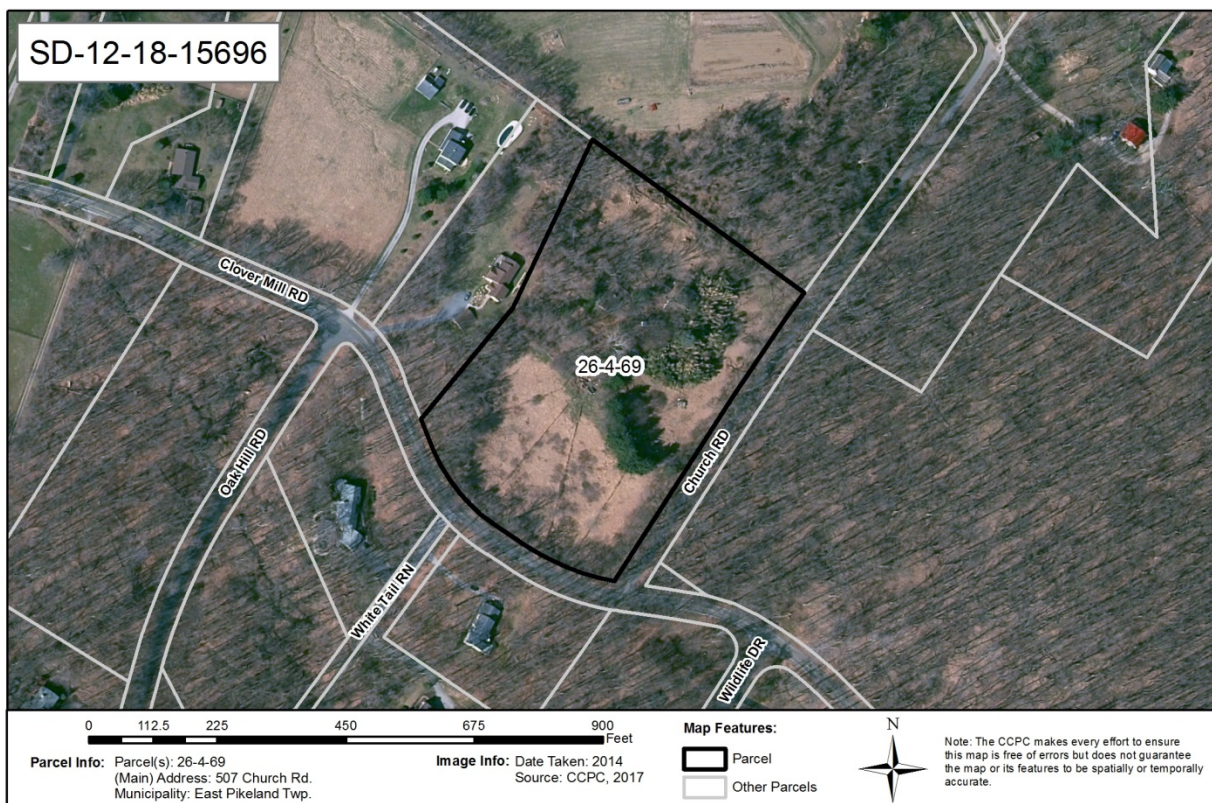
The applicant proposes the creation of two lots. The site, which contains one dwelling and which is served by on-site water and on-site sewer facilities, is located in the AP Agricultural Preservation and Rural Residential zoning district. The proposed lot will have access from Church Road.

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:

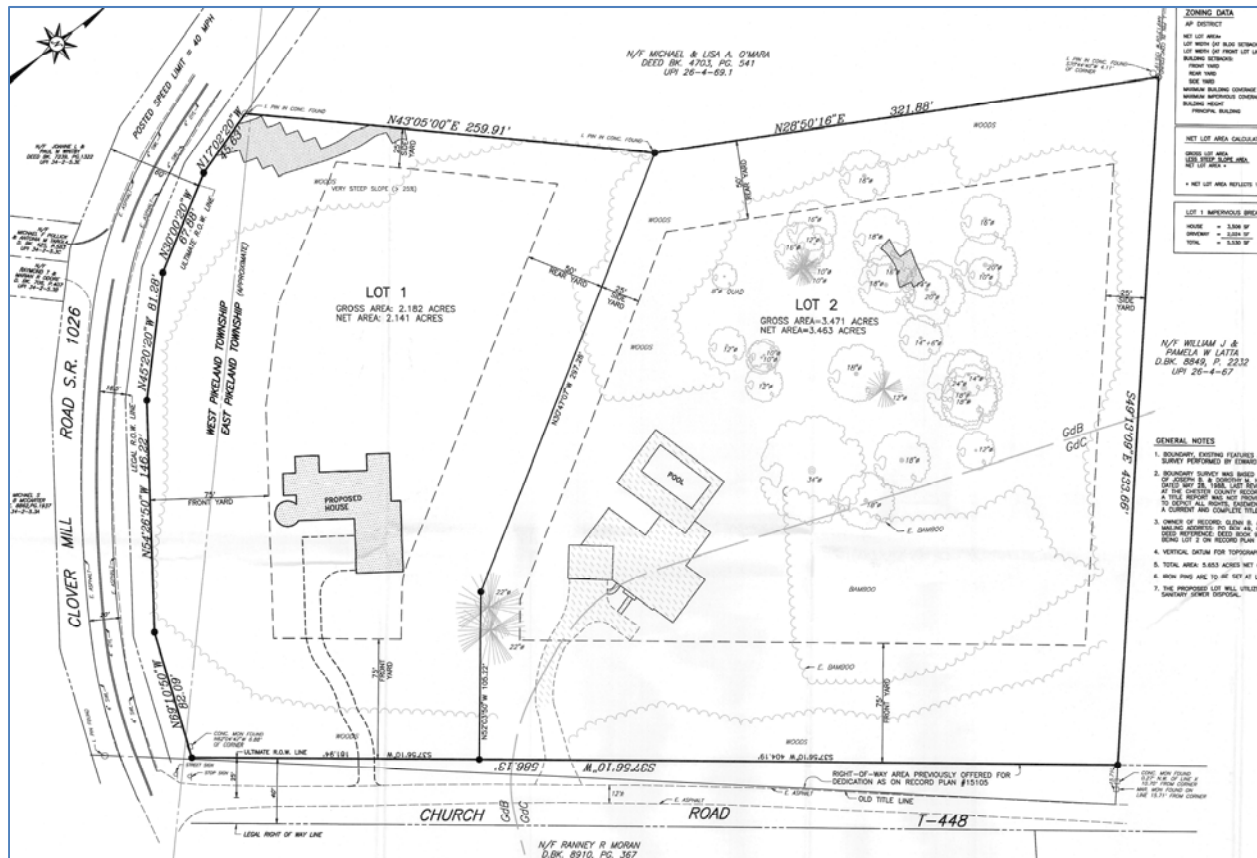
1. The site is located within the **Rural Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas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



WATERSHEDS:

2. **Watersheds**, the water resources component of *Landscapes3*, 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.



*Detail of Glenn and Dahnielle Schmidt
 Preliminary/Final Subdivision*

PRIMARY ISSUE:

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Clover Mill Road as a minor collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Clover Mill Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT. Church Road is classified by the Multimodal Circulation Handbook as a local road with a recommended right-of-way of 33 feet; the plan shows an existing 40-foot right-of-way for Church Road.

ADMINISTRATIVE ISSUES:

4. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.

Page: 4

Re: Preliminary/Final Subdivision - Glenn and Dahnielle Schmidt

East Pikeland Township - SD-12-18-15696

5. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply.
6. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, 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 Pikeland Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Glenn and Dahnielle Schmidt
Edward B. Walsh & Associates Inc.
Charles Humphreys, West Pikeland Township Supervisor
Chester County Health Department
Chester County Conservation District



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Brian N. O'Leary, AICP
Executive Director

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

January 25, 2019

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

Re: Preliminary/Final Land Development - Buildings 9 and 25 Great Valley Corporate Center
East Whiteland Township – LD-12-18-15724

Dear Mr. Barner:

A Preliminary/Final Land Development Plan entitled "Buildings 9 and 25 Great Valley Corporate Center", prepared by Chester Valley Engineers Inc., and dated November 30, 2018, was received by this office on December 31, 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.

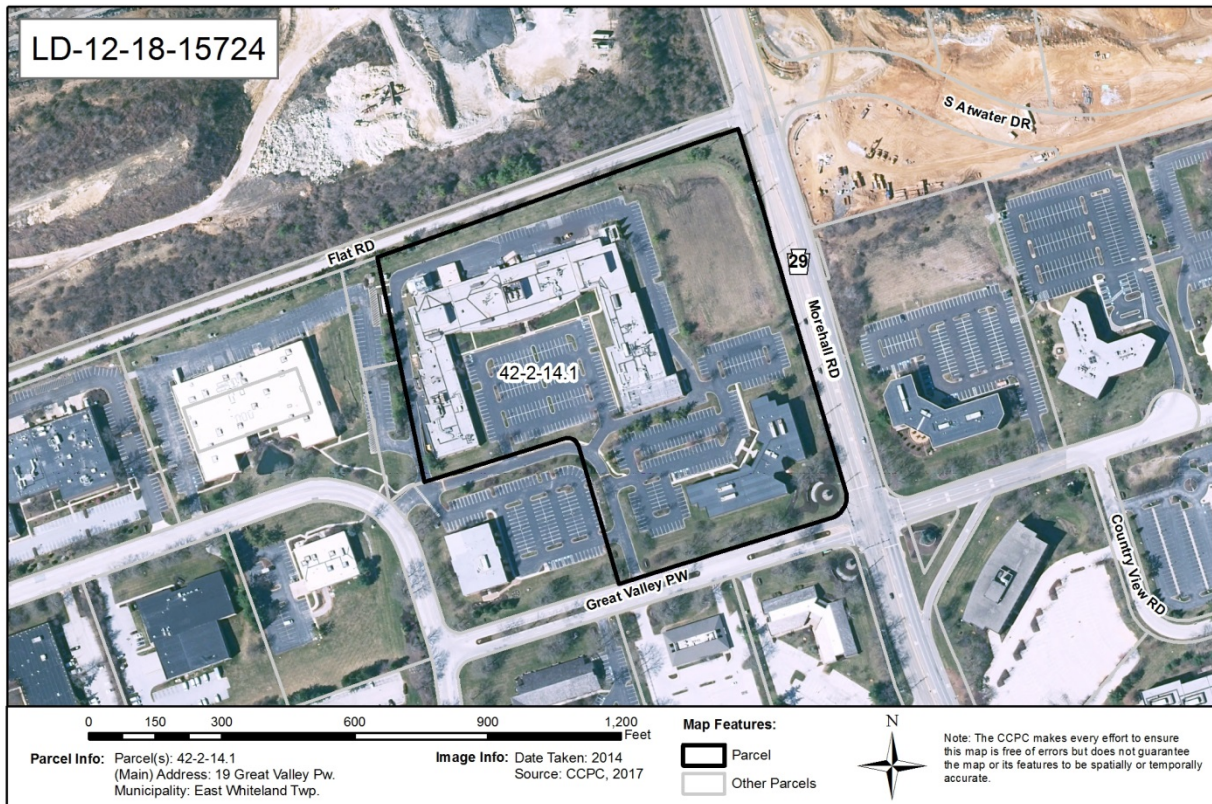
PROJECT SUMMARY:

Location:	the southwest corner of Flat Road and Morehall Road (Route 29)
Site Acreage:	15.60
Lots/Units:	1 Lot
Non-Res. Square Footage:	No additional buildings are proposed
Proposed Land Use:	Expansion of Existing Parking Facilities
New Parking Spaces:	40
Municipal Land Use Plan Designation:	High Density Mixed Use; Route 29 Growth Corridor
UPI#:	42-2-14.1

PROPOSAL:

The applicant proposes the expansion of the existing parking facilities, which includes the construction of 40 additional parking spaces, along with the expansion of the existing truck court at Building #25. The site plan also depicts the location of a proposed patio expansion for Building #9. No new sewage disposal or water supply is proposed as part of the current plan submission. The project site is located in the O/BP Office/Business Park and Great Valley Revitalization Overlay zoning districts.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this 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 (East) Valley Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect/enhance historic, cultural and recreational resources. **Watersheds** can be accessed at www.chesco.org/water.

5. The site plan does not depict the location of pedestrian facilities along the Route 29 corridor, nor does it depict the location of crosswalks being provided at the Route 29/Flat Road/South Atwater Drive intersection, particularly the southern crosswalk leg. This should be clarified by the applicant. The Township should ensure that the design of pedestrian facilities along the Route 29 corridor is generally consistent with the *Great Valley/Route 29 Multimodal Study*. The Study recommends that a shared-use bicycle and pedestrian path be installed along the western side of Route 29, and that crosswalks should be installed on all four legs of the Route 29/Flat Road/South Atwater Drive intersection (it appears that only the eastern crosswalk leg has been constructed to date). The construction of these pedestrian improvements would permit direct pedestrian access from the project site to the Atwater Village Commercial development on the east side of Route 29. The Study is available online at:
<http://www.tmacc.org/files/5114/3171/8830/great-valley-route-29-multimodal-study-final.pdf>.
6. We suggest that the applicant and Township, in consultation with SEPTA, determine if any on-site public transportation improvements are warranted in accord with the recommendations set forth in the *Great Valley/Route 29 Multimodal Study*. While the Study notes that SEPTA is considering route changes to the 205 and 206 bus routes that may affect stop locations, page 61 of the Study indicates that a bus stop sign, shelter, landings and walkways should be installed on Great Valley Parkway at its intersection with the driveway entrance of the current project site.
7. The site plan depicts a 50 foot wide Mobile Pipeline right-of-way to the immediate west of the project site. We suggest that the applicant contact the pipeline operator to ensure that the application does not result in any encroachments into the pipeline right-of-way. It is recommended that the plan include the field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page: www.chescoplanning.org/pic/introduction.cfm.
8. While Sheet 4-Conservation, Existing Conditions & Demolition Plan depicts the location of 15 parking spaces to be removed, as noted in the Parking Calculations table on Sheet 2, it does not depict the existing parking area at the rear of Building #25 where the expanded truck court will be located. This should be clarified by the applicant.
9. 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:

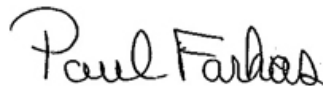
10. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).

Page: 5
Re: Preliminary/Final Land Development - Buildings 9 and 25 Great Valley Corporate Center
East Whiteland Township – LD-12-18-15724

11. The applicant is requesting a waiver from Section 175-35.A-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.
12. The Zoning Hearing Board decision on Sheet 2A identifies that, on June 25, 2018, the Township Zoning Hearing Board granted a variance from the minimum setback requirements from street rights-of-way for surface parking or paved areas adjacent to local streets, with four conditions of approval. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board.
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 East Whiteland Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Exeter 9-25 Great Valley, LLC
Riley Riper Hollin & Colagreco
Chester Valley Engineers, Inc.
Matthew Miele, District Permits Manager, PennDOT
Francis J. Hanney, P.E., PennDOT
Chester County Conservation District



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Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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January 17, 2019

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

Re: Preliminary Subdivision and Land Development - Old Orchard Park
East Whiteland Township – SD-12-18-15708 and LD-12-18-15709

Dear Mr. Barner:

A Preliminary Subdivision and Land Development Plan entitled "Old Orchard Park", prepared by Site Engineering Concepts, LLC, and dated September 26, 2018, and last revised on November 9, 2018, was received by this office on December 20, 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:	south side of Lancaster Avenue (Route 30), west of Sproul Road
Site Acreage:	6.37
Lots/Units:	1 Proposed Lot
Proposed Land Use:	11 Additional Mobile Homes
New Parking Spaces:	17
Municipal Land Use Plan Designation:	Commercial (2016 Comprehensive Plan); and Mixed Use Center – West designation, Route 30 Corridor Master Plan
UPI#:	42-3-239, 42-3-238

PROPOSAL:

The applicant proposes the consolidation of two parcels totaling 6.37 acres into one parcel, along with the placement of 11 additional mobile home units in the mobile home park, for an overall total of 61 mobile homes. The Parking tables on Sheet C4.0 indicate that 130 parking spaces will be provided for the mobile home park. General Note 1 on Sheet C4.0 indicates that the existing structure on UPI# 42-3-238 has already been demolished. The project site, which will be served by public water and public sewer, is located in the FC Frontage Commercial zoning district.

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

COUNTY POLICY:

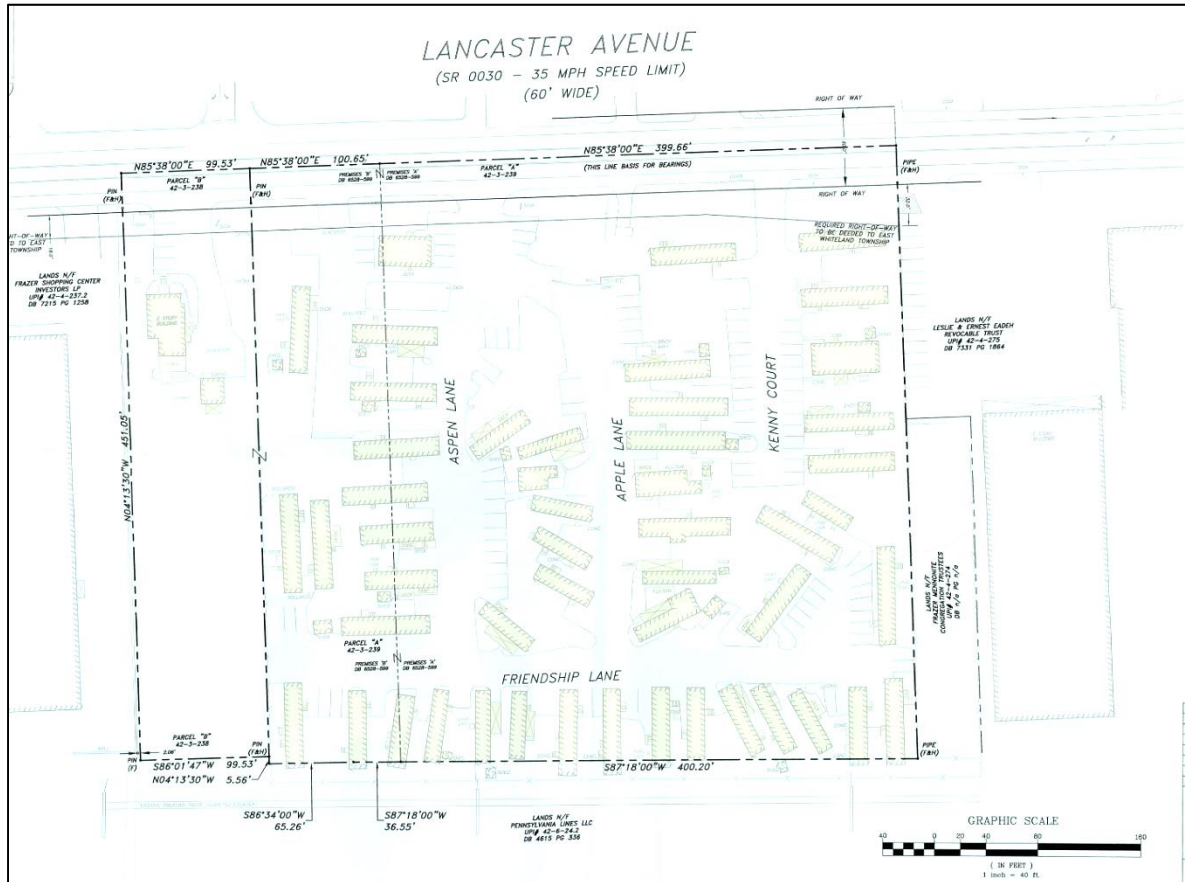
LANDSCAPES:

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 subdivision and 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 (East) Valley Creek watershed. *Watersheds*' highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect/enhance historic, cultural and recreational resources. *Watersheds* can be accessed at www.chesco.org/water.





PRIMARY ISSUES:

3. We acknowledge, and endorse, that a 5 foot wide sidewalk and crosswalk areas will be provided along Lancaster Avenue. We endorse the installation of sidewalks, which are an essential design element in the **Suburban Center Landscape**.
4. The project site is located in the Mixed Use Center – West designation of the Township’s Route 30 Corridor Master Plan. The site plan appears to be consistent with the design guidelines for sidewalks set forth in Appendix F, page 11.1 of the Master Plan. The applicant and Township should ensure that site design conforms to all other applicable design guidelines set forth in the Master Plan. We note that design guidelines for street lights and street trees are provided on pages 12.1 and 13.1 of Appendix F, respectively. The Master Plan is available online at:
www.eastwhiteland.org/353/Route-30-Corridor-Study.
5. The site plan depicts an existing 60 wide right-of-way on Route 30, along with an additional 18 foot right-of-way width on the south side of Route 30 that is offered for dedication. We recommend that the applicant and Township, in consultation with PennDOT, determine the appropriate right-of-way width for this section of Route 30, in order to accommodate the transportation improvements identified in the Route 30 Corridor Master Plan. Additionally, the site plan should be revised to indicate that the additional right-of-way to be provided on the south side of Route 30 will be dedicated to PennDOT, rather than East Whiteland Township.
6. The Township should verify that the proposed landscaping plan (Sheet PP-1) conforms to Township Ordinance landscape and screening requirements. Consideration should be provided for additional vegetative screening along the eastern and western property boundaries.
7. 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. Sheet C4.0 indicates that two gated emergency access entrances will be provided on Route 30.

ADMINISTRATIVE ISSUES:

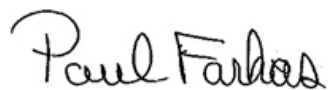
8. General Note 1 on Sheet C4.0 indicates that special exception approval was granted for this project on July 23, 2018, to permit a change from one non-conforming use to another non-conforming use in order to expand the mobile home park. Prior to granting final plan approval, the Township should verify 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 final plan.
9. 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.

Page: 5
Re: Preliminary Subdivision and Land Development - Old Orchard Park
East Whiteland Township – SD-12-18-15708 and LD-12-18-15709

10. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County's High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.
11. The applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance, along with two waivers from Chapter 170-Stormwater Management of the Township Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage. We also note that land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the ***Valley Creek Watershed Act 167 Stormwater Management Plan*** (February 2011).
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 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.
14. 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 East Whiteland Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Eadeh Family Limited Partnership
Site Engineering Concepts, LLC
Matthew Miele, District Permits Manager, PennDOT
Francis J. Hanney, P.E., PennDOT
Chester County Conservation District



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

January 24, 2019

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

Re: Preliminary/Final Subdivision and Land Development - Frazer Lanes Redevelopment
East Whiteland Township – SD-12-18-15721 and LD-12-18-15722

Dear Mr. Barner:

A Preliminary/Final Subdivision and Land Development Plan entitled "Frazer Lanes Redevelopment", prepared by DL Howell, and dated December 14, 2018, was received by this office on December 31, 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.

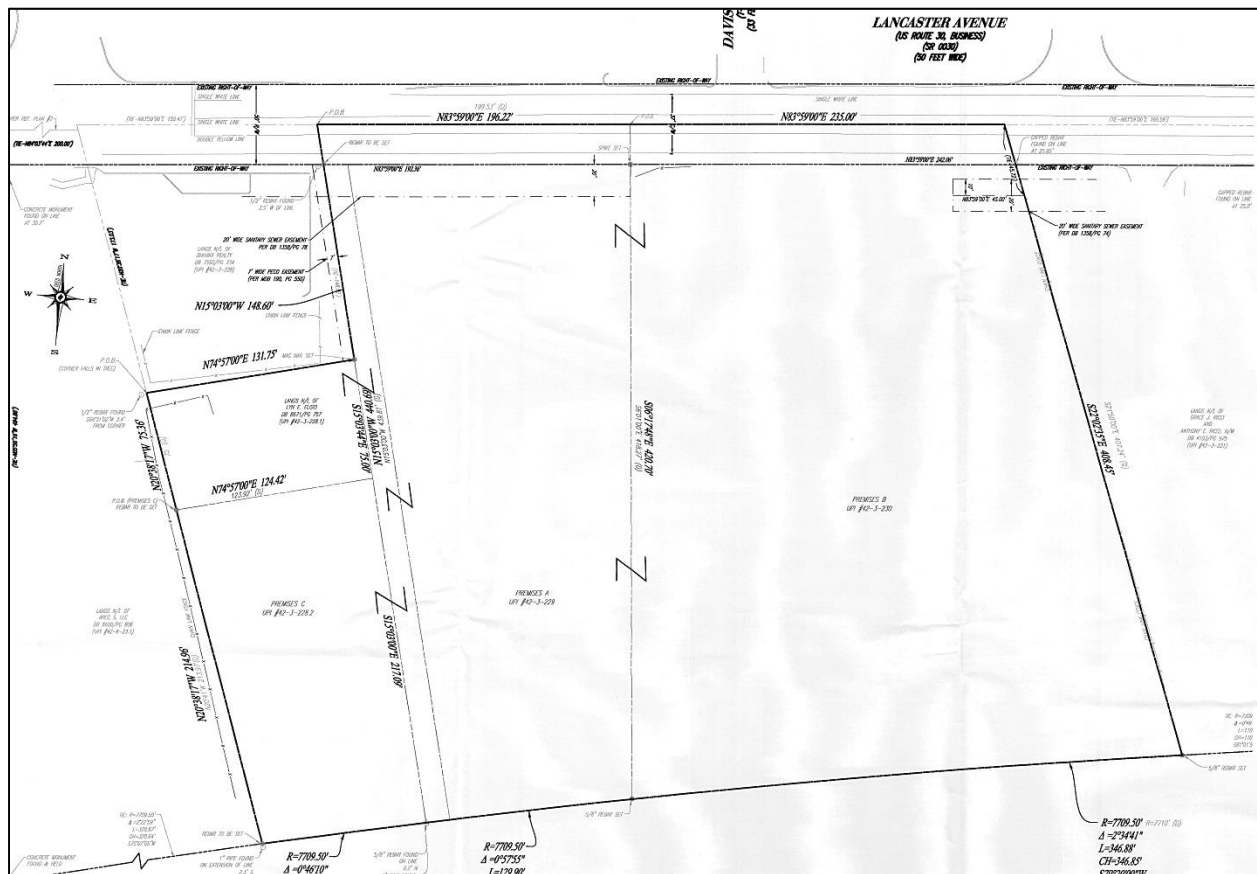
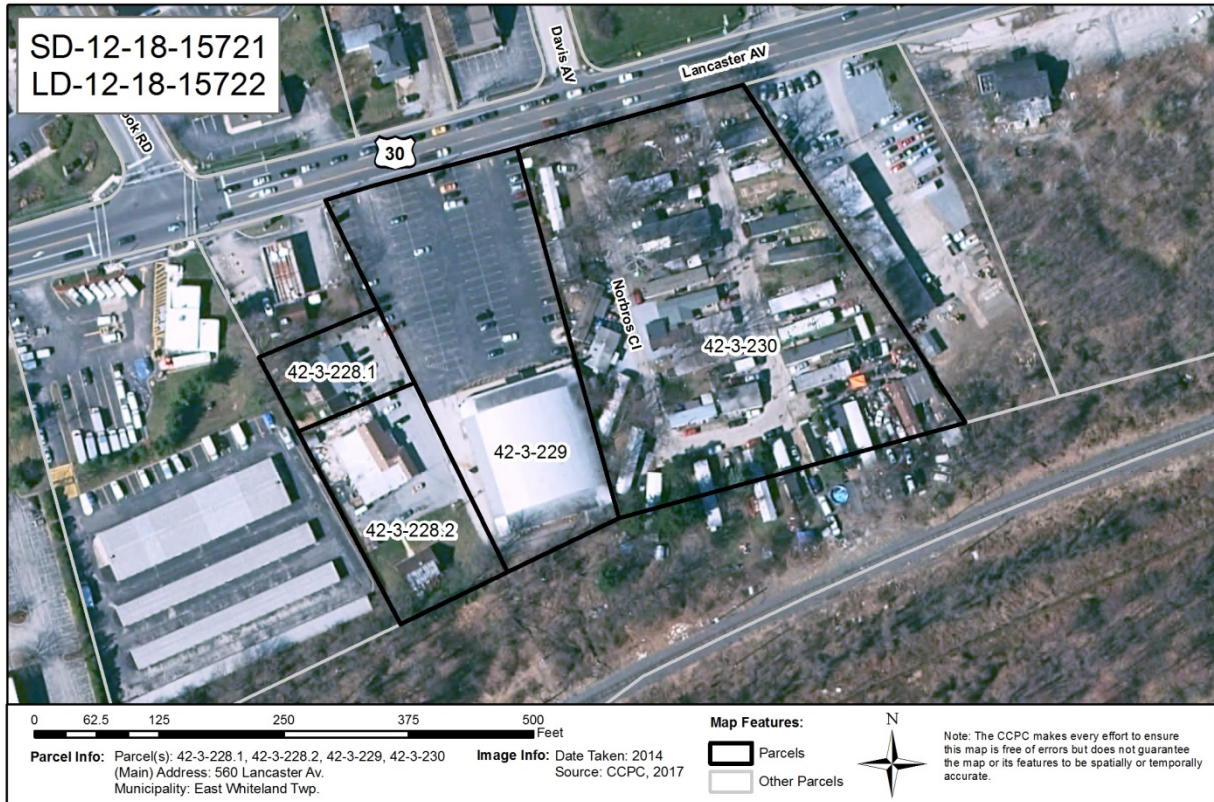
PROJECT SUMMARY:

Location:	south side of Lancaster Avenue (Route 30), at its intersection with Norbros Court
Site Acreage:	5.10
Lots/Units:	1 Proposed Lot
Proposed Land Use:	227 Unit Apartment Building
New Parking Spaces:	330
Municipal Land Use Plan Designation:	Commercial
UPI#:	42-3-228.2, 42-3-230, 42-3-229, 42-3-228.1

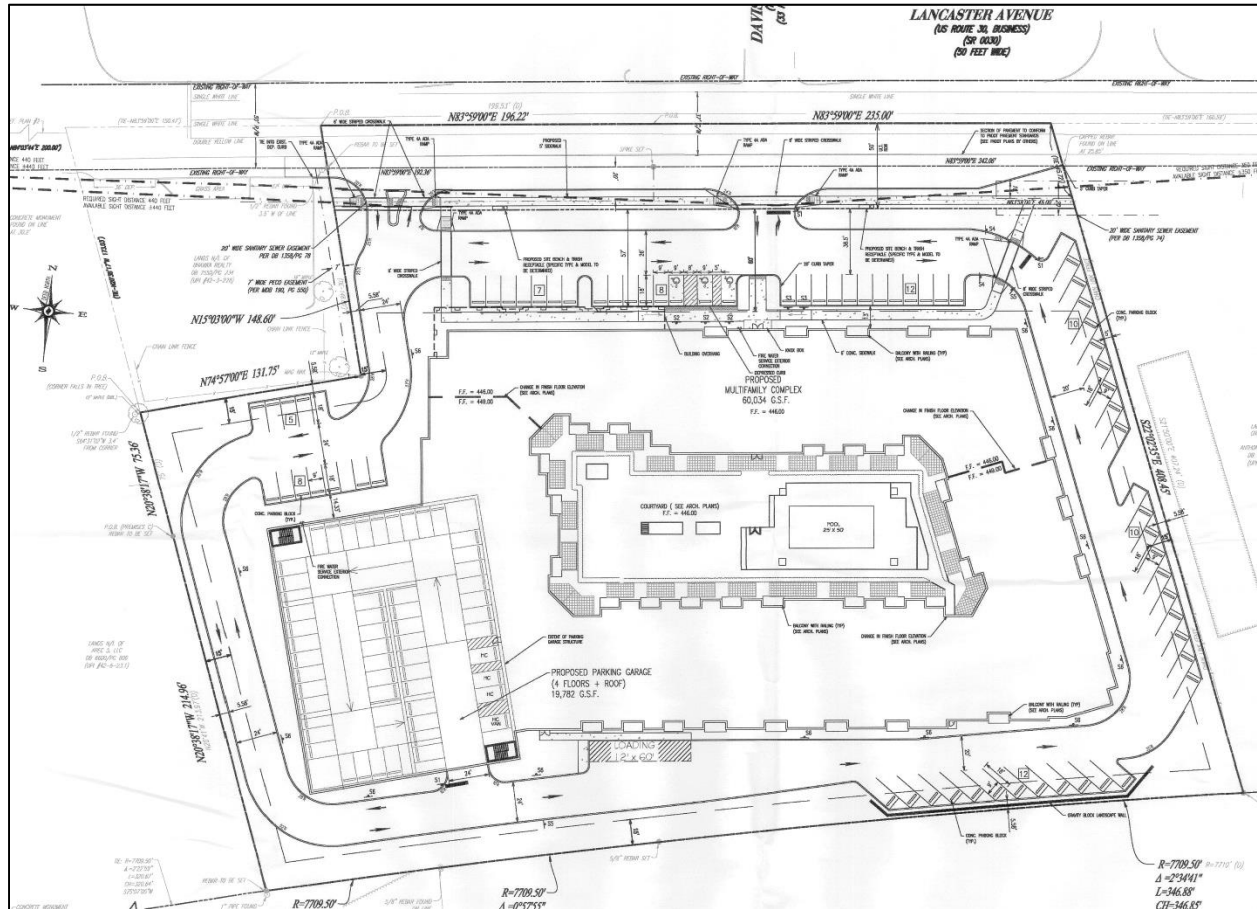
PROPOSAL:

The applicant proposes the consolidation of four existing parcels totaling 5.10 acres into one parcel, along with the construction of a four-story 227 unit apartment building and 330 parking spaces. We note the proposed parking facilities include an attached parking structure. All existing buildings, including the mobile home park, will be removed. The project site, which will be served by public water and public sewer, is located in the Frontage Commercial and Multifamily Route 30 Overlay zoning districts. Conceptual building elevations, along with a copy of the Transportation Impact Assessment, prepared by Traffic Planning and Design, Inc., and dated August 31, 2018, were included with the plan submission to the County Planning Commission.

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.



Site Plan Detail, Sheet 4: Preliminary/Final Subdivision - Frazer Lanes Redevelopment



Site Plan Detail, Sheet 2: Preliminary/Final Land Development - Frazer Lanes Redevelopment

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. While the location of the proposed development is consistent with the objectives of the **Suburban Center Landscape**, this development proposal includes the removal of 35 mobile home units, an affordable housing option in the county (this issue is further discussed in comment #3).

WATERSHEDS:

2. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the (East) Valley Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: protect ground water resources, implement comprehensive stormwater management, and protect vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

Affordable Housing:

3. We suggest that the applicant and Township consider providing a percentage of affordable housing units within the proposed apartment building. “Live” Objective B of ***Landscapes3*** is to accommodate housing at costs accessible to all residents. The provision of some affordable units would help to mitigate the affordable housing lost through the removal of the existing mobile home park. Additional information on this topic is available online at:
www.chescoplanning.org/Landscapes3/1d1-LiveObj.cfm.

Access and Circulation:

4. The site plan depicts an existing 50 foot wide right-of-way on Route 30, and General Note 15 indicates that an additional 25 feet of right-of-way is intended for dedication on Route 30 as part of the Route 30 Corridor Master Plan. We recommend that the applicant and Township, in consultation with PennDOT, determine the appropriate right-of-way width for this section of Route 30, in order to accommodate the transportation improvements identified in the Route 30 Corridor Master Plan.
5. The Township’s emergency service providers should be requested to review the plan to ensure that emergency service vehicles will be able to safely navigate the proposed development when completed. We note that a vehicle turning plan for fire trucks is provided on Sheet 16.
6. The applicant and Township should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at:
www.chesco.org/documentcenter/view/27029.
7. We commend the applicant for the provision of sidewalks and crosswalks areas along Route 30, which extend to the apartment building. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**.

Design Issues:

8. The project site is located in the Mixed Use Center – West designation of the Township’s Route 30 Corridor Master Plan. The site plan appears to be consistent with the design guidelines for sidewalks set forth in Appendix F, page 11.1 of the Master Plan. The applicant and Township should ensure that site design conforms to all other applicable design guidelines set forth in the Master Plan. We note that design guidelines for street lights and street trees are provided on pages 12.1 and 13.1 of Appendix F, respectively. The Master Plan is available online at:
www.eastwhiteland.org/353/Route-30-Corridor-Study.
9. We suggest that the applicant and Township consider providing first floor retail in the proposed building. We note that Section 200-39.4.C of the Township Zoning Ordinance states that, for multifamily residential dwellings in the Overlay District, the uses permitted in the underlying zoning district may be used on the first floor of any multifamily dwelling.

Page: 5

Re: Preliminary/Final Subdivision and Land Development - Frazer Lanes Redevelopment

East Whiteland Township – SD-12-18-15721 and LD-12-18-15722

10. The applicant should provide the location of all proposed building entrances on the site plan. We note that, in addition to the proposed parking garage, the site plan depicts the location of several outdoor parking areas, including some to the rear of the building. People parking in these locations will need to be able to access the building safely.
11. In its review of the proposed landscaping plan (Sheet 18), the Township should verify that sufficient room is provided along the adjoining parcel boundaries for adequate buffering from the adjoining land uses.
12. The site plan depicts the location of a gravity block landscape wall to the immediate south of the 12 parking spaces located along the southern parcel boundary. The details of this wall should be provided as part of the current plan submission.
13. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 17) 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.

Natural Features Protection:

14. 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:

15. It is our understanding that conditional use approval was granted for this project on October 31, 2018, with five conditions of approval. We note that the conditions of that decision include the following:
 - The applicant shall be permitted to pursue zoning relief to construct the proposed apartment building with a building height of 56 feet. If zoning relief is obtained, the applicant shall be permitted to develop the property according to such zoning relief without the need to amend the conditional use order (condition #2); and
 - The applicant will offer to dedicate the portion of the property necessary for a Planebrook Road extension right-of-way. If the Township acquires the other rights-of-way necessary to extend Planebrook Road through this area, and if the Township does extend Planebrook Road, the Township will be responsible for constructing the extension and connection the extension to the project site's access ingress/egress locations (condition #4).

Prior to granting final plan approval, the Township should verify that all applicable conditions of approval are incorporated into the final plan. The final plan should note the date of the conditional use decision, along with all conditions of the conditional use decision.

Page: 6

Re: Preliminary/Final Subdivision and Land Development - Frazer Lanes Redevelopment

East Whiteland Township – SD-12-18-15721 and LD-12-18-15722

16. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the ***Valley Creek Watershed Act 167 Stormwater Management Plan*** (February 2011).
17. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County's High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.
18. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
19. The Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for more information on this issue.
20. The site plan depicts numerous existing mobile homes and structures that encroach in part or in full onto the adjoining parcel to the south owned by Pennsylvania Lines LLC (UPI# 42-6-24.2). The applicant should coordinate with the owner of the adjoining property for the demolition and removal of all structures that encroach in part or in full onto this adjoining parcel.
21. A construction detail should be added for the proposed crosswalks.
22. 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.
23. 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.
24. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

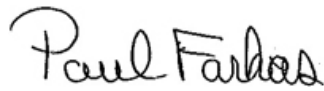
Page: 7

Re: Preliminary/Final Subdivision and Land Development - Frazer Lanes Redevelopment

East Whiteland Township – SD-12-18-15721 and LD-12-18-15722

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: DL Howell
GMH-East Whiteland Holdings, LLC
Matthew Miele, District Permits Manager, PennDOT
Francis J. Hanney, P.E., PennDOT
Chester County Conservation District



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Brian N. O'Leary, AICP
Executive Director

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

January 24, 2019

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

Re: Final Subdivision - Barry C. Walker
Franklin Township - SD-01-19-15740

Dear Ms. McVaugh:

A final subdivision plan entitled "Barry C. Walker", prepared by Crossan-Raimato, Inc., and dated December 27, 2018, was received by this office on January 11, 2019. 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 Bullock Road, west of Walker Road
Site Acreage:	9.07
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Intensity Use
UPI#:	72-6-2.2, 72-6-2.4

PROPOSAL:

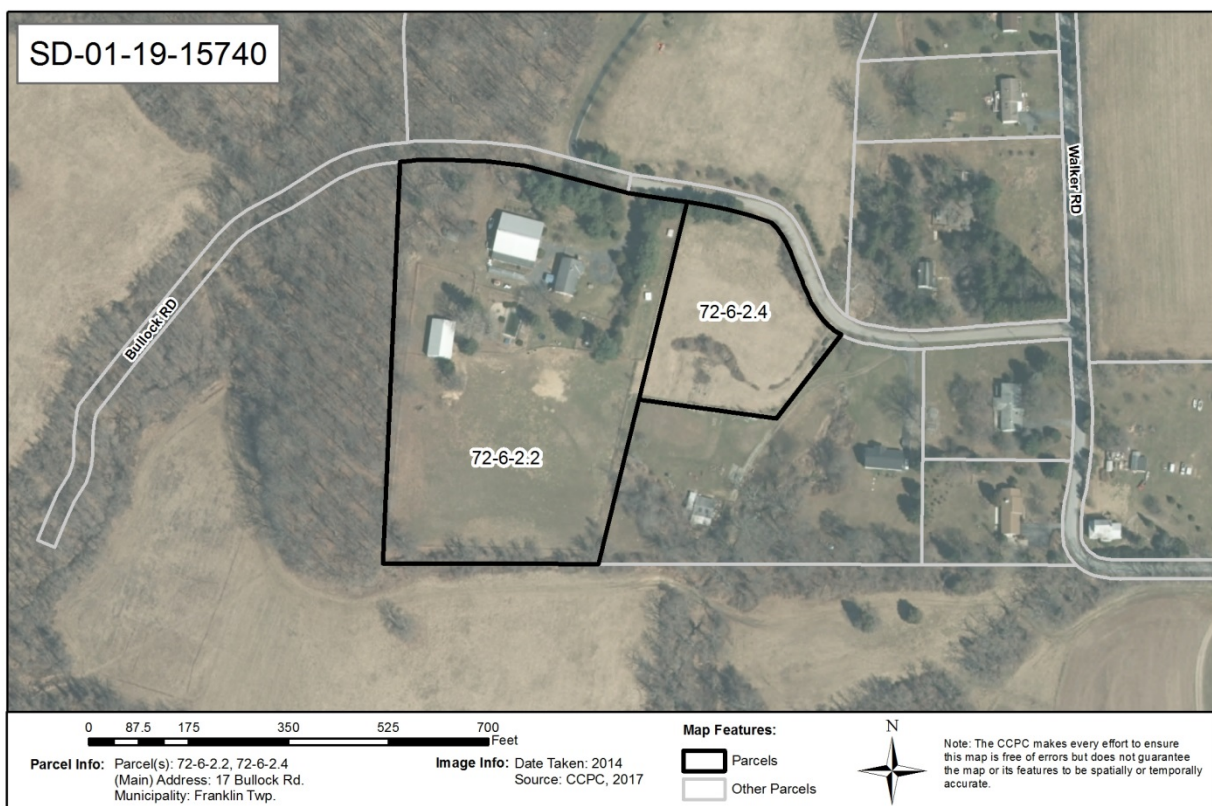
The applicant proposes the revision of the location of the lot line between 2 existing lots. The project site is located in the AR-Agricultural Residential zoning district. No new sewage disposal or water supply is proposed.

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

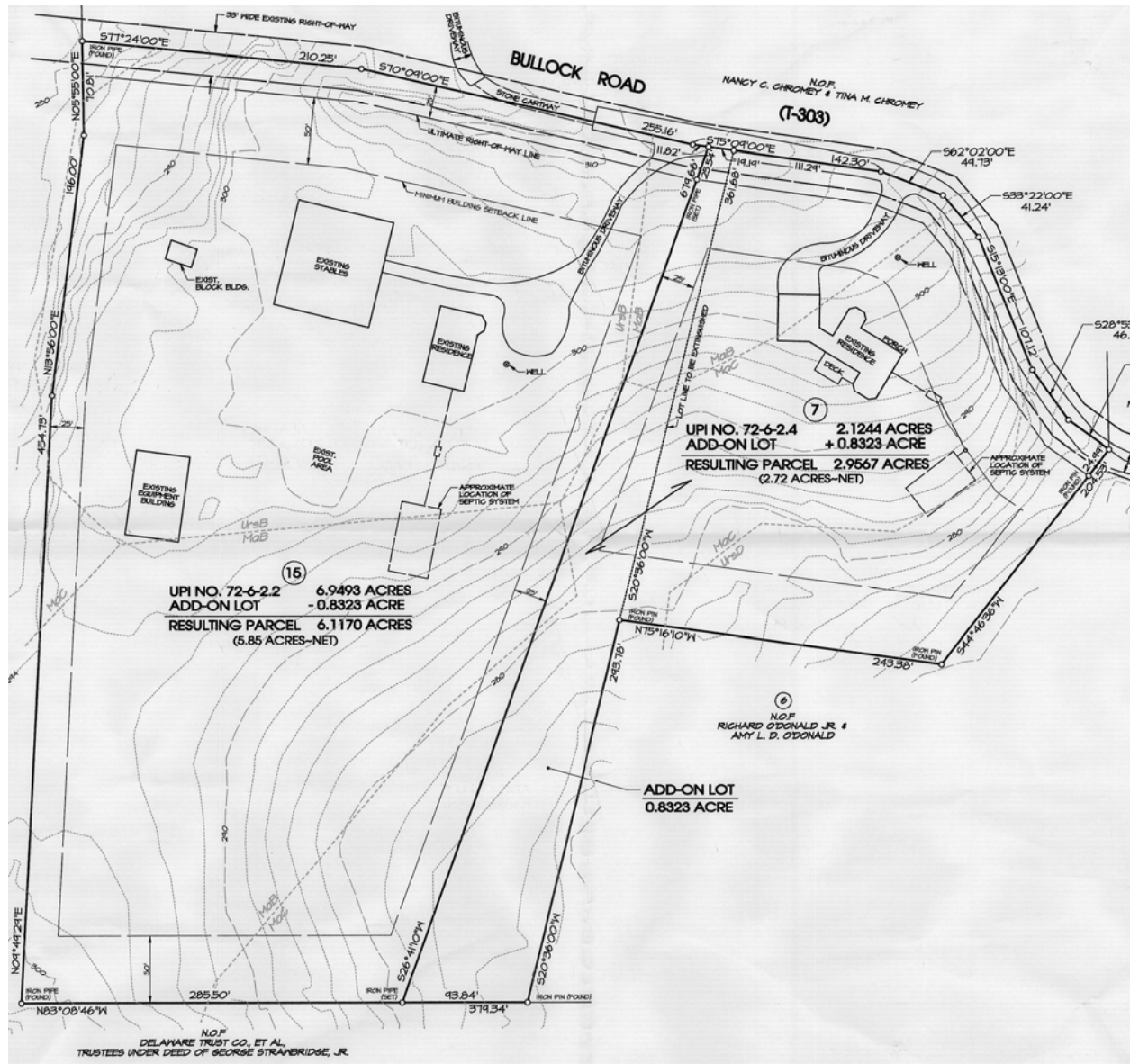


PRIMARY ISSUES:

2. We note that Lot 7, while it appears to comply with zoning ordinance standards, creates an irregular lot and yard arrangement. The boundaries of the lot may be difficult to determine. In addition, the usability of this rear yard area may be limited by this design. We recommend that the applicant and Township consider a revised lot layout that addresses these issues.

ADMINISTRATIVE ISSUES:

3. The applicant is requesting seven 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.



Detail of Sheet 1 of the plan

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

Page: 4

Re: Final Subdivision - Barry C. Walker

Franklin Township - SD-01-19-15740

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Franklin 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: Barry C. Walker
Ann M. Wilkinson
Crossan-Raimato, Inc.



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Brian N. O'Leary, AICP
Executive Director

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

January 25, 2019

Janis A. Rambo, Secretary
Honey Brook Borough
PO Box 249
Honey Brook, PA 19344

Re: Final Subdivision - 1369 Walnut Street
Honey Brook Borough - SD-01-19-15729

Dear Ms. Rambo:

A final subdivision plan entitled "1369 Walnut Street", prepared by Hershey Surveying Inc. and dated December 3, 2018, was received by this office on January 4, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	North side of Walnut Street, east of Compass Road.
Site Acreage:	1.19 acres
Lots:	2 lots
Proposed Land Use:	Commercial
Municipal Land Use Plan Designation:	Mixed Use - Retail/Commercial (in both Honey Brook Borough and Honey Brook Township)
UPI#:	12-3-2.1, 12-3-2.2

PROPOSAL:

The applicant proposes the adjustment of the lot line separating two lots. A portion of the southwestern part of the site is located in Honey Brook Township; the plan was submitted to the Chester County Planning Commission by Honey Brook Borough. The site contains a dwelling and a commercial building containing multiple businesses. No additional development or other change to the site is proposed by this subdivision. The site, which is served by public water and sewer facilities, is located in the Commercial zoning districts in both Honey Brook Borough and Honey Brook Township.

Page: 2

Re: Final Subdivision - 1369 Walnut Street

Honey Brook Borough - SD-01-19-15729

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:

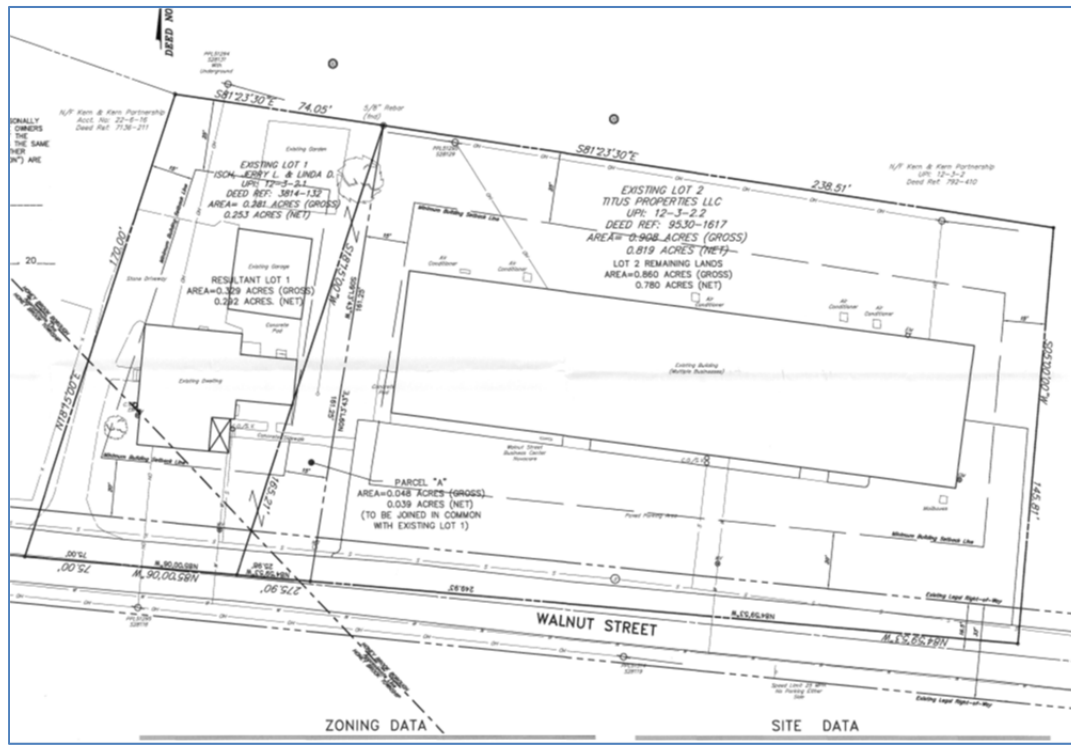
1. The site is located within the **Urban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character,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

COMMENT:

2. The plan shows a sidewalk leading from the dwelling to the multiple-business building on the adjacent lot. We suggest that the applicant ensure that any necessary cross-access easements are recorded in the deeds to the two lots.



Page: 3
Re: Final Subdivision - 1369 Walnut Street
Honey Brook Borough - SD-01-19-15729



*Detail of 1369 Walnut Street
Final Subdivision*

ADMINISTRATIVE ISSUE:

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

Sincerely,

Wes Bruckno

Wes Bruckno, AICP
Senior Review Planner

cc: Hershey Surveying Inc.
Jerry Isch
Steven Landes, Honey Brook Township Manager



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Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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

January 23, 2019

Steven Landes, Township Manager
Honey Brook Township
PO Box 1281
Honey Brook, PA 19344

Re: Final Land Development - Smucker Fencing
Honey Brook Township - LD-01-19-15733

Dear Mr. Landes:

A final land development plan entitled "Smucker Fencing", prepared by Landvision and dated January 4, 2019, was received by this office on January 9, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	North side of Horseshoe Pike (State Route 322), west of Reservoir Road
Site Acreage:	3.65 acres
Lots:	1 lot
Non-Res. Square Footage:	9,830 square feet
Proposed Land Use:	Commercial
New Parking Spaces:	13 spaces
Municipal Land Use Plan Designation:	Mixed Use-Retail/Commercial
UPI#:	22-3-11.1

PROPOSAL:

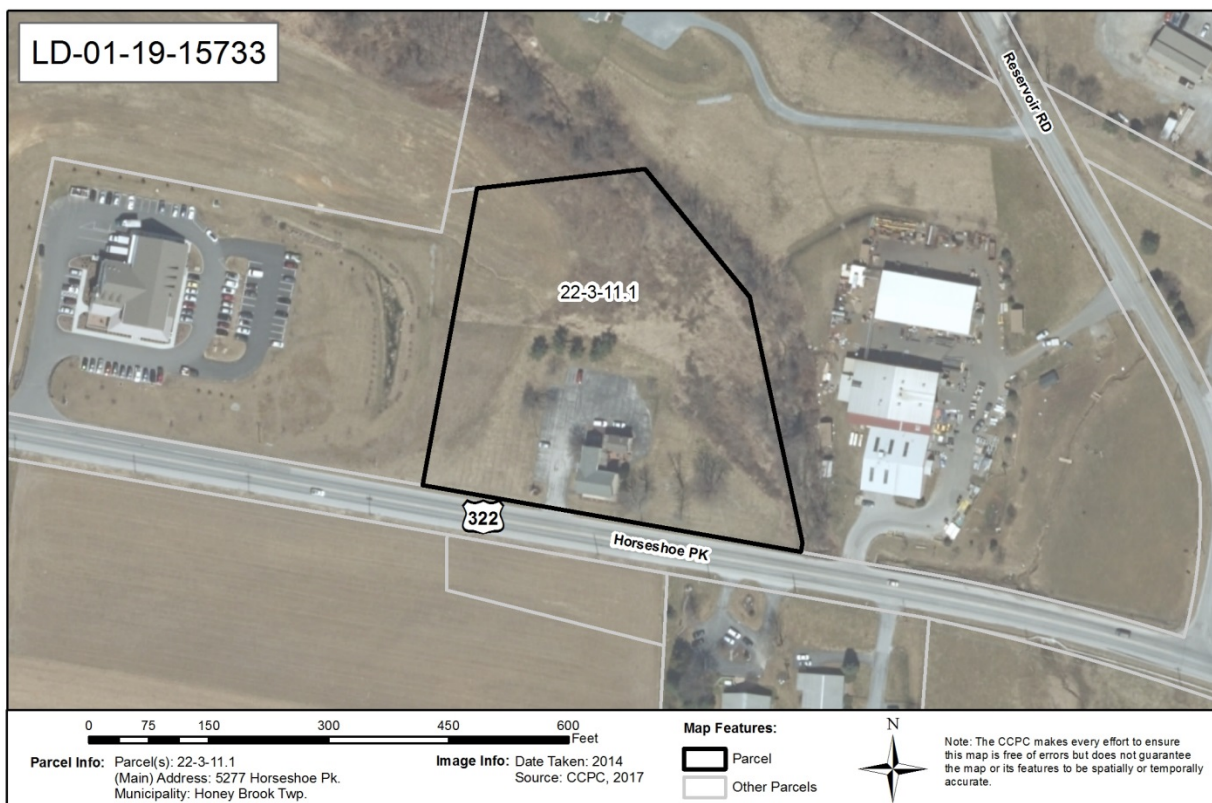
The applicant proposes the construction of a 9,830 square foot commercial building and 13 parking spaces. The site, which will be served by on-site water and sewer facilities, is located in the Honey Brook Township Business Industrial zoning district.

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 **Rural Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed land development is consistent with the objectives of the **Rural Landscape** and is consistent with the other land uses in the vicinity.



WATERSHEDS:

2. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within the West Branch 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 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. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. (Table 1 "Existing Roadway Functional Classification and Average Daily Traffic Volume" in the 2015 Honey Brook Township and Borough Multi-Municipal Comprehensive Plan identifies Horseshoe Pike as a "Principal Arterial"; Section 22-607.1. of the Honey Brook Township Subdivision and Land Development Ordinance requires an 80-foot right-of-way for new principal arterial streets). 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



***Detail of Smucker Fencing
Final Land Development***

4. No provision for a trash disposal facility appears to be shown on the plan. The applicant should indicate how scrap and recyclable material, and trash will be stored and removed.
5. The Township and the applicant should determine whether the seven parking spaces abutting the east side of the proposed building may conflict with vehicles entering and exiting the site (see the detail below). The applicant should consider relocating some of these spaces to another location on the site.



*Detail of parking spaces to the east of the proposed building
Smucker Fencing Final Land Development*

6. Sheet 3 shows proposed drainage easements. The applicant should indicate who will have the benefit of the easements.
7. The plan indicates that variances have been granted for this land development. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board, and any conditions of approval issued by the Board should be indicated on the final plan.

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.

Page: 5

Re: Final Land Development - Smucker Fencing

Honey Brook Township - LD-01-19-15733

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

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: Landvision
J-Lyn Holding, LLC
Smucker Fencing, LLC
Chester County Health Department
Matthew Miele, District Permits Manager, PennDOT
Francis J. Hanney, P.E., PennDOT
Chester County Conservation District



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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

January 30, 2019

Steven Landes, Township Manager
Honey Brook Township
PO Box 1281
Honey Brook, PA 19344

Re: Preliminary/Final Subdivision - Poplar Realty Land Development
Honey Brook Township - SD-01-19-15743

Dear Mr. Landes:

A preliminary/final subdivision plan entitled "Poplar Realty Land Development", prepared by Boucher & James, Inc., dated November 11, 2016 and last revised on January 4, 2019, was received by this office on January 11, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	West of Chestnut Tree Road (State Route 4025), north of Grieson Road and east of Cupola Road. West Nantmeal Township is to the east.
Site Acreage:	123.85 acres
Lots:	128 lots
Proposed Land Use:	Single family residential
New Parking Spaces:	384 spaces allocated at dwellings; 20 additional spaces at recreational area
Municipal Land Use Plan Designation:	Low density residential
UPI#:	22-8-52

PROPOSAL:

The applicant proposes the creation of 128 lots for single-family dwellings and 51.71 acres for open space (exclusive of stormwater management basins). The site will be served by public water and public sewer facilities. The Act 247 referral form that was submitted with the subdivision indicates that the site is located in the FRP 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 proposal for this site. That review, CCPC# SD-12-16-14614, dated December 28, 2016, proposed 42 lots. We have no record of municipal action on that plan.

COUNTY POLICY:

LANDSCAPES:

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

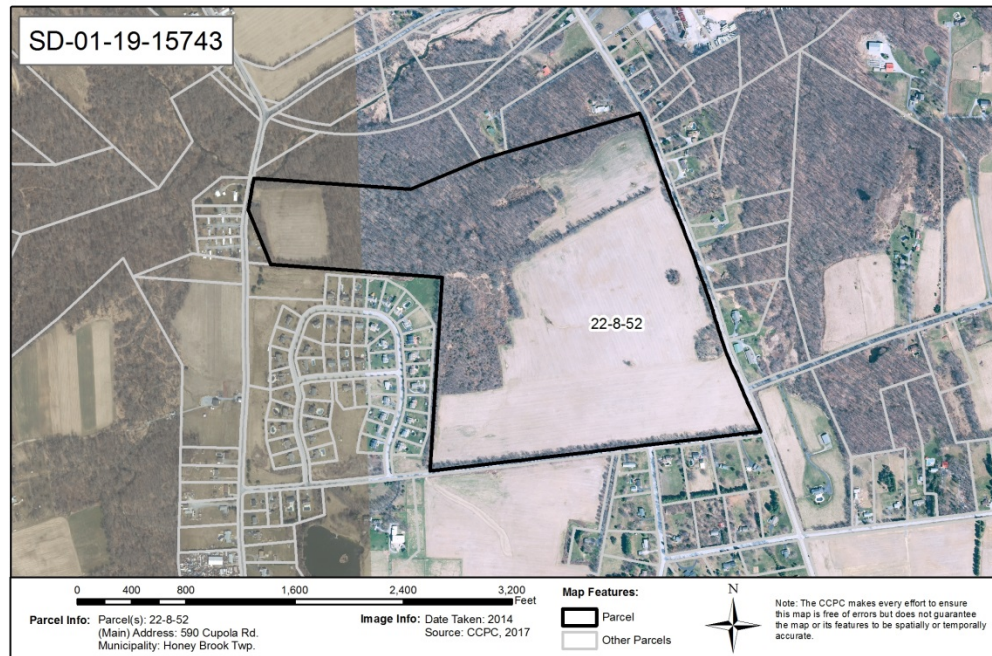
This subdivision represents a transition between the **Rural Center Landscape** and nearby **Rural Landscape** areas. The **Rural Landscape** designation of *Landscapes3* consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the 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.

We suggest that the proposed subdivision can achieve better compatibility with *Landscapes3* if the recommendations in this letter are considered, particularly regarding additional landscaping and design issues.

WATERSHEDS:

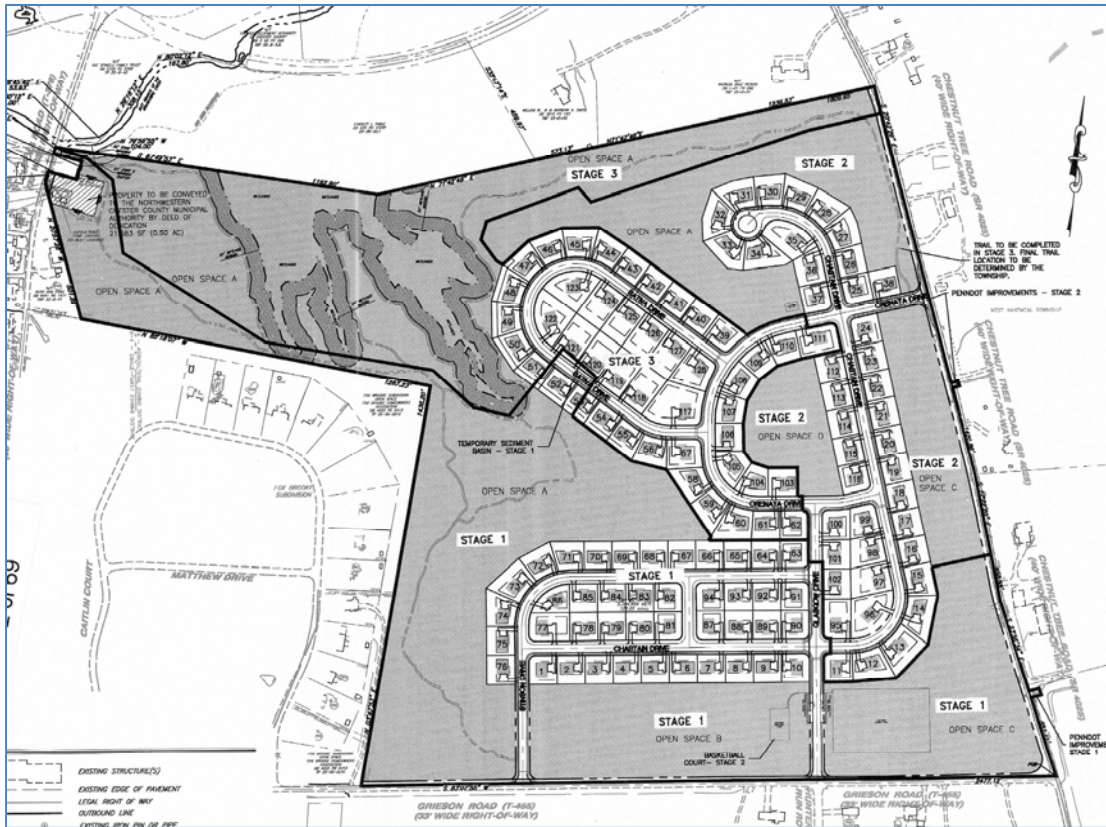
3. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the East Branch subbasin of the Brandywine Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are:
 - reduce stormwater runoff,
 - restore water quality of "impaired" streams, and
 - protect vegetated riparian corridors.

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



PRIMARY ISSUES:

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Chestnut Tree Road (State Route 4025) as a minor collector. The Handbook (page 183) recommends up to 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. Grieson Road and Cupola Road are classified as local roads. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Chestnut Tree Road, and also discuss the proper rights-of-way for Grieson Road and Cupola Roads. We suggest that these areas be identified as a dedicated right-of-way, and be offered for dedication to PennDOT or the Township as appropriate.
5. Sheet 13 Of 69 includes requests for partial waivers for road widening along portions of Chestnut Tree Road, Grieson Road and Cupola Road, as well as waivers for curbing along these roads. We suggest these waiver requests be critically assessed, with consideration of recommendations from the Township Engineer, and with reviews of the rights-of-way recommendations of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) cited above. The installation of curbing can also help direct stormwater flow more effectively.
6. Figure 9: "Brandywine Creek Greenway" in the 2015 Honey Brook Borough and Township Multi-Municipal Comprehensive Plan shows the Chester County Trail passing through this site. General Note 21 on Sheet 12 of 69 of the plan references a trail in "Open Space A", although the Note indicates that the final alignment of the trail may be revised.



***Detail of Poplar Realty Land Development
 Preliminary/Final Subdivision***

The Township should review the location and design of the proposed trail system on this site and other potentially-connecting trails in the vicinity of the site, according to the recommendations relating to the “Brandywine Creek Greenway” in the 2015 Honey Brook Borough and Township Multi-Municipal Comprehensive Plan. We recommend that all trail corridor location and design details be incorporated into the final plan, and we also recommend that any trails be constructed prior to the Township’s issuance of any building occupancy permits for this development. We also recommend that the applicant utilize all-weather materials in the construction of this trail, which will accommodate a wider variety of uses, and be handicapped-accessible.

7. We suggest that the applicant include visual focal points from the primary entrances to the site (Glasgow Road, Stinson Road and Cretana Road), such as a gazebo, large ornamental planting or specimen tree, or other visual feature to help create a sense of place for this subdivision. The use of such “terminal vistas” can help create visual interest and improve the aesthetics of subdivisions. Roundabouts with planted islands can be considered for Glasgow Road and Stinson Road to help create this effect.
8. The applicant should consider orienting the dwellings nearest the three entry roads so that they front on the entry road, and do not present a rear yard perspective to vehicles entering the site. In general, the applicant should orient dwellings to limit the effects of vehicle headlights that can shine into the dwellings. This could be done by appropriately siting the dwellings, as well as with the use of landscaping.

9. General Note 20 on page 12 of 69 of the plan includes the use of transferable development rights. The Township should verify that the calculations of such rights are correct and the development rights are properly utilized or retired as necessary. The deeds to the affected parcels should reflect these calculations.
10. We endorse the incorporation of sidewalks into the plan. Sidewalks are important elements in subdivisions of this size. We suggest that the sidewalks be linked to the trails on the site.
11. We suggest that the Township and the applicant consider whether rear or side decks or patios could be constructed at the dwellings while remaining within the buildings' setbacks.
12. The internal lots within Stage 1 and Stage 3 of the subdivision do not have direct pedestrian access to the open areas except by traveling to the end of a road. We suggest that accessways to the open space areas be provided within Stage 1 and Stage 3, such as between one or more of the lots in the outer loops.
13. The proposed sports field and basketball court in Stage 1 of the subdivision are important recreational amenities, but we suggest that they could be better utilized if they were placed in a more central location within the tract. Such relocations could also provide opportunities for more landscaping along the Grieson Road part of the tract. The applicant should also consider restricting the hours of use of the recreational fields through the regulations in the Homeowner Association document, to limit unnecessary noise and disturbance to nearby residents (see Comment 14 below).

We also suggest that the proposed stormwater basins could be designed as passive site recreational amenities as well as serving their functions as stormwater management facilities; for example, trails could be located near the basins (some trails appear to be proposed near the basins in the "Open Space A" area; this design could be applied to all of the basins).

14. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
15. The applicant should indicate whether any place signs (i.e., development name signs) will be located at the three entry roads.

ADMINISTRATIVE ISSUES:

16. The Township should determine whether the plan should include a zoning compliance table, showing the zoning regulations that were in effect when this plan was submitted.
17. The County Planning Commission Review signature block should be added to the plan.

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Re: Preliminary/Final Subdivision - Poplar Realty Land Development

Honey Brook Township - SD-01-19-15743

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 and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
20. 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 Honey Brook Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Boucher & James, Inc.
Penn Wynne Homes, Inc.
PWH Development LLC
Deborah Kolpak, West Nantmeal Township Secretary/Treasurer
Chester County Health Department
Matthew Miele, District Permits Manager, PennDOT
Francis J. Hanney, P.E., PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

January 4, 2019

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

Re: Final Land Development - John King
Lower Oxford Township - LD-12-18-15700

Dear Ms. Dugan:

A final land development plan entitled "John King", prepared by Concord Land Planners and Surveyors, Inc. and dated December 3, 2018, was received by this office on December 17, 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.

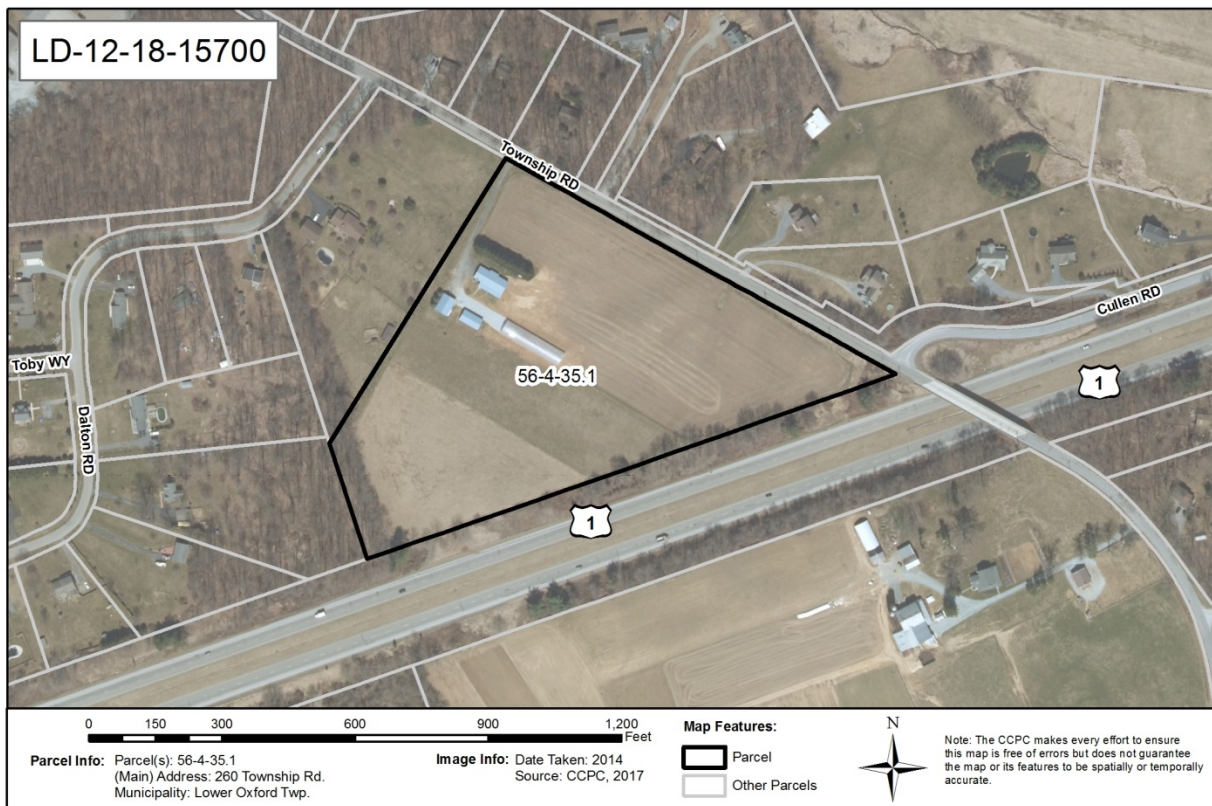
PROJECT SUMMARY:

Location:	West side of Township Road, south of Dalton Road
Site Acreage:	16.52 acres
Lots:	1 lot
Non-Res. Square Footage:	11,200 square feet (two structures)
Proposed Land Use:	Retail
New Parking Spaces:	18 spaces
Municipal Land Use Plan Designation:	Rural
UPI#:	56-4-35.1

PROPOSAL:

The applicant proposes the construction of a commercial building and 18 parking spaces. The site, which will be served by on-site water and on-site sewer facilities, is located in the R-2 Residential zoning district. An existing house on the site will be removed. The plan shows separate 3,200 square foot and 8,000 square foot proposed structures on the site, which will have access from Township Road.

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 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**.

The proposed development is also located within the Rural land use designation of the Oxford Region Multi-municipal Comprehensive Plan adjacent to the commerce land use designation. The recommended strategies for the Rural designation include agriculture and the protection of agricultural soils and limited residential development at relatively low density. Considering the parcel's location along the Route One corridor and the strategies of the adjacent land use designation, Commerce, this proposed use could be considered "somewhat consistent" with the policies of the Multi-Municipal Comprehensive Plan.



*Detail of John King
Final Land Development*

WATERSHEDS:

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

- protect ground water resources,
- implement comprehensive stormwater management, and
- protect vegetated riparian corridors.

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

PRIMARY ISSUES:

3. The applicant should indicate whether the proposed structures will be connected to any utilities.
4. The applicant should clarify whether the parking area is to be paved.
5. The Township should ensure that the minimum parking requirements of the Lower Oxford Township Zoning Ordinance, Section 1109.7.B., are observed.

Page: 4
Re: Final Land Development - John King
Lower Oxford Township - LD-12-18-15700

6. The plan appears to show minimal additional landscaping. The Township should verify that the proposed landscaping plan conforms to Township Zoning Ordinance Section 1103.
7. The Township should determine whether the outdoor lighting requirements of Township Zoning Ordinance Section 1104 will apply. Any 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 five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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



Wes Bruckno, AICP
Senior Review Planner

cc: Concord Land Planners and Surveyors, Inc.
John S. King
Amos L. King
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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January 18, 2019

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

Re: Final Subdivision - Four Lot Plan for Runnymede Partnership
Lower Oxford Township – SD-12-18-15716

Dear Ms. Dugan:

A Final Subdivision Plan entitled "Four Lot Plan for Runnymede Partnership", prepared by Edward B. Walsh and Associates, Inc., and dated December 17, 2018, was received by this office on December 24, 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.

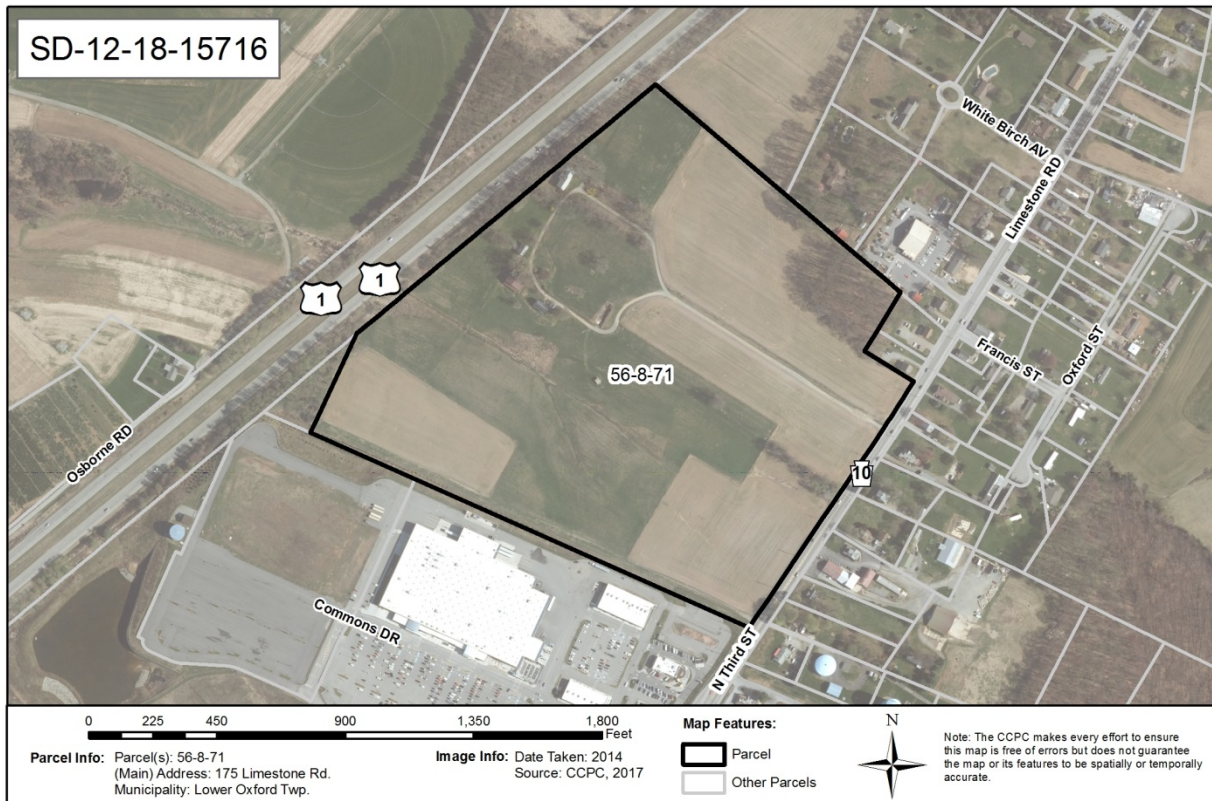
PROJECT SUMMARY:

Location:	west side of Limestone Road, south of White Birch Avenue
Site Acreage:	51.70
Lots/Units:	4 Lots
Municipal Land Use Plan Designation:	Commerce
UPI#:	56-8-71

PROPOSAL:

The applicant proposes the creation of four lots. No development activity is depicted on the current subdivision plan submission. The project site is located in the C-1 Neighborhood Commercial zoning district.

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



BACKGROUND:

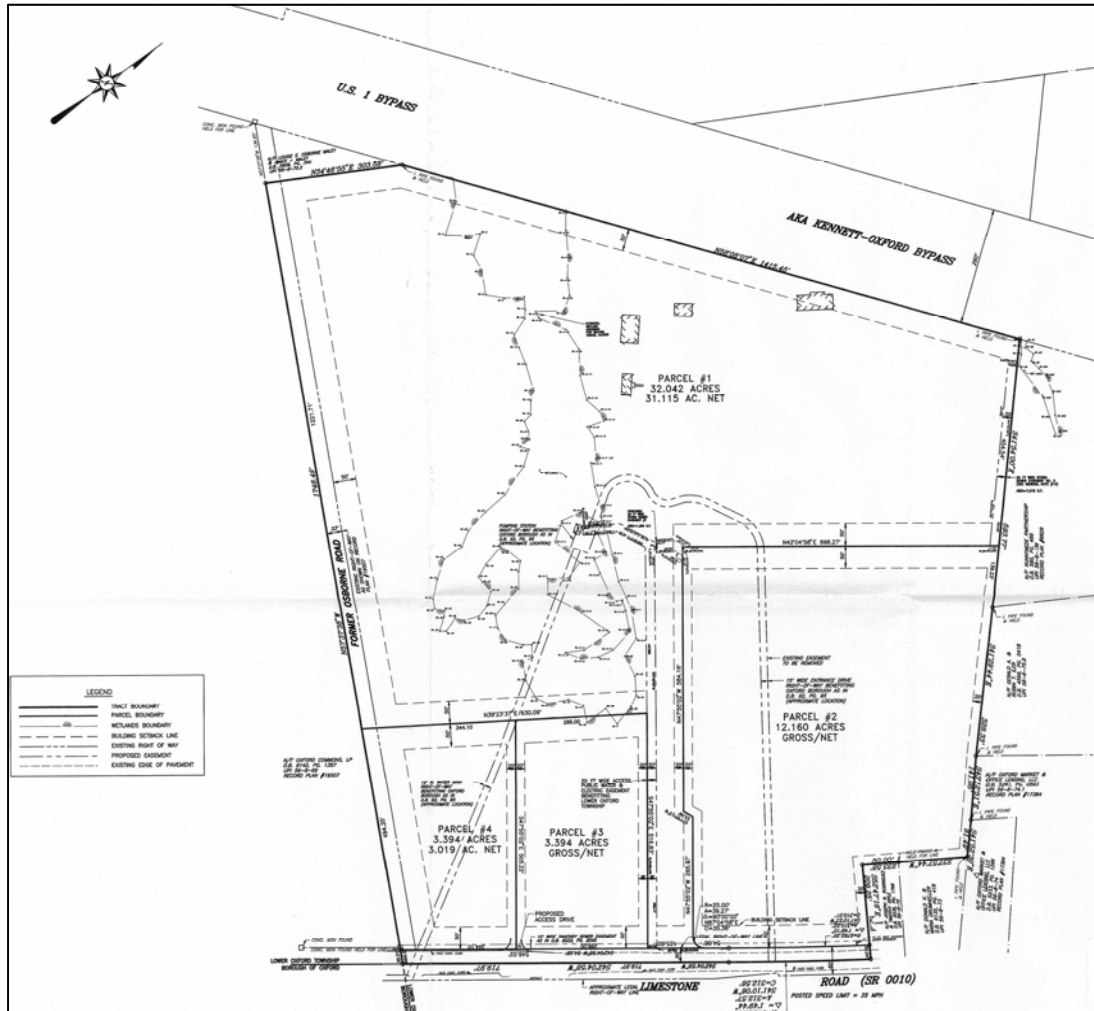
1. The County Planning Commission previously reviewed a conditional use application for Parcel #2 of the current subdivision plan submission. CCPC# CU-12-17-15209, "Providence Place at Lower Oxford," dated December 21, 2017, addressed the construction of a 160-bed senior living facility. It is our understanding that conditional use approval was granted for this project on June 28, 2018, with eight conditions of approval (this issue is further discussed in comment #5). We note that the parcel layout on the current plan submission appears to be identical to the information provided on a subdivision plan sheet included with the previous conditional use application.

COUNTY POLICY:

LANDSCAPES:

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

The site is also located in the Commerce land use category as identified in the Oxford Region Multimunicipal Comprehensive Plan. This proposal appears to be consistent with the strategies of the Commerce designation.



Site Plan Detail: Four Lot Plan for Runnymede Partnership

PRIMARY ISSUES:

3. The County Planning Commission's Multi-Modal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Limestone Road (State Route 10) as a minor arterial road. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of State Route 10. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT. We also recommend that the applicant contact PennDOT regarding plans for improving this portion of State Route 1 and the potential need for additional right-of-way.
4. If future development is being considered for Parcels 1, 3, and 4, we encourage the applicant to submit a sketch plan for the future development of these lots. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineering preliminary or final plan. Additionally, consideration should be provided by the applicant and Township for a more unified development concept of these three parcels.

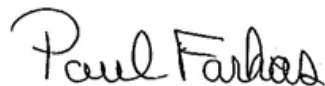
Page: 4
Re: Final Subdivision - Four Lot Plan for Runnymede Partnership
Lower Oxford Township – SD-12-18-15716

ADMINISTRATIVE ISSUES:

5. While we note that one of the conditions of the June 28, 2018 conditional use decision is identified in General Note 12, we suggest that, for clarity purposes, the complete conditional use order (including the date of the decision and all eight conditions of approval) be identified on the current plan submission.
6. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: <http://www.chesco.org/256/Act-319---Clean-Green>.
7. The site plan depicts the location of various easements which traverse the project site. The details of these easements should be incorporated into the deeds of the applicable parcels.
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 Lower Oxford Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Runnymede Partnership
Edward B. Walsh and Associates, Inc.
Chester County Assessment Office



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

January 16, 2019

Brian H. Hoover, Manager
Oxford Borough
401 Market Street PO Box 380
Oxford, PA 19363

Re: Preliminary/Final Land Development - Tasty Baking Oxford
Oxford Borough - LD-01-19-15726

Dear Mr. Hoover:

A preliminary/final land development plan entitled "Tasty Baking Oxford", prepared by Land Grant Surveyors, LLC, and dated October 23, 2018, was received by this office on December 28, 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:	on the west side of Lincoln Street, north of Wheeler Boulevard
Site Acreage:	42.55
Lots/Units:	1 lot
Non-Res. Square Footage:	43,050
Proposed Land Use:	Addition to existing industrial building
Municipal Land Use Plan Designation:	Commerce
UPI#:	6-2-11.9A, 6-2-11.9

PROPOSAL:

The applicant proposes the phased construction of a 43,050 square foot building addition to an existing 293,323 square foot food manufacturing facility. The project site, which is served by public water and sewer, is located in the I-Industrial 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 land development plan.

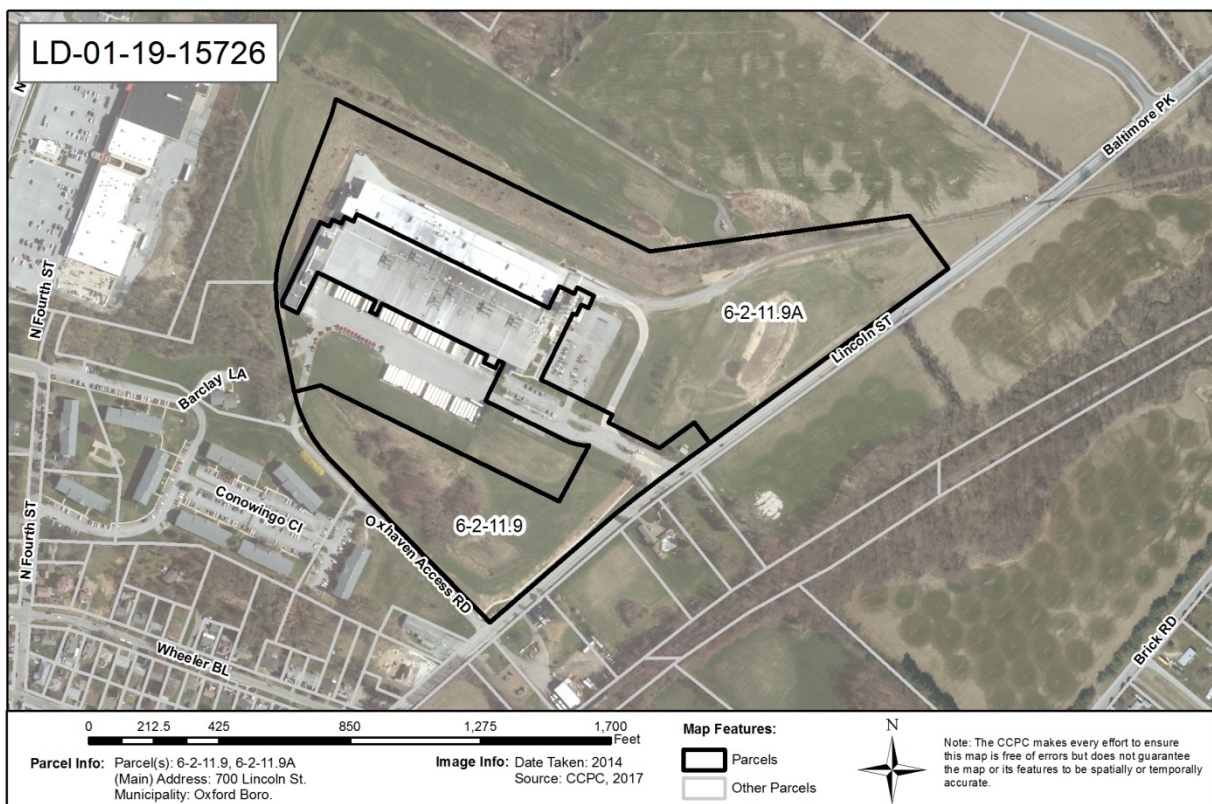
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development plan for this site. That review, CCPC# LD-5-12-6094, dated June 7, 2012, addressed the construction of a 90,115 square foot addition to the existing plant. Our records indicate that the plan was approved by the Borough on August 20, 2012.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Urban Center Landscape** designation of **Landscapes3**, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed land development is consistent with the objectives of the **Urban Center Landscape**. The project is located within the Commerce designation of Future Land Use Plan map in the **Oxford Region Multimunicipal Comprehensive Plan**; the proposed use is consistent with this designation.





Detail of Sheet 3 of the plan

WATERSHEDS:

3. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the West Branch subbasin of the Big Elk Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: protection of ground water resources, implementation of comprehensive stormwater management, and protection of vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

Page: 4

Re: Preliminary/Final Land Development - Tasty Baking Oxford

Oxford Borough - LD-01-19-15726

PRIMARY ISSUES:

4. There appears to be an inconsistency between the proposed building coverage on the cover sheet (30,750 sq. ft.) and that listed on Sheet 3 of the plan (43,050 sq. ft.). The applicant should verify these figures and revise them as necessary.

ADMINISTRATIVE ISSUES:

5. The applicant is requesting one waiver 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.
6. The Borough should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for more information on this issue.
7. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.
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 Oxford 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 stylized flourish at the end.

Glenn Bentley
Senior Review Planner

cc: Flowers Baking Oxford Inc.
Land Grant Surveyors



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

January 28, 2019

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

Re: Final Subdivision - Anthony B. Dambro, Jr.
Pennsbury Township - SD-01-19-15732

Dear Ms. Howley:

A final subdivision plan entitled "Anthony B. Dambro, Jr.", prepared by Regester Associates, Inc., and dated December 14, 2018, was received by this office on January 8, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	east of Colonial Drive, at the end of Penn Drive
Site Acreage:	17.65
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential, Open Space Conservation
Municipal Land Use Plan Designation:	R-I – Residential - Institutional
UPI#:	64-1-120, 64-1-15

PROPOSAL:

The applicant proposes the creation of a 25 foot wide driveway easement across the Parker's Preserve development open space to lot 64-1-15. The project site is located in the R-5 Residential zoning district. No new sewage disposal or water supply is proposed.

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.

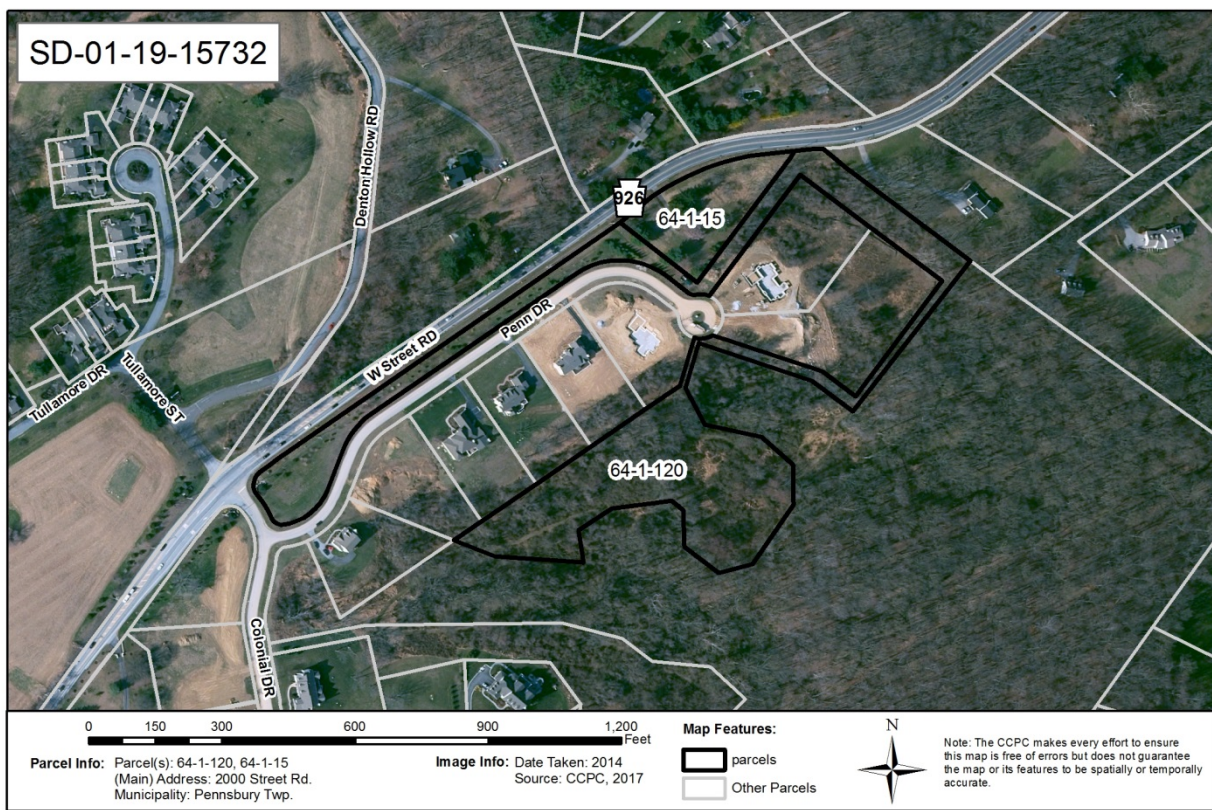
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# 10302-2, dated November 3, 2003, which addressed the creation of 29 single family residential parcels and 52.9 acres of open space, was approved by the Township on October 16, 2006.

COUNTY POLICY:

LANDSCAPES:

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

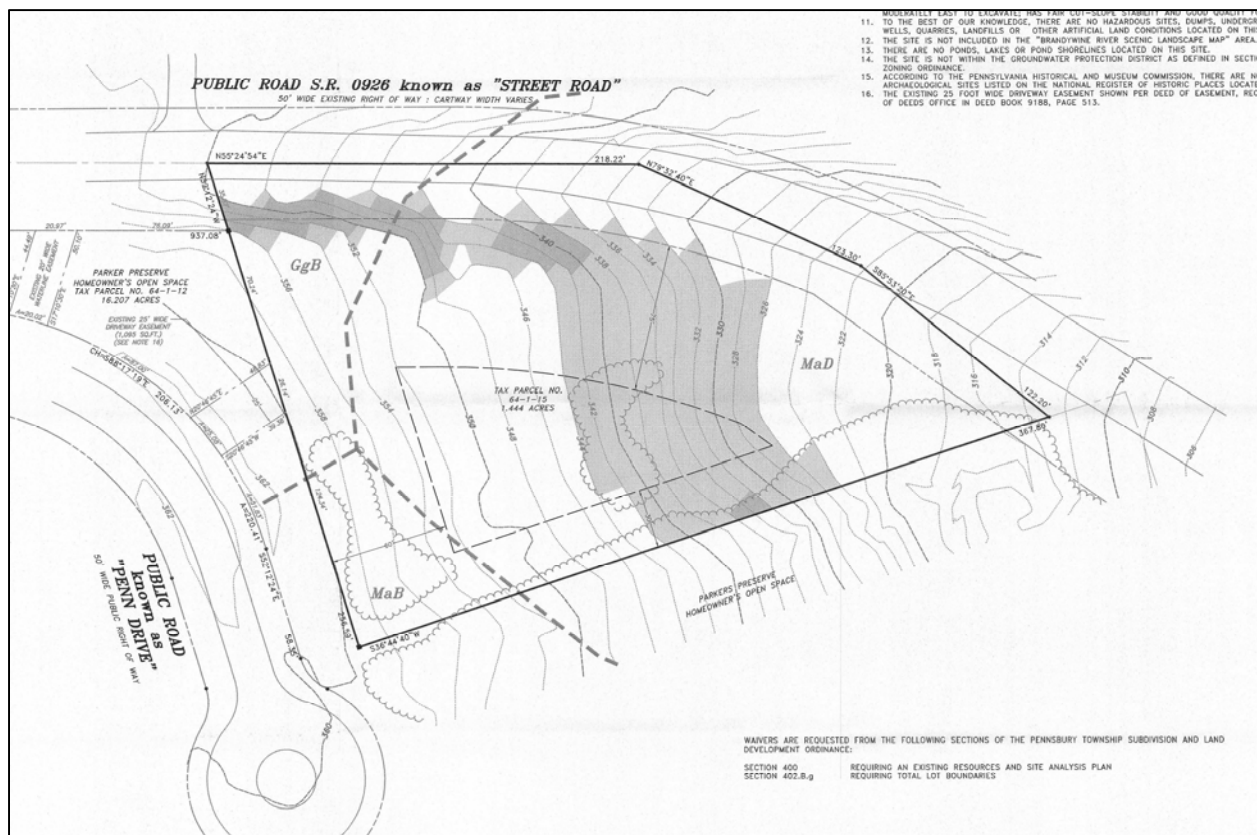


PRIMARY ISSUES:

- The Township should verify if the proposed driveway easement across the open space is permitted under the requirements of the Home Owners' Association and whether residents using the open space will be permitted to cross the proposed driveway easement.

ADMINISTRATIVE ISSUES:

- The applicant is requesting two 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.
- 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.



Detail of sheet #1 of the plan


Page: 4

Re: Final Subdivision - Anthony B. Dambro, Jr.

Pennsbury Township - SD-01-19-15732

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: Anthony B. Dambro, Jr.
Reger Associates, Inc.



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

January 29, 2019

Matt Baumann, Assistant Manager
Tredyffrin Township
1100 DuPortail Road
Berwyn, PA 19312

Re: Preliminary Subdivision - Jeffrey Daily
Tredyffrin Township – SD-01-19-15730

Dear Mr. Baumann:

A Preliminary Subdivision Plan entitled "Jeffrey Daily", prepared by High Northern Terrain Engineering & Surveying, and dated December 17, 2018, was received by this office on January 4, 2019. 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.

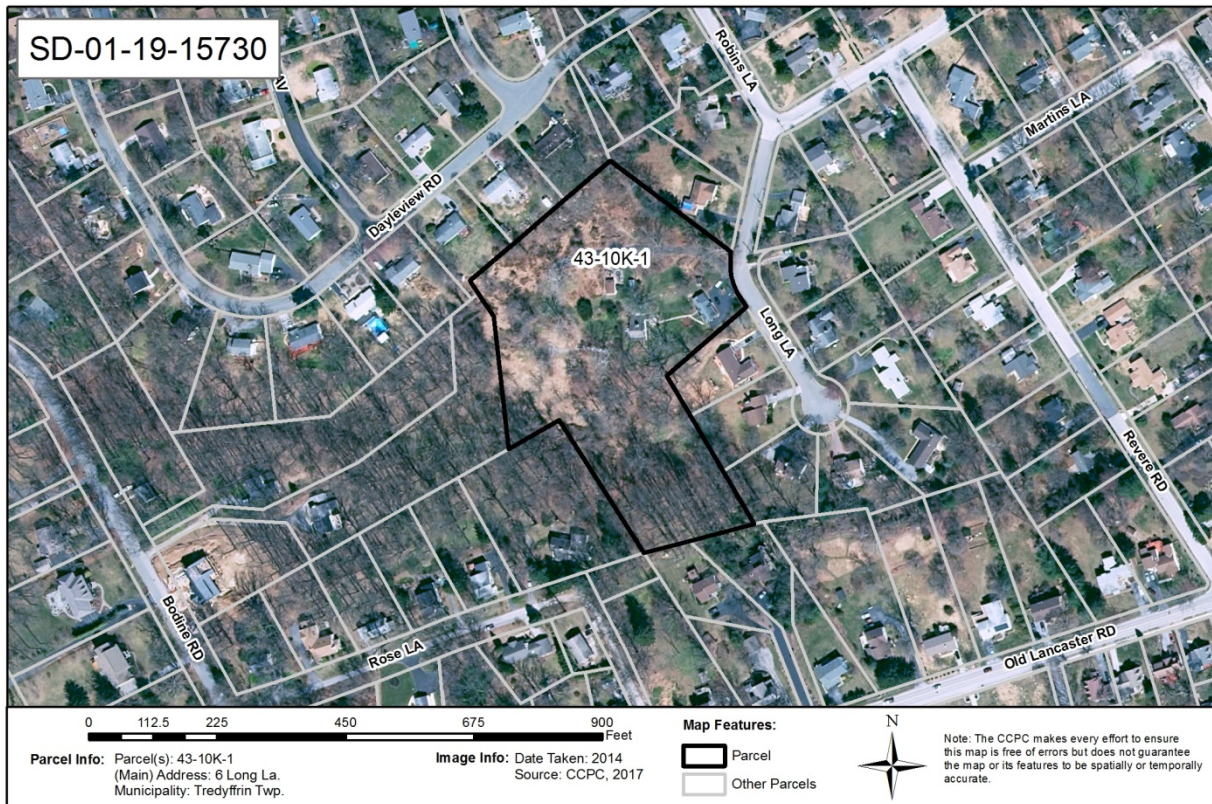
PROJECT SUMMARY:

Location:	the west side of Long Lane, south of Robins Lane
Site Acreage:	4.46
Proposed Land Use:	Two Single Family Residential Lots
Municipal Land Use Plan Designation:	Residential-Medium Density
UPI#:	43-10K-1

PROPOSAL:

The applicant proposes the creation of 2 single family residential lots. The existing buildings, which include two single family dwellings, will remain on Lot 1, and the proposed residence on Lot 2 will be served by public water and public sewer. The project site is located in the R1 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.



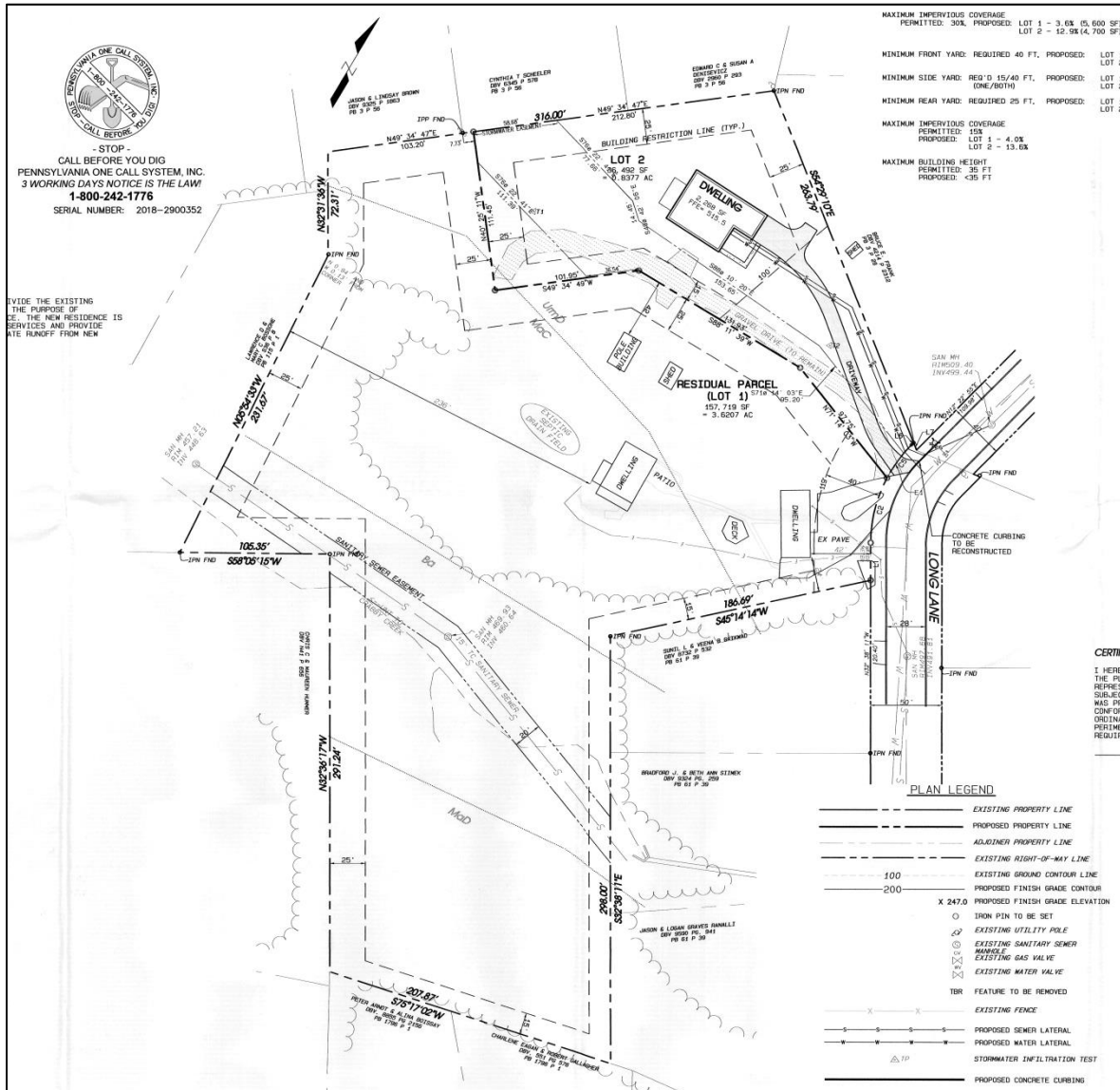
COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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



Site Plan Detail, Sheet 1: Preliminary Subdivision – Jeffrey Daily

PRIMARY ISSUES:

- While the site plan indicates that Lot 2 will be served by public water, the site plan does not clearly identify the water source for the existing residences on Lot 1. This should be clarified by the applicant.
- While the site plan depicts an existing sewer line extending to the existing residence on Lot 1 along Long Lane, it also depicts the location of an existing septic drain field to the immediate west of the second residence on Lot 1. If the existing septic system is to remain, then the plan should clearly identify an adequate replacement area for the septic system. We suggest that the applicant consider connecting both existing residences on Lot 1 to public sewer.

Page: 4
Re: Preliminary Subdivision - Jeffrey Daily
Tredyffrin Township – SD-01-19-15730

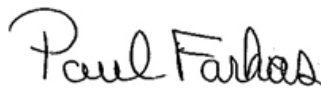
5. The plan and 2014 aerial photography indicate that a portion of the site is wooded. The removal of trees should be limited to the minimum area needed for the dwelling and support facilities and the limit of tree removal should be shown on the plan. Any grading within the area of the dripline (the perimeter of the tree's branches) of the trees to be preserved increases the possibility of tree damage.

ADMINISTRATIVE ISSUES:

6. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
7. The Stormwater Management Facility Ownership and Maintenance note on Sheet 1 states that the homeowner is responsible for the perpetual maintenance of the stormwater management facilities. Ongoing efforts by the municipality may be needed to educate homeowners so that they can fully understand and fulfill their operation and maintenance requirements for these facilities.
8. The site plan depicts the location of a line with a symbol (E) that is not depicted in the Plan Legend. This should be clarified by the applicant.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds 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 Tredyffrin Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Jeffrey Daily
Rotelle Development Co.
High Northern Terrain Engineering & Surveying



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

January 22, 2019

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

Re: Final Subdivision - Alvin S. & Lily Stoltzfus Revocable Living Trust, ETAL
Upper Oxford Township - SD-01-19-15739

Dear Ms. Daggett:

A final subdivision plan entitled "Alvin S. & Lily Stoltzfus Revocable Living Trust, ETAL", prepared by Concord Land Planners and Surveyors, Inc., and dated October 3, 2018, was received by this office on January 11, 2019. 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 and south sides of Newark Road, at Collamer Road
Site Acreage:	115.78
Lots/Units:	2 lots
Proposed Land Use:	Farm/Pasture Land
Municipal Land Use Plan Designation:	Agricultural
UPI#:	57-3-57, 57-3-38

PROPOSAL:

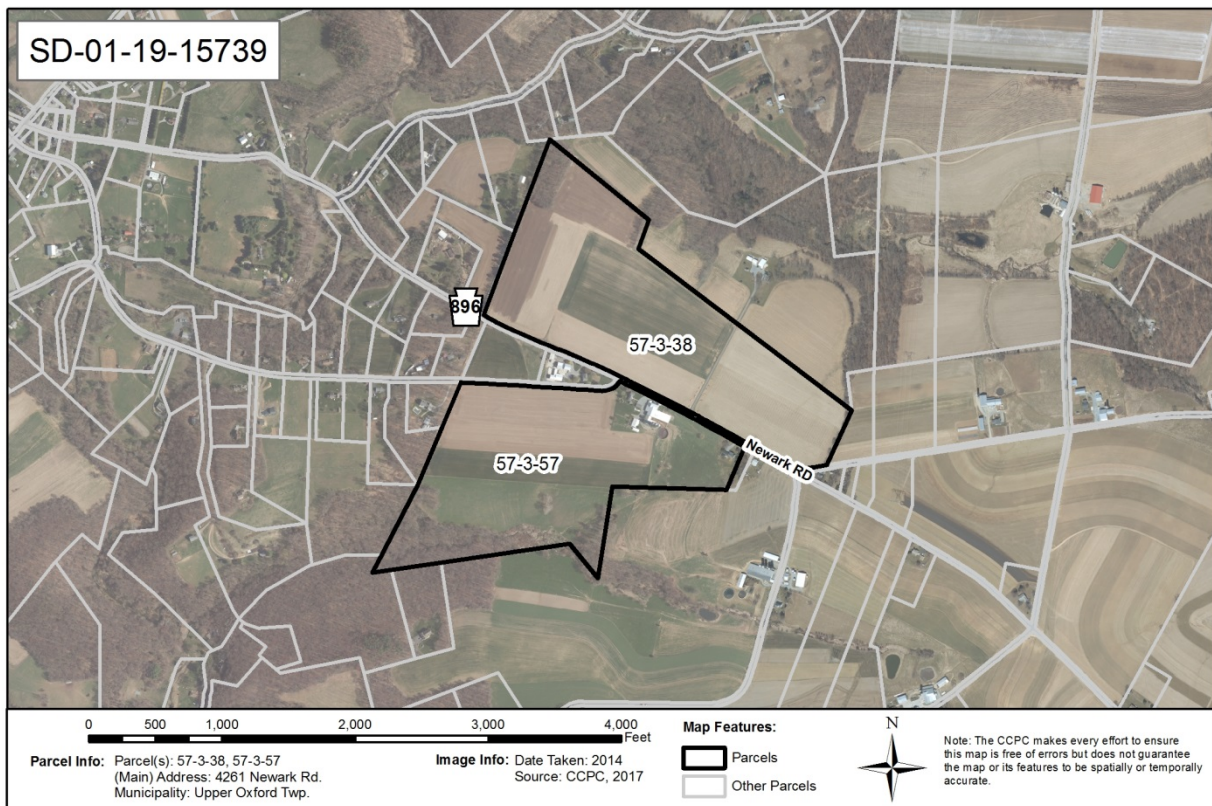
The applicant proposes the deed separation of 2 existing lots. The project site is located in the AR-1 Agricultural zoning district. No new sewage disposal or water supply is proposed.

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 **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 project is located within the Agriculture designation of Future Land Use Plan map in the **Oxford Region Multimunicipal Comprehensive Plan**; the proposed use is consistent with this designation.



PRIMARY ISSUES:

2. The plan shows the delineation of a property line, (a heavy line with two dashes), running along the center line of the 16.5 foot-wide right-of-way on the north side of Route 896. This line also features a bearing and a distance. This gives the appearance of creating a third parcel at the south end of Lot #2. It is our understanding that the purpose of the proposed subdivision activity is to create a deed separation of the parcels along the center line of the highway. We recommend that the misleading property line delineation and bearing and distance be removed from the plan prior to the Township taking action on this submission.



Detail of Sheet 1 of the plan

ADMINISTRATIVE ISSUES:

3. We acknowledge that the plan shows a 60 foot-wide ultimate right-of-way for Route 896 and a 50 foot-wide ultimate right-of-way for Collamer Road. The plan should indicate if the areas within these ultimate rights-of-way are being offered for dedication.
4. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 4

Re: Final Subdivision - Alvin S. & Lily Stoltzfus Revocable Living Trust, ETAL

Upper Oxford Township - SD-01-19-15739

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

Sincerely,

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: Alvin S. and Lily Stoltzfus
Concord Land Planners and Surveyors, Inc.



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

January 11, 2019

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

Re: Final Land Development - Upper Uwchlan Township Building Expansion
Upper Uwchlan Township - LD-12-18-15707

Dear Ms. Jonik:

A final land development plan entitled "Upper Uwchlan Township Building Expansion", prepared by Gilmore & Associates, Inc. and dated December 10, 2018, was received by this office on December 20, 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:	Southeast intersection of Pottstown Pike (State Route 100) and Station Boulevard
Site Acreage:	2.89 acres
Lots:	1 lot
Non-Res. Square Footage:	3,250 square feet
Proposed Land Use:	Addition to existing Township building
New Parking Spaces:	16 spaces
Municipal Land Use Plan Designation:	Village
UPI#:	32-4-12-E

PROPOSAL:

The applicant proposes the construction of a 3,250 square foot building addition and 16 parking spaces. The site, which is served by public water and public sewer facilities, is located in the Upper Uwchlan Township C-1 Village Commercial zoning district.

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

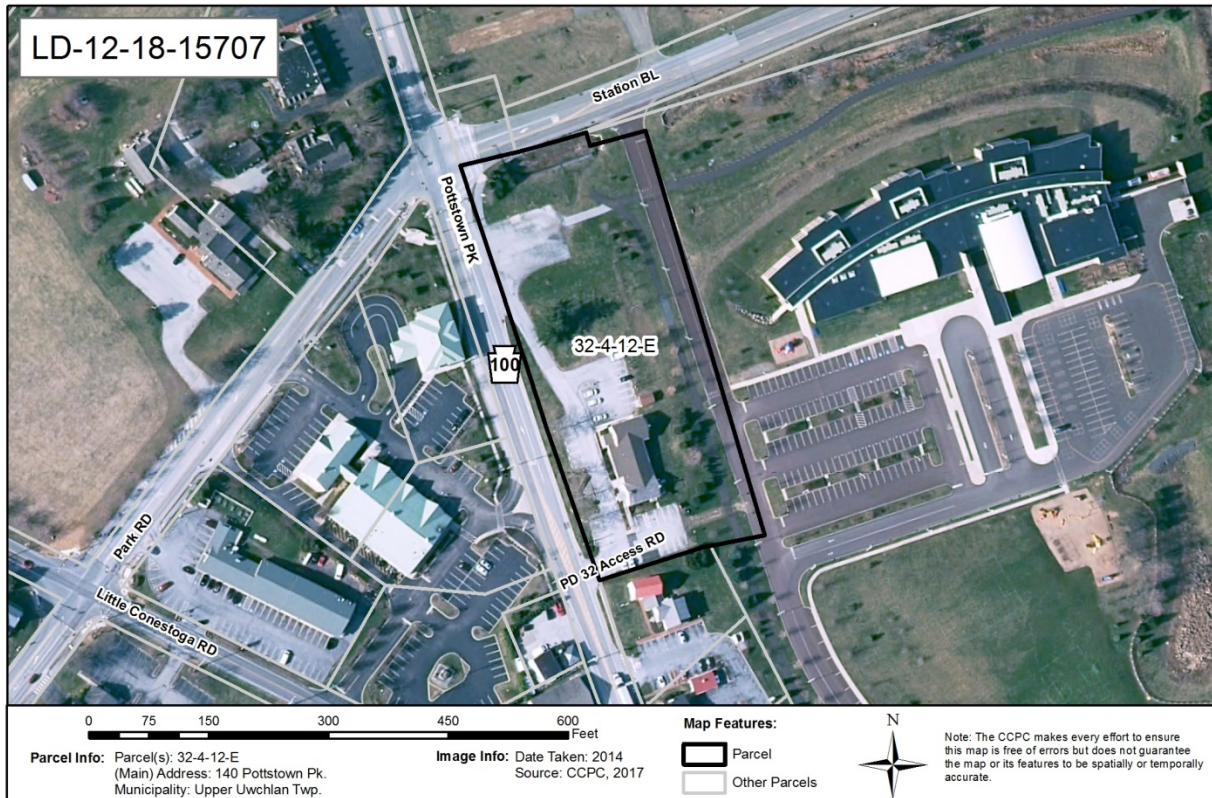
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# SD-04-18-15386, dated May 7, 2018, addressed the adjustment of the lot lines among three lots to create two lots.

COUNTY POLICY:

LANDSCAPES:

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

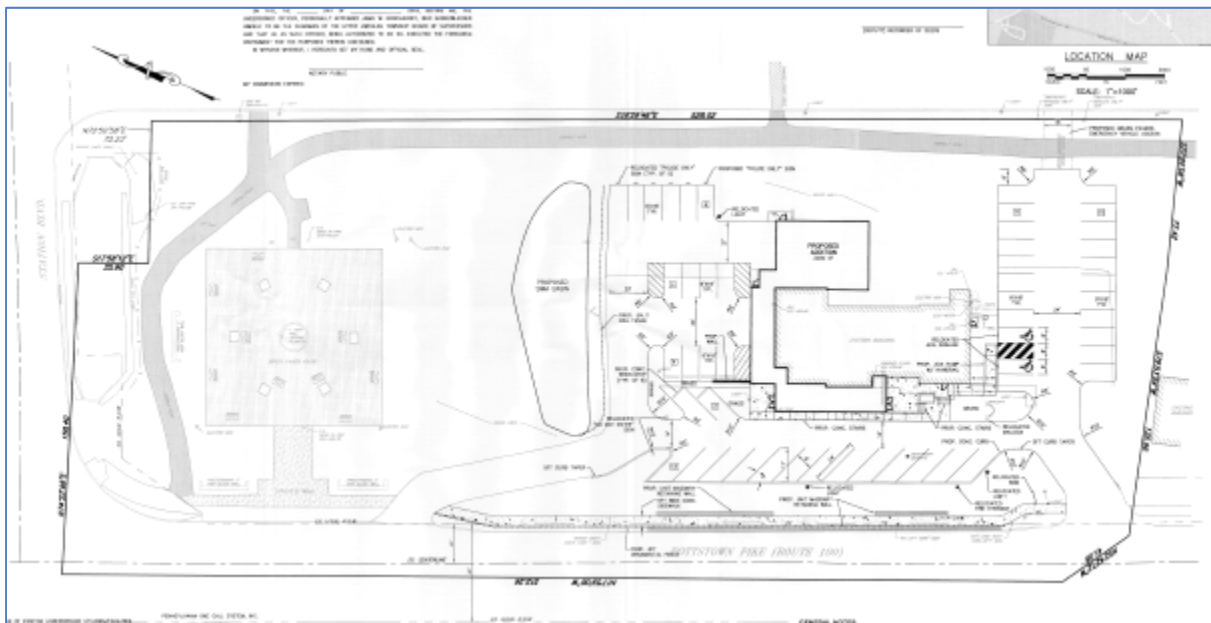


WATERSHEDS:

3. ***Watersheds***, the water resources component of ***Landscapes3***, 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.



***Detail of Upper Uwchlan Township Building Expansion
Final Land Development***

PRIMARY ISSUES:

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Pottstown Pike (State Route 100) 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 Pottstown Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
5. The Township should determine whether the applicant should provide zoning data on the plan. Specifically, the Township should verify that adequate provisions for parking have been provided. If overflow parking is proposed on an adjacent site such as the elementary school, we suggest that sidewalks be provided from such parking areas to the building.

Page: 4

Re: Final Land Development - Upper Uwchlan Township Building Expansion

Upper Uwchlan Township - LD-12-18-15707

6. The Township should consider whether the northern driveway at the site should meet Pottstown Pike at a right-angle.
7. The plan shows a 3,250 square foot addition, but the Act 247 referral form that was submitted with the plan by the Township lists an addition of 4,500 square feet; this should be clarified.

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,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Gilmore & Associates, Inc.
Matthew Miele, District Permits Manager, PennDOT
Francis J. Hanney, P.E., PennDOT
Chester County Conservation District



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

January 18, 2019

Janis A. Rambo, Secretary/Treasurer
Valley Township
890 West Lincoln Highway, PO Box 467
Coatesville, PA 19320

Re: Preliminary Land Development - 99,998 S.F. Agricultural Support Building
Valley Township - LD-12-18-15719

Dear Ms. Rambo:

A preliminary land development plan entitled "99,998 S.F. Agricultural Support Building", prepared by DL Howell and dated December 17, 2018, was received by this office on December 28, 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 Waverly Boulevard, west of Washington Lane and east of the municipal boundary with Sadsbury Township
Site Acreage:	8.29 acres
Lot:	1 lot; one structure
Non-Res. Square Footage:	99,998 square feet
Proposed Land Use:	Industrial
New Parking Spaces:	100 spaces
Municipal Land Use Plan Designation:	Suburban
UPI#:	38-4-5.3C

PROPOSAL:

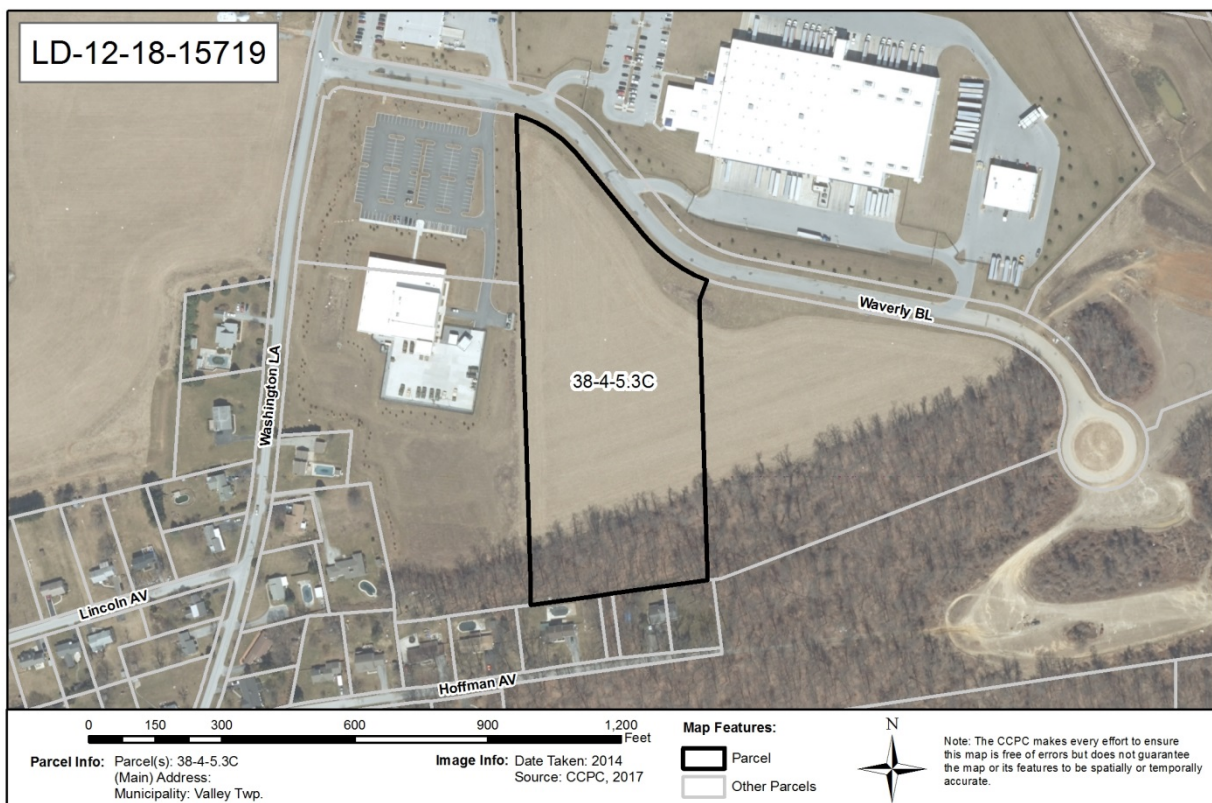
The applicant proposes the construction of a 99,998 square foot industrial building and 100 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Valley Township I-Industrial zoning district.

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

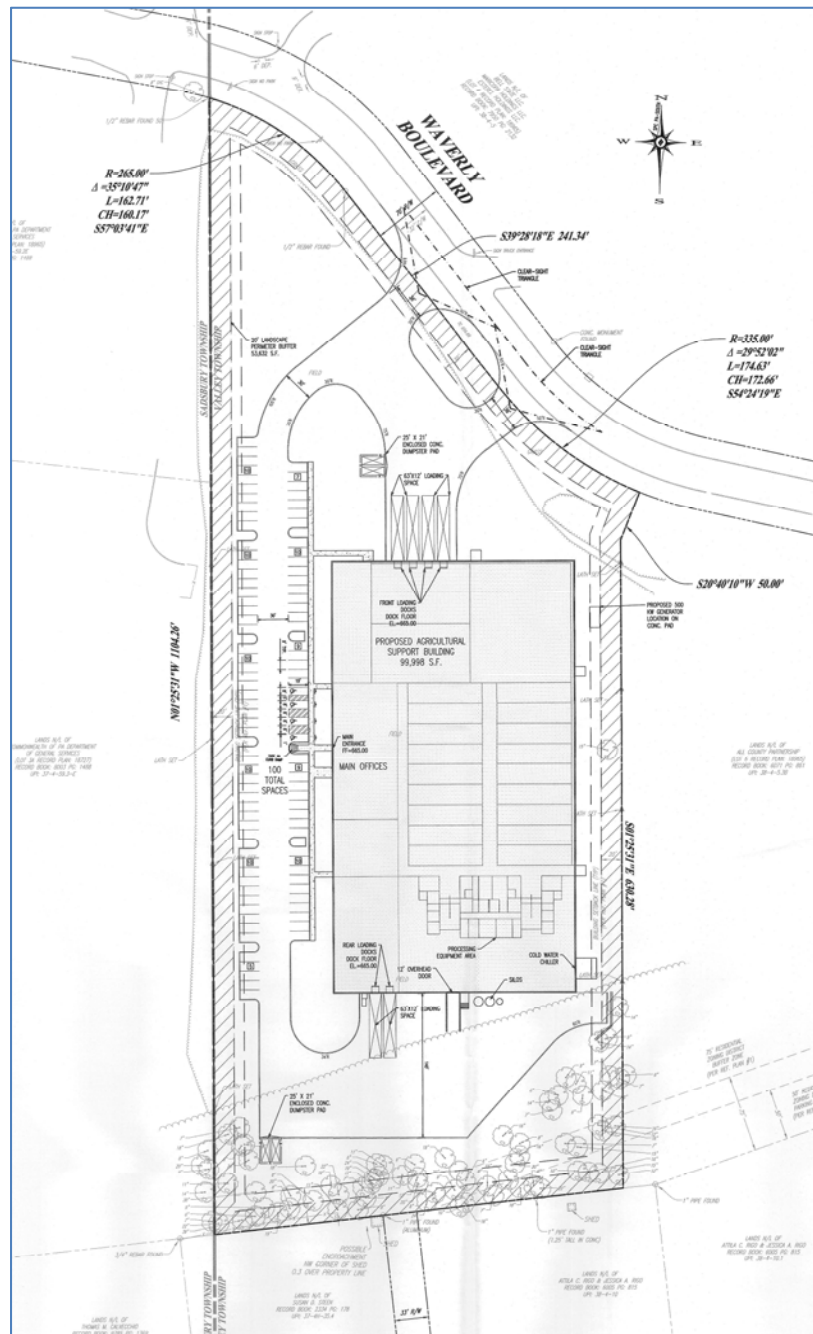


WATERSHEDS:

2. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within the Sucker 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.

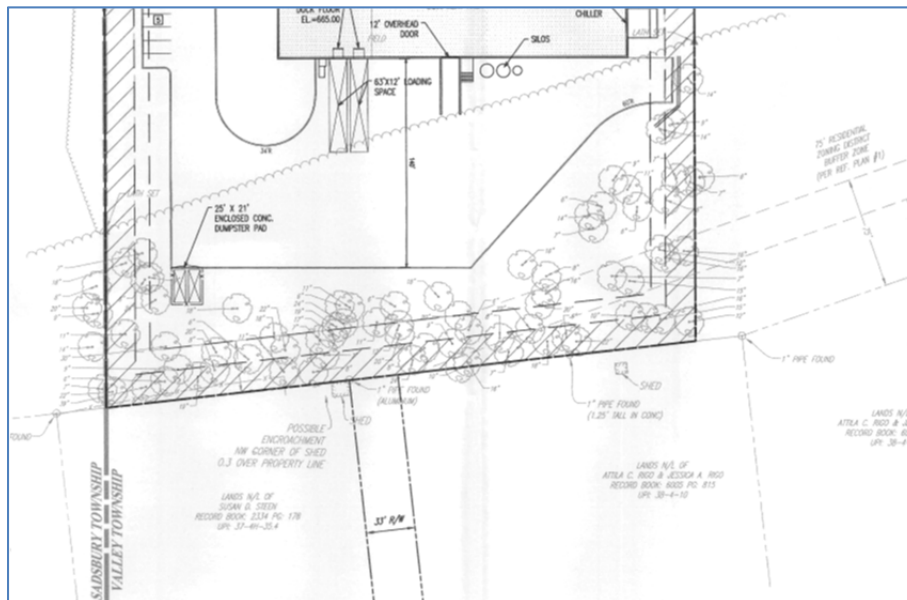


**Detail of 99,998 S.F. Agricultural Support Building
Preliminary Land Development**

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.

4. We recommend that special attention be applied to the landscaping and lighting at the south of the site due to the proximity of the nearby residential area. Truck movements in this area, especially if conducted early or late in the day, may disturb residents in this area. A short fence to shield truck headlights could also be considered along the southern portion of the site (see the detail below).



***Detail of southern portion of 99,998 S.F. Agricultural Support Building
Preliminary Land Development***

All site lighting should also be downward-pointing to limit “skyglow”, to reduce glare on surrounding areas and to limit potential conflicts with aviation traffic at the nearby G.O. Carlson Airport. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the facility. Suggestions regarding the design of outdoor lighting are found in the Chester County Planning Commission’s “Outdoor Lighting” eTool, at:

<http://www.chescoplanning.org/MuniCorner/Tools/OutDoorLighting.cfm>

5. The plan shows 100 parking 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 (such as the spaces on the west site of the site). 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.
6. The Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for more information on this issue.

Page: 5

Re: Preliminary Land Development - 99,998 S.F. Agricultural Support Building

Valley Township - LD-12-18-15719

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: DL Howell
Amycel
Chester County Conservation District
Linda Shank, Sadsbury Township Secretary
Chester County Department of Emergency Services Technical Division



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Executive Director

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

January 2, 2019

Joan Grimley, Secretary/Treasurer/Administrator
Warwick Township
2500 Ridge Road
Elverson, PA 19520

Re: Preliminary Land Development - Thunderwash Land Development Plan
Warwick Township - LD-12-18-15695

Dear Ms. Grimley:

A preliminary land development plan entitled "Thunderwash Land Development Plan", prepared by Witman Engineers and dated October 31, 2018, was received by this office on December 6, 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 Ridge Road (State Route 23), east of Bulltown Road
Site Acreage:	2.78 acres
Lots:	1 lot
Non-Res. Square Footage:	12,000 square feet
Proposed Land Use:	Commercial facility
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Commercial/Business
UPI#:	19-4-131.3

PROPOSAL:

The applicant proposes the construction of a 12,000 square foot commercial building. The site, which will be served by on-site water and on-site sewer facilities, is located in the Warwick Township B1 Neighborhood Business 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 **Rural Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed land development is consistent with the objectives of the **Rural Landscape** because it is a continuation of the current land use on the site.

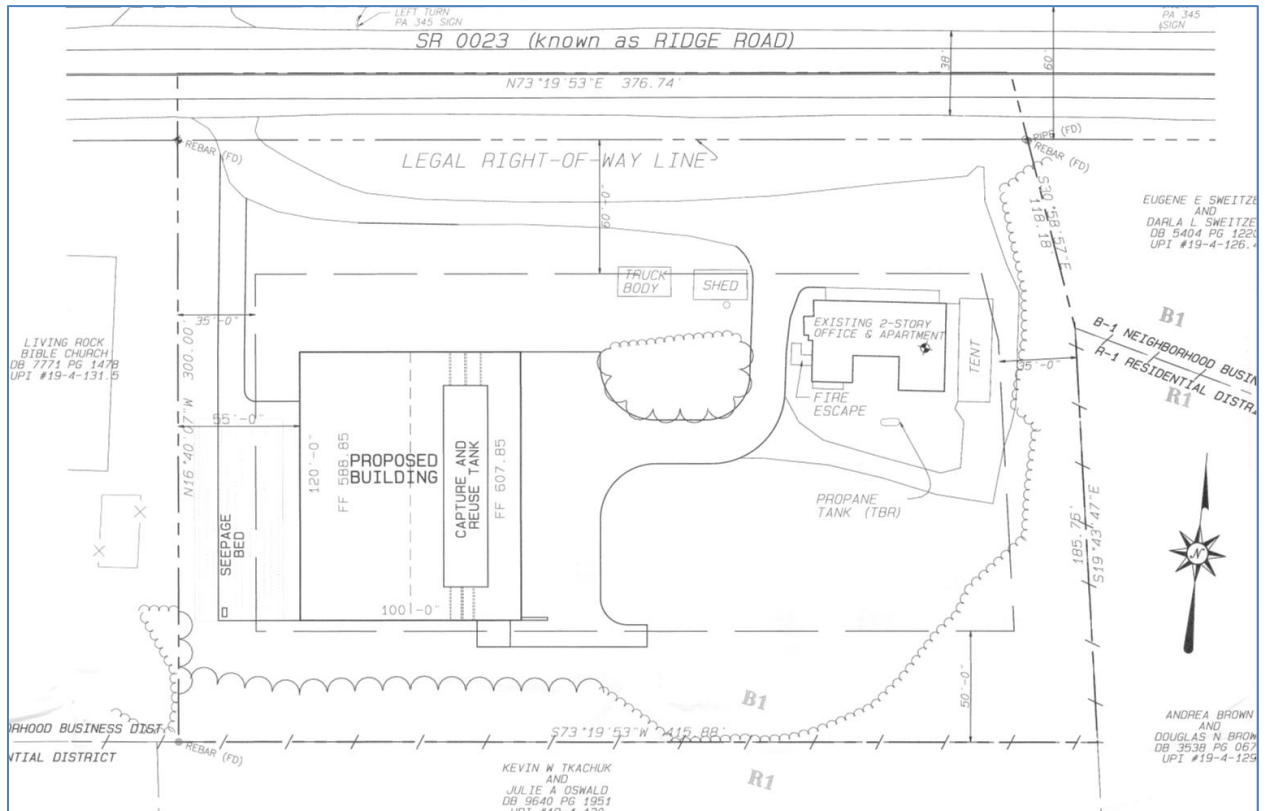


WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the South Branch subbasin of the French Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are:
 - implement comprehensive stormwater management,
 - protect water quality from nonpoint source pollutants, and
 - protect vegetated riparian corridors.

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

PRIMARY ISSUES:



***Detail of Thunderwash
Land Development Plan***

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Ridge Road (State Route 23) as a minor arterial. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Ridge Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
4. The Township and the applicant should ensure that there will be adequate parking on the site, and that the Township's parking requirements are observed for this type of land use.
5. No additional landscaping appears on the plan. The Township should verify that the proposed landscaping plan conforms to the Warwick Township landscape and screening requirements.
6. The Township may wish to inquire about the adequacy of the water supply on the site, how the used wash water will be recaptured as shown on the plan, whether the recaptured water will contain heavy metals or toxins, and if so, how will such materials be removed from the site, whether any washing activity will occur outside, and how any unrecycled water will be disposed of.

Page: 4

Re: Preliminary Land Development - Thunderwash Land Development Plan

Warwick Township - LD-12-18-15695

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Witman Engineers
Thunder Wash Pressure Washing
2664 Ridge Road, LLC
Chester County Health Department
Matthew Miele, District Permits Manager, PennDOT
Francis J. Hanney, P.E., PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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

January 11, 2019

Gina M. Wheeler, Manager/Secretary
West Fallowfield Township
3095 Limestone Road Suite 1
Cochranville, PA 19330

Re: Final Subdivision - RMR Holdings LP
West Fallowfield Township - SD-12-18-15715

Dear Ms. Wheeler:

A final subdivision plan entitled "RMR Holdings LP", prepared by Concord Land Planners and Surveyors, Inc. and dated December 12, 2018, was received by this office on December 24, 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 Highpoint Road, east of Leaman Road
Site Acreage:	29.32 acres
Lots:	2 lots (lot line revision between two existing lots)
Proposed Land Use:	Mobile Home, Single Family Residential
Municipal Land Use Plan Designation:	A-Agricultural Preserve
UPI#:	44-7-118.1, 44-7-118

PROPOSAL:

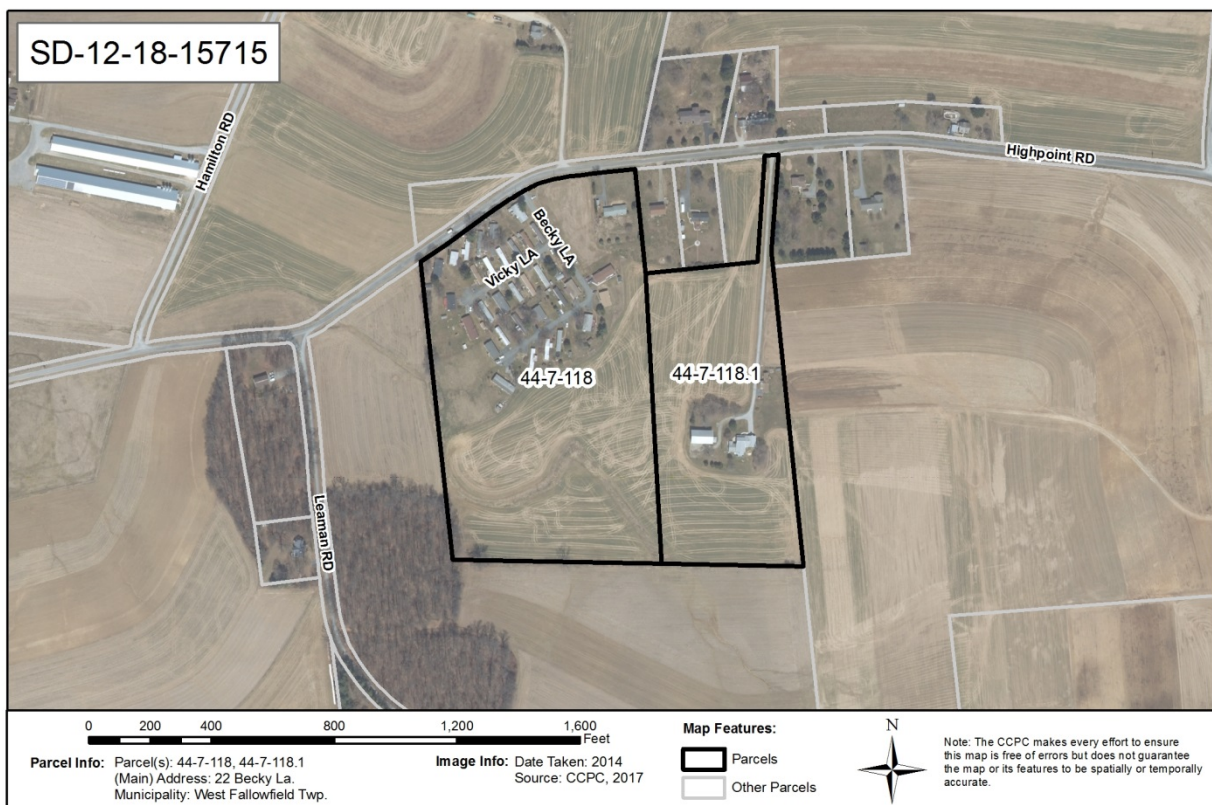
The applicant proposes the creation of two lots. The site, which is served by on-site water and sewer facilities, is located in the West Fallowfield Township Agricultural zoning district. The tract contains one detached dwelling and a lot containing mobile homes. No additional development is proposed by this plan.

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

COUNTY POLICY:

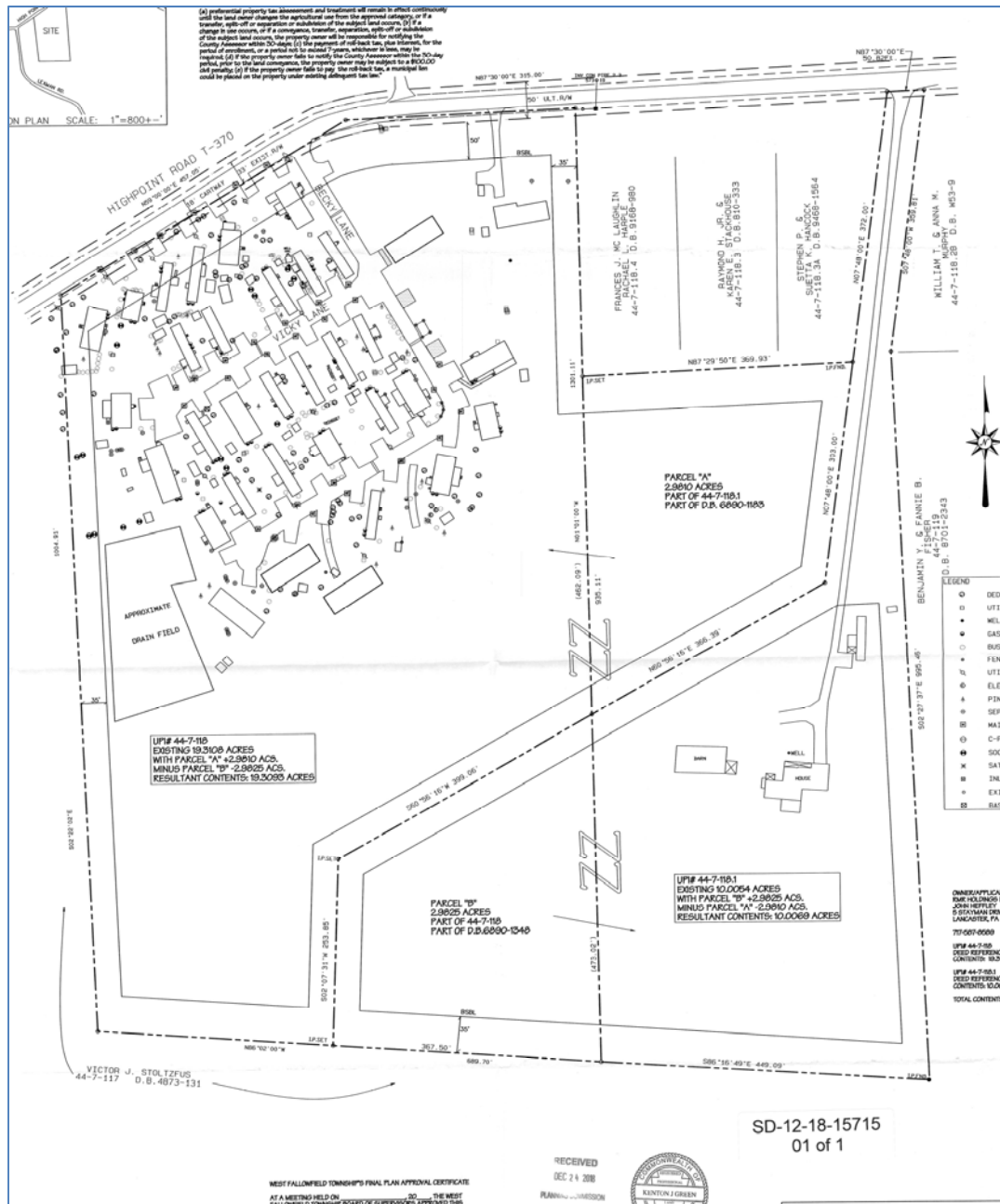
LANDSCAPES:

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



PRIMARY ISSUES:

2. The Township may wish to ask the applicant to explain the intent of the proposed subdivision. If development is being considered for the remainder of this site, we encourage the applicant to submit a sketch plan for any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.
3. The plan should show the location of the sewage absorption area and replacement areas for the existing single-family dwelling. This information is necessary to demonstrate that minimum isolation distances between wells, sewage absorption areas and/or other features can be achieved.



Detail of RMR Holdings LP Final Subdivision

ADMINISTRATIVE ISSUE:

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

Page: 4

Re: Final Subdivision - RMR Holdings LP

West Fallowfield Township - SD-12-18-15715

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 Fallowfield 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: RMR Holdings, LP
Concord Land Planners and Surveyors, Inc.
Chester County Health Department



THE COUNTY OF CHESTER



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January 14, 2019

Kathryn Shillenn, Secretary
West Vincent Township
729 S. Matthews Road
Chester Springs, PA 19425

Re: Final Subdivision - Timothy Kanavy
West Vincent Township – SD-12-18-15718

Dear Ms. Shillenn:

A Final Subdivision Plan entitled "Timothy Kanavy", prepared by Wilkinson & Associates, Inc., and dated September 26, 2018, was received by this office on December 27, 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.

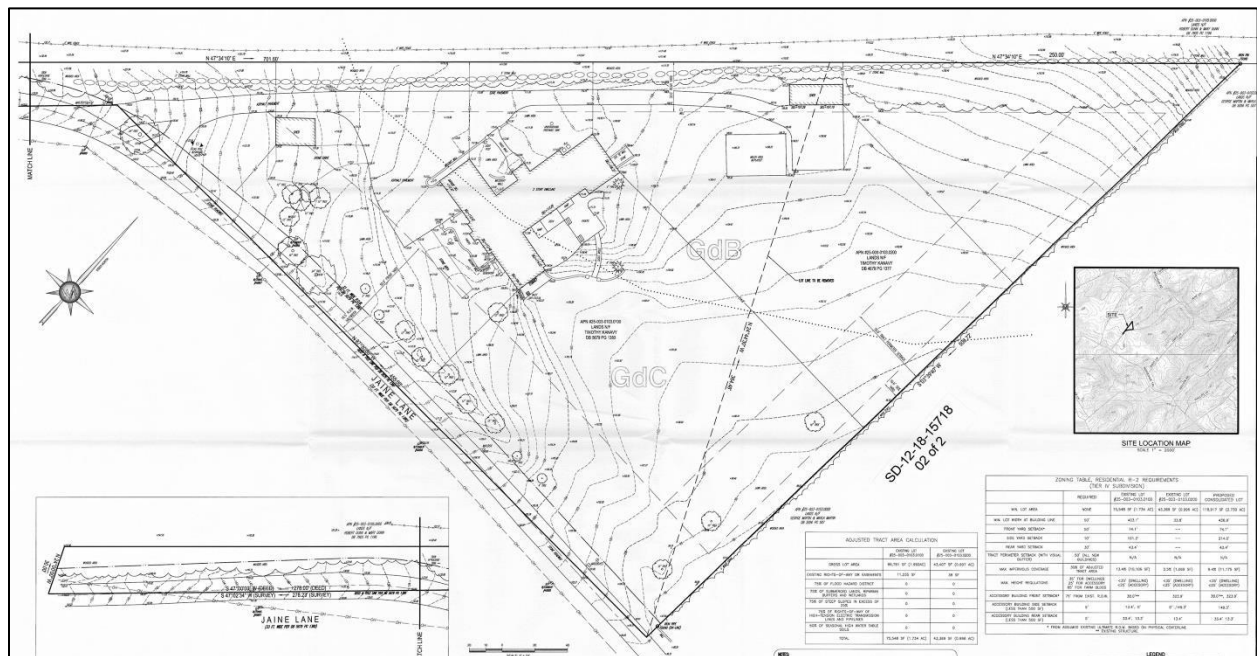
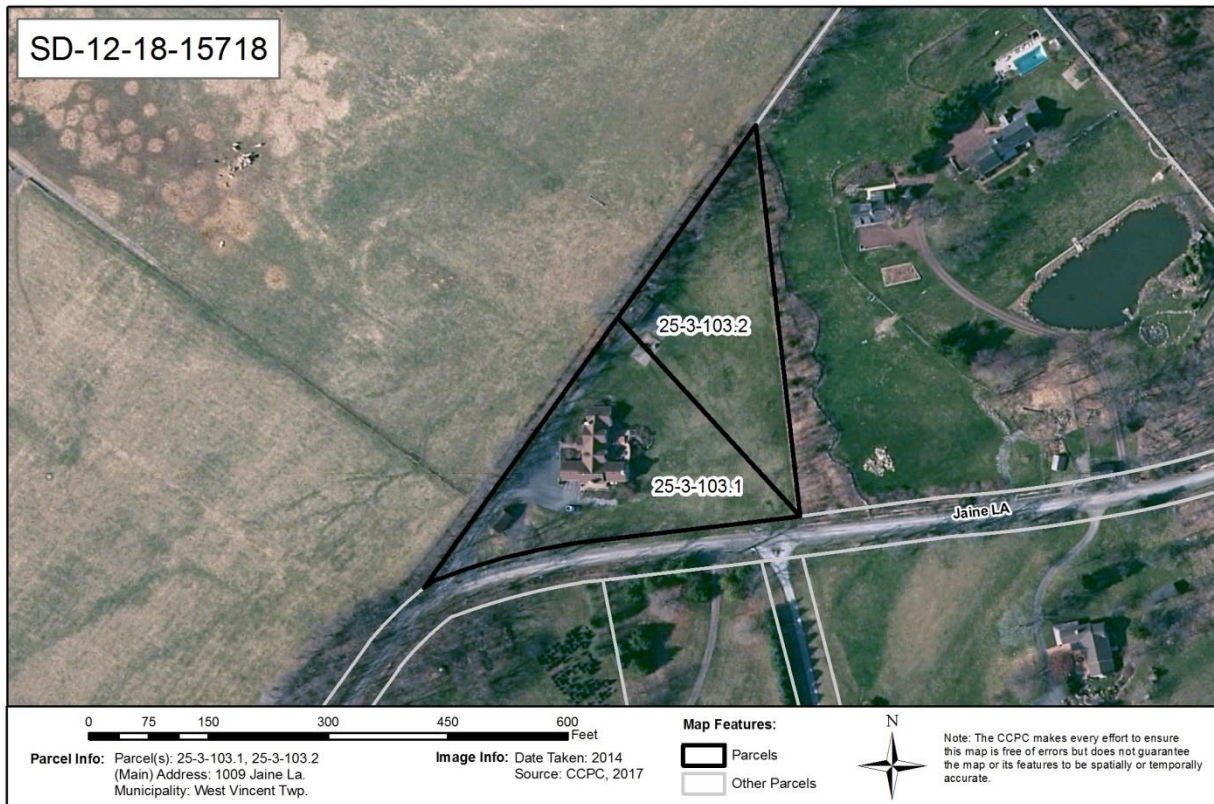
PROJECT SUMMARY:

Location:	the north side of Jaine Lane, east of Horseshoe Trail
Site Acreage:	2.98
Proposed Land Use:	1 Single Family Residential Lot
Municipal Land Use Plan Designation:	Low Density
UPI#:	25-3-103.2, 25-3-103.1

PROPOSAL:

The applicant proposes the consolidation of two existing parcels totaling 2.98 acres into one parcel. No development activity is proposed as part of the current plan submission. The project site is located in the R-2 Residential zoning district.

RECOMMENDATION: The County Planning Commission has no planning issues with this subdivision plan submission. 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: Final Subdivision - Timothy Kanavy

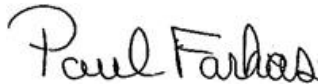
Page: 3
Re: Final Subdivision - Timothy Kanavy
West Vincent Township – SD-12-18-15718

ADMINISTRATIVE ISSUES:

1. The Chester County Planning Commission signature block on Sheet 1 and Sheet 2 should be revised to indicate that the plan has been endorsed for recording by the Secretary, rather than the Director, of the County Planning Commission.
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 Vincent 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: Timothy J. Kanavy
Wilkinson & Associates, Inc.



THE COUNTY OF CHESTER



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Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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January 24, 2019

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

Re: Preliminary/Final Land Development - ARD Exton Pad, LLC
West Whiteland Township – LD-12-18-15720

Dear Mr. Weller:

A Preliminary/Final Land Development Plan entitled "ARD Exton Pad, LLC", prepared by Landcore Engineering Consultants, P.C., and dated December 21, 2018, was received by this office on December 28, 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.

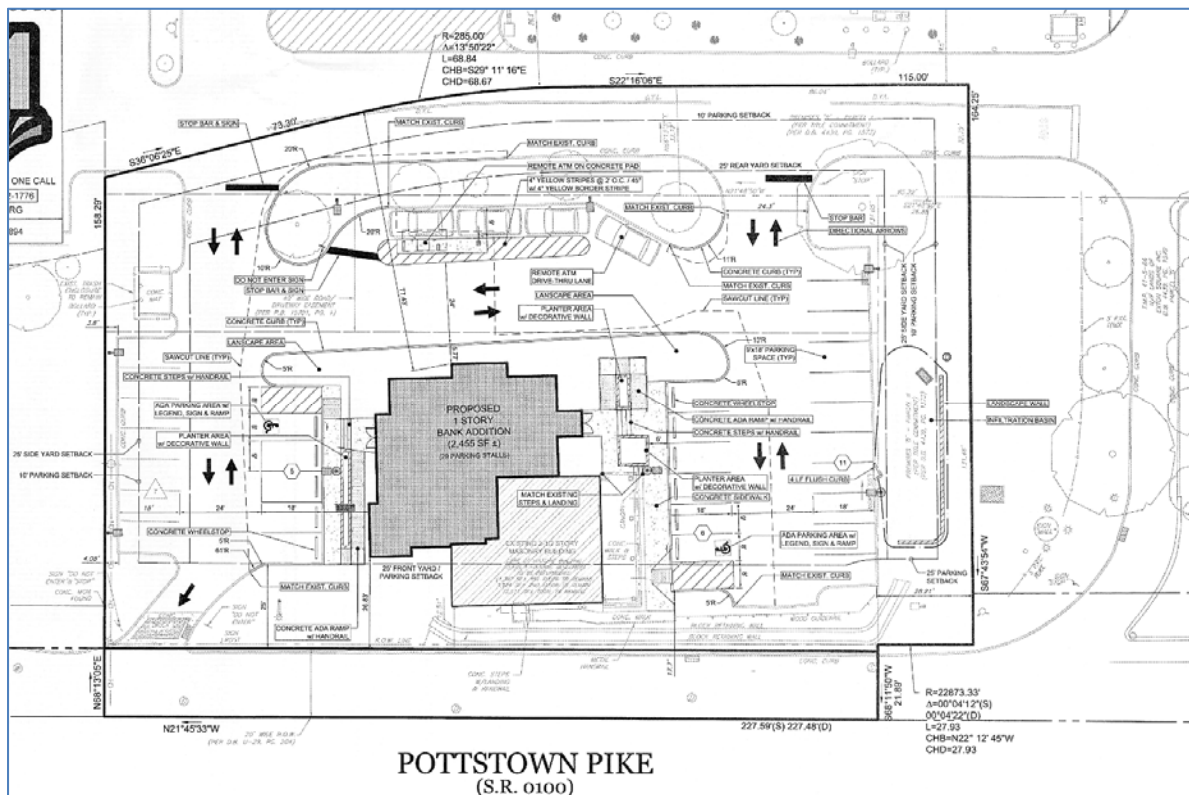
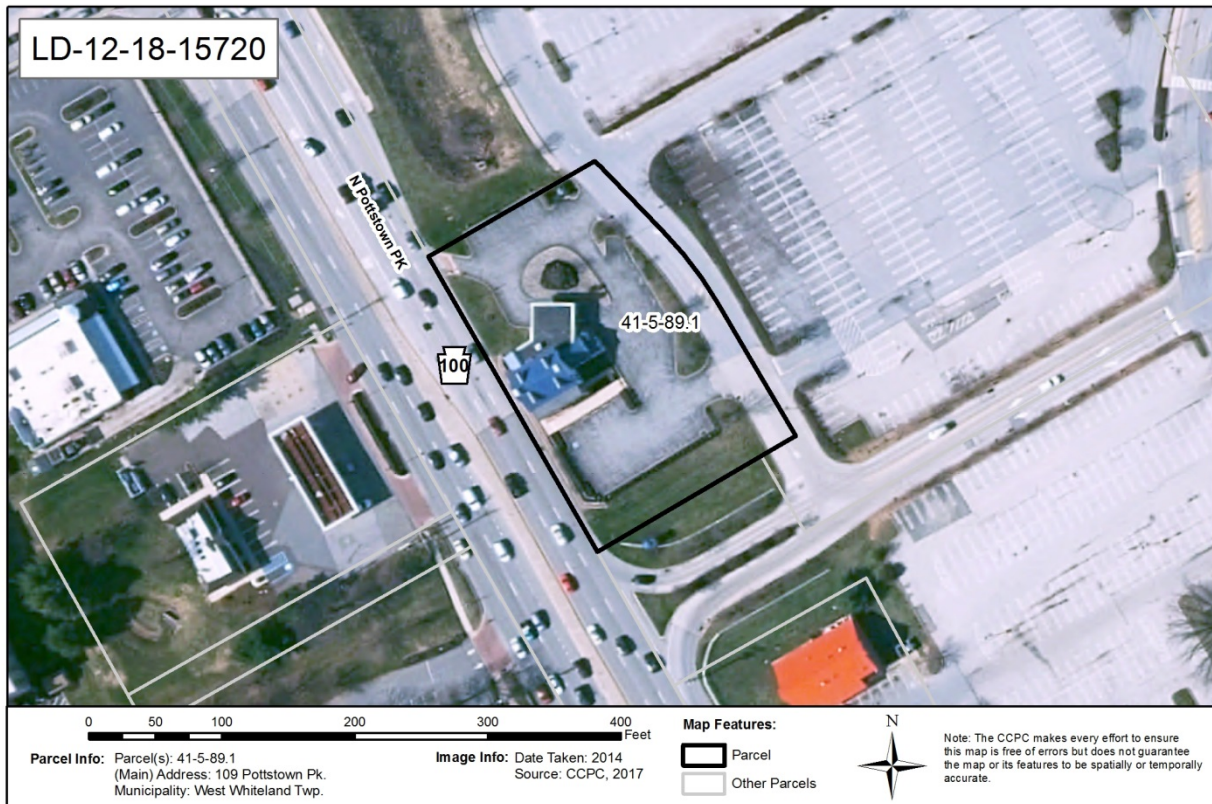
PROJECT SUMMARY:

Location:	the east side of North Pottstown Pike (Route 100), north of East Lincoln Highway
Site Acreage:	1.04
Lots/Units:	1 Lot
Proposed Land Use:	2,455 square foot addition to existing bank building
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Town Center Mixed Use; and Character Area 2-Lincoln Highway and Whitford Road Corridors Plan
UPI#:	41-5-89.1

PROPOSAL:

The applicant proposes the construction of a 2,455 square foot addition to an existing bank building. No new water or sewer supply is proposed as part of the current plan submission. The project site is located in the Town Center Mixed Use zoning district.

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 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**.

We acknowledge, and support, the applicant and Township's efforts towards preserving the existing historic resource. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additionally, sensitively reusing historic resources including complementary and compatible additions and alterations is critical to ensuring historic resources as a key aspect of the quality of life in Chester County going forward into the future and in a viable manner.

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.

PRIMARY ISSUES:

3. The site plan indicates that the core of the existing building is an historic resource which is being rehabilitated. It is our understanding that, while the project was initially reviewed by the Township Historical Commission on December 10, 2018, the project will be reviewed again by the Historical Commission after the Township Zoning Hearing Board has taken action on the applicant's variance requests, which is further discussed in comment #4 below. The Township should reserve granting final plan approval until the Historical Commission confirms there is no adverse impact to the historic structure.
4. The List of Requested Variances table on Sheet CL indicates the applicant is requesting three variances, including a variance to allow the floor area of the historic core to expand by a factor of more than fifty percent (50%). The Township should not grant final plan approval prior to the Zoning Hearing Board granting any variance requests. The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Board.
5. Prior to taking action on this land development, 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. The Township's Official Map (dated March 2, 2004) identifies that a six foot wide sidewalk should be provided along the east side of Route 100 from Shoen Road to Commerce Drive. We also note that our copy of the recorded plan for the adjoining Exton Square Mall Grocery Store (aka Whole Foods) site depicts the location of a six foot wide

Page: 4
Re: Preliminary/Final Land Development - ARD Exton Pad, LLC
West Whiteland Township – LD-12-18-15720

sidewalk and crosswalk areas provided along Route 100 that extends to the northern boundary of the current project site. Internal pedestrian connectivity should be provided between the current project site, the Whole Foods store, the Exton Square Mall and the recently approved apartment building for the Hanover Exton Square Residential development. “Connect” Objective C of *Landscapes3* is to provide universally accessible sidewalks, trails and public transit connections to create a continuous active transportation network within designated growth areas.

We also note that the Central Chester County Bicycle and Pedestrian Circulation Plan (page 59) recommends that sidewalks be provided along the east side of this section of Route 100. The Bicycle and Pedestrian Circulation Plan is available online at:

www.chesco.org/DocumentCenter/View/12219.

6. The Township should verify that the design of the proposed outdoor lighting plan (Sheet LP) 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:

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. 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.
9. The List of Waivers table on Sheet CL indicates that the applicant is requesting four waivers from the provisions of the Township Subdivision and Land Development Ordinance, and two waivers from Chapter 270-Stormwater Management of the Township Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
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.

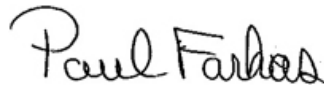
Page: 5

Re: Preliminary/Final Land Development - ARD Exton Pad, LLC

West Whiteland Township – LD-12-18-15720

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: ARD Exton Pad, LLC
Buckley, Brion, McGuire & Morris LLP
Landcore Engineering Consultants, P.C.



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

January 8, 2019

David R. Burman, Manager
Willistown Township
688 Sugartown Road
Malvern, PA 19355

Re: Preliminary Subdivision - Troutbeck Farms
Willistown Township – SD-12-18-15697

Dear Mr. Burman:

A Preliminary Subdivision Plan entitled "Troutbeck Farms", prepared by DH Enterprises, and dated November 28, 2018, was received by this office on December 11, 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 Monument Road, west of Stonehenge Lane
Site Acreage:	62.52
Lots/Units:	3 Lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Suburban (Medium Density)
UPI#:	54-2-41.3E, 54-2-41, 54-2-41.6, 54-2-41.4A, 54-2-41.3

PROPOSAL:

The applicant proposes the creation of 3 lots. No development activity is shown on the current plan submission. The project site is located in the R-1 Residence zoning district.

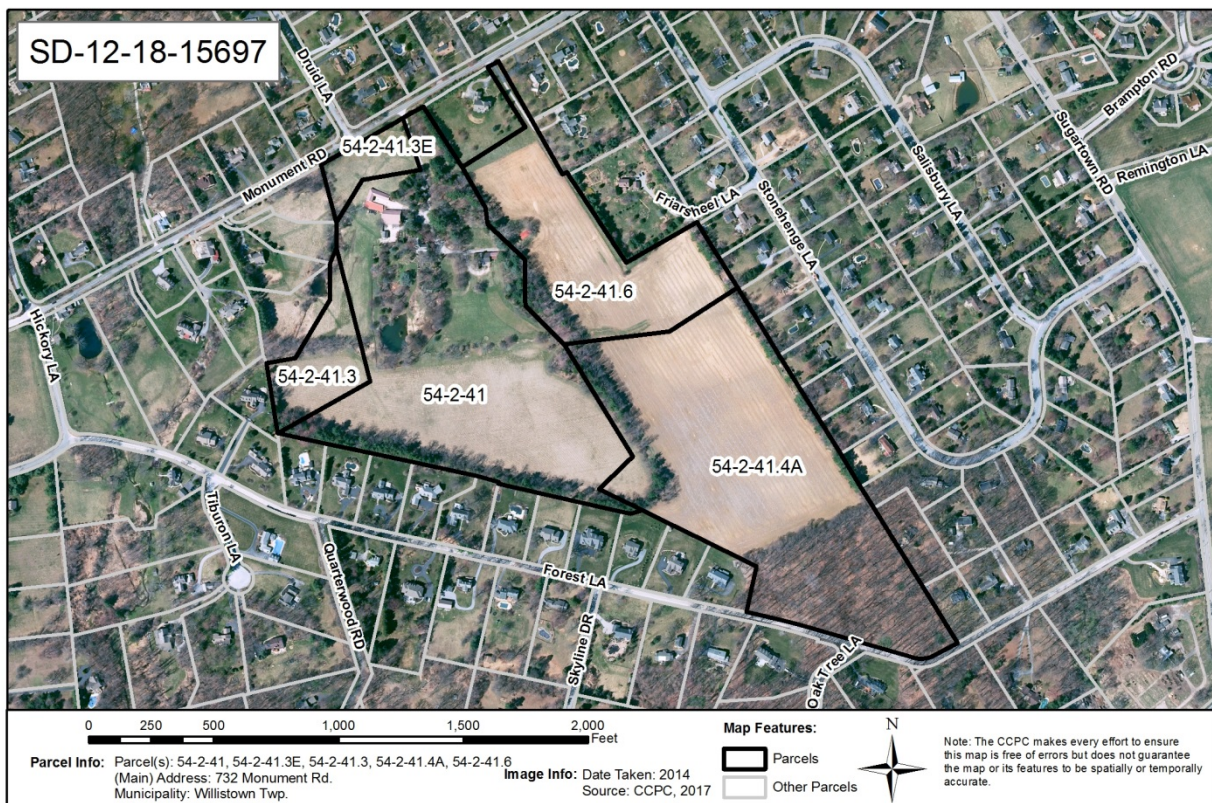
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the historic preservation issues discussed in comment #4, and all Township issues should be resolved before action is taken on this subdivision plan.

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a subdivision proposal for this site. That review, CCPC# SD-06-18-15453, dated June 25, 2018, addressed the creation of 35 new single family residential lots, 2 farmstead lots, 45.09 acres of open space, and 3,525 linear feet of public roadway. The November 28, 2018 cover letter addressed to Willistown Township indicates that the intent of the current plan submission is to provide a minor subdivision plan that creates two lots around the existing dwellings and farm structures, while the remaining portion of

the property will be for the Troutbeck Farms Development that will be developed under the Open Space Conservation Plan. We note that Lots 1 and 2 of the current plan submission generally correspond to the two farmstead lots depicted on the prior plan submission, and we also note that the 35 new single family residences shown on the prior plan submission would be situated on Lot 3 of the current subdivision plan.

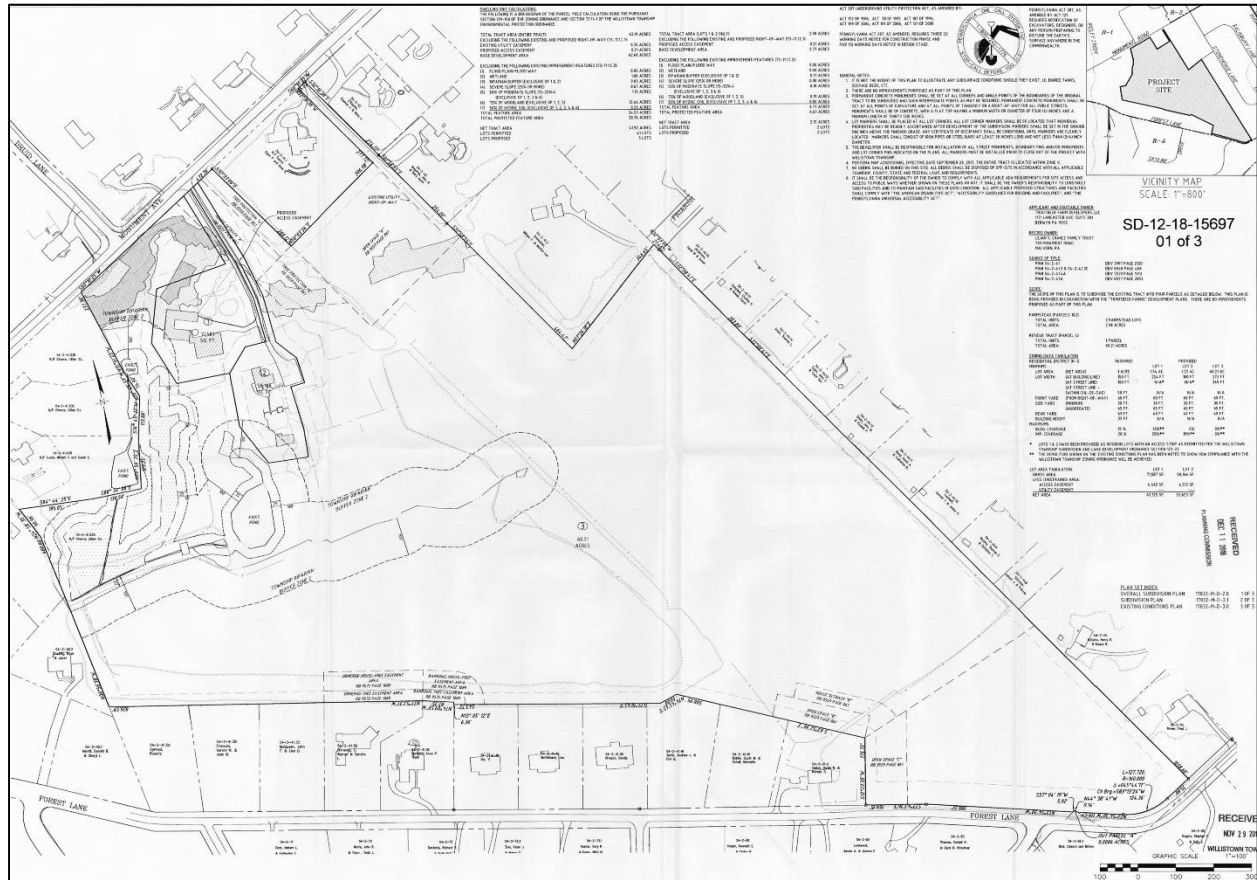
2. The County Planning Commission also recently reviewed a separate subdivision plan involving UPI# 54-2-41.3 and four adjoining parcels to the west. CCPC# SD-11-18-15653, dated November 16, 2018, addressed the consolidation of five existing parcels totaling 8.29 acres (UPI# 54-2-41.3, 54-2-41.3A, 54-2-41.3B, 54-2-41.3C, and 54-2-41.3D) into four parcels. As of January 7, 2019, the County Planning Commission has no record that the Township has approved this subdivision plan. We note that the current plan submission depicts the proposed boundaries of these parcels shown on this prior plan submission.



COUNTY POLICY:

LANDSCAPES:

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



Site Plan Detail, Sheet 1: Preliminary Subdivision - Troutbeck Farms

PRIMARY ISSUES:

- The “Existing Paving to be Removed” designation on Sheet 3 appears to indicate that existing buildings and paving will be removed as part of this plan submission. This should be clarified by the applicant. As noted in our previous review (CCPC# SD-06-18-15453), the 2011 Township Historic Resource Atlas identifies that the project site contains three Class II historic resources. The applicant should identify the location of the existing historic resources on the site plan, and specify the level of preservation and intended use of these historic resources. The Township should reserve granting final plan approval until this proposal has been reviewed by the Township’s Historical Commission. “Appreciate” Objective A of **Landscapes3**, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.

ADMINISTRATIVE ISSUES:

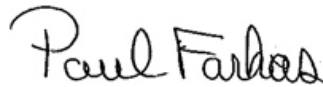
- According to County Tax Assessment records, four of the parcels which comprise the project site (UPI# 54-2-41, 52-2-41.3, 54-2-41.4A, and 54-2-41.6) appear to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: <http://www.chesco.org/256/Act-319---Clean-Green>.

Page: 4
Re: Preliminary Subdivision - Troutbeck Farms
Willistown Township – SD-12-18-15697

6. Vehicular access to Lots 1 and 2 will be provided from a shared access easement, and the site plan also depicts the location of several easement areas on Lot 3. The details of these easements should be incorporated into the deeds of the appropriate lots.
7. The Legend on Sheet 3 does not include an area symbol for existing buildings that will remain. This should be corrected by the applicant.
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 Willistown Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Moser Construction Management LLC
DH Enterprises
Troutbeck Farm Developers, LLC
Chester County Assessment Office

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

1/1/2019 to 1/31/2019

The staff reviewed proposals for:

	Total
Conditional Use Applications	1
Miscellaneous Ordinance (Misc.) Amendments	1
Miscellaneous Ordinance (Misc.) Updates	1
Subdivision and Land Development Ordinance (SLDO) Amendments	3
Zoning Ordinance Amendments	8
TOTAL REVIEWS	14

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Atglen Borough	ZA-12-18-15714	1/18/2019	Proposed - Zoning Ordinance Amendment Provide for and regulate the raising and keeping of domesticated chickens in Atglen Borough	Consistent
Caln Township	SA-12-18-15704	1/9/2019	Proposed - SLDO Amendment Sketch plans, preliminary and final plan procedures, fees	Consistent
East Bradford Township	CU-12-18-15723	1/29/2019	Proposed - Conditional Use The applicant proposes to establish a bed and breakfast estate within an existing owner-occupied Class I historic resource, which will be used as a venue for small weddings, receptions and parties. The 73.9 acre project site is situated on the north side of Connor Road, east of Copeland School Road.	Consistent
East Brandywine Township	ZA-12-18-15711	1/9/2019	Proposed - Zoning Ordinance Amendment Area and bulk standards for age qualified residential community	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Caln Township	ZA-12-18-15712	1/9/2019	Proposed - Zoning Ordinance Amendment Transit Oriented Mixed Use as a conditional use	Consistent
East Fallowfield Township	ZA-12-18-15687	1/2/2019	Proposed - Zoning Ordinance Amendment Billboards and Electronic Signs	Consistent
East Nottingham Township	ZA-01-19-15725	1/3/2019	Proposed - Zoning Ordinance Amendment permitting food bank by-right in the C-1 Special Limited Business District	Not Relevant
East Whiteland Township	MU-12-18-15713	1/25/2019	Proposed - Misc Update The Great Valley School District proposes the sale of a 7.0 acre portion of a 49.4 acre parcel (UPI# 42-3-89-E), situated on the east side of Bacton Hill Road, north of Swedesford Road, to the Great Valley Community Organization (GVCO). The GVCO intends to use the property for an athletic facility and athletic fields. The County Planning Commission previously reviewed a subdivision and land development plan for the GVCO's proposed recreational facilities on May 4, 2016 (CCPC# SD-4-16-13614 and LD-4-16-13615).	Not Relevant
Easttown Township	MA-12-18-15702	1/16/2019	Proposed - Misc Amendment The proposed amendments to the Township Code include amendments to the time of approval standards for tower-based and structure-mounted wireless communications facilities in Chapter 447.	Not Relevant
Easttown Township	SA-12-18-15701	1/16/2019	Proposed - SLDO Amendment The Township proposes to amend the minimum sidewalk width standard in Section 400-41.B of the Township SLDO, along with adding subsection D to Section 400-51, pertaining to the maximum width of a driveway in the right-of-way.	Consistent
Easttown Township	ZA-12-18-15703	1/16/2019	Proposed - Zoning Ordinance Amendment The proposed amendments to the Township Zoning Ordinance include the addition of Section 455-72.3, which would permit a "short term rental" as an accessory use to a single family residence by conditional use in all zoning districts, and updated signage standards.	Consistent
Honey Brook Township	ZA-12-18-15710	1/9/2019	Proposed - Zoning Ordinance Amendment microbreweries, micro distilleries, brewpubs, wineries, parking of commercial vehicles, kennels, build, zoning and use and occupancy permits, wetland buffer regulations, revisions to address ordinance inconsistency	Consistent
Valley Township	SA-01-19-15727	1/18/2019	Proposed - SLDO Amendment Amendment will bring SLDO into consistency with Zoning Ordinance	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Willistown Township	ZA-12-18-15699	1/8/2019	Proposed - Zoning Ordinance Amendment The Township proposes the addition of three additional subsections to its existing surface land use affiliated with transmission pipeline standards. The new subsections address the following issues as they relate to transmission pipelines: headwater areas, Exceptional Value (EV) and High Quality (HQ) stream designations; security deposit and/or bonding; and public safety.	Not Relevant

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 10

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 10

Ordinance Review Letters



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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January 18, 2019

Caren Andrews
Atglen Borough Manager
120 West Main Street, PO Box 250
Atglen, PA 19310-0250

Re: Zoning Ordinance Amendment – Keeping of Chickens
Atglen Borough – ZA-12-18-15714

Dear Ms. Andrews:

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 26, 2018. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

DESCRIPTION:

1. The Borough proposes to amend its Zoning Ordinance by regulating the non-commercial keeping of chickens as a residential accessory use. Definitions, density of animals, setback, design and other operational regulations are included. A zoning permit is required, which may be revoked by the Borough Zoning Officer upon a finding of violation of the ordinance.

LANDSCAPES:

2. Atglen Borough is located within the **Urban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtowns and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed amendment is consistent with the objectives of the **Urban Center Landscape** because it contains regulations that can help limit the adverse effects of the keeping of chickens.

COMMENTS:

3. Section 1628C.4.d.i. permits up to five chickens may be permitted on a lot of 20,000 square feet *or smaller*, and one additional chicken shall be permitted for each additional ¼ acre. The Borough should verify the intent of this provision because it would seem to permit five chickens

Page: 2
Re: Zoning Ordinance Amendment – Keeping of Chickens
Atglen Borough – ZA-12-18-15714

on any lot, no matter how small, and would also seem to permit chickens on a townhouse lot, which may not be appropriate. We suggest that a minimum lot size be included, such as at least 20,000 square feet. An even larger minimum lot size is preferable.

4. Section 1628C.6.d. prohibits noise that is perceptible at lot lines to the extent that it results in a nuisance. Proposed Section 1628C.4.b. prohibits roosters and Section 1628C.4.c. requires a 15 foot setback for structures. The Borough should be aware that hens can occasionally be quite vocal, and may be audible past the required 15 foot setback. Enforcing limitations on noise may be problematic.
5. It is important that all enclosures, including coops and pens, include a roof or other means of protection against predators. Section 1628C.5.e. requires that coops and pens be impenetrable to rodents, wild birds, and predators; we presume that this provision would require the use of a screen or other barrier on top of the chicken pen. This is an appropriate and important provision.
6. Section 1628C.5.a. allows the keeping of chickens “...only for recreation.” The Borough may wish to clarify that the keeping of chickens is for non-commercial use. We also suggest that the periodic and incidental sales of eggs may be acceptable on a limited basis.
7. Section 1628C.6.a. regulates the disposal of chicken manure. We note that that manure could be retained on-site without adverse effects if it is properly composted.
8. The Chester County eTool “Backyard Chicken Keeping” contains helpful recommendations on municipal regulation on the keeping of chickens, at:
<http://www.chescoplanning.org/MuniCorner/Tools/Chickens.cfm>

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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January 9, 2019

Kristen Denne, Manager
Caln Township
253 Municipal Drive
Thorndale, PA 19372

Re: Subdivision and Land Development Ordinance Amendment - Submission of Sketch Plans and Procedures for Subdivision and Land Development Applications
Caln Township - SA-12-18-15704

Dear Mrs. Denne:

The Chester County Planning Commission has reviewed the proposed Caln 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 December 19, 2018. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. Caln Township proposes to revise the procedures relating to the submission and processing of sketch plans, preliminary and final plans, and revising fees for subdivisions and land development plan applications.

COMMENTS:

2. We endorse the use of sketch plans to unofficially discuss potential developments. A sketch plan allows the applicant to take advantage of municipal and County expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.
3. We suggest that it may be appropriate in certain cases to modify or relax some of the sketch plan submission requirements, to further encourage their use.
4. The Chester County Planning Commission reviews sketch plans without charge, and we encourage the Township to forward sketch plans to us whenever it is appropriate.
5. We have no comments on the remainder of the amendment.

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

Page: 2

Re: Subdivision and Land Development Ordinance Amendment - Submission of Sketch Plans and
Procedures for Subdivision and Land Development Applications
Caln Township - SA-12-18-15704

We request an official copy of the decision made by the Township Board of Commissioners, 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 with a long horizontal stroke at the end.

Wes Bruckno, AICP
Senior Review Planner



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January 29, 2019

Amanda M. Cantlin, Township Manager
East Bradford Township
666 Copeland School Road
West Chester, PA 19380

Re: Conditional Use - Stoney Ridge Farm Bed & Breakfast Estate
East Bradford Township – CU-12-18-15723

Dear Ms. Cantlin:

A Conditional Use Plan entitled "Stoney Ridge Farm Bed & Breakfast Estate", prepared by Commonwealth Engineers, Inc., and dated December 20, 2018, was received by this office on December 31, 2018. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of East Bradford Township.

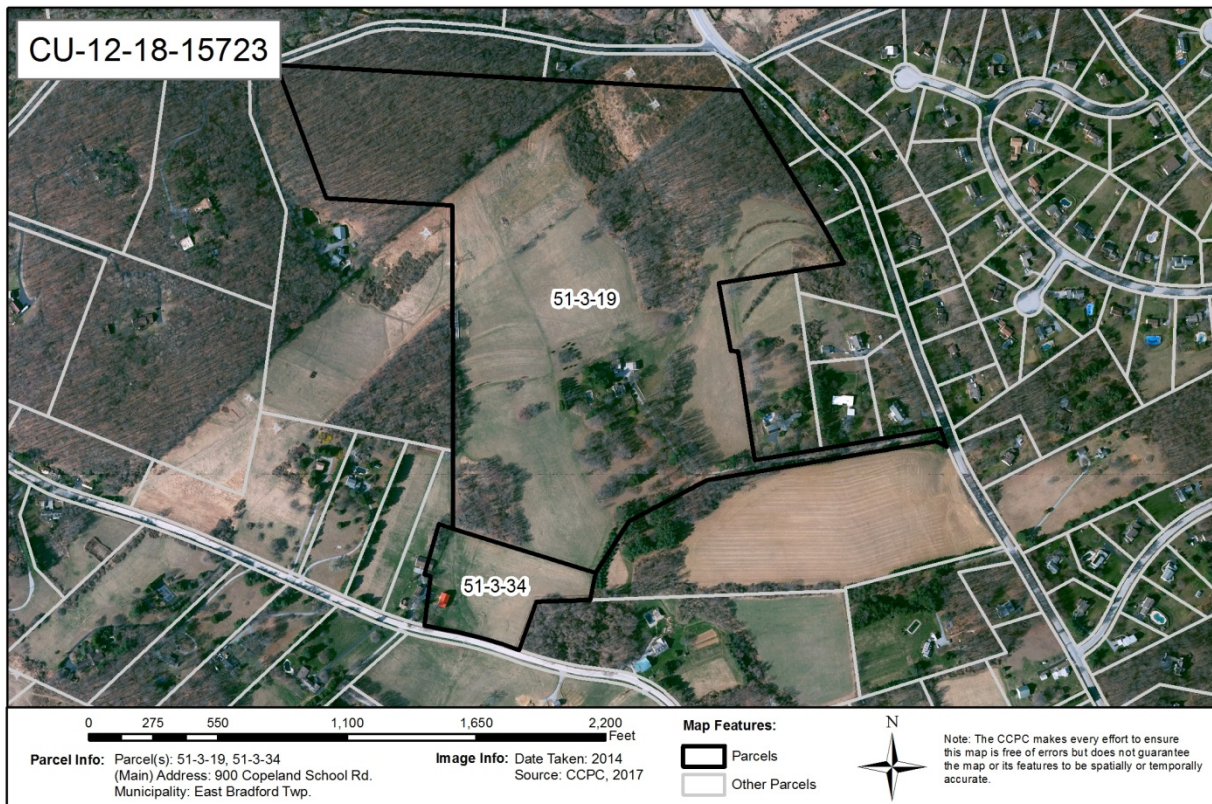
PROJECT SUMMARY:

Location:	the north side of Connor Road, east of Copeland School Road
Site Acreage:	73.9
Lots/Units:	2 Lots
Proposed Land Use:	Bed/Breakfast/Inn
New Parking Spaces:	78
Municipal Land Use Plan Designation:	Open Space/Conservation
UPI#:	51-3-19, 51-3-34

PROPOSAL:

The applicant proposes to establish a bed and breakfast estate within an existing owner-occupied Class I historic resource, which will be used as a venue for small weddings, receptions and parties. The project site, which is served by on-site water and on-site sewer, is located in the R-2 Residential zoning district. We note that bed-and-breakfast estates are permitted by conditional use in accord with the standards in Section 115-48.2 of the Township Zoning Ordinance.

RECOMMENDATION: The Township should consider the comments in this letter before acting on the conditional use application.



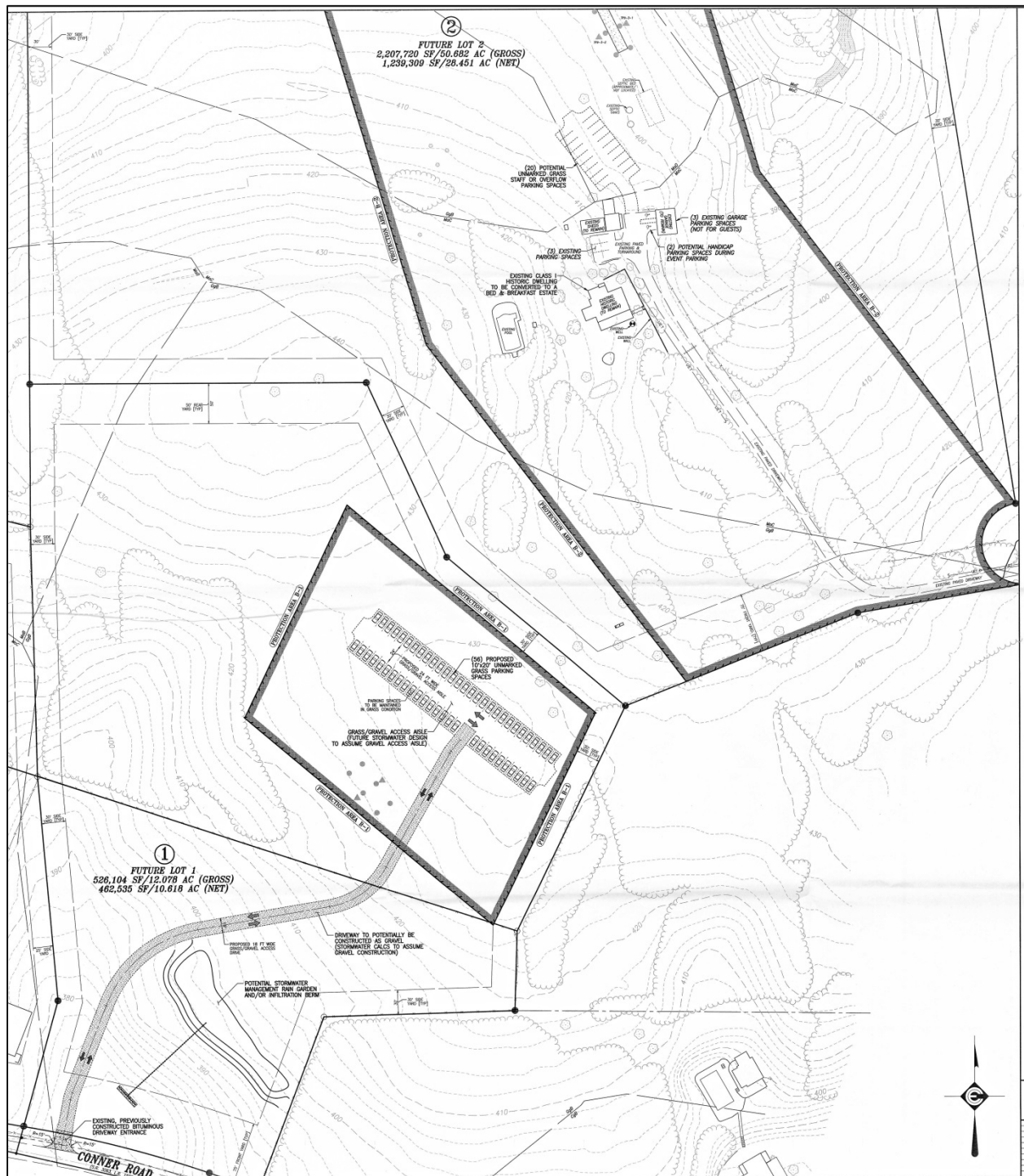
LANDSCAPES:

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 County Planning Commission supports the adaptive reuse of historic resources. "Appreciate" Objective A of **Landscapes3**, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character, and this is an appropriate use that balances historic resource preservation and reuse, open space and natural resource conservation, and the economic viability of a large parcel. The proposed bed-and-breakfast estate use is consistent with the objectives of the **Rural Landscape**.

WATERSHEDS:

2. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within 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.



Site Plan Detail, Sheet 2: Stoney Ridge Farm Bed & Breakfast Estate

PRIMARY ISSUES:

- The application materials indicate that there is a conservation easement on this site that is held by the North American Land Trust and East Bradford Township. Prior to granting conditional use approval, the Township should verify that the North American Land Trust has reviewed and approved of the proposed development activity.

Page: 4

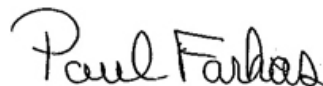
Re: Conditional Use - Stoney Ridge Farm Bed & Breakfast Estate

East Bradford Township – CU-12-18-15723

4. The site plan indicates that an additional 78 parking spaces will be provided, including 20 staff or overflow parking spaces to the immediate north of the bed-and-breakfast estate, and 2 handicapped accessible spaces to the east. The applicant and Township should work to ensure that the design of the parking facilities mitigates any negative impact upon the integrity and historical context of the historic resource. We note that the bed-and-breakfast estate standards permit parking on areas of stable grass and/or meadow, if they can be demonstrated as suitable to the Township engineer's satisfaction.
5. The applicant should identify the location of proposed outdoor event areas, along with identifying how access will be provided to the event area for both guests and guest services. We note that the primary parking area is located approximately 450 feet southwest of the existing residence, with vehicular access provided from Connor Road.
6. While the application materials indicate that the existing screening and vegetation on the project site complies with the screening and landscaping requirements for a bed-and-breakfast estate, the Township should determine if any additional landscaping/vegetative screening should be provided between the event and parking areas and the adjoining parcels. Consideration should also be provided for additional screening to lessen the visual impact of the proposed driveway to the main parking area on neighboring properties.
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. The application materials indicate that the site is served by on-site water and on-site sewer facilities, and the Act 247 County Referral Form indicates that no new sewage disposal or water supply is proposed. As set forth in Section 115-48.2.V of the Township Zoning Ordinance, the Chester County Health Department should determine whether the existing on-site sewage system is adequate to handle the increased flows from the bed-and-breakfast estate.
9. According to County Tax Assessment records, both parcels which comprise the project site appear to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: <http://www.chesco.org/256/Act-319---Clean-Green>.

We appreciate the opportunity to comment on this proposal.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Patrick J. & Kathryn K. Comerford
Commonwealth Engineers, Inc.



THE COUNTY OF CHESTER



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January 9, 2019

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

Re: Zoning Ordinance Amendment - Area and Bulk Standards for Age Qualified Residential Community
East Brandywine Township - ZA-12-18-15711

Dear Mr. Piersol:

The Chester County Planning Commission has reviewed the proposed East Brandywine Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on December 21, 2018. Supplemental material was also submitted by the Township on December 27, 2018. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. The Township proposes to amend the area and bulk standards for age qualified residential communities in Zoning Ordinance Section 399-102.6, including setbacks and impervious surface requirements. The supplemental material that was received on December 27, 2018 related to the removal of a footnote on Page 1 of the submission, correcting the word "trial" to "trail" in Section 2, line 3 of the submission and adding the date the ordinance will be considered in Section 5.

BACKGROUND:

2. The Chester County Planning Commission previously reviewed the East Brandywine Township Age Qualified Residential Overlay Zoning District and Age Qualified Residential Community Conditional Use Zoning Ordinance amendment, and our comments were forwarded to the Township in a letter dated May 15, 2018 (refer to CCPC # ZA-05-18-15417).

COMMENT:

3. The provisions in the proposed amendment are appropriate.

Page: 2

Re: Zoning Ordinance Amendment - Area and Bulk Standards for Age Qualified Residential Community

East Brandywine Township - ZA-12-18-15711

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,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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January 9, 2019

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

Re: Zoning Ordinance Amendment – Transit Oriented Mixed Use Development
East Caln Township - ZA-12-18-15712

Dear Ms. Kelly:

The Chester County Planning Commission has reviewed the proposed East Caln Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on December 21, 2018. We offer the following comments to assist in your review of the proposed East Caln Township Zoning Ordinance amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Create a Transit Oriented Mixed Use Development overlay district in the East Caln Township I -1 Industrial District as a conditional use, and a proposed “River Station Mixed Use Development Overlay” as an ancillary type of Transit Oriented Mixed Use Development;
 - B. Bulk, lot, and development standards are included; and a “River Station Land Use Diagram” and a “General Manual of Written and Graphic Design Standards” for the Transit Oriented Mixed Use Development are included. The “River Station Land Use Diagram” and a “General Manual of Written and Graphic Design Standards” also include the adjoining area of Downingtown Borough.
 - C. The “River Station Land Use Diagram” includes the following Land Use categories:
 - a. Open Space
 - b. Transit Oriented Development (Downingtown Borough)
 - c. Public Transit
 - d. Transit Oriented Development (East Caln Township)Transitional Zone
 - D. Other conditional use standards are included.

LANDSCAPES:

2. The area where the Transit Oriented Mixed Use Development overlay district is proposed is 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**.

COMMENTS:

3. The amendment encourages land developments that take advantage of the public transit opportunities offered by the nearby Downingtown train station, and make efficient uses of brownfield areas. The amendment also incorporates an innovative “River Station Land Use Diagram” and a “General Manual of Written and Graphic Design Standards” that, by their nature, involve subjectivity but nevertheless clearly express the Township’s overall design goals and policies.

The amendment recognizes that meaningful negotiation and compromise will be necessary to achieve the full potential of this ordinance, therefore, the amendment permits the Board of Supervisors to adjust a number of its standards and provisions as well as impose reasonable conditions. Such conditions are permitted by the Municipalities Planning Code as part of a conditional use process, where the Board of Supervisors would be permitted to “...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance.” (Municipalities Planning Code, Section 913.2(a)). We encourage the Board to utilize this provision in the Municipalities Planning Code as necessary.

We suggest that the Board be guided by the considerations following areas as it reviews future development proposals:

Circulation:

- a. Developments should be encouraged to include a diversity of circulation opportunities, including non-motorized and pedestrian connections. Suggestions relating to transportation connectivity are included in the Chester County Planning Commission’s “Roadway Connectivity” eTool, at: <http://www.chescoplanning.org/MuniCorner/Tools/connectivity.cfm>
Additional related eTools are at:
<http://www.chescoplanning.org/MuniCorner/Tools/BikePedDesign.cfm>
and
<http://www.chescoplanning.org/MuniCorner/Tools/BikePedPolicy.cfm>
- b. The Chester Valley Trail is planned to pass through this area. We encourage the Township and future applicants to coordinate the extension of the Trail with the County. We suggest that the Chester Valley Trail be recognized in some form in the River Station Land Use Diagram. Information on the extension of the Chester Valley Trail is available online at:
<http://www.chescoplanning.org/transportation/cvte.cfm>
- c. East Caln Township (and Downingtown Borough) is one of the seven municipalities within the Chester County region that participated in the Central Chester County Bicycle and

Pedestrian Circulation Plan. We suggest that the Township work to implement the recommendations of the Bicycle and Pedestrian Circulation Plan, particularly integrating the site into the regional circulation network. The Bicycle and Pedestrian Circulation Plan is available online at: www.chesco.org/DocumentCenter/View/12219

- d. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Brandywine Avenue (State Route 322) as a major arterial. Boot Road (State Route 2020) is classified by the Multimodal Circulation Handbook as a minor arterial. The Handbook (page 183) recommends a 100 foot-wide right-of-way for major arterial roads and an 80 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that East Caln Township confirm with PennDOT the appropriate rights-of-way for these sections of Brandywine Avenue and Boot Road and incorporate them into the River Station Land Use Diagram.
- e. It may be appropriate to plan for a potential bus stop at this site. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27031
- f. We suggest that the location of the proposed Downingtown train station's platform locations be shown on the River Station land Use Diagram to ensure that they can be efficiently linked to future developments. Also, the Township should ensure that any future plans to widen the Brandywine Avenue underpass under the railroad are not compromised by any part of a future applicant's design in this area.

Building Design:

- g. This area is an important "gateway" area into East Caln Township and the Borough of Downingtown, which is reflected in its **Landscapes3 Urban Center Landscape** designation. We suggest that development plans place special emphasis on forming a focal visual point and creating a commons-type area to recognize the importance of this area.
- h. Building massing should be carefully considered. If a structured parking facility in a multi-story building is proposed, the adjacent areas should be properly screened or preferably used for retail or commercial activities along the streetscape. Alternatively, the parking structure should be designed to appear to house retail or residential land uses.
- i. An overall compatible architectural design should be used for all buildings to create a "sense of place".
- j. The exterior elevations of buildings should be carefully designed to avoid the creation of blank walls. The rear portions of the buildings should also be carefully designed, especially where parking areas may be located.
- k. Page 2 of the "General Manual of Written and Graphic Design Standards" features an image of street trees, but specific street tree guidelines should be included. Information including spacing, placement, species, and others should also be included.

Page: 4

Re: Zoning Ordinance Amendment – Transit Oriented Mixed Use Development

East Caln Township - ZA-12-18-15712

1. Page 5 of the “General Manual of Written and Graphic Design Standards” discusses the requirement for dumpster enclosures, but should provide specific suggestions similar to the regulations provided for the screening of parking areas.

Environmental Protection:

- m. The East Branch of the Brandywine Creek in this area is impaired by urban runoff, therefore the reduction of runoff volume is important to restoring its water quality. When the water quality and infiltration “best management practices” are being decided upon in consultation with the Pennsylvania Department of Environmental Protection, porous materials and bioinfiltration “best management practices” (e.g., vegetated traffic islands, etc.) should be used where possible, or perhaps incorporating green roofs where contaminated soils may restrict infiltration. Use of above-ground infiltration/volume reduction features will help reduce runoff volume and reduce the need for subsurface infiltration beds that are often located below permanent pavement or other permanent features, creating difficult long-term operation and maintenance considerations.
- n. This area is downstream of four regional flood control dams and a major water supply reservoir - Marsh Creek Dam and Reservoir, Struble Dam, Barneston Dam, and Beaver Creek Dam. These dams collectively provide flood protection to communities along the East Branch Brandywine Creek, including East Caln and Downingtown, and significantly reduce the flood severity and risk in those areas. Future development plans should reflect the potential for flooding and incorporate mitigation measures.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

Millie Byerly, Assistant Borough Secretary, Downingtown Borough



THE COUNTY OF CHESTER



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January 2, 2019

Lisa Valaitis, Secretary
East Fallowfield Township
2264 Strasburg Road
East Fallowfield, PA 19320-4426

Re: Zoning Ordinance Amendment - Billboards and Electronic Signs
East Fallowfield Township - ZA-12-18-15687

Dear Ms. Valaitis:

The Chester County Planning Commission has reviewed the proposed East Fallowfield 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 December 3, 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. Define Billboard, Billboard Structure, Change Interval, Display Face, Electronic Billboard, Electronic Sign, Message Sequencing, and Transition Interval;
 - B. Establish size, setback, locational criteria, design, landscaping, and other requirements for Billboards as well as Electronic Signs; and
 - C. Billboards and Electronic Billboards are to be permitted by special exception, and Electronic Signs are to be regulated as accessory uses in the PF Public Facilities Zoning District and by special exception in the MU Multi Use Zoning District. Electronic Billboards are permitted on properties with frontage on state roadways, subject to special exception.

COMMENTS:

2. The County Planning Commission recommends the reasonable regulation of changeable message or electronic signs because they are designed to compete for drivers' attention. The Township should review the Digital Signs Planning eTool on the Commission's website for additional issues to consider prior to finalizing the proposed ordinance language. This tool is available online at:
<http://www.chescoplanning.org/MuniCorner/Tools/DigitalSigns.cfm>
3. Note that the lighting intensities of some digital changeable copy signs are sometimes able to be changed using remotely-controlled devices. The Township may wish to ask the owners of proposed changeable copy signs to allow the Township to monitor and remotely (and temporarily) revise the lighting levels of these signs when necessary, such as after a complaint of

Page: 2

Re: Zoning Ordinance Amendment - Billboards and Electronic Signs

East Fallowfield Township - ZA-12-18-15687

disabling glare is received.

4. Digital and electronic signs have the potential to display public notices that first responders and other official governmental agencies can use during emergency situations and events or to warn of dangerous road conditions. The Township may wish to ask changeable and electronic sign owners to allow such emergency notifications.
5. Other municipalities have recognized that because changeable message signs can include many different messages and thus can satisfy multiple advertising and informational needs, the total number of permitted signs (both changeable copy and non-changing signs) on a site can be reduced when a changeable copy or electronic sign is used. The Township may wish to consider reducing the maximum number of signs that are permitted at sites with changeable copy or electronic signs.
6. The outdoor advertising sign industry more-commonly uses the term “dwell time” to describe the period during which a sign message is displayed, instead of “Change Interval” as defined in the Township’s amendment.
7. Section 27-1607-A.4.(c) allows no more than three sign changes per day for Electronic Signs and Electronic Billboards. This may have the effect of discouraging the use of all such signs in the Township. The requirement that signs be automatically extinguished before 7:00 a.m. and after 10:00 p.m. in Section 27-1607-A.4.(e) may also have a similar result.
8. Section 27-1607-A.4.(d) allows a maximum Transition Interval of one second for Electronic Signs and Electronic Billboards. Most municipalities require immediate message transitions. However, there is anecdotal information that instantaneous display changes may have the effect of causing more driver distraction than changes that occur over a short period.

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 East Fallowfield 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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Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
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January 3, 2019

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

Re: Zoning Ordinance Amendment - Permitting Food Bank By-Right in the C-1 Special Limited Business District
East Nottingham Township - ZA-01-19-15725

Dear Ms. Scheese:

The Chester County Planning Commission has reviewed the proposed East Nottingham Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 2, 2019. We offer the following comments to assist in your review of the proposed East Nottingham Township Zoning Ordinance amendment.

DESCRIPTION:

1. East Nottingham Township proposes to define "food bank" and permit it as a by-right use in the C-1 Special Limited Business District.

LANDSCAPES:

2. The East Nottingham Township C-1 Special Limited Business District, where "food bank" is to be permitted, is generally 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 zoning ordinance amendment is consistent with the objectives of the **Suburban Landscape**.

COMMENT:

3. The definition of "food bank" is clear, but the definition requires that food be distributed at no charge. There may be occasions when it might be appropriate for a food bank to charge a nominal fee for food or accept a donation, and the definition's requirement that there be no charge for food may be unnecessarily limiting. A more flexible definition could read, "An organization that distributes food to individuals, families or groups in need for no charge, or for a nominal fee or in exchange for a donation."

Page: 2

Re: Zoning Ordinance Amendment - Permitting Food Bank By-Right in the C-1 Special Limited Business District

East Nottingham Township - ZA-01-19-15725

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

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

Sincerely,

A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style with a horizontal line extending from the end of the name.

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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January 25, 2019

Lawrence D. Dodds, Esquire
Wisler Pearlstine, LLP
460 Norristown Road, Suite 110
Blue Bell, Pennsylvania 19422-2323

Re: Proposed Sale of a Portion of a Great Valley School District Property
East Whiteland Township – MU-12-18-15713

Dear Mr. Dodds:

The Chester County Planning Commission has reviewed the proposed sale of a portion of the Great Valley School District property on Bacton Hill Road in East Whiteland Township, as submitted pursuant to the provisions of Section 305 of the Pennsylvania Municipalities Planning Code (PA MPC). The notification for the proposed sale was received by this office on December 24, 2018.

DESCRIPTION:

1. The Great Valley School District proposes to sell an approximately 7 acre portion of a 49.4 acre parcel (UPI# 42-3-89-E) situated on the east side of Bacton Hill Road, north of Swedesford Road, to the Great Valley Community Organization, which intends to use the property for an athletic facility and athletic fields. We note that the 7 acres to be conveyed to the Great Valley Community Organization is located at the southernmost portion of the 49.4 acre parcel. Section 305 of the PA MPC requires that the sale of any school District structure or land must be submitted to the county planning agency for its recommendation.

BACKGROUND:

2. The County Planning Commission previously reviewed a subdivision and land development plan for UPI# 42-3-89-E. CCPC# SD-4-16-13614 and LD-4-16-13615, "Great Valley Community Organization", both dated May 4, 2016, addressed the creation of two lots from the 49.4 acre site, along with the construction of a 41,128 square foot recreational facility, 187 parking spaces, and an outdoor playing field on proposed Lot 1 (7.0 acres). This site plan indicates that Lot 2 will be retained by the Great Valley School District. According to our records, these plans were approved by East Whiteland Township on January 9, 2019. These previous plan submissions were consistent with the objectives of the **Suburban Landscape** designation of *Landscapes2*, the 2009 County Comprehensive Plan.

MUNICIPAL COMPREHENSIVE PLAN AND ZONING:

3. The site is located in the Industrial designation of East Whiteland Township's 2016 Comprehensive Plan.
4. The site is located in the I Industrial zoning district.

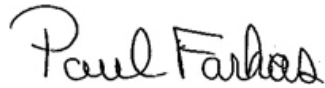
Page: 3

Re: Proposed Sale of a Portion of a Great Valley School District Property

East Whiteland Township – MU-12-18-15713

We appreciate the opportunity to comment on this proposal.

Sincerely,

A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive style with a large, looping 'P' and a distinct 'F'.

Paul Farkas
Senior Review Planner

cc: Dr. Regina Speaker Palubinsky, Superintendent, Great Valley School District
Zachary Barner, AICP, Director of Planning & Development, East Whiteland Township



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

January 16, 2019

Daniel C. Fox, Manager
Easttown Township
566 Beaumont Road
Devon, PA 19333

Re: Subdivision and Land Development Ordinance, Miscellaneous Ordinance and Zoning Ordinance
Amendments – Various Amendments
Easttown Township – SA-12-18-15701, MA-12-18-15702 and ZA-12-18-15703

Dear Mr. Fox:

The Chester County Planning Commission has reviewed the proposed amendments to the Township Code of Ordinances, which were received by this office on December 19, 2018 from the Township Solicitor. The proposed amendments to the Subdivision and Land Development Ordinance (SLDO) and Zoning Ordinance were reviewed pursuant to the provisions of Sections 505(a) and 609(e) of the Pennsylvania Municipalities Planning Code, respectively, and we offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. Easttown Township proposes the following amendments to the Township Code:
 - A. Change the minimum sidewalk width standard in Section 400-41.B of the Township SLDO, from three feet to four feet in width on all streets, except along Lancaster Avenue and streets within the Village of Berwyn Districts;
 - B. Add subsection D to Section 400-51 of the Township SLDO, pertaining to the maximum width of a driveway in the right-of-way;
 - C. Various amendments to Chapter 447-Wireless Communications Facilities, including amendments to the timing of approval standards for tower-based and structure-mounted wireless communications facilities;
 - D. Amend the maximum impervious surface requirements for the Lot Averaging provisions in Section 455-28.B of the Township Zoning Ordinance;
 - E. Amend subsection (1) of Section 455-44.B, Identification of Historic Resources;
 - F. Add Section 455-72.3 to the Zoning Ordinance, which would permit a “short term rental” as an accessory use to a single family residence by conditional use in all zoning districts, subject to the provisions in this chapter;
 - G. Amend Section 455-74.A.7, Off-Street Parking and Loading;
 - H. Delete Section 455-77 of the Zoning Ordinance, Signage, in its entirety, to be replaced with the proposed ordinance language in Section 12 of the draft Ordinance;
 - I. Delete the following definitions from Section 455-132: accessory use signs, artisan sign, bulletin, board, civic event sign, development sign, directional sign, governmental signs, instructional sign, interior sign, memorial sign, moveable sign, nameplate sign, real estate sign, regulatory sign, sidewalk side, and time and temperature sign;
 - J. Add a definition for the term “short term rental” to Section 455-132;

Page: 2

Re: Subdivision and Land Development Ordinance, Miscellaneous Ordinance and Zoning Ordinance Amendments – Various Amendments

Easttown Township – SA-12-18-15701, MA-12-18-15702 and ZA-12-18-15703

K. Amend Chapter A490 of the Township Code, Standard Construction and Material Specifications for Public Improvements; and

L. Amend Section 3.04.C of Chapter 220 – Floodplains.

COMMENTS:

2. We recommend that the Township require a minimum sidewalk width of 5 feet, rather than 4 feet. PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommends that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.
3. In regard to the proposed wireless communications facilities standards, we note that the Federal Communications Commission (FCC) adopted new wireless facility rules, which officially went into effect on February 9, 2015. The new FCC rules, which address issues such as the modification of previously approved wireless facilities and support structures, along with the timing of review notifications and approvals, are currently available online at: <http://www.gpo.gov/fdsys/pkg/FR-2015-01-08/pdf/2014-28897.pdf>.
4. The Township should verify that the proposed definition of "short-term rental" is clearly different than the existing definition of "bed-and-breakfast inn" in order to avoid any confusion over which use is being referenced when applying ordinance standards.
5. The on-site notice requirement for short term rentals in Section 455-72.3 includes a requirement for posting the maximum number of occupants permitted to stay in the dwelling unit at any time. For clarity purposes, the Township should identify if the maximum number of occupants includes day guests in addition to the maximum number of registered (overnight) guests. The Township should also stay apprised of any future court decisions that may affect the content and application of the short-term rental provisions.
6. Section 455-80.A.2, Temporary signs, provides conflicting language regarding the number of permitted temporary signs. While Section 455-80.A.2.a indicates that one temporary sign for an election is permitted per 0.25 acres of net lot area, Section 455-80.A.2.f provides a specific figure pertaining to the maximum number of permitted signs, and Section 455-80.A.2.e states that "a property owner may place one sign on the property at any time." This should be clarified by the Township.

We suggest that the Township, in its review of the proposed temporary signage regulations, review the Montgomery County Planning Commission's *Model Sign Ordinance*, which is available online at:

www.montcopa.org/DocumentCenter/View/7070/Model-Sign-Ordinance_FINAL_04_29_2014?bidId.

This model ordinance includes sections specifically addressing temporary signs, and content neutrality, which the Township may find helpful. Signage regulations should focus on time, place and manner rather than content. The Township may also wish to view the 2015 United States Supreme Court decision on the "Reed vs. Town of Gilbert" case, which addressed the distinction between content-based versus content-neutral regulations. This Supreme Court decision is available online at:

www.supremecourt.gov/opinions/14pdf/13-502_9olb.pdf.

Page: 3

Re: Subdivision and Land Development Ordinance, Miscellaneous Ordinance and Zoning Ordinance Amendments – Various Amendments

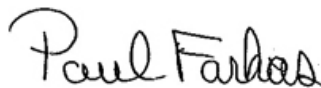
Easttown Township – SA-12-18-15701, MA-12-18-15702 and ZA-12-18-15703

7. Section 455-80.A.2.h states that temporary signs shall not be located within any dedicated right-of-way. We suggest that the Township consider adding language which states that the Zoning Officer and/or their designee has the authority to remove temporary signs from a right-of-way.
8. Proposed Section 455-81.B.5 addresses animated signs in the PBO Planned Business – Office zoning district, which are permitted by conditional use. The County Planning Commission recommends the reasonable regulation of changeable message signs because they are designed to compete for drivers' attention. The Township should review the Digital Signs Planning Tool on the Commission's website for additional issues to consider prior to finalizing the proposed ordinance language. This tool is available online at:
www.chescoplanning.org/MuniCorner/Tools/DigitalSigns.cfm.

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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January 9, 2019

Steven Landes, Township Manager
Honey Brook Township
PO Box 1281
Honey Brook, PA 19344

Re: Zoning Ordinance Amendment – Microbreweries, Distilleries, Brewpubs, Wineries, Commercial Vehicles, Kennels, Permits, Wetland Buffer Regulations, Revisions, Additional Inconsistency Corrections
Honey Brook Township - ZA-12-18-15710

Dear Mr. Landes:

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 20, 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: microbreweries, micro distilleries, and brewpubs are regulated and supporting terms are included; regulations relating to wineries, parking of commercial vehicles, kennels, building, zoning and use and occupancy permit regulations are revised, wetland buffer regulations are updated, and other revisions to address ordinance inconsistencies are included.

LANDSCAPES:

2. Microbreweries, microdistilleries, and breweries as regulated in the amendment are proposed to be permitted either by-right or as supplemental uses, in the Honey Brook Township MUC Mixed Use Commercial District and in the BI-Business Industrial District. Wineries are permitted in the Honey Brook Township Agricultural District. These districts are generally located in the Suburban **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 Honey Brook Township Agricultural District is generally located in the Agricultural Landscape designation of **Landscapes3**. This landscape consists of large concentrations of active

Page: 2

Re: Zoning Ordinance Amendment – Microbreweries, Distilleries, Brewpubs, Wineries, Commercial Vehicles, Kennels, Permits, Wetland Buffer Regulations, Revisions, Additional Inconsistency Corrections

Honey Brook Township - ZA-12-18-15710

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 amendment is consistent with the objectives of the *Landscapes* **3 Suburban Landscape** and the **Agricultural Landscape**.

COMMENTS:

3. The definitions are adequately descriptive and link to the regulations of the Pennsylvania Liquor Control Board as appropriate.
4. Outdoor events are permitted at wineries in Section 27-1064A.(3) of the amendment by special exception. We agree that special events at wineries, such as weddings and parties, should be regulated by special exception. This will permit the Zoning Hearing Board to impose reasonable conditions on subsequent plan applications. The Zoning Hearing Board would also be permitted to "...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance." (Municipalities Planning Code, Section 912.1).

However, the Township should clarify whether each individual outdoor event will require a special exception, or whether one special exception approval would permit multiple such events. This distinction is important because the time required for a special exception to be heard and decided upon by the zoning hearing board as specified in Section 908 of the Pennsylvania Municipalities Planning Code may be excessive for the types of outdoor events that many applicants will desire to conduct. We suggest that one special exception approval will probably be sufficient to regulate a number of such events per year.

As the Township considers potential special exception applications, we suggest that the following issues be considered as part of the provisions of proposed Section 27-1064A.(3):

- a. Noise.
 - b. Vehicle circulation and parking, which may involve parking on unpaved surfaces.
 - c. Hours of operation (the proposed limit of 10:00 p.m. may be too early for some special events).
 - d. Cleanup of litter.
 - e. Maximum number of permitted events per year.
 - f. Adequacy of sanitary facilities.
 - g. Whether tents may be used as part of "outdoor" events.
5. The proposed definition of Kennel deletes grooming as an activity that may occur within a kennel. We suggest that grooming is a typical part of commercial kennel activities, and the Township should consider the rationale supporting the elimination of this activity.

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

Page: 3

Re: Zoning Ordinance Amendment – Microbreweries, Distilleries, Brewpubs, Wineries, Commercial Vehicles, Kennels, Permits, Wetland Buffer Regulations, Revisions, Additional Inconsistency Corrections

Honey Brook Township - ZA-12-18-15710

We request an official copy of the decision made by the Honey Brook 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

January 18, 2019

Janis A. Rambo, Secretary/Treasurer
Valley Township
890 West Lincoln Highway, PO Box 467
Coatesville, PA 19320

Re: Subdivision and Land Development Ordinance Amendment – Compliance with Zoning Ordinance Update
Valley Township - SA-01-19-15727

Dear Ms. Rambo:

The Chester County Planning Commission has reviewed the proposed Valley Township Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on January 2, 2019. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. Valley Township proposes amendments to its Subdivision and Land Development Ordinance to bring it into conformance with the Township's 2015 Zoning Ordinance update. Additional changes include definitions, elimination of redundant provisions that are included in the Zoning Ordinance, and the addition of regulations relating to access management and circulation-related provisions, riparian buffers, and other environmental protections.

LANDSCAPES:

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

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

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Compliance with Zoning Ordinance Update

Valley Township - SA-01-19-15727

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 Valley Township Subdivision and Land Development Ordinance amendment is consistent with the objectives of the **Suburban, Suburban Center** and **Urban Center Landscapes**.

COMMENTS:

3. The definitions are appropriate.
4. We particularly endorse the access management provisions, such as those that regulate the number of access points with the intent of encouraging safe spacing between accesses on arterial and collector roads, encouraging the use of shared access between abutting properties, and limiting the use of left-turn movements. When the Township reviews plans where joint accesses may be appropriate, we suggest that the Township also consider linking the internal parking areas of abutting compatible land uses to further increase opportunities for distributed vehicle circulation.
5. We endorse the requirement for the provision of sidewalks, especially along both sides of streets of residential developments. Sidewalks are an essential design element for new construction in the **Suburban, Suburban Center** and **Urban Center Landscape** designations.
6. We suggest that the applicant and Township consider incorporating additional traffic calming features into the design of proposed project sites. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27025.
7. Section 602.20.G.(3)(c), relating to shared accesses, states “Features shall be included in the design to make it visually obvious that abutting properties shall be tied in to provide cross access.” The Township could include examples of such features, including signage, building location, or landscaping.

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



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Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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January 8, 2019

David R. Burman, Manager
Willistown Township
688 Sugartown Road
Malvern, PA 19355

Re: Zoning Ordinance Amendment – Surface Land Uses Affiliated with Transmission Pipelines
Willistown Township – ZA-12-18-15699

Dear Mr. Burman:

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 13, 2018. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The County Planning Commission previously reviewed an amendment to the Willistown Township Zoning Ordinance pertaining to surface land uses affiliated with transmission pipelines (CCPC# ZA-11-14-10905, dated December 11, 2014). According to our records, this zoning amendment was adopted by the Township on December 15, 2014.

The current zoning amendment proposes the addition of three additional subsections to the previously adopted ordinance. The new subsections address the following issues as they relate to transmission pipelines: headwater areas, Exceptional Value (EV) and High Quality (HQ) stream designations; security deposit and/or bonding; and public safety.

COMMENTS:

2. We commend that Township for being proactive in addressing pipeline safety and the potential environmental impacts of future pipeline construction. We recommend that the Township Solicitor review the proposed ordinance language, particularly the means of evacuation standards in proposed Section 139-101C.(16)(d), prior to the Township taking official action on this amendment. The Township should also stay apprised of any future Public Utility Commission (PUC) rulings regarding pipeline affiliated surface structures that may impact the application of these ordinance provisions.

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

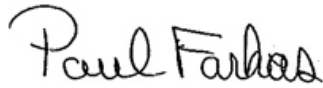
Page: 2

Re: Zoning Ordinance Amendment – Surface Land Uses Affiliated with Transmission Pipelines

Willistown Township – ZA-12-18-15699

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.

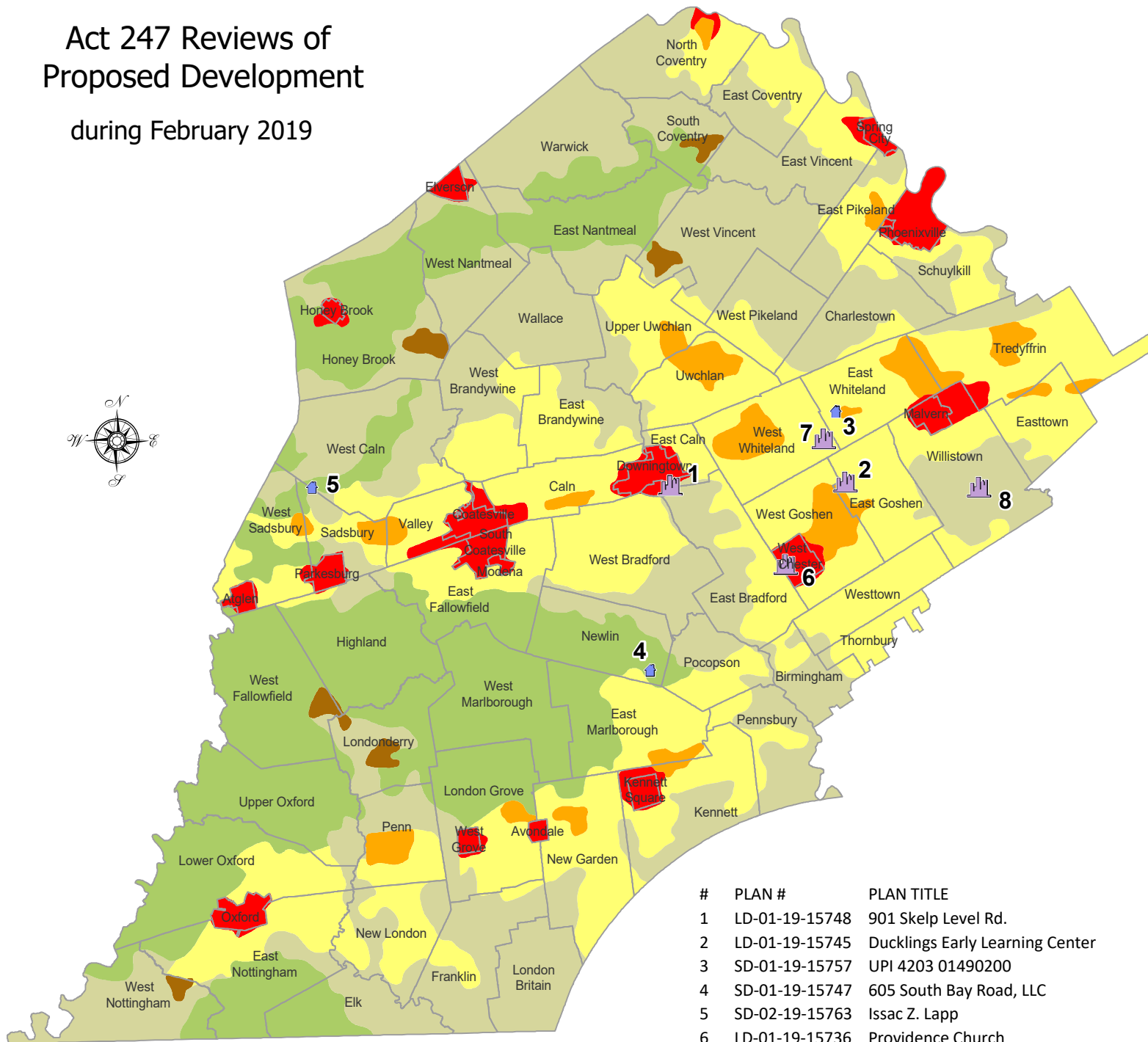
Paul Farkas
Senior Review Planner

Act 247 Reviews – February 2019

Subdivision & Land Development

Act 247 Reviews of Proposed Development

during February 2019



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes3

Landscapes3

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	LD-01-19-15748	901 Skelp Level Rd.
2	LD-01-19-15745	Ducklings Early Learning Center
3	SD-01-19-15757	UPI 4203 01490200
4	SD-01-19-15747	605 South Bay Road, LLC
5	SD-02-19-15763	Issac Z. Lapp
6	LD-01-19-15736	Providence Church
7	LD-02-19-15761	1420 Phoenixville Pike
8	LD-01-19-15753	Radnor Hunt Indoor Riding Ring

Subdivision and Land Development Reviews 2/1/2019 to 2/28/2019

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 Caln Township	LD-01-19-15748	901 Skelp Level Rd.	2/22/2019	6.11	Industrial	1	50,000	Industrial Warehouse	1		Yes
East Goshen Township	LD-01-19-15745	Ducklings Early Learning Center	2/14/2019	4.00	Institutional	1	13,815	Institutional Child Daycare	1		Yes
East Whiteland Township	SD-01-19-15757	UPI 4203 01490200	2/26/2019	0.44	Twin	2		Residential Twin			Yes
Easttown Township	SD-01-19-15746	#166 South Devon Avenue	2/12/2019	14.12	Single Family Residential	2		Residential Single Family Residential			N/R
New Garden Township	SD-02-19-15768	John A. Kriza, Jr. and Christie I. Kriza	2/15/2019	7.09	Single Family Residential	2		Residential Single Family Residential			Yes
New London Township	SD-02-19-15766	Bruce C. Hendrixson	2/15/2019	57.85	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
Newlin Township	SD-01-19-15747	605 South Bay Road, LLC	2/8/2019	39.26	Single Family Residential	2		Residential Single Family Residential			N/R
West Caln Township	SD-02-19-15763	Issac Z. Lapp	2/25/2019	19.19	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
West Chester Borough	LD-01-19-15736	Providence Church	2/8/2019	2.70	Institutional	1	11,860	Institutional Addition to Existing	1		Yes
West Fallowfield Township	SD-02-19-15758	Amos M. Stoltzfus	2/22/2019	68.26	Agricultural	2		Agricultural Farm/Pasture Land			Yes
West Nottingham Township	SD-01-19-15749	Christine F. Dolinger	2/8/2019	5.03	Single Family Residential Commercial	2		Residential Single Family Residential Commercial Warehouse			Yes
West Whiteland Township	LD-02-19-15761	1420 Phoenixville Pike	2/27/2019	12.04	Industrial	1	36,000	Industrial	1		Yes

Subdivision and Land Development Reviews 2/1/2019 to 2/28/2019

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)
Willistown Township	LD-01-19-15753	Radnor Hunt Indoor Riding Ring	2/27/2019	8.00	Commercial	1	19,152	Commercial Unique	1		Yes
Grand Totals of Subdivision and Land Development Reviews		13 Reviews		244.09 Acres		21 Lots/Units	130,827 Non-Res. Sq. Feet		5 Non-Res. Bldgs.	Linear Feet Roadway	

There are **11** plans consistent, **0** plans inconsistent, and **2** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 2/1/2019 to 2/28/2019

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



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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February 22, 2019

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

Re: Preliminary Land Development - 901 Skelp Level Rd.
East Caln Township - LD-01-19-15748

Dear Ms. Kelly:

A preliminary land development plan entitled "901 Skelp Level Rd.", prepared by Edward B. Walsh & Associates Inc. and dated January 3, 2019, was received by this office on January 28, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	East side of Skelp Level Road, south of Boot Road
Site Acreage:	6.11 acres
Lots/Units:	One lot; one structure
Non-Res. Square Footage:	50,000 square feet
Proposed Land Use:	Warehouse
New Parking Spaces:	50 spaces
Municipal Land Use Plan Designation:	Industrial
UPI#:	40-4-19.6

PROPOSAL:

The applicant proposes the construction of a 50,000 square foot warehouse and distribution building and 50 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the East Caln Township I-1 Industrial 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.

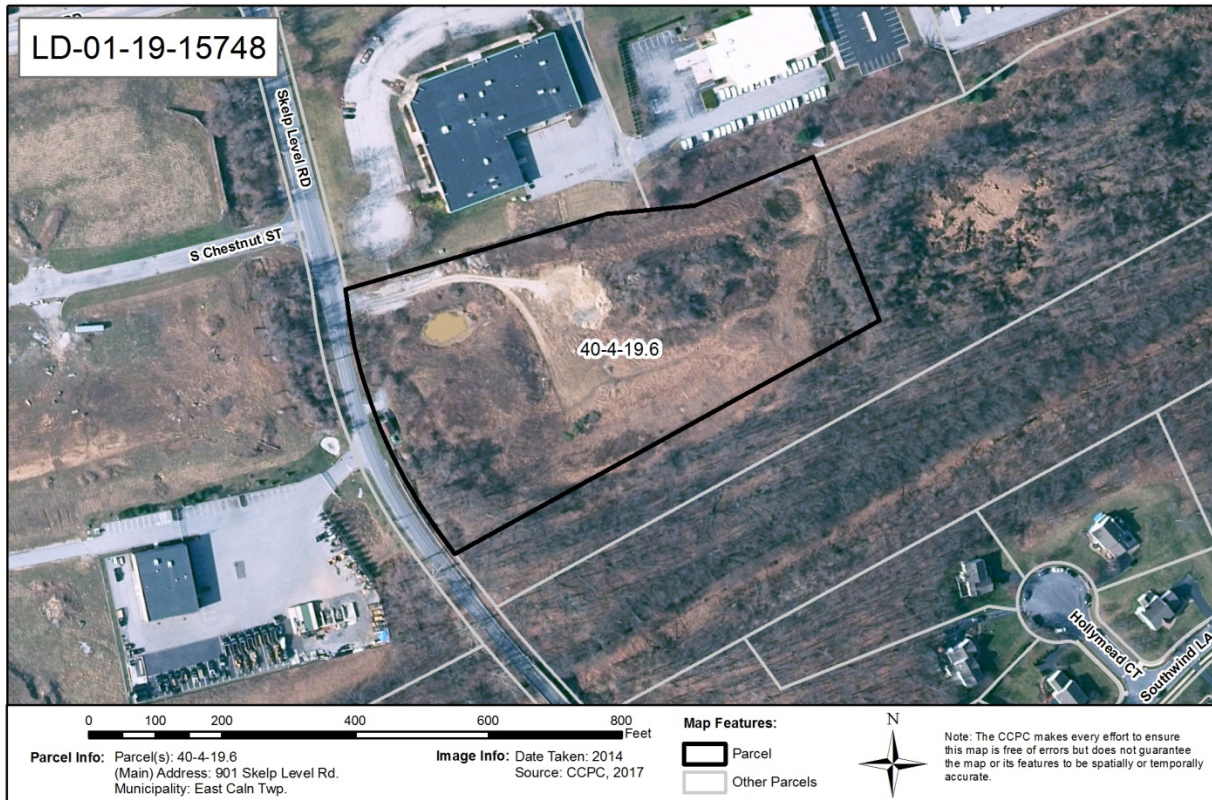
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a sketch plan for a land development for this site, entitled "Madina Properties, LLC". That review, CCPC # LD-09-18-15580, dated October 1, 2018, addressed a 50,000 square foot industrial flex building and 92 parking spaces.

COUNTY POLICY:

LANDSCAPES:

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

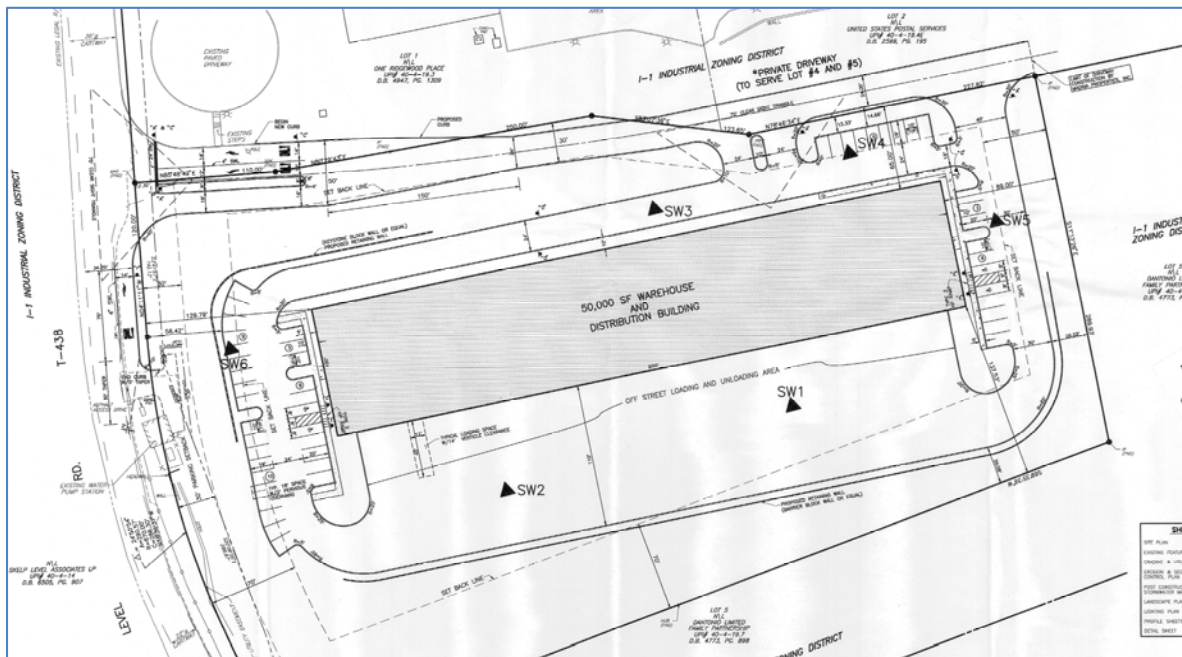


WATERSHEDS:

3. ***Watersheds***, the water resources component of ***Landscapes2***, indicates the proposed development is located within the East Branch 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.



***Detail of 901 Skelp Level Rd.
Preliminary Land Development***

PRIMARY ISSUES:

4. The Township should verify that the proposed access is in conformance with Township ordinances with regard to grade and sight distance. We suggest that internal site circulation may be easier for tractor-trailers if an access is provided along Skelp Level Road to the west of the southern truck docking area, unless grading issues prevent such an access (we note that the access point in the current plan is revised from the sketch plan that was reviewed by the County on October 1, 2018).

In addition, the applicant and the Township should consider how the road to the north of the site, identified on the plan as a private driveway to serve Lot #4 and Lot #5, will affect the overall development of this area. (The applicant may wish to clarify that “Lot # 4” identified on the plan is the lot that is the subject of this land development). The Township should consider whether the East Caln Official Map should be revised to show the future development of this road.

5. The plan shows 50 parking spaces while 40 spaces are required by the Township. (This is a revision from the 92 proposed parking spaces previously shown on the earlier sketch plan). 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, as noted in the applicant's request under the parking calculations on the plan. We suggest that these extra reserved spaces be landscaped as they are held in reserve. The applicant and the Township should determine how these reserve spaces would be installed in the future if it becomes evident that they will be needed.
6. The East Caln Township Official Map proposes pedestrian improvements along Skelp Level Road. The applicant and the Township should work together to implement this element of the Township's Official Map.
7. 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.
8. The Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for more information on this issue.
9. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
10. The Township should verify that the design and location of any proposed outdoor lighting 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:

11. 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.
12. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

Page: 5
Re: Preliminary Land Development - 901 Skelp Level Rd.
East Caln Township - LD-01-19-15748

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

Sincerely,

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: Edward B. Walsh & Associates Inc.
Marc Gueriera
Chester County Conservation District
Chester County Department of Emergency Services Technical Division



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

February 14, 2019

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

Re: Preliminary/Final Land Development - Ducklings Early Learning Center
East Goshen Township – LD-01-19-15745

Dear Mr. Smith:

A Preliminary/Final Land Development Plan entitled "Ducklings Early Learning Center", prepared by D.L. Howell & Associates, Inc., and dated January 11, 2019, was received by this office on January 23, 2019. 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 Wilson Drive, east of Airport Road
Site Acreage:	4.00
Lots/Units:	1 Lot
Non-Res. Square Footage:	13,815
Proposed Land Use:	Child Daycare
New Parking Spaces:	60
Municipal Land Use Plan Designation:	Business Park Industrial
UPI#:	53-3-1.2C

PROPOSAL:

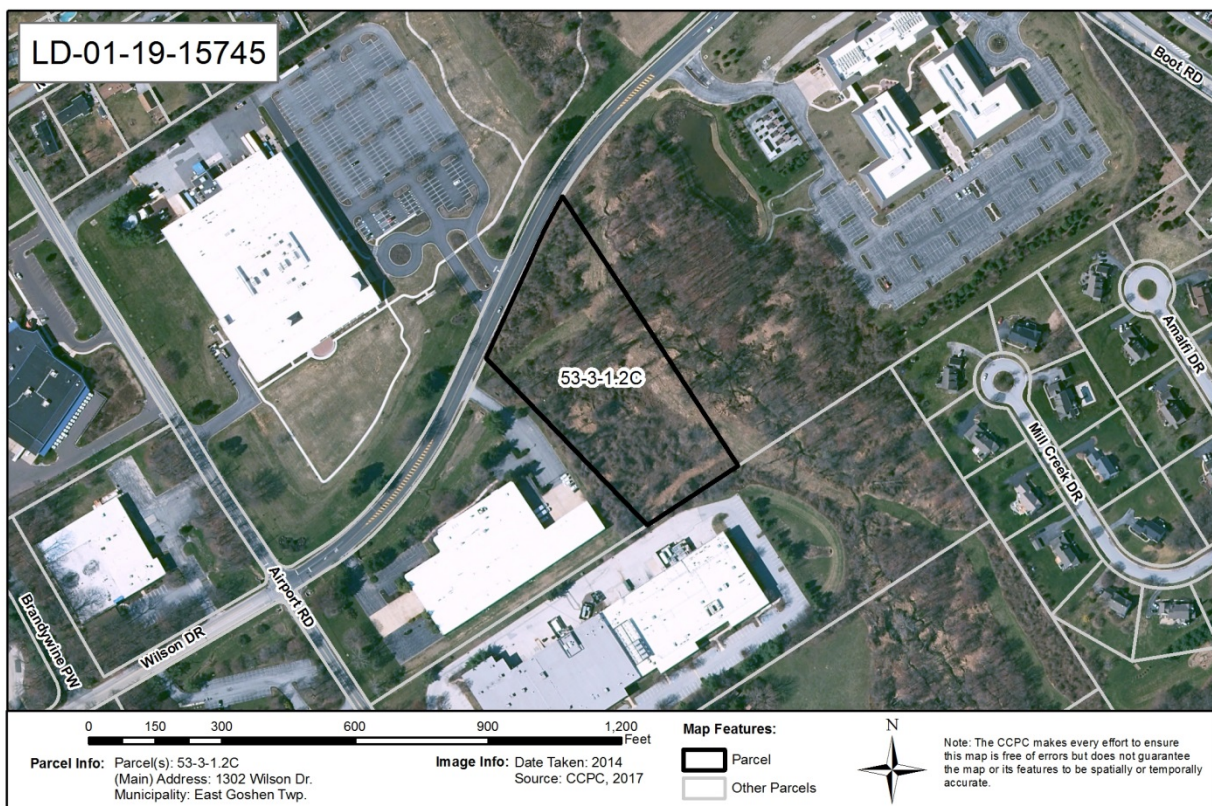
The applicant proposes the construction of a 13,815 square foot early learning center, and 60 parking spaces. The project site, which will be served by public water and public sewer, is located in the I-1 Light Industrial zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the access and circulation issues and natural features protection issues discussed below, and all Township issues should be resolved before action is taken on this land development plan.

COUNTY POLICY:

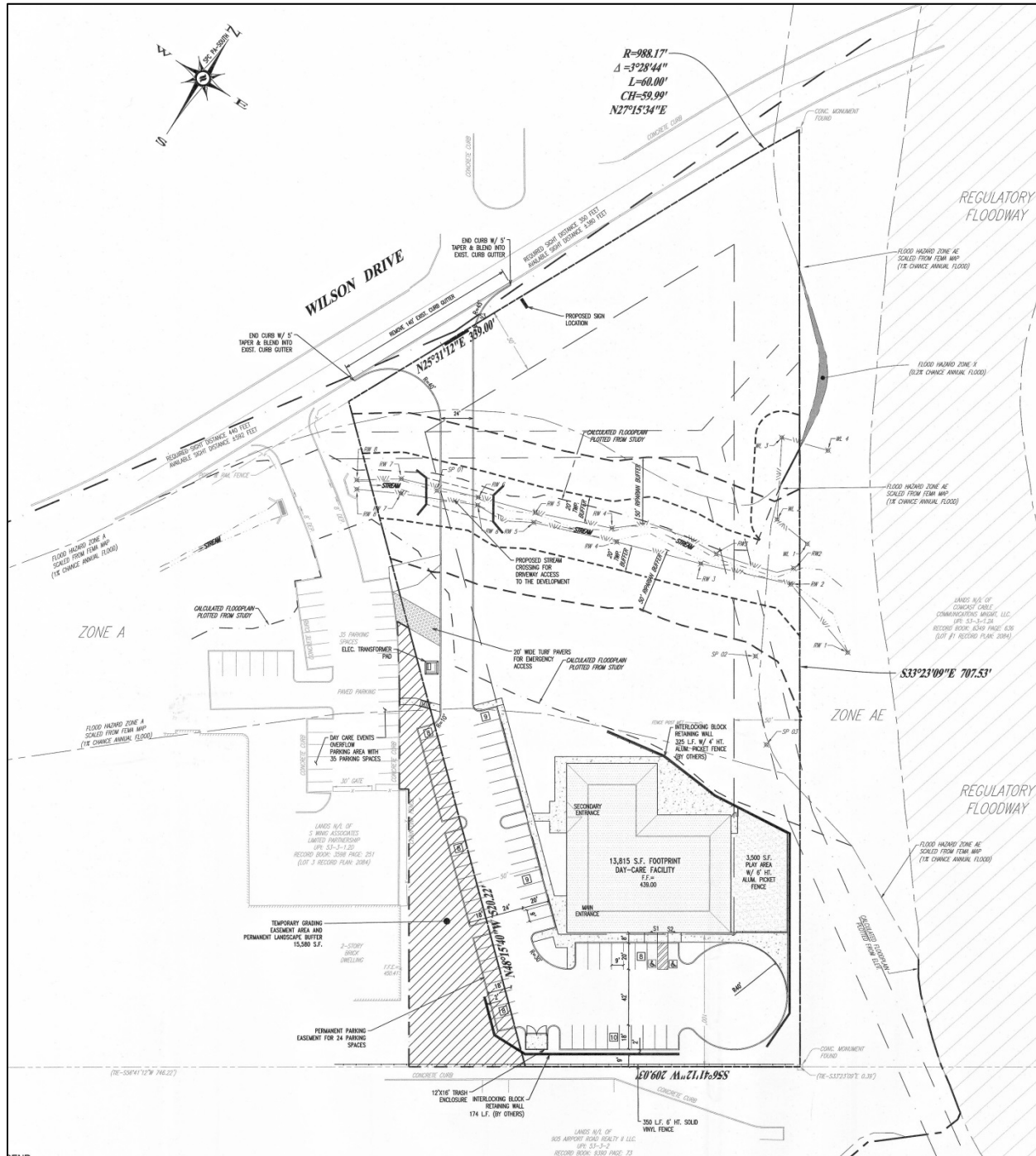
LANDSCAPES:

1. The project site is located within the **Suburban Center Landscape** and **Natural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. While the proposed facility is an appropriate use in a **Suburban Center Landscape**, careful consideration of the proposed development activity is required due to the environmental constraints of the project site, which are discussed in comments #9 through #12.



WATERSHEDS:

2. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within the east 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.



Site Plan Detail, Sheet 1: Preliminary/Final Land Development - Ducklings Early Learning Center

PRIMARY ISSUES:

Access and Circulation:

- While the site plan depicts a stream crossing for the proposed driveway entrance, the details of which are provided on Sheet 8, we note that this stream crossing is located approximately 110 feet east of an existing stream crossing on the adjoining parcel to the west (UPI# 53-3-1.2D). We suggest that the applicant and Township investigate the feasibility of utilizing the main driveway entrance on the

adjoining parcel to the west as the primary entrance for both parcels, instead of constructing a second stream crossing.

4. The site plan indicates that an emergency access connection will be provided to the adjoining parcel to the west. However, the site plan indicates that the emergency access connection extends to an existing parking area, and it does not depict any modifications to the existing parking arrangement (any cars utilizing these parking spaces would block this emergency access connection). This should be clarified by the applicant. We also suggest that the applicant and Township investigate the feasibility of an emergency access connection with the adjoining parcel to the south.
5. The Township's emergency service providers should be requested to review the plan to ensure that emergency vehicles will be able to safely navigate the proposed development when completed. We note that a vehicle turning plan is provided on Sheet 12.
6. The Zoning Information table on Sheet 1 indicates that the applicant is proposing 21 more parking spaces than required by the Township Zoning Ordinance (this figure does not include the 35 spaces identified on the adjoining parcel to the west as a "day care events" overflow parking area). 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.

Design Issues:

7. The site plan depicts the location of a sidewalk connection extending to the overflow parking area on the adjoining parcel to the west. However, this sidewalk extends to an existing parking area, and the site plan does not depict any modifications to the existing parking configuration in order to facilitate pedestrian access between these parcels. This should be clarified by the applicant.
8. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 13) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

Natural Features Protection:

9. The plan depicts the location of both the Federal Emergency Management Agency (FEMA) floodplain elevation and the "calculated" floodplain elevation. The Township engineer should review the applicant's calculated floodplain boundary findings.

We note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems. The applicant should contact both of these agencies to determine if the proposed development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.

10. The site contains areas of hydric (wet) soils (CpA Cokesbury and GIB Glenville) 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.
11. The site plan depicts the location of a 50 foot riparian buffer on both sides of the stream, and we note that the proposed driveway will traverse these buffer areas. The Township should confirm that the site plan complies with the riparian buffer requirements in the Township Code.
12. The site contains wetlands. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977). The Pennsylvania Department of Environmental Protection regulates all activities that affect bodies of water, including wetlands, under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact both of these agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.

ADMINISTRATIVE ISSUES:

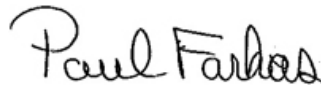
13. The Zoning Information table on Sheet 1 indicates that conditional use approval is required for this project. The final plan should accurately note the date and any conditions set as part of the conditional use approval, and the Township should verify that all applicable conditions of approval have been incorporated into the final plan.
14. The site plan depicts the location of easement areas for parking spaces, landscaping, and an overflow parking area on the adjoining parcel to the west (UPI# 53-3-1.2D). The details of these easements should be incorporated into the deeds of both lots.
15. The site plan depicts the location of two retaining walls, and site plan notes indicate that the design of these retaining walls will be provided “by others.” We suggest that the design of these retaining walls be submitted for the review of the Township engineer, as part of this land development plan.
16. 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.
17. We suggest that the applicant, in consultation with the business park owner, coordinate its proposed hours of operations with the other businesses in the business park, in order to mitigate any potential vehicular conflicts amongst the various business park uses.
18. 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.

Page: 6
Re: Preliminary/Final Land Development - Ducklings Early Learning Center
East Goshen Township – LD-01-19-15745

19. The applicant should contact the Pennsylvania Department of Environmental Protection (DEP) to determine whether a stream encroachment permit is necessary for the proposed driveway crossing in accordance with Section 205.293 of its rules and regulations and provide the municipality with documentation of this contact and the requirements of DEP before action on this plan is taken.
20. 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.
21. 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 East Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Eske Development LLC
D.L. Howell & Associates, Inc.
S Winig Associates L.P.
Chester County Conservation District



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

February 26, 2019

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

Re: Preliminary Subdivision - UPI 4203 01490200
East Whiteland Township – SD-01-19-15757

Dear Mr. Barner:

A Preliminary Subdivision Plan entitled "UPI 4203 01490200", prepared by Commonwealth Engineers Inc., and dated January 16, 2019, was received by this office on January 31, 2019. 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 Frame Avenue, north of Mulberry Drive
Site Acreage:	0.44
Proposed Land Use:	2 Residential Lots
Municipal Land Use Plan Designation:	Commercial
UPI#:	42-3-149.2

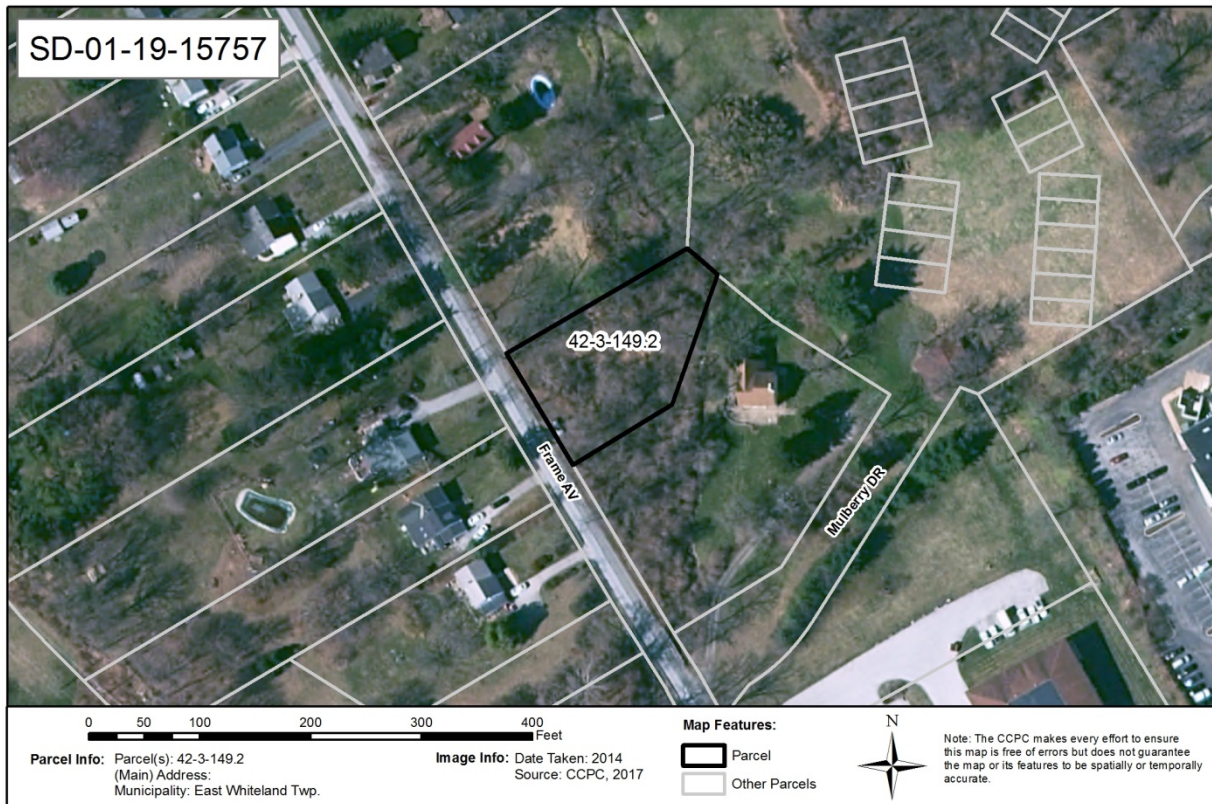
PROPOSAL:

The applicant proposes the creation of 2 residential lots; a twin dwelling unit will be constructed on each lot. The project site, which will be served by public water and public sewer, is located in the VMX Village Mixed Use zoning district.

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

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. CCPC# SD-11-17-15198, "7 Frame Avenue", dated December 15, 2017, addressed the creation of two lots from a 1.48 acre site. According to our records, this prior subdivision plan submission was approved by East Whiteland Township on February 14, 2018. This proposal involves the further subdivision of Lot 2 of the previously approved plan.



COUNTY POLICY:

LANDSCAPES:

- The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. While multifamily residential development is an appropriate use in a **Suburban Landscape** designation, careful consideration of the proposed development is required due to the existing environmental constraints, which are discussed in comments #4 through #8.

WATERSHEDS:

- Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the (East) Valley Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect/enhance historic, cultural and recreational resources. *Watersheds* can be accessed at www.chesco.org/water.

6. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.
7. The plan and 2014 aerial photography indicate that a portion of the site is wooded. The removal of trees should be limited to the minimum area needed for the dwelling(s) and support facilities and the limit of tree removal should be shown on the plan. Any grading within the area of the dripline (the perimeter of the tree's branches) of the trees to be preserved increases the possibility of tree damage.
8. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.
9. The site plan identifies the existing residence on the adjoining parcel to the south as a historic resource; the 2011 Township Historic Resources Atlas and Map 3: Historic Resources in the Township's Comprehensive Plan both indicate that this parcel contains a Class 1 historic resource. The applicant and Township should work to mitigate any negative impacts on the integrity of the existing historic resource. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.

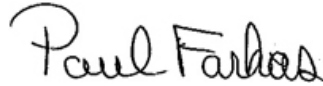
ADMINISTRATIVE ISSUES:

10. The Waiver Requests table on Sheet 2 indicates the applicant is requesting two waivers from the provisions of the Township Subdivision and Land Development Ordinance, and four waivers from Chapter 170-Stormwater Management of the Township Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage. Additionally, land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
11. The Stormwater Maintenance Facility note on Sheet 3 states that the maintenance of the permanent stormwater management facilities, which includes rain gardens, shall be the responsibility of the individual lot owner. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill their operation and maintenance requirements for these facilities, particularly in regard to the on-going maintenance of the rain garden plantings.
12. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 5
Re: Preliminary Subdivision - UPI 4203 01490200
East Whiteland Township – SD-01-19-15757

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Planebrook Partners LLC
Commonwealth Engineers Inc.



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Executive Director

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

February 12, 2019

Daniel C. Fox, Manager
Easttown Township
566 Beaumont Road
Devon, PA 19333

Re: Final Subdivision - #166 South Devon Avenue
Easttown Township – SD-01-19-15746

Dear Mr. Fox:

A Final Subdivision Plan entitled "#166 South Devon Avenue", prepared by G.D. Houtman & Son Inc., and dated January 8, 2019, was received by this office on January 24, 2019. 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:

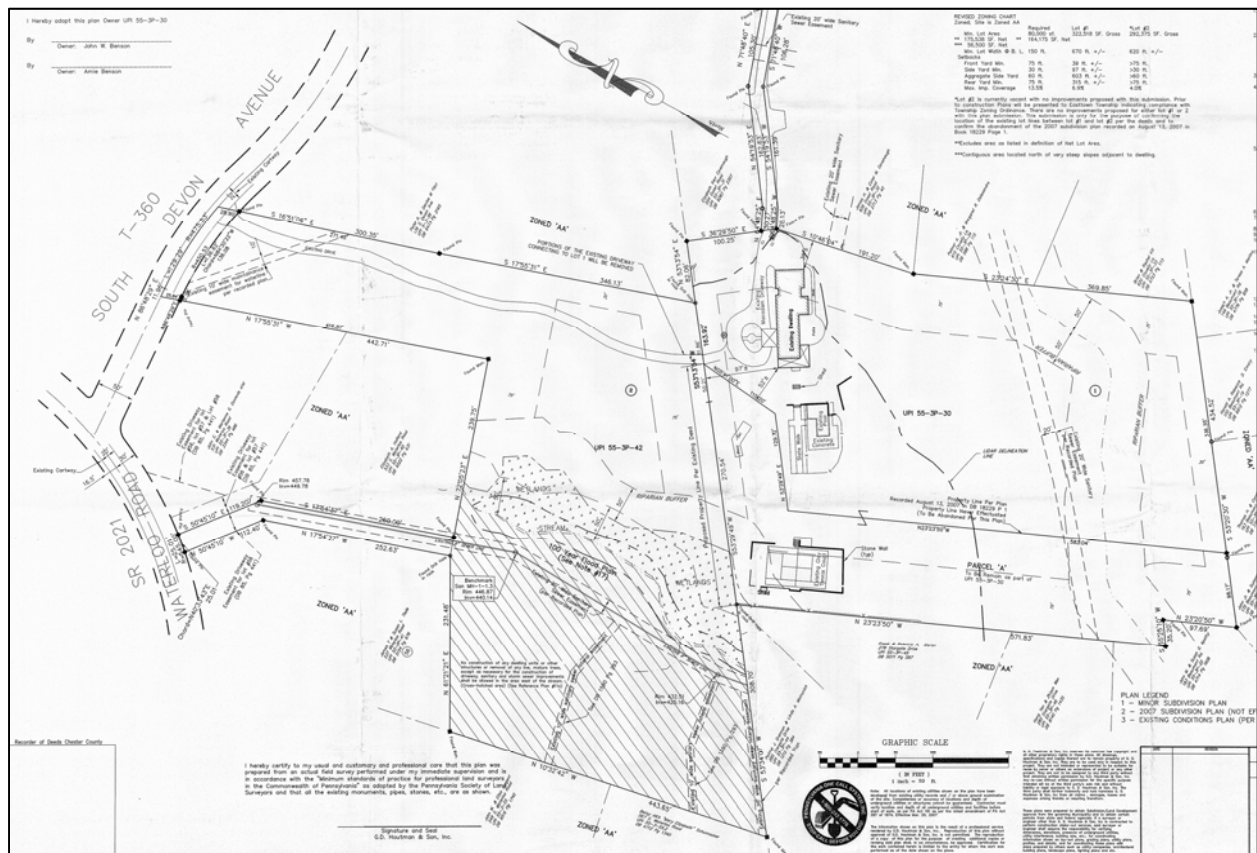
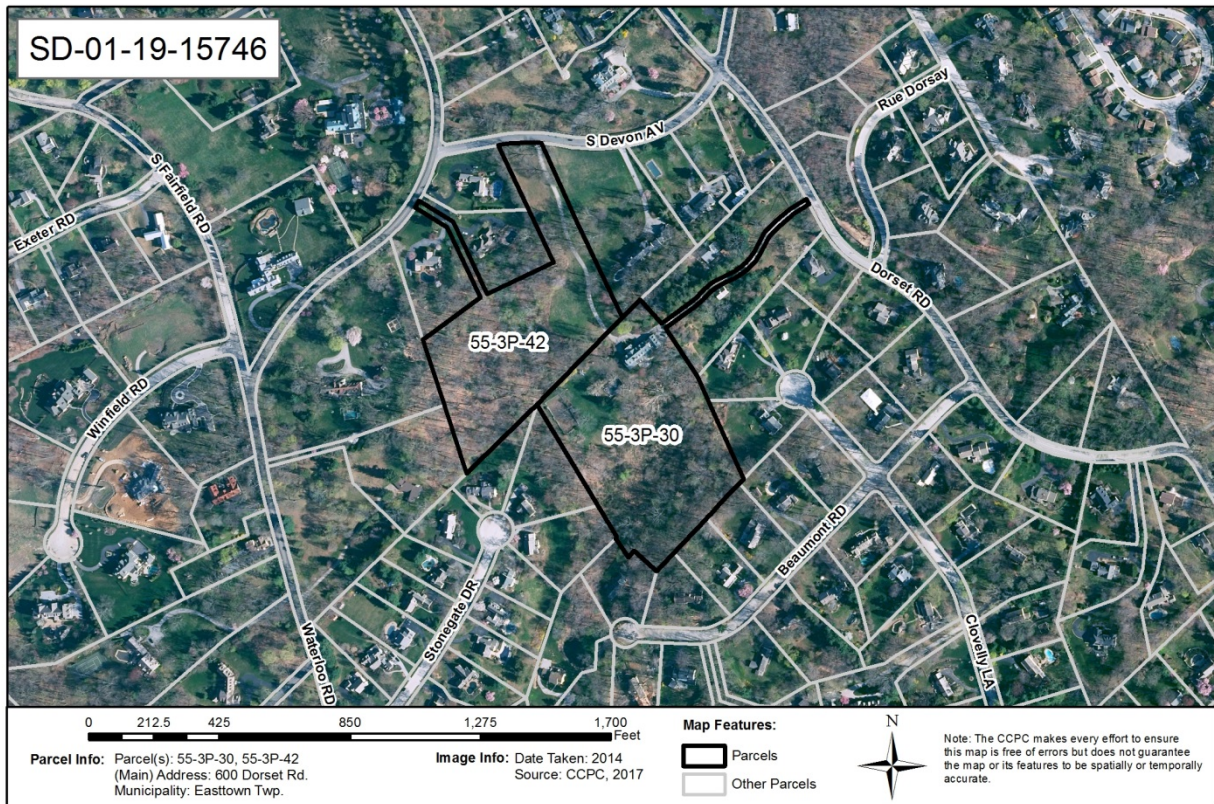
Location:	the south side of South Devon Avenue and the west side of Dorset Road
Site Acreage:	14.12
Proposed Land Use:	2 Single Family Residential Lots
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	55-3P-30, 55-3P-42

PROPOSAL:

The County Planning Commission previously reviewed a subdivision plan submission for this site, pertaining to a lot line revision between the two existing parcels (CCPC# 3470-5, dated July 12, 2006). According to our records, this prior plan submission was approved by Easttown Township on July 16, 2007.

The Purpose Note on Sheet 1 indicates the purpose of the current plan submission, a lot line revision between the same two parcels, is to return the property lines to the original configuration which existed prior to the previously approved plan. No new development activity is proposed as part of the current plan submission. The project site is located in the AA Residential zoning district.

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

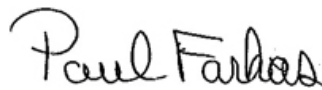


Page: 3
Re: Final Subdivision - #166 South Devon Avenue
Easttown Township – SD-01-19-15746

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 Easttown 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: Thomas Pillion, III
Independent Mortgage Company
G.D. Houtman & Son Inc.
Middletown Mortgage Associates



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Terence Farrell

Brian N. O'Leary, AICP
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West Chester, PA 19380-0990
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February 15, 2019

Tony Scheivert, Manager
New Garden Township
299 Star Road
Landenberg, PA 19350

Re: Final Subdivision - John A. Kriza, Jr. and Christie I. Kriza
New Garden Township - SD-02-19-15768

Dear Mr. Scheivert:

A final subdivision plan entitled "John A. Kriza, Jr. and Christie I. Kriza", prepared by Crossan Raimato, Inc., and dated February 4, 2019, was received by this office on February 7, 2019. 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 north side of Buttonwood Road, west of Newark Road
Site Acreage:	7.09
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Resource Conservation Area - Site Sensitive Residential
UPI#:	60-5-157, 60-5-158.5

PROPOSAL:

The applicant proposes the revision of the location of the property line between 2 existing lots. The project site is located in the R-1 zoning district. No new sewage disposal or water supply is proposed.

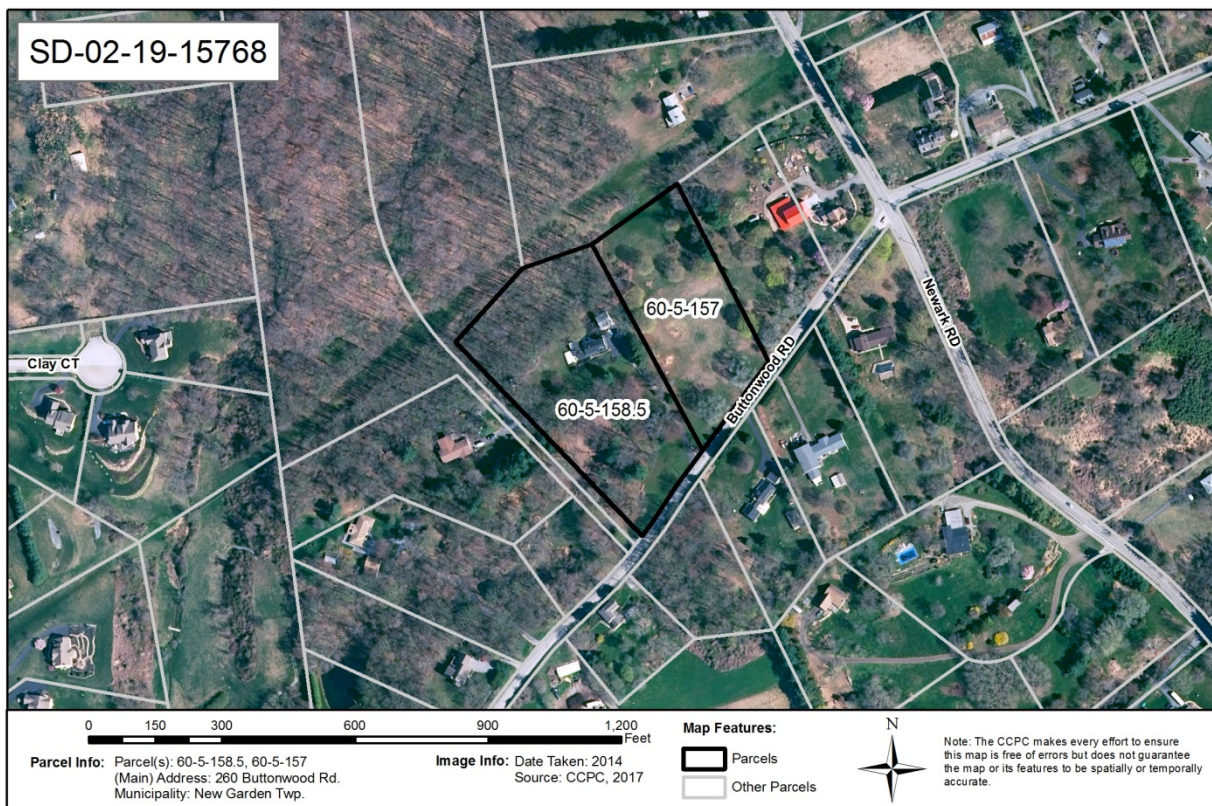
RECOMMENDATION: The County Planning Commission recommends that the issue raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.

Re: Final Subdivision - John A. Kriza, Jr. and Christie I. Kriza
New Garden Township - SD-02-19-15768

COUNTY POLICY:

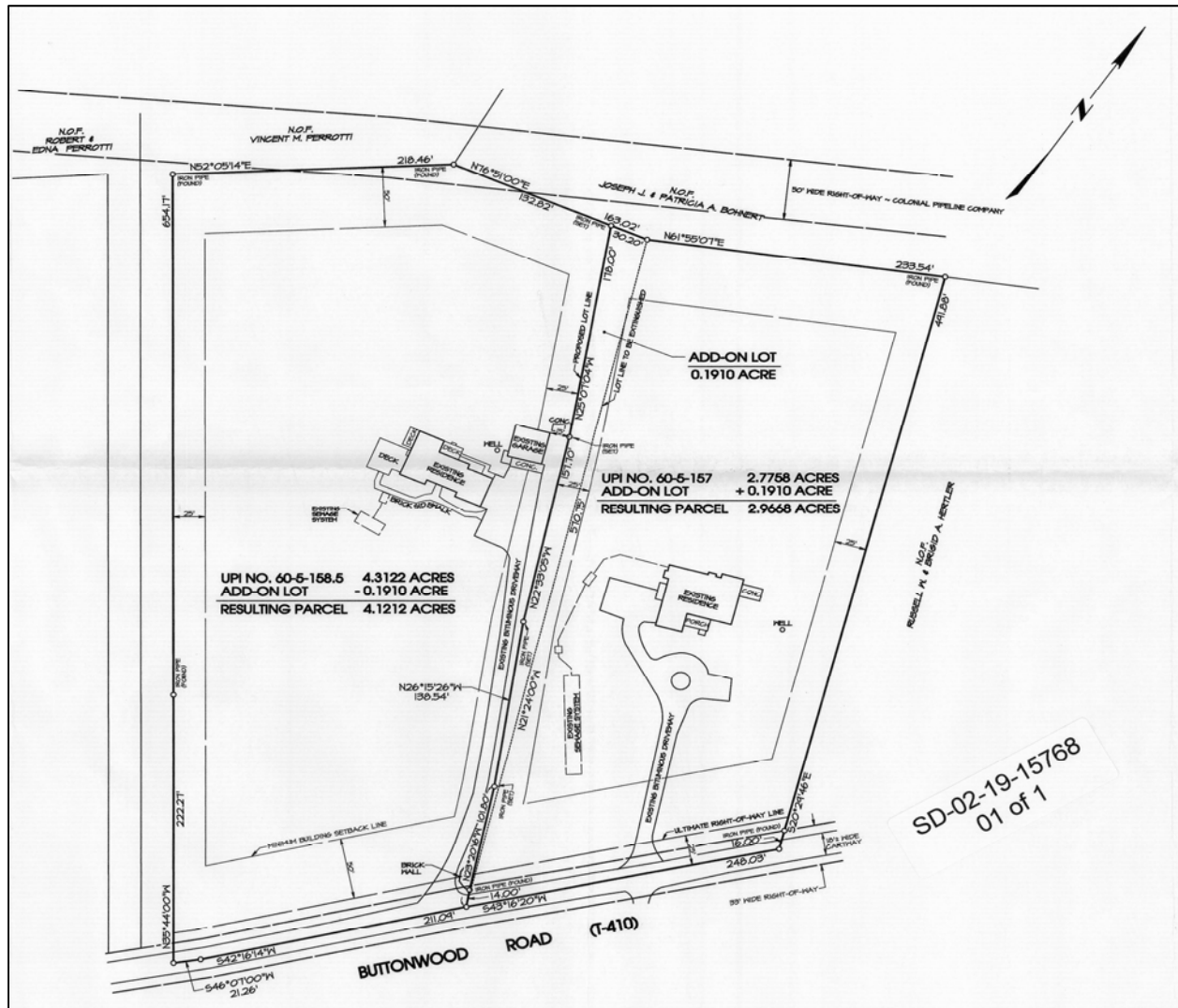
LANDSCAPES:

1. The project site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.



ADMINISTRATIVE ISSUES:

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



Detail of Subdivision Plan

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

Glenn Bentley
Senior Review Planner

cc: John R. Kriza Jr. & Christine I. Kriza
Thomas H. & Kathleen K. Lafferty
Crossan – Raimato, Inc.



THE COUNTY OF CHESTER



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Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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

February 15, 2019

Trish Fagan, Secretary
New London Township
PO Box 1002
New London, PA 19360

Re: Final Subdivision - Bruce C. Hendrixson
New London Township - SD-02-19-15766

Dear Ms. Fagan:

A final subdivision plan entitled "Bruce C. Hendrixson", prepared by Crossan-Raimato, Inc., and dated January 5, 2019, was received by this office on February 5, 2019. 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:	southwest corner of School and Pennock's Bridge Roads
Site Acreage:	57.85
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Residential
UPI#:	71-2-79, 71-2-79.2

PROPOSAL:

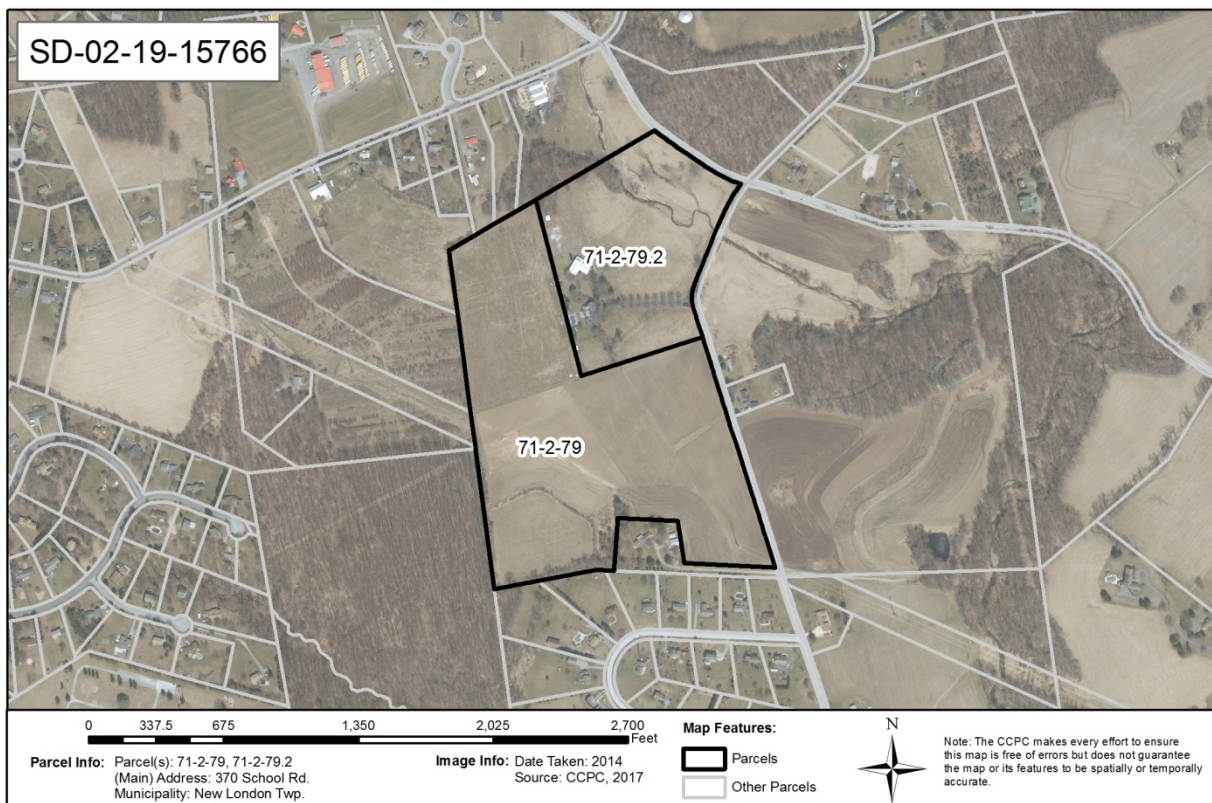
The applicant proposes the revision of the location of the property line between two existing lots. The project site is located in the R-1 Residential zoning district. No new sewage disposal or water supply is proposed.

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

COUNTY POLICY:

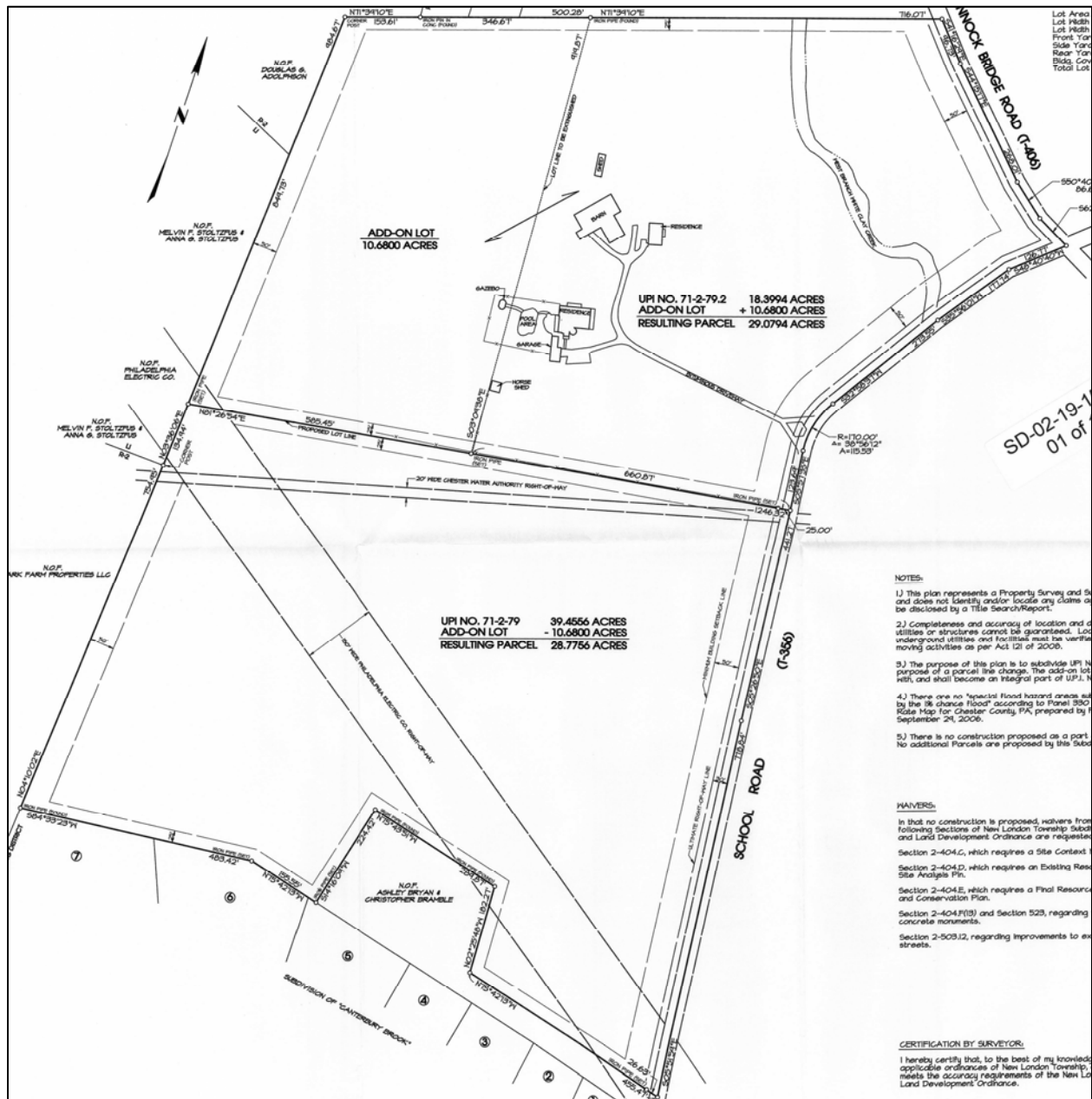
LANDSCAPES:

1. The project site is located on the boundary between the **Rural** and **Suburban Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The Rural landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing 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 **Rural Landscape**.



PRIMARY ISSUES:

2. 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 the additional acreage added by this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.



Detail of Sheet 1 of the plan

ADMINISTRATIVE ISSUES:

3. The applicant is requesting five 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.

Page: 4

Re: Final Subdivision - Bruce C. Hendrixson

New London Township - SD-02-19-15766

4. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds 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 New London 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: Bruce C. Hendrixson
Crossan – Raimato, Inc.



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Executive Director

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

February 8, 2019

Gail Abel, Secretary
Newlin Township
PO Box 447
Unionville, PA 19375

Re: Final Subdivision - 605 South Bay Road, LLC
Newlin Township - SD-01-19-15747

Dear Ms. Abel:

A final subdivision plan entitled "605 South Bay Road, LLC", prepared by Regester Associates Inc., and dated January 7, 2019, was received by this office on January 25, 2019. 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 Unionville Wawaset Road, east of Marlboro Spring Road
Site Acreage:	39.26
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Suburban
UPI#:	49-5-267

PROPOSAL:

The applicant proposes the creation of 2 lots. There is an existing residence on proposed lot 2 and a new residence is proposed for lot 1. The project site, which will be served by onsite water and onsite sewer, is located in the Flexible Rural Development 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.

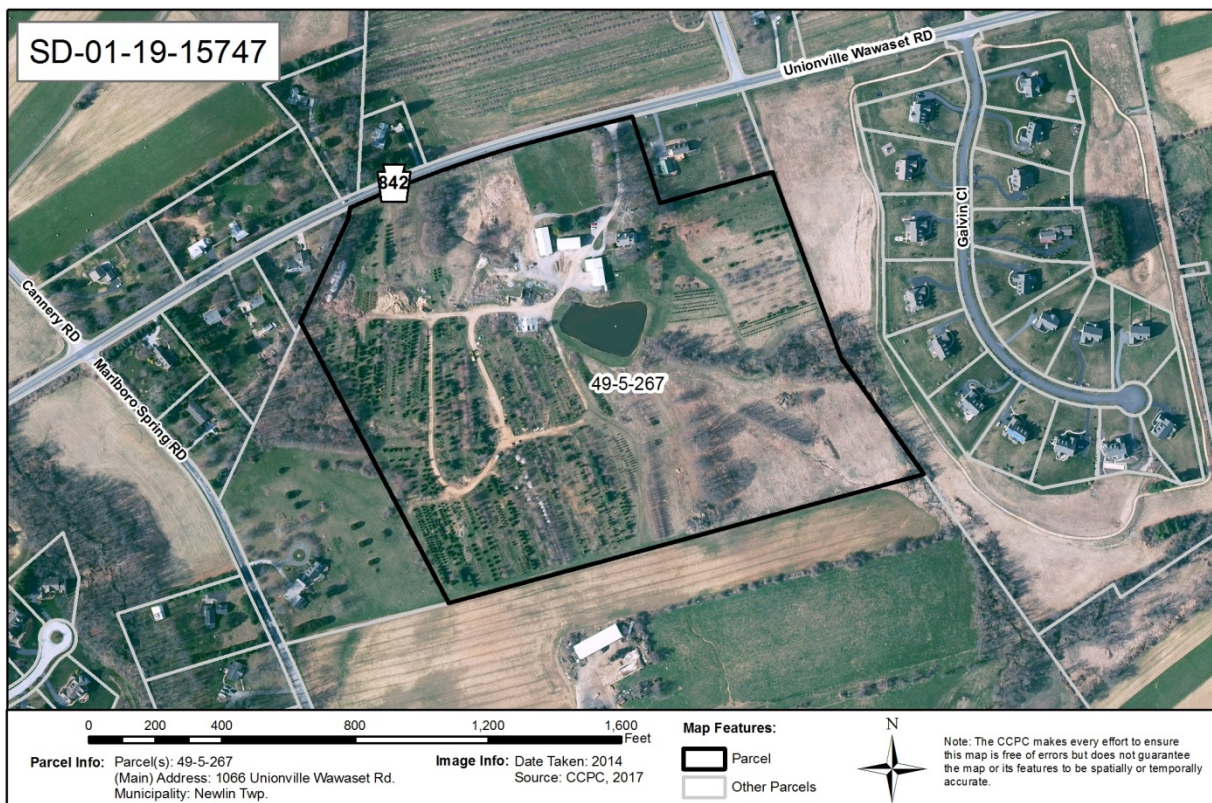
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# SD-11-15-12732, dated October 19, 2015, which addressed increasing the size of the adjoining residential parcel. Our records indicate the plan was approved by the Township on November 9, 2015.

COUNTY POLICY:

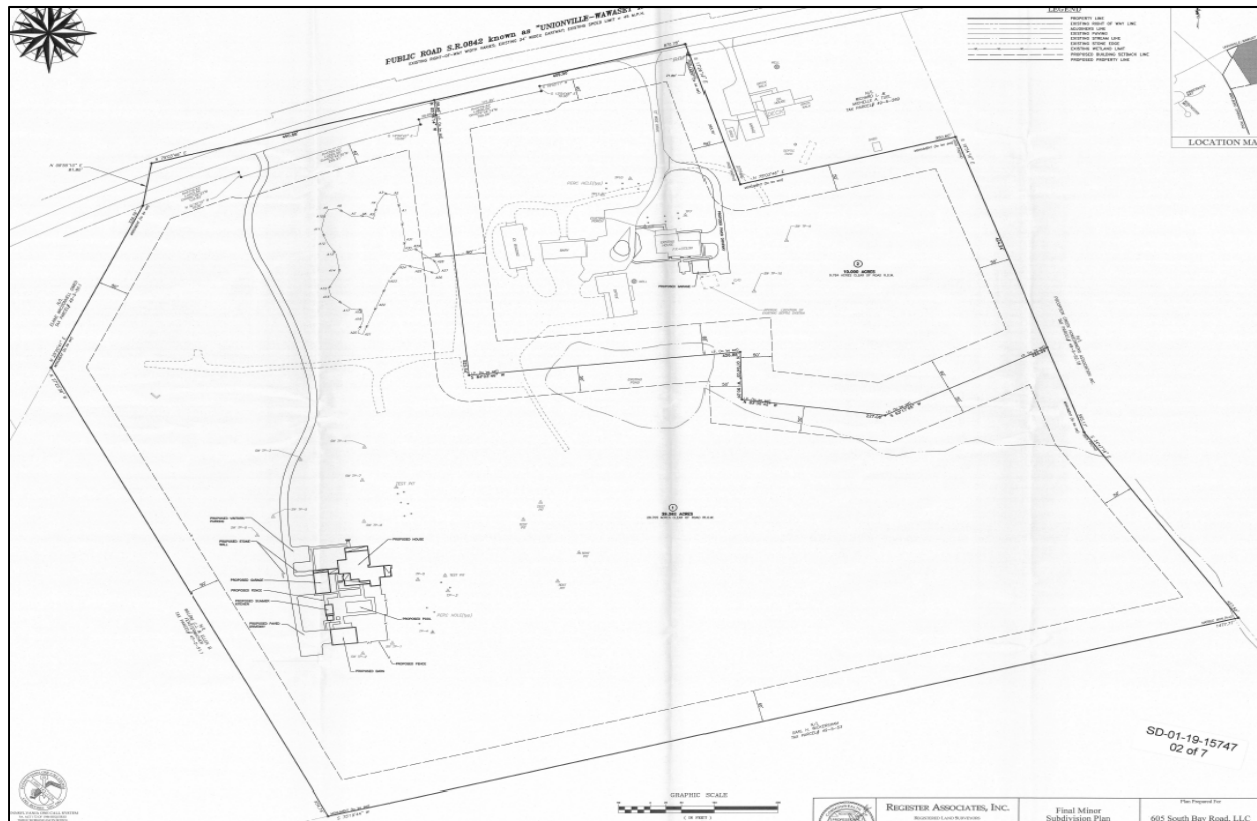
LANDSCAPES:

2. 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 would be consistent with the objectives the **Agricultural Landscape** if the parcels continue to be actively used for agricultural production.



WATERSHEDS:

3. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within the Pocopson Creek subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduction of stormwater runoff, 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 2 of the plan

PRIMARY ISSUES:

4. The land of the proposed subdivision is part of the County Agricultural Land Preservation Program and is protected by an agricultural conservation easement. The Township and applicant should contact the Chester County Open Space Preservation office (telephone #610-344-5656) for information and clarification on what is permitted and/or restricted under the agricultural conservation easement that protects this property. This will ensure that the proposal is designed and carried out in a manner consistent with the purpose of the agricultural conservation easement. We note that the proposed dwelling is located on lot #1, but the plan does not indicate whether either lot will continue to be used to raise nursery stock.

ADMINISTRATIVE ISSUES:

5. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: <http://www.chesco.org/256/Act-319---Clean-Green>
6. 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. Before action is taken, the Township should consider how this development could change the character of this area from agricultural to residential, and the potential impacts to the agriculture security area.

Page: 4

Re: Final Subdivision - 605 South Bay Road, LLC

Newlin Township - SD-01-19-15747

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 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.
9. 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 Newlin 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: 605 South Bay Road, LLC
Reger Associates, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Chester County Assessment Office



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

February 25, 2019

Kim Milane-Sauro, Assistant Township Manager
West Caln Township
721 West Kings Highway, PO Box 175
Wagontown, PA 19376

Re: Final Subdivision - Isaac Z. Lapp
West Caln Township - SD-02-19-15763

Dear Ms. Milane-Sauro:

A final subdivision plan entitled "Isaac Z. Lapp", prepared by Impact Engineering Group and dated December 20, 2018, was received by this office on February 4, 2019. 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 west side of Skiles Road; the southeast portion of the site is within Sadsbury Township
Site Acreage:	19.19 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	West Caln Township: Agriculture Sadsbury Township: Agriculture/Conservation
UPI#:	28-7-29.1, 28-7-29.1A, 37-1-11.1

PROPOSAL:

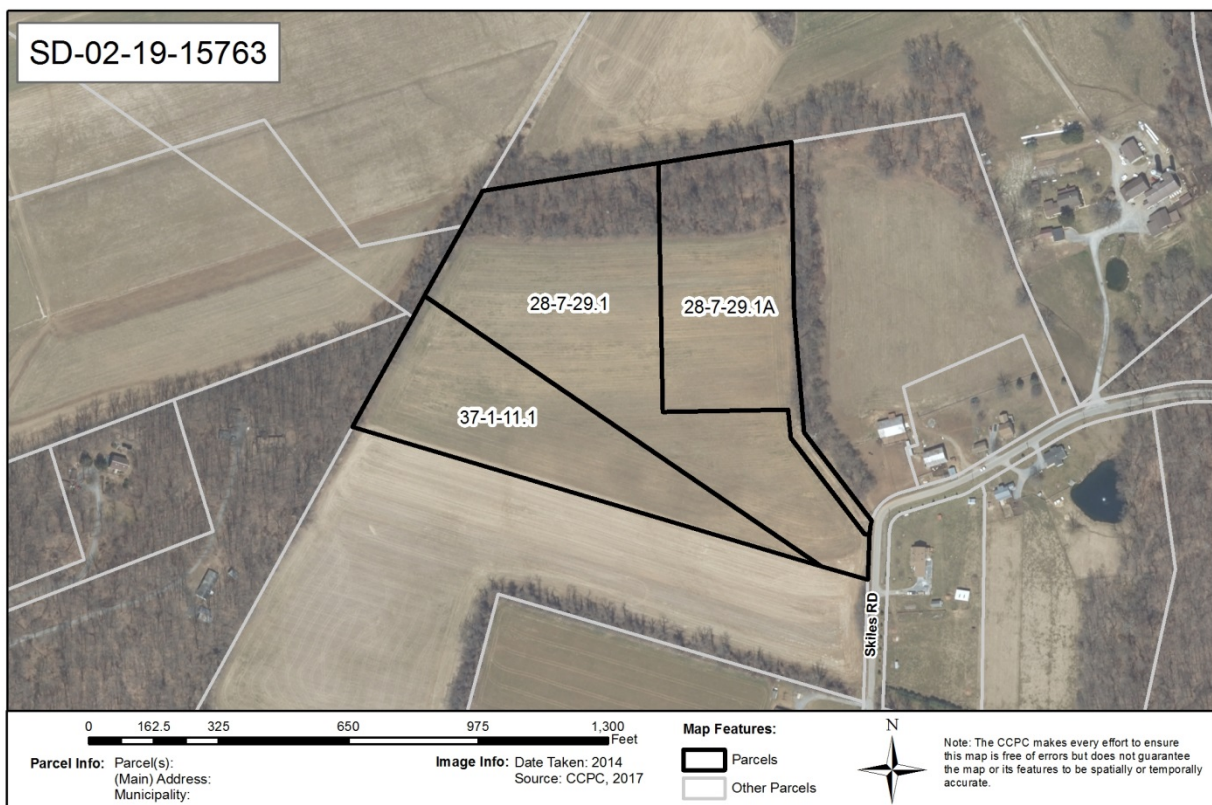
The applicant proposes to merge three lots into two lots. The site, which is served by on-site water and on-site sewer facilities, is located in the West Caln Township AP Agricultural Preservation District and in the Sadsbury Township RR Rural Residential District zoning district. The subdivision proposal was submitted to the Chester County Planning Commission by West Caln Township. The tract contains a proposed dwelling and a "transportation horse/personal storage structure", and a proposed driveway to Skiles Road.

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:

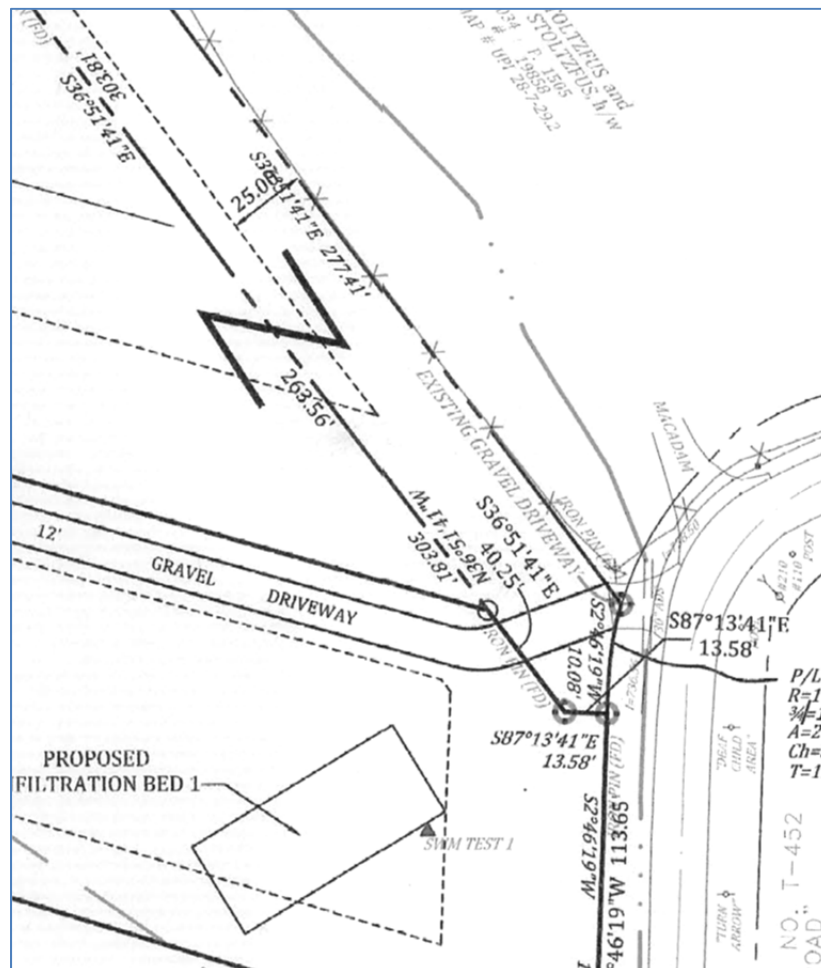
LANDSCAPES:

1. The 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**.



PRIMARY ISSUES:

3. The applicant should clarify whether the lot that will contain the proposed dwelling and “transportation horse/personal storage structure” will require an access easement for its driveway connection at Skiles Road; see the detail below (the lot that may require a driveway access easement is located at the southern portion of this detail):



Detail of driveway connection at Skiles Road

4. Because this site is within the **Landscapes3 Agricultural Landscape**, deed-restricting the parcel from further non-agricultural development should be considered.

ADMINISTRATIVE ISSUES:

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

Page: 5
Re: Final Subdivision - Isaac Z. Lapp
West Caln Township - SD-02-19-15763

6. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.

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

Sincerely,

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: Isaac Z. Lapp
Steven L. and Rebecca S. Stoltzfus
Impact Engineering Group
Chester County Health Department
Chester County Conservation District



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

February 8, 2019

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

Re: Final Land Development - Providence Church
West Chester Borough – LD-01-19-15736

Dear Mr. Gore:

A Final Land Development Plan entitled "Providence Church", prepared by DL Howell, and dated December 28, 2018, was received by this office on January 10, 2019. 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.

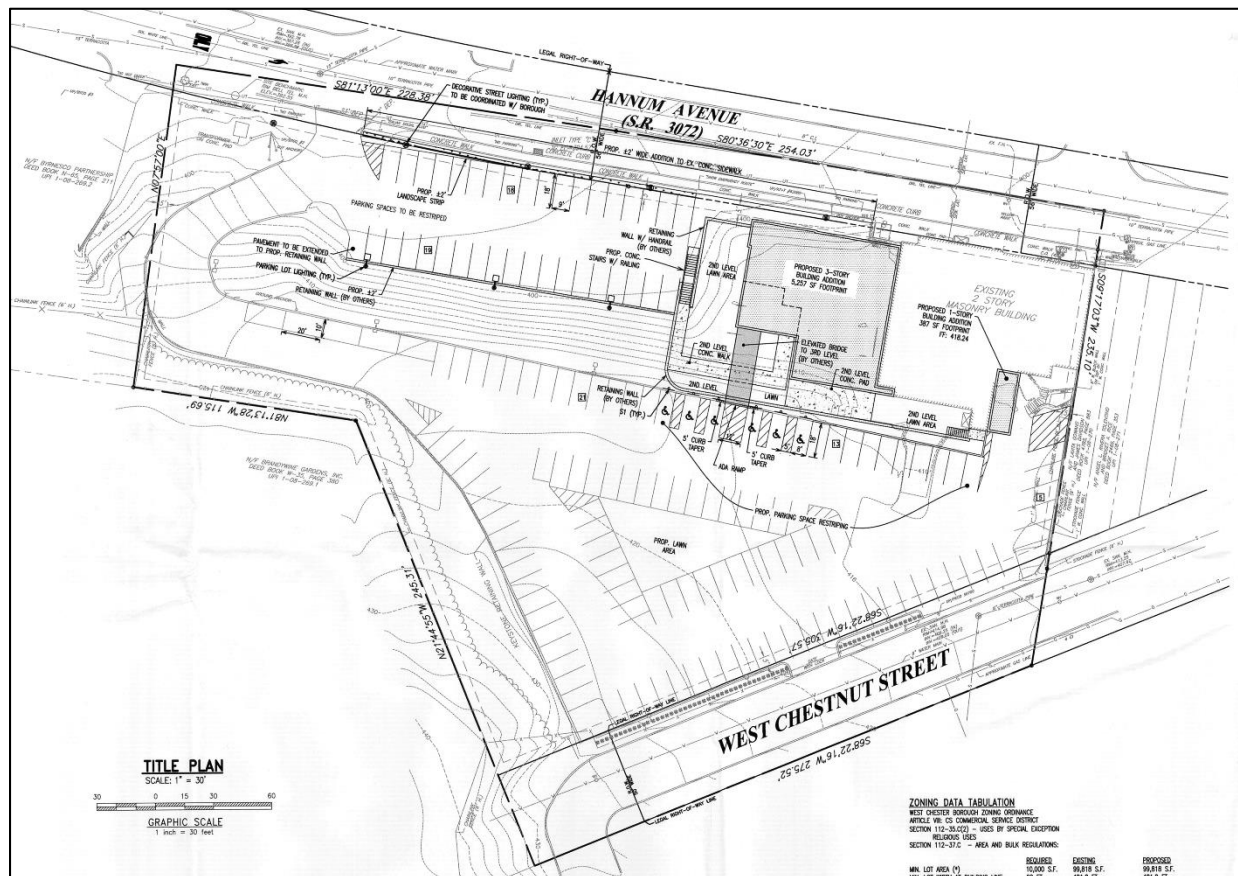
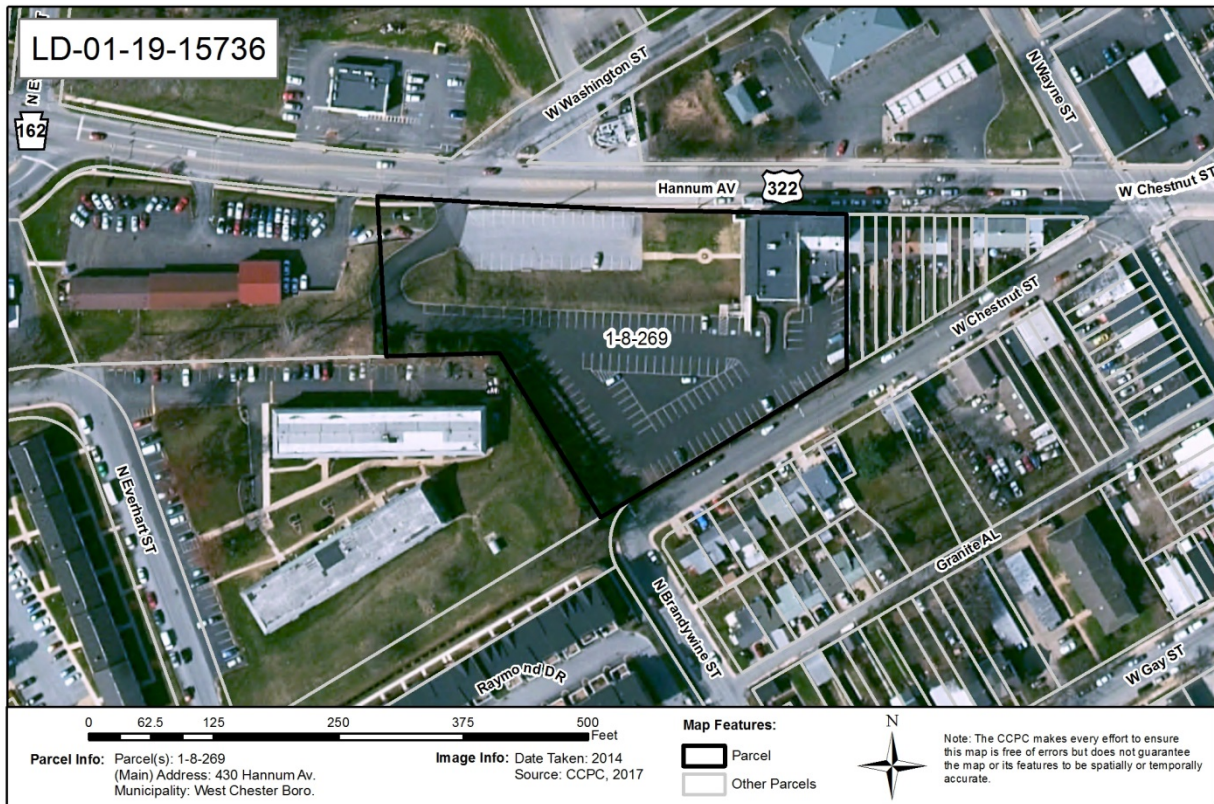
PROJECT SUMMARY:

Location:	south side of Hannum Avenue, west of North Wayne Street
Site Acreage:	2.70
Lots/Units:	1 Lot
Non-Res. Square Footage:	11,860 square feet
Proposed Land Use:	Building additions to existing church
New Parking Spaces:	3
Municipal Land Use Plan Designation:	Commercial Service
UPI#:	1-8-269

PROPOSAL:

The applicant proposes the construction of two building additions totaling 11,860 square feet to the existing church, and 3 additional parking spaces. The project site, which is served by public water and public sewer, is located in the CS Commercial Service 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 land development plan.



Site Plan Detail, Sheet 1: Final Land Development - Providence Church

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. CCPC# 6610-4, “Italian Social Club,” dated September 27, 2004, addressed construction of two building additions totaling 6,410 square feet. While our records indicate that this prior land development plan was approved by the Borough on September 15, 2004, it appears that, based on the existing conditions depicted on the current plan submission, it was never constructed.

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

3. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within 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:

4. We acknowledge, and endorse, that the applicant proposes a two foot wide addition to a portion of the existing sidewalk along Hannum Avenue (the site plan indicates that the existing sidewalk along this section of Hannum Avenue is four feet wide). We also note that an existing fence along Hannum Avenue will be removed; landscaping and decorative street lighting will be provided along this section of Hannum Avenue.
5. The Borough engineer should examine the design of the parking spaces to the immediate west of the building, in order to ensure that vehicles will be able to safely enter and exit these parking spaces.
6. Map #2: Historic Resources Inventory in the Borough’s 2011 Historic Preservation Plan identifies the project site as a parcel with an historic resource contributing to the 2005 West Chester Borough National Register Historic District Boundary increase. While we acknowledge that the project site is located outside of the Borough’s Local Historic District, we suggest that the applicant and Borough work together to ensure that the design of the proposed development follows the Borough’s historic district design guidelines. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.

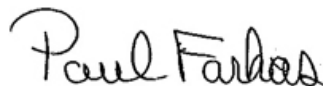
Page: 4
Re: Final Land Development - Providence Church
West Chester Borough – LD-01-19-15736

ADMINISTRATIVE ISSUES:

7. The applicant is requesting a waiver from the provisions of the Borough Subdivision and Land Development Ordinance and two waivers from Chapter 94-Stormwater Management of the Borough Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage. Additionally, 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. The site plan depicts the location of three retaining walls, and a site plan note indicates that the design of these walls will be provided “by others.” The design of these retaining walls should be submitted for the review of the Borough engineer as part of this plan submission.
9. The site plan depicts that a portion of the existing driveway extends onto the adjoining parcel to the west. If this encroachment issue is valid, the applicant and the adjoining property owner should use this opportunity to resolve this issue.
10. For clarity purposes, the applicant should identify the total square footage of the existing building and proposed building additions on the site plan.
11. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds 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 Chester 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,



Paul Farkas
Senior Review Planner

cc: Providence Church
DL Howell
Gathering of West Chester, Inc.



THE COUNTY OF CHESTER



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Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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

February 22, 2019

Gina M. Wheeler, Manager/Secretary
West Fallowfield Township
3095 Limestone Road Suite 1
Cochranville, PA 19330

Re: Final Subdivision - Amos M. Stoltzfus
West Fallowfield Township - SD-02-19-15758

Dear Ms. Wheeler:

A final subdivision plan entitled "Amos M. Stoltzfus", prepared by Concord Land Planners and Surveyors, Inc. and dated January 11, 2019, was received by this office on February 1, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	North side of Highpoint Road, east of Homeville Road
Site Acreage:	68.26 acres
Lots:	2 lots
Proposed Land Use:	Farm/Pasture Land/Residential
Municipal Land Use Plan Designation:	Agricultural Preserve and Open Space Network
UPI#:	44-6-28.2, 44-6-28.1, 44-6-28

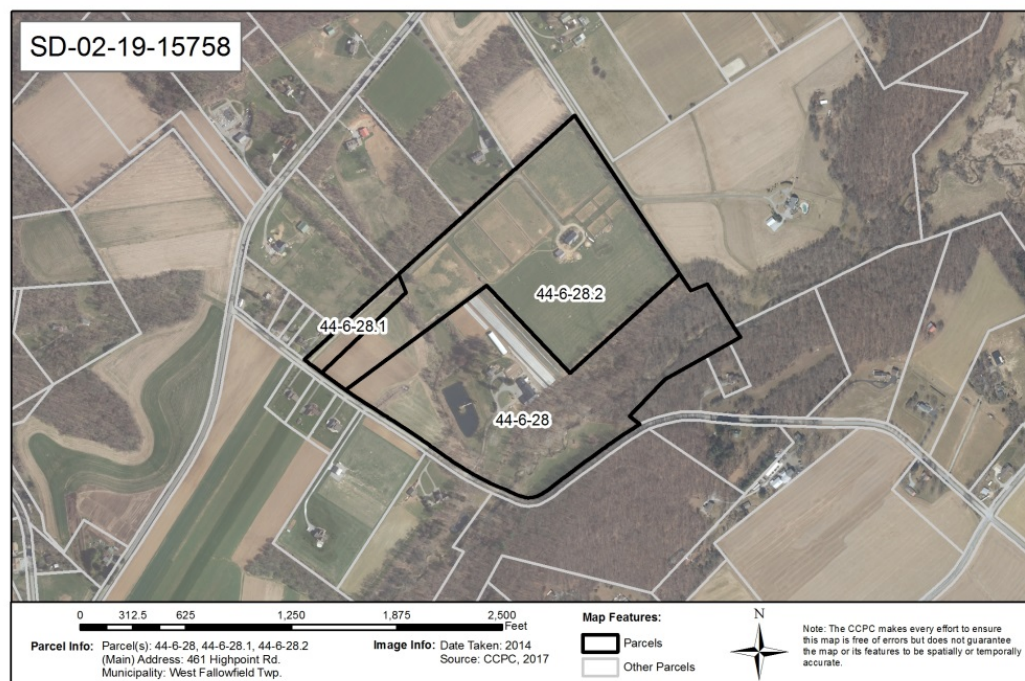
PROPOSAL:

The applicant proposes the adjustment of the lot line separating two lots. The site, which is served by public water and sewer facilities, is located in the West Fallowfield Township A-Agricultural zoning district. The tract contains dwellings and agricultural buildings. No additional development is proposed by this subdivision.

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

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC# SD-12-10-3366, dated January 7, 2011, addressed a two-lot subdivision of UPI #44-6-28.1 and 44-6-28, and our records show that this previous subdivision was approved by the Township on January 20, 2011.



COUNTY POLICY:

LANDSCAPES:

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



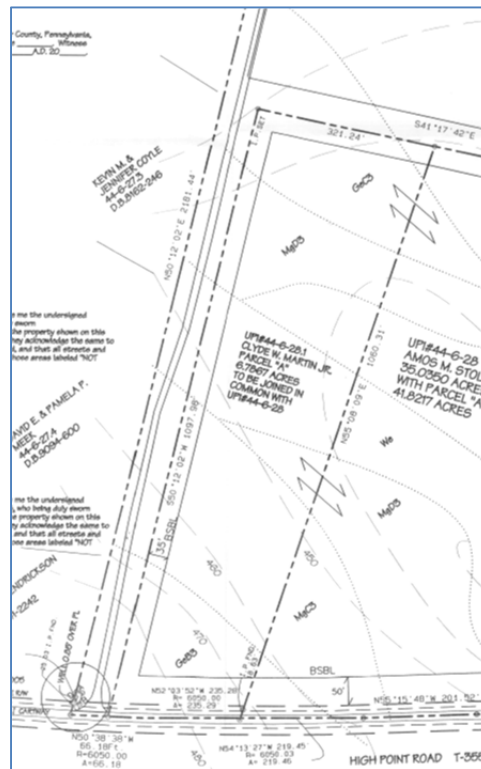
*Detail of Amos M. Stoltzfus
Final Subdivision*

PRIMARY ISSUES:

3. Note 9 on the plan states that UPI # 44-6-28.1 (identified on the plan as “Parcel A”) is to be joined with UPI # 44-6-28, but Note 10 on the plan states that UPI # 44-6-28.1 was joined in common with UPI # 44-6-28 on February 4, 2011; the applicant should clarify this matter.
4. The Township may wish to ask the applicant to share any plans for future subdivision of this parcel. If no further additional lots are anticipated to be proposed in the future, the Township should consider requesting the applicant to deed-restrict the parcels from further such subdivisions.
5. The applicant should verify the accuracy of the layout of the lots as shown in this subdivision. The size and shape of UPI # 44-6-28.1 as it is shown on the subdivision plan does not correspond to County records, because the applicant’s plan shows a “flagpole” appendage to UPI 44-6-28.1 that does not seem to appear in the County records; see the two detail images below:



UPI # 44-6-28.1



**Detail of UPI 44-6-28.1 as shown on the
 Amos M. Stoltzfus Final Subdivision**

Page: 5
Re: Final Subdivision - Amos M. Stoltzfus
West Fallowfield Township - SD-02-19-15758

ADMINISTRATIVE ISSUE:

6. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, 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 West Fallowfield 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: Concord Land Planners and Surveyors, Inc.
Amos M. Stoltzfus
Amos M. and Fannie F. Stoltzfus
Chester County Health Department



THE COUNTY OF CHESTER



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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

February 8, 2019

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

Re: Final Subdivision - Christine F. Dolinger
West Nottingham Township - SD-01-19-15749

Dear Ms. Miller:

A final subdivision plan entitled "Christine F. Dolinger", prepared by Concord Land Planners and Surveyors, Inc., and dated January 3, 2019, was received by this office on January 28, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	west side of Old Baltimore Pike, south of Herr Drive
Site Acreage:	5.03+
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential, Warehouse
Municipal Land Use Plan Designation:	Village Center
UPI#:	68-2-43

PROPOSAL:

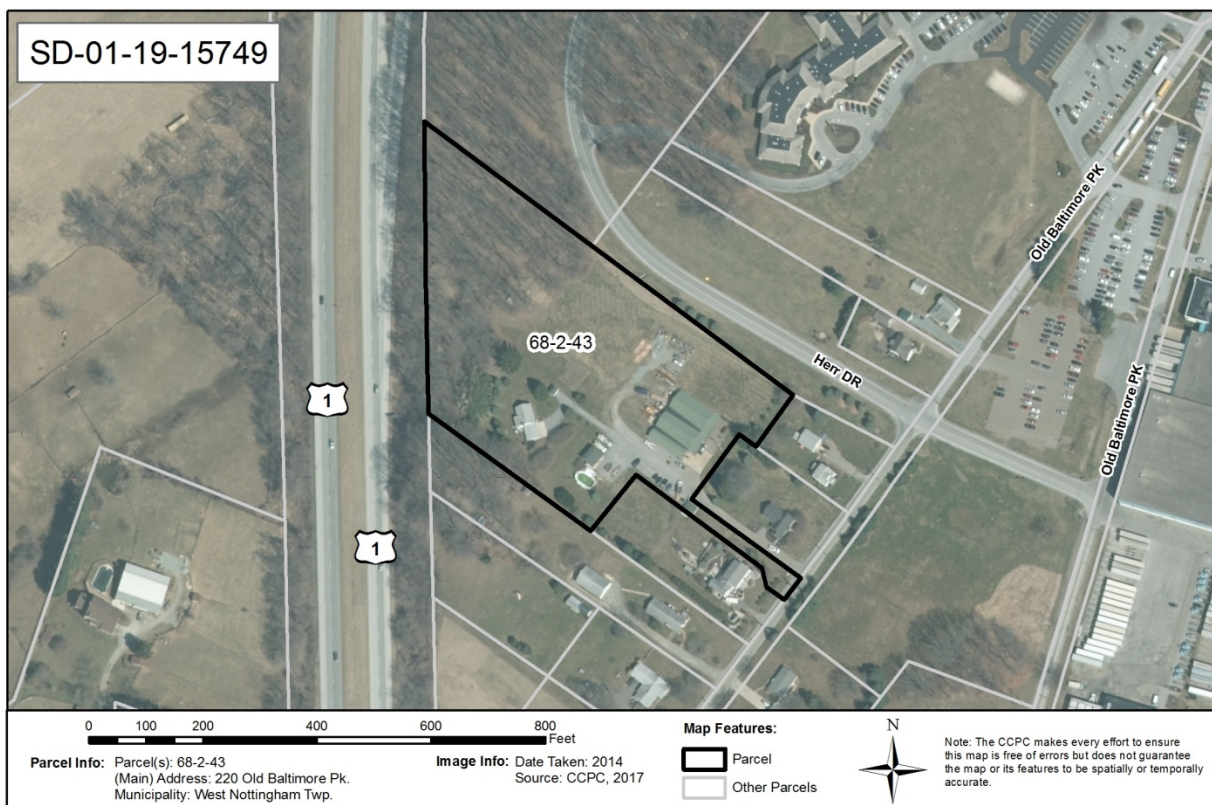
The applicant proposes the creation of 2 lots. The project site is located in the Village-Village Center zoning district. No new sewage disposal or water supply is proposed.

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 **Rural Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. This landscape often evolves from a village at an historic crossroads that has expanded over time. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodates limited growth, with transportation infrastructure and amenities provided at a village scale and character. The proposed subdivision is consistent with the objectives of the **Rural Center Landscape**. The proposed subdivision is designated Village Center in the **Oxford Region Multimunicipal Comprehensive Plan**.



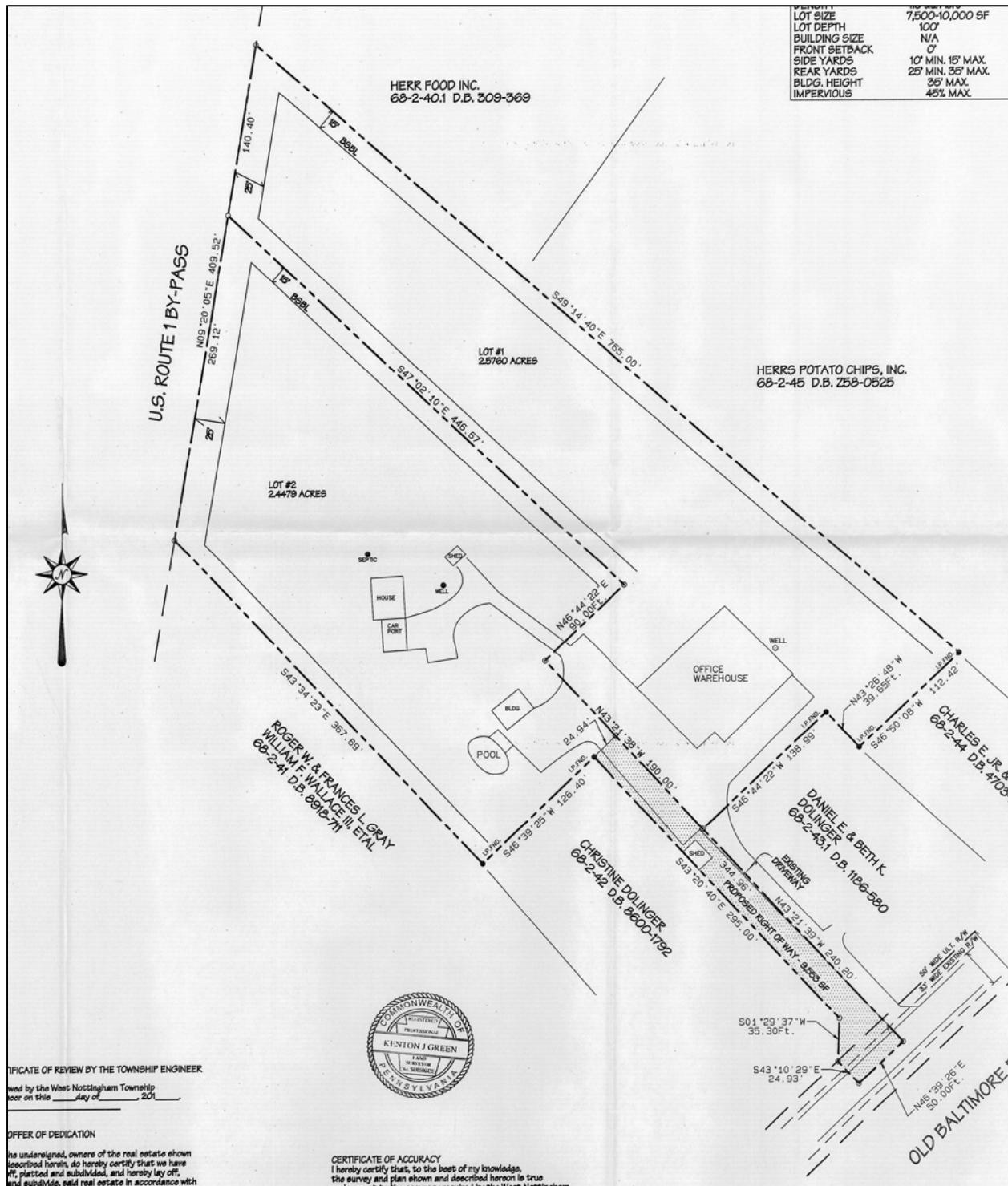
PRIMARY ISSUES:

2. While we acknowledge the content of plan note #6, regarding the proposed right-of-way, we suggest that a permanent access easement for lot 2 across lot 1 be incorporated into the deed of that lot; this would ensure access if the parcel changed ownership at some point in the future.
3. The plan does not depict an on-site sewage disposal system on proposed lot #1. If it is the intent for lot 1 to be served by the facilities on proposed lot #2, a sewer access easement should be incorporated into the deeds of both lots. This would ensure access to on-site sewage facilities if the parcel changed ownership at some point in the future. Alternately an on-site sewage disposal facility could be constructed on proposed lot #1.

Page: 3

Re: Final Subdivision - Christine F. Dolinger

West Nottingham Township - SD-01-19-15749



Detail of Sheet #1 of the plan

- The plan indicates that a variance has been granted. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board, and any conditions of approval issued by the Board should be indicated on the final plan.

Page: 4
Re: Final Subdivision - Christine F. Dolinger
West Nottingham Township - SD-01-19-15749

5. We note that a shed is located in the proposed right-of-way to Old Baltimore Pike.

ADMINISTRATIVE ISSUES:

6. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, 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 West Nottingham Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

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: Christine F. Dolinger
Concord Land Planners & Surveyors
Chester County Health Department



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February 27, 2019

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

Re: Preliminary/Final Land Development - 1420 Phoenixville Pike
West Whiteland Township – LD-02-19-15761

Dear Mr. Weller:

A Preliminary/Final Land Development Plan entitled "1420 Phoenixville Pike", prepared by Edward B. Walsh & Associates Inc., and dated October 19, 2018, was received by this office on February 1, 2019. 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.

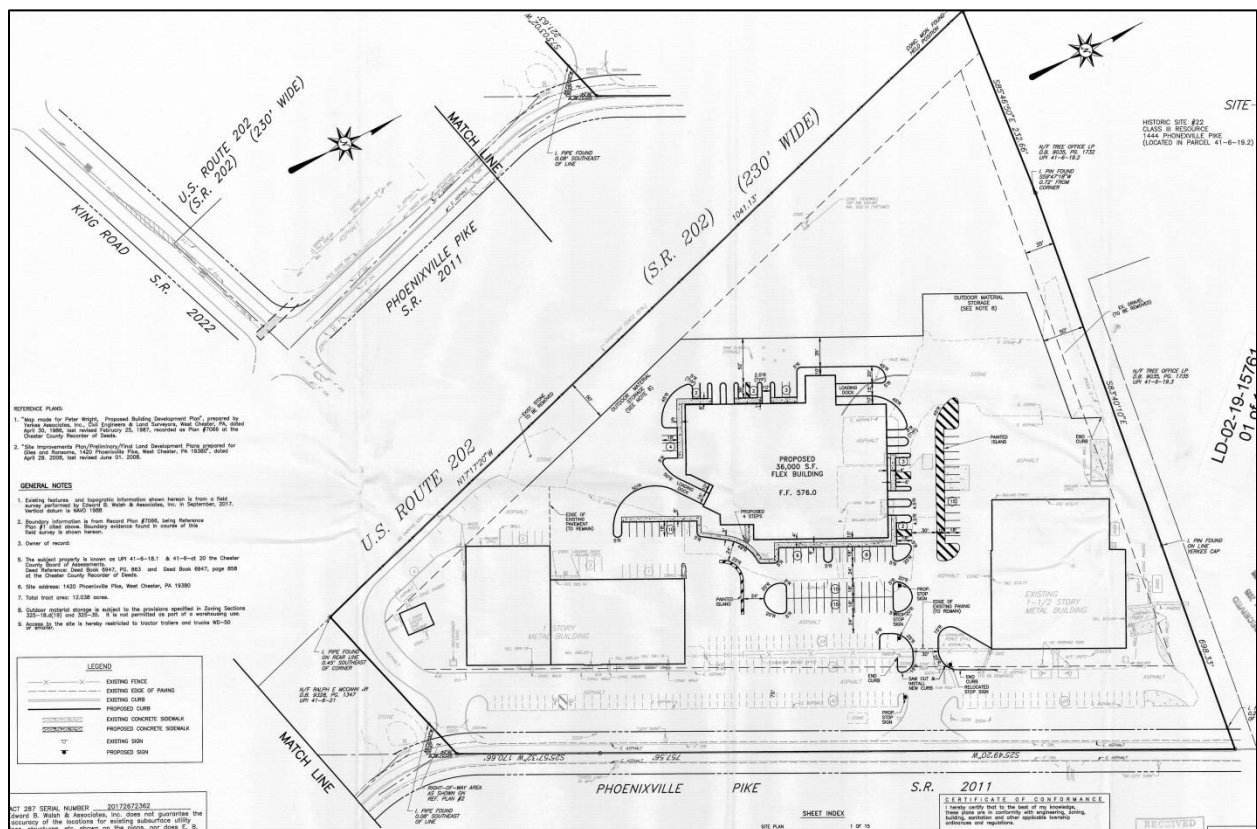
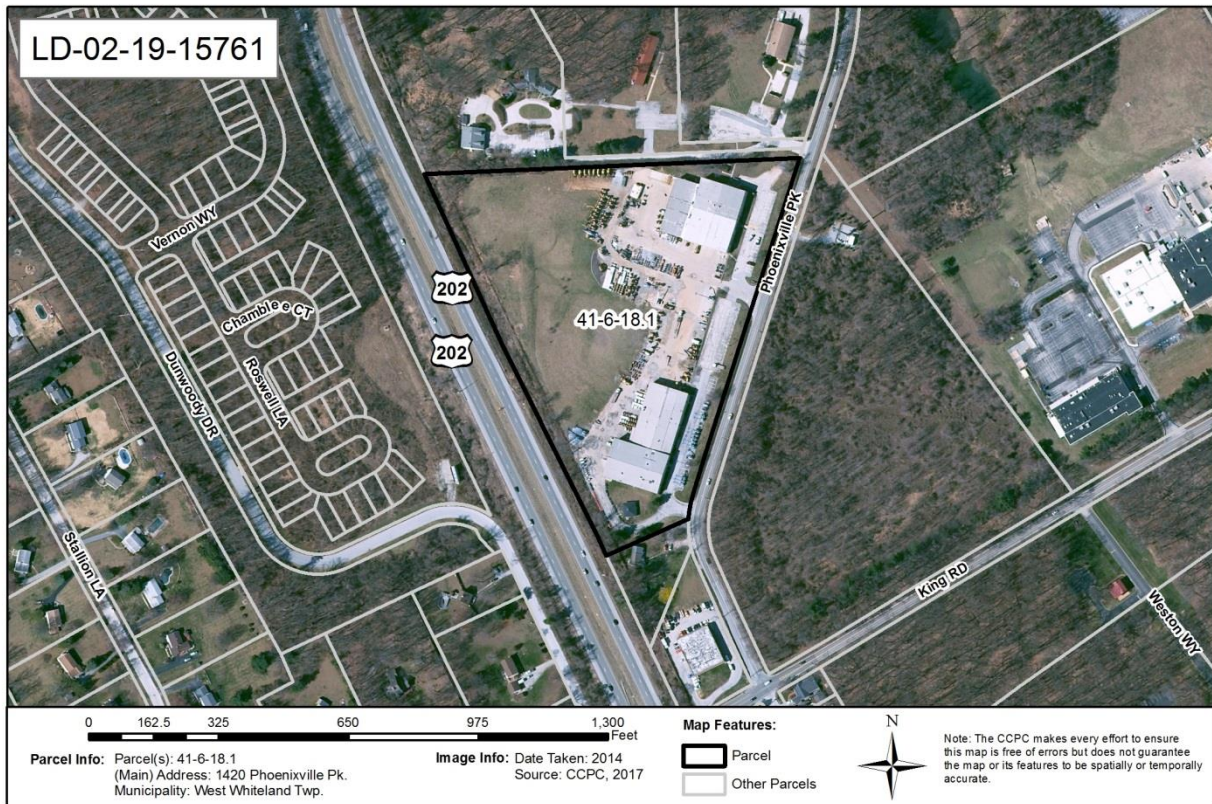
PROJECT SUMMARY:

Location:	between Phoenixville Pike and Route 202, north of King Road
Site Acreage:	12.04
Lots/Units:	1 Lot
Proposed Land Use:	36,000 square foot flexible use industrial building
New Parking Spaces:	81
Municipal Land Use Plan Designation:	Business Park
UPI#:	41-6-18.1

PROPOSAL:

The applicant proposes the construction of a 36,000 square foot flexible use industrial building, and 81 additional parking spaces. The two existing buildings on the site will remain. The project site, which will be served by public water and public sewer, is located in the I-1 Limited Industrial zoning district. We note that conditional use approval was granted for this project on August 8, 2018, and we also note that a copy of the Traffic Impact Assessment, prepared by McMahon Transportation Engineers & Planners, and dated January 21, 2019, was included with the plan submission to the County Planning Commission.

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 1: 1420 Phoenixville Pike

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. CCPC# 12412, dated June 9, 2008, addressed the construction of a 4,250 square foot accessory building. We have no record that this prior plan submission was approved by West Whiteland 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 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.

PRIMARY ISSUES:

4. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 7) 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.
5. The site plan depicts an existing 50 foot existing right-of-way on Phoenixville Pike (SR 2011). The County Planning Commission's *Multimodal Circulation Handbook* (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Phoenixville Pike as a major collector road. 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 Phoenixville Pike.

ADMINISTRATIVE ISSUES:

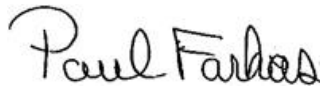
6. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

Page: 4
Re: Preliminary/Final Land Development - 1420 Phoenixville Pike
West Whiteland Township – LD-02-19-15761

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 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: King Industrial LLC
Edward B. Walsh & Associates, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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February 27, 2019

David R. Burman, Manager
Willistown Township
P.O. Box 79
Westtown, PA 19395

Re: Preliminary/Final Land Development - Radnor Hunt Indoor Riding Ring
Willistown Township – LD-01-19-15753

Dear Mr. Burman:

A Preliminary/Final Land Development Plan entitled "Radnor Hunt Indoor Riding Ring", prepared by Chester Valley Engineers, Inc., and dated January 11, 2019, was received by this office on January 30, 2019. 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.

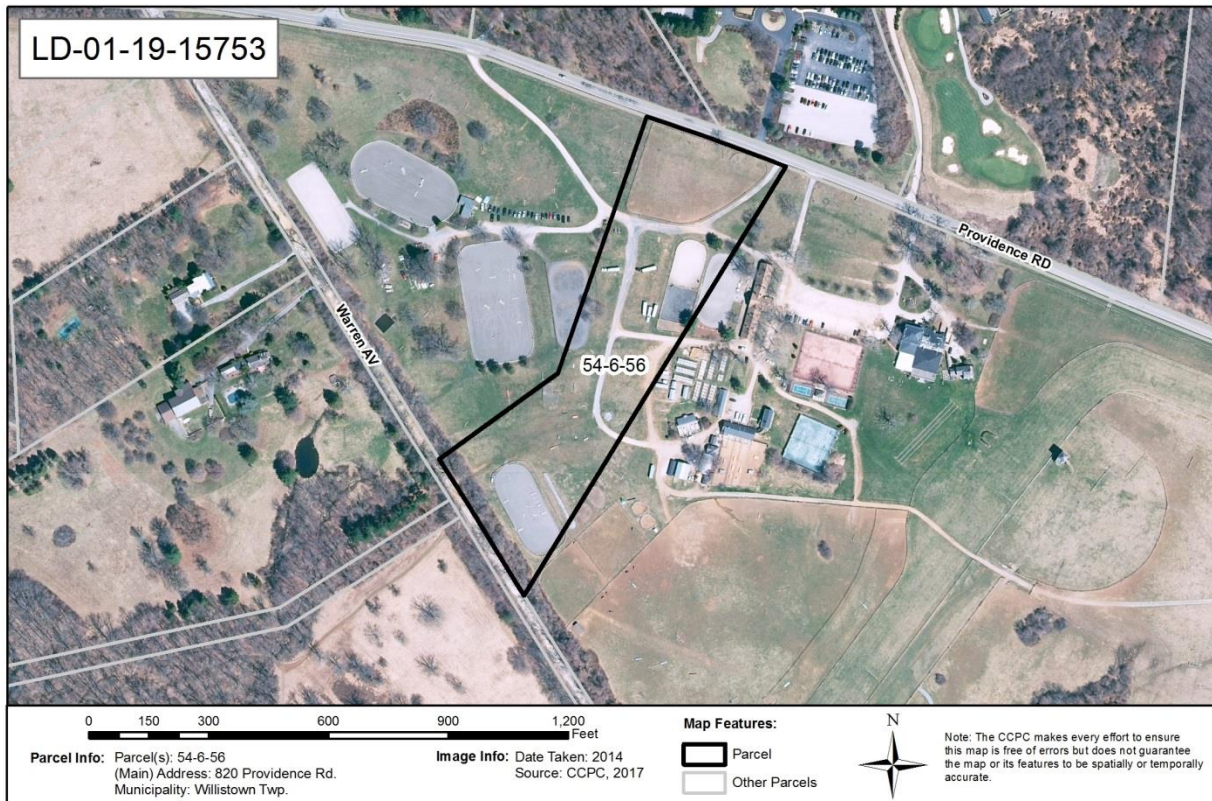
PROJECT SUMMARY:

Location:	between Providence Road and Warren Avenue, north of Goshen Road
Site Acreage:	8.00
Lots/Units:	1 Lot
Non-Res. Square Footage:	19,152
Proposed Land Use:	Indoor Riding Ring
Municipal Land Use Plan Designation:	Rural/Agricultural/Preserved/Suburban Low Density
UPI#:	54-6-56

PROPOSAL:

The applicant proposes the construction of a 19,152 square foot indoor riding ring. A portion of an existing outdoor riding ring will be removed as part of this project. The project site is located in the RU Rural zoning district. No new sewage disposal or water supply is proposed as part of the current plan submission.

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



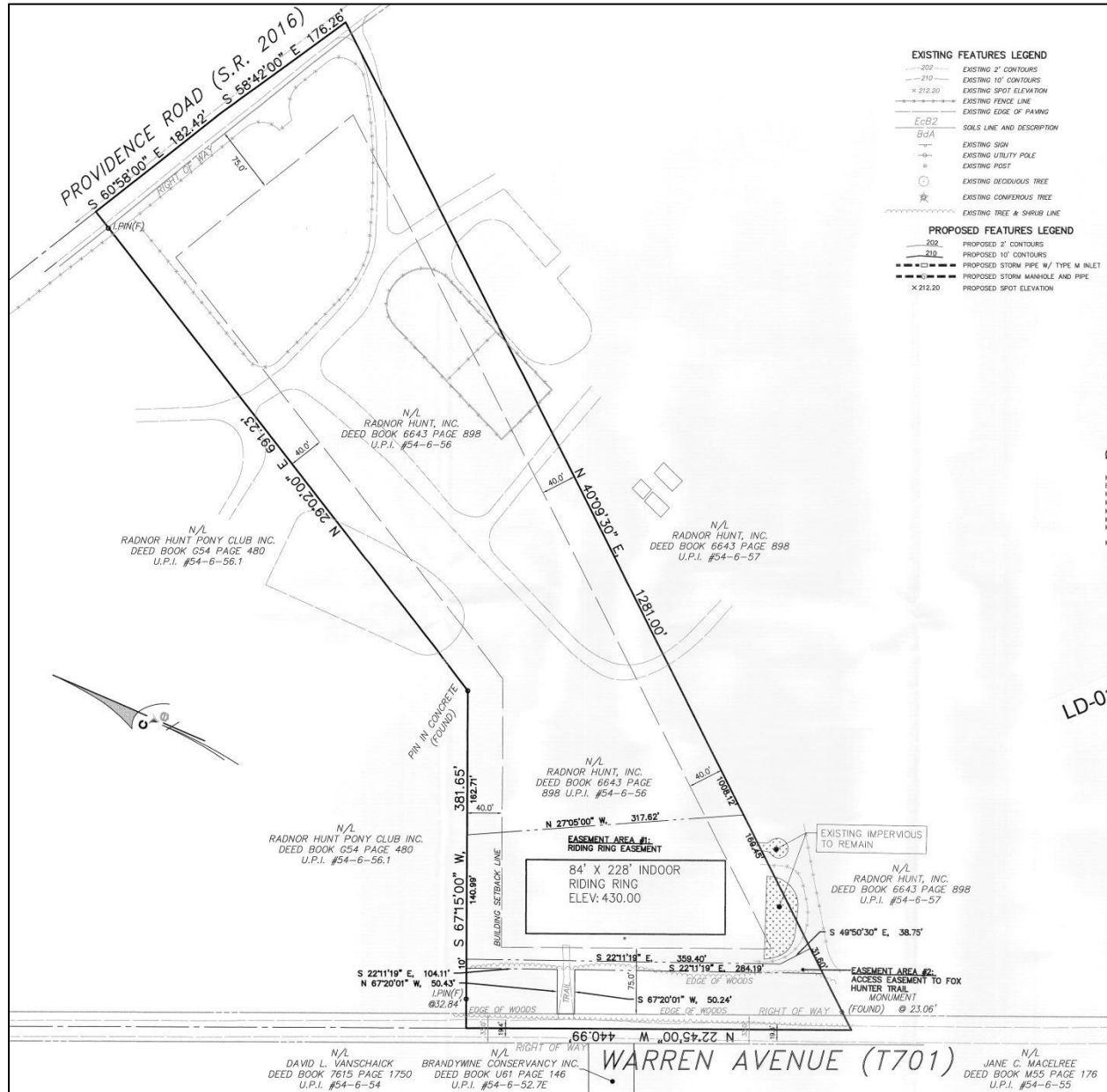
COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Ridley Creek watershed. *Watersheds*' highest priority land use objectives within this watershed are: reduce stormwater runoff, protect vegetated riparian corridors, and protect/enhance water-based recreation, cultural, historic resources and public access. *Watersheds* can be accessed at www.chesco.org/water.



Site Plan Detail, Sheet 1: Radnor Hunt Indoor Riding Ring

PRIMARY ISSUES:

3. The application materials indicate that the site is subject to an easement held by the Brandywine Conservancy, and a copy of the Brandywine Conservancy's January 15, 2019 review letter was included with the plan submission to the County Planning Commission. The details of this easement should be included on the approved plan.
4. While the site plan depicts the location of existing woodlands along Warren Avenue, the Township should determine if any additional vegetative screening is required for the proposed development. We note the Brandywine Conservancy's review letter states that landscape screening may be required to reduce the visual impact upon the scenic character of the landscape.

5. The site contains areas of hydric (wet) soils (GdB 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. The Township engineer should examine of the design of the proposed infiltration bed; the plan indicates that the infiltration bed will be located under the proposed indoor riding ring, which is an uncommon approach for stormwater management.
8. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County's High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.
9. According to County Tax Assessment records, the project site appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
10. 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.
11. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 5

Re: Preliminary/Final Land Development - Radnor Hunt Indoor Riding Ring

Willistown Township – LD-01-19-15753

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Radnor Hunt Foundation
Chester Valley Engineers, Inc.
Chester County Conservation District
Chester County Assessment Office

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

2/1/2019 to 2/28/2019

The staff reviewed proposals for:

	Total
Comprehensive Plans	1
Conditional Use Applications	1
Zoning Ordinance Amendments	7
TOTAL REVIEWS	9

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Bradford Township	ZA-01-19-15741	2/12/2019	Proposed - Zoning Ordinance Amendment The Township proposes to amend the requirements for notice to nearby property owners required of the applicant for a conditional use application and Zoning Hearing Board hearings, along with amending the existing written notice requirements required of the Township Zoning Hearing Board.	Not Relevant
East Caln Township	ZA-02-19-15759	2/22/2019	Proposed - Zoning Ordinance Amendment Transit Oriented Mixed Use Development Overlay Ordinance	Consistent
East Coventry Township	ZA-01-19-15751	2/19/2019	Proposed - Zoning Ordinance Amendment Specialty and Heavy Construction Contractor Regulation	Consistent
East Goshen Township	ZA-01-19-15734	2/8/2019	Proposed - Zoning Ordinance Amendment The Township proposes to add "Business Incubator" to the list of uses permitted by conditional use in the I-1 Light Industrial, I-2 Planned Business, Research and Limited Industrial, and BP Business Park zoning districts. Definitions for the terms Business Incubators and Light Industry, and standards for business incubator uses, are also provided.	Consistent
Kennett Township	ZA-02-19-15764	2/15/2019	Proposed - Zoning Ordinance Amendment Zoning Ordinance provisions addressing: Communication Towers, Satellite Dishes and Antennas.	Not Relevant

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Phoenixville Borough	ZA-01-19-15750	2/15/2019	Proposed - Zoning Ordinance Amendment Revising the design standards of Section 27-105 and the zoning map. Also revising language in Section 27-404 Building Size related to building street wall design.	Consistent
West Goshen Township	ZA-01-19-15735	2/6/2019	Proposed - Zoning Ordinance Amendment The Township proposes to amend the standards for place signs, by adding specific criteria for place signs in the R-3B Flexible Design Conservation district. The Township also proposes to amend the definition of "political sign"; the County Planning Commission previously reviewed the proposed definition of a "political sign" on November 14, 2018 (CCPC# ZA-10-18-15632).	Not Relevant
West Vincent Township	CU-02-19-15760	2/13/2019	Proposed - Conditional Use Short-Term Rental AirBnB	Not Relevant
Westtown Township	CP-01-19-15731	2/20/2019	Proposed - Comprehensive Plan Comprehensive Plan Update (Joint Vision Partnership Program/247 Review Letter).	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES 3: 5

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 5

Ordinance Review Letters



THE COUNTY OF CHESTER



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

February 12, 2019

Amanda M. Cantlin, Township Manager
East Bradford Township
666 Copeland School Road
West Chester, PA 19380

Re: Zoning Ordinance Amendment – Requirements for Notice to Nearby Property Owners
East Bradford Township – ZA-01-19-15741

Dear Ms. Cantlin:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 14, 2019. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. East Bradford Township proposes the following amendments to its Zoning Ordinance:
 - A. The addition of Section 115-119.1 – Notice;
 - B. Amend the existing notification requirements required of the applicant for a conditional use application and Zoning Hearing Board hearings, by stating that all owners of land within 500 feet of the property shall be notified of the application pursuant to the criteria set forth in Section 115-119.1; and
 - C. Amend the existing written notice requirements required of the Township Zoning Hearing Board.

COMMENTS:

2. While we acknowledge that the current submission is an amendment to the existing notification standards in the Township zoning ordinance, customarily the notifications provided to adjoining or nearby property owners are administered by the municipality rather than the applicant. We suggest that any required notification provided to nearby property owners should be administered by the Township, in order to minimize the potential for the review process to be interrupted with a claimed failure of notifying all nearby property owners, or other procedural defects. Costs associated with the notification process could be included in the review submission fees.
3. While the proposed notification standards in Section 115-119.1 will apply to conditional use hearings held by the Board of Supervisors and Zoning Hearing Board meetings, Section 115-119.1.B(3) only states that notification shall be mailed a minimum of two weeks before the first scheduled public hearing of the Board of Supervisors, and is silent on the Zoning Hearing Board. This should be clarified by the Township.

Page: 2

Re: Zoning Ordinance Amendment – Requirements for Notice to Nearby Property Owners

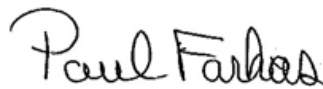
East Bradford Township – ZA-01-19-15741

4. The first sentence in Section 115-119.1.B(3) states that notification shall be sent by regular mail and certified mail, return receipt requested. The Township should verify that both regular mail and certified mail is required for the notification process.
5. While the introductory language in Section 4 of the draft Ordinance indicates that Section 115-81.A(2)(d) is proposed to be amended, the existing ordinance language itself is currently located in Section 115-81.A(1)(d) of the Zoning Ordinance. This should be clarified by the Township.

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



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Executive Director

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

February 22, 2019

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

Re: Zoning Ordinance Amendment - Transit Oriented Mixed Use Development
East Caln Township - ZA-02-19-15759

Dear Ms. Kelly:

The Chester County Planning Commission has reviewed the proposed East Caln Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 31, 2019. 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. Create a Transit Oriented Mixed Use Development overlay district in the East Caln Township I -1 Industrial District as a conditional use, and a proposed "River Station Mixed Use Development Overlay" as an ancillary type of Transit Oriented Mixed Use Development;
 - B. Bulk, lot, and development standards are included; and a "River Station Land Use Diagram" and a "General Manual of Written and Graphic Design Standards" for the Transit Oriented Mixed Use Development are included. The "River Station Land Use Diagram" and a "General Manual of Written and Graphic Design Standards" also include the adjoining area of Downingtown Borough.
 - C. The "River Station Land Use Diagram" includes the following Land Use categories:
 - a. Open Space
 - b. Transit Oriented Development (Downingtown Borough)
 - c. Public Transit
 - d. Transit Oriented Development (East Caln Township)Transitional Zone
 - D. Other conditional use standards are included.

BACKGROUND:

2. The Chester County Planning Commission reviewed a previous version of this amendment, and our comments were forwarded to the Township in a letter dated January 9, 2019 (see: ZA-12-18-15712). This current submission contains minor changes to the previously-revised version; the current version revises the required parking requirements to permit the Board of Supervisors, as part of the conditional use process, to adjust the parking standards. The current version also contains other minor changes.

We have no comments on the current submission except to reiterate some of our comments from our previous review that relate to parking, which are repeated in this letter, and to offer a suggestion regarding parking requirements in Comment 4 below.

LANDSCAPES:

3. The area where the Transit Oriented Mixed Use Development overlay district is proposed is 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**.

COMMENTS:

4. We believe that the proposed changes to the required parking standards in Section 225.E. (9) can help create more flexibility during the design process and while the development will be being occupied. As the Board of Supervisors considers adjustments to the parking standards, we suggest that the Board review the parking management studies in the following eTools:

<http://www.chescoplanning.org/MuniCorner/Tools/ParkingDesign.cfm>
<http://www.chescoplanning.org/MuniCorner/Tools/ParkingPolicy.cfm>

The previously-proposed amendment language required that the parking adjustment must be supported by current editions of the ITE Parking Generation Manual or other such studies. The current ordinance amendment removes this reference to the ITE Parking Generation Manual or other such studies. Sections 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 assigns the authority to grant variances from the provisions of a zoning ordinance to the zoning hearing board, but not to the governing body. Therefore, the Township should exercise caution regarding this provision of the proposed amendment. The previous version of the amendment, which included the reference to the ITE Parking Generation Manual or other such studies, may have helped to avoid any conflict with the Pennsylvania Municipalities Planning Code because it did not permit the Township to vary the provisions of the ordinance, but instead

allowed it to rely on objective standards. The Township should consult with its Solicitor regarding this issue.

5. We suggest that the Township continue to review the circulation-related comments in our previous review, because they can relate to parking at future Transit Oriented Mixed Use Developments. Those comments are as follows:

Circulation:

- a. Developments should be encouraged to include a diversity of circulation opportunities, including non-motorized and pedestrian connections. Suggestions relating to transportation connectivity are included in the Chester County Planning Commission's "Roadway Connectivity" eTool, at: <http://www.chescoplanning.org/MuniCorner/Tools/connectivity.cfm>. Additional related eTools are at: <http://www.chescoplanning.org/MuniCorner/Tools/BikePedDesign.cfm> and <http://www.chescoplanning.org/MuniCorner/Tools/BikePedPolicy.cfm>.
- b. The Chester Valley Trail is planned to pass through this area. We encourage the Township and future applicants to coordinate the extension of the Trail with the County. We suggest that the Chester Valley Trail be recognized in some form in the River Station Land Use Diagram. Information on the extension of the Chester Valley Trail is available online at: <http://www.chescoplanning.org/transportation/cvte.cfm>.
- c. East Caln Township (and Downingtown Borough) is one of the seven municipalities within the Chester County region that participated in the Central Chester County Bicycle and Pedestrian Circulation Plan. We suggest that the Township work to implement the recommendations of the Bicycle and Pedestrian Circulation Plan, particularly integrating the site into the regional circulation network. The Bicycle and Pedestrian Circulation Plan is available online at: www.chesco.org/DocumentCenter/View/12219.
- d. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Brandywine Avenue (State Route 322) as a major arterial. Boot Road (State Route 2020) is classified by the Multimodal Circulation Handbook as a minor arterial. The Handbook (page 183) recommends a 100 foot-wide right-of-way for major arterial roads and an 80 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that East Caln Township confirm with PennDOT the appropriate rights-of-way for these sections of Brandywine Avenue and Boot Road and incorporate them into the River Station Land Use Diagram.
- e. It may be appropriate to plan for a potential bus stop at this site. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27031.
- f. We suggest that the location of the proposed Downingtown train station's platform locations be shown on the River Station land Use Diagram to ensure that they can be efficiently linked to future developments. Also, the Township should ensure that any future plans to widen the Brandywine Avenue underpass under the railroad are not compromised by any part of a future applicant's design in this area.

Page: 4

Re: Zoning Ordinance Amendment - Transit Oriented Mixed Use Development

East Caln Township - ZA-02-19-15759

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Millie Byerly, Assistant Borough Secretary, Downingtown Borough



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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

February 19, 2019

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

Re: Zoning Ordinance Amendment – Specialty and Heavy Construction Contractors
East Coventry Township - ZA-01-19-15751

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 January 30, 2019. 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. Define Specialty Contractor and Heavy Construction Contractor;
 - B. Permit Specialty Contractor Facility as a by-right use in the NC Neighborhood Commercial and the C Commercial Districts, subject to specified requirements;
 - C. Permit Heavy Construction Contractor Facility as a by-right use in the LI Limited Industrial District, subject to specified requirements; and
 - D. The requirements for Specialty Contractor and Heavy Construction Contractor facilities include restrictions and limitations relating to storage of equipment and materials, setbacks, driveway access, PennDOT approvals when required, pavement design, and other requirements.

COMMENTS:

2. The requirements for the Specialty Contractor and Heavy Construction Contractor facilities are appropriate, but we suggest that the Township also consider provisions relating to screening and landscaping of Specialty Contractor and Heavy Construction Contractor vehicles and materials.
3. The amendment includes provisions controlling the parking of "service vehicles". Our copy of the East Coventry Zoning Ordinance, as amended through December 10, 2018, does not appear to

Page: 2

Re: Zoning Ordinance Amendment – Specialty and Heavy Construction Contractors

East Coventry Township - ZA-01-19-15751

define “service vehicles”. Service vehicles can include large box-type trucks with advertising that might be inappropriate in some locations. Therefore, the Township may wish to place parameters on how it will classify “service vehicles”. For example, “service vehicles” could exclude any vehicle over 26,000 pounds of gross vehicle weight.

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

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

February 8, 2019

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

Re: Zoning Ordinance Amendment – Business Incubators, Industrial and Business Park Districts
East Goshen Township – ZA-01-19-15734

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 January 10, 2019. 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 definitions for the following terms to Section 240-6: Business Incubators, and Light Industry.
 - B. Add business incubator with uses that are permitted by-right or by conditional use in the I-1 Light Industrial district to the list of uses permitted by conditional use in the I-1 district;
 - C. Add business incubator with uses that are permitted by-right or by conditional use in the I-2 Planned Business, Research and Limited industrial District to the list of uses permitted by conditional use in the I-2 district;
 - D. Add business incubator with uses that are permitted by-right or by conditional use in the BP Business Park District to the list of uses permitted by conditional use in the BP district; and
 - E. Add standards for Business Incubators in Section 240-31.C.3(w).

COMMENTS:

2. We acknowledge that Economic Development Strategy 7.3 on page 7.1 of the Township's 2015 Comprehensive Plan, which was prepared under the County Planning Commission's Vision Partnership Program, is to allow for new uses and smaller incubator businesses in the corporate parks and the industrial park. "Prosper" Objective A of ***Landscapes3***, the 2018 Comprehensive Plan, is to promote a diverse industry base and flexible workplaces that can adopt to rapidly evolving market, demographic, and technological trends. Additionally, ***Landscapes3*** supports flexible and appropriate zoning regulations to accommodate a range of development opportunities.

Page: 2

Re: Zoning Ordinance Amendment – Business Incubators, Industrial and Business Park Districts

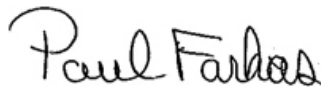
East Goshen Township – ZA-01-19-15734

3. We commend the Township for its efforts in implementing its Comprehensive Plan. We suggest that the Township consider the following issues in its review of the proposed ordinance language (the Township Solicitor should be requested to review the proposed ordinance language prior to the Township taking official action on this amendment):
 - A. We suggest that, if a business incubator is proposed with only uses permitted by-right, then the business incubator itself should be permitted by-right, rather than by conditional use.
 - B. Section 240-31.C.3(ww)[1] states the applicant shall list all anticipated future uses as part of its application. We suggest that this sentence be revised to state the applicant shall list all anticipated future uses and services as part of its application.
 - C. The Township should verify the accuracy of the language in Section 240-31.C.3(ww)[3]; as currently written, it may discourage flexibility in providing for the parking needs of each business incubator tenant.
 - D. The Township should verify the accuracy of the proposed definition of light industry, particularly pertaining to the smoke, noise, vibration, odor, fire hazard and discharge of waste requirements; as currently written, it appears to be overly restrictive.
 - E. The Township should identify if the existing signage regulations in the industrial and business park districts will apply to business incubators, particularly pertaining to the individual tenant(s) of a business incubator. If signage is permitted for a tenant, consideration should be provided that such signage be limited to smaller-scale wall or projecting signs.
 - F. The Township should determine, as part of its review process, the maximum number of tenants permitted within a business incubator, along with the minimum square footage allocated for each individual tenant.

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

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

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

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Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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February 15, 2019

Lisa M. Moore, Secretary/Manager
Kennett Township
801 Burrows Run Road
Chadds Ford, PA 19317

Re: Zoning Ordinance Amendment – Wireless Communication Facilities
Kennett Township - ZA-02-19-15764

Dear Ms. Moore:

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 February 5, 2019. 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. Addition of Purpose Statements;
 - B. The addition of 25 definitions pertaining to wireless communication facilities;
 - C. Adding a new subsection 2703 addressing the general requirements for Non-Tower Wireless Communication Facilities;
 - D. Adding requirements for Non-Tower Wireless Communication Facilities sited outside the Rights-of-Way;
 - E. Adding requirements for Non-Tower Wireless Communication Facilities sited within the Rights-of-Way;
 - F. Adding requirements for Tower-Based Wireless Communication Facilities;
 - G. Adding requirements for Commercial Satellite Dishes and Antennas; and
 - H. Adding requirements for Private Non-Commercial Satellite Dishes and Antennas.

Page: 2

Re: Zoning Ordinance Amendment – Wireless Communication Facilities

Kennett Township - ZA-02-19-15764

COMMENTS:

2. The Township should consider requiring the owners of Tower-Based Wireless Communications Facilities to ensure that the landscaping that is required around the enclosures for the ground level buildings and cabinets is maintained and that dead and dying landscaping plants are replaced as needed, for the entire time the site is functional. The owner should provide contact information for the person that can address this and other issues that arise at the site.

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

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Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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

February 15, 2019

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

Re: Zoning Ordinance Amendment – District Specifications & Building Design Standards
Phoenixville Borough - ZA-01-19-15750

Dear Mr. Boelker:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 28, 2019. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. The district specifications of Section 27-105 are revised;
 - B. The zoning map is revised to extend the CD-Corridor Development district to Township Line Road; and
 - C. The Design and Development Regulations of Section 27-404 Building Size is revised to address the design of street walls and dimensional limitations.

LANDSCAPES:

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

Page: 2

Re: Zoning Ordinance Amendment – District Specifications & Building Design Standards
Phoenixville Borough - ZA-01-19-15750

COMMENTS:

3. The proposed zoning map revision appears to be consistent with the Corridor Development zoning district and now reflects its application to the entire corridor.
4. We recommend that the Borough consider adding provisions that require windows in streetwalls in proposed Section 27-404.1.B. This provision will improve the streetscape and provide access to natural light, while reducing energy use for lighting in the proposed structure.
5. The Borough should consider façade regulations that permit a degree of freedom of design rather than a specifying minimum façade articulation for every 150 foot of street wall. We suggest that façade breaks (changes) should be required for buildings of fifty (50) feet wide or greater and that a break roughly every thirty (30) feet would be appropriate. An alternate approach would be to have the façade articulation be based on the width and depth of the other structures on the block so that the façade of any larger building mimic the more typical narrower building widths in an urban center which generally are between 20-50 feet in width.
6. The Borough should consider consistency in terms. In Section 2.1.1.A the term “mid-building change” is used while Section 2.1.1.B uses the term “mid-building break.” It is not clear if these are the same and if so, we suggest picking one term “break” or “change”. The Borough should also consider a definition for the term “mid-building change/break” and/or consider including a picture or illustration with the amended regulations.”

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

We request an official copy of the decision made by 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

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February 6, 2019

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

Re: Zoning Ordinance Amendment – Place Signs in the R-3B Flexible Design Conservation District;
and Political Signs
West Goshen Township – ZA-01-19-15735

Dear Mr. LaLonde:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on January 10, 2019. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. West Goshen Township proposes the following amendments to its Zoning Ordinance:
 - A. The addition of subsection (a) to Section 84-52.R(3), place signs in the R-3B Flexible Design Conservation District, along with amending the sign specifications for place signs in Section 84-52.U and Table 1. The proposed standards would permit a maximum area of 90 square feet and a maximum height of nine feet for any three (3) place signs sharing a support structure at an intersection with a road having a specific functional classification (this issue is further discussed in comment #3). The proposed standards would also allow one (1) additional place sign per road entrance to a distinct interior community, residential development, public facility or historic facility within a larger development; and
 - B. Amend the definition of "Political Sign" in Section 84-52.B(1).

BACKGROUND:

2. The County Planning Commission previously reviewed an amendment of the definition of political sign (CCPC# ZA-10-18-15632, dated November 14, 2018), and the definition of political sign in the current amendment appears to be identical to the prior amendment submission. We have no additional comments on this specific issue; the Township should refer to our previous review letter before taking action on the proposed amendment to the definition of political sign.

Page: 2

Re: Zoning Ordinance Amendment – Place Signs in the R-3B Flexible Design Conservation District;
and Political Signs

West Goshen Township – ZA-01-19-15735

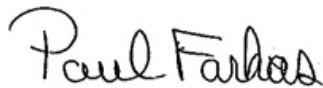
COMMENTS:

3. While Section II of the draft ordinance indicates that three place signs sharing the same support structure is permitted at an intersection with a major collector or major arterial road, Section I of the draft ordinance appears to indicate that three place signs sharing the same support structure is only permitted at an intersection with a major collector road. This should be clarified by the Township.
4. While we acknowledge the introductory language states the Board of Supervisors desire to provide regulations for place signs in the R-3B district to allow the safe and effective identification of both residential development and public amenities such as parks, we note that the proposed maximum square footage for three place signs sharing the same support structure in the R-3B district (90 square feet) is 5.6 times greater than the maximum permitted area for a freestanding place sign permitted elsewhere in the Township (16 square feet). We also note that the proposed maximum height for a freestanding place sign in the R-3B district is nine feet, versus six feet for freestanding place signs permitted elsewhere in the Township. In its review of the proposed ordinance standards, we suggest that the Township consider the context of the surrounding neighborhood, along with the speed limits on the roads where the signs are permitted, in determining appropriate signage area and height standards for place signs in these locations.

RECOMMENDATION: The Township should consider the comments in this letter before acting on 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, slightly slanted 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

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

February 13, 2019

Kathryn Shillenn, Secretary
West Vincent Township
729 S. Matthews Road
Chester Springs, PA 19425

Re: Conditional Use – Theodore C. Vanderlaan
West Vincent Township - CU-02-19-15760

Dear Ms. Shillenn:

The Chester County Planning Commission has reviewed the proposed conditional use as submitted. The referral for review was received by this office on February 4, 2019. We offer the following comments to assist in your review of the proposed conditional use.

DESCRIPTION:

The applicant proposes to make the existing property "...available to short-term renters via AirBnB..." i.e. a Bed and Breakfast. We note that Section 403.B.8 of the Zoning Ordinance indicates that Bed and Breakfast use on lots of less than 3.0 acres is a use permitted by conditional use in the RC-Rural Conservation zoning district. No changes to the existing home or land are proposed.

RECOMMENDATION:

The Township should consider the comments in this letter before acting on the conditional use application.

LANDSCAPES:

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

PRIMARY ISSUES:

2. While we note that the applicant proposes no physical changes to the property, the Township should verify that the submission meets the minimum content requirements of Section 2711 of the zoning ordinance. We suggest that some of the requirements of Section 2711.A, such as site photos, and description of utilities, water supply and sanitary sewage facilities, could be helpful to the Supervisors in reaching a decision on this application.



We appreciate the opportunity to comment on this proposal. Approval of this conditional use does not imply approval of a proposed subdivision and/or land development plan, nor release the requirement of the applicant to submit a subdivision/land development plan under other Township ordinances and the Pennsylvania Municipalities Planning Code if applicable.

Sincerely,

Glenn Bentley
Senior Review Planner

cc: Theodore C. Vanderlaan
Chester County Health Department



THE COUNTY OF CHESTER



COMMISSIONERS

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Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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

February 20, 2019

Robert R. Pingar
Westtown Township Manager
P. O. Box 79
Westtown, PA 19395

Re: Westtown Township Comprehensive Plan
Act 247 and Vision Partnership Program Review
VPP Contract #17068
Act 247 Review #: CP-01-19-15731

Dear Mr. Pingar:

The referral for review was received by this office on January 8, 2019. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Program (VPP) Review required by Section 7.3 of the VPP Grant Manual dated January 2015.

This review notes the project's consistency with *Landscapes3* and with the VPP Grant Contract (dated April 6, 2016) and Scope of Work. Chris Patriarca served as the VPP Grant Monitor for this project. ***Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.***

DESCRIPTION:

Westtown Township has developed an updated Comprehensive Plan using an issue focused approach that provides goals and recommendations to address the following:

- Natural Resources
- Cultural Resources
- Open Space, Parks, Recreation and Trails
- Community Facilities
- Transportation Facilities
- Energy Conservation
- Future Land Use and Housing

Each of the above topical chapters is arranged to identify the key issues first, followed with proposed future action and policy considerations, and concludes with a relevant background discussion. Public survey results, stakeholder interviews, and demographic tables are

provided in appendices. Overall the plan is very thorough and reflects the results of a public process.

CONSISTENCY WITH *LANDSCAPES3*:

Landscape3, the Chester County Comprehensive Policy Plan, was adopted in 2018. According to *Landscape3*, Westtown Township is primarily classified as a Suburban Landscape with a small Rural Landscape area in its far, southwestern corner.

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 comprehensive plan is consistent with the objectives of the **Suburban Landscape**.

The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed comprehensive plan is consistent with the objectives of the **Rural Landscape**.

Township future land use areas generally correspond with *Landscape3* designations, whereby the majority of the Township is anticipated to remain in its present, suburban form as "Neighborhood Conservation," with the southwestern corner designated as "Open Space," and the major stream corridors identified as "Greenway." Economic development opportunities are limited due to the relative residential, built-out nature of the Township. However, limited commercial development and redevelopment areas are envisioned in "Mixed Use" areas along PA Route 3 and in select locations along U.S. Route 202.

The overall vision of the plan is to: protect the natural, historic and remaining rural features; develop social and geographic connectivity; and promote a sustainable, diverse and vibrant community within the Township.

The Westtown Township Comprehensive Plan is consistent with all six goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect) presented in *Landscape3*. The plan will specifically promote achievement of the following objectives:

- **Preserve Objective A:** Protect a significant portion of Chester County as preserved farms, open space, forests, public parks or nature preserves.

Objective 1A of the plan calls for the Township to "preserve the remaining valuable open spaces." It is inclusive of strategies to promote greater protection through

regulatory means, collaboration with outside entities for land preservation, and ensuring these areas are accessible to the public.

- **Preserve Objective D:** Promote stewardship of water resources, natural habitats, woodlands, historic landscapes, scenic vistas, recreational resources, and farms.

Objective 1C of the plan calls for the Township to “protect natural resources and greenway corridors.” It is inclusive of strategies to promote greater stewardship of these resources through regulatory means, promotion of the protection of greenway corridors, and through development of demonstration projects utilizing best practices for land stewardship on Township properties to educate residents and business owners of their importance.

- **Protect Objective A:** Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth.

Protect Objective B: Support comprehensive protection and restoration of the county's ecosystems including woodlands, wetlands, surface waters, riparian corridors, groundwater, floodplains, soil health, steep slopes, aquatic and wildlife habitats, and natural heritage areas.

Objective 1C of the plan calls for the Township to “protect natural resources and greenway corridors.” It is inclusive of a strategy to consider updating regulatory controls to best protect natural resources and require their restoration whenever possible, particularly in the context of new development.

- **Protect Objective E:** Promote groundwater recharge, stormwater runoff and pollution reduction, flood mitigation and resiliency, and water quality improvement and protection to support safe and healthy communities.

Objective 4B of the plan calls for the Township to “maintain and enhance stormwater management infrastructure.” It is inclusive of strategies explore affordable means to address this issue, inclusive of potential collaboration with neighboring municipalities, as well as utilizing areas of preserved open space to achieve stormwater goals.

- **Appreciate Objective A:** Preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.

Objective 1B of the plan calls for the Township to “foster historic and scenic resource protection.” It is inclusive of strategies to continue maintenance of the inventory of historic Township resources, support for the Historical Commission, establish regulatory provisions to discourage demolition and promote preservation of resources with incentives, and consideration for the designation of scenic roadways/landscapes.

- **Live Objective A:** Provide opportunities for a diverse housing mix that complements community character and contributes to vibrant, safe, and inclusive neighborhoods.

Live Objective B: Accommodate housing at costs accessible to all residents in locations close to job opportunities.

Live Objective C: Support safe and accessible places for people of all ages and abilities, from children to seniors, through development of appropriate housing, community facilities, and amenities.

Objective 3A of the plan calls for the Township to “promote high-quality housing choices.” It is inclusive of strategies to promote housing affordability through the protection of the economic viability of older neighborhoods that offer housing for first-time buyers and allow existing residents to age in place. It further seeks to meet the demands of future residents through the provision of incentives for construction of affordable housing and mixed-use development.

- **Live Objective D:** Maintain and support coordinated systems and organizations for emergency services, human services, and public health to protect and enhance individual and community well-being.

Objective 5A of the plan calls for the Township to “provide effective Township services and administration.” It is inclusive of a strategy to continue support for high quality police protection, fire protection, and EMS services Township-wide.

- **Live Objective F:** Support access to quality educational opportunities and community facilities through development, maintenance, and promotion of appropriate facilities and programs.

Objective 5A of the plan calls for the Township to “provide effective Township services and administration.” It is inclusive of a strategy to foster strong partnerships and participate in planning with outside agencies and specifically calls out the West Chester Area School District as one of them.

- **Prosper Objective D:** Encourage the agricultural industry so that its diverse business models and workforce can adapt and thrive, continuing as a vital component of county industry and land use.

Objective 3B of the plan calls for the Township to “promote increased economic development opportunities.” It is inclusive of a strategy to continuing to support agricultural related businesses.

- **Connect Objective A:** Meet travel needs and reduce congestion through transportation demand management, roadway improvements, and expanded public transportation.

Objective 2A of the plan calls for the Township to “provide multimodal options for community interconnectivity.” It is inclusive of a strategy to work with TMACC and SEPTA to expand transit options. Objective 2B of the plan calls for the Township to “advocate for strategic improvements to the state-owned road network.” It is inclusive of strategies to identify and advocate for improvements on state roads (specifically noting the intersection of Routes 202 and 926), and maintaining strong relationships with outside partners to effectively address these issues.

- **Connect Objective C:** Provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas, and develop multi-use trails to interconnect all communities.

Objective 2A of the plan calls for the Township to “provide multimodal options for community interconnectivity.” It is inclusive of strategies to encourage pedestrian and bicycle inter-connections where practicable, creation of a Township-wide Trails Master Plan, and working with TMACC and SEPTA to expand transit options.

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

With the exception of items related to the Board of Supervisors public hearing and deliverables to the Township after its adoption, the plan is consistent with the VPP Grant Contract and has addressed the tasks listed in the Scope of Work (Appendix B, dated February 22, 2016).

In addition, the plan appears to be in conformance with the Municipalities Planning Code.

OTHER COMMENTS:

In addition to the comments regarding consistency with *Landscapes3* and the VPP scope of work, we offer the following comments for consideration by the Township prior to finalizing this document:

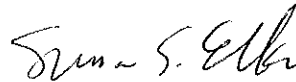
- An e-mail was sent to the Westtown Township Planning Technician, Mila Robinson, on January 25, 2019, that included a number of typos and other non-substantive, suggested corrections for consideration prior to adoption.

RECOMMENDATION:

Based on our review, the proposed plan is consistent with *Landscapes3* and the VPP Scope of Work. The Comprehensive Plan Update Task Force was thoughtful in their decision-making throughout the update, resulting in a proposed Comprehensive Plan that should serve the Township well over the course of its planning horizon. We recommend the Township address the issues raised under "Other Comments" prior to finalizing the document and plan adoption. Upon adoption, the Township may apply for reimbursement under Section 9.0 of the VPP Grant Manual, January 2015.

We request an official copy of the decision made by the Board of Supervisors, as required by Section 306(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current municipal file.

Sincerely,



Susan S. Elks, AICP
Planning Services Director

SSE/ncs

CC: Scott E. Yaw, Westtown Township Board of Supervisors Chairman
William Ethridge, AICP, Director of Planning & Zoning, Westtown Township
John Snook, Brandywine Conservancy
Chris Patriarca, AICP, Chester County Planning Commission

Act 537 Reviews – January 2019

Act 537 Reviews for Chester County

January 2019



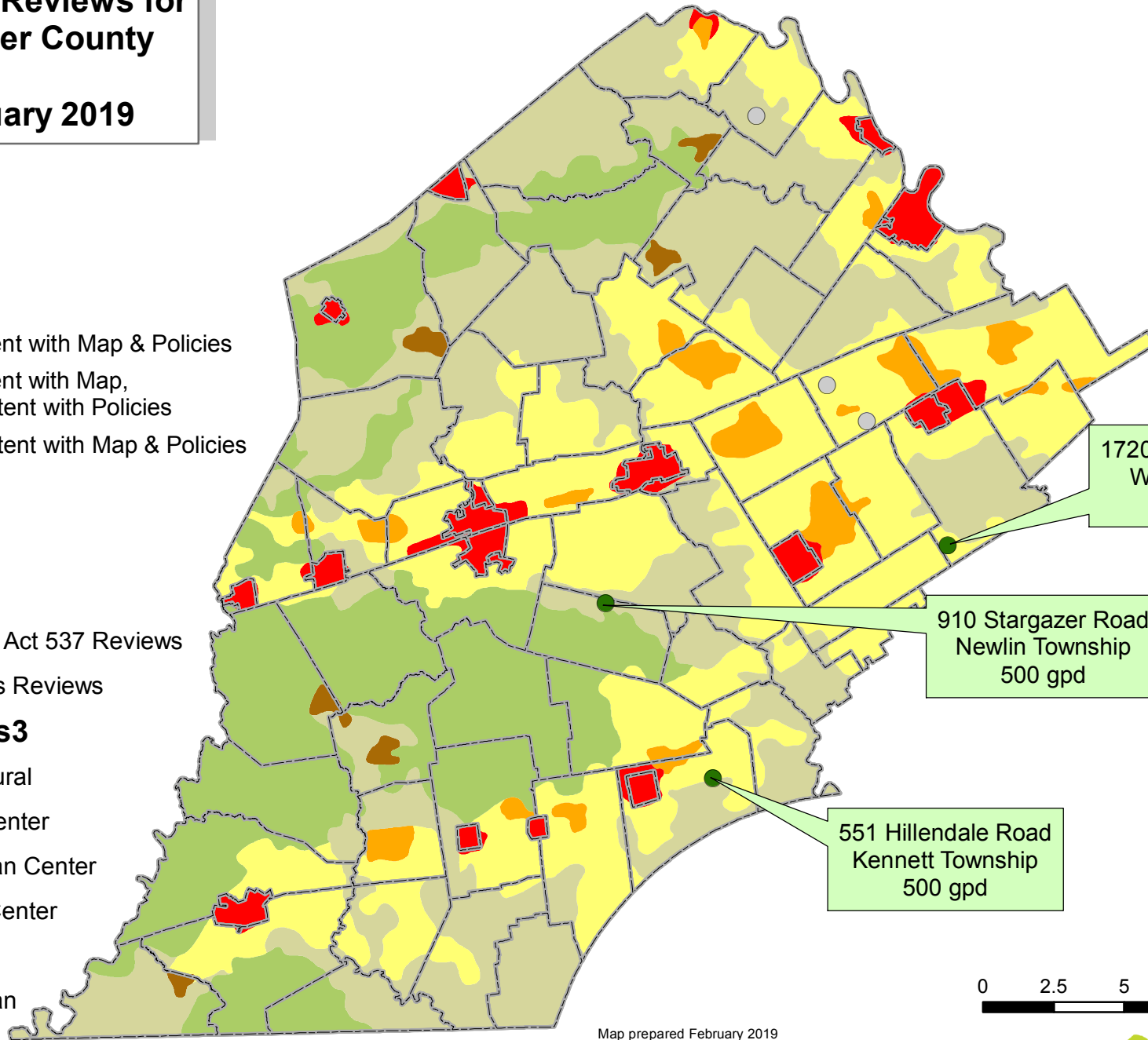
- Consistent with Map & Policies
- Consistent with Map,
Inconsistent with Policies
- Inconsistent with Map & Policies

Legend

- January 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 February 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:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

Kennett Township, 551 Hillendale Road

The applicant is proposing a stream discharge system for one existing lot on 0.46 acres. The site is located at the intersection of Hillendale and Rosedale Roads. The amount of wastewater to be generated for the project is 500 gpd. The project is to be served by a small flow stream discharge system, due to a failed cesspool and a high water table. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

Newlin Township, 910 Stargazer Road

The applicant is proposing a stream discharge system for one existing lot on 1.33 acres. The site is located on Stargazer Road, beyond the intersection with Route 82. The amount of wastewater to be generated for the project is 500 gpd. The project is to be served by a small flow stream discharge system, due to a failed on-lot system with no replacement area. This project is designated as a Rural Landscape and is consistent with *Landscapes3*.

Willistown Township, 1720 W. Chester Pike, LP

The applicant is proposing a residential development of 39 townhomes on 12.15 acres. The site is located on West Chester Pike (PA Route 3), beyond the intersection with Dutton Mill Road. The amount of wastewater to be generated for the proposal is 10,725 gpd. The project is to be served by a public sewage disposal system managed by Aqua Pennsylvania. This project is designated as a Suburban Landscape, and is consistent with *Landscapes3*.

Action Requested

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

2/13/19

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 551 Hillendale Road, Kennett Township

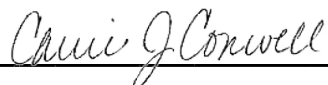
SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency. November 26, 2018
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 23, 2019

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 November 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, the proposed land development is designated as occurring in the following: 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 Recommendation 6 promotes innovative practices for improved water quality, including land application systems, such as spray and drip irrigation, to reduce effluent and pollution loads to streams. Based on the information provided with this Planning Module, it appears that there is no feasible alternative to the use of stream discharge, due to the lack of public sewers in the area and the lack of any possible sub-surface replacement areas on the site, therefore the proposal is considered consistent with this criteria.</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 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 <u>According to the County's Comprehensive Plan, stream discharges should be avoided whenever possible, through the use of infiltration and land application. Based on the information provided with this Planning Module, it appears that there is no feasible alternative to the use of stream discharge, due to the lack of public sewers in the area and the lack of any possible sub-surface replacement areas on the site.</u> |
| <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 Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.</u> |
| 18. Name, Title and signature of person completing this section: | | | |
| Name: <u>Carrie J. Conwell, AICP</u> | | | |
| Title: <u>Senior Environmental Planner</u> Signature: <u></u> | | | |
| Date: <u>1/23/2019</u> | | | |
| Name of County or Areawide Planning Agency: <u>Chester County Planning Commission</u> | | | |
| Address: <u>Government Services Center, Suite 270</u> | | | |
| <u>601 Westtown Road</u> | | | |
| <u>P.O. Box 2747</u> | | | |
| <u>West Chester, PA 19380-0990</u> | | | |
| <u>Telephone Number: (610) 344-6285</u> | | | |

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

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

According to the County's Comprehensive Plan, stream discharges should be avoided whenever possible, through the use of infiltration and land application. Based on the information provided with this Planning Module, it appears that there is no feasible alternative to the use of stream discharge, due to the lack of public sewers in the area and the lack of any possible sub-surface replacement areas on the site.

PC53-01-19-15738

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
Lavonne O'Ville, Site Contact
Lisa Moore, Kennett Township
Kevin Sech, Hilbec Engineering



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 910 Stargazer Road, Newlin Township

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

1. Date plan received by county planning agency. December 05, 2018
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 22, 2019

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 November 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, the proposed land development is designated as occurring in the following: Rural Landscape: The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>*Landscapes3 Protect Recommendation 6 promotes innovative practices for improved water quality, including land application systems, such as spray and drip irrigation, to reduce effluent and pollution loads to streams. Based on the information provided with this Planning Module, it appears that there is no feasible alternative to the use of stream discharge, due to the lack of public sewers in the area and the lack of any possible sub-surface replacement areas on the site, therefore the proposal is considered consistent with this criteria.</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 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 <u>According to the County's Comprehensive Plan, stream discharges should be avoided whenever possible, through the use of infiltration and land application. Based on the information provided with this Planning Module, it appears that there is no feasible alternative to the use of stream discharge, due to the lack of public sewers in the area and the lack of any possible sub-surface replacement areas on the site.</u> |
| <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 Chester County's 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: 1/22/2019

Name of County or Areawide Planning Agency: Chester County Planning Commission

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

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

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

According to the County's Comprehensive Plan, stream discharges should be avoided whenever possible, through the use of infiltration and land application. Based on the information provided with this Planning Module, it appears that there is no feasible alternative to the use of stream discharge, due to the lack of public sewers in the area and the lack of any possible sub-surface replacement areas on the site.

PC53-01-19-15744

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
 Thomas Schindler, Site Contact
 Gail Abel, Newlin Township
 Kevin Sech, Hilbec Engineering



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 1720 W. Chester Pike, L.P., Willistown Township

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

1. Date plan received by county planning agency. November 19, 2018
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 07, 2019

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 November 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, the proposed land development is designated as occurring in the Suburban Landscape. The vision for the Suburban Landscape includes predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as a High Quality Watershed - 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 type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<u>Not Known. The applicant's submission does not demonstrate potential conflicts have been resolved with the DCNR.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes	No	SECTION C. AGENCY REVIEW (continued)	
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- | | | | |
|-------------------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. | Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. | Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. | Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. | Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. | Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. | Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's 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: 1/7/2019Name 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.

This plan was previously reviewed under Act 247 as cases LD-08-18-15557 and SD-08-18-15556.

PC53-01-19-15728

The county planning agency must complete this Component within 60 days.

This Component and any additional comments are to be returned to the applicant.

cc: Elizabeth Mahoney, PaDEP
 Chester County Health Department
 Jonathan Penders, Site Contact
 David Burman, Willistown Township
 Daniel Hudson, Evans Mill Environmental, LLC

Act 537 Reviews – February 2019

Act 537 Reviews for Chester County

February 2019



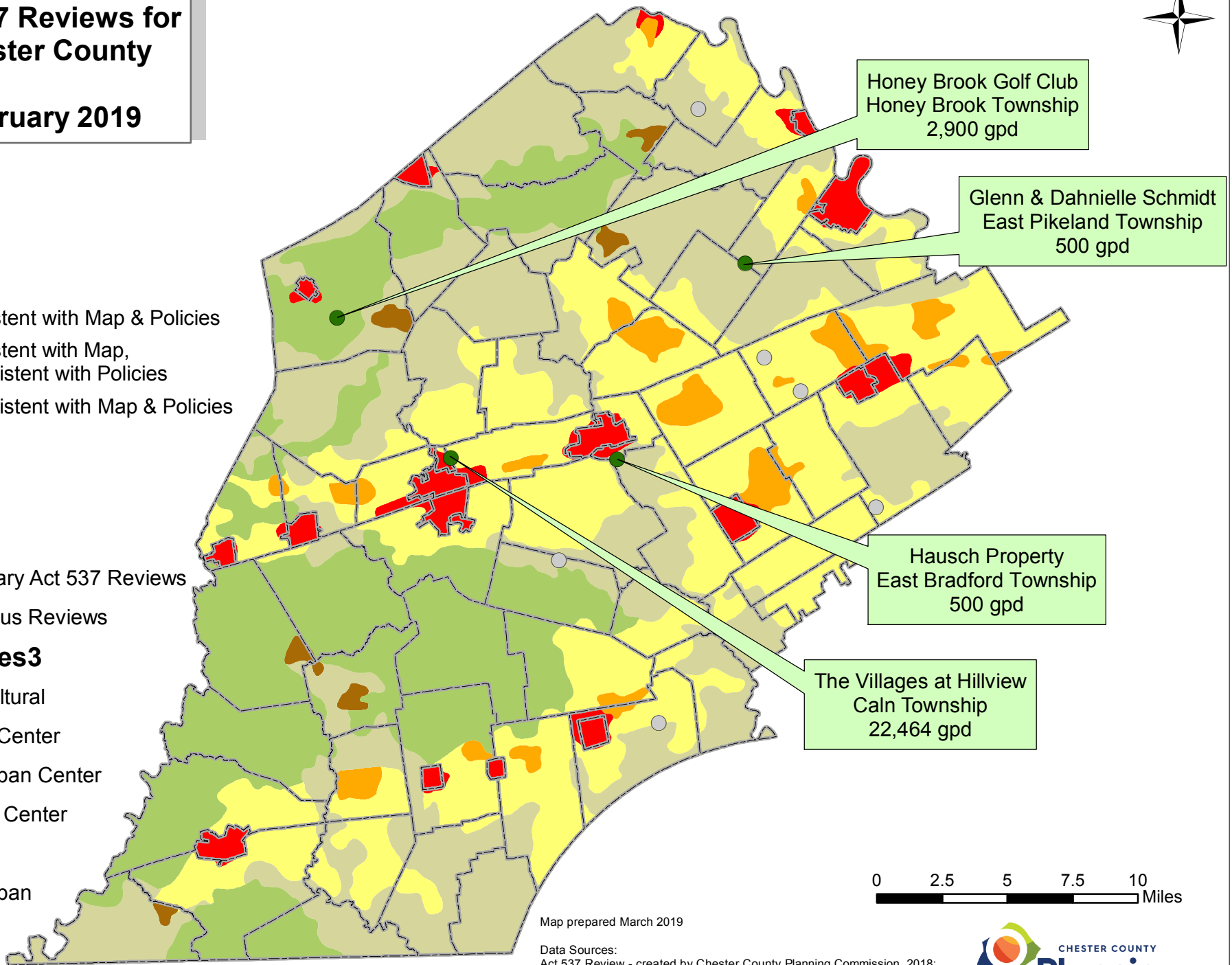
- Consistent with Map & Policies
- Consistent with Map,
Inconsistent with Policies
- Inconsistent with Map & Policies

Legend

- February 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 March 2019

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



ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

Caln Township, The Villages at Hillview

The applicant is proposing a residential development of 96 townhomes on 59.32 acres. The site is located at the intersection of Moore and Blackhorse Hill Roads. The amount of wastewater to be generated for the project is 22,464 gpd. The project is to be served by a public sewage disposal system, managed by Pennsylvania American Water Company. This project is designated as a Suburban Landscape and is consistent with *Landscapes3*.

East Bradford Township, Hausch Property

The applicant is proposing a residential development of 2-lots (one existing) on 23.6 acres. The site is located on Skelp Level Road, across from Spring Hill Drive. 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*.

East Pikeland Township, Glenn & Dahnielle Schmidt

The applicant is proposing a residential development of 2-lots (one existing) on 6.24 acres. The site is located on Church Road, beyond the intersection with Clover 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*.

Honey Brook Township, Honey Brook Golf Club

The applicant is proposing an expansion of food service provision at the Honey Brook Golf Club on 169.3 acres. The site is located on Cambridge Road, east of the intersection with Route 322. The amount of wastewater to be generated for the proposal is 2,900 gpd. The project is to be served by an existing on-lot sewage disposal system. This project is designated as an Agricultural Landscape, and is consistent with *Landscapes3*.

Action Requested

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

3/13/19

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 The Villages at Hillview, Caln Township

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

1. Date plan received by county planning agency. January 15, 2019
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency February 25, 2019

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

Yes No

- | | | | |
|-------------------------------------|-------------------------------------|-----|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. | Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive 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 Livable Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing 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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. | Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. | Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. | Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. | Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. | Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. | Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes	No	SECTION C. AGENCY REVIEW (continued)	
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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 Chester County's 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: 2/25/2019Name 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.

This plan was previously reviewed under Act 247 as Case SD-09-18-15605

PC53-02-19-15775

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
Joseph Behrle, Site Contact
Kristen Denne, Caln Township
Daniel Hudson, Evans Mill Environmental, LLC



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

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and 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 Hausch Property, East Bradford Township

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

1. Date plan received by county planning agency. December 18, 2018
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency February 11, 2019

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive 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 Livable Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes	No	SECTION C. AGENCY REVIEW (continued)	
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- | | | | |
|-------------------------------------|-------------------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. | Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. | Does this proposal meet the requirements of the ordinance? N/A
If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. | Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?
If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. | Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. | Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
If yes, is the proposed waiver consistent with applicable ordinances. Not Known
If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. | Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with Chester County's 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: 2/11/2019Name 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.

PC53-02-19-15770

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
 Robert Hausch, Site Contact
 Amanda Cantlin, East Bradford Township
 Jeff Miller, Evans Mill Environmental LLC



SEWAGE FACILITIES PLANNING MODULE

COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW

(or Planning Agency with Areawide Jurisdiction)

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and 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 Glenn and Dahnielle Schmidt, East Pikeland Township

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

1. Date plan received by county planning agency. December 11, 2018
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency February 05, 2019

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in November 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 Livable Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, Pickering 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? <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 Chester County's 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: 2/5/2019Name 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 previously reviewed under Act 247 as Case Number SD-12-18-15696

PC53-02-19-15762

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
 Glenn and Dahnielle Schmidt, Site Contact
 Kimberly Moretti, East Pikeland Township
 Scott Andress, Edward B Walsh and Associates Inc



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

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and 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 Honey Brook Golf Club, Honey Brook Township

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

1. Date plan received by county planning agency. December 04, 2018
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency January 31, 2019

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 Livable Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters (West Branch Brandywine Creek). These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

Yes	No	SECTION C. AGENCY REVIEW (continued)	
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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 Chester County's 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: 1/31/2019Name 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.

PC53-01-19-15755

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
 Donna Horvath, Honey Brook Golf Course
 Kristy Deischer-Eddy, Honey Brook Township
 Jeff Miller, Evans Mill Environmental LLC

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

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

TO:

Tiffany L. Bell, Chair
Board of Supervisors
West Nottingham Township
100 Park Road, P.O. Box 67
Nottingham, PA 19362

Date:

February 1, 2019

Parcel:

68-4-11

Acreage*:

25.59

Owner(s)*:

Gregory H. Selke & Joan P. Selke

*According to County Tax Assessment Records

Review Timetable

On, January 28, 2019 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 Candace Miller, Township Secretary, representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by March 14, 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: **Agricultural uses are permitted in the R- Rural Protection zoning district as a use 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 parcel is designated Rural Protection in the Resource Conservation area.**
3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes ☒ No ☐
Comments: **The parcel is located within 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:

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: Neal Camens, Township P.C. Chair
Candace Miller, Township Secretary
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department

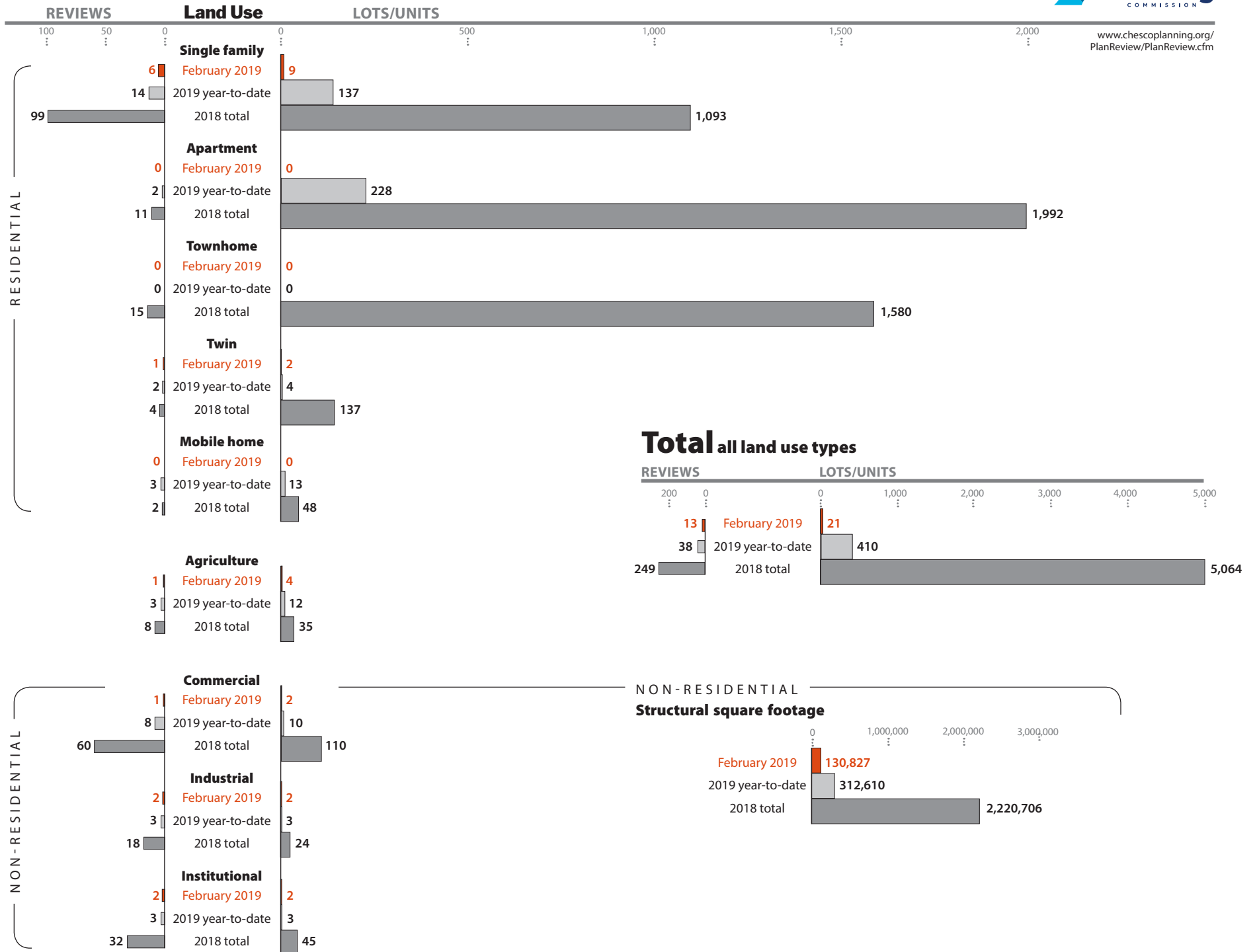
Discussion and Information Items

Technical Services Division Update

Subdivision and Land Development Applications February 2019



www.chescoplanning.org/PlanReview/PlanReview.cfm



Planning Services Division Update

Planning Services Division

Municipal Assistance Projects

March 2019

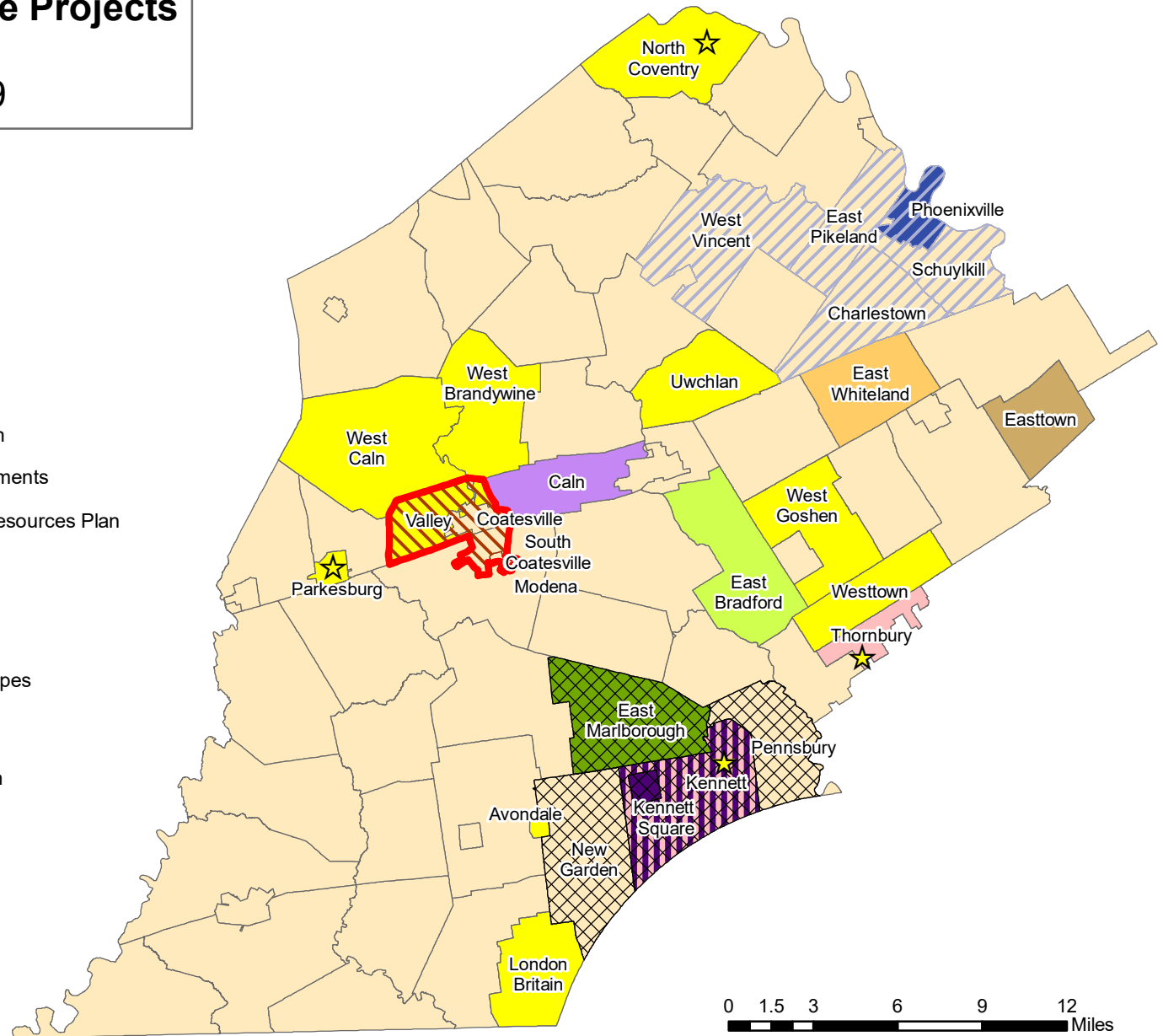


Single Municipality

- Comprehensive Plan
- Zoning Ordinance
- 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, 2019.



PLANNING SERVICES DIVISION REPORT

March 2019 (Activities as of 02/28/19)

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. A full draft plan was delivered February 6, 2019. The next task force meeting is March 12. Percent Completed: 50%

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. The consultant is preparing the master plan draft document. Percent Completed: 65%
- 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 will select a consultant through a Request for Proposals process, which is currently 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 was in late January 2019. Percent Complete: 0%
- Consultant: Natural Lands*
VPP Monitor: Jaime Jilozian
- 6. Easttown Township – Devon Visioning and Regulatory Amendments** (1/19-12/20)
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 January kickoff meeting provided the foundation of the study and engaged the task force in this vision for Devon. Percent Complete: 5%
- 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 has three first draft articles left to review. The other remaining materials for first draft review are being done by other parties. Percent Completed: 50%

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: 65%

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. A public meeting will be held in April. The task force will be reviewing the second draft plan through the spring. Percent Completed: 40%

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 stakeholder interviews have taken place, and the first public open house was on January 10, 2019. After reviewing the public and stakeholder feedback in February, the task force will consider draft plan objectives at the March 14, 2019 meeting. Percent Completed: 20%

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. The kickoff meeting was January 31, 2019. 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, and introduction chapters. Review of district and residential supplemental uses regulations started in January/February 2019. Percent Completed: 20%

Consultant: Chester County Planning Commission

VPP Planners: Chris Patriarca, Mark Gallant, Kate Clark

- 13. 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. The most recent meeting was held on January 17, 2019 where the task force provided final comments on the plan goals and objectives. Percent Completed: 20%

Consultant: Robert Smiley

VPP Monitor: Mark Gallant

- 14. Valley Township – Comprehensive Plan** (2/19-1/21)
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. A kickoff meeting is scheduled for February. Percent Completed: 0%

Consultant: Tom Comitta & Associates, Pennoni Associates

VPP Monitor: Jaime Jilozian

15. 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 April 2019.

Percent Completed: 60%

Consultant: Brandywine Conservancy

VPP Monitor: Chris Patriarca

16. West Caln Township – Comprehensive Plan

(2/19-1/21)

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: 0%

Consultant: Ray Ott & Assoc.

VPP Monitor: Kate Clark

17. 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 will be reviewing a full first draft this spring.

Percent Completed: 65%

Consultant: Ray Ott & Assoc.

VPP Monitor: Jeannine Speirs

18. 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 joint VPP/Act 247 review was completed, and the plan was determined to be consistent with Landscapes3 and fulfilled the scope of work. Adoption by the Board of Supervisors is scheduled for March 2019.

Percent Completed: 90%

Consultant: Brandywine Conservancy and Thomas Comitta Associates

VPP Monitor: Chris Patriarca

REGIONAL/MULTIMUNICIPAL

- 19. 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 public meeting of the Brandywine Battlefield Task Force for this phase is planned for April 2019.
Percent Complete: 35 %
Consultant: Chester County Planning Commission
Project Planners: Jeannine Speirs, Karen Marshall
- 20. 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, which is currently underway.
Percent Complete: pending
Consultant: TBD
VPP Monitor: Kevin Myers
- 21. 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. Draft materials were provided for the January 28 meeting and were reviewed at the February 26th meeting and will continue to be reviewed at subsequent meetings in March.
Percent Completed: 40%
Consultant: LRK/JVM Studio
VPP Monitor: Kevin Myers
- 22. 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. *London Grove Township* – Subdivision and Land Development Ordinance (January 2018)
4. *South Coatesville* – Comprehensive Plan (February 2016); Revitalization, Zoning (February 2017); Capital Improvements (July 2018)
5. *Thornbury Township* – Subdivision and Land Development Ordinance (2016)
6. *Tredyffrin Township* – Comprehensive Plan (June 2018)
7. *West Chester Borough/East Bradford Township* – Special Study (April 2017)
8. *West Chester Borough/West Goshen Township* – Corridor Study (January 2018)
9. *West Vincent Township* – Park and Recreation Plan (July 2018)
10. *West Whiteland Township* – Historic Resource Study (April 2016, February 2018, July 2018)
11. *Western Chester County Region* – Official Maps (June 2017)
12. *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. The theme will be “Our Villages Then and Now”. The tour brochure is being finalized.

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. A \$45,000 grant was secured from The PA Society of Sons of the Revolution and its color guard for 15 historic markers emulating the West Bradford marker.

3. Historic Resource Mapping:

DESCRIPTION: National Register properties interactive map

STATUS: Presented at the annual leadership luncheon. The draft was well received and we are currently getting input from local municipal historical commissions.

DESCRIPTION: Historic Atlas NEW Projects

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

DESCRIPTION: Historic Atlas Updates

STATUS: Charlestown Township, West Bradford Township, East Goshen Township, West Whiteland Township, East Marlborough Township.

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:
- Preservation Leadership luncheon 1/19/2019 – 43 of 52 municipalities were represented
 - 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 – in design
 - Pigeon Creek Bridge #207 – in design
 - Latshaw's Mill Bridge #255
 - Jefferis Bridge #111 - preliminary
 - Watermark Bridge #21 – no adverse effect
 - Keim Street Bridge #220 – adverse effect, mitigation
- 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. Juneteenth 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

February 2019

The Frazer Train Station Feasibility Study is a DVRPC FY19 Work Program project that was initiated by both CCPC and SEPTA to investigate the feasibility of adding a station between Malvern and Exton. On February 27th, the consultant team preparing the study (led by McMahon Associates) held an Open House at the East Whiteland Township Building beginning at 6pm with assistance from CCPC Transportation Division, SEPTA and DVRPC staff followed by a formal presentation to EWT Planning at 7pm.

The map shows the Lancaster area with various streets and landmarks. The Three Tun site is highlighted in purple, and the Immaculata site is highlighted in yellow. The map also shows the Lancaster River and the Lancaster Bridge.

The second Plan Advisory Committee (PAC) meeting was held on Tuesday, February 5th at the Tredyffrin Township Building. The consultant team (also led by McMahon Associates) provided a recap of: the Saturday Morning Stroll held in November; their field visit/site reconnaissance; and, their first meeting with residents in the Indian Run development. Overarching issues presented at the meeting include:

- [illegible]

term degradation of the former drainage ditches within the corridor and magnified by the extra 30" of annual rainfall we received in 2018.

- Residents' Concerns –the Master Plan is to address most of these issues, including providing appropriate screening measures for adjacent properties to address privacy concerns, however project support from residents that would be most affected by trail construction is limited.

McMahon Associates is meeting with PennDOT on March 7th to coordinate the many technical issues associated with the corridor including the existing bridges, road crossings, and US 202 sound walls. The next **Community Meeting (#2)** will be an Open House format held on **April 3rd 2019 at the Tredyffrin Township Building from 5pm to 7:30pm.**

Chester County Census Task Force Meeting

The Complete Count Committee (CCC) is a volunteer committee established by tribal, state, and local governments, and/or community leaders, to increase awareness, about the Census and motivate residents in the community to respond. The CCC process includes three phases:

1. Education Phase (Jan 2018 through Sept. 2019) in which CCC members are trained in raising public awareness;
2. Promotion Phase (April 2019 through Jan 2020) involves public outreach on the theme "The Census is Coming."; and,
3. Motivation/Action Phase - (Feb 2020 through June 2020) spreads the message of "Cooperate with the Census Takers."

As part of this first phase, Planning Staff met with representatives of a number of County Departments and outside civic organizations on Feb. 26, 2019 to discuss potential strategies for publicizing the Census among communities that had low response rates during the 2010 Census. In Chester County the 2010 Low Response Areas were along the Rt. 1, Rt. 30 and Rt. 10 corridors, as well as in the boroughs and around colleges and universities.

Earlier in the month, Jake met with Adele Moraux - the Partnership Specialist from the Philadelphia Regional Census Center - to give her background on the demography in Chester County along with the history and current status of land use and community planning. Throughout the spring, the Census Center staff will continue their initial community outreach, while the County will determine its role in outreach efforts.



Pipelines Update

The following are things that have occurred since the last Board meeting in February:

- Mariner East 2 construction has restarted in West Whiteland along Shoen Road
- The Commissioners requested intervenor status in a lawsuit that is before the PA PUC (as did WCASD)
- The Commissioners notified Sunoco that they will not renew temporary construction easements on the Exton Library property
- The PA PUC is seeking to at least double the number of pipeline inspectors over the next five years (four per year) to bring the number to 35-40 total inspectors for the state.

For more news on pipeline happenings, please visit the county's Pipeline Information Center 'Pipelines in the News' webpage:

<http://www.chescoplanning.org/pic/news.cfm>

Landscapes3 Update

Director's Report



Public Comment