



# 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

April 10, 2019

## AGENDA

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

*Chairman*

A. Chairman's Welcome

*Chairman*

2:05 p.m. 2. PRESENTATION

B. Oliver Bass, President, Natural Lands Trust

2:20 p.m. 3. ACTION ITEMS

C. Public Comment on Agenda Items

D. Approval of Commission Meeting Minutes – March 13, 2019

*Commission*

E. Act 247 Reviews –March 2019 Applications

*Act 247 Team*

- 1) Subdivision and Land Development Plan Reviews (29)
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (14)

F. Act 537 Reviews- March 2019 Applications

*Carolyn Conwell*

- 1) Major Applications (2)  
Willistown Township Act 537 Plan Special Study Chesterdale Area Sewer Needs–Consistent  
Willistown Township Act 537 Plan Special Study West Chester Pike – Consistent
- 2) Minor Applications (5)  
Easttown Township; 729 First Avenue; Consistent  
Honey Brook Township; Consistent  
Kennett Township; Consistent  
Lower Oxford Township; Pine View Estates; Consistent  
West Brandywine Township; Traditions of America Brandywine; Inconsistent

G. Agricultural Security Areas

*Glenn Bentley*

- 1) West Bradford Township (7) single parcels

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

H. Community Planning Division Update

*Jeannine Speirs*

I. Environment and Infrastructure Division Update

*Brian Styche*

J. Design and Technology Division Update

*Paul Fritz*

K. Landscapes3 Update

*Brian O'Leary*

L. Directors Report

*Brian O'Leary*

M. Public Comment

3:30 p.m. 5. ADJOURNMENT

# Action Items

# Public Comment





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

Government Services Center  
Suite 270  
West Chester, PA 19380

MEMBERS PRESENT: Kevin Kerr, Chair; Dr. Douglas Fasick, Vice Chair; Dan DiMucci; Stephanie Duncan; Matt Hammond; Michael Heaberg; Molly Morrison; Martin Shane.

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

VISITORS: Ellen Ferretti, Director, Brandywine Conservancy; John Theilacker, Brandywine Conservancy; John Goodall, Brandywine Conservancy.

## CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission, held at the Government Services Center on Wednesday, March 13, 2019 was called to order at 2:00 P.M. by Chair Kevin Kerr.

## PRESENTATION:

Ms. Ferretti presented information to the Commission and staff about the Brandywine Conservancy. The conservancy was founded in 1967 as the Tri-County Conservancy serving Chester and Delaware Counties in Pennsylvania and New Castle County in Delaware. In 1969, their first conservation easements protected 3.5 miles of the Brandywine Creek floodplain, including Potts Meadow. In 1976 the Tri-County Conservancy became the Brandywine Conservancy.

The Brandywine Conservancy has helped conserve almost 65,000 acres since its inception, and holds 484 easements. The Conservancy also has many planning and stewardship projects in the county.

## 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. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

A MOTION TO APPROVE THE MINUTES FOR THE FEBRUARY 13, 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.

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 MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

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 14 ZONING ORDINANCE AMENDMENT REVIEWS FOR JANUARY 2019 WAS MADE BY DR. FASICK, SECONDED BY MR.HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Subdivision and Land Development Reviews – February 2019:

There were 13 Subdivision and Land Development Reviews prepared in the month of February.

A MOTION TO APPROVE THE 13 SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR FEBRUARY 2019 WAS MADE BY MR.HEABERG, SECONDED BY MR. SHANE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-12-18-15724; SD-12-18-15721; LD-12-18-15722; LD-12-18-15720.

Zoning and Subdivision Ordinance Amendment Reviews – February 2019:

There were 9 Zoning and Subdivision Ordinance Amendment Reviews prepared in the month of February.

A MOTION TO APPROVE THE 9 ZONING ORDINANCE AMENDMENT REVIEWS FOR FEBRUARY 2019 WAS MADE BY DR. FASICK, SECONDED BY MR.HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

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. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

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

There were 4 minor Act 537 plans for the month of February 2019.

- 1) Caln Township; The Villages at Hillview; Consistent
- 2) East Bradford Township; Hausch Property; Consistent
- 3) East Pikeland Township; Glenn and Dahnielle Schmidt; Consistent
- 4) Honey Brook Township; Honey Brook Golf Club; Consistent

A MOTION TO APPROVE THE FOUR MINOR ACT 537 PLAN REVIEW LETTERS FOR THE MONTH OF FEBRUARY 2019 WAS MADE BY MS. MORRISON, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

#### Agricultural Security Areas:

Mr. Bentley presented the Commission with one Agricultural Security Area review for West Nottingham Township. Staff requested approval of this ASA proposal after considering comments contained in the letter.

A MOTION TO APPROVE THE AGRICULTURAL SECURITY AREA REVIEW FOR WEST NOTTINGHAM TOWNSHIP AS PRESENTED WAS MADE BY MR. HAMMOND, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

#### Re-organization:

Mr. O'Leary briefly discussed the Planning Commission's recent re-organization. Carol Stauffer, formerly Director of the Infrastructure and Plan Review Division, has been promoted to the Planning Commission Assistant Director.

The Infrastructure and Plan Review Division has been removed from the agency. The staff currently working in the Infrastructure and Plan Review Division will be moved to other divisions to more clearly align with the Landscapes3 goals. Two staff from that division will now work in the Transportation Division, which is now named the "*Environment and Infrastructure Division*".

The Planning Services Division, now named "*Community Planning Division*", will have a re-classified position for housing and economic development. The Technical Services division has also changed to include three staff in the plan review section, the name will be "*Design and Technology Division*". The Office and Communication Division will remain the same.

Design and Technology Division Update (formerly Technical Services):

Mr. Fritz discussed continuing projects for 2019 within the Design and Technology Division. Staff are continuing to work on layout, graphics, and study data for projects.

The new “eTools” will roll out over the next few months and a multi-municipal cooperation map should be completed within a few weeks. Staff are also continuing work on an interpretive sign for the Water Resources Authority’s Brandywine Dam.

Mr. Fritz reminded the Commission about the sketch review services that the Planning Commission offers as a free service.

Community Planning Division Update (formerly Planning Services):

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

There will be a re-classified Planner IV position focused on economic development and supporting housing initiatives within the Community Planning Division.

The Vision Partnership Program manual is still in the process of being updated.

The Brandywine Battlefield Task Force holds a public meeting annually. This year’s meeting will be on April 30, 2019 at Radley Run. One of the consultants will talk about the findings from Strategic Landscapes IIA.

The Coatesville area is still working through proposals received for an economic development study. This multi-municipal effort, led by Coatesville, will develop a micro-regional study to provide strategies to recruit varied industry sectors to the area. Partnering municipalities include South Coatesville and Valley Township.

The Housing Options Task Force related to Landscapes2 will become the Housing Choices Committee and planning to meet within the next couple of months.

Environment and Infrastructure Division Update (formerly Transportation):

Mr. Styche discussed continuing projects for 2019 within the Environment and Infrastructure Division.

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 6:00 pm with assistance from the CCPC Environment and Infrastructure Division, SEPTA and DVRPC staff followed by a formal presentation.

The study has identified two potential sites: Immaculata and Three Tun. Both sites have the ability to provide 300+/- parking spaces and multimodal (bike/ped and bus) access with some additional



transportation improvements. Next steps include the development of cost estimates, impacts to SEPTA train schedules, and ridership forecasts. Findings and the final document will be complete by the end of June 2019.

The Warner Spur Trail Master Plan committee held a second Plan Advisory Committee (PAC) meeting on Tuesday, February 5th at the Tredyffrin Township Building. The consultant team (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.

Issues presented at the meeting include:

- Rail bed width – due to the single track and cut or fill nature of the corridor’s initial construction, only the minimum standard width for a multi-use trail of 8’ (w/ 2’ shoulders on either side) may be possible.
- Stormwater management – this issue has been created by the long term degradation of the former drainage ditches within the corridor and magnified by the extra 30” of annual rainfall 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 7, 2019 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 3, 2019 at the Tredyffrin Township Building from 5:00 pm to 7:30 pm.

The 2020 Census 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 Michael 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.

The following are a few things that have occurred with pipelines 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, and
- 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>.

On March 7, 2019, Chester County Commissioners and SEPTA announced details of the \$1 million investment to return regional rail service to Coatesville.

An updated map of current and historic rail lines in Chester County was provided to the Commission. Mr. Styche presented information on the status of chester county railroads.

#### Landscapes3 Update:

Letters have been sent to all seventy-three municipalities requesting endorsements of the plan. Twenty-three municipalities have endorsed *Landscapes3* so far.

Mr. O'Leary will be attending a West Whiteland Township Board of Supervisors meeting on March 13, 2019 and will present information about *Landscapes3*.

Mr. O'leary presented information about *Landscapes3* at the Chester County Association of Township Officials (CCATO) spring conference on March 7, 2019.

Mr. O'Leary presented *Landscapes3* information at the Farm Bureau Board meeting on March 6<sup>th</sup> and presented at a Safety, Agriculture, Villages and Environment (S.A.V.E.) meeting on March 12, 2019.

#### Director's Report:

May 2, 2019 will be the Open Space Summit event and will be held at the Lenfest Center at ChesLen Preserve in Coatesville from 5:00 pm to 7:00 pm. The focus will be to celebrate 30 years of open space preservation in Chester County, release the Return on Environment report, and announce the annual POST data.

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.



Mr. O'Leary and staff will meet with Delaware Valley Regional Planning Commission on the regional CEDs (economic development) plan on 3/15.

Mr. Fritz and Mr. Styche participated in a Future Forces meeting at Delaware Valley Regional Planning Commission.

Delaware Valley Regional Planning Commission organizes an annual Planning Directors meeting. Mr. O'Leary will attend this years' meeting on March 25.

Commissioners meet with newly elected legislators bi-annually. Mr. O'Leary will participate in this meeting, which will be held on April 5, 2019.

A Service recognition will be sent to Mr. Joseph Tarantino for dedicating 13 years of service to the Planning Commission.

Transportation staff Rachael Griffith has been promoted to a Planner IV.

The Commission was provided with the 2019 Chester County Association of Township Officials directory. The Planning Commission is the feature story this year.

A transportation sub-committee of Commission members will be organized next month to work with staff on the upcoming Transportation Improvement Inventory (TII).

Chester County 2020 will hold The Citizen Planners of Chester County event on Thursday, April 25, 2019 at Chester Valley Golf Club in Malvern beginning at 7:00 pm. This years' honorees, Sarah Peck and David Ward will be highlighted at the event. For more information, please visit [www.cc2020.org](http://www.cc2020.org).

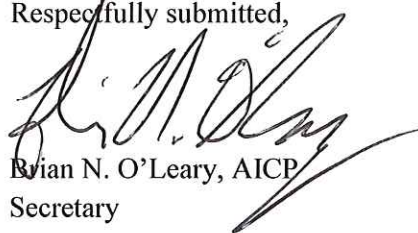
Public Comment:

There were no comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 4:00 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.

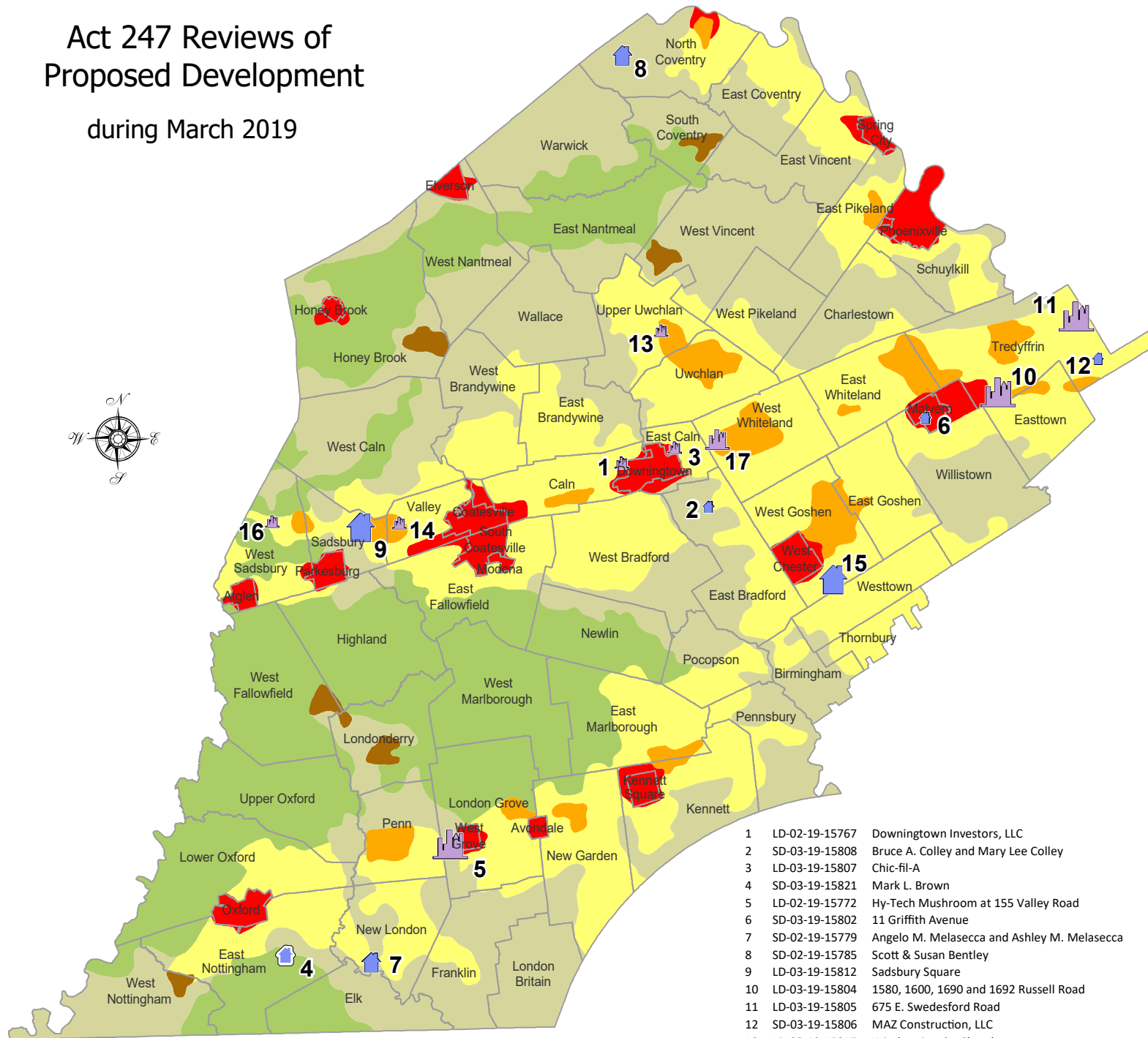
# Act 247 Reviews



# Subdivision & Land Development

# Act 247 Reviews of Proposed Development

during March 2019



0 1.25 2.5 5 7.5 10  
Miles

## 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

- 1 LD-02-19-15767 Downingtowners, LLC
- 2 SD-03-19-15808 Bruce A. Colley and Mary Lee Colley
- 3 LD-03-19-15807 Chic-fil-A
- 4 SD-03-19-15821 Mark L. Brown
- 5 LD-02-19-15772 Hy-Tech Mushroom at 155 Valley Road
- 6 SD-03-19-15802 11 Griffith Avenue
- 7 SD-02-19-15779 Angelo M. Melasecca and Ashley M. Melasecca
- 8 SD-02-19-15785 Scott & Susan Bentley
- 9 LD-03-19-15812 Sadsbury Square
- 10 LD-03-19-15804 1580, 1600, 1690 and 1692 Russell Road
- 11 LD-03-19-15805 675 E. Swedesford Road
- 12 SD-03-19-15806 MAZ Construction, LLC
- 13 LD-03-19-15817 Windsor Baptist Church
- 14 LD-02-19-15793 Airport Diner
- 15 LD-02-19-15783 956 South Matlack Street
- 16 LD-03-19-15826 Blackhorse Propane
- 17 LD-02-19-15797 CSH Exton, LLC Oaklands Business Park (Lot 1)

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

## Subdivision and Land Development Reviews 3/1/2019 to 3/31/2019

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)
Caln Township	LD-02-19-15767	Downingtwn Investors, LLC	3/6/2019	1.74	Commercial	1	2,753	Commercial Fast Food	1		Yes
East Bradford Township	SD-03-19-15808	Bruce A. Colley and Mary Lee Colley	3/25/2019	8.58	Single Family Residential	2		Residential Single Family Residential			Yes
East Caln Township	LD-03-19-15807	Chic-fil-A	3/22/2019	47.74	Commercial	1	198	Commercial Addition to Existing	1		Yes
East Fallowfield Township	SD-03-19-15809	Two Sisters' Farm	3/21/2019	79.79	Agricultural	2		Agricultural Farm/Pasture Land			Yes
East Nottingham Township	SD-03-19-15821	Mark L. Brown	3/25/2019	13.78	Single Family Residential	5		Residential Single Family Residential			No
Honey Brook Township	SD-02-19-15774	Paul S. Blank	3/11/2019	2.90	Agricultural	1		Agricultural Farm/Pasture Land			Yes
Honey Brook Township	SD-02-19-15800	713 Mount Pleasant Road	3/22/2019	26.57	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
Kennett Township	SD-02-19-15780	David Meadows	3/1/2019	8.64	Single Family Residential	2		Residential Single Family Residential			N/R
London Grove Township	LD-02-19-15772	Hy-Tech Mushroom at 155 Valley Road	3/7/2019	50.33	Commercial	3	167,480	Commercial Mushroom House	3		Yes
London Grove Township	SD-02-19-15771	Hy-Tech Mushroom at 155 Valley Road	3/7/2019	50.33	Commercial	2		Commercial Lot Consolidation			Yes
Malvern Borough	SD-03-19-15802	11 Griffith Avenue	3/22/2019	0.77	Single Family Residential	2		Residential Single Family Residential			Yes
New London Township	SD-02-19-15779	Angelo M. Melasecca and Ashley M. Melasecca	3/11/2019	65.60	Single Family Residential	4		Residential Single Family Residential			Yes

## Subdivision and Land Development Reviews 3/1/2019 to 3/31/2019

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)
New London Township	SD-02-19-15798	New London Presbyterian Church	3/21/2019	4.39	Institutional Single Family Residential	2		Institutional Cemetery Residential Single Family Residential			Yes
North Coventry Township	SD-02-19-15785	Scott & Susan Bentley	3/21/2019	34.33	Single Family Residential	3		Residential Single Family Residential			Yes
Pennsbury Township	SD-02-19-15790	Mark W. & Donna J. Gosik	3/22/2019	25.48	Agricultural	2		Agricultural Farm/Pasture Land			Yes
Sadsbury Township	LD-03-19-15812	Sadsbury Square	3/25/2019	7.24	Twin	84		Residential Twin			Yes
Tredyffrin Township	LD-03-19-15804	1580, 1600, 1690 and 1692 Russell Road	3/25/2019	5.78	Institutional	1	114,543	Institutional Nursing Home/Assisted Living	1		Yes
Tredyffrin Township	LD-03-19-15805	675 E. Swedesford Road	3/27/2019	10.02	Commercial	1	146,290	Commercial Office Building	1		Yes
Tredyffrin Township	SD-03-19-15803	1580, 1600, 1690 and 1692 Russell Road	3/25/2019	5.78	Institutional	1		Institutional Lot Consolidation			Yes
Tredyffrin Township	SD-03-19-15806	MAZ Construction, LLC	3/19/2019	1.48	Single Family Residential	2		Residential Single Family Residential			Yes
Upper Uwchlan Township	LD-03-19-15817	Windsor Baptist Church	3/25/2019	8.99	Institutional	1	9,190	Institutional Addition to Existing	1		Yes
Valley Township	LD-02-19-15793	Airport Diner	3/21/2019	1.75	Commercial	1	5,170	Commercial Restaurant	1		Yes
Valley Township	SD-02-19-15792	Airport Diner	3/21/2019	1.75	Commercial	1		Commercial Lot Consolidation			Yes
West Fallowfield Township	LD-02-19-15789	Benjamin Y. & Fannie B. Fisher	3/21/2019	65.00	Institutional	1	1,440	Institutional School	1		Yes
West Goshen Township	LD-02-19-15783	956 South Matlack Street	3/15/2019	4.00	Apartment	205		Residential Apartment			Yes

## Subdivision and Land Development Reviews 3/1/2019 to 3/31/2019

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)
West Goshen Township	SD-02-19-15781	Woodlands at Greystone	3/15/2019	433.02	Single Family Residential Townhouse Twin	589		Residential Single Family Residential Residential Townhouse Residential Twin		40,047	Yes
West Sadsbury Township	LD-03-19-15826	Blackhorse Propane	3/25/2019	2.87	Commercial	1	2,984	Commercial	1		Yes
West Sadsbury Township	SD-03-19-15825	Blackhorse Propane	3/25/2019	2.87	Commercial	1		Commercial			Yes
West Whiteland Township	LD-02-19-15797	CSH Exton, LLC Oaklands Business Park (Lot 1)	3/22/2019	4.05	Institutional	1	76,240	Institutional Nursing Home/Assisted Living	1		Yes
<b>Grand Totals of Subdivision and Land Development Reviews</b>		<b>29 Reviews</b>		<b>975.57 Acres</b>		<b>924 Lots/Units</b>	<b>526,288 Non-Res. Sq. Feet</b>		<b>12 Non-Res. Bldgs.</b>	<b>40,047 Linear Feet Roadway</b>	

There are **27** plans consistent, **1** plans inconsistent, and **1** plans with no relevance to **Landscapes3**.

## Unofficial Sketch Plan Evaluations 3/1/2019 to 3/31/2019

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

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

March 6, 2019

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

Re: Final Land Development - Downingtown Investors, LLC  
# Caln Township - LD-02-19-15767

Dear Mrs. Denne:

A final land development plan entitled "Downingtown Investors, LLC", prepared by Landcore Engineering Consultants, P.C., and dated April 27, 2018, and last revised on January 31, 2019, was received by this office on February 6, 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:	Northwest intersection of Horseshoe Pike (State Route 322) and Rock Raymond Road (State Route 4017)
Site Acreage:	2 acres
Units:	1 building
Non-Res. Square Footage:	2,753 square feet
Proposed Land Use:	Restaurant with drive-through service
New Parking Spaces:	34 spaces
Municipal Land Use Plan Designation:	Highway Commercial
UPI#:	39-2-27

### **PROPOSAL:**

The applicant proposes the construction of a 2,753 square foot fast food restaurant building and 34 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Caln Township C-2 Commercial/Route 30 Bypass Interchange Overlay zoning district.

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



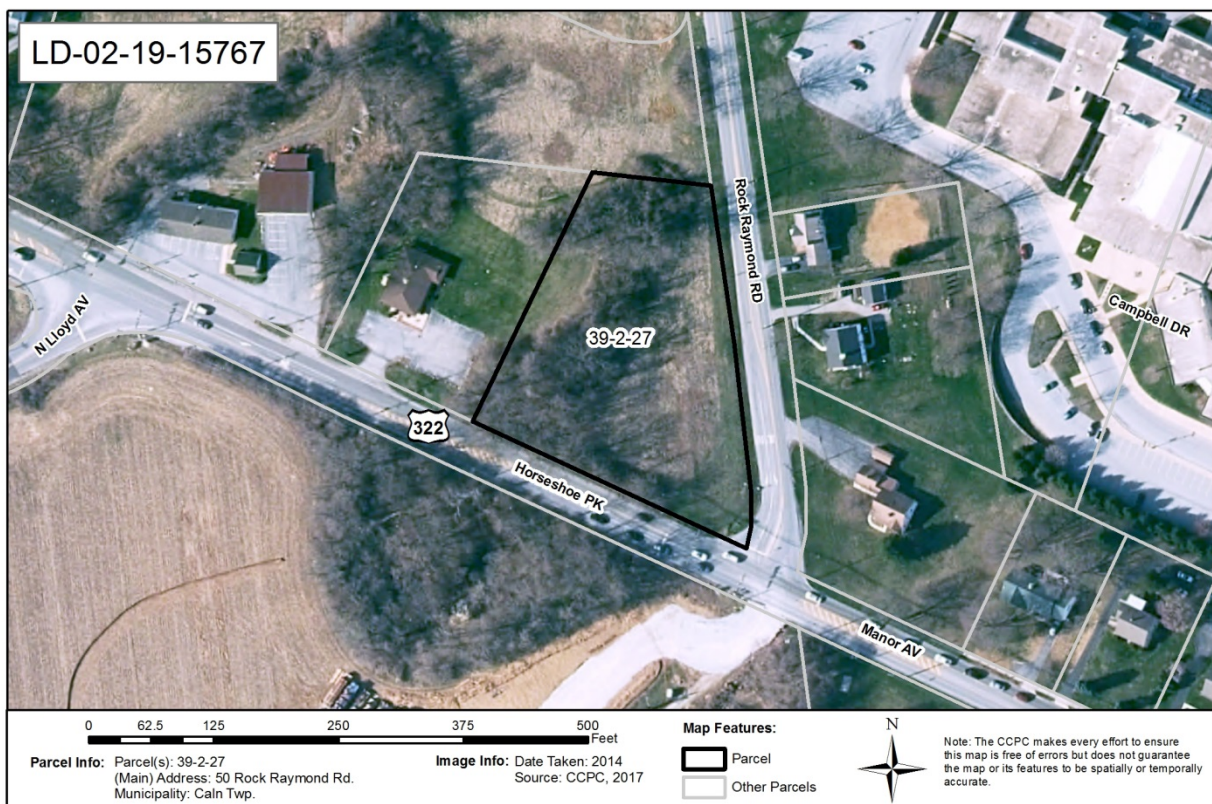
### BACKGROUND:

1. The Chester County Planning Commission had previously reviewed a land development proposal for this site. That review, CCPC# LD-09-18-15604, dated October 12, 2018, addressed a substantially similar proposal to the current submission. We have no information regarding municipal action on that previous land development plan.

### COUNTY POLICY:

### LANDSCAPES:

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





PRIMARY ISSUES:

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Horseshoe Pike (State Route 322) as a major arterial, and Rock Raymond Road (State Route 4017) as a local distributor. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads and a 50 foot-wide right-of-way for local distributor roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate rights-of-way to be reserved for these roads. We suggest that these areas be identified as dedicated rights-of-way, and be offered for dedication to PennDOT.

We specifically recommend that the Township, the applicant and PennDOT review the present and future traffic volumes and movements in this area (we note that a waiver requested by the applicant, as noted on sheet CL on the plan, related to the use of future traffic demands) and determine whether the Rock Raymond Road intersection with Horseshoe Pike could be improved by redesigning this intersection at a 90 degree angle.

5. The submission to the Chester County Planning Commission indicates that no traffic study was included with the plan. We suggest that the location of this site, which is near an interchange with the Route 30 Bypass, at an intersection with Rock Raymond Road that is not at 90 degrees to Horseshoe Pike (as noted in Comment #4), and near a school, would benefit from the preparation of a traffic study. The Township Engineer should review and comment on the traffic impact study prepared for this development.
6. The plan indicates that access from Rock Raymond Road will be from an access drive on an adjoining parcel (identified on the plan as the Royal Farms Development), and that this connection is not finalized. The Township should not proceed with this plan until this access design is completed and all necessary easement agreements are established. The Township should also verify that this proposed driveway is in conformance with Township ordinances with regard to grade and sight distance.
7. The plan shows 34 parking spaces while 22 spaces are required by the Caln Township Zoning Ordinance. 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.

The 10 spaces at the southeast part of the site are relatively remote from the restaurant and could be held in reserve. The five spaces nearest Horseshoe Pike could also be considered. The Township and the applicant should also agree on a procedure for installing the reserve parking spaces if it becomes evident that they are actually needed, and who would make that determination.

8. The parcel to the west also appears to be within the Caln Township C-2 District. It may be appropriate to consider the potential for a cross-access easement with this parcel in the event that it is redeveloped in the future. Such a cross-access could allow vehicles and pedestrians to move between these sites without entering Horseshoe Pike.
9. 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.
10. The Township Engineer should specifically review the proposed stormwater-related waivers to the Township Subdivision and Land Development Ordinance, because two of the requested waivers refer to stormwater runoff from the site.
11. We endorse the incorporation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. The applicant should ensure that the proposed sidewalks connect into an existing sidewalk system. If a significant amount of restaurant customers will walk to and from the middle and high school, crosswalks should be provided to cross Rock Raymond Road. A pedestrian-controlled signal could be considered to improve the safety of pedestrians crossing Rock Raymond Road.
12. The Township should verify that the design and location of any proposed outdoor lighting conforms to the Township's lighting requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
13. The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.

ADMINISTRATIVE ISSUES:

14. 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.
15. 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.
16. 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: 6

Re: Final Land Development - Downingtown Investors, LLC

# Caln Township - LD-02-19-15767

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

Sincerely,

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: Landcore Engineering Consultants PC  
Downingtown Investors, LLC  
P. McLaughlin Builders, Inc.  
Winterstar Corporation  
Matthew Miele, District Permits Manager, PennDOT  
Francis J. Hanney, P.E., PennDOT  
Chester County Conservation District





# 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

March 25, 2019

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

Re: Preliminary Subdivision - Bruce A. Colley and Mary Lee Colley  
# East Bradford Township - SD-03-19-15808

Dear Ms. Cantlin:

A preliminary subdivision plan entitled "Bruce A. Colley and Mary Lee Colley", prepared by Commonwealth Engineers Inc., and dated February 18, 2019, was received by this office on March 6, 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 Harmony Hill Road between Briarwood Circle and Talcose Lane
Site Acreage:	8.58
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	51-2-114

### **PROPOSAL:**

The applicant proposes the creation of 2 lots from an 8.58 acre parent parcel. The project site, which will be served by onsite water and onsite sewer, is located in the R-2 Residential zoning district.

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

## COUNTY POLICY:

### LANDSCAPES:

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



### PRIMARY ISSUES:

2. The plan indicates that proposed lot 2 contains areas of prohibitive and precautionary slopes particularly in the vicinity of the access to this lot. It appears that a driveway to a dwelling on lot 2 may have to cross these steep slope areas. The plan should show a proposed dwelling and access drive location. The Township should determine if the plan meets ordinance requirements, such as lot width at building line and minimum street frontage.



Detail of Sheet 1 of the plan

### ADMINISTRATIVE ISSUES:

3. The Township should verify that all necessary ordinance relief measures to permit grading in steep slope areas have been granted and that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.
4. Aerial photography indicates that the site is wooded. If development is to occur within the woodlands, the removal of trees should be limited to the minimum area needed for the dwelling(s)/building(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.
5. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.



Page: 4

Re: Preliminary Subdivision - Bruce A. Colley and Mary Lee Colley

# East Bradford Township - SD-03-19-15808

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Bruce A. Colley and Mary Lee Colley  
Commonwealth Engineers, Inc. Attn: James Haigney  
Chester County Health Department



# 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

March 22, 2019

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

Re: Preliminary/Final Land Development - Chic-fil-A  
# East Caln Township - LD-03-19-15807

Dear Ms. Kelly:

A preliminary/final land development plan entitled "Chic-fil-A", prepared by Maser Consulting, P.A. and dated February 7, 2019, was received by this office on March 6, 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 East Lancaster Avenue (State Route 30), west of Bell Tavern Road
Site Acreage:	47.74 acres (i.e., the total acreage of the Ashbridge Square Shopping Center)
Units:	1 unit
Non-Res. Square Footage:	198 square foot addition
Proposed Land Use:	Addition to existing drive-through restaurant
Municipal Land Use Plan Designation:	Commercial/Office
UPI#:	40-2-72

### **PROPOSAL:**

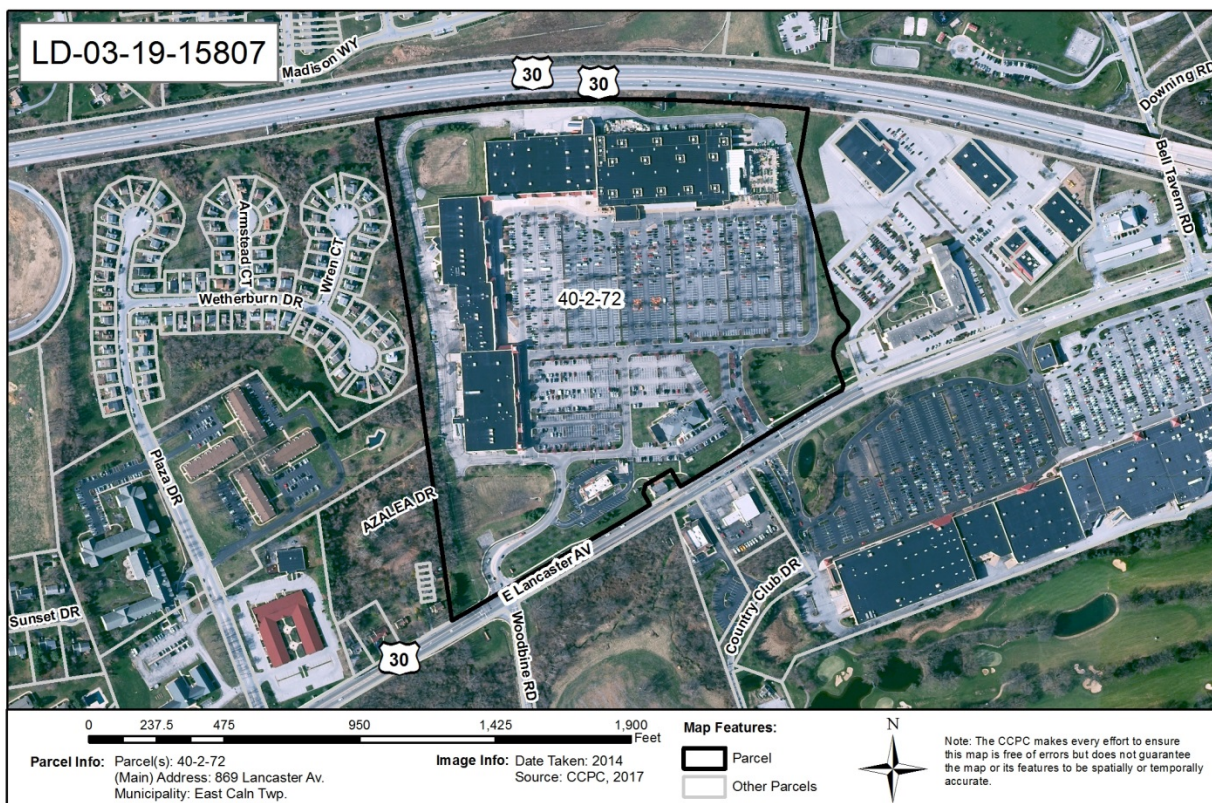
The applicant proposes the redevelopment of a drive-through restaurant building by adding 198 square feet and reconfiguring its drive-through lane. The site is served by public water and public sewer facilities, and is located in the East Caln Township OC-5 Commercial, Multi-Family Apartment Development 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 land development plan.

## COUNTY POLICY:

### LANDSCAPES:

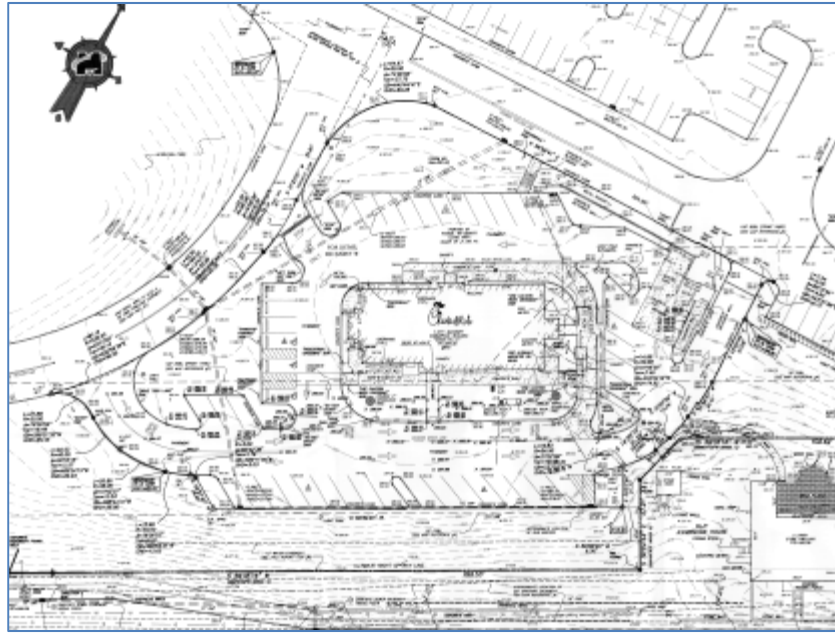
1. The site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision of the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that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



### WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the 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](http://www.chesco.org/water).



*Detail of Chic-fil-A  
Preliminary/Final Land Development*

PRIMARY ISSUES:

3. The plan indicates that the overall site is currently deficient in the number of required parking spaces (1,917 are required; 1,798 are proposed in total). The plan also states that a special exception to expand this existing non-conformity regarding the deficiency in parking spaces was granted on December 21, 2015. The Township Solicitor should be consulted to confirm whether a special exception, instead of a variance, is the proper method of addressing the expanded non-conformity in parking space deficiency.
4. The design of the proposed stormwater management facilities includes rain gardens. The County Planning Commission endorses the use of innovative stormwater management practices.
5. Depending on the number of vehicles in the drive-through queue, the drive-through lane closest to the building may create conflicts with backing motions at the adjacent handicap parking spaces. Perhaps these handicap parking spaces should be relocated to the northern part of this parking area or the queuing area should be redesigned.
6. The drive-through lane on the east side of the building may create conflicts for pedestrians in this area. A special paver design or line striping could be considered to identify the pedestrian crossings at the drive-through lane.

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.

Page: 4

Re: Preliminary/Final Land Development - Chic-fil-A

# East Caln Township - LD-03-19-15807

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of 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 dark ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno, AICP  
Senior Review Planner

cc: Chic-fil-A  
Maser Consulting, P.A.  
Chester County Health Department  
Chester County Conservation District





# 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

March 21, 2019

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

Re: Final Subdivision - Two Sisters' Farm  
# East Fallowfield Township - SD-03-19-15809

Dear Ms. Valaitis:

A final subdivision plan entitled "Two Sisters' Farm", prepared by Regester Associates, Inc., dated May 14, 2014, and last revised on September 10, 2018, was received by this office on March 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.

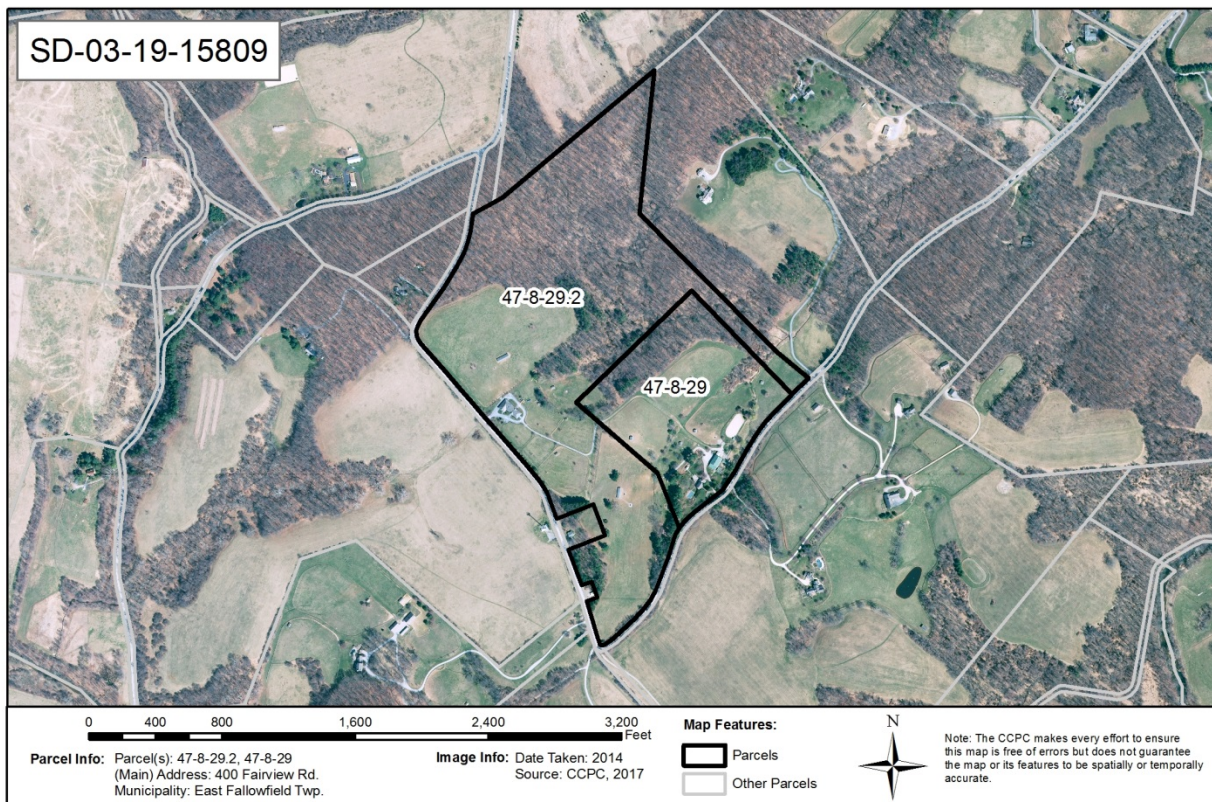
### **PROJECT SUMMARY:**

Location:	North side of Fairview Road, southeast of Doe Run Church Road
Site Acreage:	79.79 acres
Lots/Units:	2 lots
Proposed Land Use:	Farm/Pasture Land
Municipal Land Use Plan Designation:	Agricultural Preservation
UPI#:	47-8-29, 47-8-29.2

### **PROPOSAL:**

The applicant proposes the adjustment of the lot line separating two lots. The site, which contains numerous buildings, is served by on-site water and sewer facilities and is located in the East Fallowfield Township RA - Rural Agricultural zoning district. No additional development is proposed by this subdivision.

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



## COUNTY POLICY:

### LANDSCAPES:

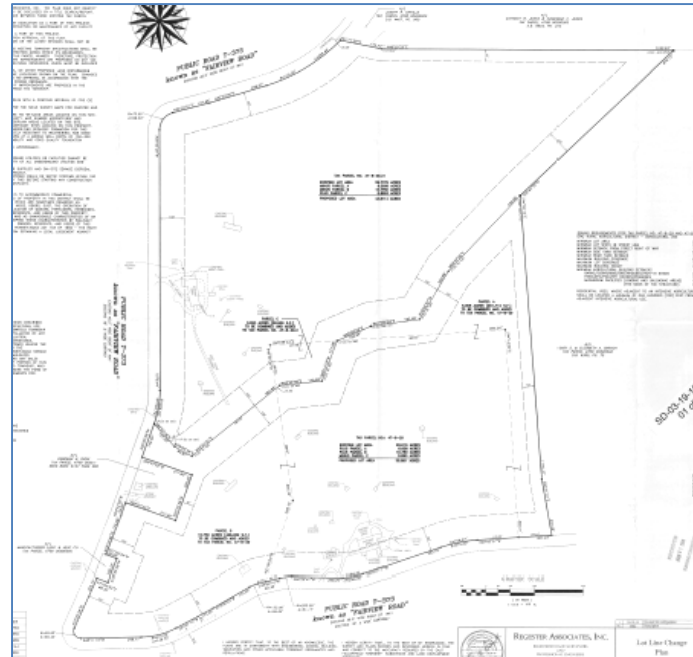
1. The site is located within the **Agricultural Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is very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

### PRIMARY ISSUES:

2. We suggest that the applicant and the Township ensure that the subdivision follows natural features as much as practicable.
3. The plan shows “existing pipeline marker” notes in three places but does not show the location of the pipeline. According to the Chester County Pipeline Information Center: <http://www.chescoplanning.org/pic/mapping.cfm>, this is a Transcanada/Columbia Gas Transmission pipeline. If any future development of this tract is proposed in the vicinity of this pipeline, 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.

Page: 3  
Re: Final Subdivision - Two Sisters' Farm  
# East Fallowfield Township - SD-03-19-15809

We recommend that any future 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](http://www.chescoplanning.org/pic/introduction.cfm).



*Detail of Two Sisters' Farm Final Subdivision*

ADMINISTRATIVE ISSUE:

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

*Wes Bruckno*

Wes Bruckno, AICP  
Senior Review Planner

cc: Regester Associates, Inc.,  
Deborah Rush  
Chester County Health Department





# 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

March 25, 2019

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

Re: Final Subdivision - Mark L. Brown  
# East Nottingham Township - SD-03-19-15821

Dear Ms. Scheese:

A final subdivision plan entitled "Mark L. Brown", prepared by Crossan-Raimato, Inc., and dated January 23, 2019, was received by this office on March 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 Little Elk Creek Road, at Coldiron Drive
Site Acreage:	13.78
Lots/Units:	5 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural
UPI#:	69-7-39.2, 69-7-39

### **PROPOSAL:**

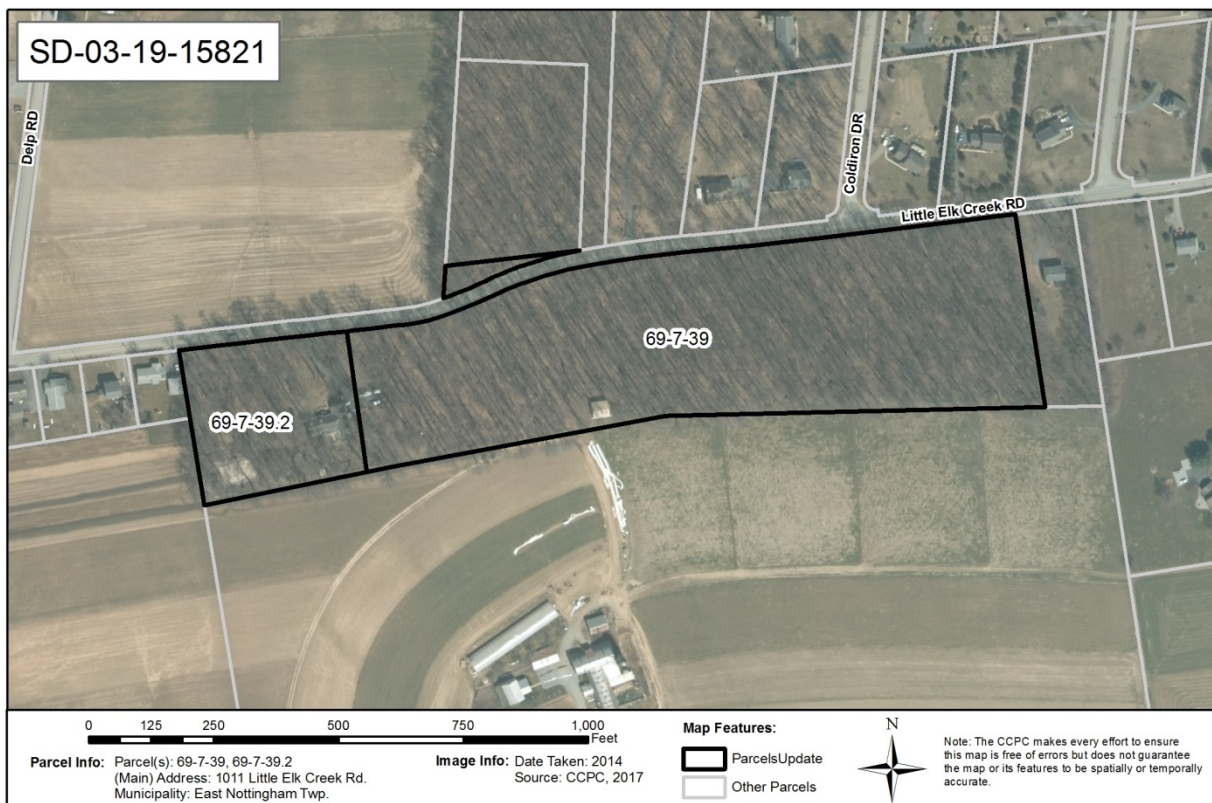
The applicant proposes the creation of 4 new lots and the expansion of an existing lot. The project site, which will be served by onsite water and onsite sewer, is located in the R-1 Residential zoning district.

**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 **Agricultural Landscape** and **Rural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The **Agricultural Landscape** consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The 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**. The location of the proposed subdivision is designated as Rural on the future land use map of the Oxford Region Multimunicipal Comprehensive Plan; this submission is consistent with this designation.



**PRIMARY ISSUE:**

2. Aerial photography of the site indicates that the site is wooded. When development occurs we recommend that the removal of trees should be limited to the minimum area needed for the dwelling(s)/building(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. The retained area of woodlands could serve to buffer the future dwellings from the road and agricultural operations south of the site.

Page: 3

Re: Final Subdivision - Mark L. Brown

# East Nottingham Township - SD-03-19-15821



*Detail of sheet 1 of the plan*

#### ADMINISTRATIVE ISSUES:

3. The plan indicates that two variances have 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.
4. The Township should also consider requiring shared driveways for the undeveloped parcels; this will reduce the number of new access points Little Elk Creek Road.
5. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,

Glenn Bentley  
Senior Review Planner

cc: Mark L. Brown  
Crossan-Raimato, Inc.  
Chester County Health Department



# 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

March 11, 2019

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

Re: Final Subdivision - Paul S. Blank  
# Honey Brook Township - SD-02-19-15774

Dear Mr. Landes:

A final subdivision plan entitled "Paul S. Blank", prepared by Concord Land Planners and Surveyors, Inc. and dated January 18, 2019, was received by this office on February 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 side of Meadville Road, east of the municipal border with Salisbury Township, Lancaster County
Site Acreage:	2.90 acres
Lots/Units:	2 lots (to be merged into one lot)
Proposed Land Use:	Farm/Pasture Land
Municipal Land Use Plan Designation:	Rural/Agriculture
UPI#:	22-6-17

### **PROPOSAL:**

The applicant proposes the combination of two lots into one lot. The eastern portion of the site, which is served by on-site water and on-site sewer facilities, is located in Honey Brook Township's Agriculture zoning district. The western portion of the site is within Salisbury Township, Lancaster County and is also zoned Agricultural. The subdivision was submitted to the Chester County Planning Commission by Honey Brook Township. The tract contains a dwelling and barn, but no additional development is proposed by this subdivision.

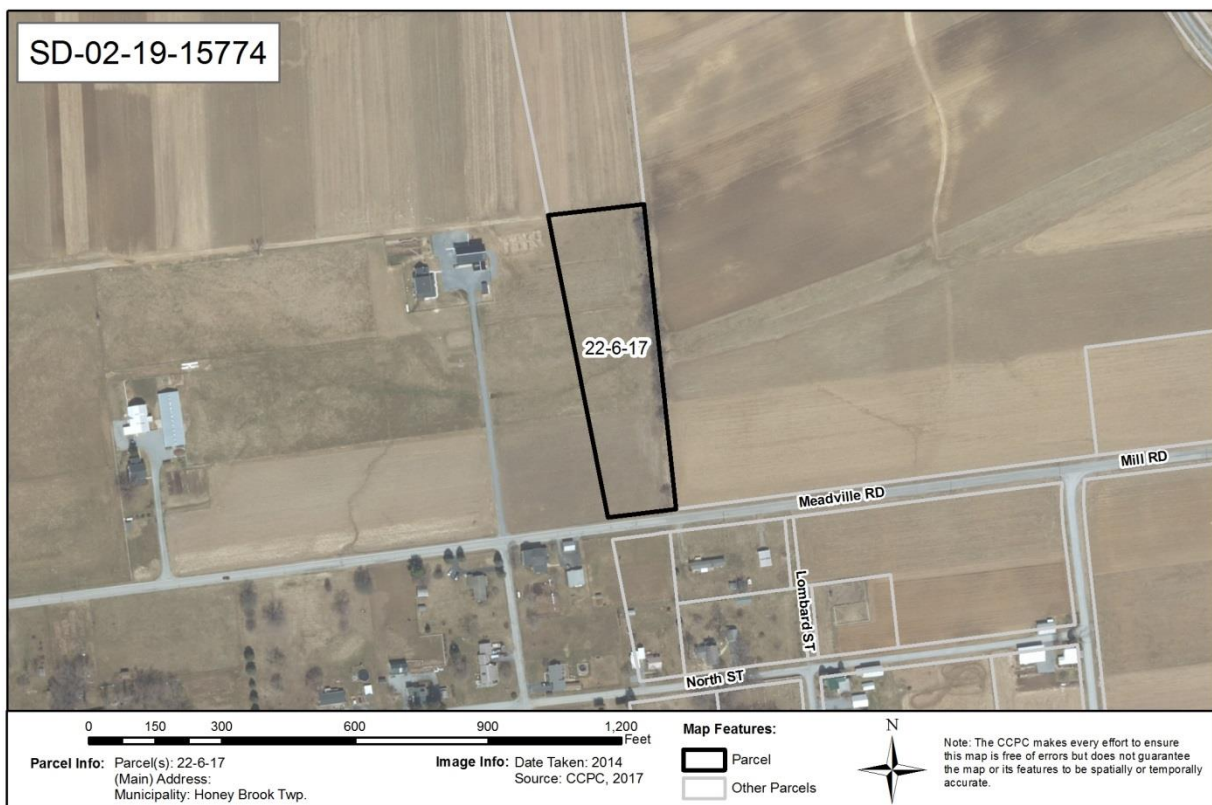
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.



**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. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: [www.chesco.org/256/Act-319---Clean-Green](http://www.chesco.org/256/Act-319---Clean-Green).
3. Because this parcel is within the **Agricultural Landscape** designation of *Landscapes3*, the applicant should consider deed-restricting this parcel from future development.

Page: 3  
Re: Final Subdivision - Paul S. Blank  
# Honey Brook Township - SD-02-19-15774



*Detail of Paul S. Blank  
Final Subdivision*

ADMINISTRATIVE ISSUE:

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



Wes Bruckno, AICP  
Senior Review Planner

cc: Concord Land Planners and Surveyors, Inc.  
Paul S. Blank  
Chester County Health Department  
Chester County Assessment Office  
Lester Houck, Salisbury Township, Lancaster County Secretary-Treasurer



# 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

March 22, 2019

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

Re: Final Subdivision - 713 Mount Pleasant Road  
# Honey Brook Township - SD-02-19-15800

Dear Mr. Landes:

A final subdivision plan entitled "713 Mount Pleasant Road", prepared by Hershey Surveying Inc. and dated February 18, 2019, was received by this office on February 27, 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 have no comments on the design of the proposed subdivision.

### **PROJECT SUMMARY:**

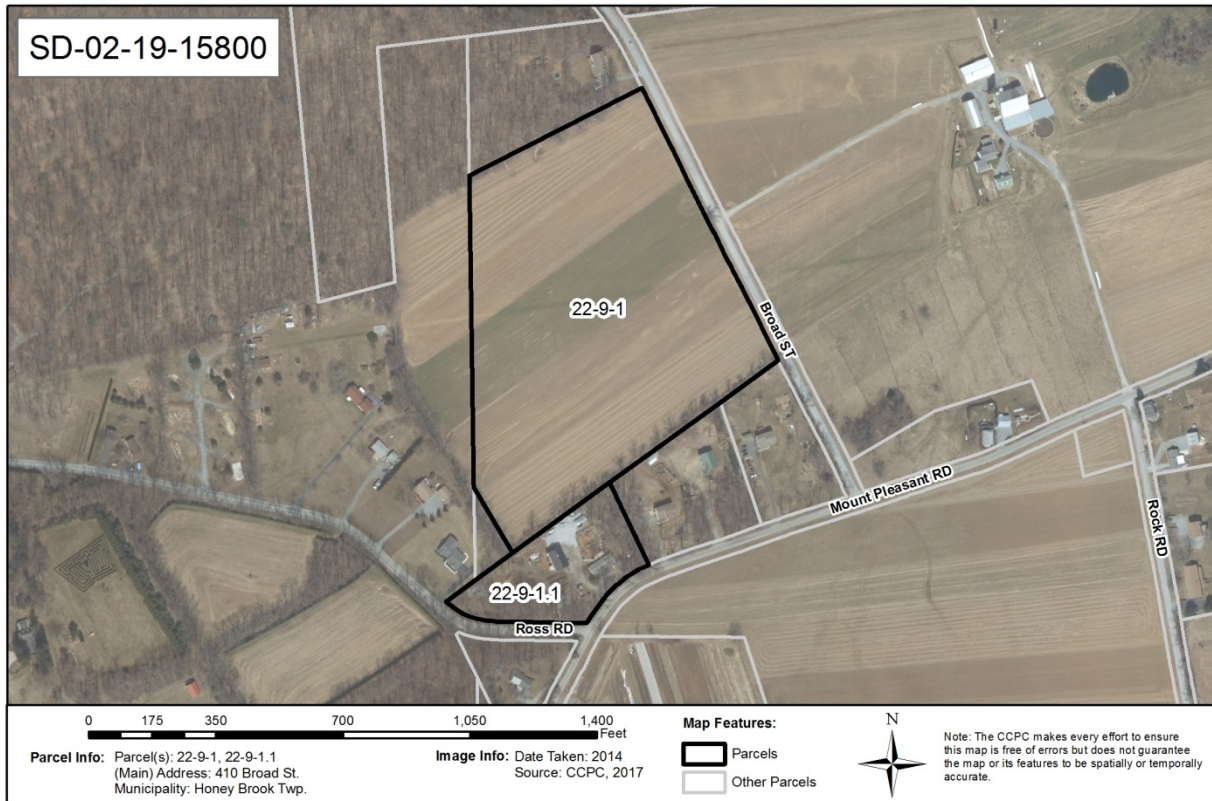
Location:	West side of Broad Street and the north side of Mount Pleasant Road
Site Acreage:	26.57 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Rural/Agriculture
UPI#:	22-9-1.1, 22-9-1

### **PROPOSAL:**

The applicant proposes the adjustment of the lot lines separating two lots. The site, which is served by on-site water and on-site sewer facilities, is located in the Honey Brook Township AG-Agricultural zoning district. The western portion of the site is located in Salisbury Township, Lancaster County. The site contains a dwelling and additional structures, but no additional development is proposed by this subdivision.

**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 plan.





## COUNTY POLICY:

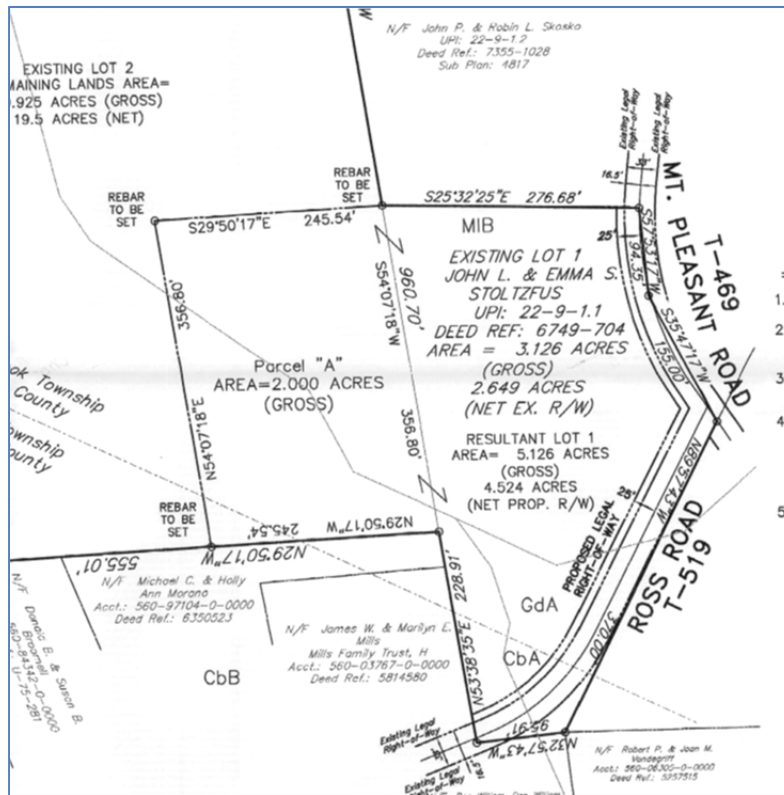
### LANDSCAPES:

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 of 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**.

Page: 3

Re: Final Subdivision - 713 Mount Pleasant Road

# Honey Brook Township - SD-02-19-15800



***Detail of 713 Mount Pleasant Road  
Final Subdivision***

**PRIMARY ISSUE:**

2. The proposed subdivision includes a lot containing a gas transmission pipeline operated by Texas Eastern. Although this subdivision does not involve any construction near the pipeline, we suggest that the applicant contact the pipeline operator to ensure that any future development will not result in any encroachment into the pipeline right-of-way. We recommend that any future development 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](http://www.chescoplanning.org/pic/introduction.cfm).

**ADMINISTRATIVE ISSUE:**

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

Page: 4

Re: Final Subdivision - 713 Mount Pleasant Road

# Honey Brook Township - SD-02-19-15800

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Hershey Surveying Inc.  
John L. and Emma S. Stoltzfus  
Chester County Health Department



# 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

March 1, 2019

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

Re: Final Subdivision - David Meadows  
# Kennett Township - SD-02-19-15780

Dear Ms. Moore:

A final subdivision plan entitled "David Meadows", prepared by Regester Associates Inc. and dated January 31, 2019, was received by this office on February 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 Sills Mill Road and the west side of East Hillendale Road
Site Acreage:	8.64 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	RR-Rural Residential
UPI#:	62-4-190, 62-4-190.1

### **PROPOSAL:**

The applicant proposes the adjustment of the lot line separating two lots. The site, which contains one dwelling and is served by on-site water and sewer facilities, is located in the Kennett Township R-2 Residential zoning district.

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

## **COUNTY POLICY:**

### **LANDSCAPES:**

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



## **PRIMARY ISSUE:**

2. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Sills Mill Road and East Hillendale Road as local access roads. The Handbook (page 183) recommends 33-50 foot-wide rights-of-way for local access roads to accommodate future road and infrastructure improvements. We recommend that the Township determine the appropriate rights-of-way to be reserved for these sections of Sills Mill Road and East Hillendale Road and that these area be identified as dedicated rights-of-way and be offered for dedication. The Township Engineer should ensure that the final plan includes all metes and bounds and bearing descriptions along the ultimate rights-of-way for Sills Mill Road and East Hillendale Road.





*Detail of David Meadows  
Final Subdivision*

ADMINISTRATIVE ISSUE:

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

Sincerely,

*Wes Bruckno*

Wes Bruckno, AICP  
Senior Review Planner

cc: David Meadows  
Regester Associates Inc.  
Chester County Health Department





# 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

March 7, 2019

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

Re: Preliminary/Final Subdivision and Land Development- Hy-Tech Mushroom at 155 Valley Road  
# London Grove Township - SD-02-19-15771, LD-02-19-15772

Dear Mr. Battin:

A preliminary/final subdivision and land development plan entitled "Hy-Tech Mushroom at 155 Valley Road", prepared by RGS Associates and dated February 6, 2018, was received by this office on February 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 and land development for your consideration.

### **PROJECT SUMMARY:**

Location:	North and south sides of Valley Road, west of South Guernsey Road; west of West Grove Borough
Site Acreage:	50.33 acres
Lots/Units:	Lot Consolidation; 5 lots into 2 lots
Proposed Land Use:	3 buildings and 2 tanks
New Parking Spaces:	54 spaces
Municipal Land Use Plan Designation:	Industrial/Light Industrial
UPI#:	59-7-49, 59-7-55.1, 59-7-48, 59-7-54, 59-7-50

### **PROPOSAL:**

The applicant proposes the consolidation of five lots into two lots and the construction of three industrial buildings totaling 167,480 square feet and two concrete storage tanks. Various mushroom processing structures and other buildings on the site will be removed. The site, which will be served by on-site water and sewer facilities, is located in the London Grove Township I-Industrial and RR-Residential Rural zoning district.

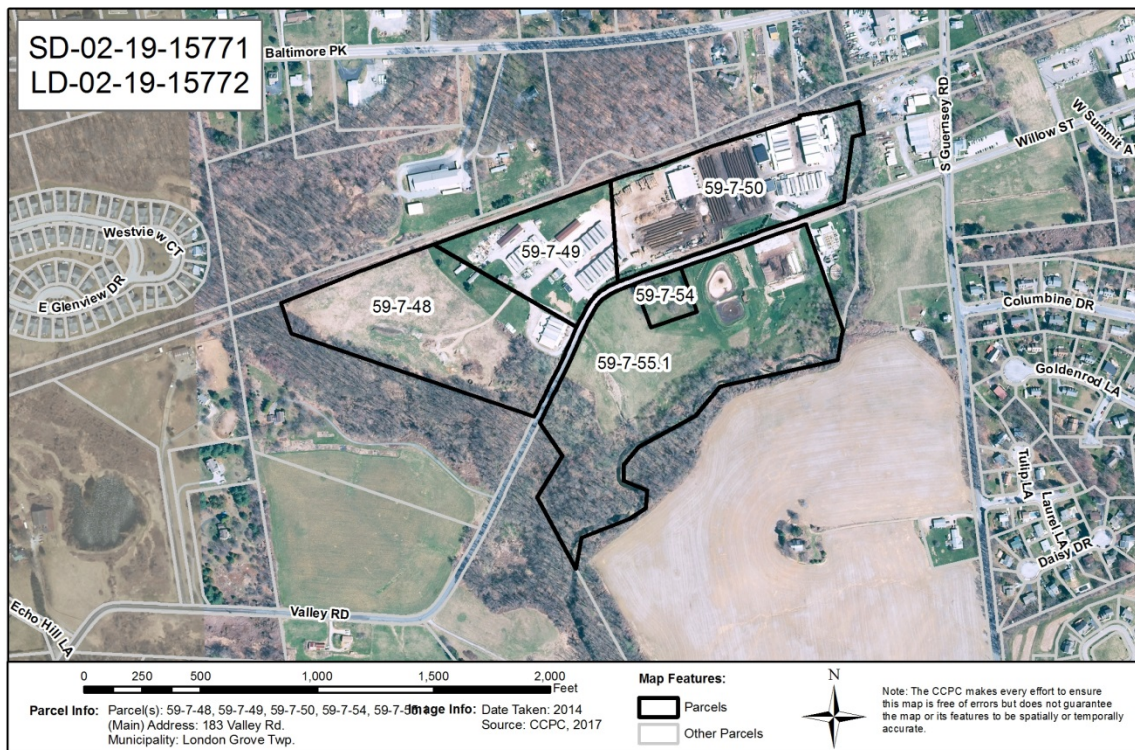
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision and land development plan.

**COUNTY POLICY:**

**LANDSCAPES:**

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

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 and land development is consistent with the objectives of the **Urban Center Landscape**.

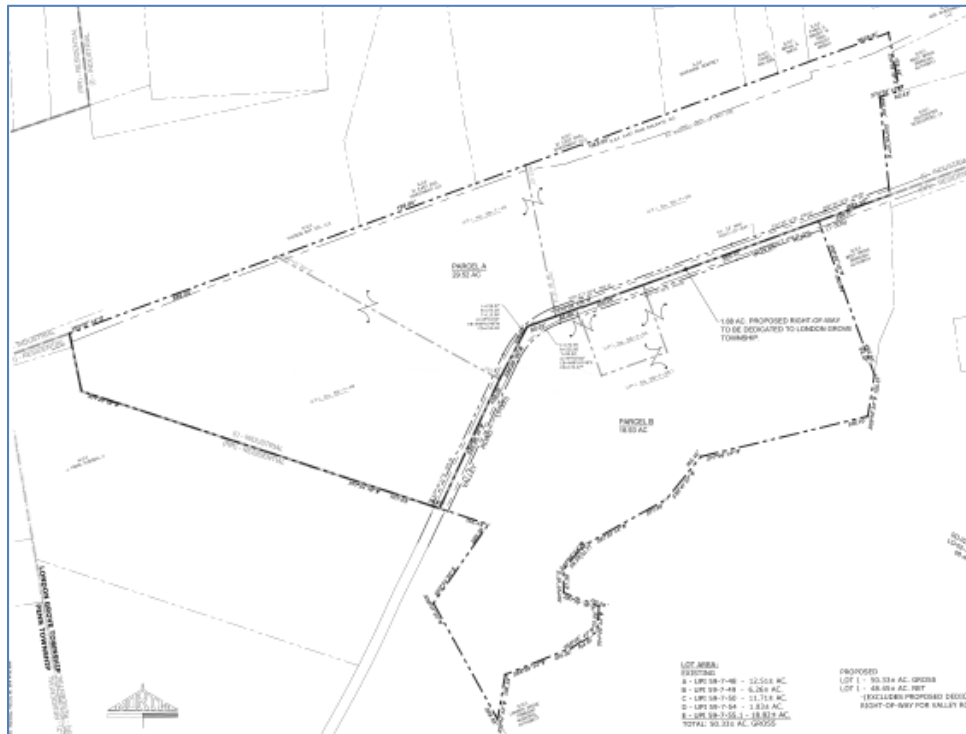


**WATERSHEDS:**

2. ***Watersheds***, the water resources component of ***Landscapes3***, indicates the proposed development is located within the Middle Branch subbasin of the White Clay 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.

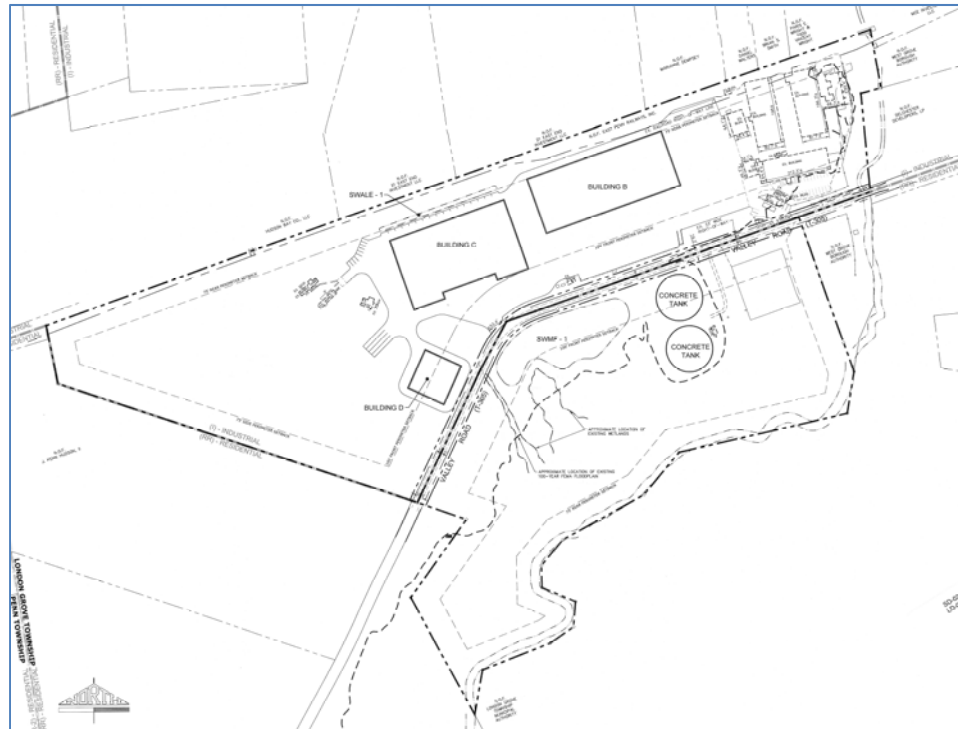
***Watersheds*** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).



***Detail of Hy-Tech Mushroom at 155 Valley Road  
Preliminary/Final Subdivision***

Page: 4

Re: Preliminary/Final Subdivision and Land Development- Hy-Tech Mushroom at 155 Valley Road  
# London Grove Township - SD-02-19-15771, LD-02-19-15772



***Detail of Hy-Tech Mushroom at 155 Valley Road  
Preliminary/Final Land Development***

**PRIMARY ISSUES:**

3. The Chester County Planning Commission does not endorse the use of on-site water or sewer for commercial or industrial uses, due to the potential for high wastewater flows and the contamination of groundwater resources. We recommend that the applicant connect to public systems in consideration of potable water safety and water supply dependability.
4. We note that the applicant has been granted a variance from the provisions of the Township Zoning Ordinance relating to the provision of landscaping. The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Board. The Township should ensure that the approved landscaping plan provides an appropriate amount of landscaping and screening.
5. We note that the applicant has requested waivers from the provisions of the Township Subdivision and Land Development Ordinance relating to some improvements of Valley Road. The Township should critically review these requests with relation to the anticipated amount and type of vehicles that will be using this facility and which will travel on Valley Road. 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. We recommend that both the applicant and Township refer to "Best Management Practices for Environmental Protection in the Mushroom Farm Community Manual," issued by the Pennsylvania Department of Environmental Protection (December, 1997). This manual includes a list of recommended setbacks, "Best Management Practices," and other recommended management options for mushroom farm operations. The Chester County Conservation Service



and the Natural Resources Conservation Service can also provide technical, educational, and financial resources to ensure that the “Best Management Practices” are effectively utilized to minimize potential adverse effects of mushroom farm operations. We also recommend that the applicant provide the Township with documentation of any applicable water quality management permits required by the Pennsylvania Department of Environmental Protection, as part of this land development proposal.

7. The Site/Zoning Data table on the plan shows that 54 parking spaces are proposed (another part of the table shows a total of 52 spaces), while the Site/Zoning Data table indicates that 26 spaces are required by the Township Zoning Ordinance. The applicant’s submission indicates that a variance has been granted to reduce the number of required parking spaces, but does not indicate the number of spaces that are actually proposed. We suggest that the applicant and the Township evaluate the actual anticipated parking demand for this facility, and landscape the unnecessary spaces.
8. We suggest that the applicant and the Township consider how pedestrian access to this site could be provided for employees who may be able to walk or bike to the site. The applicant and Township should refer to the Pedestrian Facilities Design Element of the County Planning Commission’s Multimodal Circulation Handbook (2016 Update) in its design of the proposed pedestrian facilities, which is available online at: [www.chesco.org/documentcenter/view/27042](http://www.chesco.org/documentcenter/view/27042).

The applicant should also consider providing dedicated bicycle parking for employees. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity, 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](http://www.chesco.org/documentcenter/view/27029).

9. We have no comments on the design of the lot consolidation plan.

#### ADMINISTRATIVE ISSUES:

10. 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.
11. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.



Page: 6

Re: Preliminary/Final Subdivision and Land Development- Hy-Tech Mushroom at 155 Valley Road  
# London Grove Township - SD-02-19-15771, LD-02-19-15772

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: RGS Associates  
Hy-Tech Mushroom  
Hy-Tech Phase II  
Chester County Health Department  
Chester County Conservation District  
Greg McCummings, West Grove Borough Manager



# 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

March 22, 2019

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

Re: Preliminary/Final Subdivision - 11 Griffith Avenue  
# Malvern Borough – SD-03-19-15802

Dear Mr. Bashore:

A Preliminary/Final Subdivision Plan entitled "11 Griffith Avenue", prepared by JMR Engineering, LLC, and dated February 21, 2019, was received by this office on March 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:	southeast corner of West King Street and Griffith Avenue
Site Acreage:	0.77
Proposed Land Use:	2 Single Family Residential Lots
Municipal Land Use Plan Designation:	Traditional Medium Density Residential
UPI#:	2-3-25

### **PROPOSAL:**

The applicant proposes the creation of 2 single family residential lots. The existing residence will be removed. The project site, which will be served by public water and public sewer, is located in the R3a Residential zoning district. We acknowledge the site plan indicates that the Borough Zoning Hearing Board, on November 26, 2018, granted a variance from the minimum lot area requirement for Lot 1.

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

**COUNTY POLICY:**

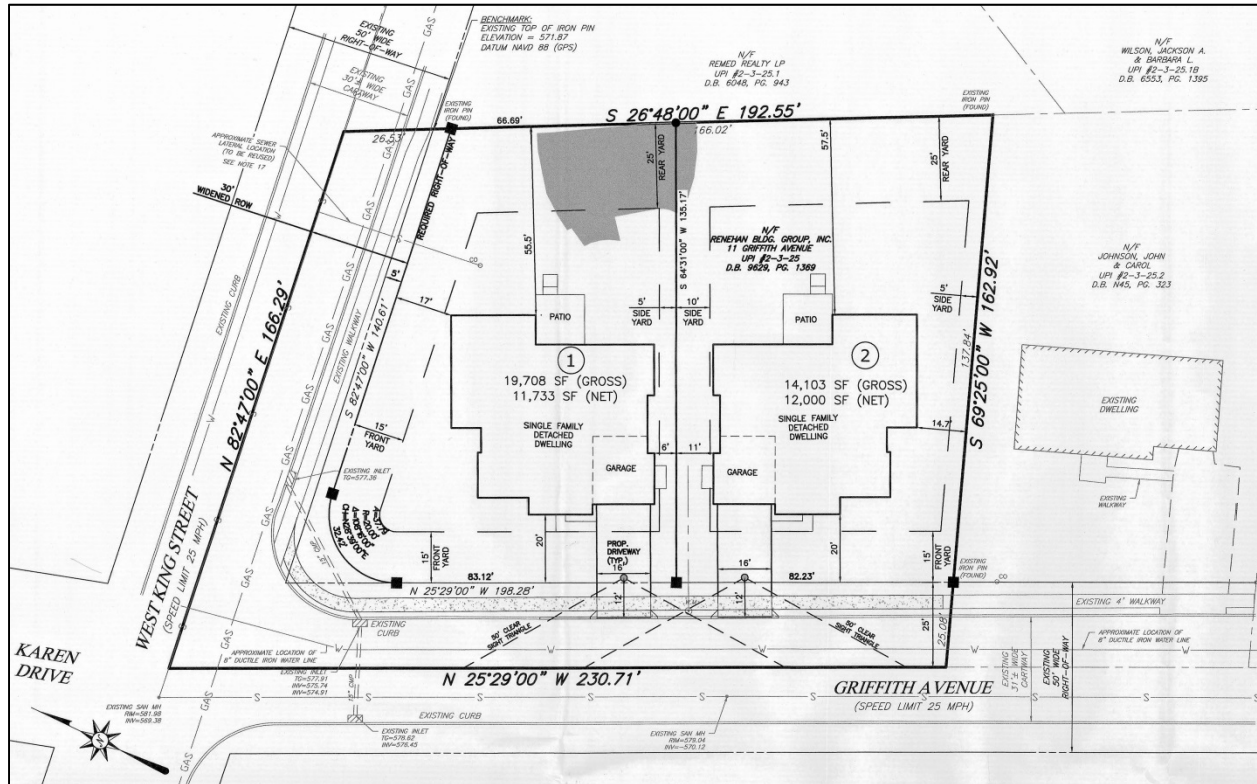
**LANDSCAPES:**

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

**WATERSHEDS:**

2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within 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](http://www.chesco.org/water).





Site Plan Detail, Sheet 1: Preliminary/Final Subdivision - 11 Griffith Avenue

PRIMARY ISSUES:

3. We acknowledge, and endorse, the installation of sidewalks along Griffith Avenue from West King Street to the adjoining parcel to the south. Sidewalks are an essential design element in the Urban Center Landscape.

ADMINISTRATIVE ISSUES:

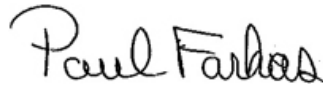
4. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the **Valley Creek Watershed Act 167 Stormwater Management Plan** (February 2011).
5. SWM Operation and Maintenance Note 1 on Sheet 3 indicates that it will be the responsibility of the property owner to maintain the stormwater management bmps/facilities and related appurtenances on their lot. 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.
6. The applicant is requesting six waivers from the provisions of the Borough Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

Page: 4  
Re: Preliminary/Final Subdivision - 11 Griffith Avenue  
# Malvern Borough – SD-03-19-15802

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

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

Sincerely,

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

Paul Farkas  
Senior Review Planner

cc: JMR Engineering, LLC  
Renehan Building Group, Inc.





# 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

March 11, 2019

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

Re: Final Subdivision - Angelo M. Melasecca and Ashley M. Melasecca  
# New London Township - SD-02-19-15779

Dear Ms. Fagan:

A final subdivision plan entitled "Angelo M. Melasecca and Ashley M. Melasecca", prepared by Crossan-Raimato, Inc. and dated January 18, 2019, was received by this office on February 13, 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 State Road, south of Thunder Hill Road
Site Acreage:	65.60 acres
Lots/Units:	1 lot; 4 proposed
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential
UPI#:	71-3-32

### **PROPOSAL:**

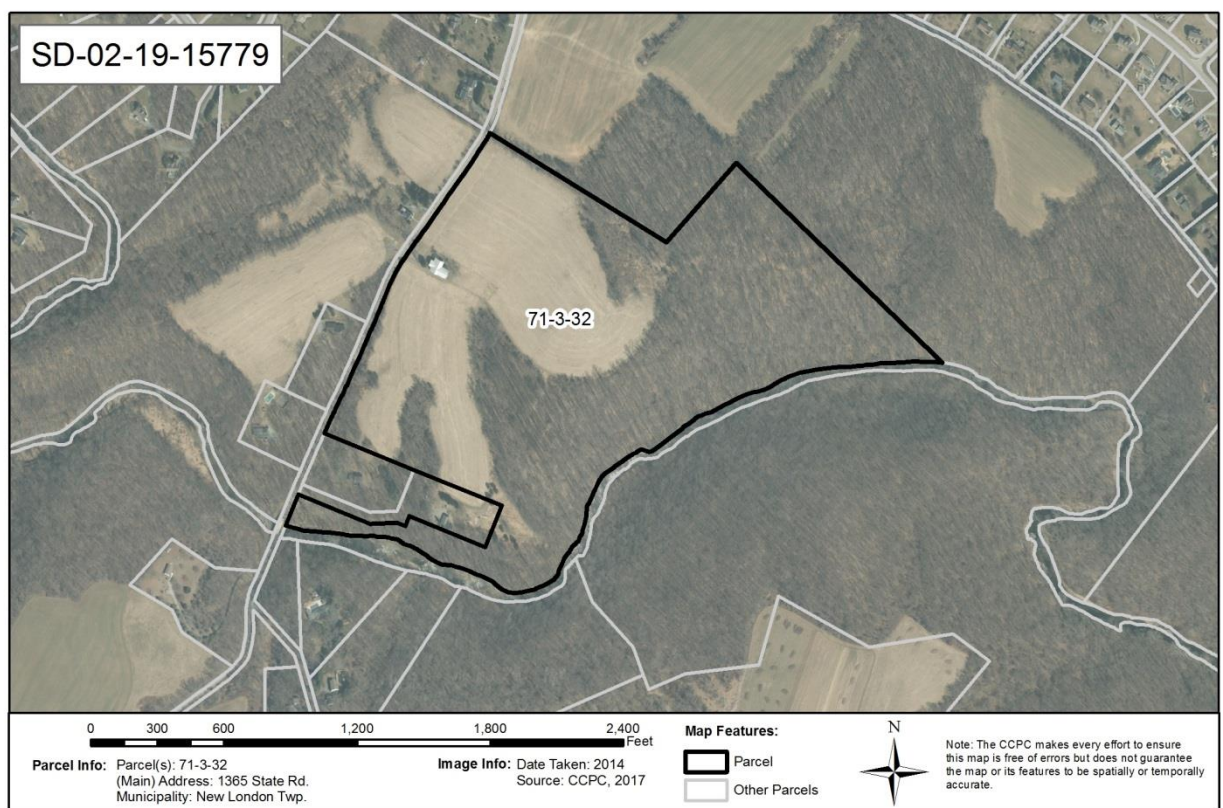
The applicant proposes the creation of four lots. The project site, which will be served by on-site water and on-site sewer, is located in the New London Township R-1 zoning district. The municipal boundary with Elk Township is to the south. The site contains a barn but no additional development is proposed 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.

## COUNTY POLICY:

### LANDSCAPES:

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



## PRIMARY ISSUES:

2. If additional subdivisions are being considered for the 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. A sketch plan is also appropriate because each of the proposed lots is substantially larger than the two-acre minimum lot size in the New London Township R-1 District, and due to the presence of steep slopes and flood plain areas on the site. Alternatively, the applicant should consider deed-restricting the site from further development.



***Detail of Angelo M. Melasecca and Ashley M. Melasecca  
Final Subdivision***

**ADMINISTRATIVE ISSUE:**

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

Page: 4

Re: Final Subdivision - Angelo M. Melasecca and Ashley M. Melasecca

# New London Township - SD-02-19-15779

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Angelo M. Melasecca  
Chester County Septic, LLC  
Crossan-Raimato, Inc.  
Terri Kukoda, Elk Township Secretary/Treasurer  
Chester County Health Department



# 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

March 21, 2019

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

Re: Final Subdivision - New London Presbyterian Church  
# New London Township - SD-02-19-15798

Dear Ms. Fagan:

A final subdivision plan entitled "New London Presbyterian Church", prepared by Crossan-Raimato, Inc., and dated February 1, 2019, was received by this office on February 26, 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:	southeast corner of Newark Road and Church Road
Site Acreage:	4.39
Lots/Units:	2 lots
Proposed Land Use:	Cemetery, Single Family Residential
Municipal Land Use Plan Designation:	Residential
UPI#:	71-2-61-E

### **PROPOSAL:**

The applicant proposes the creation of 2 lots. The project site is located in the R-2 (Non-residential option) zoning district. No new sewage disposal or water supply is proposed.

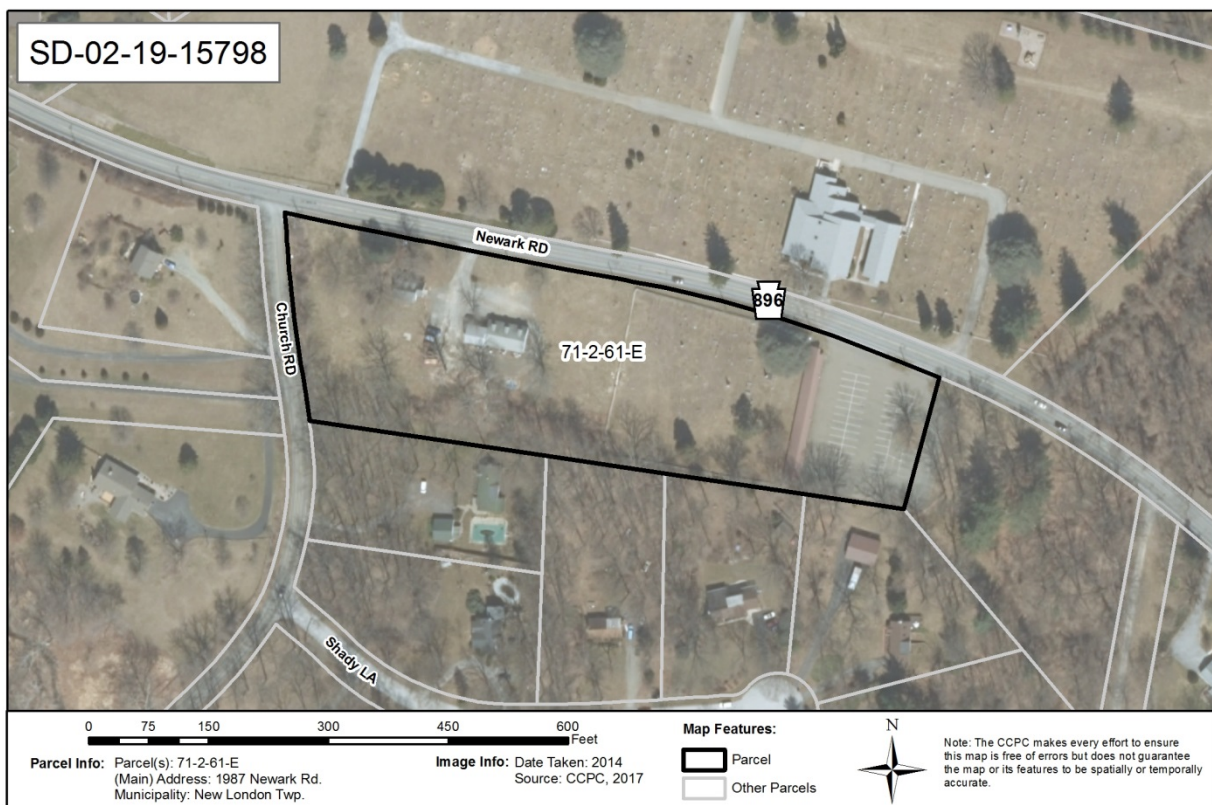
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.



## COUNTY POLICY:

### LANDSCAPES:

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



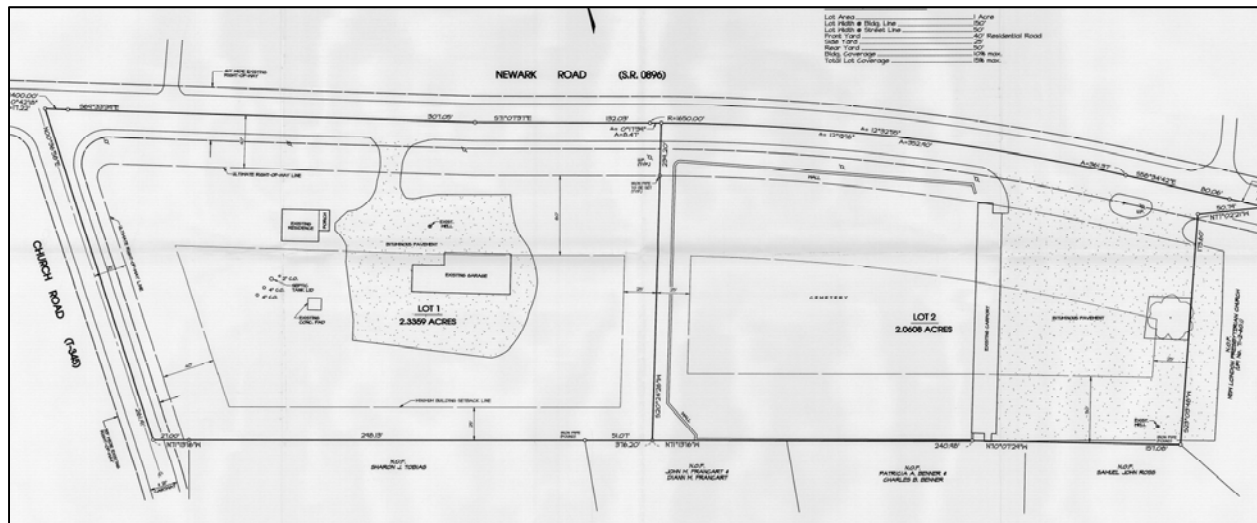
## PRIMARY ISSUES:

2. We note that proposed lot #1 may be capable of being further subdivided; if this is inconsistent with the owner's future plans for this lot, we recommend that the lot be deed restricted from further subdivision.
3. The Township and the applicant should consider the need for a pedestrian crossing from the parking lot on the south side of Route 896 to the church on the north side.

Page: 3

Re: Final Subdivision - New London Presbyterian Church

# New London Township - SD-02-19-15798



Detail of Sheet 1 of the plan

ADMINISTRATIVE ISSUES:

4. 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.
5. We acknowledge and endorse the delineation of ultimate rights-of-way along Route 896 and Church Road on the plan. The Township and the applicant should determine whether the area within the rights-of-way should be dedicated to the appropriate agency.
6. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the 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 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,

Glenn Bentley  
Senior Review Planner

cc: New London Presbyterian Church  
Crossan-Raimato, Inc.



# 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

March 21, 2019

Kevin F. Hennessey, Manager  
North Coventry Township  
845 South Hanover Street  
Pottstown, PA 19465

Re: Final Subdivision - Scott & Susan Bentley  
# North Coventry Township - SD-02-19-15785

Dear Mr. Hennessey:

A final subdivision plan entitled "Scott & Susan Bentley", prepared by Cedarville Engineering Group LLC and dated January 30, 2019, was received by this office on February 21, 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 Shenkel Road, east of Cold Springs Road, north of Saint Peter's Road (State Route 4043)
Site Acreage:	34.33 acres
Lots:	3 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Resource Protection
UPI#:	17-2-114.2, 17-2-108

### **PROPOSAL:**

The applicant proposes the creation of three lots; two dwellings are proposed. The site, which will be served by on-site water and on-site sewer facilities, is located in the North Coventry Township RC Rural Conservation 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.



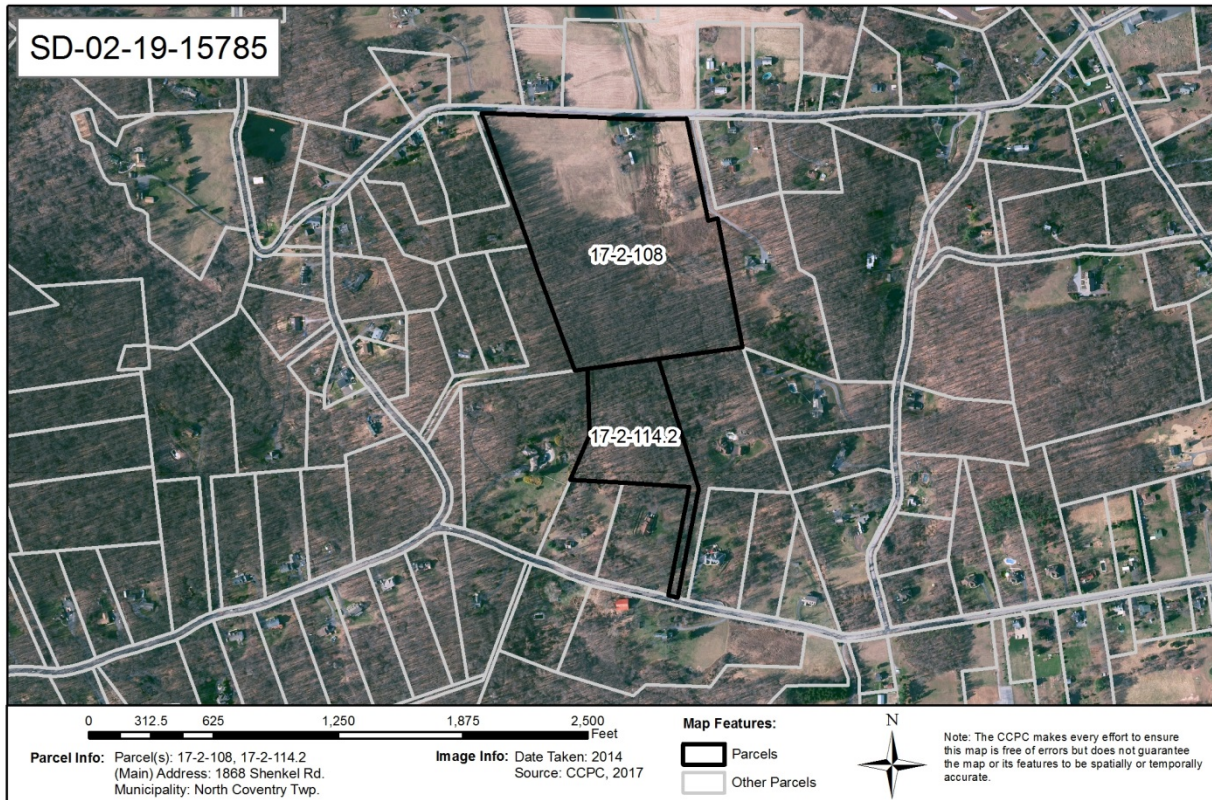
## COUNTY POLICY:

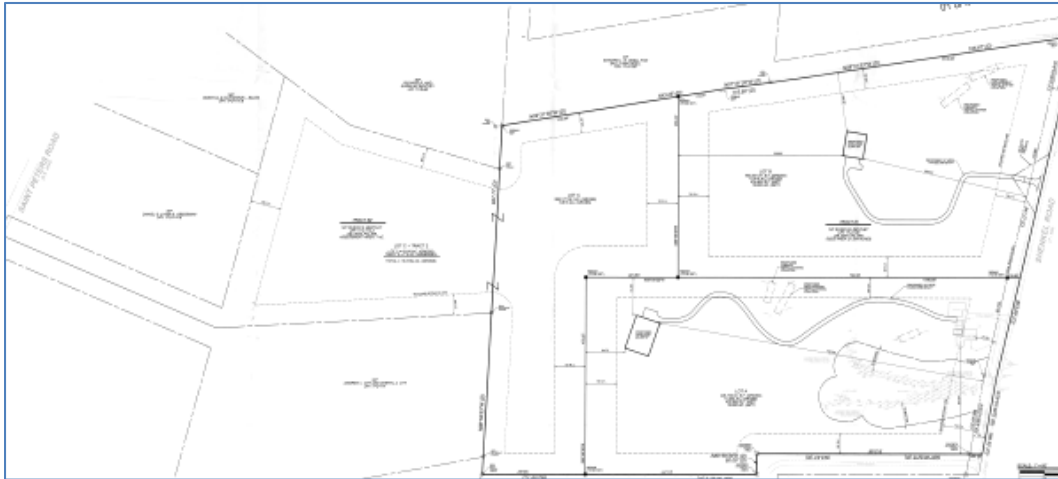
### LANDSCAPES:

1. The 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. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Saint Peter's Road (State Route 4043) as a local distributor. The Handbook (page 183) recommends a 50 foot-wide right-of-way for local distributor 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 Saint Peter's Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.





*Detail of Scott & Susan Bentley Final Subdivision*

3. Due to the sensitive natural features on this tract, we suggest that the applicant strive to protect as much of the site from disturbance as possible.

ADMINISTRATIVE ISSUES:

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

Sincerely,

Wes Bruckno, AICP  
Senior Review Planner

cc: Scott and Susan Bentley  
Cedarville Engineering Group LLC  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT





# 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

March 22, 2019

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

Re: Final Subdivision - Mark W. & Donna J. Gosik  
# Pennsbury Township - SD-02-19-15790

Dear Ms. Howley:

A final subdivision plan entitled "Mark W. & Donna J. Gosik", prepared by Concord Land Planners and Surveyors, Inc. and dated February 7, 2019, was received by this office on February 22, 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 Baltimore Pike (State Route 1), west of Independence Way
Site Acreage:	25.48 acres
Lots:	2 lots
Proposed Land Use:	Farm/pasture land
Municipal Land Use Plan Designation:	Resource Conservation
UPI#:	64-3-469.1, 64-3-470

### **PROPOSAL:**

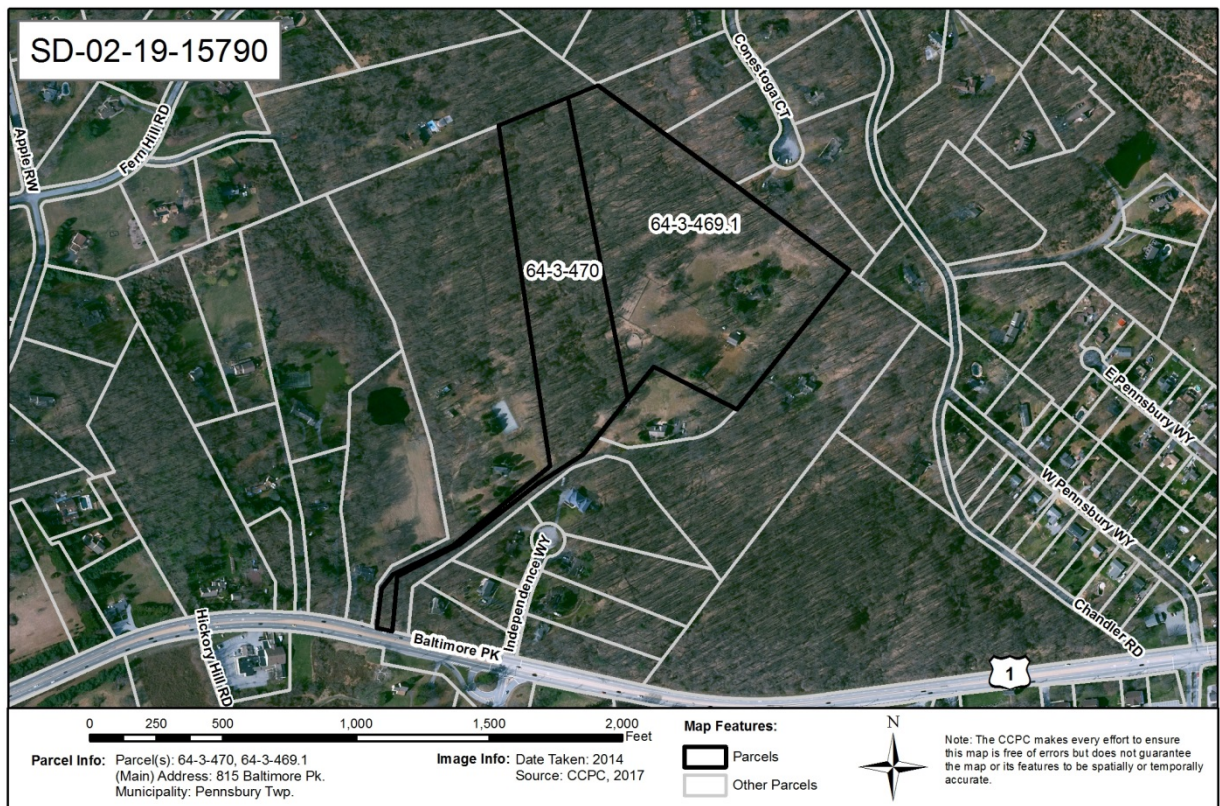
The applicant proposes the adjustment of the lot lines separating two. No new water or sewer facilities or other development is proposed by this subdivision. The site is located in the Pennsbury Township R-2 zoning district.

**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:**

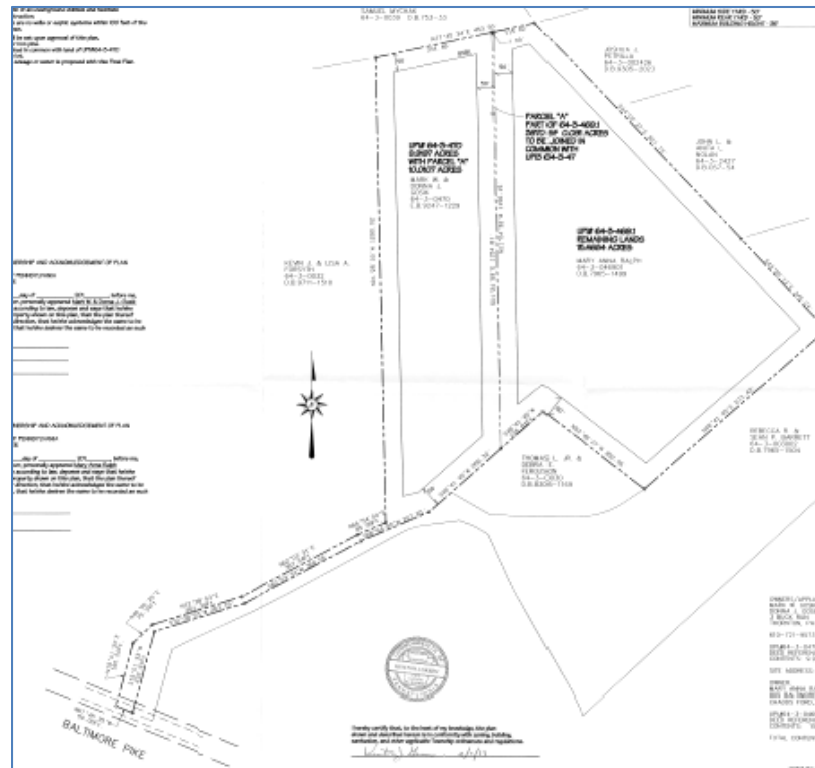
**LANDSCAPES:**

1. The 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 of the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**.



**PRIMARY ISSUE:**

2. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Baltimore Pike (State Route 1) as a major arterial. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Baltimore Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.



***Detail of Mark W. & Donna J. Gosik  
Final Subdivision***

ADMINISTRATIVE ISSUE:

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

Wes Bruckno

Wes Bruckno, AICP  
Senior Review Planner

cc: Mark W. & Donna J. Gosik  
Concord Land Planners and Surveyors, Inc.  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT



# 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

March 25, 2019

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

Re: Preliminary Land Development - Sadsbury Square  
# Sadsbury Township - LD-03-19-15812

Dear Ms. Shank:

A preliminary land development plan entitled "Sadsbury Square", prepared by DL Howell and dated February 26, 2019, was received by this office on March 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 land development for your consideration.

### **PROJECT SUMMARY:**

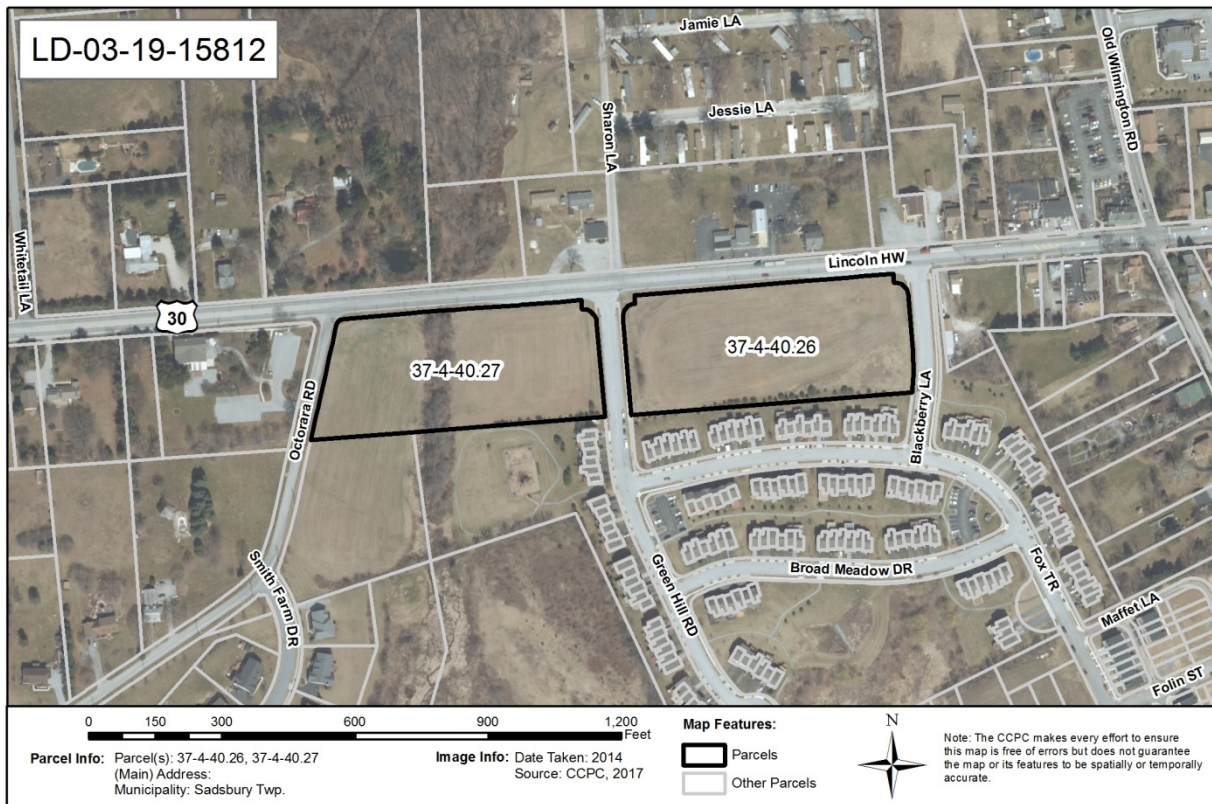
Location:	South side of Lincoln Highway (State Route 30), on both sides of Green Hill Road, west of Blackberry Lane
Site Acreage:	7.24 acres
Lots/Units:	84 units
Proposed Land Use:	Twin dwellings
New Parking Spaces:	198 spaces
Municipal Land Use Plan Designation:	Village
UPI#:	37-4-40.26, 37-4-40.27

### **PROPOSAL:**

The applicant proposes the construction of 84 residential units and 198 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Sadsbury Township SVD-Sadsbury Village District zoning district.

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





## COUNTY POLICY:

### LANDSCAPES:

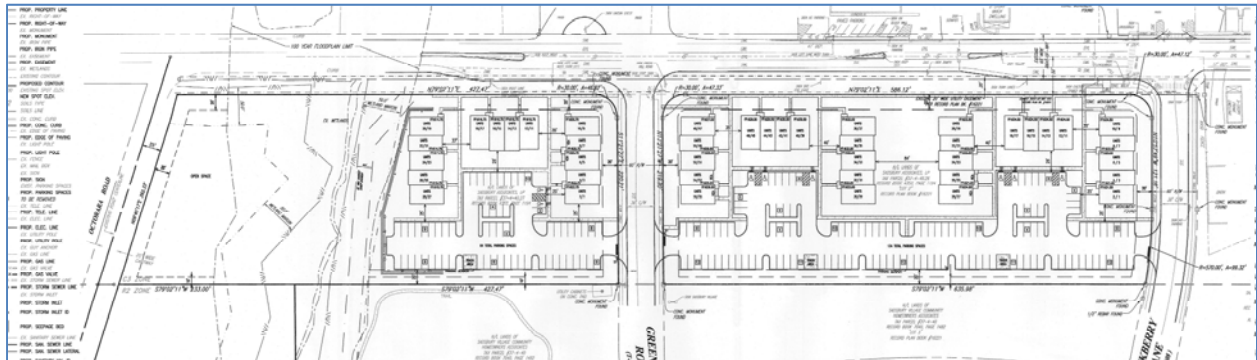
1. The site is located within the **Suburban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth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

### WATERSHEDS:

2. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within the Buck 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](http://www.chesco.org/water).



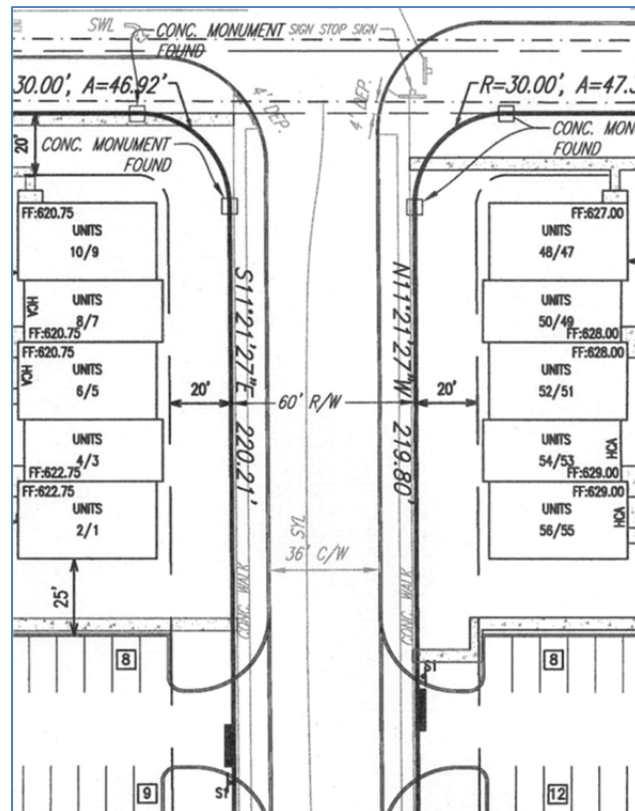


***Detail of Sadsbury Square  
Preliminary Land Development Plan***

**PRIMARY ISSUES:**

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Lincoln Highway (State Route 30) as a major arterial and classifies Octorara Road as a local distributor. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads and a 50 foot right-of-way for local distributor roads to accommodate future road and infrastructure improvements. (Octorara Road is shown on the plan as providing a 25 foot right-of-way on the east side; Green Hill Road and Blackberry Lane are classified as local roads, and both provide 50 foot rights-of-way). We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Lincoln Highway. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
4. We suggest that the Township's review of this plan submission would benefit from the preparation of a traffic impact study and a review of the potential impacts posed by this project.
5. We suggest that the applicant connect the sidewalks on this site to the trail system on the adjacent parcel to the south, identified on the plan as "Sadsbury Village Community Homeowners Associates".
6. The applicant should clarify whether the sidewalk near Lincoln Highway will serve only local residents or be available as part of a comprehensive sidewalk system on Lincoln Highway. We recommend that the sidewalks in this area be designed so that a comprehensive and coordinated sidewalk system can be achieved in the future; all sidewalks should extend to the parcel's boundaries. Where main sidewalk alignments meet, the applicant should consider a curvilinear layout to follow the likely desire line of foot traffic.
7. The applicant is requesting a waiver from the provisions of the Township Subdivision and Land Development Ordinance regarding landscape plantings. 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.

8. General Note 10 references a “sketch plan”; this should be corrected.
9. We recommend that the rear elevations of the units not face onto Green Hill Road (see figure below for example location) or Blackberry Lane. In keeping with traditional design and the character established by the units facing Lincoln Highway, the units adjacent to these two roads should face the public right-of-way.



*Detail of units along Green Hill Road*

ADMINISTRATIVE ISSUES:

10. 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.
11. 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.
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 - Sadsbury Square  
# Sadsbury Township - LD-03-19-15812

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

Sincerely,

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: DL Howell  
Sadsbury Associates LP  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District



# 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

March 27, 2019

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

Re: Preliminary/Final Land Development - 675 E. Swedesford Road  
# Tredyffrin Township – LD-03-19-15805

Dear Mr. Baumann:

A Preliminary/Final Land Development Plan entitled "675 E. Swedesford Road", prepared by Nave Newell Inc., and dated January 31, 2019, was received by this office on March 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:	northwest corner of East Swedesford Road and Old Eagle School Road
Site Acreage:	10.02
Lots/Units:	1 Lot
Proposed Land Use:	146,290 square foot office building
New Parking Spaces:	586
Municipal Land Use Plan Designation:	Office/Business Park
UPI#:	43-6F-13

### **PROPOSAL:**

The applicant proposes the construction of a five-story 146,290 square foot office building, and 586 parking spaces (we note the parking facilities include a two-story parking garage). The project site, which will be served by public water and public sewer, is located in the O Office zoning district. Building elevations were not included with the plan submission to the Chester 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.



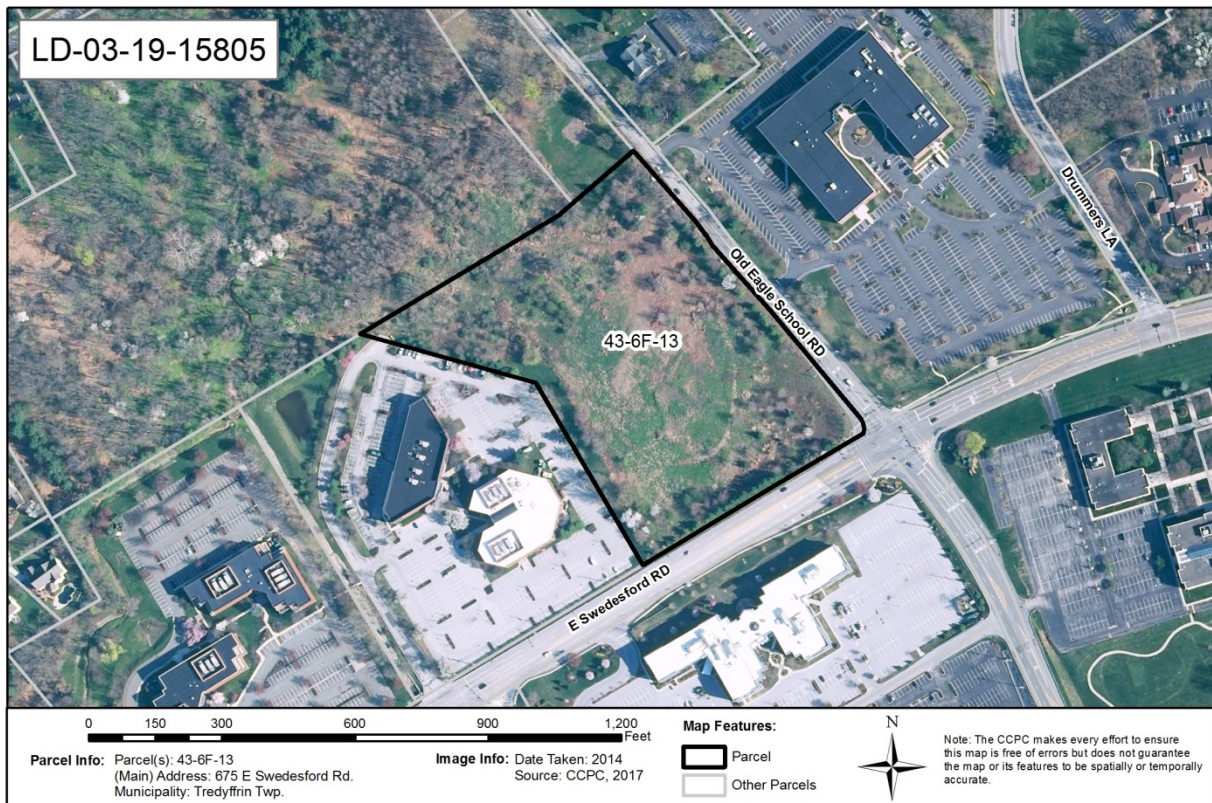
**BACKGROUND:**

1. The project site, also known as the “Wayne Glen (Office Parcel),” is the southern part of the Wayne Glen tract which includes the “Wayne Glen (Residential Parcel)” to the north. The County Planning Commission previously reviewed the preliminary land development plan for the “Wayne Glen (Residential Parcel),” which addressed the construction of 91 residential units and 3,661 linear feet of private roadway (CCPC# LD-12-17-15240, dated January 16, 2018). According to our records, this prior land development plan was approved by Tredyffrin Township on June 21, 2018. As noted in our previous review, conditional use approval was initially granted for the entire Wayne Glen project on June 22, 2015, which was later modified by a settlement agreement between the applicant and Township dated December 2, 2015.

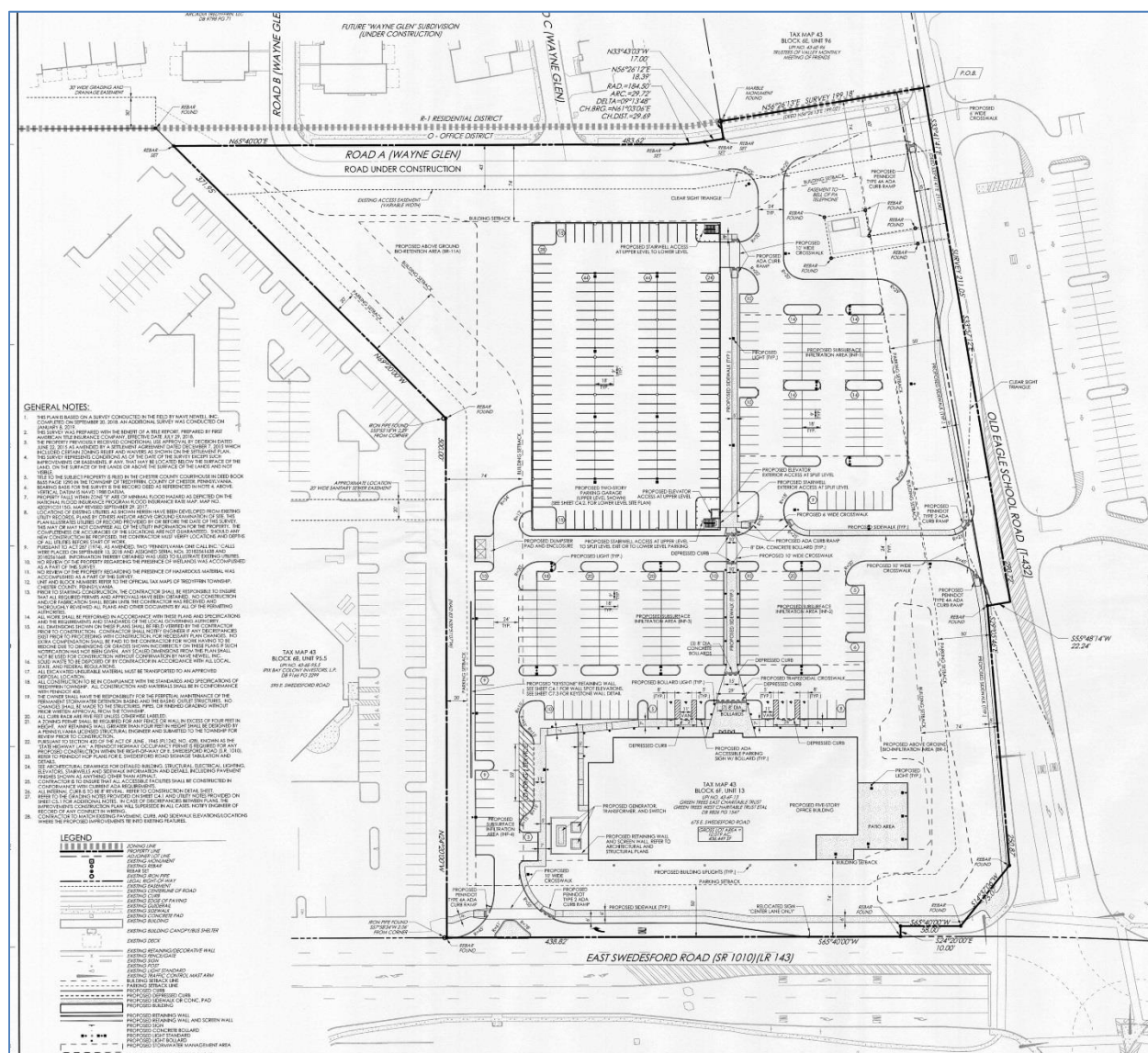
**COUNTY POLICY:**

**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**.







*Site Plan Detail, Sheet C3.1: Preliminary/Final Land Development - 675 E. Swedesford Road*

## WATERSHEDS:

3. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Trout Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, protect first order streams, and protect ground water quantity and quality. **Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).

PRIMARY ISSUES:

4. We endorse the installation of sidewalks, which are an essential design element for new construction in the **Suburban Landscape**. We recommend that direct pedestrian access be provided from Road A to the sidewalk along the east side of the parking garage, in order to facilitate direct pedestrian access from the residential portion of the Wayne Glen development to the proposed office building.

5. The Township should verify that the design of the proposed outdoor lighting plan (Sheet C6.2) 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.
6. While we acknowledge the Parking Summary table on Sheet C3.1 indicates the plan submission provides the minimum number of parking spaces required by the Township Zoning Ordinance, 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.
7. The applicant and Township should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: [www.chesco.org/documentcenter/view/27029](http://www.chesco.org/documentcenter/view/27029).
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.

#### ADMINISTRATIVE ISSUES:

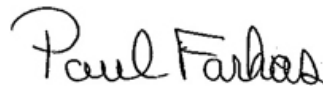
9. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
10. The applicant and the Township should consider “naturalizing” the stormwater management basins by adding additional landscaping/vegetative screening to soften the appearance of the facilities.
11. According to County Tax Assessment records, the project site appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this development. Additional information on this topic is provided online at: [www.chesco.org/256/Act-319---Clean-Green](http://www.chesco.org/256/Act-319---Clean-Green).
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.

Page: 5  
Re: Preliminary/Final Land Development - 675 E. Swedesford Road  
# Tredyffrin Township – LD-03-19-15805

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 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: Equus Capital Partners, Ltd  
LandTrust Properties, Inc.  
Nave Newell Inc.  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District  
Chester County Assessment Office



# 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

March 25, 2019

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

Re: Preliminary Subdivision and Land Development - 1580, 1600, 1690 and 1692 Russell Road  
# Tredyffrin Township – SD-03-19-15803 and LD-03-19-15804

Dear Mr. Baumann:

A Preliminary Subdivision and Land Development Plan entitled "1580, 1600, 1690 and 1692 Russell Road", prepared by Site Engineering Concepts, LLC, and dated February 21, 2019, was received by this office on March 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 and land development for your consideration.

### **PROJECT SUMMARY:**

Location:	south side of Russell Road, west of Old Lancaster Road
Site Acreage:	5.78
Lots/Units:	1 Proposed Lot
Non-Res. Square Footage:	114,543
Proposed Land Use:	Assisted Living Facility
Municipal Land Use Plan Designation:	Commercial
UPI#:	43-10J-76, 43-10J-78, 43-10J-79

### **PROPOSAL:**

The applicant proposes the consolidation of three existing parcels totaling 5.78 acres into one parcel, along with the construction of a two-story/three-story 114,543 square foot assisted living facility. 65 parking spaces, including three handicapped-accessible parking spaces, will be provided. The existing office buildings on the site will be removed. The project site, which will be served by public water and public sewer, is located in the C-1 Commercial zoning district. Conceptual building elevations and floor plans 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.



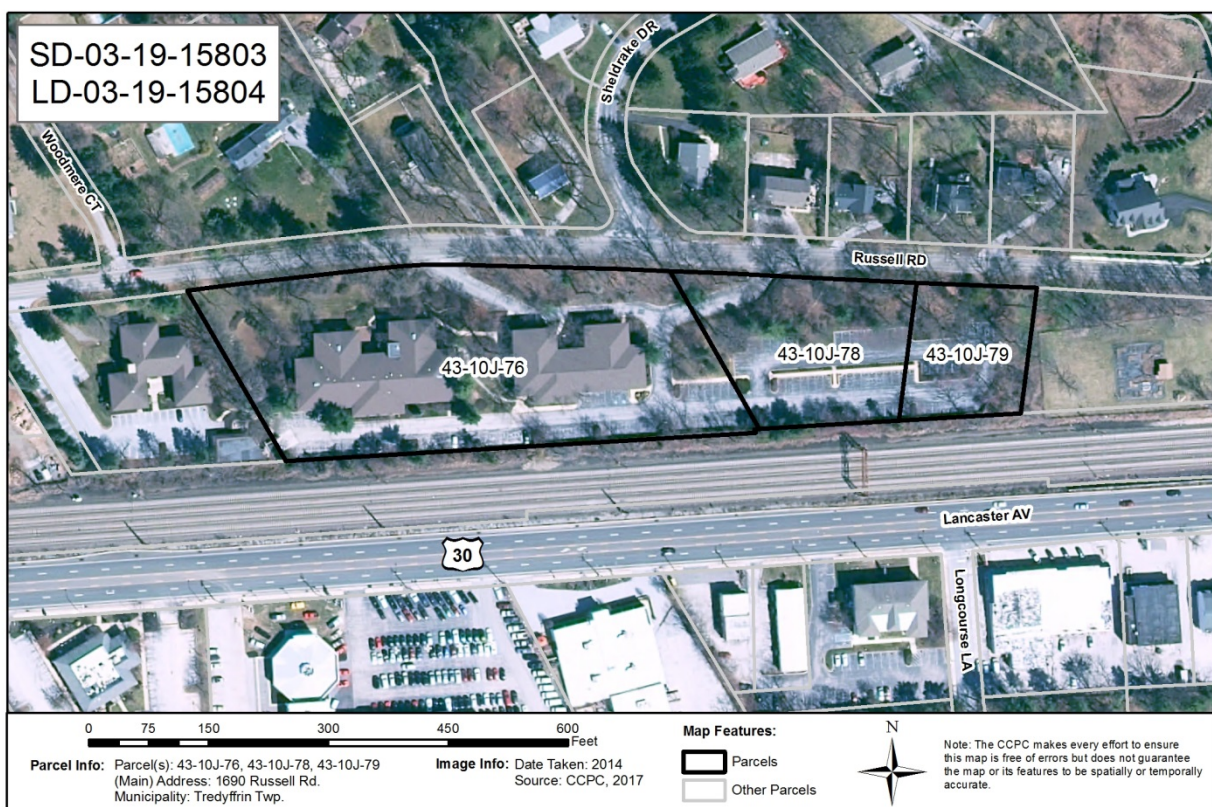
### BACKGROUND:

1. The Chester County Planning Commission previously reviewed an earlier version of the proposed assisted living facility on November 14, 2018 (CCPC# SD-10-18-15641 and LD-10-18-15639). We note that the revisions depicted on the current plan submission include a revised building layout with an increased setback from Russell Road, a reduction in the number of parking spaces from 112 to 65, and vehicular egress provided to the adjoining parcel to the west (UPI 43-10J-75). The site plan indicates that an existing building on UPI# 43-10J-75 will be demolished in order to permit this access connection.

### 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 subdivision and land development plan is consistent with the objectives of the **Suburban Landscape**.







Page: 4

Re: Preliminary Subdivision and Land Development - 1580, 1600, 1690 and 1692 Russell Road  
# Tredyffrin Township – SD-03-19-15803 and LD-03-19-15804

9. The site plan depicts the location of two retaining walls. The Township should verify that all necessary ordinance relief measures to permit grading in steep slope areas have been granted and that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.
10. We acknowledge, and endorse, that designated snow storage areas are provided on the project site.

ADMINISTRATIVE ISSUES:

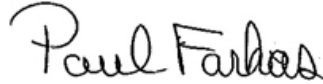
11. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the *Valley Creek Watershed Act 167 Stormwater Management Plan* (February 2011).
12. The project is located 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](http://www.chesco.org/DocumentCenter/View/17339).
13. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
14. The details of the access arrangement with the adjoining parcel to the west (UPI# 43-10J-75) should be incorporated into the deeds of the affected lots.
15. While it is our understanding that the applicant proposes the consolidation of the existing parcels into one parcel as part of this plan submission, the proposed lot consolidation is not clearly identified on the current plan submission. Prior to granting final plan approval, the Township should verify that the submission fully complies with the plan content requirements set forth in Article VIII of the Township Subdivision and Land Development Ordinance.
16. 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.
17. 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 and Land Development - 1580, 1600, 1690 and 1692 Russell Road  
# Tredyffrin Township – SD-03-19-15803 and LD-03-19-15804

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

Sincerely,

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

Paul Farkas  
Senior Review Planner

cc: Russell Road JV LLC  
Site Engineering Concepts, LLC  
Chester County Conservation District



# 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

March 19, 2019

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

Re: Preliminary Subdivision - MAZ Construction, LLC  
# Tredyffrin Township – SD-03-19-15806

Dear Mr. Baumann:

A Preliminary Subdivision Plan entitled "MAZ Construction, LLC", prepared by Herbert E. MacCombie, and dated February 4, 2019, was received by this office on March 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 Upper Gulph Road (SR 1008), east of Red Fox Lane
Site Acreage:	1.48
Proposed Land Use:	2 Single Family Residential Lots
Municipal Land Use Plan Designation:	Residential-Medium Density
UPI#:	43-11C-51

### **PROPOSAL:**

The applicant proposes the creation of 2 single family residential lots. The existing residence will be removed. The project site, which will be served by public water and public sewer, is located in the R2 Residential zoning district.

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

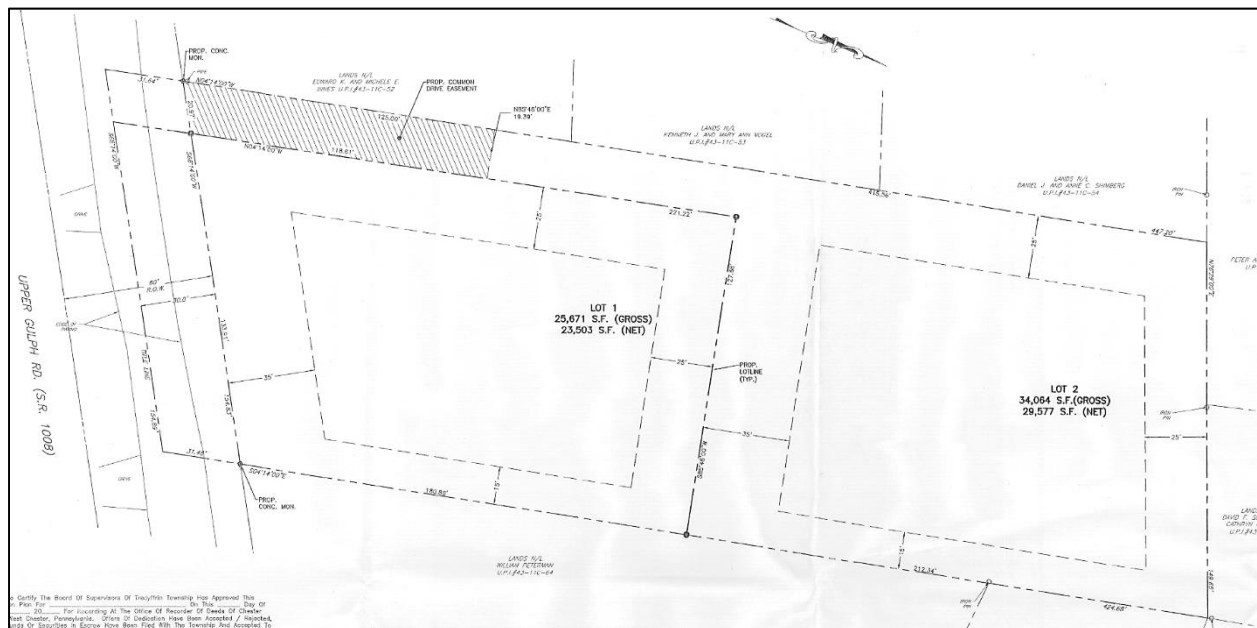
### **COUNTY POLICY:**

#### **LANDSCAPES:**

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



in housing types and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.



Page: 3  
Re: Preliminary Subdivision - MAZ Construction, LLC  
# Tredyffrin Township – SD-03-19-15806

WATERSHEDS:

2. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Crow Creek watershed, in close proximity to the Gulph Creek watershed. **Watersheds'** highest priority land use objectives within the Gulph Creek watershed are: reduce stormwater runoff, and restore ground water balance. **Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).

PRIMARY ISSUES:

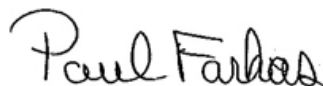
3. We acknowledge that vehicular access to both lots will be provided from a shared driveway entrance. The details of this shared access arrangement should be incorporated into the deeds of both lots.

ADMINISTRATIVE ISSUES:

4. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
5. The site plan indicates that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. 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.
6. 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.
7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of 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: M.A.Z Construction, LLC  
Herbert E. MacCombie  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT



# 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

March 25, 2019

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

Re: Preliminary Land Development - Windsor Baptist Church  
# Upper Uwchlan Township - LD-03-19-15817

Dear Ms. Jonik:

A preliminary land development plan entitled "Windsor Baptist Church", prepared by Ludgate Engineering Corporation and dated January 22, 2019, was received by this office on March 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 land development for your consideration.

### **PROJECT SUMMARY:**

Location:	Southwest intersection of Little Conestoga Road (State Route 4016) and Park Road
Site Acreage:	8.99 acres
Lots/Units:	1 lot
Non-Res. Square Footage:	9,190 square feet
Proposed Land Use:	Addition to existing facility
New Parking Spaces:	24 spaces
Municipal Land Use Plan Designation:	Suburban/Site Responsive
UPI#:	32-3-65.29-E, 32-3-65.31-E, 32-3-66-E

### **PROPOSAL:**

The applicant proposes the construction of a 9,190 square foot building addition, 24 parking spaces and playground areas. Additional driveway accesses are proposed on Park Road. The site, which will be served by public water and public sewer facilities, is located in the Upper Uwchlan Township C-1 Village and R-2 Residential zoning district.

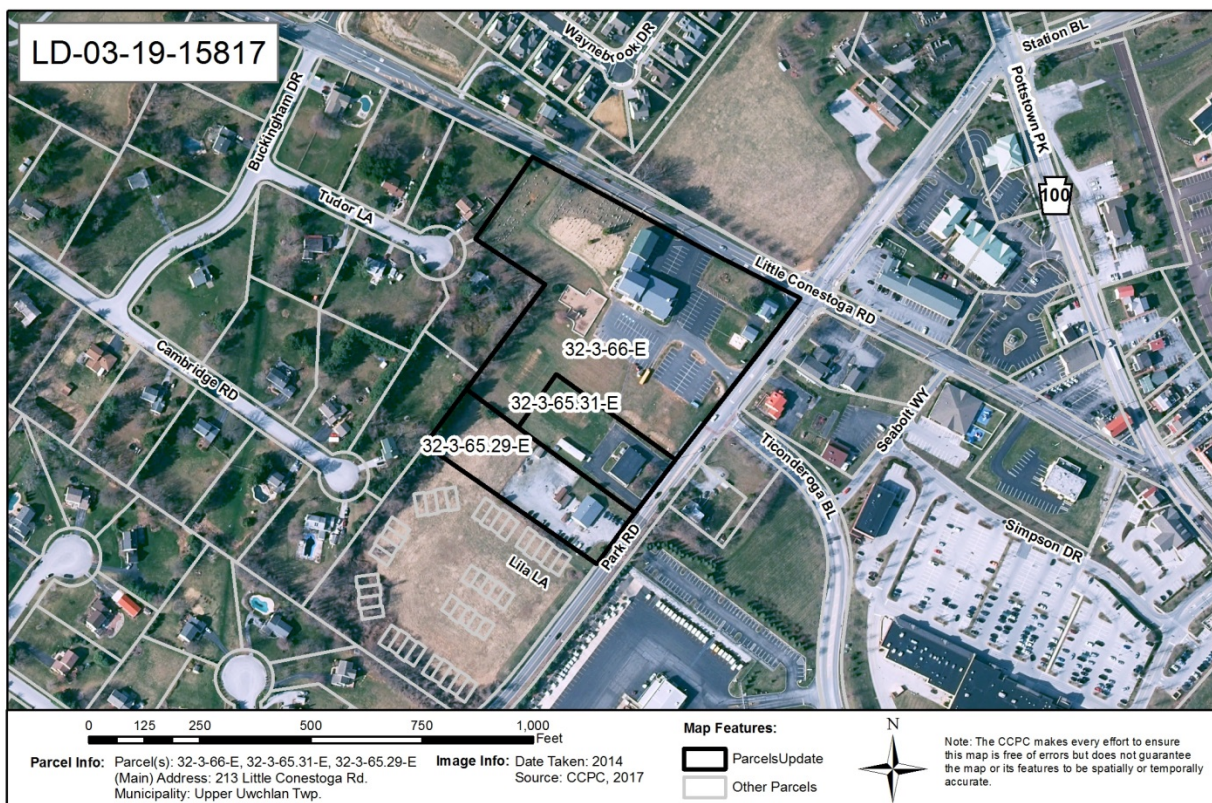
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this land development plan.



## COUNTY POLICY:

## LANDSCAPES:

1. The 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 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.

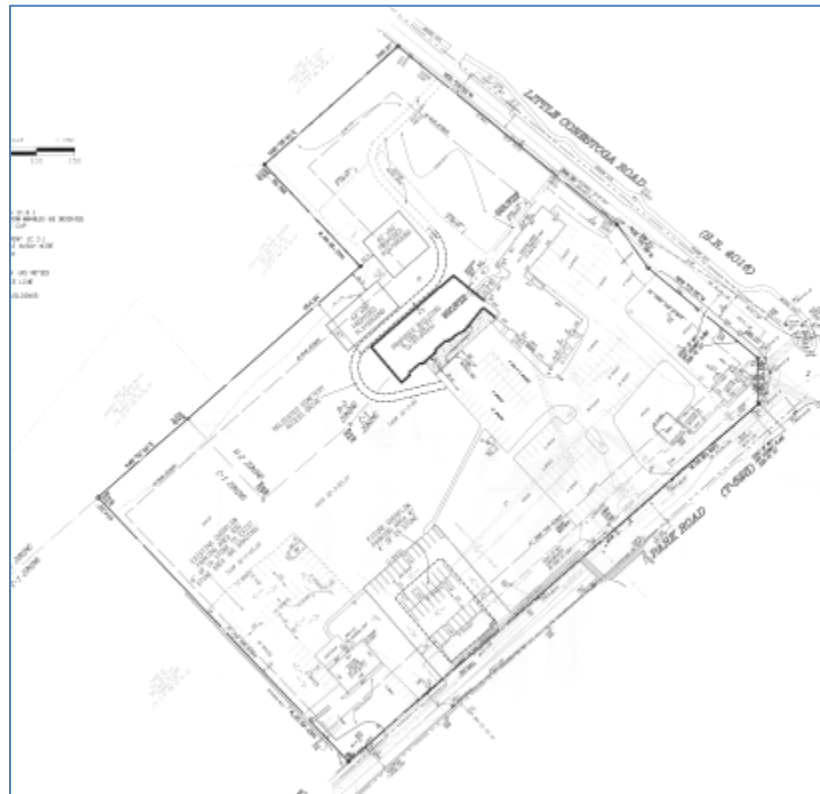
**Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).



Page: 3

Re: Preliminary Land Development - Windsor Baptist Church

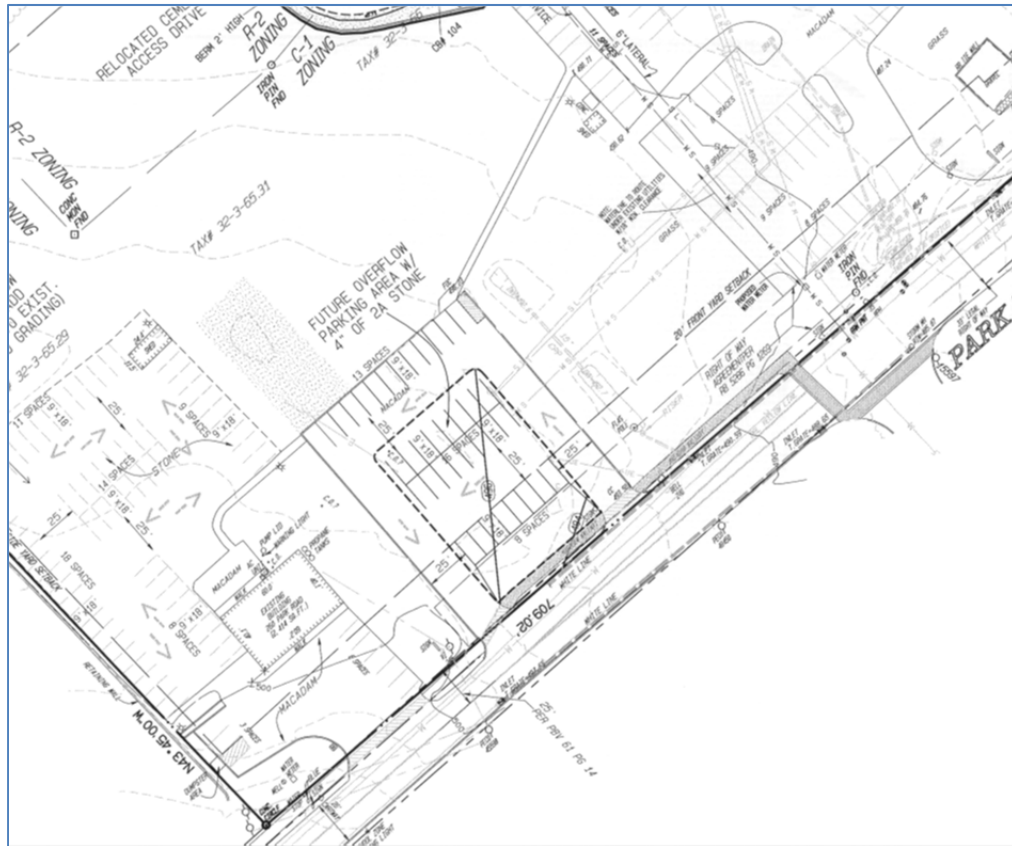
# Upper Uwchlan Township - LD-03-19-15817



***Detail of Windsor Baptist Church  
Preliminary Land Development Plan***

**PRIMARY ISSUES:**

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Little Conestoga Road (State Route 4016) as a major collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Little Conestoga Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
4. We suggest that the applicant internally link the proposed future overflow parking area with the existing lots to the northeast and the west using internal driveways. This will permit vehicles to circulate between the proposed overflow lot and the other existing lots without needing to reenter and exit Park Road (see the detail below showing this area). We also suggest that this revision will eliminate the need for additional entrances and exits onto Park Road.



*Detail of Windsor Baptist Church-  
Areas where parking lots can be internally connected*

It appears that portions of the overflow parking area aisles closest to Park Road are delineated as one-way, although the aisles are of adequate width to accommodate two-way traffic. These one-way sections do not appear to facilitate efficient traffic flow in this parking area. Some of the parking spaces in the overflow parking lot also do not facilitate the practical movement of vehicles, such as the parking spaces immediately adjacent to the shed toward the north of the site, as the shed impedes turning movements.

5. The applicant should consider adding walkways/paths between the two playgrounds and from the playgrounds directly to the main school/daycare building.
6. The Township should consider whether landscaping should be provided at the proposed overflow parking lot. The applicant should clarify whether the trees shown in aerial photographs of the site still exist and will remain between the proposed overflow parking lot and Park Road. We recommend careful consideration in saving existing trees to help manage stormwater and screen the parking lot.
7. We recommend the incorporation of sidewalks along Park Road and Little Conestoga Road. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**.

Page: 5  
Re: Preliminary Land Development - Windsor Baptist Church  
# Upper Uwchlan Township - LD-03-19-15817

8. The applicant should indicate whether the playgrounds will be fenced.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Windsor Baptist Church  
Ludgate Engineering Corporation  
Chester County Conservation District



# 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

March 21, 2019

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

Re: Preliminary/Final Subdivision and Land Development - Airport Diner  
# Valley Township - SD-02-19-15792, LD-02-19-15793

Dear Ms. Rambo:

A preliminary/final subdivision plan entitled "Airport Diner", prepared by James A. Koppenhaver, PE, dated November 20, 2017 and last revised on February 19, 2019, was received by this office on February 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 West Lincoln Highway (State Route 3070) and east of Washington Lane
Site Acreage:	1.75 acres
Lots/Units:	2 lots, one building
Non-Res. Square Footage:	5,170 square feet
Proposed Land Use:	Lot Consolidation and proposed restaurant
New Parking Spaces:	57 spaces
Municipal Land Use Plan Designation:	Suburban
UPI#:	38-2-160, 38-2-159

### **PROPOSAL:**

The applicant proposes the consolidation of two lots into one lot to facilitate the construction of a 5,170 square foot restaurant and 57 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Valley Township NCO -Neighborhood Commercial Office zoning district.

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



### BACKGROUND:

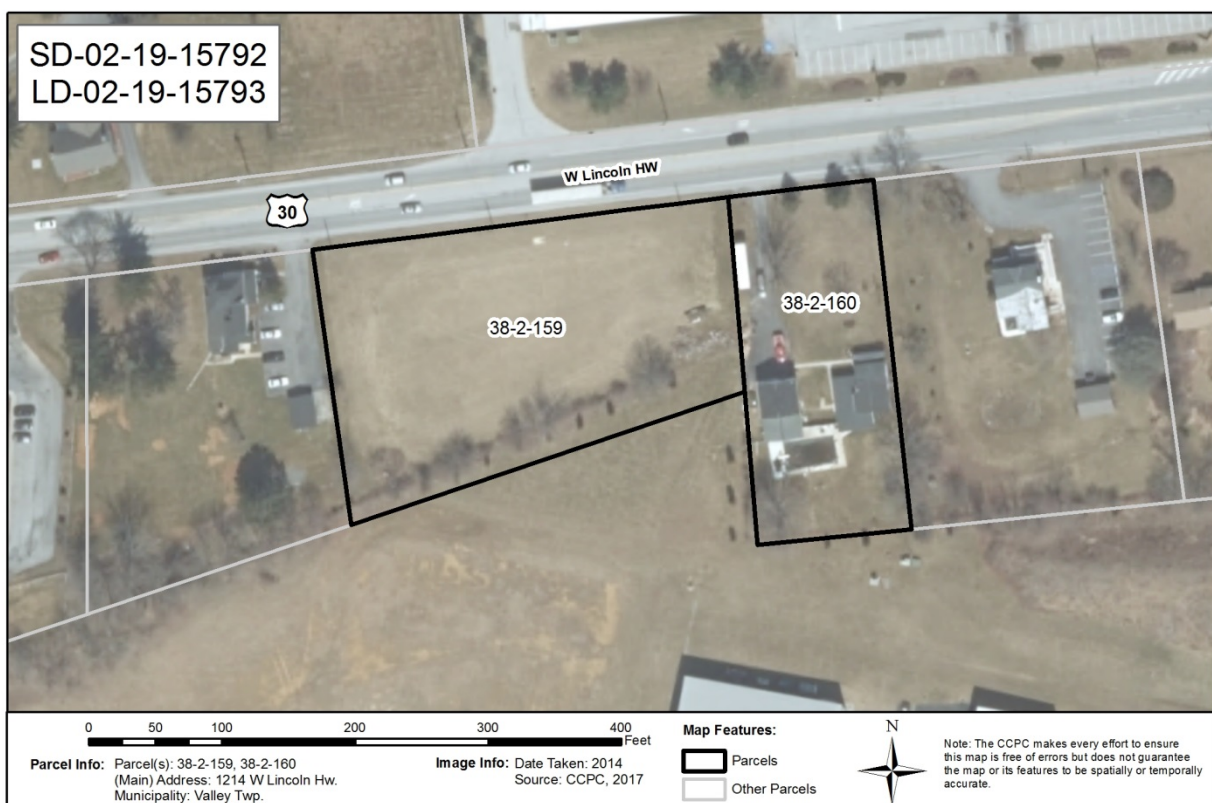
1. The Chester County Planning Commission has previously reviewed a subdivision and land development proposal for this site. That review, CCPC# SD-01-18-15252, LD-01-18-15253, dated February 9, 2018, addressed a 5,170 square foot restaurant and 62 parking spaces. We have no record of municipal action on those plans.

The current submissions are substantially similar to the submissions we previously reviewed, except for a reduction in parking spaces and a redesign of the parking area to the east of the proposed building.

### COUNTY POLICY:

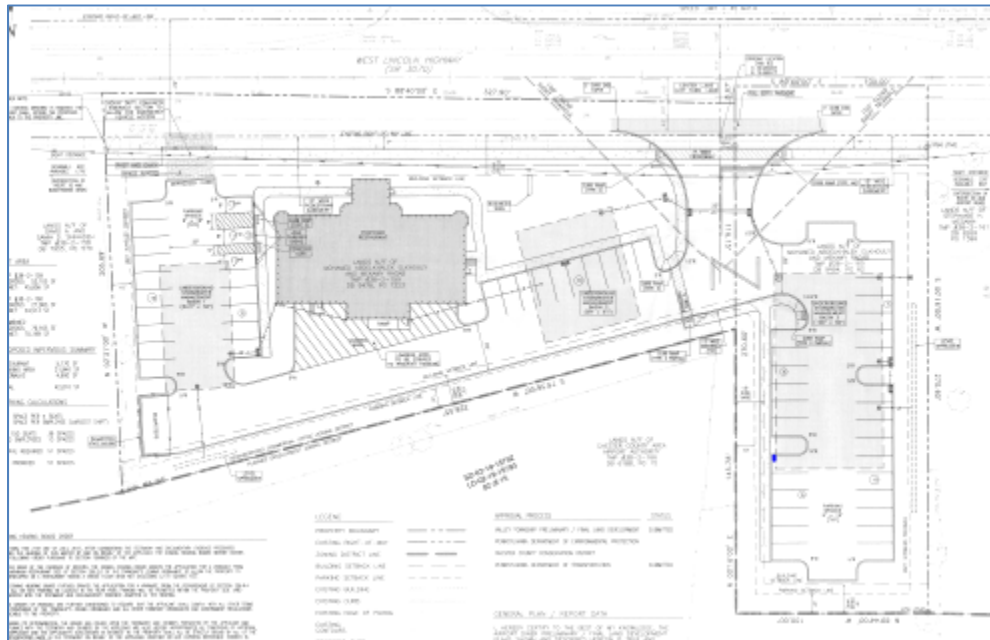
### LANDSCAPES:

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



PRIMARY ISSUES:

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies West Lincoln Highway (State Route 3070) as a major arterial. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of West Lincoln Highway. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.



*Detail of Airport Diner  
Preliminary/Final Subdivision and Land Development*

4. The Township should verify that the proposed driveway for the restaurant is in conformance with Township ordinances with regard to grade and sight distance. We suggest that a driveway that is directly offset from the driveway to the site on the north side of West Lincoln Highway may result in safer turning movements. The Township's emergency service providers should also be requested to review the plan to ensure that safe access and egress is provided for this site.
5. We endorse the installation of the existing sidewalks and the proposed driveway crosswalk on the plan, due to the additional development that is planned along West Lincoln Highway to the east of Airport Road, and to facilitate pedestrian access to the shopping center to the northeast. The applicant should ensure that the sidewalk will also provide access to the restaurant. Sidewalks are an essential design element for new construction in the **Suburban Landscape**.

6. We suggest that the Township's review of this plan would benefit from the preparation of a traffic impact study and a review of the potential impacts posed by this project.
7. The plan shows 57 parking spaces while the applicant indicates that the Township Zoning Ordinance requires 51 spaces. We suggest that the applicant and the Township evaluate the actual anticipated parking demand for this facility, and determine whether the number of proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be installed in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.

Parking spaces that are not anticipated to be extensively used could also be constructed with permeable pavers. The Montgomery County Planning Commission has prepared a guidebook on Sustainable Green Parking Lots, including those that use permeable pavers, at:

<https://www.montcopa.org/DocumentCenter/View/9735>

8. Because the parking areas for this facility are divided between two areas on the consolidated parcel, we suggest that the Township ensure that pedestrians can safely walk to and from both parking areas and the restaurant. The Township should specifically review the safety of pedestrians walking over the driveway area on the site. We also suggest that additional landscaping could be considered for the areas between the parking lots to reduce the visual effects of the parking areas and reduce headlight glare.
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 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, as well as the nearby G.O. Carlson County Airport. We suggest that all sign lighting should be downward-pointing to limit "skyglow" and reduce glare on surrounding roads. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the facility.

#### 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/Final Subdivision and Land Development - Airport Diner

# Valley Township - SD-02-19-15792, LD-02-19-15793

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: James A. Koppenhaver, PE  
Abdelkhalek Mohamed Elkhoully  
Rgab Mekawy  
Matthew Miele, District Permits Manager, PennDOT  
Francis J. Hanney, P.E., PennDOT  
Chester County Conservation District  
U.S. Fish and Wildlife Services





# 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

March 21, 2019

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

Re: Final Land Development - Benjamin Y. & Fannie B. Fisher  
# West Fallowfield Township - LD-02-19-15789

Dear Ms. Wheeler:

A final land development plan entitled "Benjamin Y. & Fannie B. Fisher", prepared by Concord Land Planners and Surveyors, Inc., and dated February 1, 2019, was received by this office on February 21, 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 Highpoint Road, west of Limestone Road
Site Acreage:	65.00 acres
Lots:	1 lot
Non-Res. Square Footage:	1,440 square feet
Proposed Land Use:	School
New Parking Spaces:	1 space
Municipal Land Use Plan Designation:	Agriculture
UPI#:	44-7-119

### **PROPOSAL:**

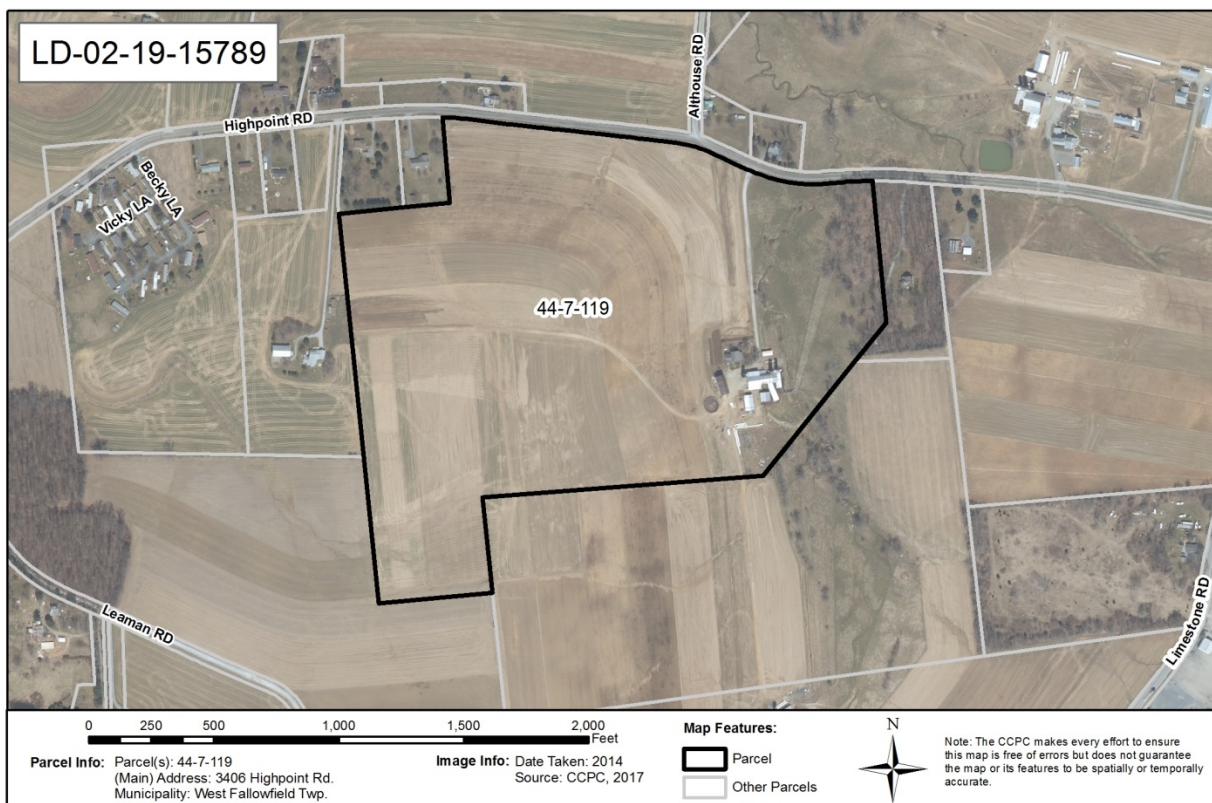
The applicant shows a 1,440 square foot school building. The site, which is served by on-site water and on-site sewer facilities, is located in the West Fallowfield Township Agricultural zoning district. The school building and its associated outhouses and drywell have apparently been constructed. This land development was not submitted to the Chester County Planning Commission for our review prior to construction.

**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:

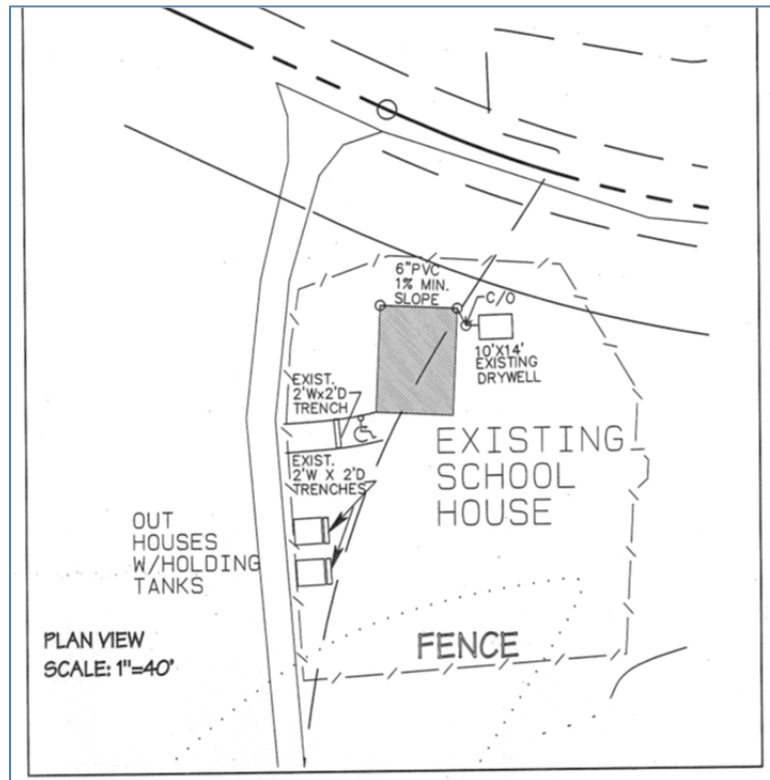
1. The site is located within the **Agricultural Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is very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



### WATERSHEDS:

2. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within the Muddy Run subbasin of the Octoraro Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
  - restore water quality of "impaired" streams and ground water,
  - reduce agricultural nonpoint source pollutants, and
  - implement comprehensive stormwater management.

**Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).



*Detail of Benjamin Y. & Fannie B. Fisher  
Final Land Development*

PRIMARY ISSUES:

3. The Township engineer should verify that the drywell on the site is adequately-sized and functioning properly.
4. Note 10 on the plan states that there are no existing rights-of-way for roads, among other features, on this plan. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Highpoint Road as a local road. The Handbook (page 183) recommends a 33-50 foot-wide right-of-way for local roads to accommodate future road and infrastructure improvements. We recommend that the Township determine the appropriate right-of-way to be reserved for this section of Highpoint Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to the Township.
5. The Township should verify that the outhouses will be serviced regularly.
6. The Township should inquire whether there will be a water supply provided in the outhouses and in the school building.

Page: 4

Re: Final Land Development - Benjamin Y. & Fannie B. Fisher

# West Fallowfield Township - LD-02-19-15789

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 copy of the plan should be submitted to the Chester County Health Department for their review and comment on the existing sewage disposal and/or water supply. The Township should receive confirmation on the availability of sufficient sewer and water capacity for the site.
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 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,



Wes Bruckno, AICP  
Senior Review Planner

cc: Benjamin Y. and Fannie B. Fisher  
High Point School  
Concord Land Planners and Surveyors, Inc.  
Chester County Health Department  
Chester County Conservation District





# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
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## PLANNING COMMISSION

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

March 15, 2019

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

Re: Preliminary/Final Land Development - 956 South Matlack Street  
# West Goshen Township – LD-02-19-15783

Dear Mr. LaLonde:

A Preliminary/Final Land Development Plan entitled "956 South Matlack Street", prepared by Edward B. Walsh & Associates Inc., and dated June 25, 2018, was received by this office on February 15, 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:	southeast corner of South Matlack Street and Willowbrook Lane
Site Acreage:	4.00
Proposed Land Use:	205 unit apartment building
New Parking Spaces:	288
Municipal Land Use Plan Designation:	Light Industrial
UPI#:	52-7-25.2

### **PROPOSAL:**

The applicant proposes the construction of a four-story 205 unit apartment building, and 288 parking space (including 160 parking spaces in a below structure parking area). The existing buildings on the site will be removed. The project site, which will be served by public water and public sewer, is located in the I-2-R Light Industrial - Restricted zoning district. No building elevations were included with the plan submission submitted 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.

### **BACKGROUND:**

1. The Chester County Planning Commission previously reviewed a zoning ordinance and zoning map amendment pertaining to the current project site and land development plan submission. CCPC# ZA-04-18-15387, dated May 14, 2018, addressed the addition of "lifestyle apartment" to the list of uses permitted by conditional use in the I-2-R district, along with changing the zoning designation of nine parcels totaling 33.9 acres from I-2 Light Industrial to I-2-R Light Industrial-

Restricted (UPI# 52-7-25, 52-7-25.1, 52-7-25.2, 52-7-25.3, 52-7-25.4, 52-7-25.5, 52-7-25.6, 52-7-25.7 and 52-7-25.8). According to our records, this zoning ordinance and zoning map amendment was approved by West Goshen Township on May 21, 2018.

2. General Note 10 on Sheet 1 indicates that conditional use approval was granted for this project on August 21, 2018. It is identified on page 2 of the conditional use decision that the traffic improvements proposed by the applicant include replacing existing traffic signals on South Matlack Street at its intersection with Route 202 with new phased left turn signals onto Route 202 from both directions, along with widening Matlack Street, the details of which are provided on Sheets 11 through 14.

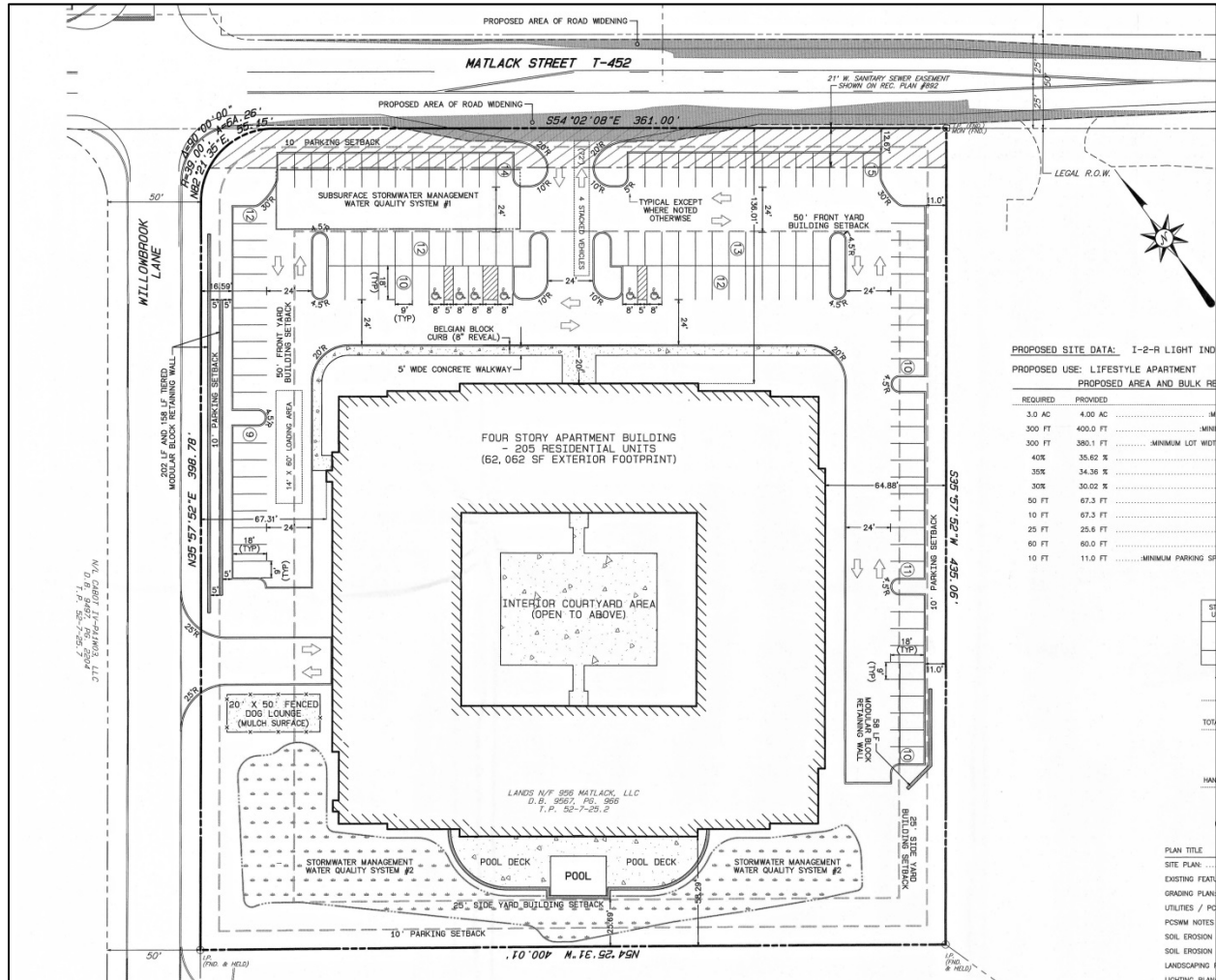


## COUNTY POLICY:

### 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 types and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided.

While multifamily residential development is an appropriate use in the **Suburban Landscape**, the use of context-sensitive design and smart growth design principles is required in order for multifamily residential development in a non-residential setting to be fully consistent with **Landscapes3**.



Site Plan Detail, Sheet 1: Preliminary/Final Land Development - 956 South Matlack Street

## WATERSHEDS:

4. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Goose Creek 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](http://www.chesco.org/water).



PRIMARY ISSUES:

Affordable Housing:

5. 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. Additional information on this topic is available online at: [www.chescoplanning.org/Landscapes3/1d1-LiveObj.cfm](http://www.chescoplanning.org/Landscapes3/1d1-LiveObj.cfm).

Design Issues:

6. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 9) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
7. In its review of the proposed landscaping plan (Sheet 8), the Township should determine if any additional landscaping/vegetative screening is required between the proposed apartment building and the adjoining/nearby non-residential uses, which include a Federal Express Shipping Center, Bush Collision Center, Microtel Inn & Suites, and various flex space uses.

Access and Circulation:

8. We recommend that the applicant provide sidewalks along the east side of the building, in order to allow safe pedestrian access to and from the parking area on the east side of the building. We also suggest that the applicant and Township investigate the feasibility of providing sidewalks around the perimeter of the building to further enhance pedestrian circulation.
9. The conditional use decision indicates that the proposed amenities include a dog run, and we note the site plan depicts the location of a fenced dog lounge along Willowbrook Lane, to the immediate south of a proposed driveway entrance. However, the site plan does not depict how pedestrian access will be provided to the dog lounge area. This should be clarified by the applicant. Direct pedestrian access should be provided in order to facilitate safe pedestrian movements to and from the dog lounge area.
10. We recommend that the applicant and Township provide sidewalks to the adjoining parcels to the east and to the south, in order to permit (future) pedestrian connectivity to these adjoining parcels as this area of the Township continues to evolve.
11. The proposed Parking Tabulation table on Sheet 1 indicates the applicant is proposing 74 more parking spaces than required by the Township Zoning Ordinance. We suggest that the applicant and the Township evaluate the anticipated parking demand for this apartment building, and determine whether the number of proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.



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Re: Preliminary/Final Land Development - 956 South Matlack Street  
# West Goshen Township – LD-02-19-15783


12. 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.
13. 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](http://www.chesco.org/documentcenter/view/27029).

ADMINISTRATIVE ISSUES:

14. 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.
15. The applicant and the Township should consider "naturalizing" the stormwater management basin by adding additional landscaping/vegetative screening to soften the appearance of the facilities.
16. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
17. 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.
18. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Commerce Pursuit Capital, L.P.  
Edward B. Walsh & Associates, Inc.  
Chester County Conservation District  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT



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

March 15, 2019

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

Re: Final Subdivision - Woodlands at Greystone  
# West Goshen Township – SD-02-19-15781

Dear Mr. LaLonde:

A Final Subdivision Plan entitled "Woodlands at Greystone", prepared by Horizon Engineering, and dated August 4, 2009, and last revised on February 7, 2019, was received by this office on February 13, 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 Phoenixville Pike, north of the Route 322 Bypass
Site Acreage:	433.02
Proposed Land Use:	589 residential units (431 Single Family Residential, 110 Twin, and 48 Townhouse Units)
Municipal Land Use Plan Designation:	High Density Residential; Mixed Use; and Open Space
UPI#:	52-3-183.2, 52-3-183, 52-3-183.1

### **PROPOSAL:**

The applicant proposes the phased construction of 589 residential units. The site plan indicates that 252 single family residential units will be age-restricted. 202.75 acres of open space will be provided. The project site, which will be served by public water and public sewer, is located in the R-3B Flexible Design Conservation zoning district.

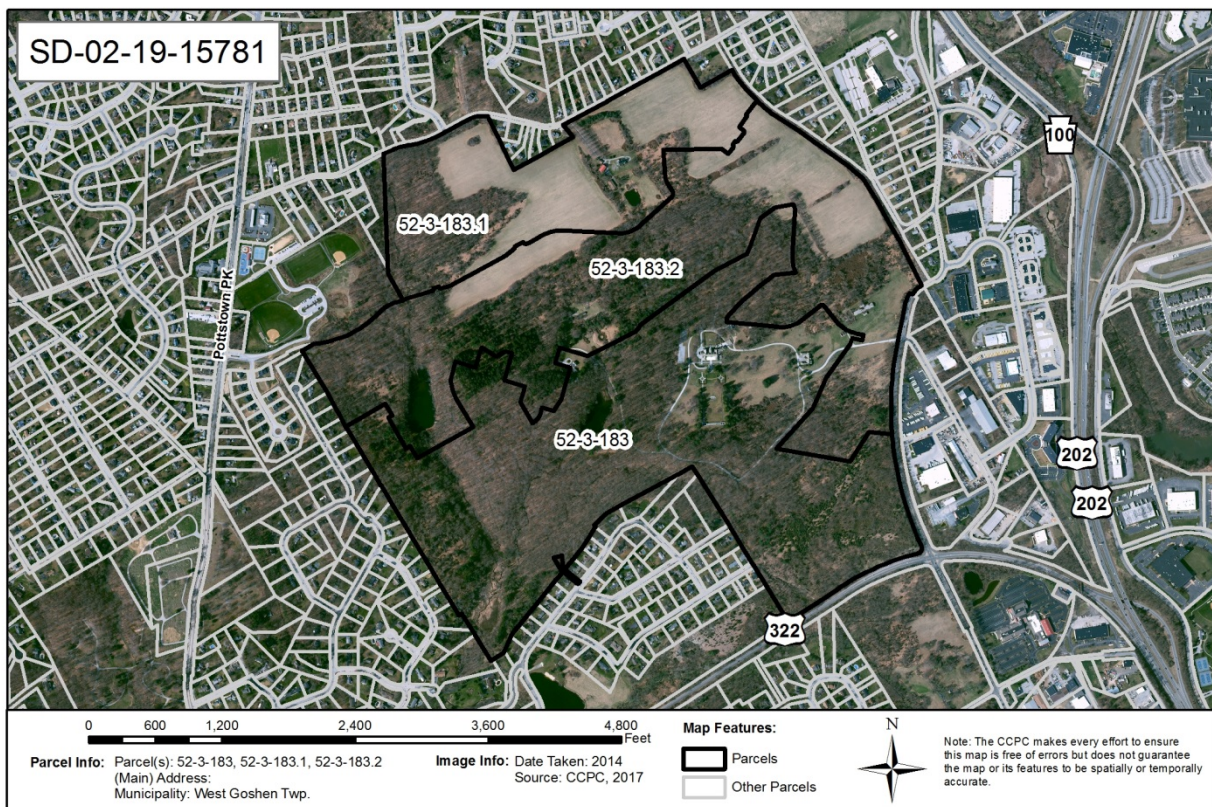
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

### **BACKGROUND:**

1. The Chester County Planning Commission has previously reviewed three preliminary plans for the development of this site, the latest of which, CCPC# 7316-9, dated September 2, 2009, addressed the phased construction of 598 residential units. We note that the primary revision to the current final plan submission involves replacing nine single family residential units previously proposed on the eastern portion of the project site along Sculthrope Drive with an active adult

community center. The overall lot layout and road configuration of the remainder of the tract appears to be identical to the preliminary plan submission reviewed by the County Planning Commission on September 2, 2009. Our comments in this review letter are generally limited to design issues related to the active adult community center.

2. The County Planning Commission also recently reviewed a subdivision plan which addressed the consolidation of the thirteen parcels which comprised the parent tract of the Woodlands at Greystone development into three parcels (CCPC# SD-03-18-15307, dated March 23, 2018). According to our records, this prior subdivision plan was approved by West Goshen Township on April 17, 2018.



## COUNTY POLICY:

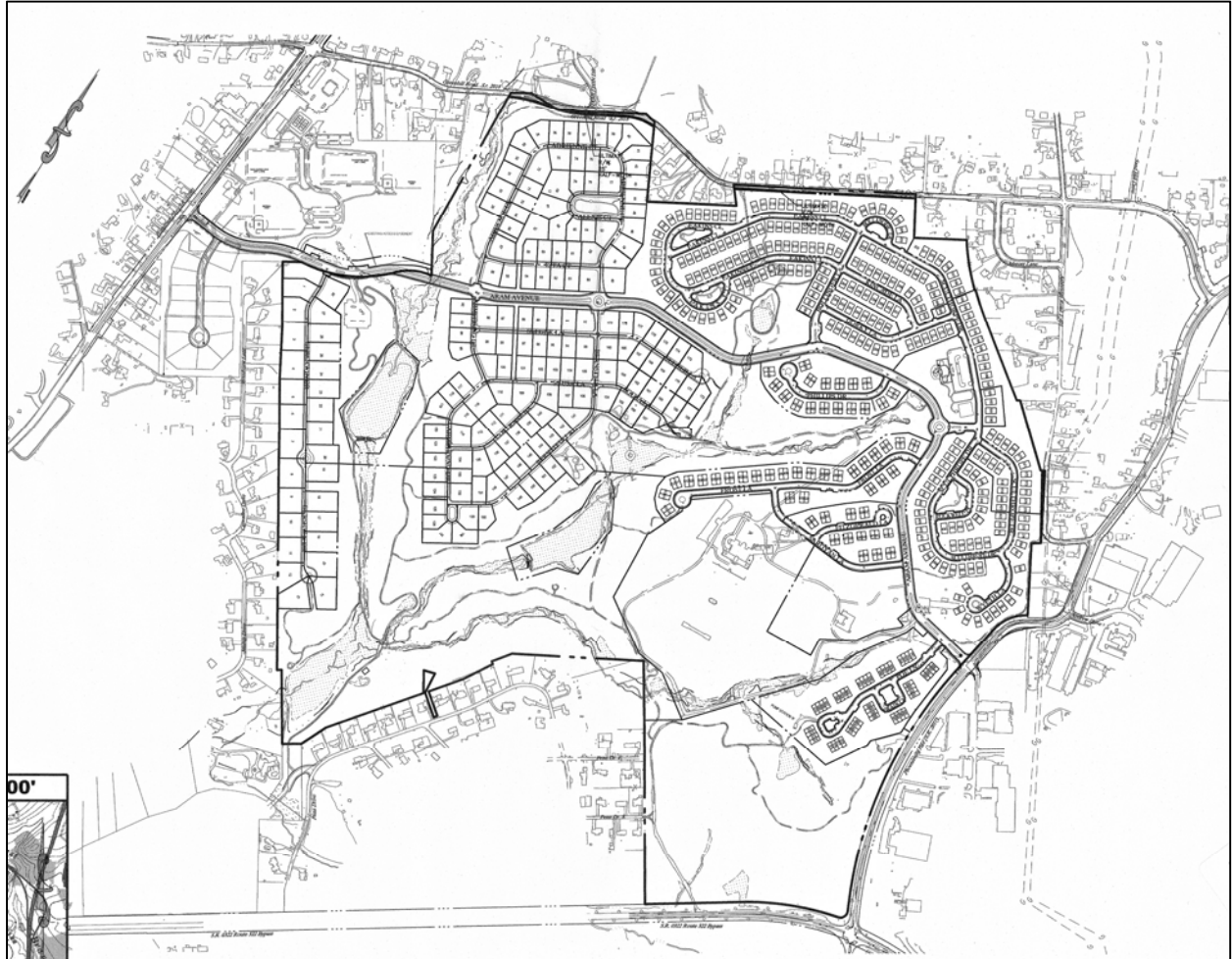
### LANDSCAPES:

3. 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:

4. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within the Taylor 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](http://www.chesco.org/water).



*Site Plan Detail, Cover Sheet: Final Subdivision - Woodlands at Greystone*

PRIMARY ISSUES:

5. We acknowledge, and endorse, that the proposed sidewalk network will provide direct pedestrian access to the active adult community center from the south along Sculthorpe Drive. We also acknowledge that sidewalks will now be provided on both sides of most streets in the immediate vicinity of the community center.



However, it appears that the sidewalk along the northern portion of the community center's parking lot terminates approximately 20 feet from the sidewalk along Sculthorpe Drive. We recommend that this section of sidewalk be extended to Sculthorpe Drive. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the Suburban Landscape.



*Site Plan Detail, Sheet 10: Final Subdivision - Woodlands at Greystone  
(Active adult community center located on the west side of Sculthorpe Drive)*

6. The site plan depicts the location of off-street parking areas within the development; for example, three off-street spaces are located on the west side of Sculthorpe Drive to the north of the active adult community building. However, vehicles utilizing these off-street parking areas would create a physical barrier to pedestrian access along these roads. We recommend that the applicant and Township investigate the feasibility of reconfiguring these off-street parking areas, particularly those parking areas located within the vicinity of the community center, in order to create a continuous pedestrian path within the development.
7. The applicant and Township should ensure that adequate landscaping/vegetative screening is provided between the active adult community center and the adjoining residences. Landscaping plans were not included with the plan submission received by the County Planning Commission on February 13, 2019.

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Re: Final Subdivision - Woodlands at Greystone  
# West Goshen Township – SD-02-19-15781

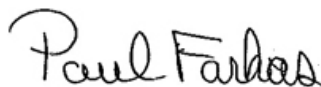
8. The applicant should identify if any outdoor lighting will be provided for the active adult community center. If so, the Township should verify that the design of the outdoor lighting conforms to Township ordinance requirements. The illumination of any outdoor lighting should be oriented to reduce glare and visual impact on the adjoining roadways and residences.
9. The applicant should provide the design details for any fencing provided for the active adult community center.

ADMINISTRATIVE ISSUES:

10. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
11. 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.
12. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: [www.chesco.org/256/Act-319---Clean-Green](http://www.chesco.org/256/Act-319---Clean-Green).
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 West Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas  
Senior Review Planner

cc: RLD Greystone LLC  
Horizon Engineering  
Jerrehian, LLC  
Chester County Conservation District  
Chester County Assessment Office



# 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

March 25, 2019

Cindy Mammarella, Manager  
West Sadsbury Township  
6400 North Moscow Road  
Parkesburg, PA 19365

Re: Final Subdivision and Land Development - Blackhorse Propane  
# West Sadsbury Township – SD-03-19-15825, LD-03-19-15826

Dear Ms. Mammarella:

A final subdivision and land development plan entitled "Blackhorse Propane", prepared by Impact Engineering Group and dated February 27, 2019, was received by this office on March 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 subdivision and land development for your consideration.

### **PROJECT SUMMARY:**

Location:	Southeast intersection of West Lincoln Highway (State Route 30) and South Blackhorse Road
Site Acreage:	2.87 acres
Lots/Units:	2 lots to be merged into one lot; one additional structure
Non-Res. Square Footage:	2,984 square feet
Proposed Land Use:	Commercial
New Parking Spaces:	No additional spaces
Municipal Land Use Plan Designation:	West Sadsbury Township Comprehensive Plan: Low Density Residential; Octorara Regional Comprehensive Plan: Rural Residential
UPI#:	36-3-77.1, 36-3-79

### **PROPOSAL:**

The applicant proposes the construction of a 2,984 square foot commercial building. No additional accesses onto either West Lincoln Highway (State Route 30) or South Blackhorse Road are proposed. The site, served by on-site water and sewer facilities, is located in the West Sadsbury Township RLD-Low Density Residential zoning district.

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

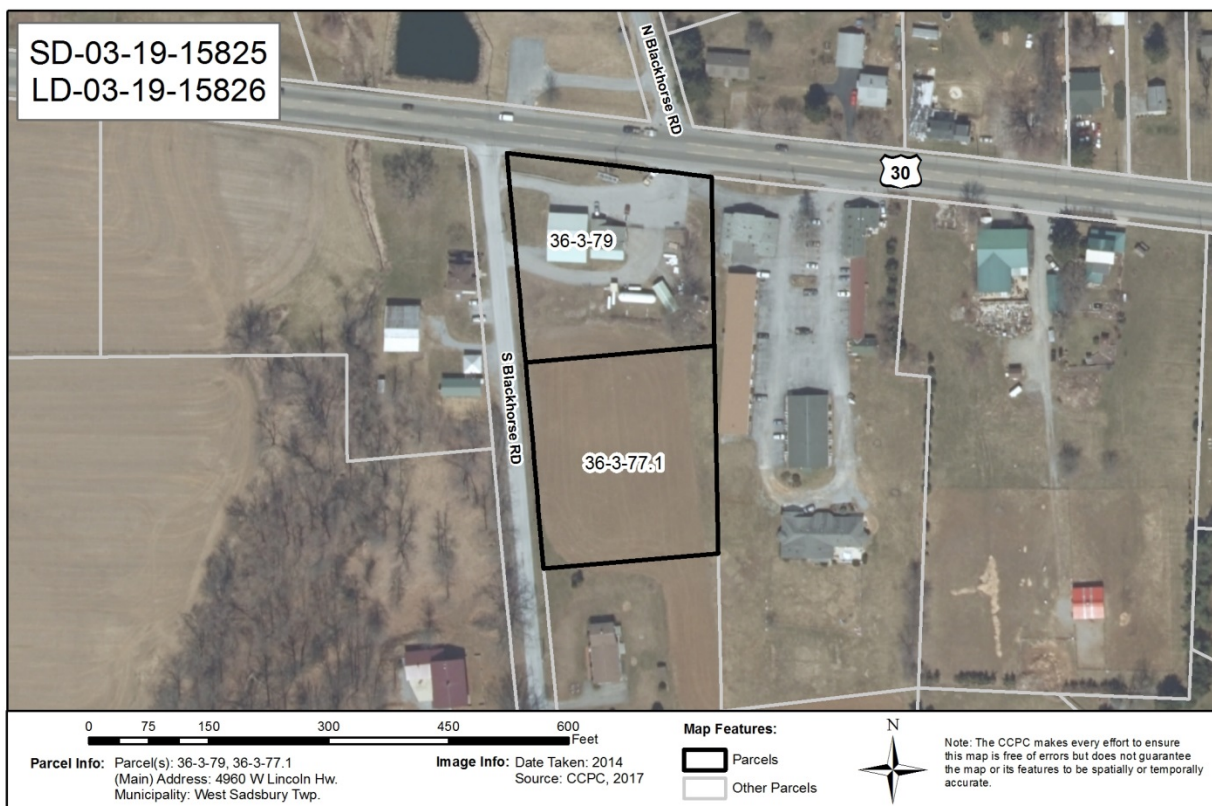
### BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a rezoning proposal for the southern portion of this site, i.e., from RLD Low Density Residential to CS Community Service. That review, CCPC# ZM-10-18-15630, was submitted to the Township in a letter dated November 7, 2018.

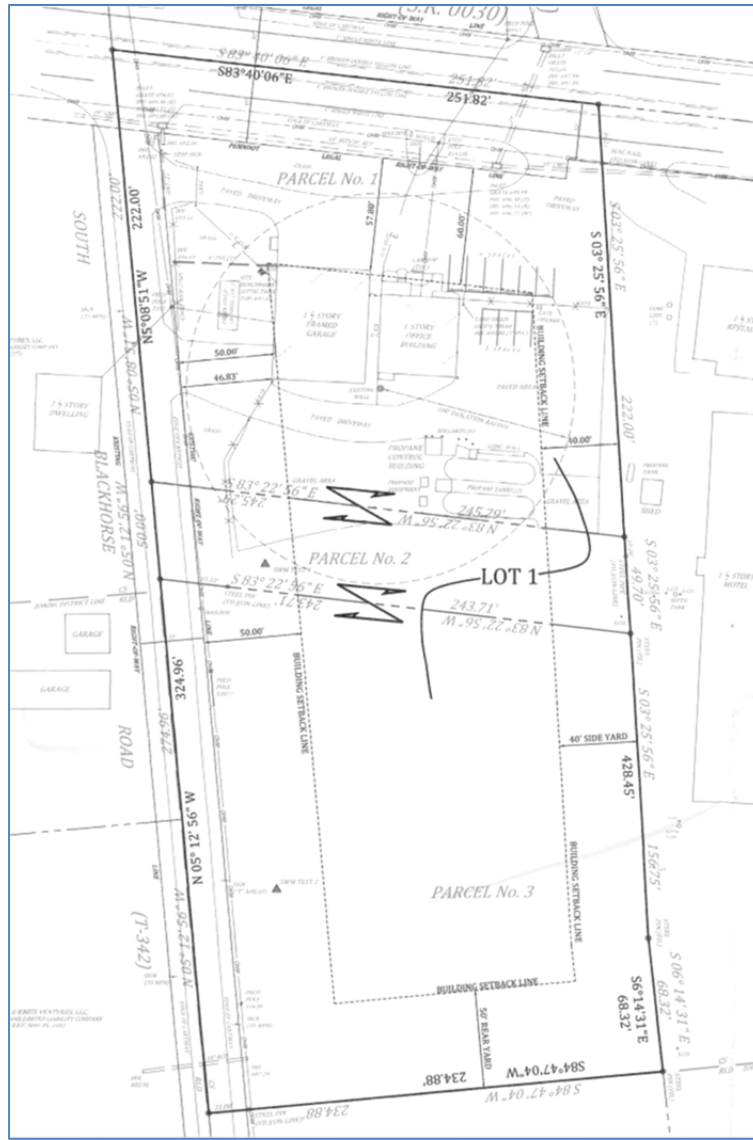
### COUNTY POLICY:

### LANDSCAPES:

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







*Detail of Blackhorse Propane  
Final Land Development Plan*

**WATERSHEDS:**

3. ***Watersheds***, the water resources component of ***Landscapes3***, indicates the proposed development is located within the Officers Run subbasin of the Octoraro Creek watershed. ***Watersheds'*** highest priority land use objectives within this watershed are:
  - restore water quality of “impaired” streams and ground water,
  - reduce agricultural nonpoint source pollutants, and
  - implement comprehensive stormwater management.

***Watersheds*** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).

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Re: Final Subdivision and Land Development - Blackhorse Propane

# West Sadsbury Township – SD-03-19-15825, LD-03-19-15826

PRIMARY ISSUES:

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies West Lincoln Highway (State Route 30) 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. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of West Lincoln Highway. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
5. No additional landscaping appears on the plan. We recommend that the applicant provide landscaping, especially along West Lincoln Highway and along the portions of the site that abut the adjacent RLD-Low Density Residential zoning district. Landscaping to screen the proposed storage tank and chain link fencing should be installed on the outside of the proposed fence line.
6. The plan indicates that three parcels are to be combined into one lot, but our records show that the site contains only lots UPI #36-3-79 and UPI #36-3-77.1.

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Blackhorse Propane, LLC  
Impact Engineering Group  
David Z. and Esther Glick  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District



# THE COUNTY OF CHESTER



## COMMISSIONERS

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Kathi Cozzone  
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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

March 22, 2019

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

Re: Preliminary/Final Land Development - CSH Exton, LLC Oaklands Business Park (Lot 1)  
# West Whiteland Township – LD-02-19-15797

Dear Mr. Weller:

A Preliminary/Final Land Development Plan entitled "CSH Exton, LLC Oaklands Business Park (Lot 1)", prepared by Chester Valley Engineers Inc., and dated February 21, 2019, was received by this office on February 26, 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:	the southwest corner of West Lincoln Highway and Oaklands Boulevard
Site Acreage:	4.05
Lots/Units:	1 Lot
Non-Res. Square Footage:	76,240
Proposed Land Use:	Assisted Living Facility (99 beds)
New Parking Spaces:	55
Municipal Land Use Plan Designation:	BP Business Park; and Character Area 3-Lincoln Highway and Whitford Road Corridors Plan
UPI#:	41-4-31.35

### **PROPOSAL:**

The applicant proposes the construction of a three-story 76,240 square foot assisted living facility, and 55 parking spaces. The project site, which will be served by public water and public sewer, is located in the I-1 Limited Industrial and IN Institutional 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.

Page: 2

Re: Preliminary/Final Land Development - CSH Exton, LLC Oaklands Business Park (Lot 1)

# West Whiteland Township – LD-02-19-15797

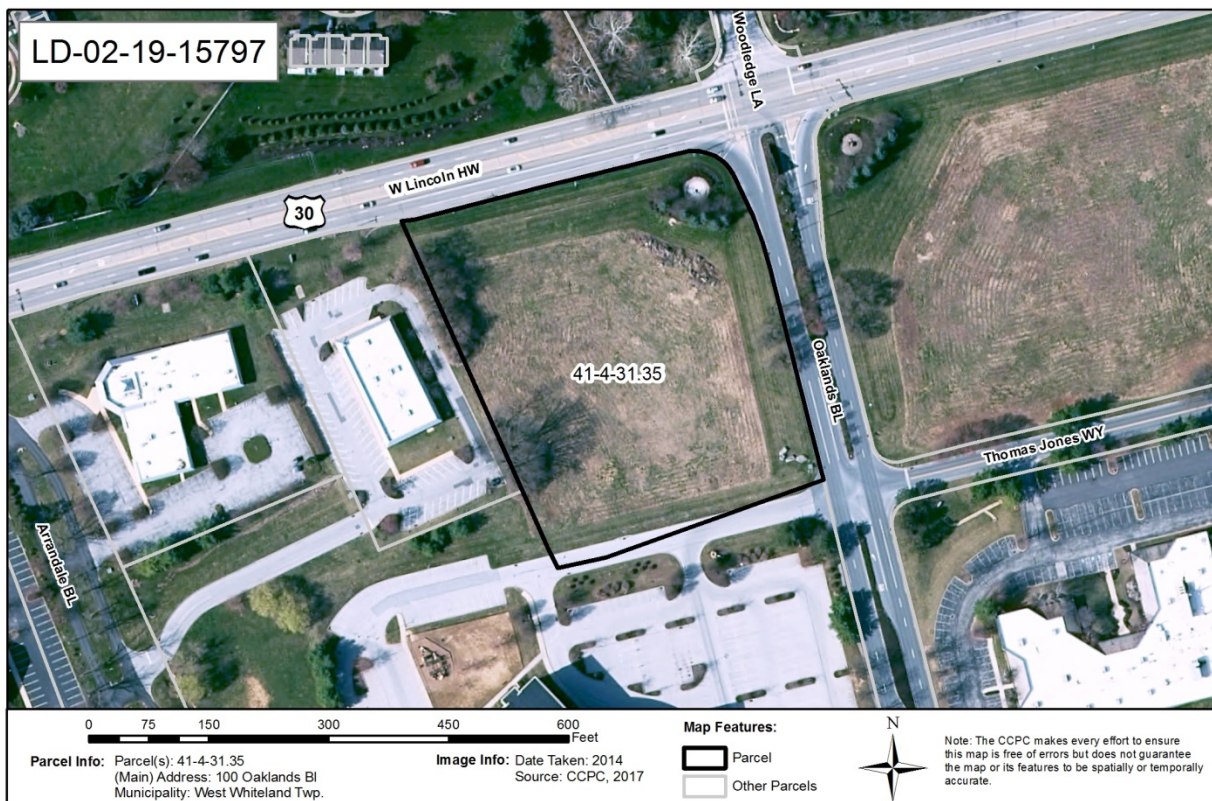
### BACKGROUND:

1. The Chester County Planning Commission previously reviewed a sketch plan submission for this site, which addressed the construction of a 19,200 square foot hotel (CCPC# LD-9-11-4951, dated October 20, 2011).

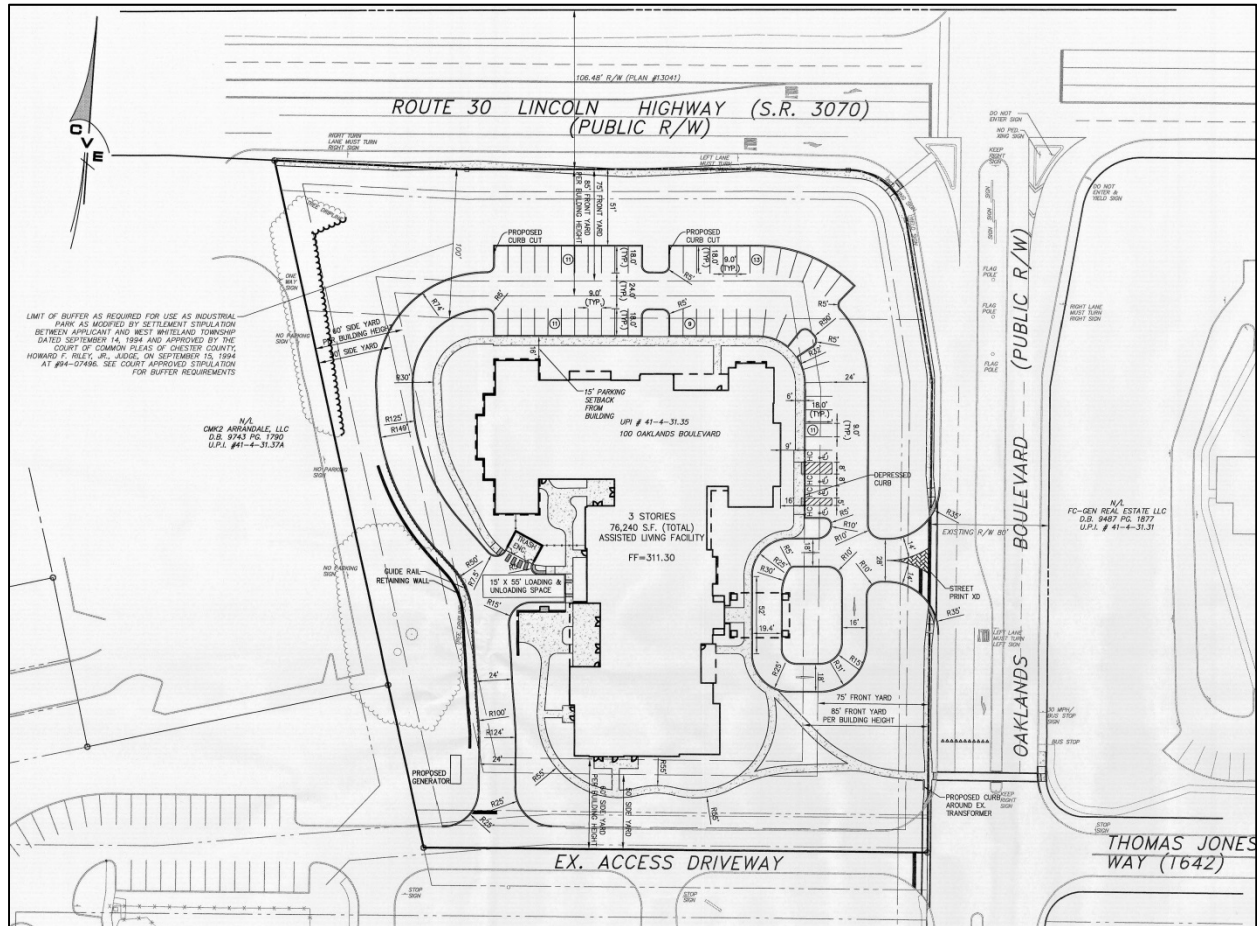
### COUNTY POLICY:

### LANDSCAPES:

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







Site Plan Detail, Sheet 4: CSH Exton, LLC Oaklands Business Park (Lot 1)

#### 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](http://www.chesco.org/water).

#### PRIMARY ISSUES:

4. We acknowledge, and endorse, that sidewalks will be provided to the adjoining parcels to the west and to the south, and that the sidewalk network will extend around the perimeter of the building. Sidewalks are an essential design element for new construction in the Suburban Center Landscape.
5. The site plan indicates that a crosswalk will be provided on Oaklands Boulevard to the immediate north of Thomas Jones Way. We suggest that the applicant and Township investigate the feasibility of installing crosswalks across the entire southern leg of the Lincoln Highway/Oaklands Boulevard intersection.

Page: 4

Re: Preliminary/Final Land Development - CSH Exton, LLC Oaklands Business Park (Lot 1)

# West Whiteland Township – LD-02-19-15797

6. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 12) 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.
7. The applicant should identify if any transit/paratransit facilities are proposed for this development. The primary objective of the County Planning Commission's Chester County Public Transportation Plan (2014) is to provide an affordable, reliable, and accessible public transportation network to offer mobility, encourage favorable land use patterns, sustain the environment, and alleviate congestion within designated growth areas. The *Plan* is available online at: [www.chescoplanning.org/Transportation/PTP.cfm](http://www.chescoplanning.org/Transportation/PTP.cfm).

#### ADMINISTRATIVE ISSUES:

8. 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.
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.
10. According to the Waivers Requested table on Sheet 2, the applicant is requesting three waivers from the provisions of the Township Subdivision and Land Development Ordinance, and a waiver from the stormwater management standards in Chapter 270 of the Township Code, pertaining to stormwater facilities in carbonate geology areas. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
11. The plan indicates that the applicant obtained conditional use approval for this project on February 13, 2019, with 12 conditions of approval. Condition #5 of the conditional use decision states that the applicant shall provide to the satisfaction of the Township that emergency service vehicles will be provided with sufficient and appropriate access to the property; we acknowledge that vehicle turning details are provided on Sheet 8N. Prior to granting final plan approval, the Township should verify that all applicable conditions of approval have been incorporated into the final plan.
12. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
13. 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.

Page: 5

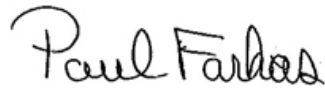
Re: Preliminary/Final Land Development - CSH Exton, LLC Oaklands Business Park (Lot 1)

# West Whiteland Township – LD-02-19-15797

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 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: CSH Exton  
Coral Senior Housing V, LLC  
Chester Valley Engineers, Inc.  
Chester County Conservation District

# Proposed Plan and Ordinance Reviews





# ORDINANCE PROPOSALS

3/1/2019 to 3/31/2019

The staff reviewed proposals for:

	Total
Conditional Use Applications	1
Subdivision and Land Development Ordinance (SLDO) Amendments	4
Zoning Ordinance Amendments	9
<b>TOTAL REVIEWS</b>	<b>14</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Bradford Township	CU-02-19-15794	3/22/2019	<b>Proposed - Conditional Use</b> The applicant is requesting conditional use approval to establish a bed-and-breakfast estate within an owner-occupied Class I historic resource, pursuant to Section 115-131.3A.(8) of the Zoning Ordinance.	Consistent
East Vincent Township	ZA-02-19-15799	3/15/2019	<b>Proposed - Zoning Ordinance Amendment</b> Revisions to the CMU district provisions	Consistent
East Whiteland Township	ZA-02-19-15765	3/5/2019	<b>Proposed - Zoning Ordinance Amendment</b> The Township proposes the addition of Section 200-29.L to its Zoning Ordinance, Retail Firearm Sales. The proposed ordinance language would permit retail firearm sales by conditional use in any zoning district that permits retail sales of other products.	Not Relevant
East Whiteland Township	ZA-02-19-15795	3/15/2019	<b>Proposed - Zoning Ordinance Amendment</b> The Township proposes to amend Section 200-93.1.A(3) of the Township Zoning Ordinance, by removing the need for special exception approval for solar energy systems proposed as an accessory use.	Consistent
East Whiteland Township	ZA-03-19-15810	3/27/2019	<b>Proposed - Zoning Ordinance Amendment</b> The Township proposes to amend the off street parking and loading standards in its Zoning Ordinance.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Kennett Township	SA-02-19-15777	3/13/2019	<b>Proposed - SLDO Amendment</b> The Township proposes to add a definition and design standards for an "Internal Drive."	<b>Consistent</b>
Londonderry Township	ZA-02-19-15786	3/1/2019	<b>Proposed - Zoning Ordinance Amendment</b> Reducing side yard setbacks for age-qualified community from 10 to 5 feet.	<b>Consistent</b>
Malvern Borough	SA-02-19-15796	3/22/2019	<b>Proposed - SLDO Amendment</b> The Borough proposes to amend Subsection F of Section 181-511 – Blocks and Lots of the Borough SLDO, by deleting the phrase "...and the depth of lots shall generally not exceed their width by more than 2 ½ times" from the end of this section.	<b>Not Relevant</b>
Pocopson Township	SA-02-19-15782	3/8/2019	<b>Proposed - SLDO Amendment</b> The Township proposes to amend the street alignment and grade standards in Section 190-29.B of the Township SLDO, amend the private driveway standards in Section 190-30.B(1), and amend the standards for driveways for two single-family dwellings in Section 190-30.B(2).	<b>Not Relevant</b>
Pocopson Township	ZA-02-19-15776	3/8/2019	<b>Proposed - Zoning Ordinance Amendment</b> The Township proposes to amend the access and traffic improvement standards for development in the Residential and Agricultural District set forth in Section 250-17.D(3) of the Township Zoning Ordinance.	<b>Not Relevant</b>
Schuylkill Township	ZA-02-19-15791	3/1/2019	<b>Proposed - Zoning Ordinance Amendment</b> Ordinance to Repeal Chapter 252 of the Code of Schuylkill Township entitled "Planned Residential Development:"	<b>Consistent</b>
West Chester Borough	SA-02-19-15773	3/8/2019	<b>Proposed - SLDO Amendment</b> Additional revisions to prior SLDO amendment submission (CCPC# SA-11-18-15660, dated December 5, 2018).	<b>Consistent</b>
Westtown Township	ZA-02-19-15787	3/27/2019	<b>Proposed - Zoning Ordinance Amendment</b> The Township proposes the following amendments to its Zoning Ordinance: amend subsection F of Section 170-1502, Projections into setback and setback exceptions; and amend subsections (1), (2) and (3) of Section 170-1603.C, Uses accessory to residential use.	<b>Not Relevant</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Westtown Township	ZA-02-19-15788	3/27/2019	<b>Proposed - Zoning Ordinance Amendment</b>  The Township proposes the following amendments to its Zoning Ordinance: Add definitions for the terms "Building Footprint" and "Members of the Same Family" to Section 170-201; Add "conversion of an accessory dwelling unit into a rental" as a use permitted by special exception in the A/C Agricultural/Cluster Residential, R-1 Residential, and R-2 Residential Districts; and add Section 170-1619, which provides standards for the conversion of an approved, permitted accessory dwelling unit into a rental unit.	Consistent

**TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES 3: 9**

**TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES 3: 9**

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

March 22, 2019

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

Re: Conditional Use - The Farm @ 415 Birmingham  
# East Bradford Township – CU-02-19-15794

Dear Ms. Cantlin:

A Conditional Use application entitled "The Farm @ 415 Birmingham," was received by this office on February 22, 2019. 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 east side of Birmingham Road, at its intersection with Natalie Drive
Site Acreage:	10.96
Lots/Units:	1 Lot
Proposed Land Use:	Bed/Breakfast/Inn
Municipal Land Use Plan Designation:	Open Space/Conservation
UPI#:	51-7-113.1

### **PROPOSAL:**

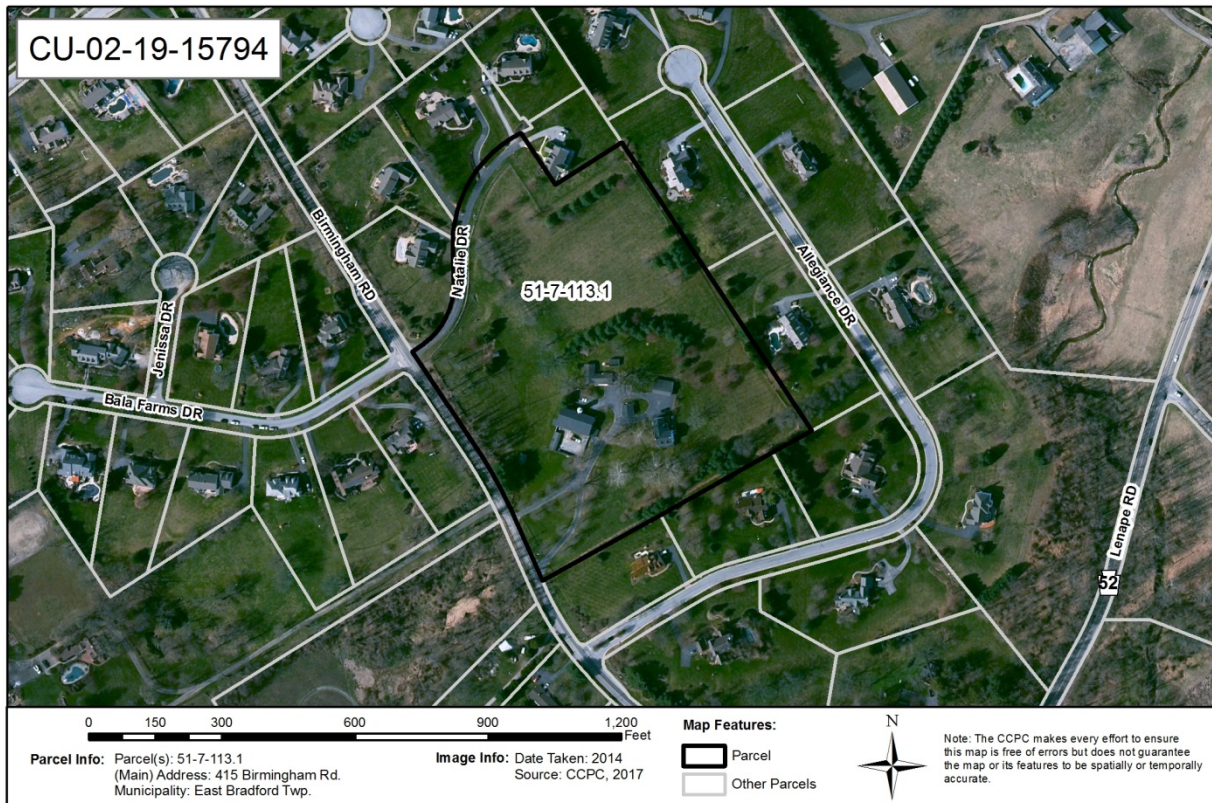
The applicant proposes to establish a bed-and-breakfast estate within an owner-occupied Class I historic resource, in order to house overnight guests and host special events, such as weddings and wedding receptions. The project site, which is served by on-site water and on-site sewer, is located in the R-2 Residential zoning district. We note that bed-and-breakfast estates may be operated in any zoning district by conditional use when in full compliance with the requirements in Section 115-48.2 of the Township Zoning Ordinance.

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

### **BACKGROUND:**

1. The County Planning Commission previously reviewed a conditional use application for a bed-and-breakfast estate on this project site (CCPC# CU-03-18-15337, dated April 20, 2018). It is our understanding that the prior conditional use application was denied by the Township. We note that

the revisions proposed in the current conditional use application include reducing the proposed maximum occupancy from 250 adult guests to 100 guests, along with reducing the number of on-site parking spaces from 132 to 62.

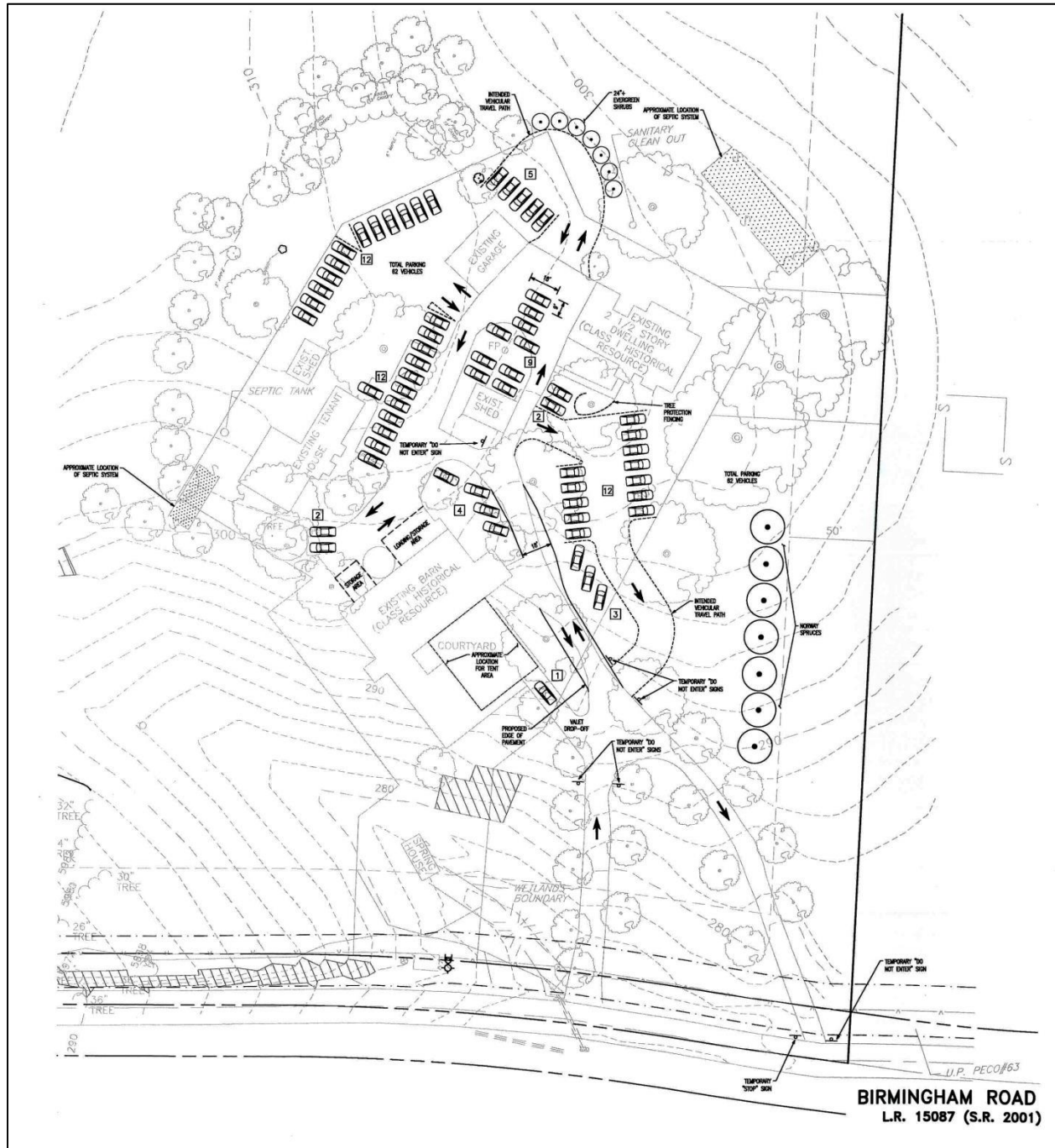


## LANDSCAPES:

- The project site is located within the **Suburban Landscape** designation of **Landscapes3**, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing types and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The adaptive reuse of the existing buildings for a bed-and-breakfast is an appropriate use in the **Suburban Landscape**. “Appreciate” Objective “A” of **Landscapes3** is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.

We acknowledge that the size of special events proposed by the applicant has been scaled back from the prior conditional use application, and landscaping has been positioned to help mitigate potential negative visual impacts on the existing surrounding residential neighborhood. Map 5-Future Land Use in the Township’s 2016 Comprehensive Plan identifies that the project site is situated on an Open Space/Conservation designation, adjoining a Low Density Residential designation to the north, east and south.





*Detail from Parking Exhibit (prepared by DL Howell, dated May 22, 2018 and last revised February 7, 2019), Conditional Use Application - The Farm @ 415 Birmingham*

**PRIMARY ISSUES:**

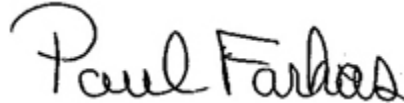
3. The applicant and Township should work to ensure that the design of the parking facilities mitigates any negative impacts upon the integrity and historical context of the existing farmstead. We note that the bed-and-breakfast estate standards permit parking on areas of stable grass and/or meadow, if they can be demonstrated as suitable to the Township's engineer's satisfaction.

Page: 4  
Re: Conditional Use - The Farm @ 415 Birmingham  
# East Bradford Township – CU-02-19-15794

4. The applicant should be aware that a Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access onto a state road as required by Section 508(6) of the Municipalities Planning Code.

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, flowing style.

Paul Farkas  
Senior Review Planner

cc: Dara Gans-Marshall and John Marshall  
DL Howell





# 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

March 15, 2019

Mary E. Flagg, Manager/Secretary/Treasurer  
East Vincent Township  
262 Ridge Road  
Spring City, PA 19475

Re: Zoning Ordinance Amendment - Revisions to the CMU District Provisions  
# East Vincent Township - ZA-02-19-15799

Dear Ms. Flagg:

The Chester County Planning Commission has reviewed the proposed East Vincent Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 27, 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. Add a definition for the term "Recreation, Indoor";
- B. The purpose statement for the Commercial-Oriented Mixed Use Development District (CMU) is revised;
- C. The amendment revises the existing language to indicate that Commercial-Oriented Mixed Use development is only permitted in the CMU district by conditional use.
- D. Section 2703 relating to the Master Development Conditional Use Plan is amended regarding to permitted designs and land uses, and subdivision submissions.
- E. The existing provisions of Section 27-2704 are revised to relate to the permitted uses in the development.
- F. Section 2704.1 is revised; language relating to "anchor store" is included.
- G. A new subsection is added to Section 27-2704.B subsection (7) to permit "Indoor recreation and/or active recreation".
- H. Section 2705.2.A. is revised relating to permitted dwelling types.
- I. Section 2705.2.B. is revised relating to land use mix in the tract area of the CMU.
- J. Section 2705.2.C. relating to land use mix in the CMU district is deleted.
- K. Section 2705.3.E. is revised relating to architectural designs.
- L. Section 2705.4.B. subsection 5., relating to garages, is deleted and replaced with language relating to setbacks.
- M. Section 2705.4.C. is revised relating to the distance between multi-family buildings.
- N. Section 2705.4.G. is revised relating to maximum individual footprints.

Page: 2

Re: Zoning Ordinance Amendment - Revisions to the CMU District Provisions

# East Vincent Township - ZA-02-19-15799

O. Section 2705.4.J., relating to design requirements for streets and alleys, is revised so as to be set forth in the design guidelines.

P. A new Section 27-2705.4.L. is added which addresses "Lighting for Recreational Uses".

Q. Section 2706.A. is amended regarding plan scale requirements.

R. Section 27-2706.A.6. is amended relating to the provision of a phasing plan.

S. Section 2706. (subsections 8, 9 and 10) are revised to replace the term "master development plan" with the term "Conditional Use Plan".

**BACKGROUND:**

2. The Chester County Planning Commission reviewed an earlier version of this amendment, and our comments were forwarded to the Township in a letter dated August 13, 2018 (refer to CCPC # ZA-07-18-15511).

In addition to our previous comments, we note that the Township allows not more than one "major anchor store" to be located in a Commercial-Oriented Mixed Use Development District. The Township currently defines "major anchor store" as a supermarket or grocery store. We suggest that the Township consider whether this existing definition may be too limiting within the context of the types of developments that can occur in a Commercial-Oriented Mixed Use Development District.

**RECOMMENDATION: The Township should consider the comments in our review letter of August 13, 2018 and in this letter before acting on the proposed zoning ordinance amendment.**

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

March 5, 2019

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

Re: Zoning Ordinance Amendment - Retail Firearm Sales  
# East Whiteland Township – ZA-02-19-15765

Dear Mr. Barner:

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 4, 2019. We offer the following comments to assist in your review of the proposed amendment.

### DESCRIPTION:

1. East Whiteland Township proposes the addition of Section 200-29.L to its Zoning Ordinance, Retail Firearm Sales. The proposed ordinance language would permit retail firearm sales by conditional use in any zoning district that permits retail sales of other products.

### COMMENTS:

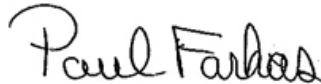
2. Prior to taking action on this amendment, the Township should ensure that the proposed regulations are in compliance with and do not conflict with applicable federal and state firearm laws. Additional information on this topic is available on the Bureau of Alcohol, Tobacco, Firearms and Explosives website at:  
[www.atf.gov/firearms/state-laws-and-published-ordinances-firearms-32nd-edition](http://www.atf.gov/firearms/state-laws-and-published-ordinances-firearms-32nd-edition).
3. For clarity purposes, we recommend that the Township identify the specific zoning districts where retail firearm sales will be permitted by conditional use; no revisions to any of the existing permitted use tables in the Township Zoning Ordinance are provided in the draft Ordinance. We note that retail commerce, including stores and personal service shops dealing directly with customers, is a permitted use in the VMX Village Mixed Use, FC Frontage Commercial, ROC Regionally Oriented Commercial, O/BPS Office/Business Park Services and GVR Great Valley Revitalization Overlay Districts.

Page: 2  
Re: Zoning Ordinance Amendment - Retail Firearm Sales  
# East Whiteland Township – ZA-02-19-15765

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

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

Sincerely,

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

Paul Farkas  
Senior Review Planner





# THE COUNTY OF CHESTER



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

March 15, 2019

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

Re: Zoning Ordinance Amendment – Solar Energy Systems  
# East Whiteland Township – ZA-02-19-15795

Dear Mr. Barner:

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 21, 2019. We offer the following comments to assist in your review of the proposed amendment.

### DESCRIPTION:

1. The Township proposes to amend Section 200-93.1.A(3) of the Township Zoning Ordinance, by removing the need for special exception approval for solar energy systems proposed as an accessory use.

### COMMENTS:

2. The proposed ordinance language appears to be appropriate. CONNECT Objective “E” of ***Landscapes3***, the 2018 County Comprehensive Plan, is to promote safe, sustainable and resilient energy and communications systems at the local, regional and national level.

**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,

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



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Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

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Government Services Center, Suite 270  
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West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

March 27, 2019

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

Re: Zoning Ordinance Amendment – Off-Street Parking and Loading  
# East Whiteland Township – ZA-03-19-15810

Dear Mr. Barner:

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 March 7, 2019. We offer the following comments to assist in your review of the proposed amendment.

### DESCRIPTION:

1. East Whiteland Township proposes the following amendments to its Zoning Ordinance:
  - A. Amend the off street parking and loading standards in Sections 200-69.C and 200-69.D; and
  - B. Amend the following sections, which includes the addition of a reference to the proposed off street parking standards in Section 200-69.C:
    - i. Section 200-35.K(6)(a);
    - ii. Section 200-36.D;
    - iii. Section 200-39.1.(D)(1)(f); and
    - iv. Section 200-39.3.E.

### COMMENTS:

2. The table in Section 200-69.C(3) proposes a stall depth of 19 feet for 60 degree angled parking spaces, and a stall depth of 17 feet for 45 degree angled parking spaces. We suggest that the Township require a stall depth of 20 feet for 60 degree angled parking spaces, and a stall depth of 19 feet for 45 degree angled parking spaces. Additional information on this topic is provided in the Parking Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at:  
[www.chescoplanning.org/MuniCorner/MultiModal/14-Parking.cfm](http://www.chescoplanning.org/MuniCorner/MultiModal/14-Parking.cfm).
3. While the introductory language in Sections 1.B, 1.C, 1.D and 1.E of the draft Ordinance indicate that the standards for Mixed Use Districts are located in Article XVI of the Township Zoning Ordinance, our copy of the Township Zoning Ordinance indicates that the standards for Mixed Use Districts are located in Article VI. This should be clarified by the Township.

Page: 2

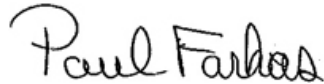
Re: Zoning Ordinance Amendment – Off-Street Parking and Loading

# East Whiteland Township – ZA-03-19-15810

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

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

Sincerely,

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

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



## COMMISSIONERS

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

March 13, 2019

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

Re: Subdivision and Land Development Ordinance Amendment – Internal Drive  
# Kennett Township – SA-02-19-15777

Dear Ms. Moore:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance (SLDO) Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on February 13, 2019. We offer the following comments to assist in your review of the proposed amendment.

### DESCRIPTION:

1. Kennett Township proposes the following amendments to its Subdivision and Land Development Ordinance:
  - A. Add a definition for the term “Internal Drive” to Section 206-204;
  - B. Add a minimum required street width for an internal drive to Section 206-502.B;
  - C. Add subsection (7) to Section 206-502.H, pertaining to the minimum width required for an internal drive;
  - D. Amend subsections (1), (2), and (3) of Section 206-502.I, so that internal drives shall adhere to the same maximum permitted lot, frontage, and design and construction standards as private streets;
  - E. Amend Section 206-503.A(2), pertaining to the sidewalk standards within 1,000 feet and leading to a school, church or similar type of community facility; and
  - F. Add Section 206-505.J, pertaining to the minimum paving width of internal drives serving a multiple family development.

### COMMENTS:

2. We acknowledge, and endorse, that the proposed definition of internal drive is consistent with the existing definition of “internal drive” in the Township Zoning Ordinance. We have no specific issues with the proposed ordinance standards.



Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Internal Drive

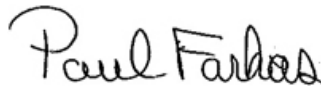
# Kennett Township – SA-02-19-15777

3. The term “consistency” is misspelled in the ordinance header. This should be corrected by the Township.

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

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

Sincerely,

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

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

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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

March 1, 2019

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

Re: Zoning Ordinance Amendment - Reducing Side Yard Setbacks for Age-Qualified Community  
# Londonderry Township - ZA-02-19-15786

Dear Ms. Hearne:

The Chester County Planning Commission has reviewed the proposed Londonderry Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on February 21, 2019. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

### DESCRIPTION:

1. The Township proposes to reduce the side yard setbacks from ten feet to five feet for single-family detached dwellings and two-family, quadraplex or townhouse residences in an age-qualified community (which is regulated by conditional use).

### COMMENT:

2. This reduction can help increase design flexibility. However, when the Township reviews land development plans under the provisions of the age-qualified community's conditional use standards, we suggest that the Township consider how emergency responders will be able to maneuver vehicles or use equipment in the side yard areas, especially if a fence or landscaping is present. The Township should also encourage residential buildings that abut side yard areas to be designed such that windows will not directly face each other, to increase privacy.

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

Page: 2

Re: Zoning Ordinance Amendment - Reducing Side Yard Setbacks for Age-Qualified Community  
# Londonderry Township - ZA-02-19-15786

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



## 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

March 22, 2019

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

Re: Subdivision and Land Development Ordinance Amendment – Minimum Lot Area and Lot Width  
# Malvern Borough – SA-02-19-15796

Dear Mr. Bashore:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance (SLDO) Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on February 26, 2019. We offer the following comments to assist in your review of the proposed amendment.

### DESCRIPTION:

1. Malvern Borough proposes to amend Subsection F of Section 181-511 – Blocks and Lots of the Borough SLDO, by deleting the phrase "...and the depth of lots shall generally not exceed their width by more than 2 ½ times" from the end of this section.

### COMMENTS:

2. The proposed ordinance language appears to be appropriate.

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

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

Sincerely,

Paul Farkas  
Senior Review Planner





# THE COUNTY OF CHESTER



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Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

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

March 8, 2019

Susan Simone, Secretary  
Pocopson Township  
P.O. Box 1  
Pocopson, PA 19366

Re: Zoning Ordinance Amendment - Access and Traffic Improvement Standards, Residential and Agricultural District; and Subdivision and Land Development Ordinance Amendment - Street and Private Driveway Standards  
# Pocopson Township – ZA-02-19-15776 and SA-02-19-15782

Dear Ms. Simone:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment and Subdivision and Land Development (SLDO) Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Sections 609(e) and 505(a), respectively. The referral for review was received by this office on February 13, 2019. We offer the following comments to assist in your review of the proposed amendments.

### DESCRIPTION:

1. Pocopson Township proposes the following amendments to the Township Code:
  - A. Amend the street alignment and grade standards in Sections 190-29.B(1) and 190-29.B(2) of the Township SLDO, respectively;
  - B. Amend the private driveway standards in Sections 190-30.B(1)(e) and 190-30.B(1)(f) of the Township SLDO;
  - C. Amend Section 190-30.B(2) of the Township SLDO, pertaining to driveways for two single-family dwellings; and
  - D. Amend Section 250-17.D(3) of the Township Zoning Ordinance, pertaining to access and traffic improvement standards for development in the Residential and Agricultural Zoning District.

### COMMENTS:

2. The Township engineer should be requested to review and comment on the proposed ordinance language, prior to the Township taking official action on these amendments.
3. The wording in Section 250-17.D(3)(a) should be reviewed for clarity. Specifically, the statement "...make proportional contributions to specific improvements that benefit the development or lot or are directly affected by it" is unclear.

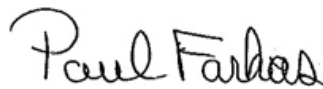
Page: 2

Re: Zoning Ordinance Amendment - Access and Traffic Improvement Standards, Residential and  
Agricultural District; and Subdivision and Land Development Ordinance Amendment - Street and  
Private Driveway Standards  
# Pocopson Township – ZA-02-19-15776 and SA-02-19-15782

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

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

Sincerely,

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

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



## COMMISSIONERS

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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

March 1, 2019

Edward M. Mentry, Jr., Manager  
Schuylkill Township  
111 Valley Park Road  
Phoenixville, PA 19460

Re: Zoning Ordinance Amendment - Repeal Planned Residential Development Option  
# Schuylkill Township - ZA-02-19-15791

Dear Mr. Mentry:

The Chester County Planning Commission has reviewed the proposed Schuylkill Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on February 15, 2019. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

### DESCRIPTION:

1. The Township proposes to amend its Zoning Ordinance by repealing Sections 252-100 through Section 252-117, which relate to the Planned Residential Development option.

### COMMENTS:

2. The Township should ensure that the removal of the Planned Residential Development option will not create excessive numbers of pre-existing non-conforming uses. While residents of existing Planned Residential Developments should be protected regarding the use and permissible expansions of their parcels or dwellings according to the provisions of Article VII of the Pennsylvania Municipalities Planning Code, residents could also utilize the provisions in Section 613 of the Pennsylvania Municipalities Planning Code, which requires the Township Zoning Officer to identify and register non-conforming uses.
3. If the Township removes the Planned Residential Development option, it should ensure that the Zoning Ordinance will still provide adequate opportunities for varied housing opportunities with an appropriate range of densities. The Township may wish to review Zoning Ordinance Section 370-143 "Multifamily development" and Section 370-168 "Cluster development of single-family detached dwellings through an open space option" to determine if these special exception options provide adequate design flexibility and ranges of residential types and densities.

Page: 2

Re: Zoning Ordinance Amendment - Repeal Planned Residential Development Option

# Schuylkill Township - ZA-02-19-15791

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

We request an official copy of the decision made by the Schuylkill 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". The signature is written in dark ink and is positioned below the word "Sincerely,".

Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



## COMMISSIONERS

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Kathi Cozzone  
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Executive Director

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

March 8, 2019

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

Re: Subdivision and Land Development Ordinance Amendment – Various Amendments (Additional Revisions)  
# West Chester Borough – SA-02-19-15773

Dear Mr. Gore:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance (SLDO) Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on February 7, 2019. We offer the following comments to assist in your review of the proposed amendment.

### DESCRIPTION:

1. West Chester Borough proposes a comprehensive set of amendments to its Subdivision and Land Development Ordinance, which, according to our records, was adopted by the Borough on August 28, 1991 and last amended on May 17, 2018. We note that proposed revisions include the addition of Appendix A – Written and Graphic Design Standards, and Appendix B – Street Trees & Shade Trees, and Landscaping Specifications.

### BACKGROUND:

2. The County Planning Commission initially reviewed the proposed SLDO amendment on November 9, 2018 (CCPC# SA-09-18-15593 and SA-10-18-15626), and subsequently reviewed an amendment which addressed three revisions to the Chapter 97 text (CCPC# SA-11-18-15660, dated December 5, 2018).

We note that the current amendment submission includes a clean copy of the proposed ordinance, an annotated copy of the Chapter 97 text, and a memorandum outlining the revisions made to the latest version of the draft ordinance. As stated in our previous review (CCPC# SA-09-18-15593 and SA-10-18-15626), we acknowledge, and endorse, that this amendment addresses recommendations set forth in the Borough's 2016 Comprehensive Plan. We also endorse the Borough's efforts in incorporating parking design and other design elements into the Borough's SLDO.



Page: 2

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

# West Chester Borough – SA-02-19-15773

COMMENTS:

3. As stated in our previous review (CCPC# SA-09-18-15593 and SA-10-18-15626), we suggest that the Borough consider the following issues in its review of the proposed design standards in Appendix A:
  - A. Some of the design standards could be combined to reduce overlap, redundancy, and the amount of standards. For example, design standards 97.A.2.12, 97.A.2.14 and 97.A.2.15 are all similar and could be combined into one design standard as follows: “Whenever an alley serves as the principal street address for a building, the front yard shall be embellished with landscaping to maintain a mud-free condition, and the alley shall have stabilized edges using planters, planting beds, river jack stones, and the like.”
  - B. The Borough should avoid the use of language which may be difficult to enforce (for instance, Design Standard 97.A.14.4 states that landscaping “shall be both functional and attractive”). We suggest that some design standards be moved into the “Legislative Intent” category, be provided with a measure of specificity to allow application or enforceability, or be removed to reduce the number of design standards. For example, Design Standard 97.A.4.3 (“Blocks shall be built and maintained, and shall be formed by the street and alley network”) seems more like a legislative intent than a design standard. At a minimum, we suggest that more detail be added regarding the term “network” by potentially adding something regarding requiring the “connectivity” and/or “traditional grid” pattern of streets. Similarly, a design standard such as the following could be included: “All new development shall form blocks through an interconnected street and alley network.” Additionally, a reference to Section 97.A.21-Streets: Interconnected Network may be useful.
  - C. While we note that the proposed Design Standards address the design of street walls, we suggest that the Borough specifically prohibit retaining walls above a certain height when located along a street.
4. Section 97-9.D on page 43 of the annotated copy of the Chapter 97 text contains a hand-written annotation that has not been incorporated into the clean copy of the draft ordinance. Additionally, the annotated copy contains a second version of pages 17, 41, 45, 48, 50, and 56 at the end of the document with a different set of annotations that do not appear to have been incorporated into the clean copy. These issues should be clarified by the Borough.

**RECOMMENDATION: The County Planning Commission commends West Chester Borough’s efforts in updating its Subdivision and Land Development Ordinance. The Commission recommends that the issues raised in this letter be addressed before action is taken on this proposed Subdivision and Land Development Ordinance amendment.**

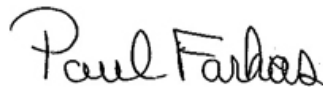
Page: 3

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

# West Chester Borough – SA-02-19-15773

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

Sincerely,

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

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

March 27, 2019

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

Re: Zoning Ordinance Amendment - Projections into Setback and Setback Exceptions; and Uses  
Accessory to Residential Use  
# Westtown Township – ZA-02-19-15787

Dear Mr. Ethridge:

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 25, 2019. We offer the following comments to assist in your review of the proposed amendment.

### DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Amend subsection F of Section 170-1502, Projections into setback and setback exceptions; and
  - B. Amend subsections (1), (2) and (3) of Section 170-1603.C, Uses accessory to residential use.

### COMMENTS:

2. Proposed Section 170-1502.F states that accessory structures such as arbors, garden sheds, private garages, and private greenhouses shall be permitted within the side and rear yard areas, provided they do not exceed the height, nor 50% of the footprint, of the principal structure. The Township may want to consider incorporating a maximum square footage figure for accessory structures permitted within side and rear yard areas into the proposed ordinance language (ex. "...50 percent of the footprint, or a maximum of XXX square feet, whichever is less...").

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

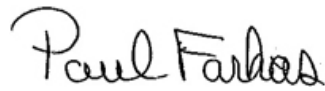
Page: 2

Re: Zoning Ordinance Amendment - Projections into Setback and Setback Exceptions; and Uses  
Accessory to Residential Use

# Westtown Township – ZA-02-19-15787

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

Sincerely,

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

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



## COMMISSIONERS

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Brian N. O'Leary, AICP  
Executive Director

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

March 27, 2019

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

Re: Zoning Ordinance Amendment – Conversion of an Accessory Dwelling Unit into a Rental  
# Westtown Township – ZA-02-19-15788

Dear Mr. Ethridge:

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 25, 2019. We offer the following comments to assist in your review of the proposed amendment.

### DESCRIPTION:

1. Westtown Township proposes the following amendments to its Zoning Ordinance:
  - A. Add definitions for the following terms to Section 170-201: Building Footprint; and Members of the Same Family;
  - B. Add “conversion of an accessory dwelling unit into a rental” as a use permitted by special exception in the A/C Agricultural/Cluster Residential, R-1 Residential, and R-2 Residential Districts; and
  - C. Add Section 170-1619, which provides standards for the conversion of an approved, permitted accessory dwelling unit into a rental unit. We note that an “accessory dwelling unit” is permitted by special exception, in accordance with the standards in Section 170-1603.A of the Township Zoning Ordinance.

### COMMENTS:

2. We acknowledge, and endorse, that these proposed standards will provide additional housing opportunities in the Township. We suggest that, for clarity purposes, the Township identify if short-term rentals will be permitted in accordance with the proposed zoning standards.

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



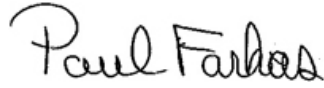
Page: 2

Re: Zoning Ordinance Amendment – Conversion of an Accessory Dwelling Unit into a Rental

# Westtown Township – ZA-02-19-15788

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 with a large initial "P".

Paul Farkas  
Senior Review Planner

# Act 537 Reviews

# Act 537 Reviews for Chester County

March 2019



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

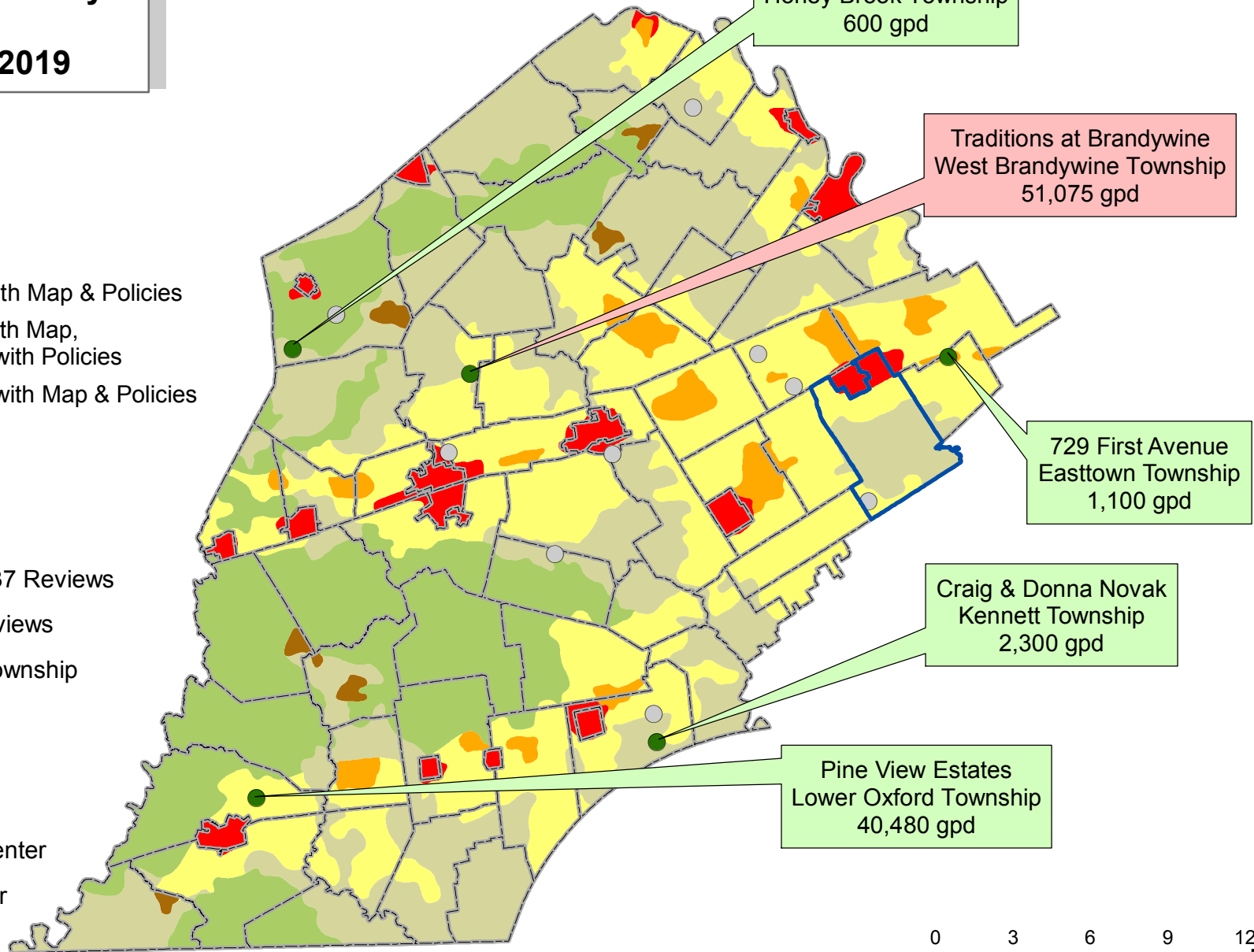
## Legend

- March Act 537 Reviews
- Previous Reviews

Willistown Township

## Landscapes3

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



0 3 6 9 12 Miles

Map prepared April 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:

**Willistown Township – Act 537 Plan Special Study for West Chester Pike Sewer Needs Area – Consistent**

**Willistown Township – Act 537 Plan Special Study for Chesterdale Area Sewer Needs – Consistent**

#### MINOR REVISIONS TO MUNICIPAL PLANS:

##### **Easttown Township, 729 First Avenue**

The applicant is proposing a residential development of 4 lots on 0.54 acres. The site is located at the intersection First Avenue and Knox Avenue. The amount of wastewater to be generated for the project is 1,100 gpd. The project is to be served by a public sewage disposal system, managed by Valley Forge Sewer Authority. This project is designated as a Suburban Center Landscape and is consistent with *Landscapes3*.

##### **Honey Brook Township, 2069 Beaver Dam Road/Amos Kauffman**

The applicant is proposing a residential development of 1-lot and one schoolhouse on 21.5 acres. The site is located on Beaver Dam Road, approximately ¼ mile from the intersection with Route 10. The amount of wastewater to be generated for the proposal is 600 gpd. The project is to be served by an individual on-lot sewage disposal system and a privy for the school. This project is designated as a Rural Landscape, and is consistent with *Landscapes3*.

##### **Kennett Township, Craig and Donna Novak**

The applicant is proposing a residential development of 4-lots (one existing) on 42.4 acres. The site is located on Norway Road, across from Carlton Drive. The amount of wastewater to be generated for the proposal is 2,300 gpd. The project is to be served by individual on-lot sewage disposal systems. This project is designated as a Rural Landscape, and is consistent with *Landscapes3*.

##### **Lower Oxford Township, Pine View Estates**

The applicant is proposing a residential development of 184 lots on 73.11 acres. The site is located at the intersection of Reedville and Conner Roads. The amount of wastewater to be generated for the proposal is 40,480 gpd. The project is to be served by a sewage disposal system managed by Oxford Area Sewer Authority. This project is designated as a Suburban Landscape, and is consistent with *Landscapes3*.

##### **West Brandywine Township, Traditions of America Brandywine**

The applicant is proposing a residential development of 226 lots and clubhouse on 113.13 acres. The site is located at the intersection of Culbertson Run Road and Swinehart Road. The amount of wastewater to be generated for the proposal is 51,075 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 Rural Landscape, and is inconsistent with *Landscapes3*.

#### Action Requested

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

4/10/19

## **TOPIC: Environmental**

**Item: Willistown Township –Act 537 Plan Special Study West Chester Pike Sewer Needs Area –Consistent**

### Background

This Special Study was prepared to revise a previously PA DEP-approved Act 537 Update (2014) for this same study area. The previous approval provided sewer service to 13 properties along West Chester Pike, which was planned to be conveyed to Willistown HOA, however an easement with the HOA could not be negotiated. This Special Study proposes an alternative connection to the Willistown Chase development where an easement is already in place.

### Discussion

The Act 537 Plan Special Study is consistent with the objectives and recommendations of Landscapes3, as they relate to the extension of public sewer or water lines. Connect Objective F, which states: “Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well maintained infrastructure.”

The proposed Plan Update is also consistent with Watersheds objective 7.2 of Goal 7, “concentrate planned utility service areas to support designated growth areas.”

The CCPC supports the Special Study and recommended that DEP approve the Plan.



**TOPIC: Environmental**

**Item: Willistown Township –Act 537 Plan Special Study Chesterdale Area Sewer Needs - Consistent**

Background

This Special Study was prepared to address a PA DEP Order to the township to reevaluate the Chesterdale Area to identify any sewage needs in the area. This Special Study examines only the Chesterdale Area of the township, including the developments of Willistown Woods, Deerfield Knoll, Ivy Hill and the West Chester Pike Study Area.

Discussion

The Act 537 Plan Special Study is consistent with the objectives and recommendations of *Landscapes3*, as they relate to the extension of public sewer or water lines. Connect Objective F, which states: “Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well maintained infrastructure.” Additionally, both on-lot and public sewer systems are consistent with the Vision of the Suburban Landscape, according to *Landscapes3*.

Willistown Township, through its Act 537 Plan Special Study, intends to maintain the use of on-lot disposal systems for the Chesterdale Area, based on the current and future land use for this area, as well as the results of the on-lot disposal system questionnaire, which indicated that there are not a significant number of on-lot system failures in the study area. The Special Study also indicates that the extension of non-municipal sewage facilities will be evaluated for new land developments, and where needs are identified connect failing on-lot systems to public systems at that time. This is consistent with Objective 7.2 of Watersheds.

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

# Major Revisions



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

March 28, 2019

Robert Lange, Chairman  
Willistown Township  
Board of Supervisors  
688 Sugartown Road  
Malvern, PA 19355

Re: Official Sewage Facilities Act 537 Plan Special Study for Chesterdale Area Sewer Needs, Willistown Township

Dear Ms. Lange:

The Chester County Planning Commission (CCPC) has reviewed the Draft 537 Plan Special Study dated February 2019 as required by Section 71.53(a)(2) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by Carroll Engineering Corporation and was received in our office on March 5, 2019.

This plan was prepared to address a DEP order to the township to reevaluate the Chesterdale Area to identify any sewage disposal needs in the area. This Special Study examines only the Chesterdale Area of the township, including Willistown Woods, Deerfield Knoll, Ivy Hill and the West Chester Pike Study Area. This Plan indicates that the Chesterdale Sewer Plan is now known as the Willistown Woods Wastewater Treatment Plan, owned by Aqua PA, with a capacity of 175,000 gpd. The Chester County Planning Commission recommends the Plan be adopted after addressing the comments listed below.

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

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

1. We find the proposed areas to be served by sewer service to be consistent with the Landscapes Map of *Landscapes3* (2018). The Special Study area for Willistown Township is located entirely within the Suburban Landscape. The vision for the Suburban Landscape is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Both on-lot and public sewer systems are consistent with the Vision of the Suburban Landscape, according to *Landscapes3*.

2. *Watersheds* (2002), the water resources element of the County comprehensive plan, identifies Objective 7.2 of Goal 7, “concentrate planned utility service areas to support designated growth areas,” to be achieved through key strategies such as the extension of wastewater facilities in Suburban Landscapes. Willistown Township, through its Act 537 Plan Special Study, intends to maintain the use of on-lot disposal systems for the Chesterdale Area, based on the current and future land use for this area, as well as the results of the on-lot disposal system questionnaire, which indicated that there are not a significant number of on-lot system failures in the study area. The Special Study also indicates that the extension of non-municipal sewage facilities will be evaluated for new land developments, and where needs are identified connect failing on-lot systems to public systems at that time. This is consistent with Objective 7.2 of *Watersheds*.

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

The selected alternative for the Chesterdale Study Area in Willistown Township is to continue to utilize on-lot disposal systems to the greatest extent possible, recognizing that new land developments may require extension of sewage facilities where appropriate, and may also be utilized to alleviate any failing on-lot system issues nearby. As presented, the selected alternative is generally consistent with *Landscapes3* Connect Objective F, which states, “Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well maintained infrastructure,” and Connect Recommendation 10, which states: “Explore methods to improve coordination of long range planning goals for water and sewer infrastructure with land use planning.”

C. General Comments:

1. Willistown Township is to be commended for updating their municipal Act 537 planning to identify future sewage disposal needs for the Township and provide alternatives to address them.
2. There are multiple natural gas and gas liquids pipeline corridors located in this portion of Willistown Township, including Texas Eastern, Buckeye Partners, and Sunoco. While this would not preclude development, there may be special steps that can avoid negative impacts or interactions between the pipelines and the public. The Planning Commission recommends contacting the pipeline operators directly to coordinate any construction activities, in addition to calling 811, before digging. Contact information for the operator can be obtained through this link to the Chester County Pipeline Information Center [www.chescoplanning.org/pic/Operators.cfm](http://www.chescoplanning.org/pic/Operators.cfm).
3. Page 3-1. Physical and Demographic Conditions. This section does not include information on consistency with *Landscapes3* (2018), *Watersheds* (2002), Act 167 Planning for the Ridley Creek, or stormwater ordinance information (2013). There is also no information regarding the stream designation, High Quality, and associated planning considerations for this designation. There is limited discussion of floodplains

and wetlands in the Township. Please include references to the township zoning and land development ordinances that provide protection to these resources. Please include the above noted information for consistency and clarity.

4. Page 4-1. Existing Sewage Facilities. Section 4.2 Municipal Sewerage Systems. For consistency, please include the 1720 West Chester Pike project that will connect 39 townhouse units to the Penn's Preserve Wastewater Treatment Plant.
5. Page 7-1. Section 7.0 Implementation. The text indicates that "the following schedule will be used to implement the Act 537 Plan for continued implementation of the selected alternatives," however no schedule is included. For clarity, please include it here, or provide reference to where it will be located.

The Planning Commission has reviewed the Chesterdale Area Sewer Needs Special Study and recommends approval of this Plan after comments are addressed. Thank you for the opportunity to offer comments on this plan. If you have any questions, please contact me at 610-344-6285.

Sincerely,



Carrie Conwell, AICP  
Senior Environmental Planner

cc: Elizabeth Mahoney, PA DEP  
Matt Skiljo, Chester County Health Department  
David Burman, Willistown Township Manager  
William Malin, Carroll Engineering Corporation





# 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

March 20, 2019

Robert Lange, Chairman  
Willistown Township  
Board of Supervisors  
688 Sugartown Road  
Malvern, PA 19355

Re: Official Sewage Facilities Act 537 Plan Special Study for West Chester Pike Sewer Needs Area, Willistown Township

Dear Ms. Lange:

The Chester County Planning Commission (CCPC) has reviewed the Draft 537 Plan Special Study dated January 2019 as required by Section 71.53(a)(2) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by Carroll Engineering Corporation and was received in our office on January 29, 2019.

This plan was prepared to revise a previous PA DEP-approved Act 537 Update (2014) for this same study area. The previous approval was to provide sewer service to 13 properties along West Chester Pike. Wastewater was planned to be conveyed to Willistown Hunt subdivision, which would have required an easement on a private road, but could not be obtained from the homeowners association. This Special Study proposes an alternative connection to the Willistown Chase development, where an easement has already been obtained. The Chester County Planning Commission recommends the Plan be adopted.

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

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

1. We find the proposed areas to be served by sewer service to be consistent with the Landscapes Map of *Landscapes3* (2018). The Special Study area for Willistown Township is located entirely within the Suburban Landscape. The extension of public sewer or water lines is consistent with the Vision of the Suburban Landscape, according to *Landscapes3*.

As proposed, the overall goals of this Act 537 Plan Special Study are consistent with the Visions, Goals and Objectives of *Landscapes3*.

2. *Watersheds* (2002), the water resources element of the County comprehensive plan, identifies Objective 7.2 of Goal 7, “concentrate planned utility service areas to support designated growth areas,” to be achieved through key strategies such as restricting the extension of community and public water and wastewater facilities in the Rural Landscape, and supporting the use of satellite systems and service areas to meet the needs of Rural Centers, Villages and cluster developments.” Willistown Township, through its Act 537 Plan Special Study, intends to expand the public sewer service area for a portion of West Chester Pike, as consistent with local land use planning and with this Objective of *Watersheds*.

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

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

The Planning Commission has reviewed the West Chester Pike Sewer Needs Special Study and has no additional comments to make at this time. Thank you for the opportunity to offer comments on this plan. The Planning Commission recommends approval of the Special Study. If you have any questions, please contact me at 610-344-6285.

Sincerely,



Carrie Conwell, AICP  
Senior Environmental Planner

cc: Elizabeth Mahoney, PA DEP  
Matt Skiljo, Chester County Health Department  
David Burman, Willistown Township Manager  
William Malin, Carroll Engineering Corporation

# 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 729 First Avenue & 61 Knox Avenue, Easttown Township


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

1. Date plan received by county planning agency. January 18, 2019
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency March 12, 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 Suburban Center Landscape. 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. Public sewer systems are supported in this landscape when available.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan?<br>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?<br>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?<br>If yes, describe impact:                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>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? <b>N/A</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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? <b>N/A</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? <b>No</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. | Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>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?<br>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? <b>Not known</b> 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?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>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:<br><br>Name: <u>Carrie J. Conwell, AICP</u><br>Title: <u>Senior Environmental Planner</u> Signature: <u></u><br>Date: <u>3/12/2019</u><br>Name of County or Areawide Planning Agency: <u>Chester County Planning Commission</u><br>Address: <u>Government Services Center, Suite 270</u><br><u>601 Westtown Road</u><br><u>P.O. Box 2747</u><br><u>West Chester, PA 19380-0990</u><br><u>Telephone Number: (610) 344-6285</u> |

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

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

This project was also reviewed under Act 247 as case number SD-10-18-15635.

PC53-03-19-15819

The county planning agency must complete this Component within 60 days.

This Component and any additional comments are to be returned to the applicant.

cc: Elizabeth Mahoney, PaDEP  
Chester County Health Department  
David Ludin, Site Contact  
Daniel Fox, Easttown 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 2069 Beaver Dam Road, Honey Brook Township

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

1. Date plan received by county planning agency. February 06, 2019
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency March 27, 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 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?<br>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?<br>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 - Pequea 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?<br>If yes, describe impact:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>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?<br><u>Not Known. The applicant's submission indicates there are one or more sites of concern, but it does not demonstrate that potential conflicts have been resolved with the US Fish and Wildlife Service.</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? <b>N/A</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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? <b>N/A</b>                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? <b>No</b>                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. | Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>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?<br>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? <b>Not known</b> 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?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>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: 3/27/2019Name 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.

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 Numbers LD-12-18-15691 and SD-12-18-15690.

PC53-03-19-15846

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  
Amos Kauffman, Site Contact  
Kristy Deischer-Eddy, Honey Brook Township  
Edward Beideman, Willow Run Consulting, Inc



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

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

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

Project Name & Municipality Craig J. & Donna M. Novak, Kennett Township

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

1. Date plan received by county planning agency. February 25, 2019
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency March 19, 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>Landscapes2, the Chester County Comprehensive Plan, was adopted in 2009. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>                                                                                                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?<br>If no, describe goals and objectives that are not met <u>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 not consistent with the objectives of the Rural Landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with the use, development, and protection of water resources?<br>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?<br>If yes, describe impact:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>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? <b>N/A</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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? <b>N/A</b>                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. Is there a county or areawide subdivision and land development ordinance? <b>No</b>                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>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?<br>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? <b>Not known</b> 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?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>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 PlannerSignature: Date: 3/19/2019Name 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 reviewed under Act 247 as case number SD -10-18-15638

PC53-03-19-15829

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  
 Craig J. & Donna M. Novak, Site Contact  
 Lisa Moore, Kennett 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 Pine View Estates, Lower Oxford Township

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

1. Date plan received by county planning agency. February 27, 2019
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency March 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 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 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?<br>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?<br>If no, describe inconsistency<br><br><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 (Big Elk 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><br><br><u>Additionally, Watersheds Objective 6-8 states: "Plan water supply and wastewater sources and facilities that seek to maintain the natural watershed balance of each subdivision." A water supply increase of 10,000 gpd or more may be required to accommodate the proposed discharge for this project. The applicant can achieve consistency with Watersheds by identifying the project's impacts to surface/ground water quality and quantity.</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?<br>If yes, describe impact:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>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? <b>N/A</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |



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? <b>N/A</b>                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? <b>No</b>                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. | Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>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?<br>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? <b>Not known</b> 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?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>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: 3/11/2019Name 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.

PC53-03-19-15814

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  
 Brian Campbell, Site Contact  
 Theresa Dugan, Lower Oxford Township  
 Spencer Andress, Government Specialists 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 Traditions of America Brandywine, West Brandywine Township

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

1. Date plan received by county planning agency. February 05, 2019
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency March 27, 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 type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?<br>If no, describe goals and objectives that are not met <u>As presented, this project is inconsistent with the Vision of the Rural Landscape. This vision consists of open and wooded lands, with scattered villages, farms, and residential uses. Very limited development occurs, preserving significant areas of open space and critical natural and cultural resources.</u>                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with the use, development, and protection of water resources?<br>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 checked="" type="checkbox"/> | <input type="checkbox"/>            | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>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, and it appears there may be development activities encroaching upon them. Prior to construction occurring on this site, the applicant should contact both the U.S. Army Corps of Engineers and the PA DEP to determine if the proposed activity will require a permit.</u>                                                                                      |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>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?<br><u>Not Known. The applicant's submission indicates there is one site of concern, but it does not demonstrate that potential conflicts have been resolved with the the US Fish and Wildlife Service.</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? <b>N/A</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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? <b>N/A</b>                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? <b>No</b>                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 13. | Does this proposal meet the requirements of the ordinance? <b>N/A</b><br>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?<br>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? <b>Not known</b> 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?<br>If yes, is the proposed waiver consistent with applicable ordinances. <b>Not Known</b><br>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 PlannerSignature: Date: 3/27/2019Name 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.

This project was previously reviewed under Act 247 as Case Number SD-04-18-15396.

PC53-03-19-15839

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  
 Eric Nicholl, Traditions of America  
 Dale Barnett, West Brandywine Township  
 Andrew Levine, Rettew Associates, Inc.

# 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:

William R. Christman III, Chairman  
Board of Supervisors  
West Bradford Township  
1385 Campus Drive  
Downingtown, PA 19335

Date:

March 28, 2019

Parcel:

50-5-19

Acreage\*:

22.20

Owner(s)\*:

Muriel A. Jefferis

\*According to County Tax Assessment Records

### Review Timetable

On, March 1, 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 Justin V. Yaich, Township Manager, representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by April 15, 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-1 Residential zoning district 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 Low Density Single Family Residential on the future land use map, however agricultural uses are permitted in this district.**
3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes ☒ No ☐  
Comments: **The parcel is located in the Suburban Landscape, but Agriculture is a use permitted by right and it is surrounded by parcels that are being actively farmed.**

## 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: Christopher Parker, Township P.C. Chair  
Jake Michael, CCPC  
Geoff Shellington, Chester County Open Space Preservation Department



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

Government Services Center, Suite 270  
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West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

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

TO:

William R. Christman III, Chairman  
Board of Supervisors  
West Bradford Township  
1385 Campus Drive  
Downingtown, PA 19335

Date:

March 28, 2019

Parcel:

50-5-23.1

Acreage\*:

1.70

Owner(s)\*:

George H. & Barbara M. Jefferis

\*According to County Tax Assessment Records

### Review Timetable

On, March 1, 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 Justin V. Yaich, Township Manager, representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by April 15, 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

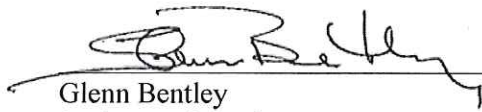
1. Does the municipal zoning for the parcel allow agriculture? Yes ☒ No ☐  
Comments: **Agricultural uses are permitted in the R-1 Residential zoning district by right.**
2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes ☒ No ☐  
Comments: **The parcel is designated Low Density Single Family Residential on the future land use map, however agricultural uses are permitted in this district.**
3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes ☒ No ☐  
Comments: **The parcel is located in the Suburban Landscape, but Agriculture is a use permitted by right and it is surrounded by parcels that are being actively farmed.**

## 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: Christopher Parker, Township P.C. Chair  
Jake Michael, CCPC  
Geoff Shellington, Chester County Open Space Preservation Department





# THE COUNTY OF CHESTER



## COMMISSIONERS

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Kathi Cozzone  
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## PLANNING COMMISSION

Government Services Center, Suite 270  
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(610) 344-6285 Fax (610) 344-6515

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

TO:

William R. Christman III, Chairman  
Board of Supervisors  
West Bradford Township  
1385 Campus Drive  
Downingtown, PA 19335

Date:

March 28, 2019

Parcel:

50-5-23

Acreage\*:

10.80

Owner(s)\*:

George H. & Barbara M. Jefferis

\*According to County Tax Assessment Records

### Review Timetable

On, March 1, 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 Justin V. Yaich, Township Manager, representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by April 15, 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-1 Residential zoning district 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 Low Density Single Family Residential on the future land use map, however agricultural uses are permitted in this district.**
3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes ☒ No ☐  
Comments: **The parcel is located in the Suburban Landscape, but Agriculture is a use permitted by right and it is surrounded by parcels that are being actively farmed.**

## 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

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cc: Christopher Parker, Township P.C. Chair  
Jake Michael, CCPC  
Geoff Shellington, Chester County Open Space Preservation Department





# THE COUNTY OF CHESTER



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

TO:

William R. Christman III, Chairman  
Board of Supervisors  
West Bradford Township  
1385 Campus Drive  
Downingtown, PA 19335

Date:

March 28, 2019

Parcel:

50-6-91.1

Acreage\*:

20.47

Owner(s)\*:

Douglas R. Barr, Jr.

\*According to County Tax Assessment Records

### Review Timetable

On, March 1, 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 Justin V. Yaich, Township Manager, representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by April 15, 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-1 Residential zoning district 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 Low Density Single Family Residential on the future land use map, however agricultural uses are permitted in this district.**

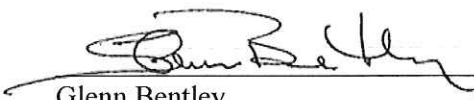
3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes ☒ No ☐  
Comments: **The parcel is located in the Rural Landscape.**

#### **Agricultural Lands**

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

**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: Christopher Parker, Township P.C. Chair  
Jake Michael, CCPC  
Geoff Shellington, Chester County Open Space Preservation Department



# THE COUNTY OF CHESTER



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

TO:

William R. Christman III, Chairman  
Board of Supervisors  
West Bradford Township  
1385 Campus Drive  
Downingtown, PA 19335

Date:

March 28, 2019

Parcel:

50-6-91.5

Acreage\*:

10.01

Owner(s)\*:

Douglas R. Barr, Jr.

\*According to County Tax Assessment Records

### Review Timetable

On, March 1, 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 Justin V. Yaich, Township Manager, representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by April 15, 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

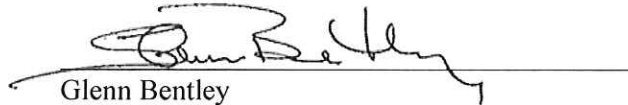
1. Does the municipal zoning for the parcel allow agriculture? Yes ☒ No ☐  
Comments: **Agricultural uses are permitted in the R-1 Residential zoning district by right.**
2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes ☒ No ☐  
Comments: **The parcel is designated Low Density Single Family Residential on the future land use map, however agricultural uses are permitted in this district.**
3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes ☒ No ☐  
Comments: **The parcel is located in the Rural Landscape.**

## Agricultural Lands

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

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: Christopher Parker, Township P.C. Chair  
Jake Michael, CCPC  
Geoff Shellington, Chester County Open Space Preservation Department



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## 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:

William R. Christman III, Chairman  
Board of Supervisors  
West Bradford Township  
1385 Campus Drive  
Downingtown, PA 19335

Date:

March 28, 2019

Parcel:

50-6-91.6

Acreage\*:

13.55

Owner(s)\*:

Douglas R. Barr, Jr.

\*According to County Tax Assessment Records

## Review Timetable

On, March 1, 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 Justin V. Yaich, Township Manager, representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by April 15, 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-1 Residential zoning district 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 Low Density Single Family Residential on the future land use map, however agricultural uses are permitted in this district.**
3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes ☒ No ☐  
Comments: **The parcel is located in the Rural Landscape.**

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TO:

William R. Christman III, Chairman  
Board of Supervisors  
West Bradford Township  
1385 Campus Drive  
Downingtown, PA 19335

Date:

March 28, 2019

Parcel:

50-9-34

Acreage\*:

111.60

Owner(s)\*:

Peter J. Gianguilio and Barbara  
Geraghty ETAL

\*According to County Tax Assessment Records

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

  
Glenn Bentley  
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cc: Christopher Parker, Township P.C. Chair  
Jake Michael, CCPC  
Geoff Shellington, Chester County Open Space Preservation Department

# Discussion and Information Items

# Community Planning





# COMMUNITY PLANNING REPORT

April 2019 (*Activities as of 03/31/19*)

Community Planning activities are reported under two primary categories: Municipal Assistance and Historic Preservation.

## MUNICIPAL ASSISTANCE

The following summarizes significant municipal assistance activity with a contractual obligation, including Vision Partnership Program (VPP) cash and technical service grant projects as well as projects primarily funded through outside sources (such as NPS), categorized under Single Municipality or Multi-municipal. Non-contractual staff tasks are noted under Other Projects and recent VPP inquiries are also identified. *New information is italicized.*

### SINGLE MUNICIPALITY

#### 1. Avondale Borough – Comprehensive Plan

Percent Completed: 75%

Contract Term: 9/17 – 8/19

Consultant: Ray Ott & Associates

Monitor: Kevin Myers

A full draft plan was delivered February 6, 2019. *A public information meeting has been tentatively scheduled for April 4<sup>th</sup>.*

#### 2. Caln Township – Capital Improvements Plan

Percent Completed: 55%

Contract Term: 1/18 – 12/19

Consultant: Cedarville Engineering

Monitor: Mark Gallant

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 2, 2019.

#### 3. East Bradford Township – Plum Run Corridor Greenway Study

Percent Completed: 65%

Contract Term: 7/18 – 12/19

Consultant: Laird Recreation

Monitor: Jeannine Speirs

The consultant is preparing the master plan draft document.

#### 4. East Marlborough Township – Open Space, Recreation, and Natural Resources Plan

Percent Completed: pending

Contract Term: TBD

Consultant: TBD

Monitor: Kate Clark

The Township will select a consultant through a Request for Proposals process, which is currently underway.

**5. East Whiteland Township – Open Space, Parks, and Recreation Plan**

Percent Completed: 5%      Contract Term: 12/18 – 11/20      Consultant: Natural Lands

Monitor: Chris Patriarca

The kick-off meeting was in late January 2019.

**6. Easttown Township – Devon Visioning and Regulatory Amendments**

Percent Completed: 5%      Contract Term: 1/19 – 12/20      Consultant: Glackin Thomas Panzak

Monitor: Chris Patriarca

The January kickoff meeting provided the foundation of the study and engaged the task force in this vision for Devon.

**7. Kennett Township – Zoning Ordinance**

Percent Completed: 50%      Contract Term: 4/18 – 3/20      Consultant: Chester County Planning Commission      Lead Planner: Jeannine Speirs

*The task force is currently reviewing draft joint zoning materials and the four commercial districts that may be impacted by the joint zoning.*

**8. London Britain Township – Comprehensive Plan**

Percent Completed: 65%      Contract Term: 1/18 – 12/19      Consultant: Brandywine Conservancy

Monitor: Jeannine Speirs

Brandywine Conservancy will be preparing a full draft in the spring.

**9. North Coventry Township – Comprehensive Plan**

Percent Completed: 40%      Contract Term: 7/18 – 6/20      Consultant: Chester County Planning Commission      Lead Planner: Chris Patriarca

A second public meeting will be held in April. The task force will be reviewing the second draft plan through the spring.

**10. Parkesburg Borough – Comprehensive Plan and Revitalization Plan**

Percent Completed: 30%      Contract Term: 10/18 – 9/20      Consultant: Chester County Planning Commission      Lead Planner: Mark Gallant

The first public open house was on January 10, 2019. *The task force reviewed draft plan objectives in March and will consider draft plan recommendations in April.*

**11. Phoenixville Borough - Pedestrian Accessibility Plan**

Percent Completed: 10%      Contract Term: 5/18 – 10/19      Consultant: McMahon Associates

Monitor: Kevin Myers

The kickoff meeting was January 31, 2019.

**12. Thornbury Township – Zoning Ordinance**

Percent Completed: 25%      Contract Term: 10/18 – 9/20      Consultant: Chester County Planning Commission      Lead Planner: Chris Patriarca

*The task force has completed their review of definitions, administration, zoning hearing board, introduction chapters, and residential districts. Review of residential supplemental use regulations and the PRD and CC-R took place in late March.*

**13. Uwchlan Township – Comprehensive Plan and Official Map Update**

Percent Completed: 20%      Contract Term: 8/18 – 7/20      Consultant: Robert Smiley      Monitor: Mark Gallant

*The most recent meeting was held on March 21<sup>st</sup>, where the task force reviewed Chapter 4 – Plan Elements and Implementation Strategies and discussed a list of vacant and developable parcels.*

**14. Valley Township – Comprehensive Plan**

Percent Completed: 5%      Contract Term: 2/19 – 1/21      Consultant: Comitta & Assoc./Pennoni      Monitor: Mark Gallant

*In March, the Task Force focused on the review of background materials which included demographics and a summary of goals, objectives, data, and identified issues. Highlights of the Open Space, Recreation, and Environmental Resources Plan, which was recently developed by the Township and is expected to be adopted in the next few months, were also presented at the March meeting.*

**15. West Brandywine Township – Comprehensive Plan Update**

Percent Completed: 60%      Contract Term: 8/17 – 7/19      Consultant: Brandywine Conservancy      Monitor: Chris Patriarca

*The full draft plan is anticipated in April 2019.*

**16. West Caln Township – Comprehensive Plan**

Percent Completed: 5%      Contract Term: 2/19 – 1/21      Consultant: Ray Ott & Assoc./N. Sarcinello      Monitor: Kate Clark

*The kickoff meeting was held March 18<sup>th</sup>.*

**17. West Goshen Township – Comprehensive Plan**

Percent Completed: 80%      Contract Term: 10/17 – 9/19      Consultant: Ray Ott & Assoc./N. Sarcinello      Monitor: Jeannine Speirs

*The task force has completed its review of the full plan draft.*

**18. Westtown Township – Comprehensive Plan Update**

Percent Completed: 100%      Contract Term: 4/16 – 3/19      Consultant: Brandywine Conservancy/Comitta & Assoc.      Monitor: Chris Patriarca

*The joint VPP/Act 247 review was completed, and the plan was determined to be consistent with Landscapes3 and fulfilled the scope of work. The plan was adopted by the Board of Supervisors March 18, 2019.*

## MULTI-MUNICIPAL

### 19. Brandywine Battlefield Strategic Landscapes Plans – Phase 2a

Percent Completed: 40%      Contract Term: 8/17 – 12/19      Consultant: Chester County Planning Commission      Lead Planner: Jeannine Speirs

Funded in part through an American Battlefield Protection Program grant, Phase 2a 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.

### 20. Coatesville Area – Economic Development Study

Percent Completed: pending      Contract Term: TBD      Consultant: TBD      Monitor: Kevin Myers

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.

### 21. Kennett Square Borough/Kennett Township – Regulatory Updates

Percent Completed: 40%      Contract Term: 5/18 – 4/20      Consultant: LRK/JVM Studio      Monitor: Kevin Myers

*Draft materials were provided for the January 28<sup>th</sup> and February 26<sup>th</sup> meetings and continue to be reviewed. Second draft materials will likely be produced in late April or May.*

### 22. Phoenixville Region – Multimunicipal Comprehensive Plan

Percent Completed: 75%      Contract Term: 1/17 – 12/19      Consultant: Theurkauf Design & Planning      Monitor: Susan Elks

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.

## OTHER PROJECTS

- **Longwood Gardens Cooperative Planning Project** – Zoning Amendments; Susan Elks
- **Economic Development** – CCEDC coordination: TBD; Coordination with Western Chester County Chamber: Kevin Myers
- **Oxford Region** – Administration assistance to the regional planning group; Mark Gallant
- **Housing Choices Committee** – 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, and Jeannine Speirs; Housing Authority of Chester County: Chris Patriarca; Facilities: Karen Marshall and Jeannine Speirs; Water Resources Authority: Karen Marshall

## 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)
13. Willistown Township – (March 2019)

## 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: 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. 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. *The first planning meeting for the markers was held March 26<sup>th</sup>.*



### 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. 2019 events:

- Preservation Leadership luncheon 1/19/2019 – 43 of 52 municipalities were represented. CCPC leads this event.
- Spring Workshop 3/23/2019 – 31 municipalities represented, approximately 85 participants, including one from New York. CCHPN leads this event with CCPC input and Brandywine Conservancy support.
- Volunteer Recognition Dinner 6/19/2019. CCHPN leads this event with CCPC input.

## 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 – Historical Commission approved design
    - Jefferis Bridge #111 - preliminary
    - Watermark Bridge #21 – no adverse effect
    - Keim Street Bridge #220 – adverse effect, *finalizing MOA*
- 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). An app and self-guided tour are being developed. Junteenth events are being planned for 2019. *A very successful spring 2019 lecture series took place.*
- 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 in late 2018. Heritage Center initiatives underway in Kennett Square, Phoenixville and Chadds Ford.

# Community Planning

## Municipal Assistance Projects

April 2019

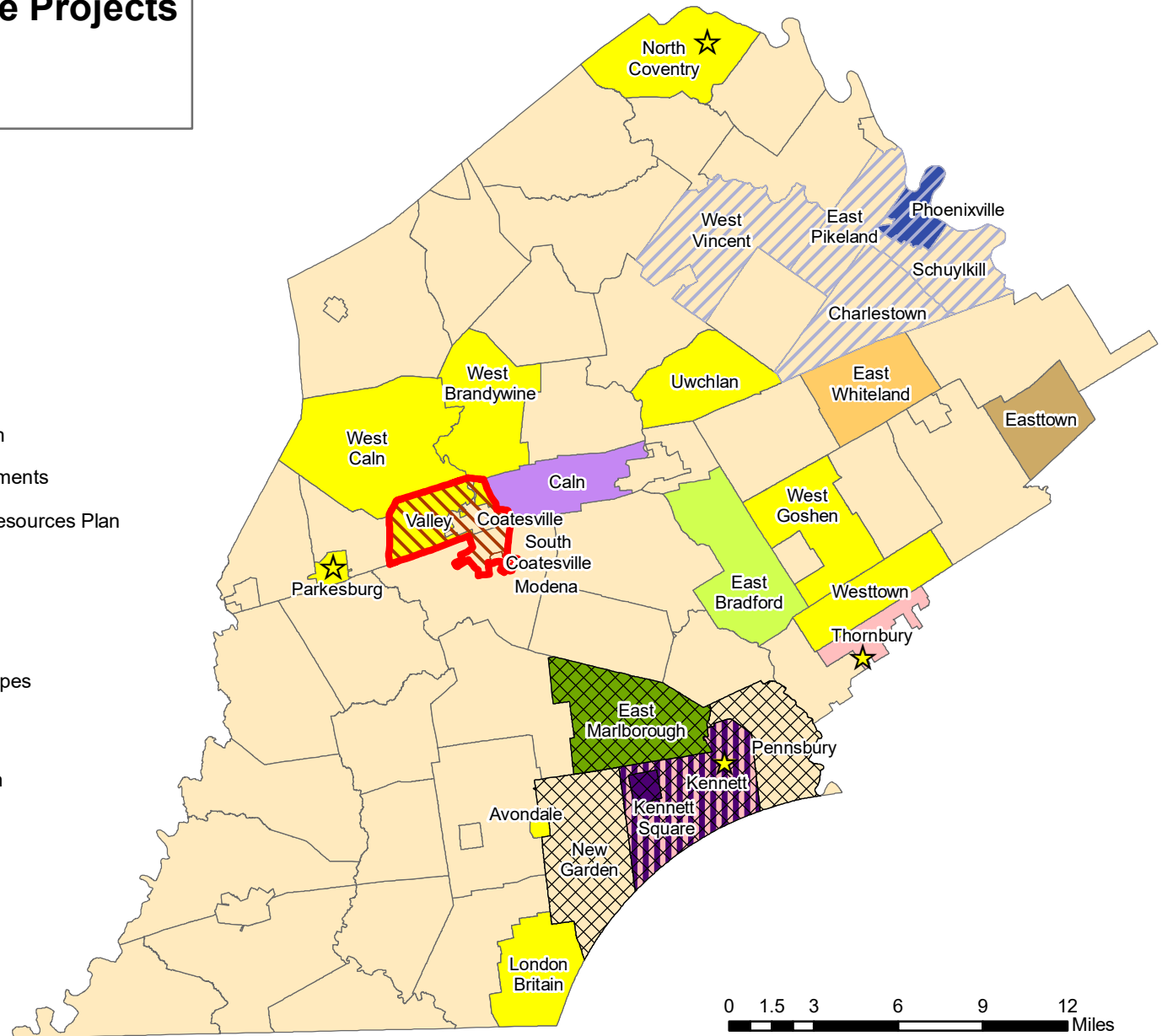


### Single Municipality

- 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.



# Environment & Infrastructure

# Environment & Infrastructure Division

March 2019

## PA DCED Multimodal Transportation Fund awards

On March 26<sup>th</sup>, the Commonwealth Financing Authority (CFA) announced the awards for the PA Department of Community and Economic Development (DCED) Multimodal Transportation Fund (MTF). The following are the recipients in Chester County:

- GMH East Whiteland Holdings, LLC - Lancaster Ave Streetscape Improvements - \$352,647
- New London Township - Rt. 896 and Oxford Rd./Olympia Road Traffic Signal - \$110,145
- Chester County Area Airport Authority - Terminal Building Expansion & Renovation - \$262,208
- **TOTAL: \$725,000**

Applications for the 2019 version of the DCED MTF program will be due by close of business on July 31<sup>st</sup>. Please click on the following hyperlinks for the [press release](#) and the [complete list of statewide awards](#).



## Regional Trails Program Phase VII awards

The awards for Phase VII of DVRPC's Regional Trails Program were approved by the DVRPC Board at their regular meeting held on March 28<sup>th</sup>. The following are Chester County recipients:

- Bryn Erin to Chester Valley Trail Connector in East Whiteland Township, PA – East Whiteland Township – \$120,000 (construction)
- Chester Valley Trail (Route 100 Crossing) in West Whiteland Township, PA - Chester County – \$150,000 (construction)
- Plum Run Greenway Trail (Phase 1) in East Bradford Township, PA – East Bradford Twp. – \$115,000 (design)
- Southern Chester County Circuit Trail Feasibility Study – Chester County Planning Commission – \$48,000 (feasibility study)





With funding provided by the William Penn Foundation, DVRPC's Regional Trails Program provides planning assistance and financial support to trail developers, counties, municipalities and nonprofit organizations to complete the Circuit, Greater Philadelphia's 800-plus-mile network of multi-use trails.

Please click on the following hyperlink for the complete list of [Phase VII awards](#).

## State Transportation Commission's 2021 Twelve Year Program Public Outreach

The State Transportation Commission (STC) has launched their public outreach program toward the 2021 Twelve Year Program (TYP) update.

The STC website ([www.talkpatransportation.com](http://www.talkpatransportation.com)) includes a very well designed [Pennsylvania Transportation Survey](#), the [2019 Transportation Performance Report](#), as well as a report on the [Risks to Transportation Funding in Pennsylvania](#).

An online public meeting was held on March 20<sup>th</sup>, and a video recording of the event will be posted to the STC website. The public comment period for the 2021 TYP update opened on March 11<sup>th</sup> and will continue through April 26<sup>th</sup>.



## Pipelines Update

The following are things that have occurred since the last Board meeting in February:

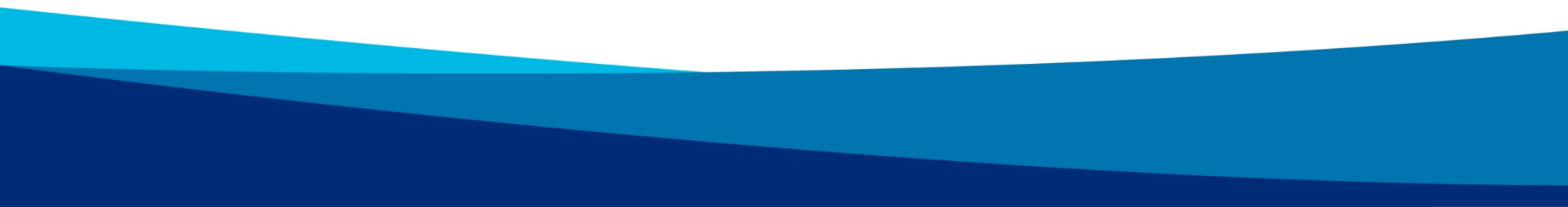
- Rumored community well struck by Sunoco on Exton Lane;
- Exton girls' softball league -construction was set to ruin the season, but the construction schedule is being changed to not conflict;
- Senator Muth has sponsored pipeline safety legislation that would mandate safety and public awareness standards for pipeline construction and operation; and,
- PA PUC is investigating a gasoline leak near Reading from another Sunoco line – NOT the ME pipeline system.

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>

# Design and Technology

# Landscapes3 Update

# Director's Report



# Public Comment