

THE COUNTY OF CHESTER

COMMISSIONERS Michelle Kichline Kathi Cozzone Terence Farrell

Brian N. O'Leary, AICP Executive Director

Chester County Planning Commission

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



Chairman

Chairman

Commission

Act 247 Team

Carolyn Conwell

Government Services Center, Room 270 May 8, 2019

AGENDA

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

A. Chairman's Welcome

2:05.p.m. 2. PRESENTATION

B. Gary Smith, President and CEO, Chester County Economic Development Council

2:25 p.m. 3. ACTION ITEMS

C. Public Comment on Agenda Items

D. Approval of Commission Meeting Minutes – April 10, 2019

- E. Act 247 Reviews April 2019 Applications
 - 1) Subdivision and Land Development Plan Reviews (14)
 - 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (15)

F. Act 537 Reviews- April 2019 Applications

- 1) Major Applications (0)
- Minor Applications (4)
 East Nottingham Township; Mark Brown; Inconsistent Londonderry Township; Windurra USA, LLC; Consistent Lower Oxford Township; Runnymeade Partnership; Consistent Lower Oxford Township; John King; Consistent

G. Agricultural Security Areas

- 1) West Bradford Township (1) single parcel
- H. Vision Partnership Program Guidelines

Glenn Bentley

Susan Elks

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

Ι.	Environment and Infrastructure Division Update1) Return on Environment Report2) 2018 Protected Open Space Report	Brian Styche Rachael Griffith Jake Michael
J.	Design and Technology Division Update	Paul Fritz
K	Community Planning Division Update	Susan Elks
L.	Landscapes3 Update	Carol Stauffer
М	. Directors Report	Carol Stauffer
N	Public Comment	
3:30 p.m. 5. <u>A</u>	DJOURNMENT	

Gary Smith President and CEO Chester County Economic Development Council

Action Items

Public Comment



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Government Services Center Suite 270 West Chester, PA 19380

MINUTES: Regular Monthly Meeting Chester County Planning Commission April 10, 2019

<u>MEMBERS PRESENT</u>: Kevin Kerr, Chair; Dan DiMucci; Stephanie Duncan; Matt Hammond; Michael Heaberg; Molly Morrison; Martin Shane.

<u>STAFF PRESENT</u>: Brian O'Leary, Director; Glenn Bentley; Wes Bruckno; Carolyn Conwell; Beth Cunliffe; Paul Farkas; Paul Fritz; Gene Huller; Danielle Lynch; Carol Stauffer; Jeannine Speirs; Brian Styche; Suzanne Wozniak.

<u>VISITORS</u>: Kara C. Rahn, Deputy County Administrator; Oliver Bass, President, Natural Lands Trust.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission, held at the Government Services Center on Wednesday, April 10, 2019 was called to order at 2:07 P.M. by Chair Kevin Kerr.

PRESENTATION:

Ms. Rahn introduced herself to the Commission, staff and visitors. The Chester County Commissioners appointed Ms. Rahn in November 2018 to serve as the new Deputy County Administrator working with Robert Kagel, the County's Administrator. Ms. Rahn will be working closely with many of the agencies and their Boards and Commissions within the County.

Mr. Bass provided information about Natural Lands. Natural Lands is a non-profit organization that saves open space, cares for nature, and connects people to the outdoors in eastern Pennsylvania and southern New Jersey. Today, more than 2.5 million people live within five miles of lands under their permanent protection.

Natural Lands currently owns 43 nature preserves across two states and 13 counties, totaling 22,424 acres. There are 20,000 preserve acres open to the public free of charge, 365 days a year with 100,000 plus visitors.

Forty-six municipalities have adopted Natural Lands *Growing Greener: Conservation by Design* codes, preserving an average of 62% of land in new developments as open space.

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 MARCH 13, 2019 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. DIMUCCI, SECONDED BY MR. SHANE, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews - March 2019:

There were 29 Subdivision and Land Development Reviews prepared in the month of March.

A MOTION TO APPROVE THE 29 SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR MARCH 2019 WAS MADE BY MR.HEABERG, SECONDED BY MR. DIMUCCI, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-02-19-15767; SD-03-19-15809; LD-02-19-15783; SD-02-19-15781; LD-02-19-15797.

Zoning and Subdivision Ordinance Amendment Reviews - March 2019:

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

A MOTION TO APPROVE THE 14 ZONING ORDINANCE AMENDMENT REVIEWS FOR MARCH 2019 WAS MADE BY MR. HAMMOND, SECONDED BY MS.MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There were two major Act 537 plans for the month of March 2019.

- 1) Willistown Township Act 537 Plan Special Study Chesterdale Area Sewer Needs-Consistent
- 2) Willistown Township Act 537 Plan Special Study West Chester Pike Consistent

A MOTION TO APPROVE THE TWO MAJOR ACT 537 PLAN REVIEW LETTERS FOR THE MONTH OF MARCH 2019 WAS MADE BY MR. HAMMOND, SECONDED BY MR. DIMUCCI, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

There were five minor Act 537 plans for the month of March 2019.

- 1) Easttown Township; 729 First Avenue; Consistent
- 2) Honey Brook Township; Consistent
- 3) Kennett Township; Consistent
- 4) Lower Oxford Township; Pine View Estates; Consistent
- 5) West Brandywine Township; Traditions of America Brandywine; Inconsistent

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

Agricultural Security Areas:

Mr. Bentley presented the Commission with seven Agricultural Security Area reviews for West Bradford Township. Staff requested approval of these ASA proposals after considering comments contained in the letter.

A MOTION TO APPROVE THE AGRICULTURAL SECURITY AREA REVIEWS FOR WEST BRADFORD TOWNSHIP AS PRESENTED WAS MADE BY MR. HAMMOND, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Community Planning Division Update:

The monthly Community Planning Division report was provided to the Commission with information on 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. Speirs presented information on the Brandywine Battlefield. The battlefield is approximately 35,000 acres, spanning 15 municipalities and two counties. It was the largest single-day battle of the American Revolution in land area and number of troops actively engaged.

The 2010 Battlefield study mapped the extent of the battlefield for the first time. The 2013 Preservation Plan was the first to be completed for the full battlefield. It identified battlefield strategic landscapes that still show readable 18th century features and are important areas for understanding the battle. The Plan recommended these areas have specific study and planning completed to provide guided recommendations for local planning, historic resources, land conservation, and heritage interpretation.

Due to the large land area, battlefield strategic landscapes studies are being completed in phases. Phase I study (northern battlefield) was completed in 2015/2016. Phase II study (southern battlefield) has been further divided into two parts, with part one completed in 2017 and part II being completed in 2019/2020. All of this work has been funded through the National Park Service's American Battlefield Protection planning grant program.

This month, CCPC applied for Phase III project grant funding, which represents the last of this type of study for the battlefield. All of the work has been completed through cooperative efforts with the regional planning group and Brandywine Battlefield Task Force. Implementation of recommendations from these projects is already occurring using collaborative approaches.

Environment and Infrastructure Division Update:

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

On March 26th, the Commonwealth Financing Authority announced the awards for the PA Department of Community and Economic Development (DCED) Multimodal Transportation Fund.

- 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

The awards for Phase VII of DVRPC's Regional Trails Program were approved by the DVRPC Board at their regular meeting held on March 28th. 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)

The State Transportation Commission (STC) has launched its public outreach program toward the 2021 twelve year program update. The STC website <u>http://www.talkpatransportation.com/</u> includes a Pennsylvania transportation survey, the 2019 transportation performance report, as well as a report on the risks to transportation funding in Pennsylvania.

The following are a few things that have occurred with pipelines since the last board meeting in March:

- 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 on pipeline news, please visit the county's Pipeline Information Center 'Pipelines in the News' webpage: <u>http://www.chescoplanning.org/pic/news.cfm</u>

Design and Technology Division Update:

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.

An infographic of March subdivision and land development applications was provided to the Commission.

A quick link has been added to the chescoplanning.org homepage to access the Municipal Corner plan review page.

West Whiteland Township requested assistance from the Planning Commission to create multi-use path renderings of the Chester Valley Trail to the Exton Train Station. These renderings include replacements of existing paths, a new 8' wide bike/pedestrian path from Main Street to Exton Train Station, and high visibility crosswalks with traffic signal upgrades. The renderings were presented at an open house event at West Whiteland Township on April 9, 2019.

An online interactive map will be added soon to the Planning Commission's website. The map, titled "Multi-municipal Cooperation Works!", shows where in Chester County municipalities are working together with a regional perspective. Four types of multi-municipal cooperation efforts are shown on the map: regional planning, councils of governments, regional recreation agencies, and regional police departments. The map shows where these cooperative efforts are occurring and provides background information. Links to online resource materials are also provided.

This map is a Landscape3 implementation project. Later, a companion map will be created that will show regional influences occurring in the county, such as water supply service areas and other types of services and programs that cross multiple municipal boundaries.

Landscapes3 Update:

Letters have been sent to all seventy-three municipalities requesting endorsements of the plan. Thirty-three municipalities have endorsed *Landscapes3* to date.

Chester County has been chosen for an Award of Excellence for a comprehensive plan for a large jurisdiction from the American Planning Association, Division of County Planning and the National Association of County Planners. On April 15, 2019, at the County Planning Division's Annual Business Meeting at the APA National Conference in San Francisco, the County Planning Division in conjunction with the National Association of County Planners will present their 2019 Project Awards. This year one Award of Excellence will be presented.

Director's Report:

The sub-committee for the Vision Partnership Program met just prior to the Commission meeting. There will be ongoing discussion on revisions to the manual to re-align VPP with Landscapes3.

Fifty-one people attended the spring 2019 Planners' Forum on April 4 at Phoenixville Borough Hall. A presentation about Phoenixville development was presented by Jean Krack, Phoenixville Borough Manager; Schuylkill River Greenway Association activity was presented by Elaine Schaefer, Schuylkill River Greenways Executive Director; and an affordable housing plan for Phoenixville was presented by Kathryn Evans, a member of Phoenixville's Affordable Housing Council.

The June 12, 2019 Commission meeting will be held at the Kennett Township building and will include a tour of Kennett Township, Kennett Square Borough and New Garden Township, and an abbreviated meeting.

Ms. Stauffer will be filling in for Mr. O'Leary at the May 8, 2019 Commission meeting. A representative from Chester County Economic Development Council will be speaking at the meeting.

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.

Public Comment:

There were no comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 3:36 PM.

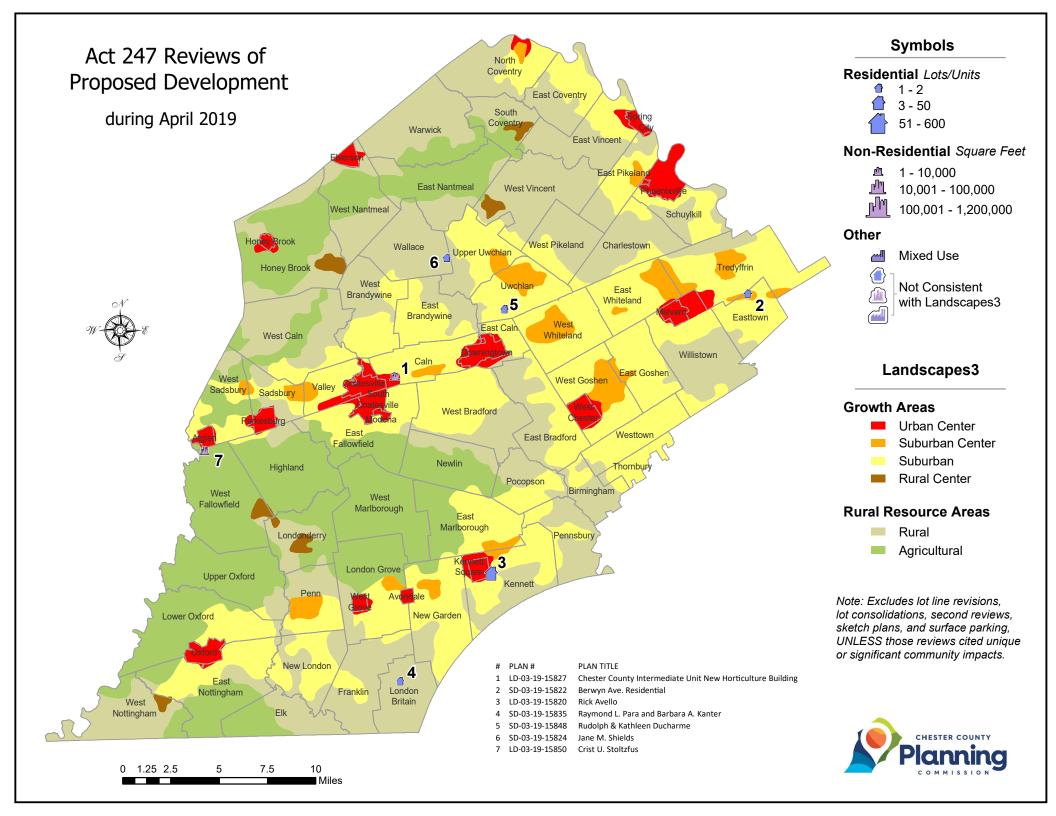
Respectfully submitted, Brian N. O'Leary, AICP Secretary

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



Subdivision and Land Development Reviews 4/1/2019 to 4/30/2019

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)
Atglen Borough	SD-03-19-15832	Adam J. Weaver	4/5/2019	0.37	Single Family Residential	1		Residential Single Family Residential			Yes
Caln Township	LD-03-19-15827	Chester County Intermediate Unit New Horticulture Building	4/2/2019	17.80	Institutional	1	7,684	Institutional School	3		Yes
East Vincent Township	SD-03-19-15830	Yeager / Hill Church	4/1/2019	14.96	Single Family Residential	2		Residential Single Family Residential			Yes
East Whiteland Township	SD-03-19-15811	Green Fig Land Company	4/2/2019	74.53	Commercial Industrial	3		Commercial Industrial			Yes
East Whiteland Township	SD-04-19-15860	Mark M. & Judith L. Matthews	4/17/2019	1.57	Single Family Residential	2		Residential Single Family Residential			N/R
Easttown Township	SD-03-19-15822	Berwyn Ave. Residential	4/9/2019	0.19	Twin	2		Residential Twin			Yes
Easttown Township	SD-04-19-15861	Ethel Benson Wister	4/17/2019	29.77	Single Family Residential	2		Residential Single Family Residential			Yes
Elk Township	SD-03-19-15847	Harry S. Chapman	4/10/2019	59.69	Agricultural	2		Agricultural Farm/Pasture Land			Yes
Kennett Township	LD-03-19-15820	Rick Avello	4/10/2019	1.37	Apartment	6		Residential Apartment		0	Yes
London Britain Township	SD-03-19-15835	Raymond L. Para and Barbara A. Kanter	4/3/2019	29.54	Single Family Residential	2		Residential Single Family Residential			Yes
Uwchlan Township	SD-03-19-15848	Rudolph & Kathleen Ducharme	4/5/2019	1.67	Single Family Residential	2		Residential Single Family Residential			Yes
Wallace Township	SD-03-19-15824	Jane M. Shields	4/1/2019	4.72	Single Family Residential	2		Residential Single Family Residential			Yes
West Caln Township	SD-03-19-15833	Sam & Ruth King	4/5/2019	6.23	Single Family Residential	2		Residential Single Family Residential			Yes

Subdivision and Land Development Reviews 4/1/2019 to 4/30/2019

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 Fallowfield Township	LD-03-19-15850	Crist U. Stoltzfus	4/19/2019	91.10	Agricultural	1	8,400	Agricultural Farm/Pasture Land	1		Yes
Grand Totals of Subdivis Land Development Rev		14 Reviews		333.51 Acres		30 Lots/Units	16,084 Non-Res. Sq. Feet		4 Non-Res. Bidgs.	0 Linear Feet Roadway	

There are 13 plans consistent, 0 plans inconsistent, and 1 plans with no relevance to Landscapes3.

Unofficial Sketch Plan Evaluations 4/1/2019 to 4/30/2019											
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)
No Unofficial Sketch Plan Evaluations were conducted during this timeframe.											

Subdivision & Land Development Letters



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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



April 5, 2019

Caren Andrews, Manager Atglen Borough 120 Main Street Atglen, PA 19310

Re: Final Subdivision - Adam J. Weaver # Atglen Borough - SD-03-19-15832

Dear Ms. Andrews:

A final subdivision plan entitled "Adam J. Weaver", prepared by Regester Associates, Inc., and dated July 18, 2018, was received by this office on March 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 of Swan Road between Green Street and Gap Newport
	Pike (State Route 10)
Site Acreage:	0.37 acres
Lots:	Two lots; to be merged into one lot
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Mixed Housing
UPI#:	7-4-50, 7-4-39.3

PROPOSAL:

The applicant proposes the merger of two lots into one lot. The site, which is served by public water and sewer facilities, is located in the Atglen Borough R-4 zoning district. The site contains a dwelling but no additional development is proposed.

<u>**RECOMMENDATION:</u>** 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.</u>

Page:	2
Re:	Final Subdivision - Adam J. Weaver
#	Atglen Borough - SD-03-19-15832

COUNTY POLICY:

LANDSCAPES:

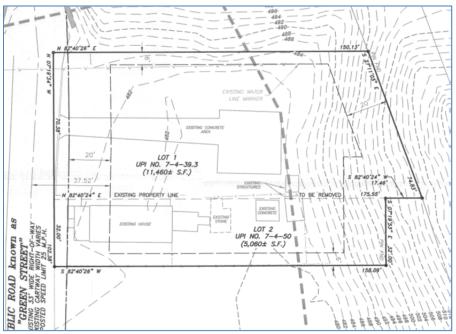
1. The site is located within the **Urban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character,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



PRIMARY ISSUE:

2. The County Planning Commission's <u>Multimodal Circulation Handbook</u> (2016 Update), which is available online at <u>www.chescoplanning.org/resources/PubsTransportation.cfm</u>, classifies Gap Newport Pike (State Route 10) as a major arterial. The Handbook (page 183) recommends a 100 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Borough contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Gap Newport Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

Page: 3 Re: Final Subdivision - Adam J. Weaver # Atglen Borough - SD-03-19-15832



Detail of Adam J. Weaver Final Subdivision Plan

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

Wes Bruckno

Wes Bruckno, AICP Senior Review Planner

cc: Adam J. Weaver Regester Associates, Inc.



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April 2, 2019

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

- Re: Preliminary/Final Land Development Chester County Intermediate Unit New Horticulture Building
- # Caln Township LD-03-19-15827

Dear Mrs. Denne:

A preliminary/final land development plan entitled "Chester County Intermediate Unit New Horticulture Building", prepared by T&M Associates and dated March 8, 2019, was received by this office on March 18, 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:	Northeast corner of Lincoln Highway (State Route 30) and Veterans Drive
Site Acreage:	17.80 acres
Units:	1 unit
Non-Res. Square Footage:	7,684 square feet
Proposed Land Use:	School
New Parking Spaces:	10 spaces
Municipal Land Use Plan Designation:	Major Community Facilities and Institutional Uses
UPI#:	39-3-139.2А-Е

PROPOSAL:

The applicant proposes the construction of a 7,684 square foot institutional building and 10 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Caln Township - Institutional zoning district. Existing structures on this portion of the tract will be removed to accommodate the new construction. No change to the site's access onto Lincoln Highway is proposed.

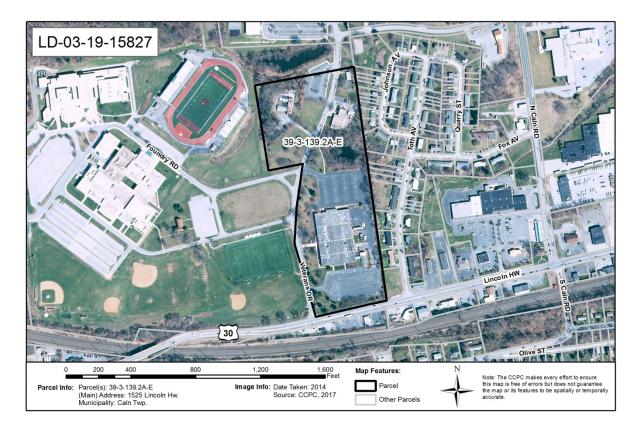
<u>**RECOMMENDATION:</u>** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this land development plan.</u>

- Re: Preliminary/Final Land Development Chester County Intermediate Unit New Horticulture Building
- # Caln Township LD-03-19-15827

COUNTY POLICY:

LANDSCAPES:

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

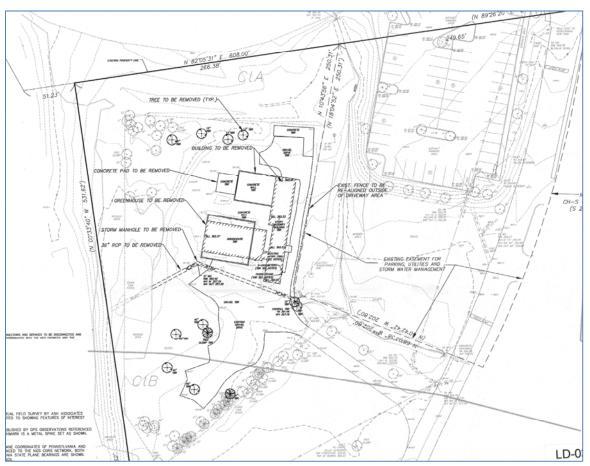


WATERSHEDS:

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

- Re: Preliminary/Final Land Development Chester County Intermediate Unit New Horticulture Building
- # Caln Township LD-03-19-15827



Detail of Chester County Intermediate Unit New Horticulture Building Preliminary/Final Land Development Plan

PRIMARY ISSUES:

- 3. The County Planning Commission's <u>Multimodal Circulation Handbook</u> (2016 Update), which is available online at <u>www.chescoplanning.org/resources/PubsTransportation.cfm</u>, classifies Lincoln Highway (State Route 30) 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 Lincoln Highway. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
- 4. We recommend that sidewalk access be provided to the proposed buildings, including connections to existing sidewalks and parking facilities on the parcel.
- 5. The plan indicates that a portion of the site is wooded. We recommend that the removal of trees should be limited to the minimum area needed. 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.

- Re: Preliminary/Final Land Development Chester County Intermediate Unit New Horticulture Building
- # Caln Township LD-03-19-15827
 - 6. We compliment the applicant for the use of permeable paving. We note that the use of permeable pavement requires regular maintenance.

ADMINISTRATIVE ISSUES:

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

Wes Bruckno

Wes Bruckno, AICP Senior Review Planner

cc: Chester County Intermediate Unit T&M Associates Chester County Conservation District



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COMMISSIONERS Michelle Kichline Kathi Cozzone Terence Farrell

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April 1, 2019

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

Re: Final Subdivision - Yeager / Hill Church # East Vincent Township - SD-03-19-15830

Dear Ms. Flagg:

A final subdivision plan entitled "Yeager / Hill Church", prepared by All County and Associates, and dated February 18, 2019, was received by this office on March 18, 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 Hill Church Road, north of Emery Lane
Site Acreage:	14.96
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential Infill
UPI#:	21-5-147, 21-5-140.5

PROPOSAL:

The applicant proposes revising the location of the property line between two (2) existing lots to meet side yard setback requirements. The project site, which will be served by on-site water and sewer, is located in the LR-Low Density Residential zoning district.

<u>**RECOMMENDATION:</u>** 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.</u>

Page:	2
Re:	Final Subdivision - Yeager / Hill Church
#	East Vincent Township - SD-03-19-15830

COUNTY POLICY:

LANDSCAPES:

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



PRIMARY ISSUES:

2. If development is being considered for these lots, 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.

ADMINISTRATIVE ISSUES:

3. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.

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Re:	Final Subdivision - Yeager / Hill Church
#	East Vincent Township - SD-03-19-15830



Detail of sheet 1 of the plan

- 4. The applicant is requesting two waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
- 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:	Final Subdivision - Yeager / Hill Church
#	East Vincent Township - SD-03-19-15830

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

Sincerely,

10

Glenn Bentley Senior Review Planner

cc: James E. & Betty C. Yeager All County & Associates, Inc. Chester County Health Department Chester County Assessment Office





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



April 2, 2019

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

Re: Preliminary/Final Subdivision - Green Fig Land Company # East Whiteland Township - SD-03-19-15811

Dear Mr. Barner:

A Preliminary/Final Subdivision Plan entitled "Green Fig Land Company", prepared by JMR Engineering, LLC, 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 subdivision for your consideration.

PROJECT SUMMARY:

Location:	the south side of Swedesford Road, west of South Bacton Hill
	Road
Site Acreage:	74.53
Proposed Land Use:	3 Lots
Municipal Land Use Plan Designation:	Institutional
UPI#:	42-3-130, 42-3-128

PROPOSAL:

The applicant proposes the creation of 3 lots. The project site is located in the INS Institutional zoning district. The project site adjoins West Whiteland Township to the west.

While no development activity is proposed as part of the current plan submission, General Note 1 indicates that Lot 2 (34.08 acres) will be the site of a data center, and Lot 3 (11.33 acres) will contain a solar field. We also note the site plan indicates that, on February 26, 2018, the Township Zoning Hearing Board granted seven variances pertaining to the proposed data center project.

<u>**RECOMMENDATION:</u>** 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.</u>

BACKGROUND:

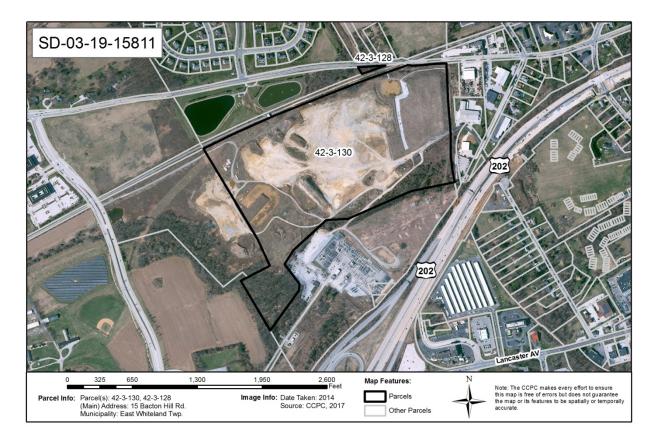
1. The Chester County Planning Commission previously reviewed a land development proposal for this site. CCPC# 6527-4, "Whiteland Village," dated November 3, 2006, addressed the construction of

2

Re: Preliminary/Final Subdivision - Green Fig Land Company

East Whiteland Township – SD-03-19-15811

850 residential units and 1,727 parking spaces. While our records indicate that this prior plan submission was approved by East Whiteland Township on October 10, 2007, it was never constructed.



COUNTY POLICY:

LANDSCAPES:

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

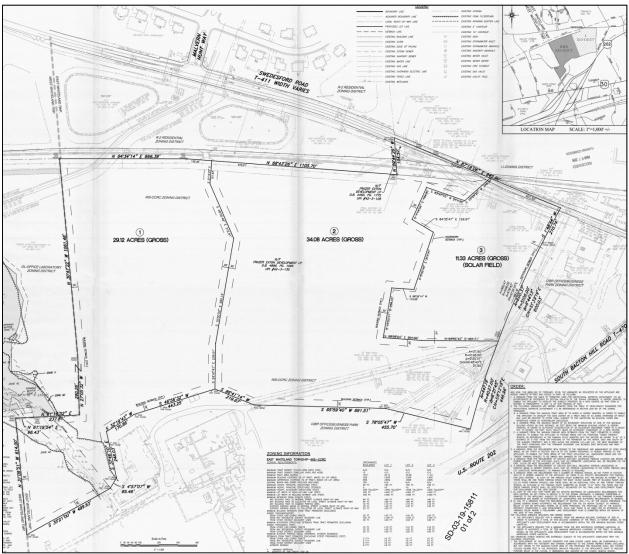
PRIMARY ISSUES:

- 3. While no development activity is proposed as part of the current plan submission, the applicant and Township should consider the following issues in its review of any future development activity proposed for the project site:
 - A. The project site is traversed by hazardous liquid pipelines along Swedesford Road and the eastern portion of the project site. We suggest that the applicant contact the pipeline operators to ensure that any proposed development activity does not result in any encroachments into the pipeline rights-of-way. It is recommended that the plan include the field survey location of the

Page: 3 Re: Preliminary/Final Subdivision - Green Fig Land Company

East Whiteland Township – SD-03-19-15811

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.



Site Plan Detail, Sheet 1: Preliminary/Final Subdivision - Green Fig Land Company

- B. The Chester Valley Trail is located along the northern portion of the project site (we note that a small portion of the parent tract is located on the north side of the trail corridor). Any development activity in proximity to the Chester Valley Trail corridor should be reviewed by the Chester County Department of Facilities and Parks (telephone # 610-344-6415), prior to the Township taking official action on a land development plan submission.
- C. 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

Page:	4
Re:	Preliminary/Final Subdivision - Green Fig Land Company
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East Whiteland Township – SD-03-19-15811

relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.

D. Map 6: Sensitive Sites in the Township's 2016 Comprehensive Plan identifies the project site as a Superfund site (the Foote Mineral property). The applicant should specify what remediation efforts are still required for this site, along with specifying the timeframe for these efforts. Recommended Future Land Use Strategy #6 on page 40 of the Township Comprehensive Plan is to promote remediation and cleanup of environmentally degraded sites through appropriate redevelopment. Additionally, the County Planning Commission endorses the appropriate reuse of brownfield sites in suburban landscape areas. Additional information on this topic is available in the County Planning Commission's Brownfield and Greyfield Redevelopment Planning Tool, which is available online at:

http://www.chescoplanning.org/MuniCorner/Tools/Redevelopment.cfm.

E. While the site is located within an area of active troop movements associated with the Battle of the Clouds, the Clouds Battlefield Archaeological Assessment indicates low archaeological potential related to the Battle of the Clouds. Additional information on this topic is available online at: www.chescoplanning.org/HisResources/BattleClouds.cfm.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

Prul Farlas

Paul Farkas Senior Review Planner

 cc: Green Fig Land Company The Walters Company JMR Engineering, LLC
 David Stauffer, Chester County Department of Facilities and Parks Robert J. Kagel, County Administrator, County of Chester John Weller, AICP, Director of Planning & Zoning, West Whiteland Township





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



April 17, 2019

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

Re: Preliminary/Final Subdivision - Mark M. & Judith L. Matthews

East Whiteland Township – SD-04-19-15860

Dear Mr. Barner:

A Preliminary/Final Subdivision Plan entitled "Mark M. & Judith L. Matthews", prepared by Bercek and Smith Engineering, Inc., and dated January 8, 2019, was received by this office on April 2, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	the northeast corner of King Road and Amy Lane
Site Acreage:	1.57
Lots/Units:	2 Single Family Residential Lots
Municipal Land Use Plan Designation:	Residential - Low Density
UPI#:	42-7-54.1, 42-7B-140

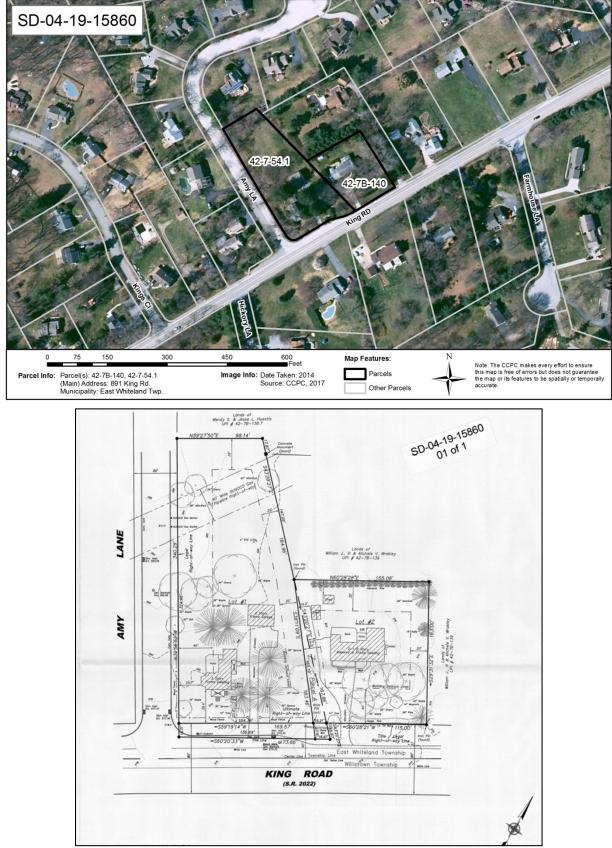
PROPOSAL:

The applicant proposes the conveyance of a 1,538 square foot portion of Lot 1 (UPI# 42-7-54.1) to Lot 2 (UPI# 42-7B-140). No development activity is proposed as part of the current plan submission. The project site is located in the R-2 Low Density Residential zoning district.

<u>**RECOMMENDATION:</u>** The County Planning Commission has no planning issues with this subdivision plan submission. All Township issues should be resolved before action is taken on this subdivision plan.</u>

Page:	2
Re:	Preliminary/Final Subdivision - Mark M. & Judith L. Matthews
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East Whiteland Township – SD-04-19-15860



Site Plan Detail: Preliminary/Final Subdivision - Mark M. & Judith L. Matthews

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Re:	Preliminary/Final Subdivision - Mark M. & Judith L. Matthews
#	East Whiteland Township – SD-04-19-15860

East Whiteland Township – SD-04-19-15860

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

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

Sincerely,

Prul Farhas

Paul Farkas Senior Review Planner

cc: Judith L. & Mark M. Matthews Bercek and Smith Engineering, Inc.



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



April 9, 2019

Daniel C. Fox, Manager Easttown Township 1100 DuPortail Road Berwyn, PA 19312

Re: Final Subdivision - Berwyn Ave. Residential # Easttown Township - SD-03-19-15822

Dear Mr. Fox:

A Final Subdivision Plan entitled "Berwyn Ave. Residential", prepared by Arna Engineering Inc., was received by this office on March 13, 2019. We note that Sheet 1 of the plan is dated January 19, 2017, and Sheet 2 is dated January 23, 2017 and last revised April 18, 2017. 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 Berwyn Avenue, between Knox Avenue and Waterloo Avenue
Site Acreage:	0.19
Proposed Land Use:	2 Residential Lots
Municipal Land Use Plan Designation:	Village of Berwyn
UPI#:	55-2L-90

PROPOSAL:

The applicant proposes the creation of 2 residential lots. A two-family dwelling will be constructed on each lot. The existing buildings will be removed. The project site, which will be served by public water and public sewer, is located in the VT Village Transition zoning district.

<u>**RECOMMENDATION:</u>** 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.</u>

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal involving this parcel. CCPC# 12337, "Berwyn Office Building – LDP," dated January 16, 2008, addressed the construction of a 5,752 square foot office building on an 0.62 acre site (UPI# 55-2L-90, 55-2L-103, 55-2L-104 and 55-2L-104.1). We have no record that this prior land development plan was approved by the Township.

Page:	2
Re:	Final Subdivision - Berwyn Ave. Residential
#	Easttown Township - SD-03-19-15822



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 development is consistent with the objectives of the **Suburban Center Landscape**.

WATERSHEDS:

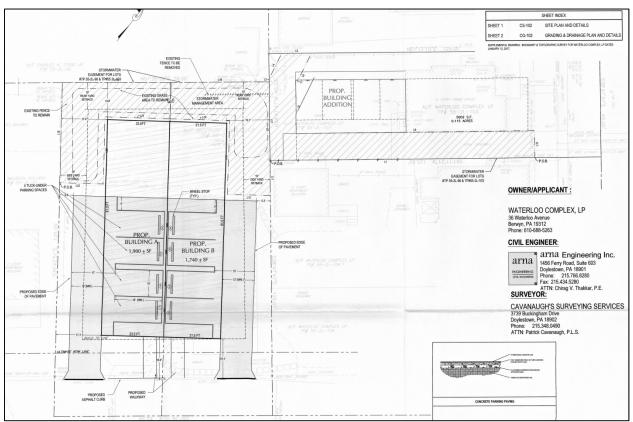
3. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Darby Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and increase public access to and recreational use of streams. *Watersheds* can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

4. One of the specific objectives of the Village of Berwyn districts, as set forth in Section 455-20.A(5) of the Township Zoning Ordinance, is to employ design principles that preserve and enhance existing desirable architectural and streetscape elements that are typical of Berwyn, and ensure

Page:	3
Re:	Final Subdivision - Berwyn Ave. Residential
#	Fasttown Townshin - SD-03-19-15822

that new construction and redevelopment projects are compatible with the surrounding community. Additionally, Map 3-4: Historic Resources in the Township's 2018 Comprehensive Plan indicates that adjoining parcels to the west, north and east contain historic resources. The design of the new buildings should be compatible with the historic materials, features, size, scale and massing of the homes in the neighborhood and village.



Site Plan Detail, Sheet 1: Final Subdivision - Berwyn Ave. Residential

- 5. While the site plan depicts that walkways will be provided from the buildings to Berwyn Avenue, the walkways do not extend to the adjoining parcels to the east and to the west. We recommend that sidewalks be provided to the adjoining parcels on Berwyn Avenue. Sidewalks are an essential design element in the Suburban Center Landscape. Additionally, this section of Berwyn Avenue is identified as a "Future Sidewalk Priority Location" on Map 4-1: Pedestrian and Bicycle Mobility in the Township's 2018 Comprehensive Plan.
- 6. While the site plan indicates that an existing fence will remain along the west side of the project site, no proposed landscaping is depicted on the current plan submission. Landscaping or additional fencing may be appropriate along the adjoining parcel boundaries to minimize the impact of the proposed buildings on the adjoining parcels.

ADMINISTRATIVE ISSUES:

7. The plan does not include the County Planning Commission Review and municipal signature blocks. This information should be added to the plan. Prior to granting final plan approval, the Township should verify that this proposal fully complies with the final plan content requirements set forth in Article V of the Township Subdivision and Land Development Ordinance.

- 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 plan states that the owner will be responsible for the ownership and maintenance of the stormwater management facilities. Ongoing efforts by the municipality may be needed to educate the owners so that they can fully understand and fulfill their operation and maintenance requirements for these facilities.
- 10. The site plan depicts the location of a stormwater easement for the current project site and an adjoining parcel to the east (UPI# 55-2L-103). The details of this easement should be incorporated into the deeds of the appropriate lots.
- 11. There is a site plan notation on Sheet 1 pertaining to a proposed building addition on UPI# 55-2L-103. A building addition is also referenced in Site Plan Note 8 on Sheet 1. However, it is our understanding that the building addition shown on UPI#55-2L-103 is not a part of the current plan submission. For clarity purposes, we suggest that all references to this building addition be removed from the current plan submission.
- 12. The term "ultimate" is misspelled in the Existing data column in the Zoning Data Table for Lot B on Sheet 1. This should be corrected by the applicant.
- 13. The applicant should update the estimated project start and complete dates currently provided in Grading and Drainage Notes 36 and 40 on Sheet 2; these notes currently indicate that this project will start and be completed in 2017.
- 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 Easttown Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

cul Farlas

Paul Farkas Senior Review Planner

cc: Waterloo Complex LP JPL Contract LLC Arna Engineering Inc. John P. Lane, Esq.



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



April 17, 2019

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

Re: Final Subdivision - Ethel Benson Wister # Easttown Township - SD-04-19-15861

Dear Mr. Fox:

A Final Subdivision Plan entitled "Ethel Benson Wister", prepared by Chester Valley Engineers, Inc., and dated March 4, 2019, was received by this office on April 3, 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:	between Buttonwood Road and Twinbrook Road, west of Darby
	Paoli Road
Site Acreage:	29.77
Proposed Land Use:	Two Single Family Residential Lots
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	55-4-163

PROPOSAL:

The applicant proposes the creation of 2 residential lots. There is an existing single family residence on each proposed lot. No new development activity is proposed as part of the current plan submission. The project site is located in the AA Residential zoning district.

<u>**RECOMMENDATION:</u>** 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.</u>

COUNTY POLICY:

LANDSCAPES:

1. The project site is primarily located within the **Rural Landscape** and **Natural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. A **Suburban Landscape** designation extends to the southernmost portion of the site along Buttonwood Road. 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

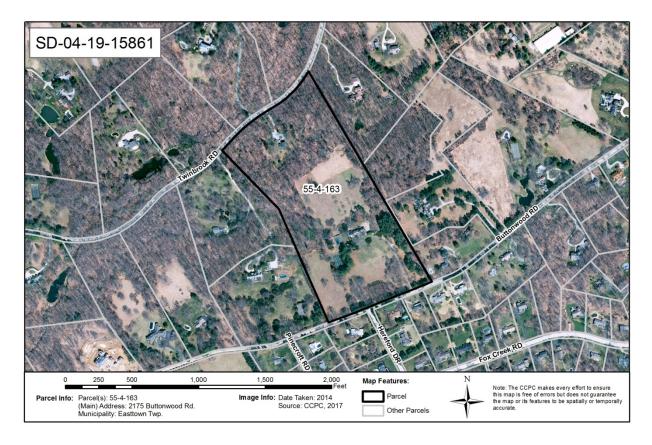
Page:

2

Re: Final Subdivision - Ethel Benson Wister

Easttown Township – SD-04-19-15861

natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The 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 **Rural Landscape**.



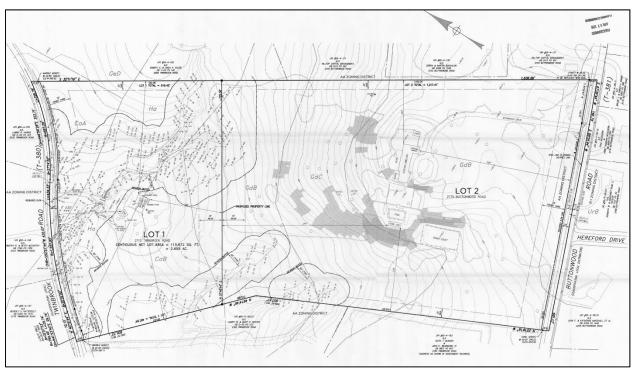
PRIMARY ISSUES:

2. Plan Note 9 states that the existing septic systems will continue to serve their respective lot. We suggest that, due to the extensive riparian buffer areas on the project site (particularly on Lot 1), the applicant identify an adequate replacement area for the existing septic system on each lot. If the replacement area for Lot 1 will be situated on Lot 2, then the details of this arrangement should be incorporated into the deeds of both lots, and the location of the easement area should be shown on the approved plan.

ADMINISTRATIVE ISSUES:

3. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.

Page: 3 Re: Final Subdivision - Ethel Benson Wister # Easttown Township - SD-04-19-15861



Site Plan Detail, Final Subdivision - Ethel Benson Wister

- 4. The applicant is requesting four 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. Plan Note 7 provides an outdated reference to the Township's 2001 Comprehensive Plan. We suggest that Plan Note 7 be revised to indicate that, according to Map 3-4: Historic Resources in the Township's 2018 Comprehensive Plan, there are no historic resources on the premises.
- 6. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,

Farlas

Paul Farkas Senior Review Planner

cc: Ethel Benson Wister Chester Valley Engineers, Inc. Chester County Assessment Office



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



April 10, 2019

Terri Kukoda, Secretary/Treasurer Elk Township 952 Chesterville Road PO Box 153 Lewisville, PA 19351

Re: Final Subdivision - Harry S. Chapman # Elk Township - SD-03-19-15847

Dear Ms. Kukoda:

A final subdivision plan entitled "Harry S. Chapman", prepared by Concord Land Planners and Surveyors, Inc., and dated March 5, 2019, was received by this office on March 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:	northeast corner of Lewisville Road and Kings Row Road
Site Acreage:	59.69
Lots/Units:	2 lots
Proposed Land Use:	Farm/Pasture Land
Municipal Land Use Plan Designation:	Rural
UPI#:	70-2-19

PROPOSAL:

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

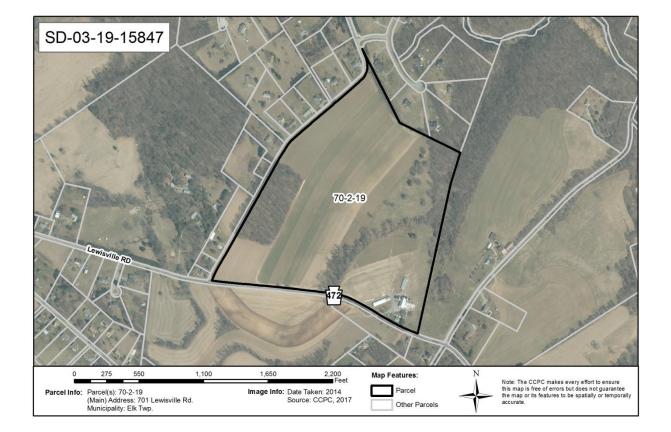
<u>**RECOMMENDATION:</u>** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.</u>

Page: 2 Re: Final Subdivision - Harry S. Chapman # Elk Township - SD-03-19-15847

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Rural Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**. The site is located within the Rural land use designation on the future land use map in the 2012 <u>Oxford Region Multimunicipal Comprehensive Plan</u>. The proposed subdivision is consistent with the recommended strategies for this designation.



PRIMARY ISSUES:

2. The land of the proposed subdivision is part of the County Agricultural Land Preservation Program and is protected by an agricultural conservation easement. The Township and applicant should contact the Chester County Open Space Preservation office (telephone #610-344-5656) for information and clarification on what is permitted and/or restricted under the agricultural conservation easement that protects this property. This will ensure that the proposal is designed and carried out in a manner consistent with the purpose of the agricultural conservation easement.

Page:3Re:Final Subdivision - Harry S. Chapman

Elk Township - SD-03-19-15847

ADMINISTRATIVE ISSUES:

- 3. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
- 4. The applicant is requesting eight (8) 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. 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 Elk 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: Harry S. Chapman Concord Land Planners & Surveyors Chester County Health Department Anthony Antonelli, District Permits Manager, PennDOT Francis J. Hanney, PennDOT Chester County Assessment Office

Page:	4
Re:	Final Subdivision - Harry S. Chapman
#	Elk Township - SD-03-19-15847



Detail of sheet 1 of the subdivision plan



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



April 10, 2019

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

Re: Preliminary Land Development - Rick Avello # Kennett Township - LD-03-19-15820

Dear Ms. Moore:

A preliminary land development plan entitled "Rick Avello", prepared by Regester Associates Inc., and dated March 8, 2019 was received by this office on March 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 offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	on the south side of Creek Road, east of the Kennett Borough municipal line
Site Acreage:	1.37
Lots/Units:	6 units
Proposed Land Use:	Apartments
New Parking Spaces:	17
Municipal Land Use Plan Designation: UPI#:	Specialized Agriculture and Industry 62-4-204.3

PROPOSAL:

The applicant proposes the construction of six (6) apartment units, and 17 parking spaces on a 1.37 acre parcel. The project site, which will be served by public water and public sewer, is located in the SA-Specialized Agriculture zoning district.

<u>**RECOMMENDATION:</u>** 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.</u>

Page:2Re:Preliminary Land Development - Rick Avello#Kennett Township - LD-03-19-15820

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing types and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed land development is 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 subbasin of the Red Clay Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are: reduction of stormwater runoff, restoration of water quality of "impaired" streams, and protection of vegetated riparian corridors. *Watersheds* can be accessed at <u>www.chesco.org/water</u>.

PRIMARY ISSUES:

3. The Township should ensure that the submission is consistent with the farm worker housing provisions of Section 240-1904.B of the zoning ordinance.

Page:	3
Re:	Preliminary Land Development

- # Kennett Township LD-03-19-15820
- 4. The Township should ensure that the required sight distances at the access points to Route 82 can be achieved.

- Rick Avello

- 5. We recommend that a sidewalk be installed across the entire frontage on Route 82 and that pedestrian crossing striping be added at both access drives. Sidewalks are an essential design element for new construction in the **Suburban**, **Suburban** Center and Urban Center Landscapes.
- 6. The Township and the applicant should consider adding landscaping to buffer the apartments from the surrounding non-residential uses. Careful placement of the additional landscaping will be necessary to maintain sight distances on Route 82.

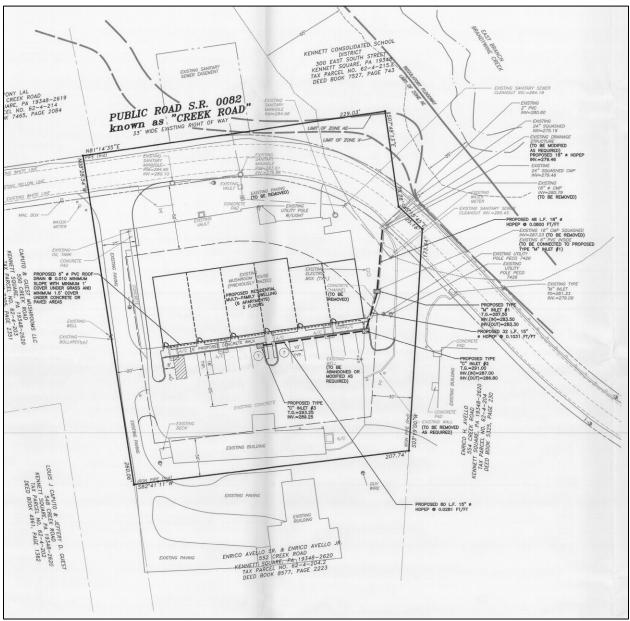
ADMINISTRATIVE ISSUES:

- 7. The plan indicates that a variance has been granted. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board, and any conditions of approval issued by the Board should be indicated on the final plan. We also note that the proposed building does not meet the front building setback at the eastern end of the structure. If a variance from this provision has been granted it should also be noted on the final plan.
- 8. The applicant is requesting one waiver from the provisions of the Township Subdivision and Land Development Ordinance and one waiver from the provisions of the Stormwater Management Ordinance. The Township should verify that the provisions of the Stormwater Management can be waived. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
- 9. The 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.
- 10. 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.
- 11. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Page:4Re:Preliminary Land Development - Rick Avello

Kennett Township - LD-03-19-15820



Detail of sheet 2 of the land development plan

Sincerely,

10

Glenn Bentley Senior Review Planner

cc: Rick Avello Regester Associates, Inc. Anthony Antonelli, District Permits Manager, PennDOT Francis J. Hanney, PennDOT Chester County Conservation District



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



April 3, 2019

Carolyn Matalon, Secretary London Britain Township PO Box 215 Kemblesville, PA 19347

Re: Final Subdivision - Raymond L. Para and Barbara A. Kanter # London Britain Township - SD-03-19-15835

Dear Ms. Matalon:

A final subdivision plan entitled "Raymond L. Para and Barbara A. Kanter", prepared by Crossan-Raimato, Inc, and dated March 11, 2019, was received by this office on March 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:on the west side of Good Hope Road, south of North Creek RoadSite Acreage:29.54Lots/Units:2 lotsProposed Land Use:Single Family ResidentialMunicipal Land Use Plan Designation:Conservation ResidentialUPI#:73-4-2

PROPOSAL:

The applicant proposes the creation of 2 lots. The project site, which will be served by onsite water and onsite sewer, is located in the R/A Residential zoning district.

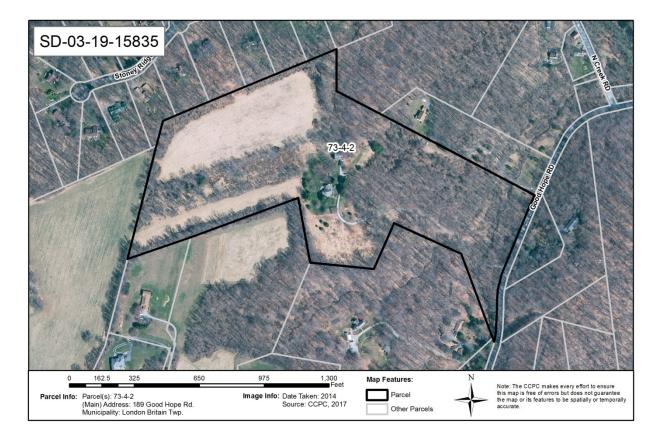
<u>**RECOMMENDATION:</u>** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.</u>

Page:	2
Re:	Final Subdivision - Raymond L. Para and Barbara A. Kanter
#	London Britain Townshin - SD-03-19-15835

COUNTY POLICY:

LANDSCAPES:

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

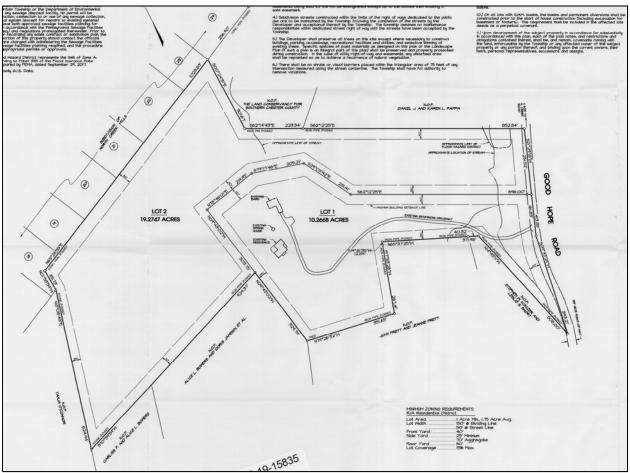


PRIMARY ISSUES:

- 2. While we acknowledge the content of General Notes 1 and 4, that indicates that no construction is proposed as part of this plan, the Township should verify that the plan meets the minimum content requirements of Section 401.A of the Subdivision and Land Development Ordinance for a subdivision submission. These requirements are necessary to permit the Township to determine the appropriateness of the proposed subdivision activity.
- 3. We note that the design of this subdivision, while it appears to comply with zoning ordinance standards, creates an awkward lot configuration. Access to the main area of lot 2 could require two stream crossings and traversing areas of steep slope.

Page:	3
Re:	Final Subdivision - Raymond L. Para and Barbara A. Kanter
#	London Britain Townshin - SD-03-19-15835

London Britain Township - SD-03-19-15835



Detail of the proposed lot configuration

ADMINISTRATIVE ISSUES:

- 4. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
- 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:	Final Subdivision - Raymond L. Para and Barbara A. Kanter
#	London Britain Townshin - SD-03-19-15835

London Britain Township - SD-03-19-15835

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

Sincerely,

Je

Glenn Bentley Senior Review Planner

cc: Raymond L. Para and Barbara A. Kanter Crossan – Raimato, Inc. Chester County Health Department Chester County Assessment Office





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



April 5, 2019

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

Re: Final Subdivision - Rudolph & Kathleen Ducharme # Uwchlan Township - SD-03-19-15848

Dear Ms. Giordano:

Dour 1015. Giorduno.

A final subdivision plan entitled "Rudolph & Kathleen Ducharme", prepared by Jim Holiday, PLS and dated March 4, 2019, was received by this office on March 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:

rive

PROPOSAL:

The applicant proposes the creation of two lots. The site, which contains one dwelling on proposed Lot 1 and is served by public water and public sewer facilities, is located in the Uwchlan Township R-1 Low Density Residential zoning district. A dwelling is proposed for Lot 2.

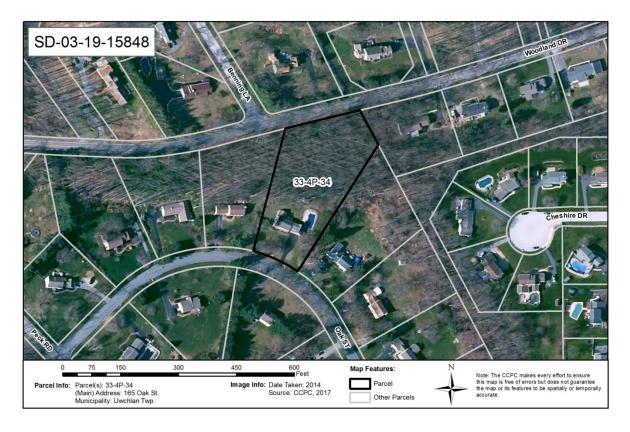
<u>**RECOMMENDATION:</u>** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.</u>

Page:	2
Re:	Final Subdivision - Rudolph & Kathleen Ducharme
#	Uwchlan Township - SD-03-19-15848

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

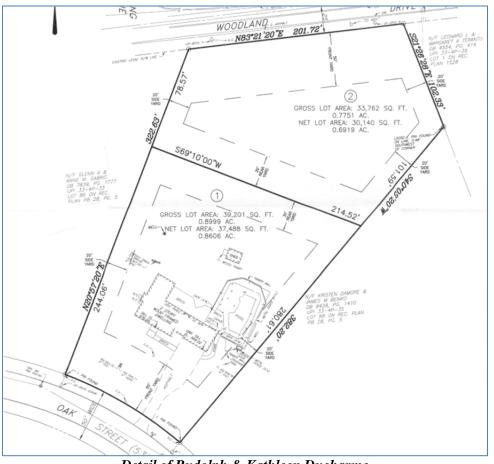
- 2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the East Branch subbasin of the Brandywine Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are:
 - reduce stormwater runoff,
 - restore water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

Watersheds can be accessed at <u>www.chesco.org/water</u>.

Page: 3

Re: Final Subdivision - Rudolph & Kathleen Ducharme

Uwchlan Township - SD-03-19-15848



Detail of Rudolph & Kathleen Ducharme Final Subdivision Plan

PRIMARY ISSUES:

- 3. The plan indicates that a portion of the site is wooded. The removal of trees should be limited to the minimum area needed for the dwelling 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.
- 4. 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.

ADMINISTRATIVE ISSUES:

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.

Page:	4
Re:	Final Subdivision - Rudolph & Kathleen Ducharme
#	Uwchlan Township - SD-03-19-15848

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

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

Sincerely,

Wes Bruckno

Wes Bruckno, AICP Senior Review Planner

cc: Rudolph & Kathleen Ducharme Jim Holiday, PLS Chester County Health Department Chester County Conservation District



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



April 1, 2019

Betty Randzin, Secretary Wallace Township PO Box 670 Glenmoore, PA 19343

Re: Final Subdivision - Jane M. Shields # Wallace Township - SD-03-19-15824

Dear Ms. Randzin:

A final subdivision plan entitled "Jane M. Shields", prepared by Beideman Associates and dated January 17, 2019, was received by this office on March 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 subdivision for your consideration.

PROJECT SUMMARY:

Location:	South side of Waterview Drive, east of Chalfant Road
Site Acreage:	4.72 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural Density
UPI#:	31-4-148.28, 31-5-14, 31-4-148.8

PROPOSAL:

The applicant proposes the creation of two lots. The site, which contains one dwelling and is served by on-site water and on-site sewer facilities, is located in the Wallace Township FRR-Flexible Rural Residential zoning district. The subdivision does not propose any additional development except to relocate the site's driveway and electric utilities.

<u>**RECOMMENDATION:</u>** 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.</u>

Page:	2
Re:	Final Subdivision - Jane M. Shields
#	Wallace Township - SD-03-19-15824

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**.

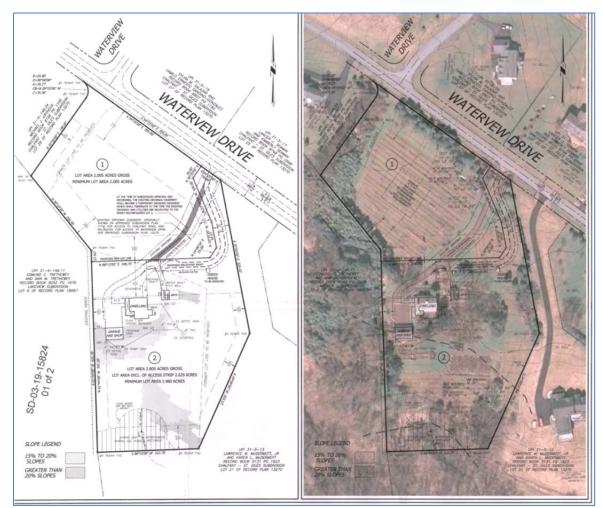


PRIMARY ISSUES:

- 2. The plan indicates that the tract includes three lots: UPI#: 31-4-148.28, 31-5-14, and 31-4-148.8. These lots should be clearly identified on the plan.
- 3. Site disturbance and construction costs could be reduced if the existing driveway is retained and used to provide access to lot 1 as well as lot 2, using an easement. This would also remove the need to construct a new driveway for lot 2.

Page:	3
Re:	Final Subdivision - Jane M. Shields
#	Wallace Township - SD-03-19-15824

4. The plan shows that the lot line separating UPI # 31-4-148.28 and UPI # 31-5-14 will be eliminated and that these two lots will be merged. UPI # 31-4-148.28 appears to have been created to improve future access to UPI # 31-4-148.11 (i.e., the lot to the west). If this subdivision is approved, the Township should ensure that UPI # 31-4-148.28 will not be necessary for the future subdivision of UPI # 31-4-148.11.



Details of Jane M. Shields Final Subdivision Plan

ADMINISTRATIVE ISSUE:

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

Page:	4
Re:	Final Subdivision - Jane M. Shields
#	Wallace Township - SD-03-19-15824

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Wallace 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: Jane Shields Beideman Associates Beideman Consulting Group, LLC Chester County Health Department





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



April 5, 2019

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

Re: Final Subdivision - Sam & Ruth King # West Caln Township - SD-03-19-15833

Dear Ms. Milane-Sauro:

A final subdivision plan entitled "Sam & Ruth King", prepared by Impact Engineering Group, and dated February 4, 2019, was received by this office on March 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:	East side of Ash Road, north of Airport Road
Site Acreage:	6.23 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural Residential
UPI#:	28-8-25.9, 28-8-25.6

PROPOSAL:

The applicant proposes the adjustment of the lot line separating two lots. The site contains two dwellings and other structures, and is located in the West Caln Township RR-Rural Residential zoning district. No additional development is proposed by this plan and no changes to the site's water and sewer facilities are proposed.

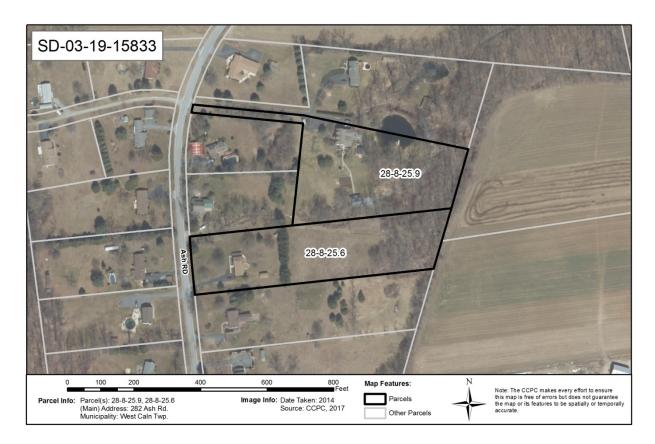
<u>**RECOMMENDATION:</u>** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.</u>

Page:	2
Re:	Final Subdivision - Sam & Ruth King
#	West Caln Township - SD-03-19-15833

COUNTY POLICY:

LANDSCAPES:

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



PRIMARY ISSUES:

- 2. The Township may wish to require the applicant to completely show the sanitary sewer facilities and connections on both lots. If Lot 2 is served by an on-lot sanitary sewer system, the Township may wish to require the applicant to show an alternative sanitary sewer drainfield location, because this lot will become smaller due to the subdivision.
- 3. The applicant should clarify the "PROPOSED 20' ACCESS EASEMENT" shown on Lot 2 because it is unclear who benefits from this easement, and for what purpose of access.

Page: 3

- Re: Final Subdivision Sam & Ruth King
- # West Caln Township SD-03-19-15833



Detail of Sam & Ruth King Final Subdivision Plan

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

Sincerely,

Buckno

Wes Bruckno, AICP Senior Review Planner

cc: Samuel E. and Ruth R. King Impact Engineering Group Chester County Health Department Anthony Antonelli, District Permits Manager, PennDOT



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



April 19, 2019

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

Re: Final Land Development - Crist U. Stoltzfus# West Fallowfield Township - LD-03-19-15850

Dear Ms. Wheeler:

A final land development plan entitled "Crist U. Stoltzfus", prepared by Impact Engineering Group and dated January 24, 2019, and last revised on March 5, 2019, was received by this office on March 28, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	West of Fallowfield Road, south of Steelville Mill Road and the municipal border with Atglen Borough, and east of Lancaster County
Site Acreage:	91.10 acres
Units:	1 building
Non-Res. Square Footage:	8,400 square feet
Proposed Land Use:	Farm/Pasture Land
New Parking Spaces:	No additional parking spaces
Municipal Land Use Plan Designation:	Agricultural Preserve
UPI#:	44-1-2.1C, 44-1-2

PROPOSAL:

The applicant proposes the construction of an 8,400 square foot agricultural building and an access driveway. The site, which is served by on-site water and on-site sewer facilities, is located in the West Fallowfield Township RR-Rural Residential zoning district. A portion of the plan includes an access driveway within a portion of Atglen Borough, which is zoned R-1 Low Density Residential.

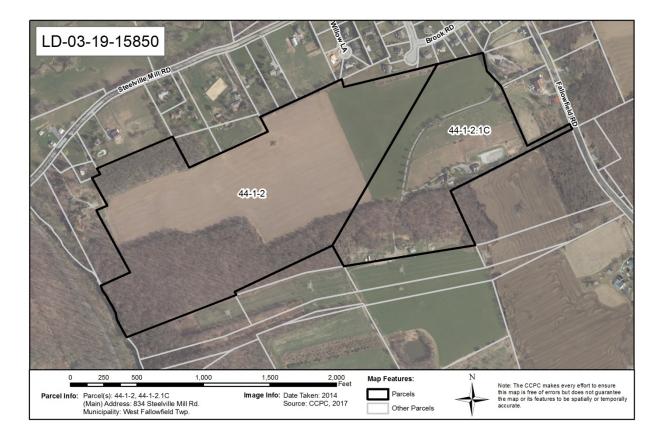
<u>**RECOMMENDATION:</u>** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this land development plan.</u>

Page:	2
Re:	Final Land Development - Crist U. Stoltzfus
#	West Fallowfield Township - LD-03-19-15850

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**.

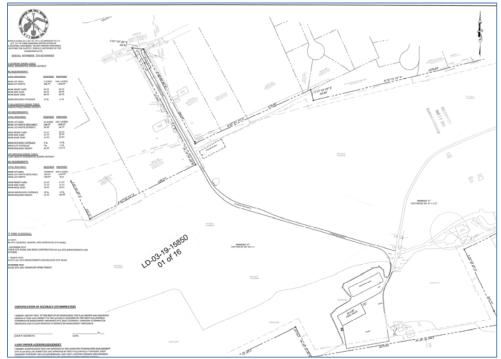


WATERSHEDS:

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

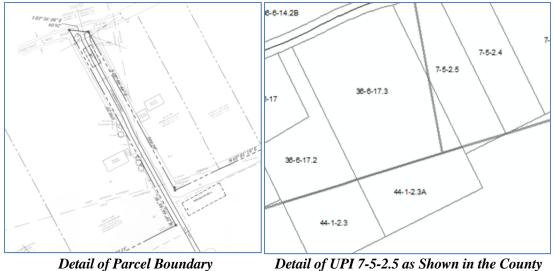
Page:	3
Re:	Final Land Development - Crist U. Stoltzfus
#	West Fallowfield Township - LD-03-19-15850



Detail of Crist U. Stoltzfus Final Land Development Plan

PRIMARY ISSUES:

3. The applicant's plan shows a driveway connection to Steelville Mill Road over a parcel that appears to be identified by the Chester County Lands Records System as UPI # 7-5-2.5 (see the details below). However, the applicant's plan appears to show this parcel as part of UPI# 44-1-2. The applicant should verify the accuracy of the metes and bounds of the project site because the information presented on the plan does not match the parcel configuration in the Chester County Lands Records System.



as Shown on the Applicant's Plan

Detail of UPI 7-5-2.5 as Shown in the County Lands Records System

Page:	4
Re:	Final Land Development - Crist U. Stoltzfus
#	West Fallowfield Township - LD-03-19-15850

ADMINISTRATIVE ISSUES:

- 4. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
- 5. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval.
- 6. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,

Wes Bruckno

Wes Bruckno, AICP Senior Review Planner

cc: Crist U. and Rachael B. Stoltzfus" Chester County Health Department Caren Andrews, Atglen Borough Manager Impact Engineering Group Creek Side Welding LLC Chester County Conservation District

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS 4/1/2019 to 4/30/2019

The staff reviewed proposals for:	Total
Conditional Use Applications	2
Curative Amendments	1
Miscellaneous Ordinance (Misc.) Amendments	1
Subdivision and Land Development Ordinance (SLDO) Amendments	2
Zoning Ordinance Amendments	8
Zoning Ordinance Updates	1
TOTAL REVIEWS	15

MUNICIPALITY	FILE NO.	REVIEW DATE	ТОРІС	LANDSCAPES3 CONSISTENCY
East Bradford Township	CU-03-19-15845	4/22/2019	Proposed - Conditional Use	Consistent
			The applicant proposes the construction of 60 townhouse units on a 6.1 acre site situated on the southwest corner of North Strasburg Road and North Bradford Avenue, the site of the former Daily Local News Building.	
East Bradford Township SA-03-19-15840	SA-03-19-15840	4/22/2019	Proposed - SLDO Amendment	Consistent
			The Township proposes to amend the street system standards in Section 95-17, and the street width standards in Section 95-19 of the Township SLDO, by adding specific standards for development in the proposed R-Residential Overlay Zoning District.	
East Bradford Township ZA-03-19-158	ZA-03-19-15836	4/22/2019	Proposed - Zoning Ordinance Amendment	Consistent
			The Township proposes the addition of the R-Residential Overlay District. The mapped Overlay District would specifically apply to UPI# 51-5-86.2 (6.1 acres), located at the southwest corner of West Strasburg Road (Route 162) and North Bradford Avenue, adjoining West Chester Borough to the east.	

MUNICIPALITY	FILE NO.	REVIEW DATE	ТОРІС	LANDSCAPES3 CONSISTENCY
East Brandywine Township	ZA-04-19-15867	4/24/2019	Proposed - Zoning Ordinance Amendment Further amendment to 399-101 Wireless Communications	Consistent
East Whiteland Township	MA-03-19-15816	4/3/2019	Proposed - Misc Amendment The Township proposes the addition of Article IV-Maintenance of Bicycle and Pedestrian Infrastructure to Chapter 171-Streets and Sidewalks of the	Not Relevant
East Whiteland Township	SA-03-19-15815	4/3/2019	Township Code. Proposed - SLDO Amendment	Consistent
			The Township proposes various amendments to the street and intersection requirements in its Subdivision and Land Development Ordinance, along with the addition of new sidewalk, crosswalk, path, trail, bicycle lane and shoulder requirements.	
East Whiteland Township	ZA-03-19-15843	4/16/2019	Proposed - Zoning Ordinance Amendment	Not Relevant
			The County Planning Commission recently reviewed an amendment to the Township Zoning Ordinance, pertaining to the addition of Section 200-29.L, Retail Firearm Sales (CCPC# ZA-02-19-15765, dated March 5, 2019). While it is our understanding that this zoning amendment was adopted by the Township, the current amendment proposes to repeal this recently adopted ordinance (Township Ordinance 307).	
Kennett Square Borough	ZA-03-19-15834	4/3/2019	Proposed - Zoning Ordinance Amendment	Consistent
			Adding a definition for "Alternative Learning Center", permitting the use by right in the C-2 Secondary Retail zoning district and adding dimensional and off-street parking requirements.	
London Grove Township	CU-03-19-15852	4/16/2019	Proposed - Conditional Use	Not Relevant
			Temporary Fireworks Sales in a Tent	
New Garden Township	ZA-03-19-15831	4/8/2019	Proposed - Zoning Ordinance Amendment Revising and restating provisions related to Historic Preservation.	Consistent
Oxford Borough	ZA-03-19-15842	4/2/2019	Proposed - Zoning Ordinance Amendment	Not Relevant
			Adding a definition for "Consumer Fireworks and permitting the sale of Consumer Fireworks as a use by right in the PC/LI Planned Commercial/Light Industrial zoning district.	
Penn Township	ZO-03-19-15844	4/22/2019	Proposed - Zoning Ordinance Update	Consistent
			2019 Penn Township Zoning Ordinance Update	
Pocopson Township	ZA-04-19-15855	4/16/2019	Proposed - Zoning Ordinance Amendment	Not Relevant
			The proposed zoning ordinance amendment addresses Small Wireless Facilities.	

MUNICIPALITY	FILE NO.	REVIEW DATE	ТОРІС	LANDSCAPES3 CONSISTENCY
South Coatesville Borough	ZA-03-19-15823	4/2/2019	Proposed - Zoning Ordinance Amendment Agricultural Operation and Vineyard (Winery) Regulation	Consistent
West Whiteland Township	CA-03-19-15853	4/22/2019	Proposed - Curative Amendment On November 28, 2018, the Township adopted Resolution No. 2018-42,	Not Relevant
			which cites that the Board of Supervisors declared, by motion, that Section 325-95.I(1) of the Township Zoning Ordinance, related to permitted	
			locations for billboards within the Township, was substantively invalid. The Township proposes to amend its Zoning Ordinance in order to address the issues cited in this resolution.	

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 9 TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 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



April 22, 2019

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

Re: Conditional Use - West Chester Towns

East Bradford Township – CU-03-19-15845

Dear Ms. Cantlin:

A Conditional Use Plan entitled "West Chester Towns", prepared by ESE Consultants, Inc., and dated December 20, 2018, and last revised on March 20, 2019, was received by this office on March 26, 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. This review does not replace the need for an official referral by East Bradford Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	southwest corner of West Strasburg Road (Route 162) and North Bradford Avenue
Site Acreage:	6.10
Proposed Land Use:	60 Townhouse Units
Proposed Density:	9.84 dwelling units per acre
Municipal Land Use Plan Designation:	Mixed Commercial/Residential
UPI#:	51-5-86.2

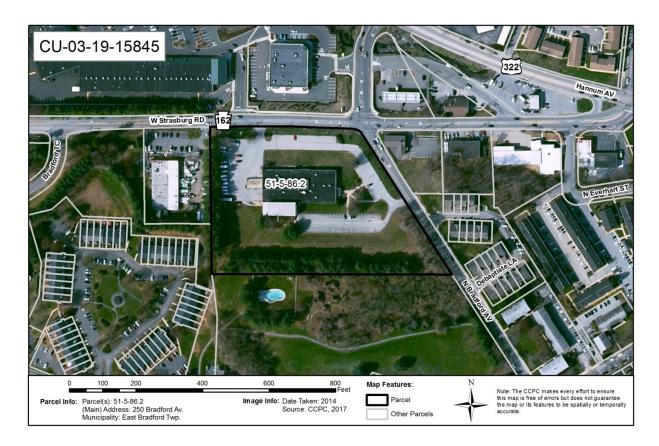
PROPOSAL:

The applicant proposes the construction of 60 townhouse units. 27 central parking spaces will be provided. The existing building on the site, the former site of the Daily Local News, will be removed. The project site will be served by public water and public sewer. The site adjoins West Chester Borough to the east.

While the project site is located in the C-2 Commercial zoning district, the site is being developed under the proposed R-Residential Overlay District standards received by the County Planning Commission on March 25, 2019. Our review of the proposed Overlay District is addressed in a separate review letter (CCPC# ZA-03-19-15836 and SA-03-19-15840).

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

Page:	2
Re:	Conditional Use - West Chester Towns
#	East Bradford Township - CU-03-19-15845



BACKGROUND:

1. The County Planning Commission initially reviewed a sketch plan submission for this site (CCPC LD-11-17-15189, dated December 12, 2017, which proposed the construction of a 325 unit apartment building.

Subsequently, the Commission reviewed a zoning amendment petition which addressed the addition of townhouses to the list of uses permitted by conditional use in the C-2 Commercial District (CCPC# ZA-10-18-15637, dated November 28, 2018). This prior submission included a concept plan which also depicted the construction of 60 townhouse units. While the proposed building and road configuration shown on the current submission is very similar to the concept plan included with the prior zoning amendment submission, we note the revisions depicted on the current conditional use application include the following:

- a. The building layout has been revised to create a central axis of green space.
- b. An "off leash dog park" is provided at the southeast corner of the project site along North Bradford Avenue.
- c. The proposed pedestrian network extends to the adjoining parcel to the south along North Bradford Avenue.
- d. Parallel parking spaces are provided along Road A.

- Re: Conditional Use West Chester Towns
- # East Bradford Township CU-03-19-15845





Site Plan Detail (Site Cross Section), Sheet 1: Conditional Use Application - West Chester Towns

LANDSCAPES:

2. The proposed R-Residential Overlay District is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan, adjoining an **Urban Center Landscape** designation to the east. 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 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.

Page:	

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- Re: Conditional Use West Chester Towns
- # East Bradford Township CU-03-19-15845

While multifamily residential (townhouse) development is an appropriate use in the **Suburban** and **Urban Center** Landscape designations, careful consideration of the proposed development activity is required due to the site's topography.

PRIMARY ISSUES:

- 3. The plan indicates that the proposed driveway entrance on Strasburg Road will be aligned with the existing driveway entrance to the Bradford Avenue shopping center. Consideration should be provided by the applicant and Township for the signalization of the proposed intersection, which should be developed and coordinated in timing for traffic flow facilitation as part of a closed loop signal system with the existing traffic signals at the Bradford Avenue/Strasburg Road and Strasburg Road/Business Route 322 intersections. Signalization of this intersection should also be provided in order to ensure safe left-turn movements from the project site onto Strasburg Road, along with safe pedestrian access across Strasburg Road. We also recommend that a crosswalk be provided along the Strasburg Road entrance, and the sidewalk extended to the adjoining parcel to the west along Strasburg Road.
- 4. The Transportation Impact Study included with the prior amendment submission (CCPC# ZA-10-18-15637) recommended that the applicant work with the Township and PennDOT to upgrade pedestrian/ADA facilities on the southwest corner of the Strasburg Road/Bradford Avenue intersection, and the proposed driveway entrance at the Bradford Avenue/Debaptiste Lane intersection, to the extent feasible. We note the current plan does not depict crosswalks at these locations. This should be clarified by the applicant.
- 5. The plan depicts an existing 50 foot wide right-of-way on Strasburg Road, along with an additional 15 feet of ultimate right-of-way on the south side of Strasburg Road. We recommend that the Township, in consultation with PennDOT and West Chester Borough, determine the appropriate right-of-way width to be dedicated for both Strasburg Road (Route 162) and North Bradford Avenue. Any development plan for this site should reserve adequate land area to accommodate all transportation elements, including the completion of sidewalks/trails, bike lanes and other features identified in the Township Comprehensive Plan. The County Planning Commission's <u>Multi-Modal Circulation Handbook</u> (2016 Update) classifies Route 162 as a major collector road. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. The Circulation Handbook is available online at: www.chescoplanning.org/resources/PubsTransportation.cfm.
- 6. The applicant and Township should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's <u>Multimodal Circulation Handbook (2016 Update)</u>, which is available online at: <u>www.chesco.org/documentcenter/view/27029</u>.
- 7. The plan depicts the location of two stormwater management basins along the south side of Strasburg Road. We note that the Strasburg Road/Bradford Avenue intersection is currently susceptible to flooding, and the impervious coverage being proposed could exacerbate this condition without best management practice (BMP) measures features such as underground storage and green roof technology being utilized for this development. We also note that land disturbance and land development activities that occur within Chester County must comply with

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- Re: Conditional Use West Chester Towns
- # East Bradford Township CU-03-19-15845

the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

- 8. The applicant should identify how snow storage will be handled for this development. Consideration should be provided for designated snow disposal area(s) on the project site. Central off-street parking areas should not be utilized for snow storage.
- 9. While the plan appears to depict the location of several retaining walls, they are not clearly labeled on the plan. This should be clarified by the applicant.
- 10. While the project site is being under the proposed R-Residential Overlay District standards, the Zoning Table on Sheet 1 is labeled "MU Mixed Use Overlay." This should be clarified by the applicant.
- 11. While we acknowledge the ongoing efforts of the applicant and Township in developing a conceptual design for townhouse development that is appropriate for this site, we recommend that the applicant and Township consider incorporating the following design elements into the plan (we note that these issues were identified in Figure 3 on page 8 of review letter CCPC# ZA-10-18-15637):
 - A. Terrace the slope in front of the units along Bradford Avenue and Strasburg Road to avoid retaining walls greater than four feet tall, and improve compatibility with the surrounding environment. Provide sufficient planter width between the terraces to create a functional planter area for landscaping and drainage improvements.
 - B. Provide sub-surface stormwater management facilities at the corner of Strasburg Road and Bradford Road to allow for a landscaped gathering space for residential and a more welcoming community gateway.
 - C. Revise the building layout to enlarge the central green space.
 - D. Consider a road connection to the commercial site on the adjoining parcel to the west.

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

Sincerely,

Youl Farhas

Paul Farkas Senior Review Planner

cc: Toll Mid-Atlantic LP Company, Inc.
ESE Consultants, Inc., c/o John Baionno, P.E.
250 N. Bradford Avenue LLC
Kevin Gore, Director of Building, Housing & Codes Enforcement, West Chester Borough





COMMISSIONERS Michelle Kichline Kathi Cozzone Terence Farrell

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April 22, 2019

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

- Re: Zoning Ordinance, Zoning Map, and Subdivision and Land Development Ordinance (SLDO) Amendments - R-Residential Overlay District
- # East Bradford Township ZA-03-19-15836 and SA-03-19-15840

Dear Ms. Cantlin:

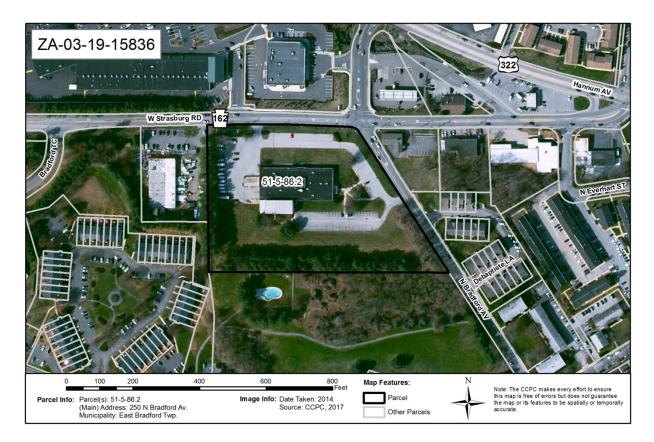
The Chester County Planning Commission has reviewed the proposed Zoning Ordinance, Zoning Map, and SLDO Amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Sections 609(e) and 505(a), respectively. The referral for review was received by this office on March 25, 2019. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

- 1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for the terms Alley and Community Space to Section 115-6.A;
 - B. Add "R-Residential Overlay District" to the list of zoning districts specified in Section 115-7;
 - C. Add Article XXV R-Residential Overlay District. A purpose statement, use regulations, area and bulk regulations, and site development and design standards are provided. The minimum total tract area for townhouse development is 5 acres, the total tract density is 12.5 units per net tract area, and the maximum principal building height is four stories or 40 feet above grade plane. Community space requirements are also provided;
 - D. Amend Section 115-58(B)(1)(b)[3], pertaining to off-street parking space standards in the R-Residential Overlay District; and
 - E. The mapped Overlay District would specifically apply to UPI# 51-5-86.2 (6.1 acres), located at the southwest corner of West Strasburg Road (Route 162) and North Bradford Avenue, adjoining West Chester Borough to the east. This parcel is currently zoned C-2 Commercial.
- 2. The Township also proposes the following amendments to its SLDO:
 - A. Add specific standards for minimum road right-of-way widths for development in the R-Residential Overlay District in Section 95-17.J(2)(c)[2];
 - B. Add specific standards for minimum cartway widths for development in the R-Residential Overlay District in Section 95-17.J(2)(c)[3];
 - C. Add specific street width standards for private streets in the R-Residential Overlay District in Section 95-19.A; and
 - D. Amend subsection D of Section 95-19, Street Width.

- Re: Zoning Ordinance, Zoning Map and Subdivision and Land Development Ordinance (SLDO) Amendments - R-Residential Overlay District
- # East Bradford Township ZA-03-19-15836 and SA-03-19-15840
- 3. On March 26, 2019, the County Planning Commission received a conditional use application for the construction of 60 townhouse units on UPI# 51-5-86.2, in accordance with the proposed Overlay District standards. Our comments on the conditional use application are addressed in a separate review letter (refer to CCPC# CU-03-19-15845).

<u>**RECOMMENDATION</u>**: The Township should consider the comments in this letter before acting on the proposed amendments.</u>



BACKGROUND:

4. The County Planning Commission has previously reviewed two zoning amendment petitions pertaining to the redevelopment of the former Daily Local News site, the latest of which, CCPC# ZA-10-18-15637, dated November 28, 2018, addressed the addition of townhouses to the list of uses permitted by conditional use in the C-2 Commercial District. We note that the current submission includes landscaping, community space, street design and street width standards for townhouse development that were not included in the prior amendment petition.

AREA EVALUATION:

5. <u>Adjacent Zoning</u>: The adjoining parcel to the west (UPI# 51-5-86.3, 1.2 acres) is also located in the C-2 Commercial District. The adjoining parcels to the south and to the west are located in the R-4 Residential District; we note the permitted uses in the R-4 District include single-family detached dwellings and agriculture as by-right uses, and mobile home parks and residential development in accordance with the Township's open space development option by conditional use. The land on the east side of Bradford Avenue is located in West Chester Borough's NC-3

- Re: Zoning Ordinance, Zoning Map and Subdivision and Land Development Ordinance (SLDO) Amendments - R-Residential Overlay District
- # East Bradford Township ZA-03-19-15836 and SA-03-19-15840

Neighborhood Conservation zoning district; we note that the NC-3 district permits multifamily dwellings as a by-right use. The land on the north side of Strasburg Road is located in East Bradford's C-2 Commercial district.

- 6. <u>Township Comprehensive Plan Future Land Use Map</u>: The Future Land Use map in the Township's Comprehensive Plan indicates that UPI# 51-5-86.2 and the adjoining parcel to the west are located in the Mixed Commercial/Residential Future Land Use designation, adjoining a High Density Residential designation to the south and to the southwest. The land on the east side of Bradford Avenue is located in West Chester Borough's High Density Neighborhood Conservation designation.
- 7. Township Comprehensive Plan Bradford Avenue/Lenape Road Corridor: UPI# 51-5-86.2 is located on the Bradford Avenue/Lenape Road corridor, a priority focus area of the Township Comprehensive Plan. One of the goals of the Comprehensive Plan (page 33) is to enhance its overall function as a multimodal corridor that facilitates safe and convenient access between the Township, West Chester Borough, and the regional network. Additionally, the Plan recommends that a continuous sidewalk or multi-use trail be provided along Bradford Avenue from Downingtown Pike (Business Route 322) to Nields Street, including intersection improvements at Strasburg Road, to improve access to Bradford Plaza as well as into the Borough (page 35). A Pedestrian Path Concept for the Bradford Avenue corridor is also provided on Map 3 of the Comprehensive Plan.
- 8. <u>Official Map</u>: The Township's Official Map (dated June 13, 2017) identifies that sidewalks should be provided along this section of the Bradford Avenue corridor.

LANDSCAPES:

9. The proposed R-Residential Overlay District is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan, adjoining an **Urban Center Landscape** designation to the east. 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 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.

While multifamily residential (townhouse) development is an appropriate use in both the **Suburban** and **Urban Center Landscapes**, and we acknowledge the efforts of the applicant and Township in exploring alternative concepts for the redevelopment of the former Daily Local News site, the use of context-sensitive design and smart growth design principles would be necessary for the proposed amendment to be fully consistent with *Landscapes3*. Additionally, careful consideration of the proposed redevelopment of the site itself is required due to the site's topography.

- Re: Zoning Ordinance, Zoning Map and Subdivision and Land Development Ordinance (SLDO) Amendments - R-Residential Overlay District
- # East Bradford Township ZA-03-19-15836 and SA-03-19-15840

COMMENTS:

- 10. Prior to taking action on this amendment, the Township should ensure that this amendment petition is consistent with the Township's Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code (PA MPC). Page 36 of the Comprehensive Plan indicates that, while the Township should consider higher density residential development on the former Daily Local site as either a stand-alone option or as part of a mixed-use development, any increases in density/intensity should be directly related to design standards that relate to building and parking location, building façade and materials, open space, landscaping, appearance from the street as well as surrounding neighborhoods, etc. Furthermore, the Plan states that any zoning amendments should incorporate design guidelines as well as incentives for raising the bar on good design through density and height bonuses where appropriate, in accord with the following design guidelines provided on page 36 of the Comprehensive Plan:
 - Building location and orientation;
 - Building façade: variation in materials, materials in keeping with East Bradford Township context, variation in rooflines, window openings and orientation;
 - Parking location and screening;
 - Screening, landscaping, and lighting;
 - Setbacks for additional height;
 - Pedestrian amenities (benches, lighting, etc.); and
 - Public realm amenities (plaza space, etc.).
- 11. The applicant and Township should consider incorporating retaining wall design standards into the proposed ordinance language. The retaining wall design standards should include maximum height, terracing, and pedestrian access standards.
- 12. While we note that the current conditional use application includes a conceptual site cross section of the proposed development activity, we recommend that the proposed development standards for townhouses require building elevations to be submitted as part of the conditional use application.
- 13. While Section 115-155.A(4) contains a reference to "...any conditional use application for townhouse and commercial development within the R-Residential Overlay District...", the proposed ordinance language does not specifically address commercial development in the Overlay District. This should be clarified by the Township.
- 14. We recommend that the Township, in order to avoid the appearance of site-specific zoning, consider whether the proposed overlay designation would be appropriate for additional parcels. The Future Land Use map in the Township's Comprehensive Plan indicates that this site and the adjoining parcel to the west are both located in the Mixed Commercial/Residential designation. Alternatively, the Township should consider incorporating criteria that would allow the overlay district to be applied elsewhere in the Township without the need for mapping the overlay designation.

- Re: Zoning Ordinance, Zoning Map and Subdivision and Land Development Ordinance (SLDO) Amendments - R-Residential Overlay District
- # East Bradford Township ZA-03-19-15836 and SA-03-19-15840
- 15. We recommend that the Township provide West Chester Borough the opportunity to review and comment on the proposed amendments. We note that the former Daily Local site is located within the Bradford Avenue/Route 322/Strasburg Road boundary/gateway area, and page 49 of the Township Comprehensive Plan states that the Township will consider coordinating visions with West Chester Borough for the boundary surrounding this area in terms of building heights and setbacks, along with maintaining compatible land uses on both sides of Bradford Avenue.
- 16. Prior to taking action on this amendment, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).

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,

Prul Farhas

Paul Farkas Senior Review Planner

cc: Kevin Gore, Director of Building, Housing & Codes Enforcement, West Chester Borough



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



April 24, 2019

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

Re: Zoning Ordinance Amendment - Wireless Communications

East Brandywine Township - ZA-04-19-15867

Dear Mr. Piersol:

The Chester County Planning Commission has reviewed the proposed East Brandywine Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 11, 2019. We offer the following comments to assist in your review of the proposed East Brandywine Township Zoning Ordinance amendment.

DESCRIPTION:

- 1. The Township proposes to amend its Zoning Ordinance by adding:
 - a. A new definition for "Small Wireless Facility (SWF)";
 - b. Provisions regarding approval time frames, permit fees and related regulations for wireless communications facilities;
 - c. Locational requirements for tower-based wireless facilities and tower-based WCF conditional use provisions; and
 - d. A subsection is added addressing consistency with State and Federal Laws and Regulations.

COMMENTS:

- 2. Act 191 of 2012, the Pennsylvania Wireless Broadband Collocation Act, which went into effect on December 23, 2012, provides for streamlined procedures for municipal review of applications for the modification or collocation of wireless communications facilities and wireless support structures. Prior to taking action on this amendment, the Township Solicitor should ensure that the proposed ordinance language is consistent with the applicable provisions of this Act.
- 3. In its review of the proposed wireless communication facilities standards, the Township should recognize that the Federal Communications Commission (FCC) adopted new wireless facility rules, which officially went into effect on February 9, 2015. The new FCC rules, which address issues such as the modification of previously approved wireless facilities and support structures, along with the timing of review notifications and approvals, are currently available online at: http://www.gpo.gov/fdsys/pkg/FR-2015-01-08/pdf/2014-28897.pdf.

Page:	2
Re:	Zoning Ordinance Amendment - Wireless Communications
#	East Brandywine Township - ZA-04-19-15867

4. Upon adoption of the amendment, we request that the Township forward the updated Zoning Ordinance Sections 399-101.A. through F. to the Chester County Planning Commission

<u>**RECOMMENDATION</u>**: The regulations appear to be appropriate. The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.</u>

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.

Wes Bruckno

Wes Bruckno, AICP Senior Review Planner





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



April 3, 2019

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

- Re: Subdivision and Land Development Ordinance Amendment Streets and Sidewalks; and Township Code Amendment Maintenance of Bicycle and Pedestrian Infrastructure
- # East Whiteland Township SA-03-19-15815 and MA-03-19-15816

Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance (SLDO) Amendment and Township Code Amendment. The referral for review was received by this office on March 8, 2019. While we have no official review comments under the provisions of the Pennsylvania Municipalities Code (MPC) pertaining to Chapter 171-Streets and Sidewalks, the proposed amendments to the SLDO were reviewed pursuant to the provisions of Section 505(a) of the MPC, and we offer the following comments to assist in your review of both of the proposed amendments.

DESCRIPTION:

- 1. East Whiteland Township proposes the following amendments to its SLDO:
 - A. Add definitions for the following terms to Section 175-6: Bicycle Lane; Bicycle Infrastructure; Curb; Multi-use Trail; On-Street Parking Lane; Pedestrian Infrastructure; Path; Shared Lane; Shoulder; Sidewalk; Striped Shoulder with Buffer; Travel Lane; and Verge (Verge Area);
 - B. Amend the existing definition of Crosswalk in Section 175-6;
 - C. Amend Section 175-29 Single access streets (cul-de-sac and loop), Section 175-30 General street requirements; Section 175-31 Street widths; Section 175-32 Street design; Section 175-33 Street intersections; Section 175-34 Street construction; and Section 175-39 Alleys; driveways; easements; transmission lines; and
 - D. Add Section 175-41.2 Sidewalks, Paths, Multi-Use Trails, and On-Road Bicycle Infrastructure.
- 2. The Township also proposes the addition of Article IV-Maintenance of Bicycle and Pedestrian Infrastructure to Chapter 171-Streets and Sidewalks of the Township Code.

- Re: Subdivision and Land Development Ordinance Amendment Streets and Sidewalks; and Township Code Amendment Maintenance of Bicycle and Pedestrian Infrastructure
- # East Whiteland Township SA-03-19-15815 and MA-03-19-15816

COMMENTS – SLDO Amendment:

- 3. We suggest that the words "protect" and "pedestrians" be removed from the definition of "Curb", as the curb does not provide any real protection for pedestrians and therefore should not be implied in this definition. Without these words, the definition of curb should read "Stone or concrete edging along a street for the purposes of controlling drainage and separating abutting land from vehicle traffic."
- 4. We suggest the Township consider adding language to Section 175-29.H which states that, at such time a temporary cul-de-sac is no longer needed, the additional pavement from its radius should be removed and the ground be restored to a vegetated condition.
- 5. Section 175-30.A states that streets within a subdivision or land development located entirely or partially within a designated flood hazard district shall be prohibited. For clarity purposes, the Township should identify if this provision would preclude an applicant from developing an approved stream crossing through its associated floodplain and floodway to access other areas of the site.
- 6. The County Planning Commission endorses the proposed removal of ash trees from the list of approved street trees in Section 175-30.D(2), which is appropriate due to the threat of the emerald ash borer insect.
- 7. Section 175-30.F states that, where a public water system is reasonably accessible or will serve a proposed development, the developer shall install fire hydrants so that their location will be within a 600 foot radius of any house or building within the subdivision or land development. We suggest that the Township consider adding a provision that the 600 foot radius may be reduced by the Township Fire Marshal if the Fire Marshall deems it necessary to adequately service the development.
- 8. The Township should clearly identify why alleys are prohibited in developments of single-family detached residence (Section 175-39.A). An alley network for contemporary development with single-family detached homes on smaller lots may be appropriate. The Township should consider tying this prohibition to a minimum lot size instead of a building type.
- 9. We acknowledge, and endorse, that Section 175-41.2.A.1 states that sidewalks shall be installed along both sides of all existing and proposed public and private streets. We note that the goal for bike and pedestrian circulation and connectivity in the Township's Comprehensive Plan (page 22) is to create a Township-wide network of trails, sidewalks and pathways that will increase safe and convenient bike and pedestrian options for recreation and transportation on a local and regional scale. We also note that the Township is located within the **Suburban, Suburban Center and Urban Center Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. Sidewalks are an essential design element in these landscape designations.
- 10. Section 175-41.2.F.1.b.i on page 20 and Section 175-41.2.H.1.b)i)(2) on page 22 both contain a reference to "green colored bituminous pavement." We suggest that the Township include the specification of the desired "green colored bituminous pavement" product or approved equal.

- Re: Subdivision and Land Development Ordinance Amendment Streets and Sidewalks; and Township Code Amendment Maintenance of Bicycle and Pedestrian Infrastructure
- # East Whiteland Township SA-03-19-15815 and MA-03-19-15816

COMMENTS - Amendment to Chapter 171-Streets and Sidewalks of the Township Code:

11. Prior to the Township taking official action on this amendment, the Township Solicitor should be requested to review and comment on the enforcement, violation and penalty provisions in subsection E of Section 171-15, Maintenance of off-road pedestrian and bicycle infrastructure. We note that Section 171-15.E does not include any provisions pertaining to a notice of violation to the property owner, which identifies the location and specifics of the violation.

<u>**RECOMMENDATION</u>**: The Commission recommends that the issues raised in this letter be addressed before action is taken on the proposed amendments.</u>

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.

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Paul Farkas Senior Review Planner





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



April 16, 2019

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

Re: Zoning Ordinance Amendment – Repeal Township Ordinance 307, Retail Firearm Sales # East Whiteland Township – ZA-03-19-15843

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 25, 2019.

DESCRIPTION:

1. The County Planning Commission recently reviewed an amendment to the Township Zoning Ordinance, pertaining to the addition of Section 200-29.L, Retail Firearm Sales (CCPC# ZA-02-19-15765, dated March 5, 2019). While it is our understanding that this zoning amendment was adopted by the Township, the current amendment proposes to repeal this recently adopted ordinance (Township Ordinance 307).

COMMENTS:

2. We have no comments on the current zoning amendment. The Township should proceed in accordance with the recommendations of its Solicitor.

<u>**RECOMMENDATION</u>**: The Township should proceed in accordance with the recommendations of its Solicitor.</u>

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.

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Paul Farkas Senior Review Planner





COMMISSIONERS Michelle Kichline Kathi Cozzone Terence Farrell

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April 3, 2019

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

Re: Zoning Ordinance Amendment – Alternative Learning Centers

Kennett Square Borough - ZA-03-19-15834

Dear Mr. Drumheller III:

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

DESCRIPTION:

- 1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. Adding a definition for the term "Alternative Learning Center" to Section 23-7 Definitions;
 - B. Adding the Alternative Learning Center use to those uses permitted by right in the C-2 Secondary Retail zoning district;
 - C. Adding dimensional requirements for the use; and
 - D. Adding off-street parking requirements for the use.

LANDSCAPES:

2. The proposed use, an Alternative Learning Center, will be located in Kennett Square Borough which is entirely 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 use is consistent with the objectives of the **Urban Center Landscape**.

Page:	2
Re:	Zoning Ordinance Amendment – Alternative Learning Centers
#	Kennett Square Borough - ZA-03-19-15834

COMMENTS:

3. The Borough may want to consider either not including or allowing a slightly higher student to teacher ratio in the definition of "Alternative Learning Center" if there is a possibility that the ration could change in the future.

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

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

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Glenn Bentley Senior Review Planner



THE COUNTY OF CHESTER

COMMISSIONERS Michelle Kichline Kathi Cozzone Terence Farrell

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



April 16, 2019

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

Re: Keystone Novelties, LLC # London Grove Township - CU-03-19-15852

Dear Mr. Battin,

A conditional use submission entitled "Keystone Novelties, LLC", and dated March 18, 2019, was received by this office on March 28, 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 London Grove Township. This review does not replace the need for an official referral by London Grove Township of a preliminary or final subdivision or land development plan, if required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	North side of Route 41 at J&L Building Materials
Site Acreage:	1.5 (parcel 59-5-117.1C)
Lots/Units:	1 lot
Proposed Land Use:	Temporary Fireworks Sales
Municipal Land Use Plan Designation:	Commercial
UPI#:	59-5-117.1C

PROPOSAL:

The applicant proposes the placement of a tent for temporary sales of fireworks. The project site, which will be placed in the front yard area of J&L Building Materials, is served by public water and sewer and is located in the C-Commercial zoning district.

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

- Re: Keystone Novelties, LLC
- # London Grove Township CU-03-19-15852

LANDSCAPES:

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

PRIMARY ISSUES:

- 2. The Township Fire Chief should review and comment on the proposed conditional use submission and the location of the tent in relation to the outdoor storage of building materials.
- 3. Act 43 of 2017, the new Pennsylvania Fireworks Law, took effect on October 30, 2017, and it is our understanding that, on December 4, 2018, the Commonwealth Court of Pennsylvania issued an order which modifies the Fireworks Law. The Township Solicitor should review this recent court order to determine if any revisions are required to this submission. The Township should also stay apprised of any future amendments to the Pennsylvania Fireworks Law that may affect the content and application of these ordinance provisions. Additional information on consumer fireworks, including this recent court order, is available on the Pennsylvania Department of Agriculture website at: www.agriculture.pa.gov/Business_Industry/fireworks/Pages/default.aspx.

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

Sincerely,

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Glenn Bentley Senior Review Planner

cc: Keystone Novelties, LLC Attn: Alex Mutzabaugh J&L Building Materials



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



April 8, 2019

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

Re: Zoning Ordinance Amendment – Historic Preservation

New Garden Township - ZA-03-19-15831

Dear Mr. Scheivert,

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 19, 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. Significant revision and amendment of the provisions of Article XXI;
 - B. Addition of the New Garden Township Historic Resources Map as Appendix A; and
 - C. Addition of Class 1 and Class 2 Historic Resources Inventory as Appendix B.

LANDSCAPES:

2. The majority of New Garden Township is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The Township also has areas of **Rural Landscape** in the north and south and an area of **Suburban Center** surrounding Toughkenamon. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. The proposed amendment is consistent with *Landscapes3*.

Page:	2
Re:	Zoning Ordinance Amendment - Historic Preservation
#	New Garden Township - ZA-03-19-15831

COMMENTS:

- 3. We commend the Township for preparing a thorough revision of the historic preservation regulations which presents a more logical arrangement and should be easier for an applicant to follow and understand. The addition of the Historic Resources Map and Inventory in the Appendix will make the ordinance a more effective document for Township officials. The Inventory, in particular, is one of the best we have seen in this field. The Township Historical Commission should review the content of the map and inventory periodically to ensure that it is kept up to date.
- 4. We suggest that the definition for "Class 1" historic resources be revised to list the Pennsylvania Historic and Museum Commission (PHMC) and/or National Park Service criteria for a Class 1 resource, this would be more specific and would match the proposed format used for Class 2 Historic Resources.
- 5. In proposed Section 200-170.B(b), we suggest that ground level lighting oriented in an upwards direction can create issues related to light trespass and sky glow. We suggest that lighting for signage be oriented in a downward direction.
- 6. In Section 200-172.A, we suggest that modification of these standards be widened to include all development options and increased lot and building coverage measures.
- 7. We suggest that the wording in Section 200-172.B(3)(h) be revised to read "similar intensity" rather than "similar use". In subsection (4)(c) of the section, we suggest that the New Garden Township Comprehensive Plan be added.
- 8. If the reference to a "Geographic Information System parcel photo" in Section 200-173.B(3)(c) is a reference to "Chescoviews" we suggest that it be cited, this will permit the applicant to easily access the County GIS system capabilities. In the same Section, in subsection (3)(h), we suggest that a preservation architect or preservation engineer would be more appropriate than the Township engineer to make such a determination.
- 9. In Section 200-173.B(4) the wording in the first sentence should be revised to read "...to inform him **or her** of the historical...", in the following subsection 200-173.B(5), we suggest that the word "Immediate" be removed.
- 10. In proposed Section 200-173.B(8)[1] the second last sentence should be revised by adding the word "..given...", so that it reads: "The applicant shall be notified of the meeting at least 10 days prior to its date and shall be **given** the opportunity to present..."
- 11. We recommend that the term "financial hardship" as used in Section 200-174.D(5), be defined so as not to be misinterpreted as meaning the need for the applicant to receive the highest, best, and most profitable use.
- 12. If the inventory is to be made publically available and particularly if it is published on a website, we recommend that the names and addresses of the owners should be removed to protect their privacy.

Page:	3
Re:	Zoning Ordinance Amendment - Historic Preservation
#	New Garden Township - ZA-03-19-15831

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

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.

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Glenn Bentley Senior Review Planner



THE COUNTY OF CHESTER

COMMISSIONERS Michelle Kichline Kathi Cozzone Terence Farrell

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



April 2, 2019

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

- Re: Zoning Ordinance Amendment Sale of Consumer Fireworks
- # Oxford Borough ZA-03-19-15842

Dear Mr. Hoover:

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

DESCRIPTION:

- 1. The Borough proposes the following amendments to its zoning ordinance:
 - A. Add a definition of the term "Consumer Fireworks"; and
 - B. Permit the sale of Consumer Fireworks as a by-right use in the PC/LI Planned Commercial/Light Industrial zoning district.

LANDSCAPES:

2. The proposed use, Sale of Consumer Fireworks, will be located in the Borough of Oxford, which is in 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. If the use can meet the safety standards in the district in which it is proposed, retail sales is considered consistent with the objectives of the Urban Center Landscape.

Page: 2
Re: Zoning Ordinance Amendment – Sale of Consumer Fireworks
Oxford Borough - ZA-03-19-15842

COMMENTS:

- 3. The Borough Fire Chief should review and comment on the proposed zoning ordinance amendment.
- 4. We note that the Commonwealth Court of Pennsylvania issued an order on December 4, 2018 which modified the Fireworks Law. Additional information on consumer fireworks, including this recent court order, is available on the Pennsylvania Department of Agriculture website at: <u>www.agriculture.pa.gov/Business_Industry/fireworks/Pages/default.aspx</u> The Borough should ensure that any consumer fireworks use proposed within this district can meet these requirements.

<u>**RECOMMENDATION</u>**: The Borough should consider the comments in this letter before acting on the proposed zoning ordinance amendment.</u>

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

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Glenn Bentley Senior Review Planner



THE COUNTY OF CHESTER

COMMISSIONERS Michelle Kichline Kathi Cozzone Terence Farrell

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April 22, 2019

Caitlin Ianni, Secretary Penn Township 260 Lewis Road West Grove, PA 19390

Re: 2019 Zoning Ordinance Update # Penn Township - ZO-03-19-15844

Dear Ms. Ianni:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Update 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 25, 2019. We offer the following comments to assist in your review of the proposed Zoning Ordinance Update.

DESCRIPTION:

1. The Township proposes to update its Zoning Ordinance and Zoning Map.

BACKGROUND:

2. The Chester County Planning Commission has recently reviewed an earlier version of the Township's updated Zoning Ordinance. That review, ZO-09-18-15600, was dated October 23, 2018.

LANDSCAPES:

3. Penn Township is primarily located within the **Suburban, Suburban Center and Rural 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 types and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided.

Page: 2 Re: 2019 Zoning Ordinance Update # Penn Township - ZO-03-19-15844

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 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 zoning ordinance is consistent with the objectives of these three Landscapes.

COMMENTS:

- 4. The submission did not include a copy of the proposed zoning map, so we assume that no revisions have been made to the map since we last reviewed the ordinance in October of 2018.
- 5. The revisions to the definition of "Agriculture, Intensive" should be removed, so that if the use meets either of the listed the agency definitions it is considered Intensive. This removes the need for the zoning officer to make the decision.
- 6. We suggest that the definition of the term "Dispensary" be cross-referenced to Medical Marijuana Dispensary, so that it is understood that they are the same. Also in that definition the word person is capitalized. If the Township wants to retain this capitalization, we recommend that the term "PERSON" be defined in Section 201, so that the term does not conflict with the use of the word "person" as used in Section 200.E. Alternately the capitalization could be removed.
- 7. In the definition of the term "Institutional Use" the word "and" should be inserted before the word "prisons"
- 8. The revised wording of the definition of the term "Uniform Construction Code (UCC)" infers that the Township is permitted to revise the UCC. The Township Solicitor should review this wording and revise the language to concisely express the Township's intent.
- 9. The revised wording of the subsection (E) of definition of the term "Vegetation Management" is confusing. The Township Solicitor should review this wording and revise the language to concisely express the meaning of "Natural Succession". We suggest that the second sentence read: "In the eastern United States, the natural change is typically a progression to forest or wetland vegetation".
- 10. We note that Banks are added to the uses permitted by right in the VC-Village Commercial and the C-Commercial zoning district provisions, while all the other permitted uses are listed as Commercial Service uses. This could give the impression that banks are different from all the other permitted uses. We suggest that revising the definition of "Commercial Services" to list the commercial service uses permitted in these districts would address this issue.

Re: 2019 Zoning Ordinance Update

Penn Township - ZO-03-19-15844

- 11. We understand that it was the Township's intent to maintain the current policy related to the siting of Billboards; however we note that Billboards are permitted by conditional use in the Village Commercial zoning district in the proposed ordinance. This appears to be inconsistent with the expressed intent of the Township and also inconsistent with the guideline for Villages in Landscapes3. We recommend that this provision be removed prior to adoption.
- 12. We note that the Maximum Building Height exemption in the LI-Limited Industrial district was removed, but not from the other districts where it was proposed. This would allow higher structures in all other districts other than the LI. The Township should verify that this was the intent of this revision.
- 13. We note that the wording describing a Riparian Buffer as used in the introduction to Section 1304 Watercourse/Riparian Buffer Protection Standards differs from that used in Section 201 Definition of Terms and it introduces undefined parameters, such as "...that flows the majority of the year...". We suggest that the sentence be revised to read "Riparian Buffers shall consist of two Zones..."
- 14. The document should be reviewed to ensure that the presentation of numbers is consistent throughout the ordinance, e.g. Thirty five (35) feet.
- 15. In Article XV the title is capitalized, but not for any other Article in the ordinance.
- 16. In Section 1613.B.12 the provisions for parking for temporary uses requires the applicant to meet the provisions of Section 1609 Off-Street Parking, which are the Township's requirements for permanent parking facilities, which could be considered excessive for temporary uses. The Township should consider revising the language so that the provisions are appropriate for a temporary use.
- 17. In second sentence of Section 1405.D(4) the word "have" has been omitted after the opening phrase: "These changes may...."
- 18. In the final sentence of Section 1609.A(8) the first word should read "The..." not "Thy..."
- 19. The Township should consider adding diagrams to Section 1602.A to illustrate the parameters of a "clear sight triangle" and the definition of the term "Lot, Corner" in Section 201 Definition of Terms, when it next considers amendments to the zoning ordinance.
- 20. We suggest that the page numbering be listed in Arabic numerals rather than Roman numerals.

<u>**RECOMMENDATION</u>**: The Township should consider the comments in this letter before acting on the proposed zoning ordinance.</u>

Page: 4 Re: 2019 Zoning Ordinance Update # Penn Township - ZO-03-19-15844

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.

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Glenn Bentley Senior Review Planner





COMMISSIONERS Michelle Kichline Kathi Cozzone Terence Farrell

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April 16, 2019

Susan Simone, Secretary Pocopson Township PO Box 1 Pocopson, PA 19366

- Re: Zoning Ordinance Amendment Small Wireless Facilities (SWM)
- # Pocopson Township ZA-04-19-15855

Dear Ms. Simone:

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 29, 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. Adding a definition for "Small Wireless Facility (SWF)";
 - B. Subsections are added to address the Timing of Approval for SWF submissions in three differing circumstances;
 - C. The permit fee provisions are revised in three circumstances;
 - D. The insurance coverage provisions are revised;
 - E. The Tower only WCF permitted by conditional use provisions are revised; and
 - F. A subsection is added addressing consistency with State and Federal Laws and Regulations.

COMMENTS:

2. The proposed language appears to be appropriate.

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

Page:	2
Re:	Zoning Ordinance Amendment – Small Wireless Facilities (SWM)
#	Pocopson Township - ZA-04-19-15855

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.

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Glenn Bentley Senior Review Planner





COMMISSIONERS Michelle Kichline Kathi Cozzone Terence Farrell

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April 2, 2019

Renee Carey, President South Coatesville Borough 136 Modena Road South Coatesville, PA 19320

Re: Zoning Ordinance Amendment - Agricultural Operation and Vineyard (Winery) Regulation
 # South Coatesville Borough - ZA-03-19-15823

Dear Ms. Carey:

The Chester County Planning Commission has reviewed the proposed South Coatesville Borough 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 Zoning Ordinance amendment.

DESCRIPTION:

- 1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. Agricultural Operation and Vineyard (Winery) are defined;
 - B. Agricultural Operation is permitted in the R-1Residential District as a by-right use;
 - C. Accessory uses to an Agricultural Operation are permitted in the R-1 Residential District, which may include a tasting room associated with a Vineyard (Winery), with specified conditions.

LANDSCAPES:

2. South Coatesville Borough is located within the **Urban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The provisions in the amendment are appropriate because it can help increase the range of economically-productive activities that can occur in the **Urban Center Landscape**. The proposed South Coatesville Borough Zoning Ordinance amendment is consistent with the objectives of the **Urban Center Landscape**.

- Re: Zoning Ordinance Amendment Agricultural Operation and Vineyard (Winery) Regulation
- # South Coatesville Borough ZA-03-19-15823

COMMENTS:

3. The proposed definition of Vineyard (Winery) appears to refer only to wine or cider-producing crops. This may not allow the production of beverages such as mead, and may exclude the planting of hops or other grains used for beer. The Borough may wish to consider expanding this definition to encourage a wider range of permitted activities.

<u>**RECOMMENDATION</u>**: The Borough should consider the comments in this letter before acting on the proposed zoning ordinance amendment.</u>

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

Nes Bruckno

Wes Bruckno, AICP Senior Review Planner





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



April 22, 2019

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

Re: Curative Amendment – Signs (Billboards)

West Whiteland Township – CA-03-19-15853

Dear Mr. Weller:

The Chester County Planning Commission has reviewed the proposed Municipal Curative Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code (MPC), Section 609.1(a). The referral for review was received by this office on March 29, 2019. We offer the following comments to assist in your review of the proposed municipal curative amendment. We note that the curative amendment submission to the County Planning Commission included an annotated (redlined) copy of the draft zoning ordinance language, in addition to the draft Ordinance itself.

DESCRIPTION:

- 1. On November 28, 2018, the Township Board of Supervisors adopted Resolution No. 2018-42, which cites that the Board of Supervisors declared, by motion, that Section 325-95.I(1) of the Township Zoning Ordinance, related to permitted locations for billboards within the Township, was substantively invalid. The zoning ordinance currently permits billboards by conditional use in the I-2 General Industrial zoning district when erected in such a way as to be primarily visible from a limited access highway. The Resolution states that, while the Route 30 Bypass is the only limited access highway visible to properties in the I-2 District, the middle portion of the Route 30 Bypass is a scenic byway (the "Exton Bypass Scenic Byway"), and Pennsylvania Statute Title 74 Pa. C.S.A. § 8302 states that no outdoor advertising device may be erected if the sign is visible from the main-traveled way of the scenic byway. We note that this statute is available online at: www.legis.state.pa.us/cfdocs/legis/LI/consCheck.cfm?txtType=HTM&ttl=74&div=0&chpt=83&sct n=2&subsctn=0.
- 2. The Township proposes the following amendments to its Zoning Ordinance in order to address the issues cited in Resolution No. 2018-42:
 - A. Amend the following definitions in Section 325-8: "Sign, Billboard"; "Sign, Freestanding"; and "Sign, Marquee";
 - B. Add a definition for the following term to Section 325-8: "Visual Communication Technology (VCT)";

Page: 2

Re: Curative Amendment – Signs (Billboards)

- # West Whiteland Township CA-03-19-15853
 - C. Delete Article XVII Signs in its entirety, to be replaced by the proposed language in Section 3 of the draft Ordinance. The revisions to Article XVII include amendments to the following sections: Section 325-94 – Purpose; Section 325-95.B – Freestanding signs; Section 325-95.E – Changeable copy signs; Section 325-95.G – Awning signs and marquee signs; Section 325-95.I – Billboards; Section 325-97 – Signs in commercial and professional districts, Section 325-98: Signs in Town Center, and Section 325-99: Industrial Districts.

The proposed ordinance language will allow billboards by conditional use in the I-2 and O/L Office/Laboratory districts when erected in such a way as to be primarily visible from a limited access highway and such that no part of the billboard is closer than ten (10) feet or farther than seventy-five feet from the right-of-way of the said highway. This issue is further discussed in comment #5.

COMMENTS:

3. The Township should review the Digital and Electronic Sign Regulation Planning Toolbox on the Commission's website for additional issues to consider prior to finalizing the proposed ordinance language. This tool is available online at: www.chescoplanning.org/MuniCorner/Tools/DigitalSigns.cfm.

In particular, the Township should review the research from the American Association of State Highway and Transportation Officials (AASHTO), regarding roadside advertising and driver distraction, which is summarized at:

http://sp.scote.transportation.org/Documents/Issues%20Related%20to%20Digital%20Sign%20Us age.pdf.

AASHTO recommends controlling variable daytime and nighttime luminance intensities, frequency of message changes, sequential messages, animated messages, length of numbers in messages (such as telephone numbers) as well as personalized messages (which can display messages that are prompted by cellphone linkage to individual vehicles).

- 4. Section 325-95.I(3) of the Township Zoning Ordinance currently states that no billboard shall exceed 420 square feet in area. The Township should consider the rationale for proposing to increase the maximum area for billboards to 625 square feet, which is considerably larger than typically permitted by many other municipalities. We suggest that the Township review the Montgomery County Planning Commission's *Model Sign Ordinance*, which includes model ordinance language on off-premises signs (page 87), along with an appendix on calculating the permitted size for off-premises signs, which considers such factors as rate of speed and viewer reaction time (page 119). This document is available online at: www.montcopa.org/DocumentCenter/View/7070/Model-Sign-Ordinance FINAL 04 29 2014?bidId.
- 5. The Township Zoning Map (adopted September 9, 2015) depicts the location of three O/L zoning designations in the Township, two of which are located along a limited access highway as identified on the road functional classification map (Figure 2.6.1) in the Township's Comprehensive Plan: the southeast corner of the Route 202/King Road intersection; and the north and south sides of the Route 202/Lincoln Highway intersection at the municipal border with East Whiteland Township. However, it appears that a portion of the O/L district on the north and south sides of the Route 202/Lincoln Highway intersection is located within the Exton Bypass Scenic Byway, which, as noted in comment #1, has implications pertaining to the location of billboards in this zoning district designation.

Page: 3 Re: Curative Amendment – Signs (Billboards) # West Whiteland Township – CA-03-19-15853

<u>**RECOMMENDATION</u>**: The Township should consider the comments in this letter before acting on the proposed curative amendment.</u>

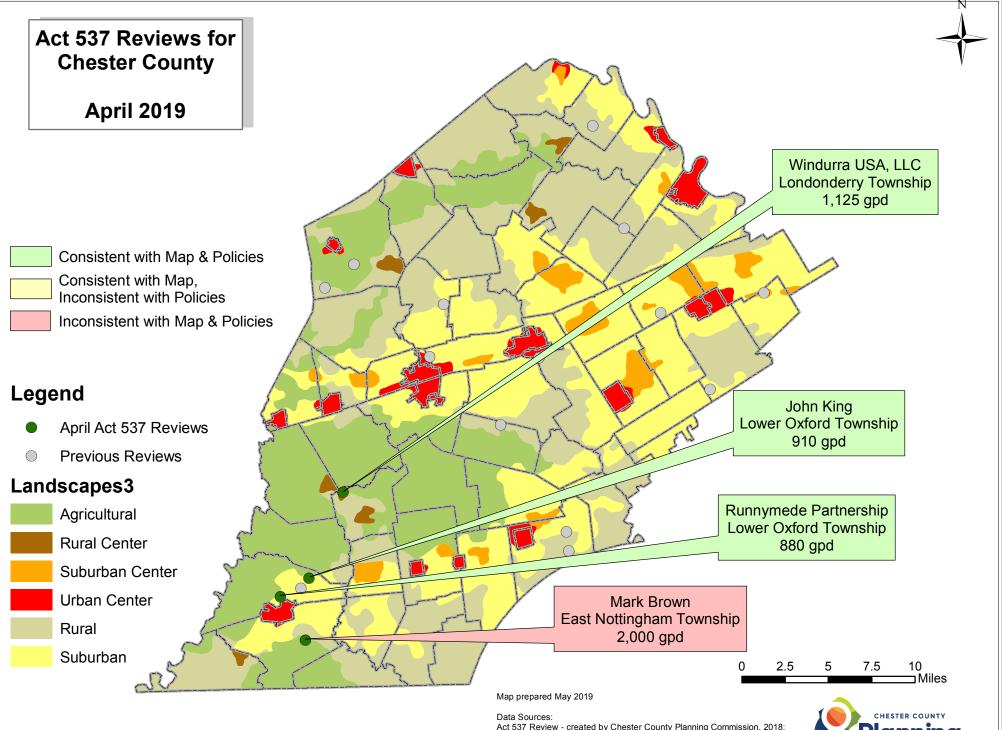
We request an official copy of the decision made by the Board of Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

Paul Farhas

Paul Farkas Senior Review Planner

Act 537 Reviews



Act 537 Review - created by Chester County Planning Commission, 2018; Landscapes3 - Chester County Municipalities - Chester County DCIS/GIS; Planning Commission, November 29, 2018.



Chester County Planning Commission May 8, 2019

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

East Nottingham Township, Mark Brown

The applicant is proposing a residential development of 4 lots on 11.4 acres. The site is located on Little Elk Creek Road, approximately ½ mile from the intersection with 5th Street. The amount of wastewater to be generated for the proposal is 2,000 gpd. The project is to be served by individual on-lot sewage disposal systems. This project is designated as an Agricultural Landscape, and is inconsistent with *Landscapes3*.

Londonderry Township, Windurra USA, LLC

The applicant is proposing the conversion of an existing school to equine quarters & stalls on 10.6 acres. The site is located on Route 41/Gap Newport Pike, south of the intersection with Route 10. The amount of wastewater to be generated for the project is 1,125 gpd. The project is to be served by a public sewage disposal system, managed by Honey Croft Village (was previously included in their planning module approval). This project is designated as a Rural Center and Agricultural Landscape and is consistent with *Landscapes3*.

Lower Oxford Township, John King

The applicant is proposing a residential/commercial development of 1-lot and hardware store on 16.5 acres. The site is located on Township Road. The amount of wastewater to be generated for the proposal is 910 gpd. The project is to be served by an individual on-lot sewage disposal system. This project is designated as a Suburban Landscape, and is consistent with *Landscapes3*.

Lower Oxford Township, Runnymede Partnership

The applicant is proposing a commercial (2 lots), existing residential (1 lot) and retirement village development on 49 acres. The site is located on Limestone Road/Route 10. The amount of wastewater to be generated for the proposal is 880 gpd. The project is to be served by a public sewage disposal system managed by Oxford Area Sewer Authority. This project is designated as a Suburban Landscape, and is consistent with *Landscapes3*.

<u>Action Requested</u> Staff requests ratification of the attached review letter containing the comments noted above. 5/8/19

Minor Revisions

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

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

SECTION A. PROJECT NAME (See Section A of instructions)	
Project Name & Municipality Mark L. Brown, East Nottingham Township	
SECTION B. REVIEW SCHEDULE (See Section B of instructions)	
 Date plan received by county planning agency. <u>March 08, 2019</u> Date plan received by planning agency with areawide jurisdiction <u>N/A</u> Agency name <u>N/A</u> Date review completed by agency <u>April 16, 2019</u> 	
SECTION C. AGENCY REVIEW (See Section C of instructions)	
Yes No X 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 1010 Landscapes3, the Chester County Comprehensive Plan, was adopted in 2019. Watersheds, the Chester County Comprehensive Plan, was adopted in 2019. Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.	
2. Is this proposal consistent with the comprehensive plan for land use? According to the Livable Landscapes map 2018, the proposed subdivision/land development includes land designated as the Agricultural Landscape. The v Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural a operations. On-lot sewage disposal is supported in this landscape. Additionally, the project is located within the Natural Landscape, which is an overlay of all other landscapes and consists of a network of streams, wetlands, fl forests that are protected by regulations or should be subject to limited disturbance. Conservation practices shour restore these natural resources.	vision for the soils and farm county's oodplains, and
3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met <u>As proposed, the subdivision of this parcel into 5 residential</u> Agricultural landscape and Natural Features overlay is inconsistent with Protect Objective A, which states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth."	
4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive</u> resources and toward areas appropriate for accommodating growth." According to PA Code Title 25. Chapter 93, is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters. the Little E These streams are given high priority when considering watershed protection measures. The applicant may need further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.	<u>this proposal</u> <u>Ik Creek.</u> I <u>to conduct</u>
5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricu Preservation? If no, describe inconsistencies:	Itural Land
Image: Second state of the second s	
7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts	
X 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?	
9. Is there a county or areawide zoning ordinance?	
10. Does this proposal meet the zoning requirements of the ordinance? N/A	

3800-FM-WSWM0362B Rev. 9/2005				
Yes	No	SEC	FION C. AGENCY REVIEW (continued)	
		11.	Have all applicable zoning approvals been obtained? N/A	
	X	12.	Is there a county or areawide subdivision and land development ordinance? No	
		13.	Does this proposal meet the requirements of the ordinance? N/A If no, describe which requirements are not met	
X		14.	Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency	
		15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe	
		16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? If yes, is the proposed waiver consistent with applicable ordinances. Not Known If no, describe inconsistencies	
X		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? 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. Name, Title and signature of person completing this section: Name: Carrie J. Conwell, AICP Title: Senior Environmental Planner Signature: Mark Mark Mark Mark Mark Mark Mark Mark	
This sul addition applicab The Che all indivi	bmissior al informa ele munic ester Cou dual sew	n	IONAL COMMENTS (See Section D of instructions) Image: Description of the section of the sec	
	ject was 4-19-158		under Act 247 as Case Number SD-03-19-15821	
This Col	mponent Elizabeti Chester Mark Bro Kelli Kar	h Mahone County H own, Site	cy must complete this Component within 60 days. additional comments are to be returned to the applicant. ey, PaDEP lealth Department Contact Nottingham Township , Crossan-Raimato, 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 Windurra USA, LLC, Londonderry Township				
SECTION B. REVIEW SCHEDULE (See Section B of instructions)				
1. Date plan received by county planning agency. <u>March 05, 2019</u>				
 Date plan received by planning agency with areawide jurisdiction <u>N/A</u> Agency name <u>1</u> Date review completed by agency <u>April 15, 2019</u> 				
SECTION C. AGENCY REVIEW (See Section C of instructions)				
Yes No X 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning seq.)? Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Water Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.				
Is this proposal consistent with the comprehensive plan for land use? According to the Liva in 2018, the proposed subdivision/land development includes land designated as the Agricult the Agricultural Landscape is very limited development occurring at very low densities to preand farm operations. This project is also located in an area designated as the Rural Center Rural Center Landscape is the community focal point for the surrounding rural an agricultural limited growth, with infrastructure at a village scale and character. Limited public or communencouraged in this landscape.	<u>tural Landscape. The vision for</u> serve prime agricultural soils Landscape. The vision for the I areas that accommodates			
X Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met				
X 4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency If no, describe inconsistency				
X 5. Is this proposal consistent with the county or areawide comprehensive land use planning rel. Preservation? If no, describe inconsistencies:	ative to Prime Agricultural Land			
X 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: If yes, describe impact:				
7. Will any known historical or archaeological resources be impacted by this project? Not Known lf yes, describe impacts	wn.			
X 8. Will any known endangered or threatened species of plant or animal be impacted by the dev	elopment project?			
9. Is there a county or areawide zoning ordinance?				
10. Does this proposal meet the zoning requirements of the ordinance? N/A				

3800-FM-WSWM0362B Rev. 9/2005						
Yes	No	SEC	TION C. AGENCY REVIEW (continued)			
		11.	Have all applicable zoning approvals been obtained? N/A			
	X	12.	Is there a county or areawide subdivision and land development ordinance? No			
		13.	Does this proposal meet the requirements of the ordinance? N/A If no, describe which requirements are not met			
X		14.	Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency <u>The flows for this project were included in the DEP-approved planning module for Honeycroft</u> <u>Village 1-15936-072-3K</u> .			
		15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe			
		16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? If yes, is the proposed waiver consistent with applicable ordinances. Not Known If no, describe inconsistencies			
X		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</u> have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.			
		18.	Name, Title and signature of person completing this section:			
	Name: Carrie J. Conwell. AICP Title: Senior Environmental Planner Signature: Date: 4/15/2019 Name of County or Areawide Planning Agency: Chester County Planning Commission Address: Government Services Center, Suite 270 601 Westtown Road					
			P.O. Box 2747 West Chester, PA 19380-0990 Telephone Number: (610) 344-6285			
<u>This su</u> require	omission additional	i <mark>□ does</mark> I informa	TONAL COMMENTS (See Section D of instructions) Section from the municipality and/or applicant to determine consistency with local planning and/or to show references to Act 537 nunicipal ordinances.			
<u>This pro</u>	ject was	previous	Iv reviewed under Act 247 as Case Numbers LD-1-16-13241 and SD-1-16-13240.			
	1-19-1586					
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 Boyd Martin, Windurra USA Spencer Andress, Londonderry 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.

Project Name & Municipality John King, Lower Oxford Township SECTION B. REVIEW SCHEDULE (See Section B of instructions) 1 Date plan received by county planning agency. February 08, 2019 2 Date plan received by planning agency with areawide jurisdiction MA Agency name MA 3 Date review completed by agency April 04, 2019 SECTION C. AGENCY REVIEW (See Section C of instructions) Yes No 1 Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 er ase) //Landscapes3. the Chester County Comprehensive Plan. was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Than 4 adopted in 2019. The proposal consistent with the comprehensive Plan for Indiu use? According to the Livable Landscapes map. adopted in 2019. The proposal consistent with the comprehensive plan for Indiu use? According to the Livable Landscapes. The vision for the Suburban Landscape. If wision for the Suburban Landscape. The vision for the Suburban Landscape. If wision for the Suburban Landscape. If wision for the Suburban Landscape. If the Suburban Landscape. If wision for the Suburba	SECTION A. PROJECT NAME (See Section A of instructions)
SECTION B. REVIEW SCHEDULE (See Section B of instructions) 1. Date plan received by county planning agency. <u>February 08, 2019</u> 2. Date plan received by planning agency. <u>With areavide jurisdiction NM</u> Agency name <u>MA</u> 3. Date review completed by agency <u>April 04, 2019</u> SECTION C. AGENCY REVIEW (See Section C of instructions) Yes No 1. is there a county or areavide comprehensive plan adopted under the Municipatities Planning Code (53 P.S. 10101 ef seo, <u>71-andscopes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Eliment, was adopted in 2018. Watersheds, the Chester County Comprehensive plan integrated Water Resources Eliment, was adopted in 2018. Undersheds, with enhancements in busing probal consistent with the comprehensive plan for land use? According to the Livable Landscapes. The vision for the Suburban Landscape is performantly residential communities with hould's undershed as the Suburban Landscape. X 0. So this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met X 1. Is the proposal consistent with the use advectoring of water resources? If no, describe goals and objectives that are not met X 1. Is the proposal consistent with the use advectoring auron. According to PAS advise Julia. Julia. proposal is located in a valerabid on suburbaria data as asteam use decident in the 2.5 Challed the Julia. So this proposal is located in a valerabid on suburbaria data advectore on water resources? X 1. So this proposal meet the goals</u>	
1. Date plan received by county planning agency. Eebruary 08, 2019 Agency name N/A 2. Date plan received by gency <u>April 04, 2019</u> Agency name N/A 3. Date review completed by agency <u>April 04, 2019</u> SECTION C. ACENCY REVIEW (See Section C of instructions) Yes No 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 ef seq.)? Landscapes. The Chester County Comprehensive Plan, was adopted in 2018. Watersheds. the Chester County Comprehensive Plan Integrated Water Resources Element. was adopted in 2018. Watersheds. The Chester County Comprehensive Plan Integrated Water Resources Element. was adopted in 2012. X 2. Is this proposal consistent with the comprehensive plan for land use? According to the Livable Landscapes map adopted in 2015. The proposal consistent with the comprehensive plan for land use? According to the Livable Landscapes. The vision for the Suburban Landscape. X 2. Is this proposal consistent with the comprehensive plan for land use? According to the Livable Landscapes. X 3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met X 4. Is this proposal consistent with the county or areawide comprehensive land growth. According to PA Count away from sensitive natural, treasures and toward areas appropriate for adocapes3. Protect Objective A states: "Guide development away from sensitive natural, treasures and toward areas appropriate for adocapes3. Protect Objective A states: "Guide development away from sensitive natural, treasures and toward areas appropriate for adocapes3. Protect	
3. Date review completed by agency <u>April 04.2019</u> SECTION C. AGENCY REVIEW (See Section C of instructions) Yes No Ymain 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 ef seq.)?/Landscapes3. the Chester County Comprehensive Plan was adopted in 2018. Watersheds. the Chester County Comprehensive Plan Integrated Water Resources Element. was adopted in 2019. Watersheds. the Chester County Comprehensive Plan for land use? According to the Livable Landscapes map adopted in 2018. the proposal consistent with the comprehensive plan for land use? According to the Livable Landscapes. The vision for the Suburban Landscape is prodominantly residential communities with commercial uses and foldilities, accommodating drowth at a medium density that retains a focus on residential neighborhoods. with enhancements in housing toxes and affordability. Both on-lot and public server systems are supported in this landscape. X 3. Does this proposal meet the goals and objectives of the plan? If no, describe logoals and objectives that are not met X 4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency Landscapes Protect Objective A states: 'Guide development away from sensitive natural resources and toward areas appropriate for accommodating orwth.'According to PA Code Title 25, Chapter 93, this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: in order to comoby with the water quality standards set forth in this careadiation. X 5	
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Yes No X □ 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et set)? <u>Addecanes3. the Chester County Comprehensive Plan, was adopted in 2012.</u> Watersheds. the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002. X □ 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 local-vorticed cases and facilities. accommodating growth at a medium density that trains a focus on residential neighborhoods. with enhancements in bousing types and affordability. Both on-lot and public sever systems are supported in this landscape. X □ 3. Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met X □ 4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe goals and objectives that are not met X □ 4. Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency Landscapes2 Protect Objective A states: "Guide development away from sensitive natural. resources and loward areas appropriate for accommodating growth." According to PA Code Title 25. Chalter 33. this. proposal is located in a watershed protection measures. The applicant may need to conduct further coordination with DEP or other aconcies in order to comply with the water quality standards set f</u>	3. Date review completed by agency <u>April 04, 2019</u>
X □ 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 ef seq)?Landscapes3. The Chester County Comprehensive Plan. was adopted in 2018. Watersheds. The Chester County Comprehensive Plan Integrated Water Resources Element. was adopted in 2002. X □ 2. Is this proposal consistent with the comprehensive plan for land use? According to the Livable Landscape. The vision for the Suburban Landscape is predominantly residential communities with locativo-interd commercial uses and facilities. accommodating provide at a medium density that retains a focus on residential neinbhoods. with enhancements in bousing types and affordability. Both on-lot and public sever systems are supported in this landscape. X □ 3. Does this proposal consistent with the use, development, and protection of water resources? If no, describe goals and objectives of the plan? If no, describe goals and objectives for the plan? If no, describe inconsistent, Landscape3 Protect Objective A states: "Guide development away from sensitive natural. resources and toward areas appropriate for accommodating growth. According to PA Code Title 25. Chapter 93. This. proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters. Big Elk. Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct turther coordination with DEP or other agencies in order to comply with the water quality standards set forth in this. regulation. X □ 0. Is this proposal consistent with the courty or areawide comprehensive	SECTION C. AGENCY REVIEW (See Section C of instructions)
Image: Second	X 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County
If no, describe goals and objectives that are not met Image: Section 2.1 Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency Landscapes3 Protect Objective A states: "Guide development away from sensitive natural. resources and loward areas appropriate for accommodating growth." According to PA Code Title 25. Chapter 33, 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. Image: Section 2.1 Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: Image: Section 2.1 Is besite project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: Image: Section 2.1 Image: Section 2.1 Image: Section 2.1 Image: S	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
If no, describe inconsistency 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 Etk. 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. X 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: X 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: Y 7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? 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 DCNR. 9. Is there a county or areawide zoning ordinance?	
 Preservation? If no, describe inconsistencies: X 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: 7. Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? 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 DCNR. X 9. Is there a county or areawide zoning ordinance? 	If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural</u> 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
If yes, describe impact: Image: Triangle impact in the second problem impact is submission indicates there is one site of concern. But it does not demonstrate that potential conflicts have been resolved with the DCNR. Image: Triangle impact in the second problem impact in the second problem impact is submission indicates there is one site of concern. But it does not demonstrate that potential conflicts have been resolved with the DCNR. Image: Triangle impact is submission indicates there is one site of concern. But it does not demonstrate that potential conflicts have been resolved with the DCNR. Image: Triangle impact is submission indicates there is one site of concern. But it does not demonstrate that potential conflicts have been resolved with the DCNR. Image: Triangle impact is submission indicates there is one site of concern. But it does not demonstrate that potential conflicts have been resolved with the DCNR. Image: Triangle impact is submission indicates there is one site of concern. But it does not demonstrate that potential conflicts have been resolved with the DCNR.	
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	Not Known. The applicant's submission indicates there is one site of concern, but it does not demonstrate that potential
10 Deep this proposal most the zoning requirements of the ardinance? N/A	Image: Second state 9. Is there a county or areawide zoning ordinance?
L IV. Does this proposal meet the zoning requirements of the ordinance? N/A	10. Does this proposal meet the zoning requirements of the ordinance? N/A

3800-FM	-WSWM	0362B I	3800-FM-WSWM0362B Rev. 9/2005					
Yes	No	SEC	TION C. AGENCY REVIEW (continued)					
		11.	Have all applicable zoning approvals been obtained? N/A					
	X	12.	Is there a county or areawide subdivision and land development ordinance? No					
		13.	Does this proposal meet the requirements of the ordinance? N/A If no, describe which requirements are not met					
X		14.	Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency					
		15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe					
		16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? If yes, is the proposed waiver consistent with applicable ordinances. Not Known If no, describe inconsistencies					
X		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</u> have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013.					
		18.	Name, Title and signature of person completing this section:					
	Name: Carrie J. Conwell, AICP Title: Senior Environmental Planner Signature: Date: 4/4/2019 Name of County or Areawide Planning Agency: Chester County Planning Commission Address: Government Services Center, Suite 270 601 Westtown Road P.O. Box 2747 West Chester, PA 19380-0990 Telephone Number: (610) 344-6285							
			IONAL COMMENTS (See Section D of instructions)					
that DEP reference The Chee pump-ou	<u>es to Act</u> ster Cou t of all in	<u>quire add</u> <u>537 plar</u> Inty Plani Intividual	Editional information from the municipality and/or applicant to determine consistency with local planning and/or to show initial and applicable municipal ordinances. ning Commission recommends that all municipalities adopt an ordinance requiring regular management, inspection and sewage systems, established in a legally enforceable manner. A municipal management program will be essential in a legal ordinance in this project.					
<u>This proj</u> PC53-04			ly reviewed under Act 247 as Case Numbers CU-08-18-15542 and LD-12-18-15700.					
			ncy must complete this Component within 60 days.					
CC: E (Elizabeth Chester John Kin Ronald K	n Mahone County H Ig, Site C Kepler, Lo	additional comments are to be returned to the applicant. ey, PaDEP lealth Department iontact ower Oxford Township, Board of Supervisors ncord Land Planners & Surveyors, Inc.					

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

Agency name N/A

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. PRO	JECT NAME	(See Section A of ins	tructions)

Project Name & Municipality Runnymede Partnership. Lower Oxford 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 <u>N/A</u>

3. Date review completed by agency April 4, 2019

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

Yes	No	1.	Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et
			seq.)?Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.
X		2.	Is this proposal consistent with the comprehensive plan for land use? <u>According to the Livable Landscapes map adopted in</u> 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.
X		3.	Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met
X		4.	Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency
X		5.	Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:
	X*	6.	Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: <u>Landscapes3 Protect Objective B supports comprehensive protection and restoration of the county's ecosystems, including</u> wetlands. The project site contains delineated wetlands, although it does not appear that any proposed development activity will encroach upon them. The applicant should be aware that placement of fill in wetlands is regulated by Section 404 of the Clean Water Act (1977) and PA DEP Chapter 105 Rules and Regulations.
		7.	Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts
	X	8.	Will any known endangered or threatened species of plant or animal be impacted by the development project?
	X	9.	Is there a county or areawide zoning ordinance?
		10.	Does this proposal meet the zoning requirements of the ordinance? N/A

3800-FM-WSWM0362B Rev. 9/2005						
Yes	No	SEC	TION C. AGENCY REVIEW (continued)			
		11.	Have all applicable zoning approvals been obtained? N/A			
	X	12.	Is there a county or areawide subdivision and land development ordinance? No			
		13.	Does this proposal meet the requirements of the ordinance? N/A If no, describe which requirements are not met			
	X	14.	Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan?If no, describe inconsistency As proposed, this project is inconsistent with the Lower Oxford Township and OASA Act 537 Plan, which designates this area for individual on-lot sewage disposal as its method of treatment.			
		15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe			
		16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? If yes, is the proposed waiver consistent with applicable ordinances. Not Known If no, describe inconsistencies			
X		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</u> have updated their stormwater management ordinances to be consistent with Chester County's PA DEP approved stormwater management (SWM) plan, dated July 2, 2013			
		18.				
			Name, Title and signature of person completing this section:			
			Name: <u>Carrie J. Conwell, AICP</u> Title: <u>Senior Environmental Planner</u> Signature:			
			Title: <u>Senior Environmental Planner</u> Signature:			
			Name of County or Areawide Planning Agency: Chester County Planning Commission			
			Address: Government Services Center, Suite 270			
			601 Westtown Road P.O. Box 2747			
			West Chester, PA 19380-0990			
			Telephone Number: (610) 344-6285			
SECTI			IONAL COMMENTS (See Section D of instructions)			
			s does not indicate that the Planning Module is consistent with Township planning. Please be advised			
that DEP	may req	uire ado	litional information from the municipality and/or applicant to determine consistency with local planning and/or to show			
reference	es to Act	537 plai	nning and applicable municipal ordinances.			
<u>This proj</u>	ect was p	orevious	ly reviewed under Act 247 as Cases SD-12-18-15716 and CU-12-17-15209.			
<u>PC53-04</u>	-19-1585	<u>58</u>				
The cour	nty planni	ing ager	ncy must complete this Component within 60 days.			
	This Component and any additional comments are to be returned to the applicant.					
cc: I	cc: Elizabeth Mahoney, PaDEP					
		-	Health Department			
	John Davison, Site Contact Ronald Kepler, Lower Oxford Township, Board of Supervisors					
			dward B Walsh and 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 Service 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:

John W. Cassels, Jr., Chairman Board of Supervisors West Brandywine Township 198 Lafayette Road West Brandywine, PA 19320 - 1229

Date:	April 5, 2019
Parcel:	29-7-66.3E
Acreage*:	24
Owner(s)*:	Elmer K. Lapp Ruthanne L. Lapp

*According to County Tax Assessment Records

Review Timetable

On,	March 14, 2019	the Chester Cou	nty Planning Commission received a req	uest from your municipal	lity
to rev	view the above listed par	cel for addition to	your municipality's existing ASA. This	proposal was submitted	by
Lin	da Formica, Township S	Secretary	, representing your municipality. Follo	wing Act 43, the CCPC I	nas
45 da	ys to review this submis	sion, which mean	s that our review must be completed by	April 26, 2019	
					-

Soils

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 X No
 Comments:

Local Planning

Does the municipal zoning for the parcel allow agriculture? Yes X No
 Comments: The parcel is located in the R-1 Agricultural/Residential zoning district, where agriculture is a use permitted by-right.

Page 1 of 2

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 X No Comments: The parcel is designated as Rural Suburban and Open Space in the Future Land Use Map of the 2005 Comprehensive Plan, with the majority of the parcel designated as Open Space.

3. Does the proposed agricultural use of the parcel comply with Landscapes3, the Chester County Comprehensive Plan? Yes X No Comments: The parcel is located in the Suburban Landscape, but agriculture is permitted in the R-1 zoning district and the parcel is surrounded by other parcels that are currently being farmed.

Agricultural Lands

1.	Is the parcel enrolled in a farmland protection program? Act 515 Act 319 X None				
2.	What is the Chester County Real Estate System land use code? F-20 F-Farm (20-79.99 acres)				
3.	Is the parcel "viable farmland" as defined by Act 43? Yes X No Comments:				
The CCPC finds that the proposed addition of this parcel is 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 ha	ve 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/mac

cc:

John Hoertz, Township P.C. Chair Linda Formica, Township Secretary Jake Michael, CCPC Geoff Shellington, Chester County Open Space Preservation Department

Page 2 of 2

Vision Partnership Program Guidelines

Discussion and Information Items

Environment & Infrastructure

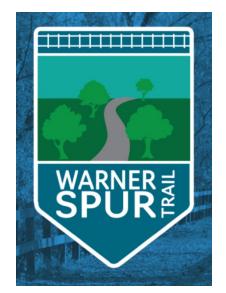
Environment & Infrastructure Division

April 2019

Warner Spur Public Meeting

On Wednesday, April 3rd from 5:00 to 7:30pm at the Tredyffrin Township Building, the consultant team led by McMahon Associates held the second public meeting for the Warner Spur Master Plan project being administered by the E&I division. The meeting was an 'open house' format that included a number of stations illustrating the planning process to date with findings from site visits and the DRAFT recommendations for improvements. One station allowed participants to vote on a proposed solution for the crossing of Indian Run Road: at-grade or a new bridge.

Next steps for the consultant include the preparation of cost estimates and illustrative renderings for select locations along the corridor. The next public meeting is scheduled for the evening of Tuesday, June 11th at the Tredyffrin Township Building. For more information, please visit the project website at: <u>www.warnerspurtrail.com</u>



West Whiteland Township Open House

West Whiteland Township staff held an Open House on the evening of Tuesday April 9th to inform their residents about all of the planned development that many are seeing take shape throughout the Township. In addition to the open house format, the following presentations were delivered: Director of Planning and Zoning John Weller presented the status of proposed developments; Planner Justin Smiley presented the soon to be released DRAFT Bike and Pedestrian Plan; and Director of Public Works Ted Otteni presented the MTF funded proposed connection between the Chester Valley Trail and the Exton Station for which CCPC prepared illustrative renderings. The meeting was well received with over 100 attendees.



US30 Coatesville – Downingtown Bypass

PennDOT is moving forward with the design of the US30 Coatesville-Downingtown Bypass project. A Design Team Status meeting was held at District 6-0 on Monday April 22nd where the consultant team led by Gannett Fleming provided an overview of the entire reconstruction project as well as a discussion of the alternatives that have been developed for the Airport Road interchange.

The overall project has been divided into what are now four separate projects:

- Section 010: MP 265.8-MP 267.7 including the PA10 and Lincoln Highway connections;
- Section AIR: MP 267.7 MP 271.8 including the Airport Road interchange;
- Section 082: MP 271.8 MP 273.8 including the PA82 interchange; and,
- Section CER: MP 273.8 MP 280.85 which includes the capacity adding portion of the reconstruction and all interchanges including Reeceville Road to the eastern end of the bypass.

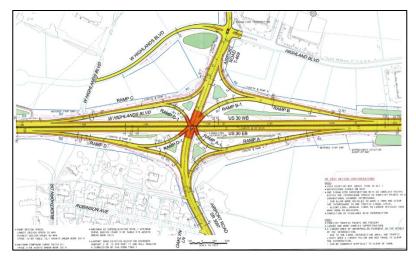
Plans are now being made for a public meeting to present the four alternatives being evaluated for the Airport Road interchange.

Pipelines Update

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

- 4/23 ME1 went back into service;
- 4/26 Sinkhole in Delco (12x12x12) opened in Sunoco ROW (now filled and back in service);
- State senators (5) wrote to request a hold on DEP's Patrick McDonnell reappointment due, in part, to pipeline permitting issues;
- PUC formally defers a request for action to lift injunction on ME2 in West Whiteland, due to the Commonwealth court proceedings that specifically direct PUC to stop all proceedings related to the case until it is resolved; and,
- Sunoco purchased two homes on Lisa Drive in West Whiteland where sinkholes developed along the ME1 line.

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



Return on Environment Report

2018 Protected Open Space Report

Design and Technology Division Update

Design & Technology April 2019 Division Update

Overview

The Design & Technology Division was heavily involved in finalizing materials for the May 2 Open Space Summit. Tasks completed included the final formatting of the *Return on Environment* report, production of the accompanying summary video, and the creation of multiple materials for the event.

Other projects the division worked on this month included the annual Farm Products Guide, the North Coventry Comprehensive Plan document layout, and an updated Planning Commission Services Brochure.



The Multimunicipal Cooperation Map is online at: http://chescoplanning.org/MuniCorner/MultiMuniCoop.cfm



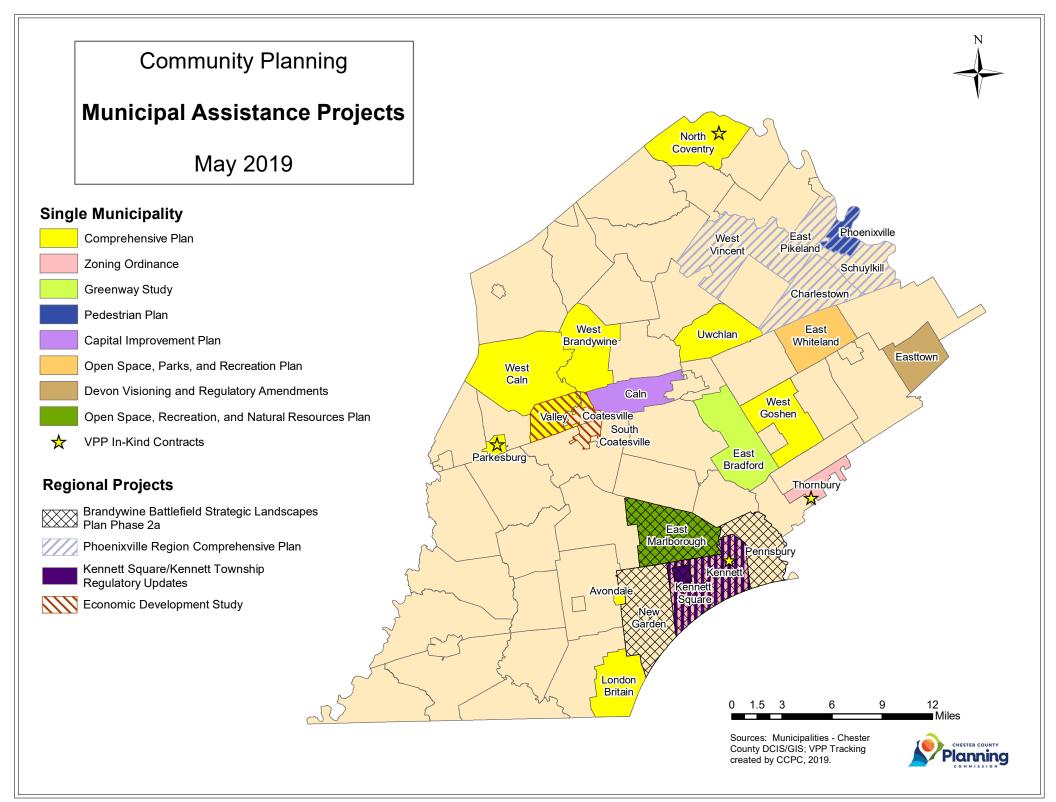
This picture frame was one of the materials created for the Open Space Summit.



The cover from the updated CCPC services brochure.

- 2019 Work Program Status Major Projects
 - Multimunicipal Cooperation Map completed
 - National Register Interactive Map collecting photographs and historic district statements of significance
 - Multi-family Zoning Opportunities Map collecting municipal zoning data
 - Urban Center Design Guide collecting example projects demonstrating good design
 - Redevelopment Map & Analysis in preliminary phase

Community Planning Division Update



COMMUNITY PLANNING REPORT

May 2019 (Activities as of 04/30/19)

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: 85%
 Contract Term: 9/17 – 8/19

 Consultant: Ray Ott & Associates
 Monitor: Kevin Myers

 A public information meeting was held April 4th. The plan should be submitted for Act 247 review by early May for adoption in June.

2.	Caln Township – Capital Im	provements Plan			
	Percent Completed: 80%	Contract Term: 1/18 – 12/19	Consultant: Cedarville Engineering	Monitor: Mark Gallant	
	The task force met on Apri	l 30 th and provided input on the c	draft document released at the end of March.		
3.	East Bradford Township – Percent Completed: 80%	Plum Run Corridor Greenway S Contract Term: 7/18 – 12/19	tudy Consultant: Laird Recreation	Monitor: Jeannine Speirs	
	The task force reviewed the master plan draft document. It will be presented to the Board of Supervisors in May or June.				

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

 Percent Completed: pending
 Contract Term: TBD

 Consultant: Brandywine Conservancy
 Monitor: Kate Clark

 The Township has selected Brandywine Conservancy as their consultant. The contract is being prepared.

5.	East Whiteland Township – Percent Completed: 10%	Open Space, Parks, and Recreatio Contract Term: 12/18 – 11/20	n Plan Consultant: Natural Lands	Monitor: Chris Patriarca	
	A public information meeting and workshop is scheduled for May 7 th at the Covenant Church in Malvern.				
6.	Easttown Township – Devo Percent Completed: 25%	n Visioning and Regulatory Amen Contract Term: 1/19 – 12/20	d ments Consultant: Glackin Thomas Panzak	Monitor: Chris Patriarca	
	A community visioning work event and the initial draft tex		h 65-75 persons in attendance. The next steps wi	ll include follow-up from this	
7.	Kennett Township – Zoning Percent Completed: 55%	; Ordinance 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 – Percent Completed: 65%	Comprehensive Plan Contract Term: 1/18 – 12/19	Consultant: Brandywine Conservancy	Monitor: Jeannine Speirs	
	Brandywine Conservancy has prepared a full draft that is being reviewed by the task force.				
9.	North Coventry Township – Percent Completed: 60%	Comprehensive Plan Contract Term: 7/18 – 6/20	Consultant: Chester County Planning Commission	Lead Planner: Chris Patriarca	
	The task force will start the review of the first formatted plan draft at the May meeting.				
10.	Parkesburg Borough – Com Percent Completed: 30%	prehensive Plan and Revitalizatic Contract Term: 10/18 – 9/20	on Plan Consultant: Chester County Planning Commission	Lead Planner: Mark Gallant	
	The task force is considering draft plan recommendations in April and May. CCPC staff will participate in the borough's Final Friday on May 31 st . A public open house to review draft recommendations in scheduled for June 13 th .				
11.	Phoenixville Borough - Peo Percent Completed: 10%	destrian Accessibility Plan Contract Term: 5/18 – 10/19	Consultant: McMahon Associates	Monitor: Kevin Myers	
	The kickoff meeting was Jar	nuary 31 st .			

12. Thornbury Township – Zoning Ordinance

Percent Completed: 40% 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, residential districts, PRD and CC-R districts. Review of residential supplemental use regulations and commercial districts occurred in April.

13. Uwchlan Township – Comprehensive Plan and Official Map Update

Percent Completed: 20%	Contract Term: 8/18 – 7/20	Consultant: Robert Smiley	Monitor: Mark Gallant
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The most recent meeting was held on March 21st, where the task force reviewed Chapter 4 – Plan Elements and Implementation Strategies and discussed a list of vacant and developable parcels. *The next meeting is scheduled for May* 16th.

14. Valley Township – Comprehensive Plan

Percent Completed: 5%Contract Term: 2/19 – 1/21Consultant: Comitta & Assoc./PennoniMonitor: 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 were also presented at the March meeting. A meeting was held April 25th and a public meeting has been scheduled for May 29th.

15.	West Brandywine Township Percent Completed: 65%	– Comprehensive Plan Update Contract Term: 8/17 – 7/19	e Consultant: Brandywine Conservancy	Monitor: Chris Patriarca
The task force has completed their review of all of the topical areas of the plan. Review of the compiled full draft will occur in July. The pro will require an extension to complete and adopt.				aft will occur in July. The project
16.	16. West Caln Township – Comprehensive Plan Percent Completed: 5% Contract Term: 2/19 – 1/21 Consultant: Ray Ott & Assoc./N. Sarcinello Monitor: Kate Clar The kickoff meeting was held March 18 th . The next meeting is scheduled for May 20 th .			

17. West Goshen Township – Comprehensive Plan

 Percent Completed:
 90%
 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. The plan is in for Act 247 review.

MULTI-MUNICIPAL

•	American Battlefield Protection				
01	ce. A public meeting of the Bran	Funded in part through an American Battlefield Protection Program grant, Phase 2a coordination with local volunteer historians county archives is taking place. A public meeting of the Brandywine Battlefield Task Force for this phase occurred April 30 th . The consultants have completed a draft technical report.			
	c Development Study 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.					
	rea – Economi eted: pending nicipal effort, l ry sectors to th	rea – Economic Development Study eted: pending Contract Term: TBD nicipal effort, led by Coatesville, will develop ry sectors to the area. Partnering municipalitie	rea – Economic Development Study eted: pending Contract Term: TBD Consultant: TBD nicipal effort, led by Coatesville, will develop a micro-regional economic development study to ry sectors to the area. Partnering municipalities include South Coatesville and Valley Township. A		

20. Remiett Square Borougn/Remiett Township - Regulatory opdates						
	Percent Completed: 40%	Contract Term: 5/18 – 4/20	Consultant: LRK/JVM Studio	Monitor: Kevin Myers		

Second draft materials have been produced for review.

21. Phoenixville Region – Multimunicipal Comprehensive Plan

Percent Completed:85%Contract Term:1/17 – 12/19Consultant:Theurkauf Design & PlanningMonitor:Susan Elks

The Region includes Phoenixville Borough, Charlestown Township, East Pikeland Township, Schuylkill Township, and West Vincent Township. The draft plan has been submitted for joint Act 247/VPP review.

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. Atglen Borough Zoning Amendments (April 2019)
- 2. Birmingham, Thornbury, Westtown, East Bradford Townships Brandywine Battlefield Open Space/Greenway Study (June 2018)
- 3. Coatesville Zoning Ordinance Updates (February 2016; August 2016; January 2017)
- 4. Franklin Township Zoning Amendments (April 2019)
- 5. London Grove Township Subdivision and Land Development Ordinance (January 2018)
- 6. South Coatesville Comprehensive Plan (February 2016); Revitalization, Zoning (February 2017); Capital Improvements (July 2018)
- 7. Thornbury Township Subdivision and Land Development Ordinance (2016)
- 8. Tredyffrin Township Comprehensive Plan (June 2018)
- 9. West Chester Borough/East Bradford Township Special Study (April 2017)
- 10. West Chester Borough/West Goshen Township Corridor Study (January 2018)
- 11. West Vincent Township Park and Recreation Plan (July 2018)
- 12. West Whiteland Township Historic Resource Study (April 2016, February 2018, July 2018, April 2019)
- 13. Western Chester County Region Official Maps (June 2017)
- 14. Westtown Township Capital Improvements Plan (July 2017)
- 15. Willistown Township (March 2019)

HISTORIC PRESERVATION

1. Town Tours and Village Walks 2019

<u>DESCRIPTION</u>: A series of free summer strolls through historic neighborhoods, hamlets, villages and sites in Chester County. <u>STATUS</u>: 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 for early May distribution.*

2. Brandywine Battlefield Task Force

<u>DESCRIPTION</u>: 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. <u>STATUS</u>: 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, with a second meeting scheduled for June 6th.

3. Historic Resource Mapping:

DESCRIPTION: National Register properties interactive map

<u>STATUS</u>: 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

<u>STATUS</u>: Upper Oxford Township, Lower Oxford Township, Franklin Township, New Garden Township, North Coventry Township, Westtown Township, in process.

DESCRIPTION: Historic Atlas Updates

<u>STATUS</u>: Charlestown Township, West Bradford Township, East Goshen Township, West Whiteland Township, East Marlborough Township.

<u>DESCRIPTION</u>: Kennett Square Borough National Register District update <u>STATUS</u>: 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 Brandywine Battlefield Landmark Connectivity Plan
 - 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
 - o 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, Chadds Ford, and East Bradford.

Landscapes3 Update

Director's Report

Public Comment