



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

Chester County Planning Commission

Kennett Township Building  
June 12, 2019

## AGENDA

- 3:00 p.m. 1. CALL TO ORDER *Chairman*
- A. Chairman's Welcome *Chairman*
- B. Welcome - Kennett Township *Whitney Hoffman*
- 3:05 p.m. 2. ACTION ITEMS
- C. Public Comment on Agenda Items
- D. Approval of Commission Meeting Minutes – May 8, 2019 *Commission*
- E. Act 247 Reviews – May 2019 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (20)
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (9)
- F. Act 537 Reviews- May 2019 Applications *Carolyn Conwell*
- 1) Major Applications (2)  
London Britain Township Act 537 Plan – Consistent  
Tredyffrin Township Act 537 Special Study for Valley Creek Trunk Sewer - Consistent
- 2) Minor Applications (2)  
South Coatesville Borough; 1138/1140 West Chester Road; Consistent  
Valley Township; Amycel Inc.; Consistent
- 3:15 p.m. 3. DISCUSSION AND INFORMATION ITEMS
- G. Design and Technology Division Update *Paul Fritz*
- H. Community Planning Division Update *Susan Elks*
- I. Environment and Infrastructure Division Update *Brian Styche*  
1) Housing Presentation *Jake Michael*
- J. Landscapes3 Update *Brian O'Leary*
- K. Directors Report *Brian O'Leary*
- L. Public Comment
- 4:00 p.m. 4. ADJOURNMENT

# Action Items



# 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

MINUTES: Regular Monthly Meeting  
Chester County Planning Commission  
May 8, 2019

Government Services Center  
Suite 270  
West Chester, PA 19380

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

STAFF PRESENT: Carol Stauffer, Assistant Director; Glenn Bentley; Wes Bruckno; Carolyn Conwell; Beth Cunliffe; Susan Elks; Paul Farkas; Paul Fritz; Rachael Griffith; Gene Huller; Danielle Lynch; Jake Michael; Nancy Shields; Brian Styche.

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

## CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission, held at the Government Services Center on Wednesday, May 8, 2019 was called to order at 2:01 P.M. by Chair Kevin Kerr.

## PRESENTATION:

Mr. Smith presented information about Chester County Economic Development Council (CCEDC).

CCEDC was established in 1960 and is a private, nonprofit, non-governmental entity that promotes a competitive edge for existing and new businesses. CCEDC services improve the business community and enhance the quality of life in Chester County and the region in five main areas: injecting capital, impacting workforce, incubating business, igniting growth and imagining opportunities.

The core services of CCEDC include commercial loan and financing services; workforce retention, expansion and training; business retention, expansion and site selection services; community revitalization and brownfield redevelopment; agricultural economic development; grant management and support; technology development services; tax credits; and, international business assistance.

CCEDC has many collaborative projects with the Chester County Planning Commission such as;

- Route 1 Corridor Initiative – Route 1 Opportunities Map
- Route 724 Corridor Initiative – Route 724 Opportunities Map
- Road Improvements – Boot Road Re-striping (East and West Goshen Townships), Airport Road request for turn lane and dedicated signal (Valley Township)
- DVRPC – Regional Planning – CEDS/EDA Project List
- Chester County Housing Choices Committee (new group set to meet in May 2019)
- Landscapes3 Working Group – Commercial Development

Boot Road West Project – discussions with land owner on land exchange related to creating a “trail head” on a trail to be developed between Johnstown Park and West Whiteland Township.



VISTA 2025 is a public-private partnership led by CCEDC and the County of Chester to create and implement an economic development strategy to enhance the County's economic health over the next ten years. For more information, visit the CCEDC website, [www.ccedcpa.com](http://www.ccedcpa.com).

#### PUBLIC COMMENT ON ACTION ITEMS:

There were no public comments on action items.

#### ACTION ITEMS:

##### Approval of Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE APRIL 10, 2019 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. SHANE, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

##### Act 247 Reviews:

##### Subdivision and Land Development Reviews – April 2019:

There were 14 Subdivision and Land Development Reviews prepared in the month of April.

A MOTION TO APPROVE THE 14 SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR APRIL 2019 WAS MADE BY MR. HEABERG, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

##### Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews – April 2019:

There were 15 Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, and Miscellaneous Reviews prepared in the month of April.

A MOTION TO APPROVE THE 15 COMPREHENSIVE PLAN, ZONING ORDINANCE AMENDMENT, MISCELLANEOUS REVIEWS FOR APRIL 2019 WAS MADE BY MR. DIMUCCI, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

##### Act 537 Reviews:

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

There were four minor Act 537 plans for the month of April 2019.

- 1) East Nottingham Township; Mark Brown; Inconsistent
- 2) Londonderry Township; Windurra USA, LLC; Consistent
- 3) Lower Oxford Township; Runnymede Partnership; Consistent
- 4) Lower Oxford Township; John King; Consistent

A MOTION TO APPROVE THE FOUR MINOR ACT 537 PLAN REVIEW LETTERS FOR THE MONTH OF APRIL 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 one Agricultural Security Area review for West Bradford Township.

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

Vision Partnership Program Guidelines:

Ms. Elks presented the Commission with the updated 2019 Vision Partnership Program Cash Grant Manual. The funding level and match requirements remain the same. Overall, the updates primarily reflect alignment with Landscapes3. The technical services program remains the same for now. The VPP application is now online. Staff requested approval of the updated manual.

A MOTION TO APPROVE THE 2019 VPP CASH GRANT MANUAL AS PRESENTED WAS MADE BY MR. HEABERG, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Environment and Infrastructure Division Update:

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

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 Environment and Infrastructure Division. 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: [www.warnerspurtail.com](http://www.warnerspurtail.com).

Staff attended the West Whiteland Township open house on Tuesday, April 9, 2019. John Weller, the Director of Planning and Zoning 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. 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 22, 2019 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 following are updates regarding pipelines in Chester County since the last Board meeting in April:

- 4/23/2019 ME1 went back into service;
- 4/26/2019 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 deferred 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;
- Sunoco purchased two homes on Lisa Drive in West Whiteland where sinkholes developed along the ME1 line.

For more information please visit 'Pipelines in the News' webpage:

<http://www.chescoplanning.org/pic/news.cfm>.

Ms. Griffith presented information on the Return on Environment final report to the Commission. Chester County partnered with the major land conservancies active in Chester County, as well as the Chester County Economic Development Council (CCEDC) and Chester County Association of Township Officials (CCATO) to produce the Return on Environment report that estimates the economic impact of the County's robust open space preservation initiative. This report is an update of a similar study completed in 2011 by the Green Space Alliance and Delaware Valley Regional Planning Commission (DVRPC) that estimated the economic value of protected open space for all of Southeastern Pennsylvania.

The Commission and staff then viewed the Return on Environment video which highlights the reports key findings:

- Homes in the county are valued at over \$11,000 more when they are located within a half-mile of preserved open space
- If protected lands were lost to development, Chester County would need to spend \$97 million a year to replicate vital services such as flood control and air and water pollution mitigation through costly alternative methods.
- Recreational activities on open space account for over \$170 million in avoided medical costs every year.
- Open space creates jobs and attracts people who spend in the community. Each year open space accounts for \$238 million in annual spending and \$69 million in annual salaries.
- Developing open space into residential uses costs municipalities and school districts money. For every \$1 received from farmland and open space taxes, local governments spend 7 cents on services. For every \$1 received from residential developments through taxes, local governments spend \$1.11 on services.

More information about the Open Space Summit, Return on Environment and the video can be found at <http://chescoplanning.org/openspace/roe.cfm>.

The Planning Commission has collected information summarizing the amount of open space protected in Chester County each year since 2000. Mr. Michael reported that according to Protected Open Space Tracking (POST), 140,000 acres of protected open space, or 28.8% of the County, was preserved as of December 31, 2018. An estimated 3,680 acres of open space were protected in 2018, making it one of the two highest annual increases in protected open space since 2010.

The data entered into POST is submitted by municipalities, land trusts, and various other state and county agencies. Because the Planning Commission relies on outside sources for the base data, the accuracy of the original data, such as the ground-surveyed area of a protected open space, cannot be guaranteed. Therefore, all calculated results generated by POST must be regarded as estimates.

The following trends were observed for the year 2018:

- In 2018, the county-funded Agricultural Conservation Easements accounted for over 1,500 acres of protected open space. This was an increase of roughly 250 acres compared to 2017.
- In 2018, the state park system added over 430 acres which is an uncommon occurrence due to the large size of the acquisition.
- In 2018, municipalities added roughly 200 acres of recreational parks and other municipally protected open spaces. In recent years, municipalities have tended to protected 120 to 150 acres.
- In 2018, land trusts eased over 650 acres, which is typical. In 2017, over 1,720 acres were eased, but that was an unusually high annual increase.



- In 2018, homeowner association (HOA) open space protected over 360 acres, which was the second highest amount since 2010. HOA open space typically gets protected when larger scale developments are built, which is itself an indication of a healthy economy.

During 2018, two major open space protection efforts, the former Strawbridge estate near the Maryland border and the Bryn Coed property in West Vincent and West Pikeland, were completed after three years' worth of planning and acquisition. These projects are likely the last multi-hundred acre projects to be protected as open space in Chester County. Open space protection during the last few decades has been so successful that the overwhelming majority of large scale properties well-suited for protection are now protected.

#### 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.

The Design & Technology Division was heavily involved in finalizing materials for the May 2, 2019 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.

#### 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:

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

The Housing Choices Committee will have the first meeting on May 30, 2019 and will be discussing duties as well as getting input on a potential fall summit on housing.

Town Tours & Village Walks is a series of free summer strolls through historic neighborhoods, hamlets, villages and sites. This summer you can explore Chester County's heritage on Thursday evenings, June 13th - August 29th. The 2019 Town Tours and Village Walks brochure will be ready in mid-May. Information can be found at

<http://www.chescoplanning.org/HisResources/TownTours.cfm>.

#### Landscapes3 Update:

Ms. Stauffer presented information about *Landscapes3* to the Pottstown Region meeting on April 24, 2019. The Region's members were particularly impressed that Chester County has preserved 28.8% of its land area as open space.



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

The National Association of Counties (NACO) has awarded Chester County the 2019 Achievement in Planning Award. This award will be presented in July at their annual conference in Nevada.

Greater Valley Forge Transportation Management Association (GVFTMA) has awarded Chester County the 2019 Public Leadership award for support of smart transportation options and *Landscapes3* which promotes those options.

Chester County will be the recipient of the Air Quality Partnership award for a public agency from Delaware Valley Regional Planning Commission (DVRPC) for support of multimodal transportation options.

Director's Report:

Ms. Stauffer updated the Commission with the director's report on behalf of Mr. O'Leary.

The County will be assisting with the U.S. census complete count effort. Specific efforts will be determined over the summer.

The Community Planning Division planner II position has been filled and the candidate will be starting at the end of May. Staff are in the process interviewing for the housing and economic planner IV position also in the Community Planning Division.

Public Comment:

There were no comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 3:38 PM.

Respectfully submitted,



Kevin C. Kerr  
Chair



Carol J. Stauffer, AICP  
Assistant Director

KCK/CJS/slw

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

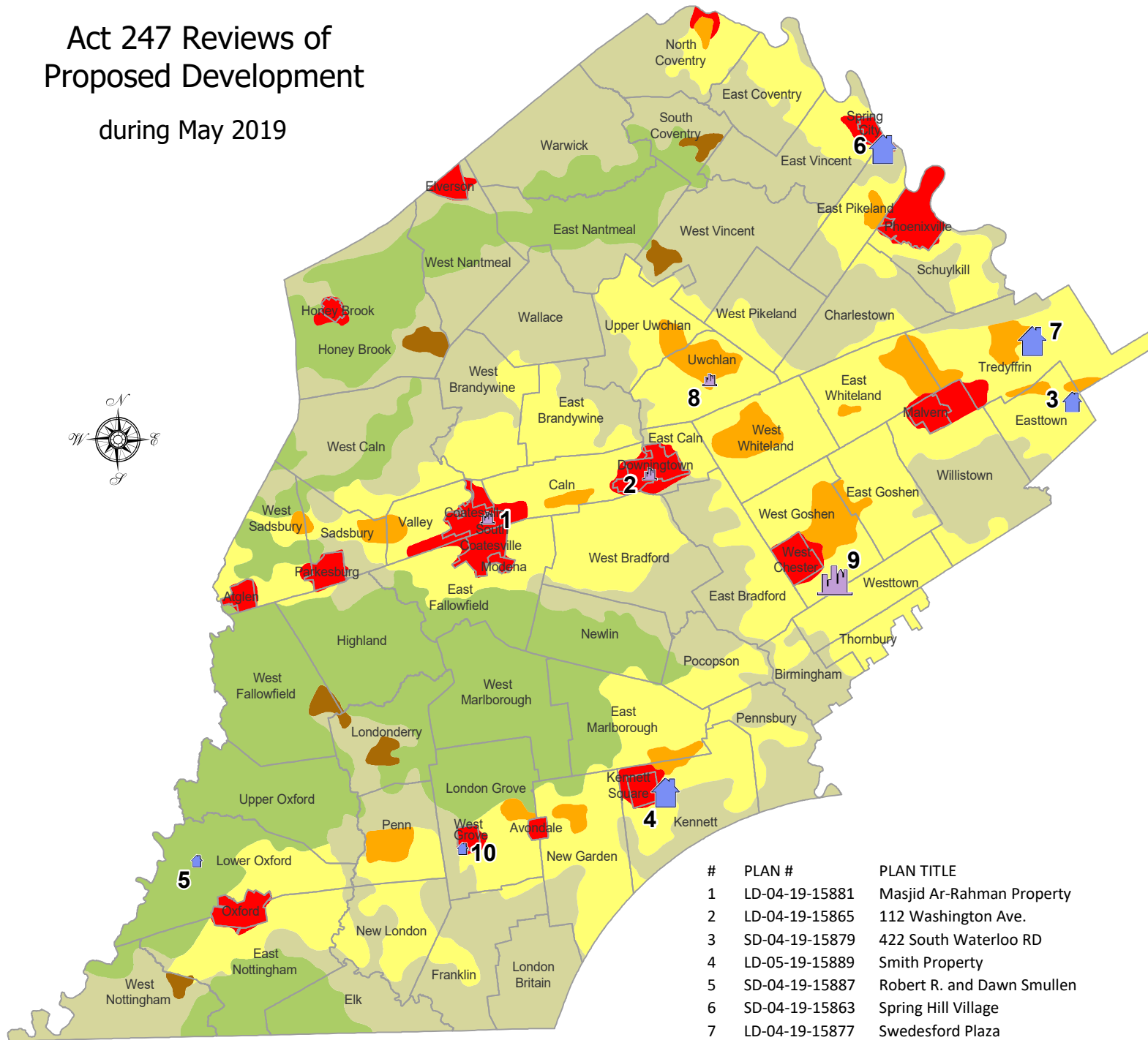
# Act 247 Reviews

# Subdivision & Land Development



# Act 247 Reviews of Proposed Development

during May 2019



## Symbols

### Residential Lots/Units

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

### Non-Residential Square Feet

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

### Other

- Mixed Use
- Not Consistent with Landscapes3

## Landscapes3

### Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

### Rural Resource Areas

- Rural
- Agricultural

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

0 1.25 2.5 5 7.5 10  
Miles

#	PLAN #	PLAN TITLE
1	LD-04-19-15881	Masjid Ar-Rahman Property
2	LD-04-19-15865	112 Washington Ave.
3	SD-04-19-15879	422 South Waterloo RD
4	LD-05-19-15889	Smith Property
5	SD-04-19-15887	Robert R. and Dawn Smullen
6	SD-04-19-15863	Spring Hill Village
7	LD-04-19-15877	Swedesford Plaza
8	LD-04-19-15886	Boas Vision Associates
9	LD-04-19-15878	Goshen Leisure Development
10	SD-04-19-15876	MBQ, LLC



## Subdivision and Land Development Reviews 5/1/2019 to 5/31/2019

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
City of Coatesville	LD-04-19-15881	Masjid Ar-Rahman Property	5/2/2019	0.39	Institutional	1	2,285	Institutional Addition to Existing	1		Yes
City of Coatesville	SD-04-19-15880	Masjid Ar-Rahman Property	5/2/2019	0.39	Institutional	1		Institutional Lot Consolidation			Yes
Downingtown Borough	LD-04-19-15865	112 Washington Ave.	5/1/2019	0.08	Commercial Apartment	10	1,800	Commercial Building Conversion Residential Apartment	1	0	Yes
East Coventry Township	LD-04-19-15862	The Schuylkill River Trail - Phase 2	5/1/2019	0.89	Institutional	1		Institutional Sports/Recreation			Yes
East Marlborough Township	SD-05-19-15890	Estate of Anita Edge Weisbrod	5/8/2019	66.08	Agricultural	5		Agricultural Farm/Pasture Land			Yes
East Whiteland Township	SD-04-19-15875	Three Tun Road	5/6/2019	5.11	Industrial	2		Industrial Lot Consolidation			N/R
Easttown Township	SD-04-19-15879	422 South Waterloo RD	5/15/2019	4.76	Single Family Residential	3		Residential Single Family Residential			Yes
Honey Brook Township	SD-05-19-15897	Jacob C. & Sadie S. Fisher	5/24/2019	132.43	Agricultural	2		Agricultural Farm/Pasture Land			Yes
Kennett Township	LD-05-19-15889	Smith Property	5/29/2019	21.24	Single Family Residential	72		Residential Single Family Residential		4,110	Yes
Kennett Township	SD-04-19-15870	Frank Corrado	5/1/2019	8.32	Single Family Residential	2		Residential Single Family Residential			Yes
Kennett Township	SD-05-19-15891	Roger Summers	5/17/2019	2.46	Commercial	1		Commercial			Yes
Kennett Township	SD-05-19-15910	Lands of Charles Frick Jr.	5/22/2019	4.34	Single Family Residential	2		Residential Single Family Residential			Yes
Lower Oxford Township	SD-04-19-15887	Robert R. and Dawn Smullen	5/10/2019	40.62	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes

## Subdivision and Land Development Reviews 5/1/2019 to 5/31/2019

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Lower Oxford Township	SD-05-19-15888	Oxford Area Sewer Authority	5/10/2019	104.80	Institutional	3		Institutional Utility			Yes
Spring City Borough	SD-04-19-15863	Spring Hill Village	5/2/2019	39.83	Townhouse Twin Single Family Residential	174		Residential Townhouse Residential Twin Residential Single Family Residential		6,000	Yes
Tredyffrin Township	LD-04-19-15877	Swedesford Plaza	5/17/2019	8.60	Apartment	250		Residential Apartment			Yes
Upper Uwchlan Township	LD-05-19-15893	Struble Trail - Extension II	5/24/2019	11.44	Institutional	1		Institutional Unique			Yes
Uwchlan Township	LD-04-19-15886	Boas Vision Associates	5/8/2019	1.00	Commercial	1	2,040	Commercial Addition to Existing	1		Yes
West Goshen Township	LD-04-19-15878	Goshen Leisure Development	5/15/2019	19.25	Commercial Industrial	8	198,627	Commercial Industrial	8		Yes
West Grove Borough	SD-04-19-15876	MBQ, LLC	5/1/2019	1.76	Single Family Residential	2		Residential Single Family Residential			Yes
<b>Grand Totals of Subdivision and Land Development Reviews</b>		<b>20 Reviews</b>		<b>473.79 Acres</b>		<b>543 Lots/Units</b>	<b>204,752 Non-Res. Sq. Feet</b>		<b>11 Non-Res. Bldgs.</b>	<b>10,110 Linear Feet Roadway</b>	

There are **19** plans consistent, **0** plans inconsistent, and **1** plans with no relevance to **Landscapes3**.



## Unofficial Sketch Plan Evaluations

5/1/2019 to 5/31/2019

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
--------------	--------	-------	----------------	---------	----------	------------	-------------------------	------------------	--------------------	--------------------	-------------------------------

No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

# Subdivision & Land Development Letters



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

May 2, 2019

Ruthann Mowday, Executive Assistant  
City of Coatesville  
1 City Hall Place  
Coatesville, PA 19320

Re: Final Subdivision and Land Development Plan - Masjid Ar-Rahman Property  
# City of Coatesville – SD-04-19-15880, LD-04-19-15881

Dear Ms. Mowday:

A final subdivision and land development plan entitled "Masjid Ar-Rahman Property", prepared by Borusiewicz Surveyors and Site Planners, dated May 11, 2018 and last revised on January 22, 2019, was received by this office on April 19, 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 final subdivision and land development plan for your consideration.

### **PROJECT SUMMARY:**

Location:	North side of Merchant Street, west of North Chester Avenue
Site Acreage:	0.39 acres
Lots/Units:	3 lots to be merged; one unit proposed
Non-Res. Square Footage:	2,285 square feet
Proposed Land Use:	Addition to existing institutional building
New Parking Spaces:	15 spaces
Municipal Land Use Plan Designation:	Higher Intensity Neighborhood
UPI#:	16-2-198, 16-2-200-E, 16-2-199-E

### **PROPOSAL:**

The applicant proposes to merge three lots into one lot, the construction of a 2,285 square foot institutional building addition, and 15 parking spaces. The site, which will be served by public water and sewer facilities, is located in the City of Coatesville I-1 Light Industry zoning district.

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





## **COUNTY POLICY:**

### **LANDSCAPES:**

1. The site is located within the **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 and land development are 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 West Branch subbasin of the Brandywine Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are:
  - reduce stormwater runoff,
  - restore water quality of “impaired” streams, and
  - protect vegetated riparian corridors.

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



Page: 4

Re: Final Subdivision and Land Development Plan - Masjid Ar-Rahman Property

# City of Coatesville – SD-04-19-15880, LD-04-19-15881

The applicant is also requesting seven variances and special exceptions. The City should not grant final plan approval prior to the Zoning Hearing Board granting any variance and special exceptions requests. The final plan should accurately note the Zoning Hearing Board's decisions, including any conditions of approval issued by the Board.

4. The plan shows 15 parking spaces that will be held in reserve, which could be converted to paved spaces in the future if it becomes evident that they are actually needed. We agree that reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. We suggest that the applicant and the City agree on who will make the determination regarding when the construction of the reserve spaces will be required. We also suggest that the City Engineer verify that the proposed stormwater management system on the site, which includes an infiltration facility, is designed to accommodate the eventual installation of the reserved parking spaces.
5. The County Planning Commission's Multimodal Circulation Handbook (2016 Update) recommends that a facility with fewer than 26 parking spaces should provide one designated handicapped parking space, in accordance with the Americans with Disabilities Act. The applicant proposes one handicapped accessible parking space. However, this handicapped parking space is not located adjacent to the building, requires crossing a travel lane, and may be difficult to use in the event that the nearby reserved parking spaces are constructed in the future. We recommend that this handicapped parking space be relocated adjacent to the proposed building. Additional information on this topic is available online at: [www.chesco.org/documentcenter/view/27041](http://www.chesco.org/documentcenter/view/27041).

#### ADMINISTRATIVE ISSUES:

6. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
7. 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 the City of Coatesville. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Masjid Ar-Rahman  
Michael Cole  
Borusiewicz Surveyors and Site Planners  
Chester County Conservation District





# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

May 1, 2019

Millie Byerly, Assistant Borough Secretary  
Downingtown Borough  
4 West Lancaster Avenue  
Downingtown, PA 19335

Re: Preliminary/Final Land Development - 112 Washington Ave.  
# Downingtown Borough - LD-04-19-15865

Dear Ms. Byerly:

A preliminary/final land development plan entitled "112 Washington Ave.", prepared by Edward B. Walsh & Associates Inc. and dated April 5, 2019, was received by this office on April 10, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

### **PROJECT SUMMARY:**

Location:	Southeast intersection of Washington Avenue and Cox Lane
Site Acreage:	0.08 acres
Lots/Units:	1 lot, 9 apartments, 1 commercial unit
Non-Res. Square Footage:	1,800 square feet
Proposed Land Use:	Building Conversion, Apartment
New Parking Spaces:	6 spaces
Municipal Land Use Plan Designation:	General Industrial
UPI#:	11-8-133

### **PROPOSAL:**

The applicant proposes the construction of a 1,800 square foot commercial and residential building and six off-street parking spaces. (The Act 247 referral form that was submitted with the plan indicates that 1,800 square feet are proposed, but this appears to only include the building's footprint). The site, which is served by public water and public sewer facilities, is located in the Downingtown Borough C-1 Commercial zoning district. The site contains a structure that will be removed.

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

## **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 Brandywine Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are:
  - reduce stormwater runoff,
  - restore water quality of "impaired" streams, and
  - protect vegetated riparian corridors.

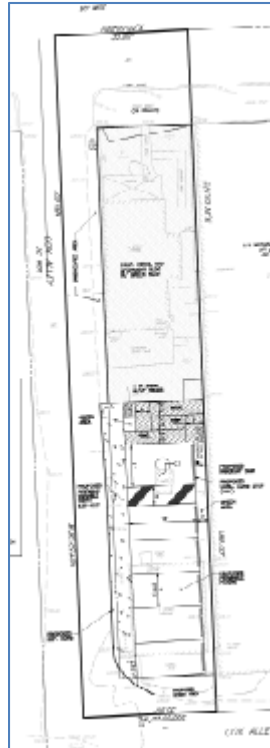
*Watersheds* can be accessed at [www.chesco.org/water](http://www.chesco.org/water).



Page: 3

Re: Preliminary/Final Land Development - 112 Washington Ave.

# Downingtown Borough - LD-04-19-15865



***Detail of 112 Washington Ave.  
Preliminary/Final Land Development Plan***

**PRIMARY ISSUES:**

3. The plan indicates that special exception approval has been granted. Prior to granting final plan approval, the Borough should verify that the plan conforms to the decision issued by the Borough Zoning Hearing Board, and any conditions of approval issued by the Board should be indicated on the final plan.
4. The plan indicates that ten variances have been granted, primarily relating to parking, circulation and impervious surface. Prior to granting final plan approval, the Borough should verify that the plan conforms to the decision issued by the Borough Zoning Hearing Board, and any conditions of approval issued by the Board should be indicated on the final plan.

One of the variances permits the applicant to provide two parking spaces per residential unit instead of 2.5 spaces per unit. Six spaces are shown on the plan, but the Borough's Act 247 referral form indicates that nine apartment units are proposed, which would appear to require 18 spaces if two spaces were provided per unit. The total proposed floor area should also be clarified.

The design of the parking area requires vehicles to maneuver directly into Cox Alley. The Borough should determine whether signs should be placed to alert drivers that vehicles may be reversing directly into Cox Alley.

5. The Borough may wish the applicant to indicate on the plan the square footage of the commercial portion of the proposal, and how the applicant will comply with the parking requirements of Borough Zoning Ordinance Section 287-107, which appears to require parking for non-residential uses. We

Page: 4

Re: Preliminary/Final Land Development - 112 Washington Ave.

# Downingtown Borough - LD-04-19-15865

note that Section 287-107 E.(4) appears to permit off-site parking upon conditional use approval.

6. The plan shows Aborvitae plants along the eastern part of the parking area, which is also near the building wall on the adjacent lot. The Borough should verify that these proposed plants are the best for use in this area, particularly near vehicles that may routinely make contact with the plants, and that the overall landscaping plan conforms to Borough's landscape and screening requirements.
7. The Borough Fire Marshal should verify the design and location of all proposed fire-protection facilities. The applicant should also indicate the proposed height of the building, because the Borough's firefighting equipment may be required to reach the top of the building.
8. The design of the proposed stormwater management facilities includes a green roof. The County Planning Commission endorses the use of innovative stormwater management practices. The Borough should be assured that the applicant will appropriately maintain the green roof in perpetuity.

ADMINISTRATIVE ISSUES:

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

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

cc: Edward B. Walsh & Associates Inc.  
44 Central Ave. LLC  
Timothy Hewitt  
Chester County Conservation District



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

May 1, 2019

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

Re: Final Land Development - The Schuylkill River Trail - Phase 2  
# East Coventry Township - LD-04-19-15862

Dear Mr. Rinehart:

A final land development plan entitled "the Schuylkill River Trail - Phase 2", prepared by the Wilson Consulting Group, PC and dated March 25, 2019, was received by this office on April 4, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

### **PROJECT SUMMARY:**

Location:	West of Linfield Road, north of New Schuylkill Road
Site Acreage:	0.89 acres
Lots:	1 lot
Proposed Land Use:	Sports/Recreation
New Parking Spaces:	58 spaces
Municipal Land Use Plan Designation:	Undeveloped or Agricultural Parcel
UPI#:	18-5-23.1-U

### **PROPOSAL:**

The applicant proposes the construction of 58 parking spaces at the Schuylkill River Trail's Parkerford Trailhead. The site, which will not require on-site water or sewer facilities, is located in the East Coventry Township C-Commercial zoning district.

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

## COUNTY POLICY:

### LANDSCAPES:

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



### WATERSHEDS:

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

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

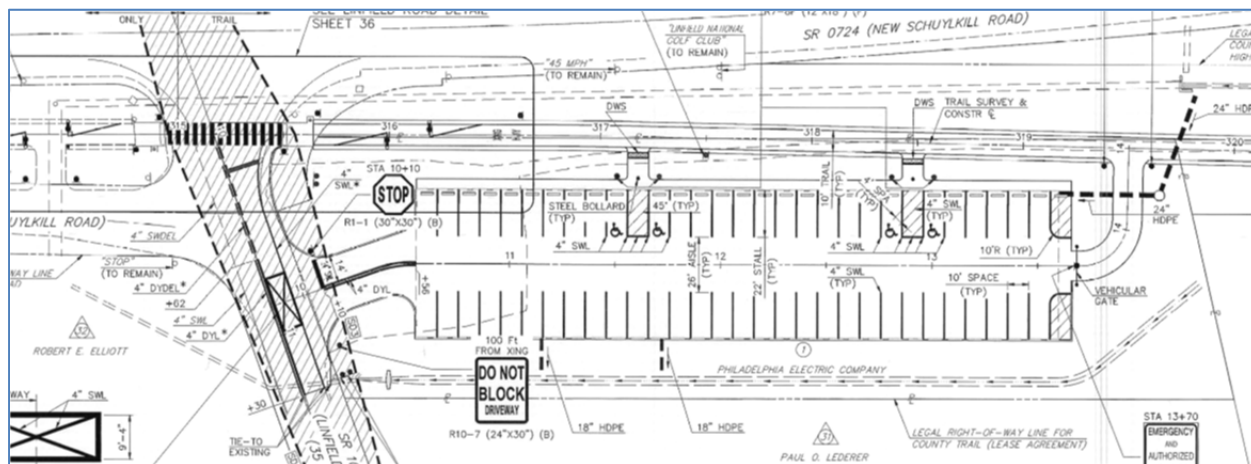
*Watersheds* can be accessed at [www.chesco.org/water](http://www.chesco.org/water).



Page: 3

Re: Final Land Development - The Schuylkill River Trail - Phase 2

# East Coventry Township - LD-04-19-15862



***Detail of The Schuylkill River Trail - Phase 2 Final Land Development Plan***

**PRIMARY ISSUES:**

3. The applicant should correct the name of East Coventry Township on Sheet 1 of 39.
4. The Township should verify that the Trail entrance will be handicap-accessible.

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

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

Sincerely,

*Wes Bruckno*

Wes Bruckno, AICP  
Senior Review Planner

cc: Wilson Consulting Group, PC  
PECO Energy Company  
County of Chester, Department of Facilities and Parks  
Chester County Conservation District



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

May 8, 2019

Laurie Prysock, Manager  
East Marlborough Township  
721 Unionville Road  
Kennett Square, PA 19348

Re: Final Subdivision - Estate of Anita Edge Weisbrod  
# East Marlborough Township - SD-05-19-15890

Dear Ms. Prysock:

A final subdivision plan entitled "Estate of Anita Edge Weisbrod", prepared by The Grafton Association, and dated December 12, 2018, and last revised on March 1, 2019, was received by this office on May 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:	on the west side of Mill Road and the north side of Line Road
Site Acreage:	66.08
Lots/Units:	5 lots
Proposed Land Use:	Farm/Pasture Land
Municipal Land Use Plan Designation:	Agricultural Preservation
UPI#:	61-8-2.2

### **PROPOSAL:**

The applicant proposes the creation of five (5) lots. The project site, which will be served by on-site water and sewer, is located in the AP-Agricultural Preservation zoning district.

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

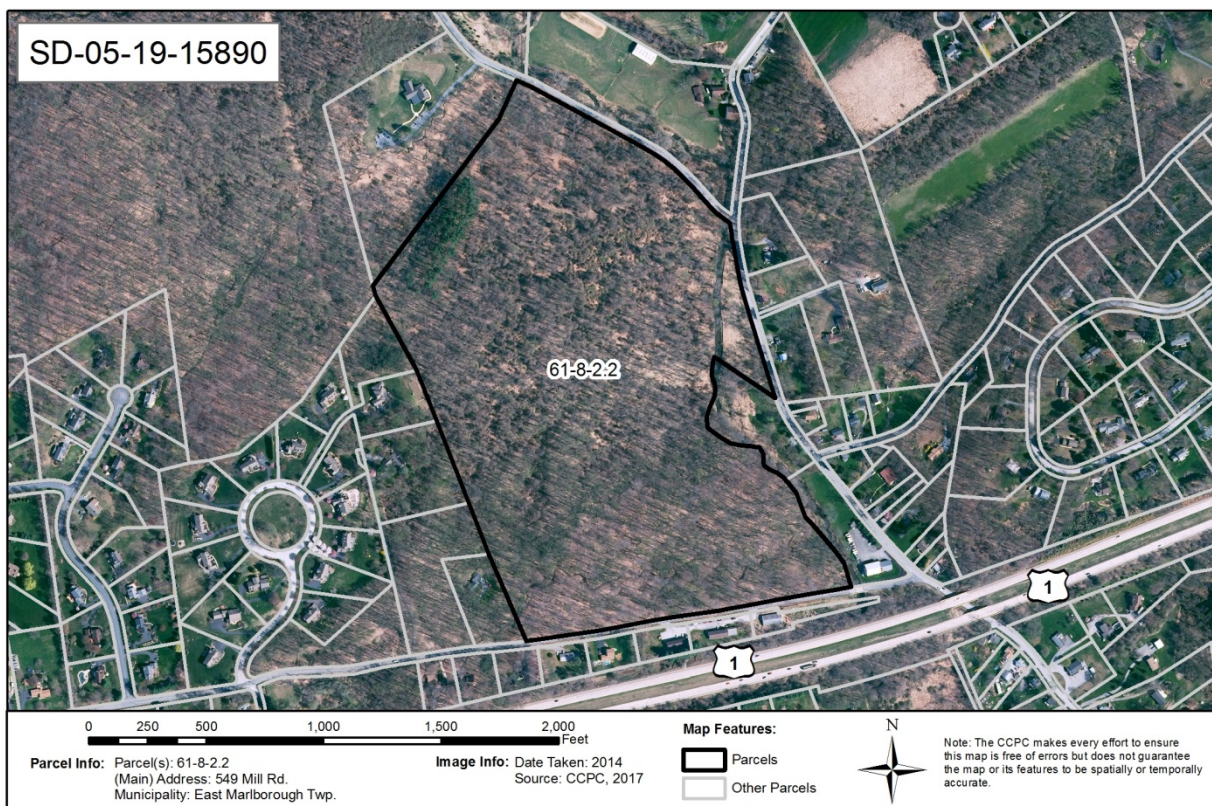
### **BACKGROUND:**

1. The Chester County Planning Commission has previously reviewed a final subdivision plan for this site. That review, CCPC# SD-3-14-9436, dated April 11, 2014, addressed the subdivision of a 295.57 acre parcel into two lots. Our records do not indicate that the subdivision plan was approved by the Township or that it was endorsed to permit recording.

## COUNTY POLICY:

### LANDSCAPES:

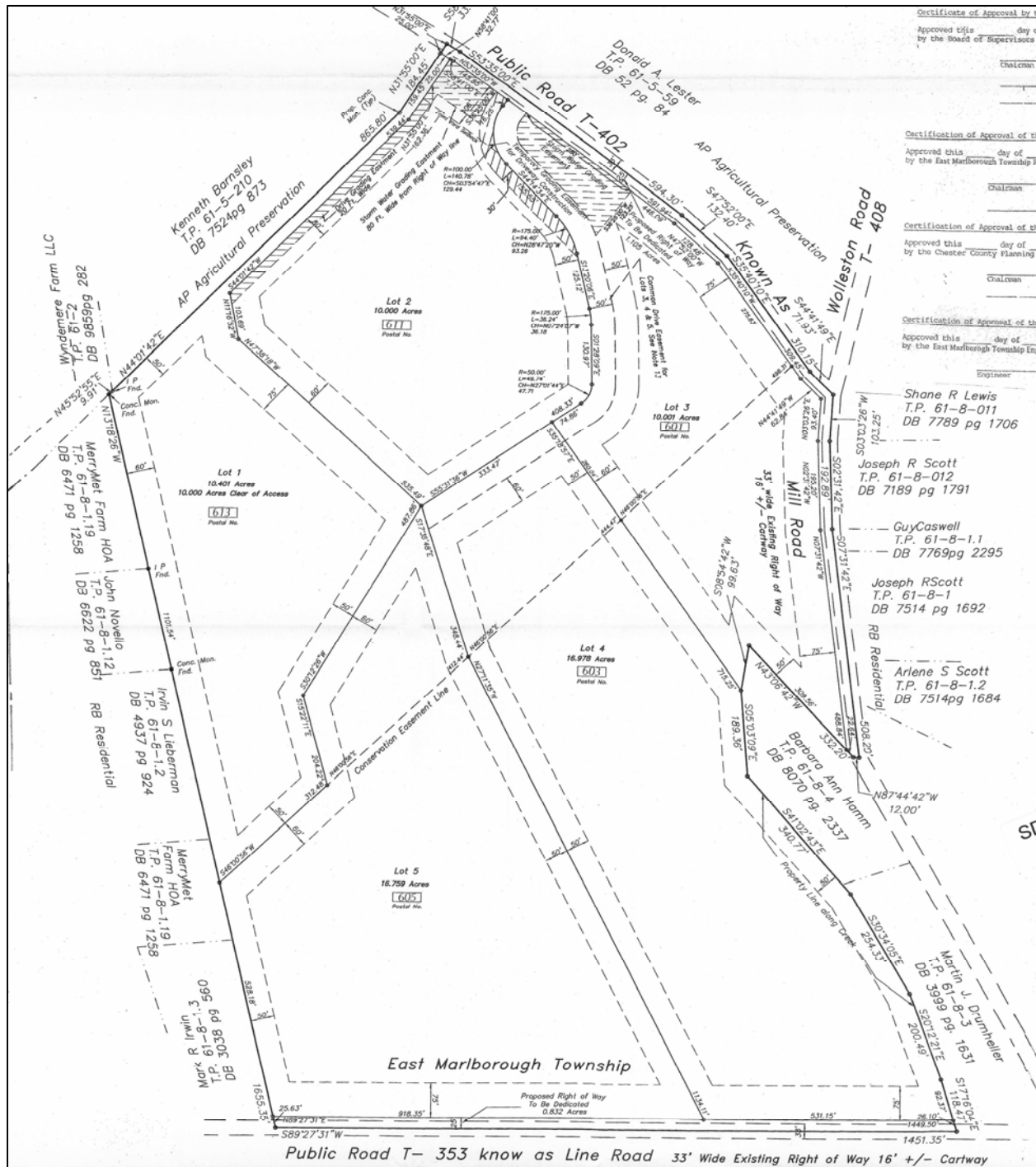
- The project site is located within the **Suburban Landscape** and **Agricultural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The **Agricultural Landscape** consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. The proposed subdivision is consistent with the objectives of the **Agricultural Landscape**.



### WATERSHEDS:

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





Detail of Sheet 1 of the plan

**PRIMARY ISSUES:**

- The applicant should demonstrate that the proposed driveways are consistent with all Township ordinance requirements related to slope, paving requirements and other design features. A maintenance agreement covering the shared driveways should be incorporated into the deeds of all the proposed parcels.



Page: 4  
Re: Final Subdivision - Estate of Anita Edge Weisbrod  
# East Marlborough Township - SD-05-19-15890

5. We acknowledge the offer of dedication of additional right-of-way on the north side of Township Line Road and suggest that similar right-of-way dedication on Mill Road would be appropriate.
6. If this plan is approved, it should include a deed restriction from further subdivision of the proposed lots.
7. Sheet 1 of the plan shows a conservation easement line that crosses the parcel in an east-west direction, however the plan does not indicate who holds the conservation easement and if the eased area is to the north or south of this line (presumably, the eased area is south of the line). This information should be shown on the plan.
8. 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.
9. The plan and aerial photography indicate that the site is wooded. If development is to occur within the woodlands, the removal of trees should be limited to the minimum area needed for the dwelling(s)/building(s) and support facilities and the limit of tree removal should be shown on the plan. Any grading within the area of the dripline (the perimeter of the tree's branches) of the trees to be preserved increases the possibility of tree damage.

ADMINISTRATIVE ISSUES:

10. The applicant is requesting thirteen (13) 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.
11. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: [www.chesco.org/256/Act-319---Clean-Green](http://www.chesco.org/256/Act-319---Clean-Green).
12. 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: 5

Re: Final Subdivision - Estate of Anita Edge Weisbrod

# East Marlborough Township - SD-05-19-15890

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Ed Weisbrod  
Wayne Grafton  
Chester County Health Department  
Chester County Assessment Office



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

May 6, 2019

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

Re: Final Subdivision - Three Tun Road  
# East Whiteland Township – SD-04-19-15875

Dear Mr. Barner:

A Final Subdivision Plan entitled "Three Tun Road", prepared by DL Howell & Associates, Inc., and dated April 5, 2019, was received by this office on April 12, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

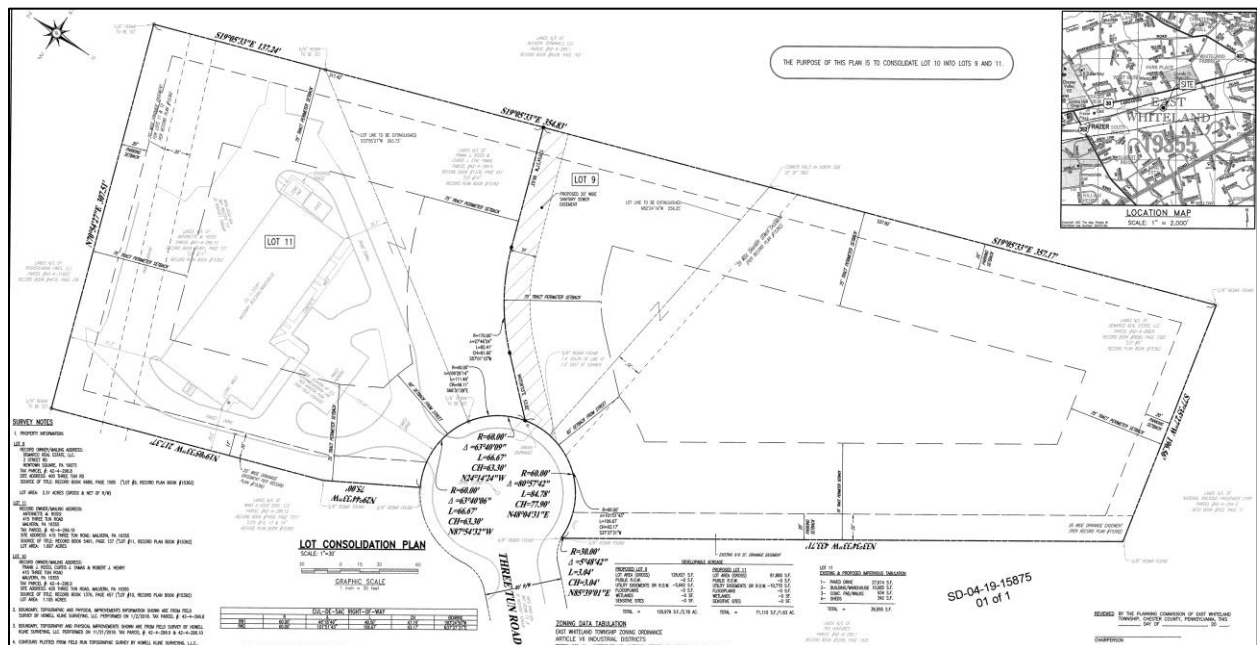
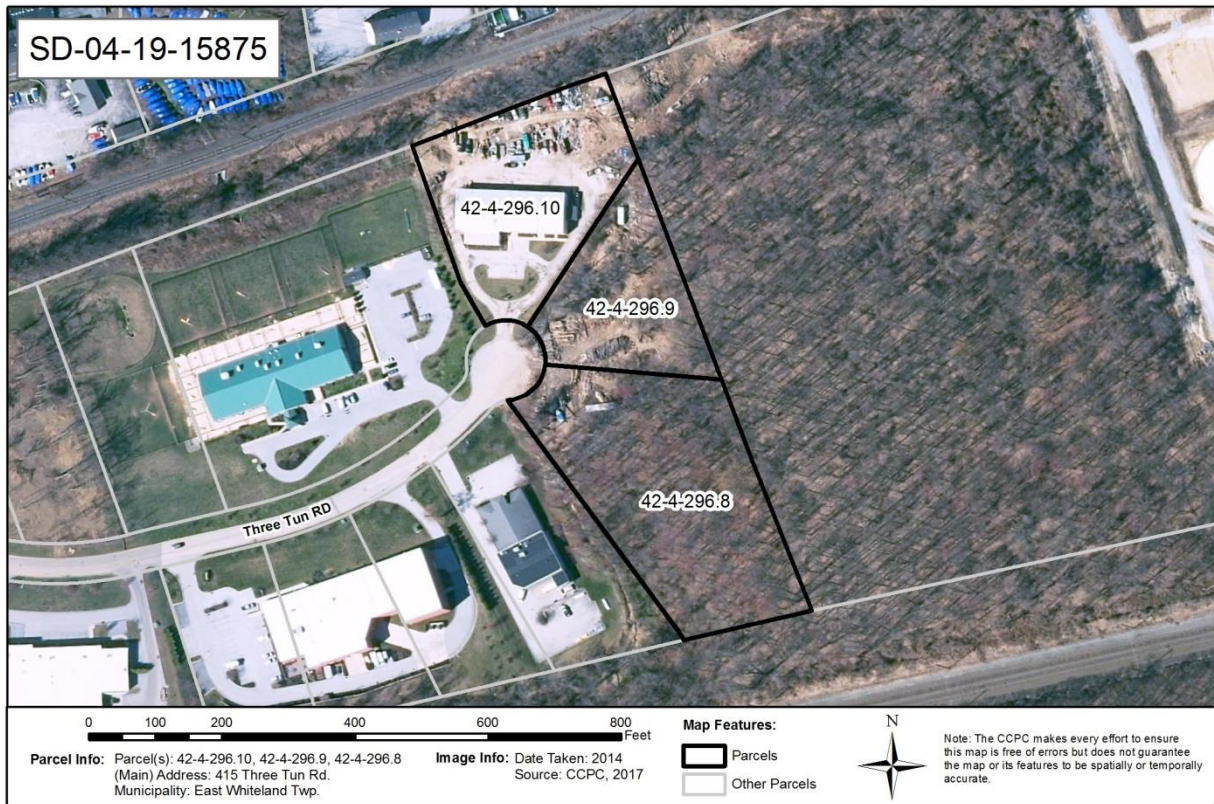
### **PROJECT SUMMARY:**

Location:	east of Sproul Road, at the end of Three Tun Road
Site Acreage:	5.11
Proposed Land Use:	Lot Consolidation (3 Lots into 2)
Municipal Land Use Plan Designation:	Industrial
UPI#:	42-4-296.9, 42-4-296.8, 42-4-296.10

### **PROPOSAL:**

The applicant proposes the consolidation of three existing industrial lots into two lots. No development activity is depicted on the current subdivision plan. The project site is located in the I Industrial zoning district.

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



Site Plan Detail, Final Subdivision - Three Tun Road



Page: 3  
Re: Final Subdivision - Three Tun Road  
# East Whiteland Township – SD-04-19-15875

PRIMARY ISSUES:

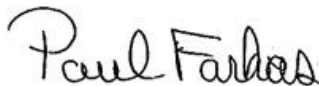
1. While we acknowledge that opportunities for secondary/emergency access are limited due to the project site being bounded on the north and south sides by railroad corridors, we suggest that the right-of-way for Three Tun Road be extended to the eastern property line for a future secondary/emergency access connection.

ADMINISTRATIVE ISSUES:

2. The site plan depicts a proposed 20 foot wide sanitary sewer easement on the northern portion of proposed Lot 9. The details of this easement should be incorporated into the deed of this parcel.
3. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: DeMarco Real Estate Holding, LLC  
Mid Atlantic Mechanical Inc.  
DL Howell & Associates, Inc.



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

May 15, 2019

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

Re: Preliminary/Final Subdivision - 422 South Waterloo RD  
# Easttown Township – SD-04-19-15879

Dear Mr. Fox:

A Preliminary/Final Subdivision Plan entitled "422 South Waterloo RD", prepared by Momenee & Associates, Inc., and dated April 15, 2019, was received by this office on April 19, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

### **PROJECT SUMMARY:**

Location:	the west side of Waterloo Road and the north side of Exeter Road
Site Acreage:	4.76
Proposed Land Use:	3 Single Family Residential Lots
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	55-3-53.1

### **PROPOSAL:**

The applicant proposes the creation of three single family residential lots. The existing residence will remain on proposed Lot 1. The project site, which will be served by onsite water and public sewer, is located in the R-1 Residential zoning district.

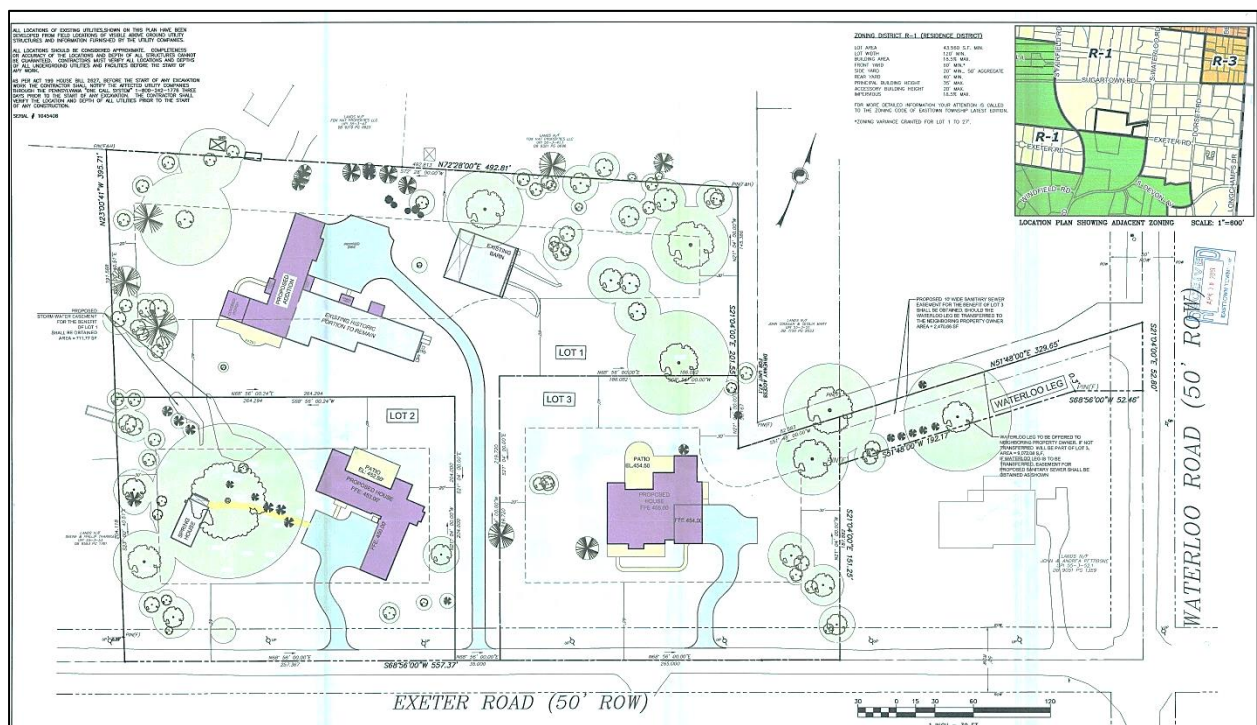
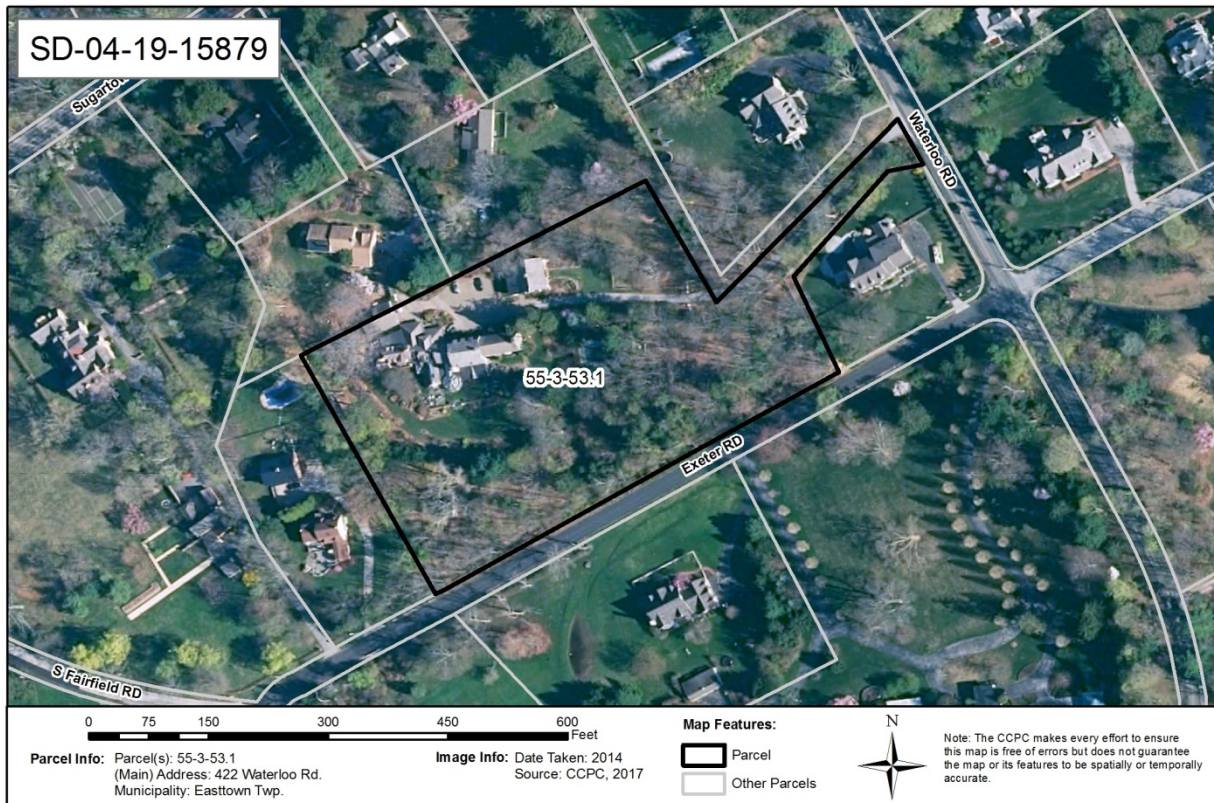
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

### **COUNTY POLICY:**

#### **LANDSCAPES:**

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

access to parks and community facilities should be provided. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.



Site Plan Detail, Sheet 1: Preliminary/Final Subdivision - 422 South Waterloo RD



WATERSHEDS:

2. **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](http://www.chesco.org/water).

PRIMARY ISSUES:

3. While the site plan indicates that the "Waterloo leg" (the panhandle portion of the existing parcel that extends to Waterloo Road) is to be offered to the neighboring property owner, it also notes that, if not transferred, it will be a part of Lot 3. The site plan also notes that, if the "Waterloo leg" is transferred, a proposed 10 foot wide sanitary sewer easement for the benefit of Lot 3 shall be obtained within this portion of the project site. These issues should be resolved, prior to the Township granting final plan approval.
4. The site plan depicts that individual driveway entrances will be provided on Exeter Road for each lot. We suggest that the applicant and the Township consider the use of shared driveways. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.
5. General Note 9 on Sheet 4 indicates that there are two historic buildings on the site, the main house and the spring house. The site plan indicates that the non-historic portion of the main house on proposed Lot 1 will be removed, and a new building addition will be constructed. Additionally, the plan indicates that the spring house will remain on proposed Lot 2. The Township should reserve granting final plan approval until the proposal has been reviewed by the Township's Historical Commission. The County Planning Commission supports the preservation of the existing historic buildings. "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. Additional information on this issue is available online at: [www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm](http://www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm).
6. The plan and 2014 aerial photography indicate that a portion of the site is wooded. The removal of trees should be limited to the minimum area needed for the dwellings and support facilities. Any grading within the area of the dripline (the perimeter of the tree's branches) of the trees to be preserved increases the possibility of tree damage.

ADMINISTRATIVE ISSUES:

7. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. The Grading & Utility Plan (Sheet 6) indicates that the maintenance of the permanent stormwater management facilities, which includes rain gardens on proposed Lots 2 and 3, shall be the responsibility of the individual lot owner. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill their operation and maintenance requirements for these facilities, particularly in regard to the on-going maintenance of the rain garden plantings.

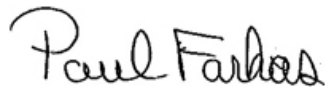


Page: 4  
Re: Preliminary/Final Subdivision - 422 South Waterloo RD  
# Easttown Township – SD-04-19-15879

9. The Zoning Variances Granted Table on Sheet 3 indicates that, on October 29, 2018, the applicant obtained a variance from the front yard setback requirements for Lot 1, with four conditions of approval. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board.
10. The plan depicts the location of a proposed stormwater easement on Lot 2 for the benefit of Lot 1. The details of this easement should be incorporated into the deeds of both lots.
11. A copy of the plan should be submitted to the Chester County Health Department (CCHD) for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval.
12. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
13. A minimum of 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 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,



Paul Farkas  
Senior Review Planner

cc: Tregarick Partners  
Momenie & Associates, Inc.  
Chester County Health Department  
Chester County Conservation District



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
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

May 24, 2019

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

Re: Final Subdivision - Jacob C. & Sadie S. Fisher  
# Honey Brook Township - SD-05-19-15897

Dear Mr. Landes:

A final subdivision plan entitled "Jacob C. & Sadie S. Fisher" prepared by Concord Land Planners and Surveyors, Inc. and dated March 19, 2019, was received by this office on May 8, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

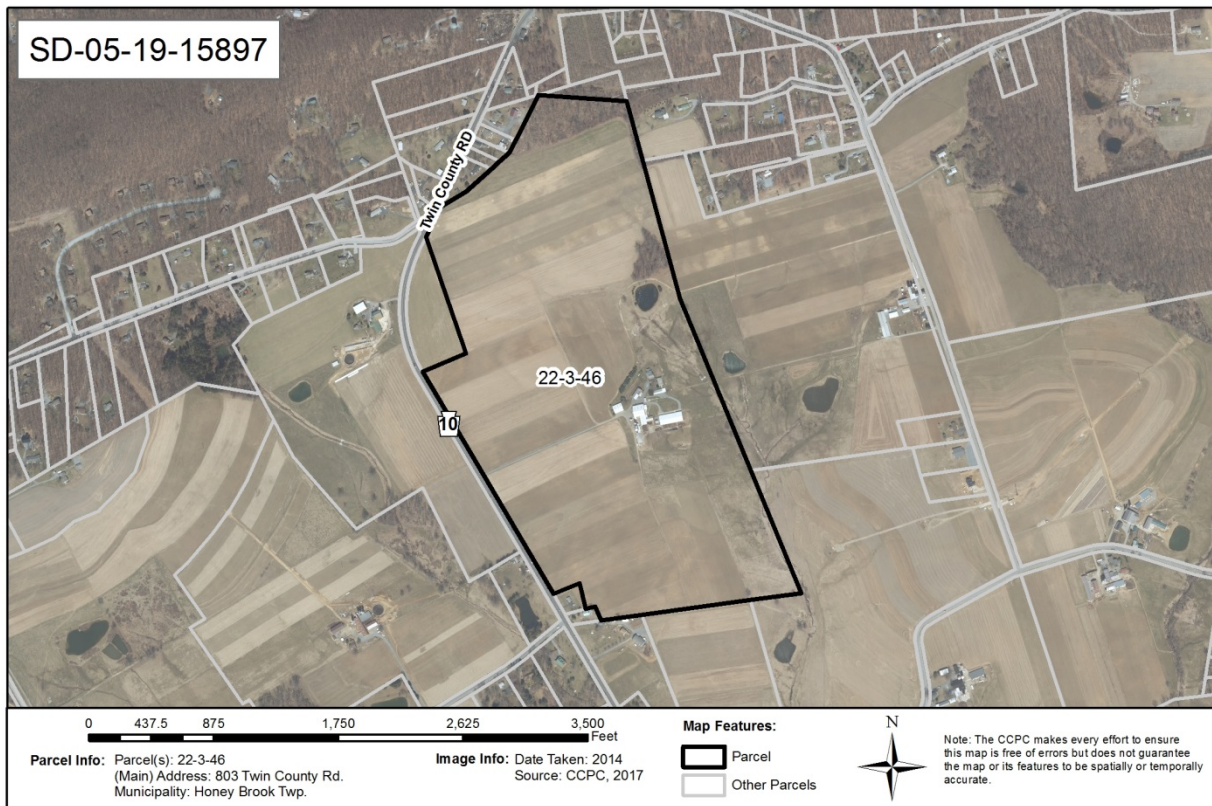
### **PROJECT SUMMARY:**

Location:	East side of Twin County Road (State Route 10)
Site Acreage:	132.43 acres
Lots:	1 lot currently; 2 lots proposed
Proposed Land Use:	Farm/Pasture Land
Municipal Land Use Plan Designation:	Rural/Agricultural
UPI#:	22-3-46

### **PROPOSAL:**

The applicant proposes the creation of two lots. The site, which is served by on-site water and sewer facilities, is located in the Honey Brook Township Agricultural zoning district. The tract contains a dwelling and an agricultural dwelling. No additional development is proposed by this subdivision.

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



## COUNTY POLICY:

### LANDSCAPES:

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

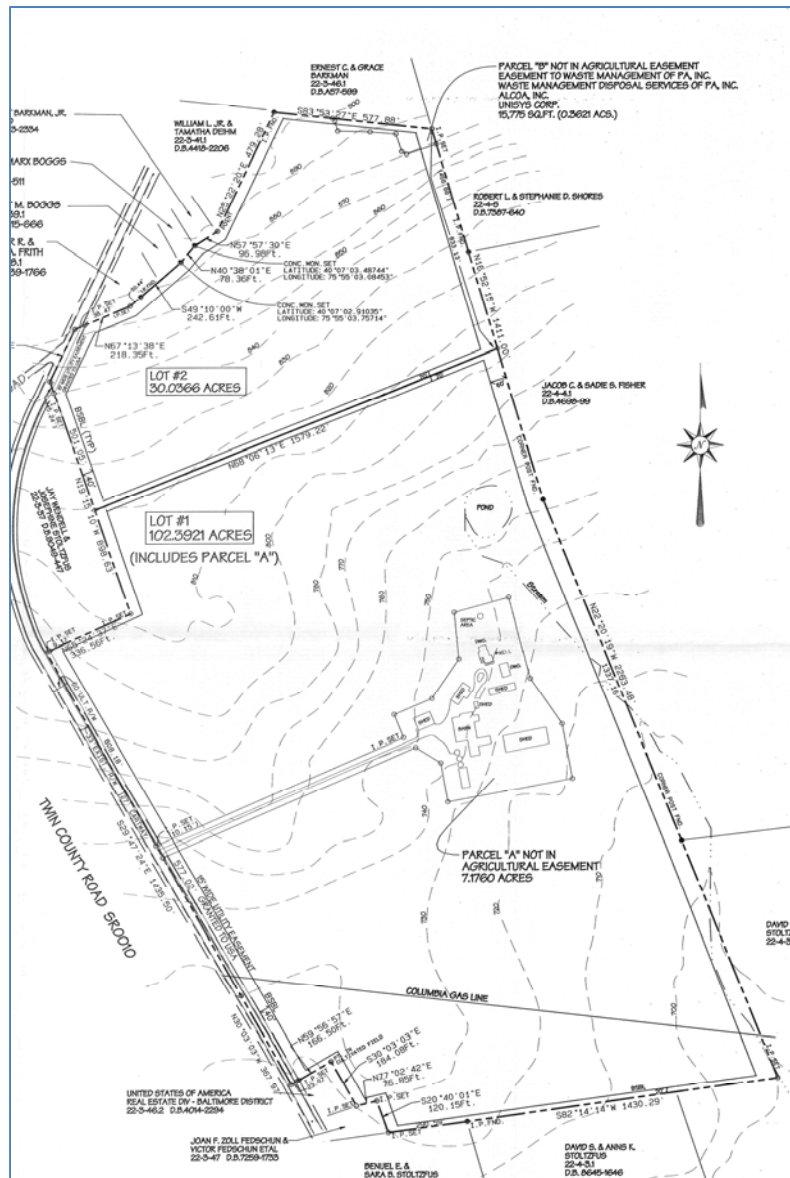
### PRIMARY ISSUES:

2. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Twin County Road (State Route 10) as a minor arterial. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Twin County Road. 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 - Jacob C. & Sadie S. Fisher

# Honey Brook Township - SD-05-19-15897



***Detail of Jacob C. & Sadie S. Fisher  
Final Subdivision Plan***

3. Lot 1 of the proposed subdivision appears to be in proximity to a gas transmission pipeline operated by the Columbia Gas Transmission Corporation, although no development is proposed in the vicinity of this pipeline. However, if future development on this site is proposed, we suggest that the applicant contact the pipeline operator to ensure that the application does not result in any encroachments into the pipeline right-of-way. We recommend that the plan include the field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page:

<http://www.chescoplanning.org/pic/operators.cfm>.



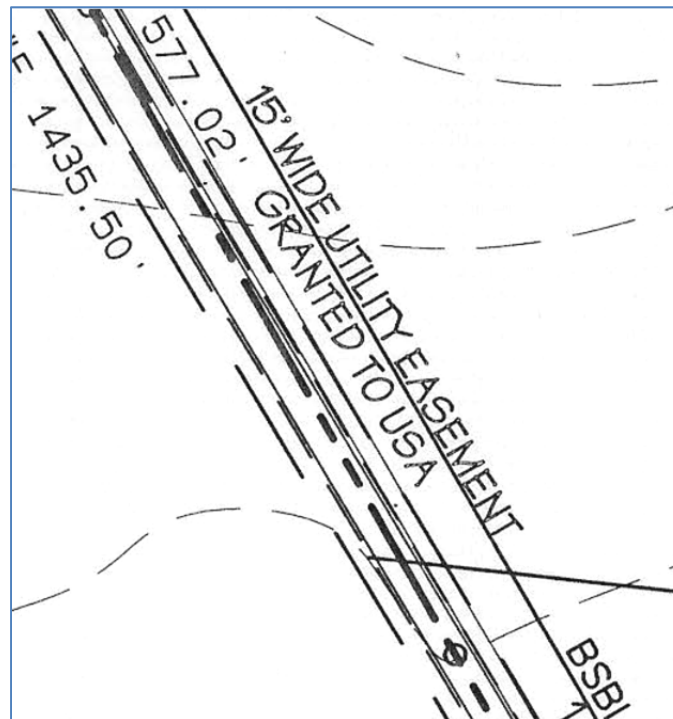
Page: 4

Re: Final Subdivision - Jacob C. & Sadie S. Fisher

# Honey Brook Township - SD-05-19-15897

4. The plan incorrectly identifies the UPI-Uniform Parcel Identifier number of the site as 22-6-41.1 rather than 22-3-46. This should be corrected by the applicant. The Chester County Recorder of Deeds Office requires that the correct UPI numbers be identified on all subdivision and land development plans submitted for recording.
5. 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 Department of Open Space Preservation (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. The applicant should clarify the terms of the easement and verify that the proposed subdivision is permitted by the easement.

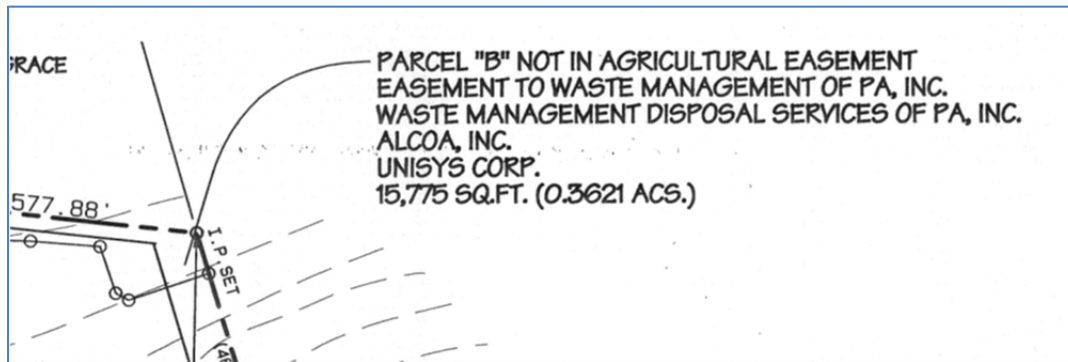
Additionally, the plan notes a "15' WIDE UTILITY EASEMENT GRANTED TO USA"; the applicant should clarify the area and intent of this easement, and verify that that the proposed subdivision is permitted by the easement as well (see the detail below).



*Detail of Easement on Jacob C. & Sadie S. Fisher  
Final Subdivision Plan*

Page: 5  
Re: Final Subdivision - Jacob C. & Sadie S. Fisher  
# Honey Brook Township - SD-05-19-15897

Another note on the plan refers to an "EASEMENT TO WASTE MANAGEMENT OF PA., INC. ALCOA, INC." The applicant should also clarify that the proposed subdivision is permitted by the easement as well (see the detail below).



*Detail of Easement on Jacob C. & Sadie S. Fisher  
Final Subdivision Plan*

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

Wes Bruckno, AICP  
Senior Review Planner

cc: Concord Land Planners and Surveyors, Inc.  
Jacob C. and Sadie S. Fisher  
Jonas K. and Anna S. Fisher  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Department of Open Space Preservation



# 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

May 29, 2019

Michael O'Brien, Executive Assistant  
Kennett Township  
801 Burrows Run Road  
Chadds Ford, PA 19317

Re: Preliminary Land Development - Smith Property  
# Kennett Township - LD-05-19-15889

Dear O'Brien:

A preliminary land development plan entitled "Smith Property", prepared by DL Howell & Associates, Inc., and dated April 30, 2019, was received by this office on May 6, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

### **PROJECT SUMMARY:**

Location:	on the south side of Rosedale Road, west of McFarlan Road
Site Acreage:	21.24
Lots/Units:	72 units
Proposed Land Use:	Single Family Residential
New Parking Spaces:	30
Municipal Land Use Plan Designation:	Planned Neighborhood
UPI#:	62-4-216.3, 62-4-216, 62-4-216.1

### **PROPOSAL:**

The applicant proposes the construction of 72 residential units, and 30 guest parking spaces on a 21.24 acres site. The project site, which will be served by public water and public sewer, is located in the R-4 Residential zoning district.

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

### **BACKGROUND:**

1. The Chester County Planning Commission has previously reviewed a sketch land development proposal for this site. That review, CCPC# LD-08-18-15572, dated September 17, 2018, which addressed the construction of a 76 single-family residential units, with 48 guest parking spaces on a 21.24 acre site. The County Planning Commission also received a proposed zoning ordinance amendment application associated with that submission. The zoning ordinance amendment review, CCPC # ZA-08-18-15569 dated September 17, 2018, was addressed in a separate letter. In December the County Planning Commission reviewed another zoning ordinance amendment related to this site, that review, ZA-11-18-15670 dated December 3, 2018, proposed a by-right "Alternate Flexible Development Option for Single-Family Detached Dwellings in the R-4 Residential Zoning District". Our records indicate that the Township adopted this ordinance amendment on December 19, 2018.

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

#### **WATERSHEDS:**

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

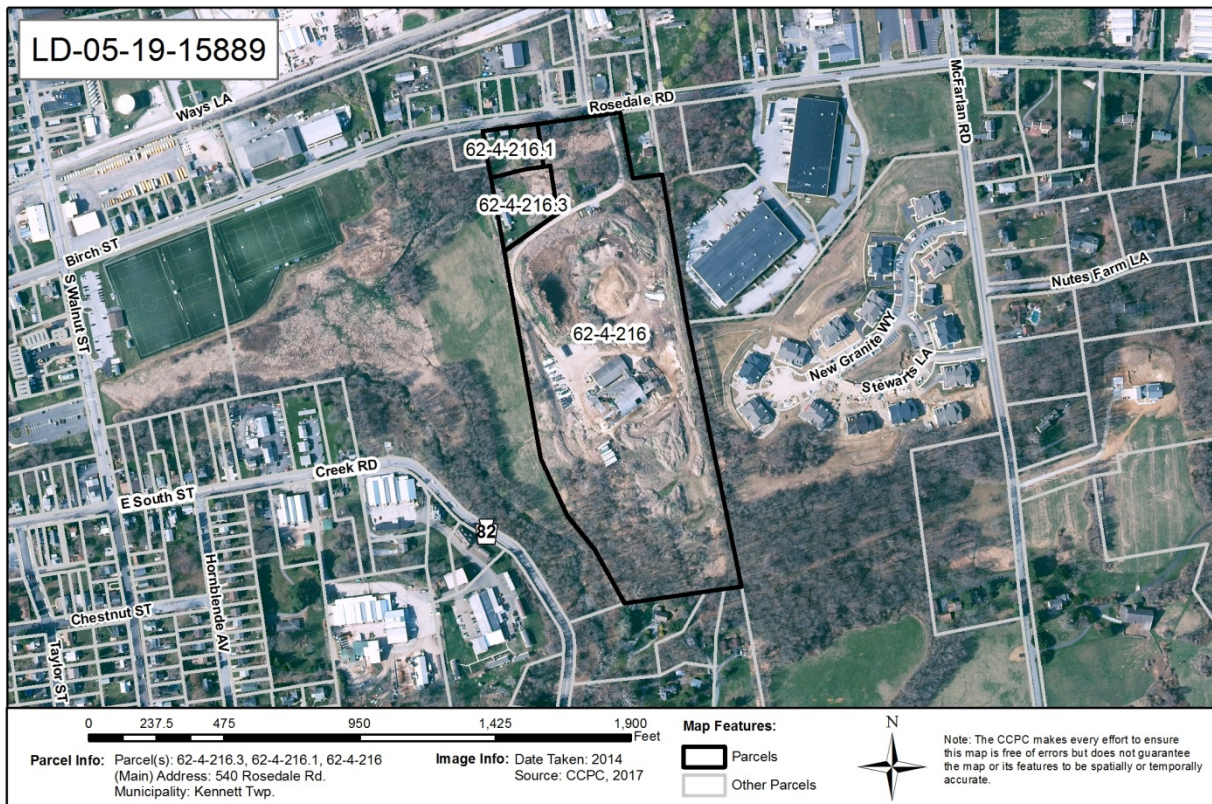
The project site discharges to an unnamed tributary of the East Branch Red Clay Creek. It is listed by PA Department of Environmental Protection as "impaired" due to siltation and organic enrichment (low dissolved oxygen) and subject to the Christina Basin Total Maximum Daily Loads (TMDL) for sediment and nutrients. This requires Kennett Township to prepare and implement measures to reduce these pollutants from runoff to the stream to comply with its NPDES MS4 permit. To assist the municipality in meeting its pollution reduction requirements, all reasonable measures should be encouraged within the site design to reduce any existing pollutant loadings from the existing site, and to avoid any increase in these pollutant loadings during and after completion of the development.

#### **PRIMARY ISSUES:**

4. As stated in our previous review, this development could offer the Township and applicant an opportunity to create affordable housing. Two of the primary objectives of the LIVE goal of *Landscapes3* relate to providing such housing. We encourage the Township and the applicant to offer some of the proposed units as "work force housing".



5. The site plan depicts the location of two small wetlands, which were delineated in April, 2016. It appears these will be graded over by the planned development. Review of aerial imagery indicates reduced hydrology to these wetlands (i.e., reduced footprint) consistent with lower precipitation conditions in 2017. This variation and their location near the toe of a slope indicate likely groundwater hydrology. The extreme excess precipitation of 2018 likely resulted in re-expansion of the wetlands, as was experienced in many locations across Chester County. While these small wetlands can be graded into the landscape of new development, future excessive precipitation conditions can increase groundwater and saturation levels causing such former seeps, springs and surface wetlands to re-appear. Thus, consideration of the potential impacts of future high groundwater saturation on the proposed built features in these 2 locations maybe helpful in avoiding future problems for the property owners:
  - a. Lot 24 - consideration of a foundation drainage system (sump or French drain) or foundation water proofing may be warranted. Also avoiding discharge from roof drains at this location on the lot maybe warranted.
  - b. Lots 46-47 – consideration of using driveway and roadway foundation suitable to survive potential future saturated subgrade conditions without collapse or pothole formation may be warranted.
  - c. Ensure that the applicant adheres to any relevant wetland protection standards outlined in the Township’s Natural Resource Protection Standards.
6. The state designated protected uses for the onsite tributary are Trout Stocking (TSF) and Migratory Fishes (MF).
  - a. To avoid impacts and impairments to instream habitat, please ensure that culvert outlets for the access road crossings are embedded into the natural streambed at sufficient depth to allow for the passage of aquatic organisms. This will ensure ecological continuity through the length of this tributary from the East Branch Red Clay Creek into the wetland, and will allow for the upstream passage of fish and amphibian species.
  - b. Please consider the installation of culverts that can pass volumes of sufficient capacity to dissipate outlet flow energy, increase the ease of aquatic organism passage, and lower the risk of stream bed scour, culvert blockages, and overtopping events.
7. The plan indicates an on-lot water well and septic system apparently from a former residence. The proposed subdivision is intended to be served by public water provided by Chester Water Authority. Please ensure that:
  - a. all subsurface components of the septic system have been removed.
  - b. if the water well is no longer to be used, that it will be properly closed and abandoned in compliance with Chester County Health Department regulations.
8. As suggested in our previous review, a central green space could be created to serve the entire community by reorienting some of the units sited inside the main loop road. The applicant and the Township should consider the advantages of revising the layout of the dwellings.



9. The O&M Plan should clearly define the entity responsible for long-term operation, maintenance, and inspection of stormwater infrastructure. Requirements for the frequency of inspections should be detailed in this plan at intervals that would ensure they maintain their designed functions.
  - a. Inspection and maintenance of all outfall areas should be specifically included in the O&M plan to avoid erosion at the point of discharge from the energy dissipater to the ground surface.
  - b. Inspection and repair of the retaining walls and potential erosion developing at the end corners of the walls should be included.
10. All stormwater discharges from the site are directed into Basin 1, which overflows into Basin 2. Stormwater from Basin 2 then discharges into a delineated wetland adjacent to the unnamed tributary to East Branch Red Clay Creek. Please ensure that all measures have been included in the design as needed to avoid long-term impacts to the wetland from flow velocity and erosion. For example:
  - a. Additional energy dissipation at the Basin 2 outlet to further reduce flow velocity, and spread the discharge across a broader area could further reduce erosive forces once flow reaches the wetland surface.
  - b. The O&M plan should include inspection and repair of erosion from this outfall.
  - c. Use of BMPs for infiltration of roof runoff could further reduce the volume discharged to the wetland.

11. Cumulative direct overflow of summer stormwater runoff from the entire planned development impervious area through the basins into one outlet can cause significant thermal degradation to the receiving wetland and stream.
  - a. Please ensure that the retention capacity and infiltrate rates within the planned basins are sufficient to capture and infiltrate runoff from heavy summer downpours to reduce the likelihood of thermal degradation.
  - b. Consideration of additional dispersed locations of stormwater discharges may also reduce this impact, such as BMPs to absorb runoff from roofs to minimize thermal volume carried to the single basin outlet.
12. It appears from the plan that runoff from the proposed home sites on the western side of the property (#'s 27-49) will not be captured by any stormwater system. These proposed sites drain directly into the East Branch Red Clay Creek. Steep slopes behind these houses increase the risk of accelerating stormwater runoff causing sheet and rill erosion on the disturbed soils, particularly around the ends of the planned retention walls.
  - a. The O&M plan should include inspection and maintenance of these slopes and retaining walls to prevent future erosion, sediment loads to the stream, and deterioration of the integrity of the retaining wall system.
  - b. Establishment of shrub species at the toe of this slope should be considered to further stabilize soils and to increase sediment trapping of stormwater prior to entering the riparian area.
  - c. If feasible, BMPs should be considered to capture runoff from these lots to minimize flow down the steep slopes and onto the walls.
13. We recommend that sidewalks be constructed across the entire Rosedale Road frontage and on both sides of all streets. This will improve pedestrian circulation and has a precedent elsewhere in the Township. The cul-de-sac portion of the development has no brick paver trail and associated amenities; consideration should be given to extending this trail throughout the community and adding additional connections to the sidewalk network.
14. We acknowledge that the design has been revised to vary the front setbacks of the dwelling units as suggested in our previous review.
15. The plan should indicate whether a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.

16. As suggested in our previous review the Township and the applicant should consider the need to accommodate rear decks. Many of the proposed units back directly onto the tract setback line, which would preclude the construction of decks unless a zoning variance was granted. The need for accessory storage structures should also be considered in the homeowners' document, and in the final land development plan.



*Detail of sheet #2 of the plan*

17. The applicant should consider another paving material for the trails that encircle the stormwater basins; woodchips are not durable.

#### ADMINISTRATIVE ISSUES:

18. The Offer of Dedication shown on the cover sheet of the plan contains language related to ownership and agreement to the subdivision shown on the submitted plan. This statement should be listed under an appropriate heading and include the signatures of the owners when the final plan is submitted to the Township. A statement related to the Offer of Dedication of additional right-of-way on Rosedale Road, and future ownership of the roads shown on the plan should be shown on the cover sheet of the final plan.
19. The development site is composed of three individual tax parcels, if it is the applicant's intent to combine these parcels, we suggest that a separate subdivision sheet be included in the plan set with signature blocks for all applicable signatories; this will permit the parcels to be consolidated independently from the residential development portion of the submission if there are any delays in the approval of the land development.
20. 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.
21. The Township's emergency service providers should be requested to review the plan to ensure that emergency vehicles will be able to safely navigate the proposed development and verify the design and location of all emergency service equipment proposed.



Page: 7  
Re: Preliminary Land Development - Smith Property  
# Kennett Township - LD-05-19-15889

22. 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.
23. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: David C. & Sally Jane Smith  
DL Howell & Associates, Inc.  
Chester County Conservation District  
Chester County Water Resources Authority



# 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

May 1, 2019

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

Re: Final Subdivision - Frank Corrado  
# Kennett Township - SD-04-19-15870

Dear Ms. Moore:

A final subdivision plan entitled "Frank Corrado", prepared by Regester Associates, Inc., and dated March 27, 2019, was received by this office on April 12, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

### **PROJECT SUMMARY:**

Location:	north side of Old Kennett Road and east side of Creek Road
Site Acreage:	8.32
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	RR-Rural Residential
UPI#:	62-4-337, 62-4-336

### **PROPOSAL:**

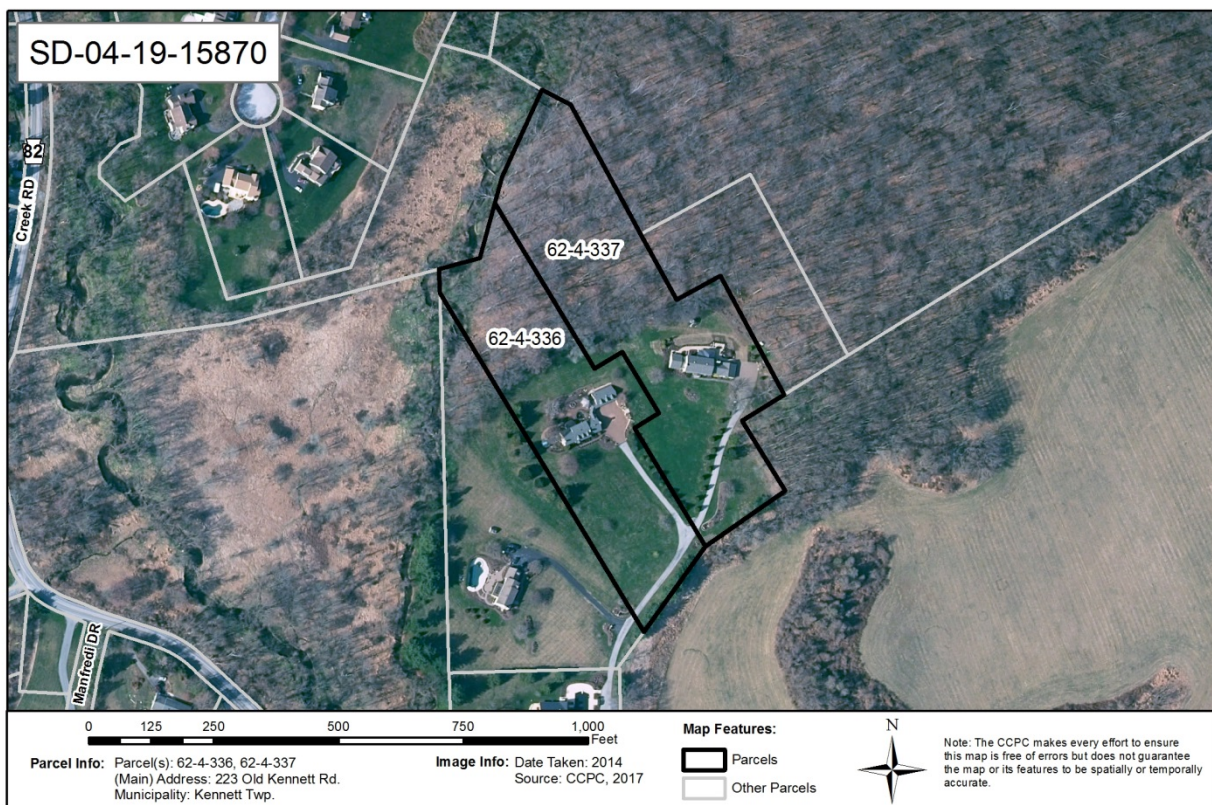
The applicant proposes swapping an even amount of land between 2 existing lots. The project site is located in the R-2 Residential zoning district. No new sewage disposal or water supply is proposed.

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

## COUNTY POLICY:

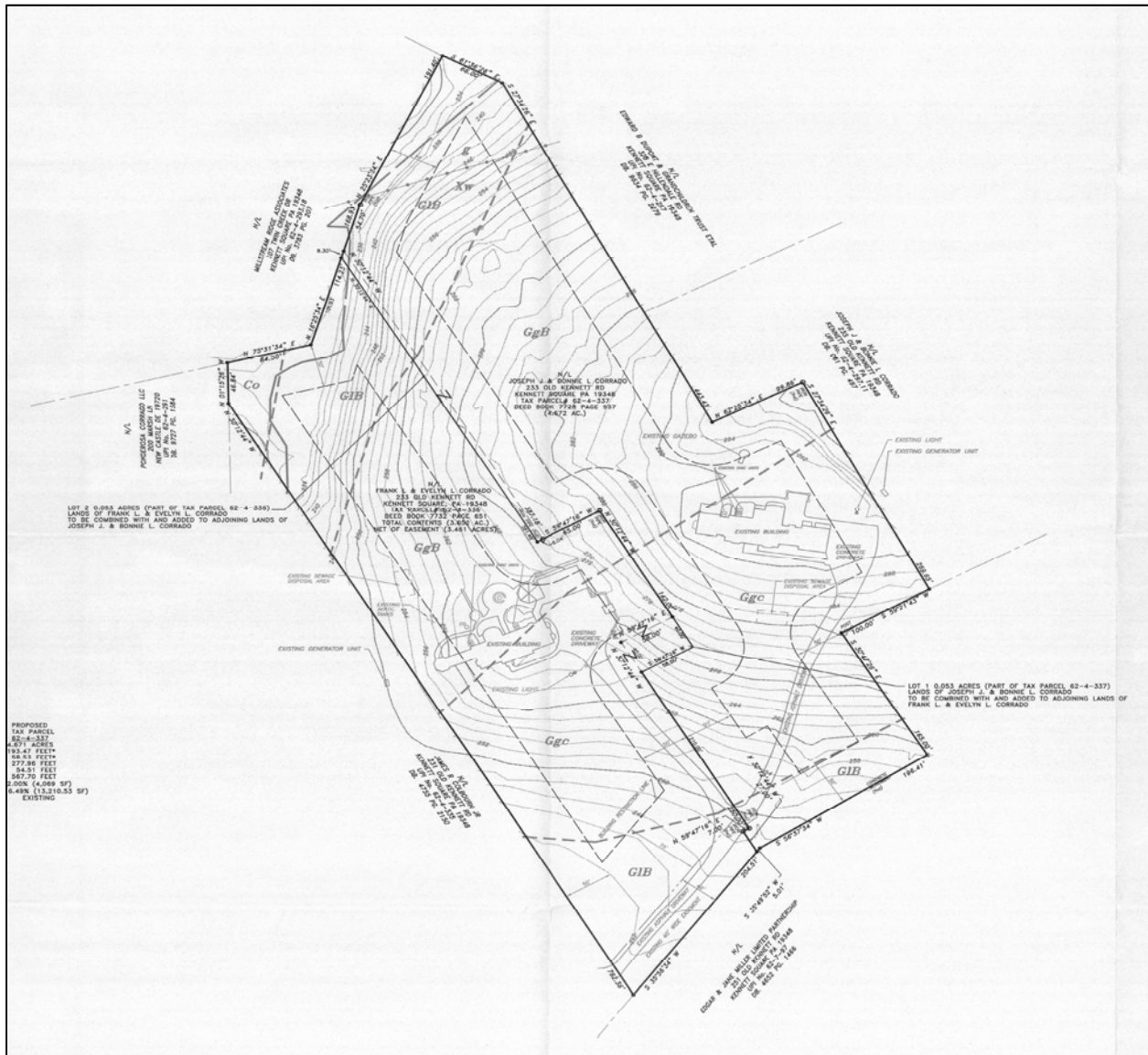
### LANDSCAPES:

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



## ADMINISTRATIVE ISSUES:

2. The applicant is requesting several waivers from the provisions Township Subdivision and Land Development Ordinance. The reference in General Note #10 is not complete, so the extent of this waiver request is unclear. This request should be clarified. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.



Detail of sheet #1 of the subdivision plan

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




Page: 4

Re: Final Subdivision - Frank Corrado

# Kennett Township - SD-04-19-15870

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Joseph J. & Bonnie L. Corrado  
Frank L. Corrado  
Reger Associates, Inc.



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

May 17, 2019

Michael O'Brien, Executive Assistant  
Kennett Township  
801 Burrows Run Road  
Chadds Ford, PA 19317

Re: Final Subdivision - Roger Summers  
# Kennett Township - SD-05-19-15891

Dear O'Brien:

A final subdivision plan entitled "Roger Summers", prepared by Regester Associates, Inc. and dated April 5, 2019, was received by this office on May 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:	North side of Rosedale Road, west of McFarlan Road
Site Acreage:	2.46 acres
Lots:	1 lot
Proposed Land Use:	Commercial
Municipal Land Use Plan Designation:	A/I Specialized Ag & Industry
UPI#:	62-4-96, 62-4-78

### **PROPOSAL:**

The applicant proposes merging two lots into one lot. The site, which is served by on-site water and public sewer facilities, is located in the Kennett Township R-2 Residential zoning district. No development is proposed by this subdivision.

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

**COUNTY POLICY:**

**LANDSCAPES:**

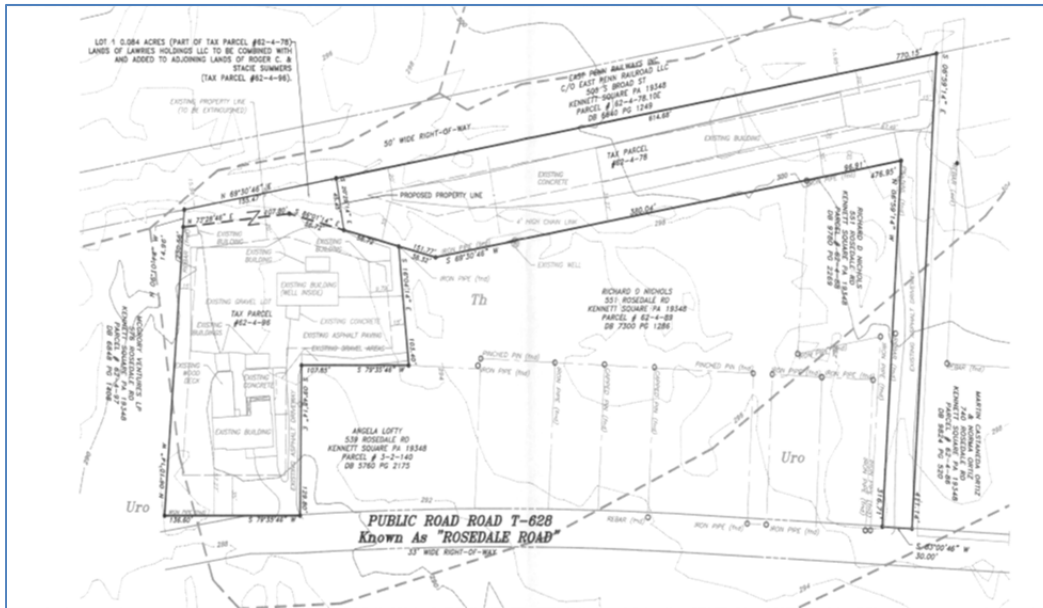
1. The site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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

**COMMENT:**

2. Although the Chester County Planning Commission has no planning-related comments on this plan, the Township may wish to ask the applicant to clarify the water supply situation on the tract; the plan shows an existing building with a well “located inside” and another building without any indication regarding its water supply. Another “existing well” is located on a lot line. The buildings that these wells supply should be more clearly-identified.



Page: 3  
Re: Final Subdivision - Roger Summers  
# Kennett Township - SD-05-19-15891



***Detail of Roger Summers  
Final Subdivision Plan***

**ADMINISTRATIVE ISSUE:**

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

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

Sincerely,

*Wes Bruckno*

Wes Bruckno, AICP  
Senior Review Planner

cc: Regester Associates, Inc.  
Lawries Holdings, LLC  
Roger C, Summers  
Chester County Health Department





# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

May 22, 2019

Michael O'Brien, Executive Assistant  
Kennett Township  
801 Burrows Run Road  
Chadds Ford, PA 19317

Re: Final Subdivision - Lands of Charles Frick Jr.  
# Kennett Township - SD-05-19-15910

Dear Mr. O'Brien:

A final subdivision plan entitled "Lands of Charles Frick Jr.", prepared by Gilmore & Associates, Inc., and dated May 8, 2019, was received by this office on May 13, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

### **PROJECT SUMMARY:**

Location:	on the north side of East Hillendale Road and the west side of Kennett Pike
Site Acreage:	4.34
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural Residential
UPI#:	62-2-41

### **PROPOSAL:**

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

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

**COUNTY POLICY:**

**LANDSCAPES:**

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



**PRIMARY ISSUES:**

2. The plan does not indicate whether proposed lot 1A will have public road access to Route 52 or Hillendale Road. If road access to Route 52 is used, an access easement across proposed lot 1B should be shown on the plan and incorporated into the deeds of both parcels. We acknowledge the offer of dedication of additional right-of-way on Route 52 and Hillendale Road.
3. The Township should determine if the building to be removed meets the requirements to be considered a historic structure in Kennett Township, if so then the Township's Historic Resources provisions should be followed.



### *Detail of the proposed subdivision*

4. The plan does not indicate the proposed locations of either wells and/or sewage absorption areas. This plan should not be approved until both these features are shown on the plan. This information is necessary to verify that the proposed lot will have proper water supply and sewage disposal, and to demonstrate that minimum isolation distances between wells, sewage absorption areas and/or other features can be achieved.

Page: 4  
Re: Final Subdivision - Lands of Charles Frick Jr.  
# Kennett Township - SD-05-19-15910

ADMINISTRATIVE ISSUES:

5. The applicant is requesting eleven (11) waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
6. 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 Kennett Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Charles J. & Linda B. Frick, Jr.  
Gilmore & Associates, Inc.  
Chester County Health Department





# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

May 10, 2019

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

Re: Final Subdivision - Robert R. and Dawn Smullen  
# Lower Oxford Township - SD-04-19-15887

Dear Ms. Dugan:

A final subdivision plan entitled "Robert R. and Dawn Smullen", prepared by Concord Land Planners and Surveyors, Inc., and dated April 12, 2019, was received by this office on April 30, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

### **PROJECT SUMMARY:**

Location:	west side of Scroggy Road, north of Street Road
Site Acreage:	40.62
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Agricultural
UPI#:	56-3-39

### **PROPOSAL:**

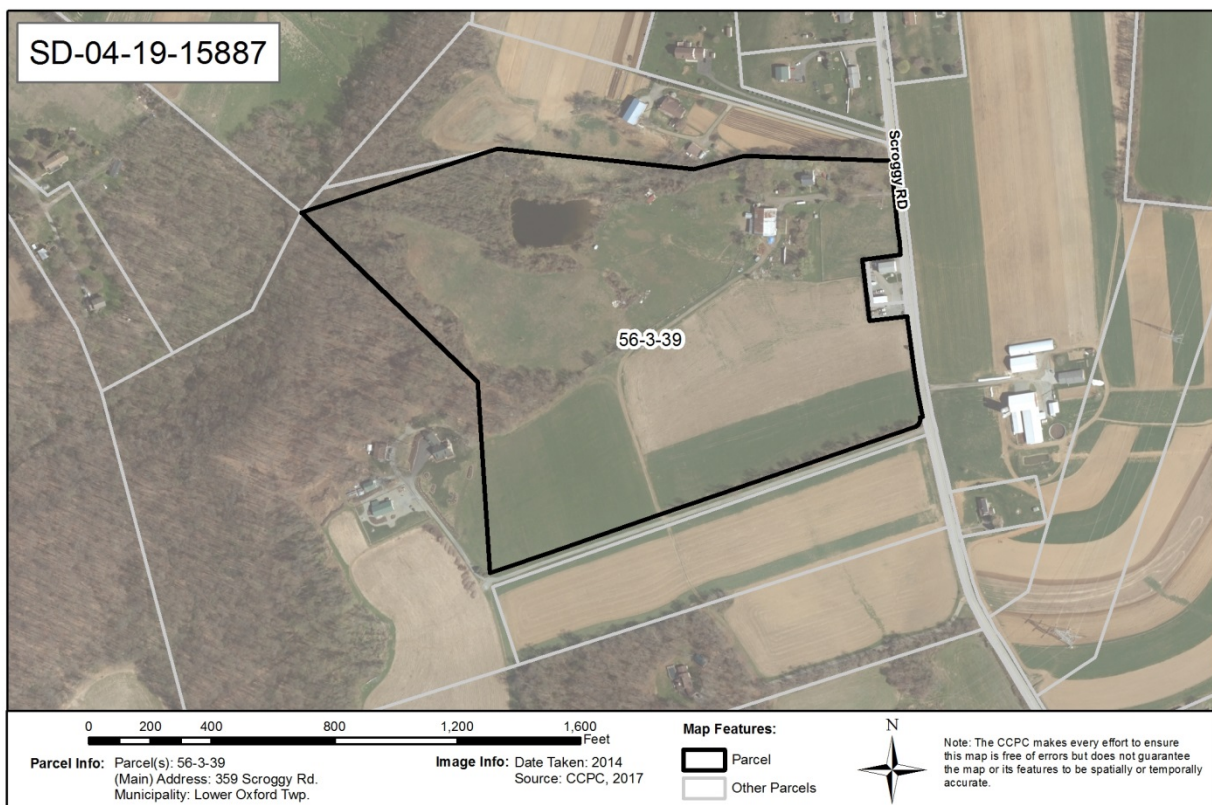
The applicant proposes the creation of 2 lots. The project site, which will be served by onsite water and onsite sewer is located in the R-1 zoning district.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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

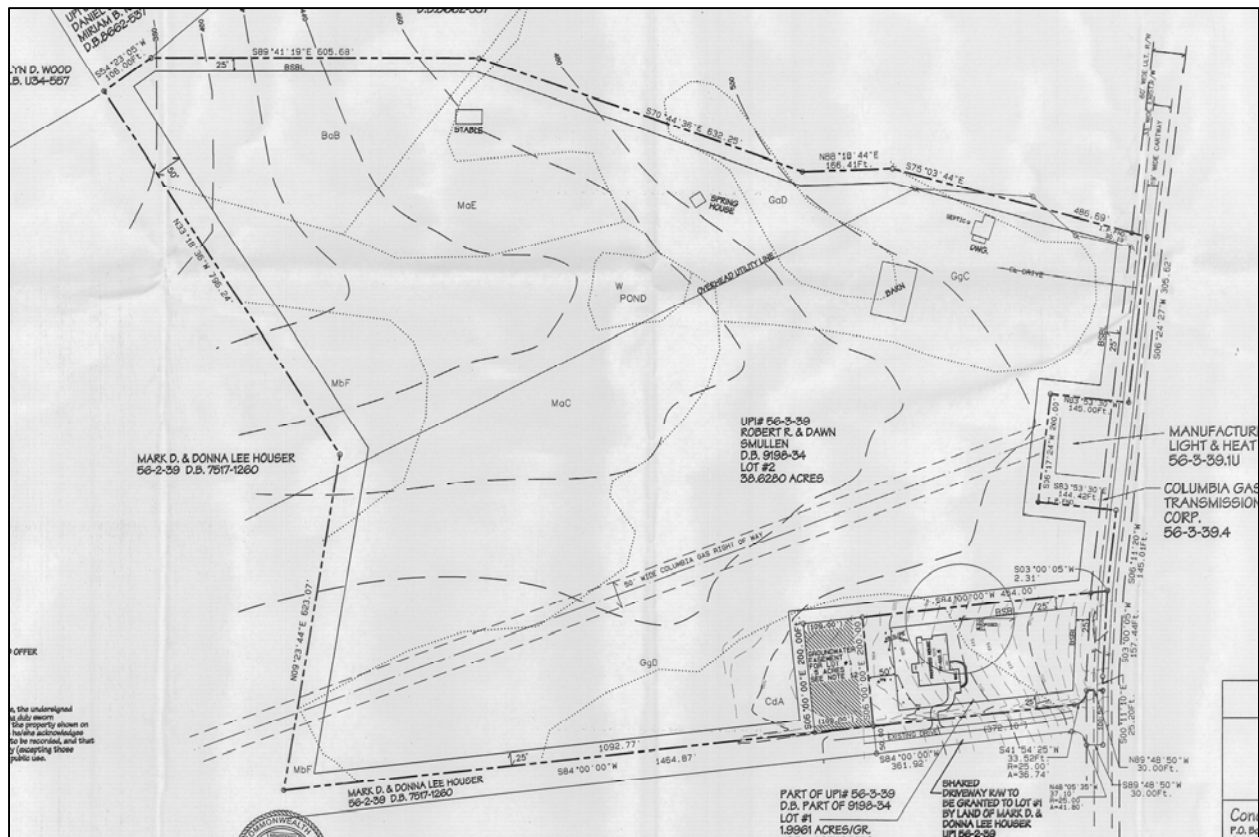


**PRIMARY ISSUES:**

2. Details of the location, maintenance and use restrictions associated with the shared driveway right-of-way should be incorporated into the deeds of both parcels.

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](http://www.chesco.org/256/Act-319---Clean-Green).
4. 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.
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.



Detail of sheet #1 of the plan

Page: 4

Re: Final Subdivision - Robert R. and Dawn Smullen

# Lower Oxford Township - SD-04-19-15887

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Robert R. & Dawn Smullen  
Concord Land Planners and Surveyors, Inc.  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District  
Chester County Assessment Office





# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

May 10, 2019

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

Re: Final Subdivision - Oxford Area Sewer Authority  
# Lower Oxford Township - SD-05-19-15888

Dear Ms. Dugan:

A final subdivision plan entitled "Oxford Area Sewer Authority", prepared by Concord Land Planners and Surveyors, Inc., and dated March 27, 2019, was received by this office on April 30, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

### **PROJECT SUMMARY:**

Location:	at the intersection of Lower Oxford Township, Oxford Borough and East Nottingham Townships
Site Acreage:	104.80
Lots/Units:	3 lots
Proposed Land Use:	Utility
Municipal Land Use Plan Designation:	Commerce/Suburban
UPI#:	6-2A-1-E, 56-9-39-E, 6-2A-3-E

### **PROPOSAL:**

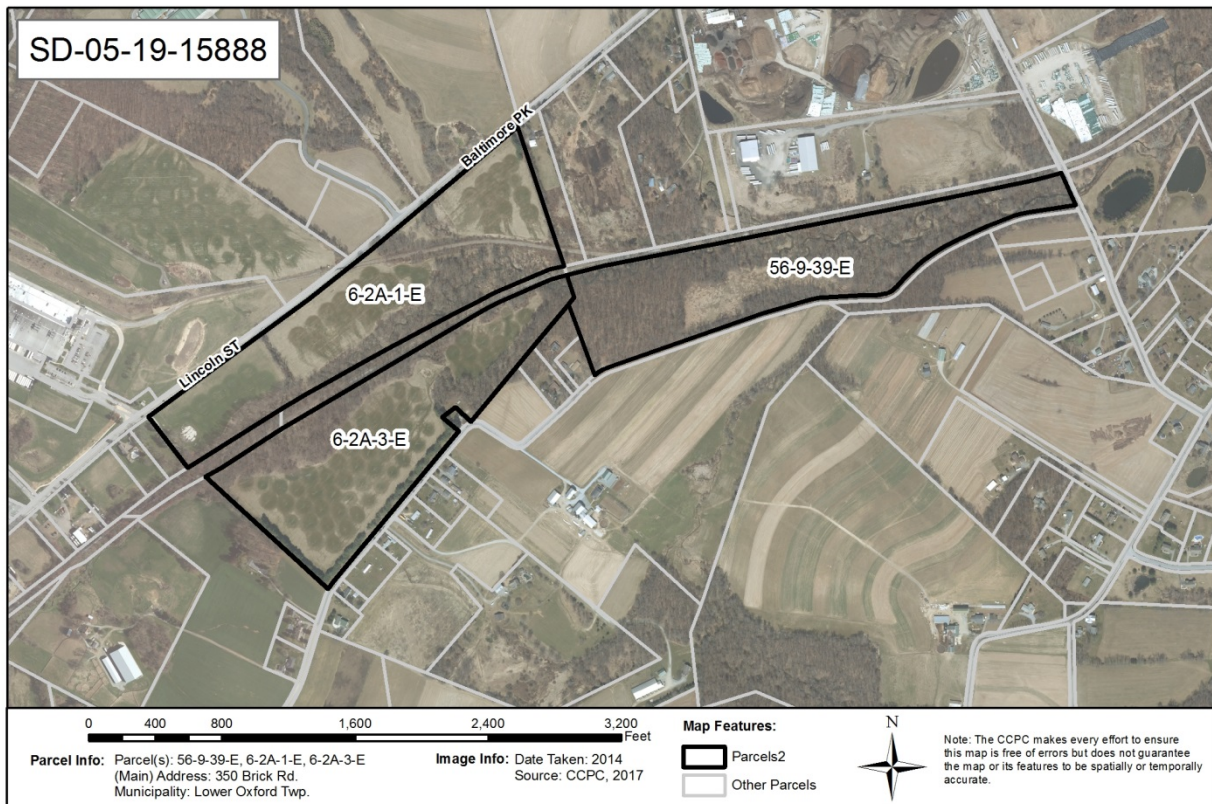
The applicant proposes the deed separation of 3 existing lots. The project site located in Lower Oxford Township is in the R-2 zoning district, the portion in Oxford Borough is located in the I-Industrial zoning district and the portion in East Nottingham Township is located in the R-2 Residential zoning district.

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

**COUNTY POLICY:**

**LANDSCAPES:**

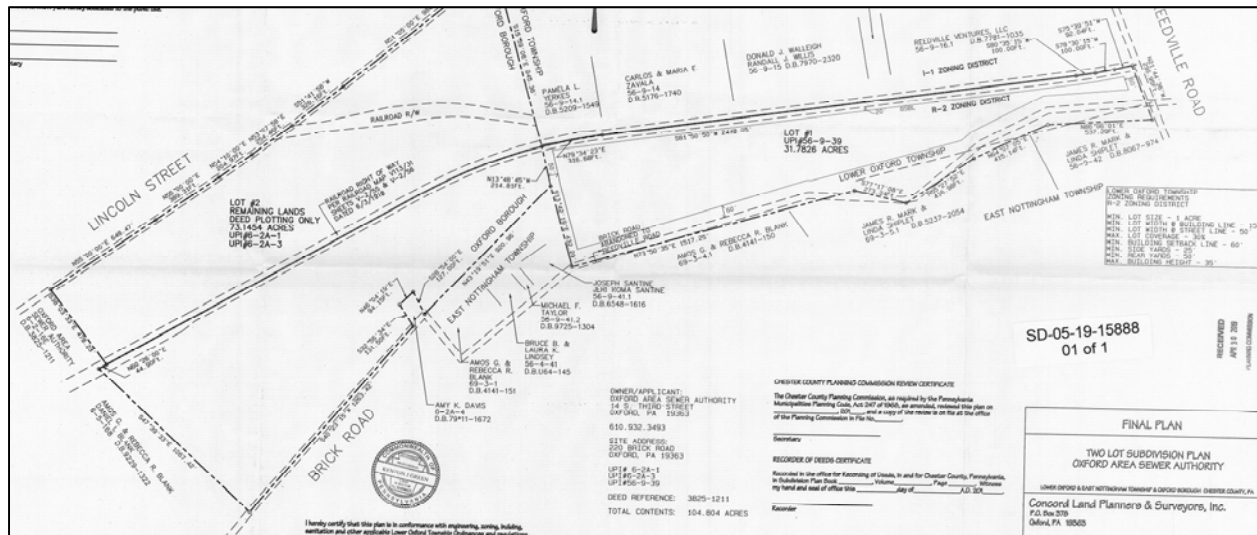
1. The project site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium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



**ADMINISTRATIVE ISSUES:**

2. We have no comments on the design of this subdivision plan. A minimum of four (4) of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 3  
Re: Final Subdivision - Oxford Area Sewer Authority  
# Lower Oxford Township - SD-05-19-15888



*Detail of the subdivision plan*

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

Sincerely,

Glenn Bentley  
Senior Review Planner

cc: Oxford Area Sewer Authority  
Brian Hoover, Manager Oxford Borough  
PJ Scheese, Zoning Officer East Nottingham Township  
Concord Land Planners and Surveyors, Inc.



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

May 2, 2019

Dennis Rittenhouse, Manager  
Spring City Borough  
6 S. Church Street  
Spring City, PA 19475

Re: Preliminary Subdivision - Spring Hill Village  
# Spring City Borough - SD-04-19-15863

Dear Mr. Rittenhouse:

A preliminary subdivision plan entitled "Spring Hill Village", prepared by Bursich Associates, Inc., and dated March 21, 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:	the northeast corner of South Wall Street and Hunsberger Road
Site Acreage:	39.83
Lots/Units:	174 units
Proposed Land Use:	Townhouse, Twin, Single Family Residential
New Parking Spaces:	64
Municipal Land Use Plan Designation:	MDR-Medium Density Residential
UPI#:	14-7-70

### **PROPOSAL:**

The applicant proposes the creation of 174 residential lots, and 64 parking spaces utilizing the provisions of the Mixed Residential Community overlay district. The project site, which will be served by public water and public sewer, is located in the R-1, R-2, R-3, PN & MRC Overlay zoning districts.

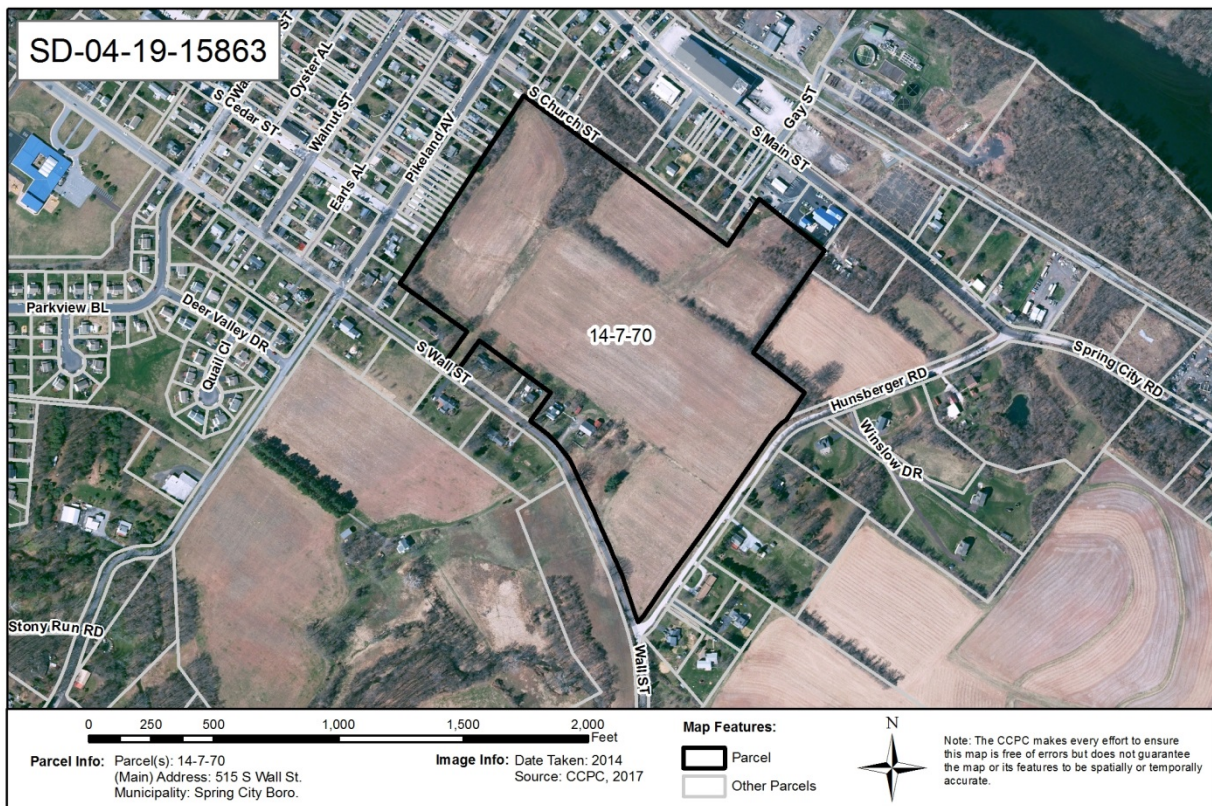
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Borough issues should be resolved before action is taken on this subdivision plan.



## COUNTY POLICY:

### LANDSCAPES:

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



### WATERSHEDS:

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

PRIMARY ISSUES:

3. The proposed subdivision is crossed by a natural gas transmission pipeline operated by Texas Eastern. The applicant should contact the pipeline operator to ensure that the application does not result in any encroachments into the pipeline right-of-way. It is recommended that the plan include the field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page:  
[www.chescoplanning.org/pic/introduction.cfm](http://www.chescoplanning.org/pic/introduction.cfm).

Because the proposed development would result in on-site population that is located within a 1,000 feet or less of the transmission pipeline, the application should include verification that:

- (a) The applicant has contacted the pipeline operator(s) and has provided the pipeline operator(s) with documentation detailing the proposed development activity and where the activity is to take place;
- (b) The applicant has made sufficient access to the pipeline available to the pipeline operator(s) for routine maintenance and emergency operations in conjunction with existing easements; and
- (c) The pipeline operator(s) has reviewed the documents for compatibility with continued or proposed safe operation of the transmission pipeline(s).

We recommend that any habitable development be set back consistent with the guidelines provided in accordance with the "Potential Impact Radius" shown in the graph located at the Chester County Pipeline Information Center:  
[www.chescoplanning.org/pic/introduction.cfm](http://www.chescoplanning.org/pic/introduction.cfm).

We also note that the size and intensity of the proposed development and its proximity to a major transmission pipeline may result in designation or expansion of a High Consequence Area (HCA). PHMSA guidelines require pipeline operators to map HCAs for new pipelines and update existing HCAs. Location within an HCA requires that pipeline operators meet a higher standard of safety. For additional information about the implications of an HCA, see this page on the Chester County Pipeline Information Center: [www.chescoplanning.org/pic/introduction.cfm](http://www.chescoplanning.org/pic/introduction.cfm).

The applicant should verify that the placement of the parking lots within the pipeline right-of-way is consistent with the requirements of the pipeline operator.

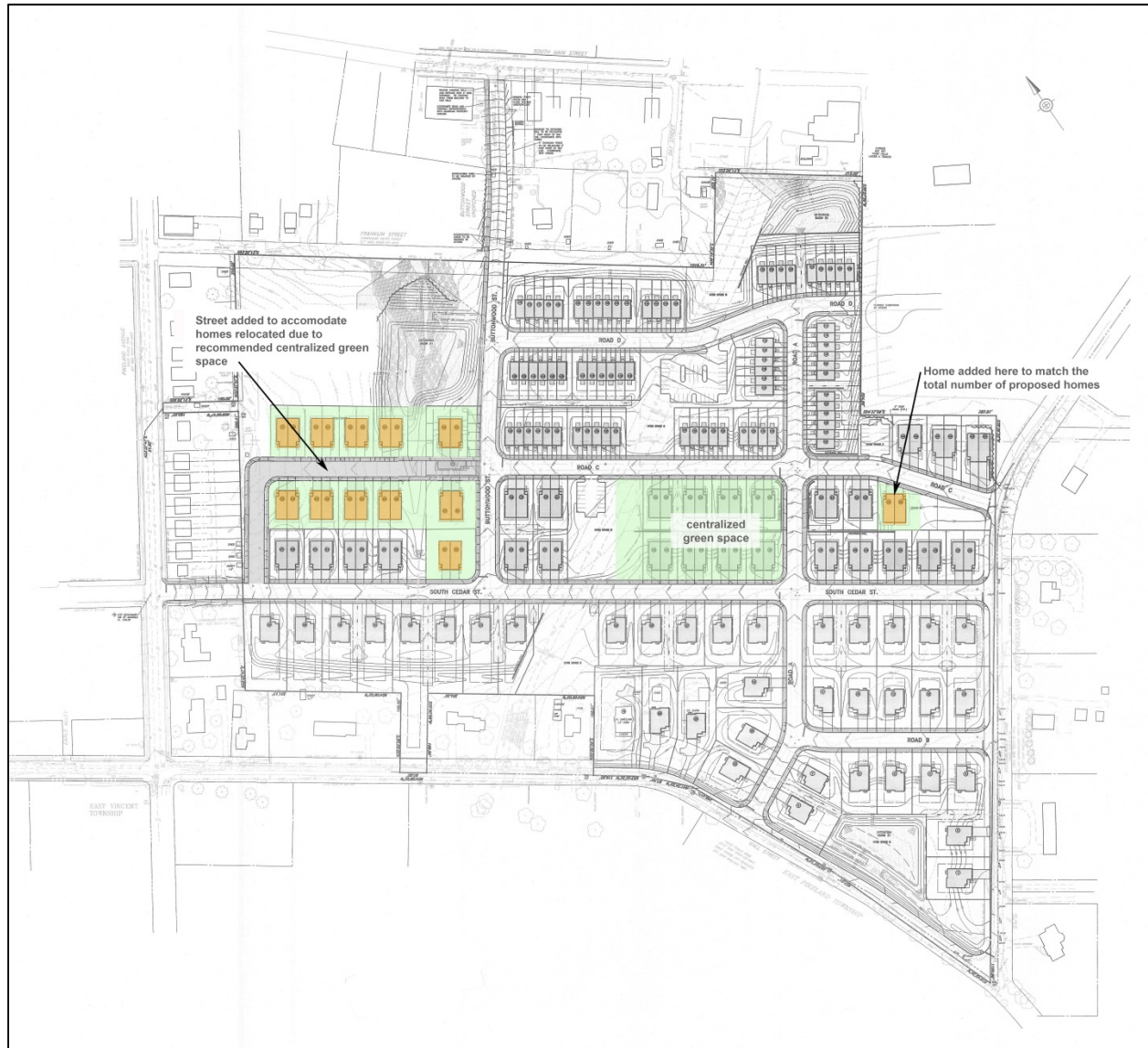
4. With the 128-mile Schuylkill River as its spine, the **Schuylkill River National Heritage Area** includes a wide diversity of historic, recreational, and cultural attractions in Chester County and adjacent counties. *Landscapes3* recognizes the **Schuylkill River National Heritage Area** as a cultural/historic resource. One of the primary goals of *Landscapes3* is to preserve the historic resource and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past.



*Detail of Sheet 2 of the Subdivision Plan*

5. We suggest that the applicant and the Borough consider revising the configuration of the intersection of South Wall Street and Hunsberger Road to create a right angle (90 degree) intersection, which could improve turning movements and sight distances.
6. The Borough and the applicant should consider revising the design to incorporate alleys into lot layout for the Twins and Townhouses. We note that the surrounding development pattern in the southern portion of the Borough features dwellings served by alleys. This configuration would result in a streetscape that is not dominated by garage doors and one that is more appropriate to an urban landscape. With all service functions moved to the alley the dwellings could have front porches and create a more pedestrian friendly environment. Garages could be in separate structures that would have direct access to the alley, creating a more private rear yard area for both the Townhouses and the Twins.
7. The proposed sidewalk network ends at Hunsberger Road, sidewalks should be constructed on the west side of Hunsberger Road. The proposed pedestrian facilities should link to the Schuylkill River Trail and the Borough's sidewalk network.
8. The applicant and the Borough should consider incorporating shared driveways for the single-family residences; this would reduce earth disturbance, impervious coverage, and construction costs.





*Relocated green space*

9. We suggest that the applicant and the Borough consider relocating some of the townhouses to accommodate a centralized green space. An extension of Road C would allow for the relocation of the townhouses as shown in the graphic above.
10. We acknowledge the preservation of the historic dwelling of the farmstead that fronts on South Wall Street. The Borough should determine if the barn and outbuildings are capable of being saved to preserve the historic context of the farmstead on South Wall Street.

#### ADMINISTRATIVE ISSUES:

11. Sheet #8 of the plan indicates that the applicant obtained conditional use approval for this project on May 2, 2016. Prior to granting final plan approval, the Borough should verify that all conditions of approval are incorporated into the final plan. The final plan should accurately note all conditions set as part of the conditional use approval.



Page: 6  
Re: Preliminary Subdivision - Spring Hill Village  
# Spring City Borough - SD-04-19-15863

12. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: [www.chesco.org/256/Act-319---Clean-Green](http://www.chesco.org/256/Act-319---Clean-Green).
13. 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.
14. The applicant is requesting two waivers from the provisions of the Borough Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
15. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds 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 Spring City 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,



Glenn Bentley  
Senior Review Planner

cc: US Home Corporation d.b.a. Lennar  
Robert F. & Larue S. Latshaw  
Bursich Associates, Inc.  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District  
Chester County Assessment Office



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

May 17, 2019

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

Re: Preliminary Land Development - Swedesford Plaza  
# Tredyffrin Township – LD-04-19-15877

Dear Mr. Baumann:

A Preliminary Land Development Plan entitled "Swedesford Plaza", prepared by Bohler Engineering, and dated April 12, 2019, was received by this office on April 17, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

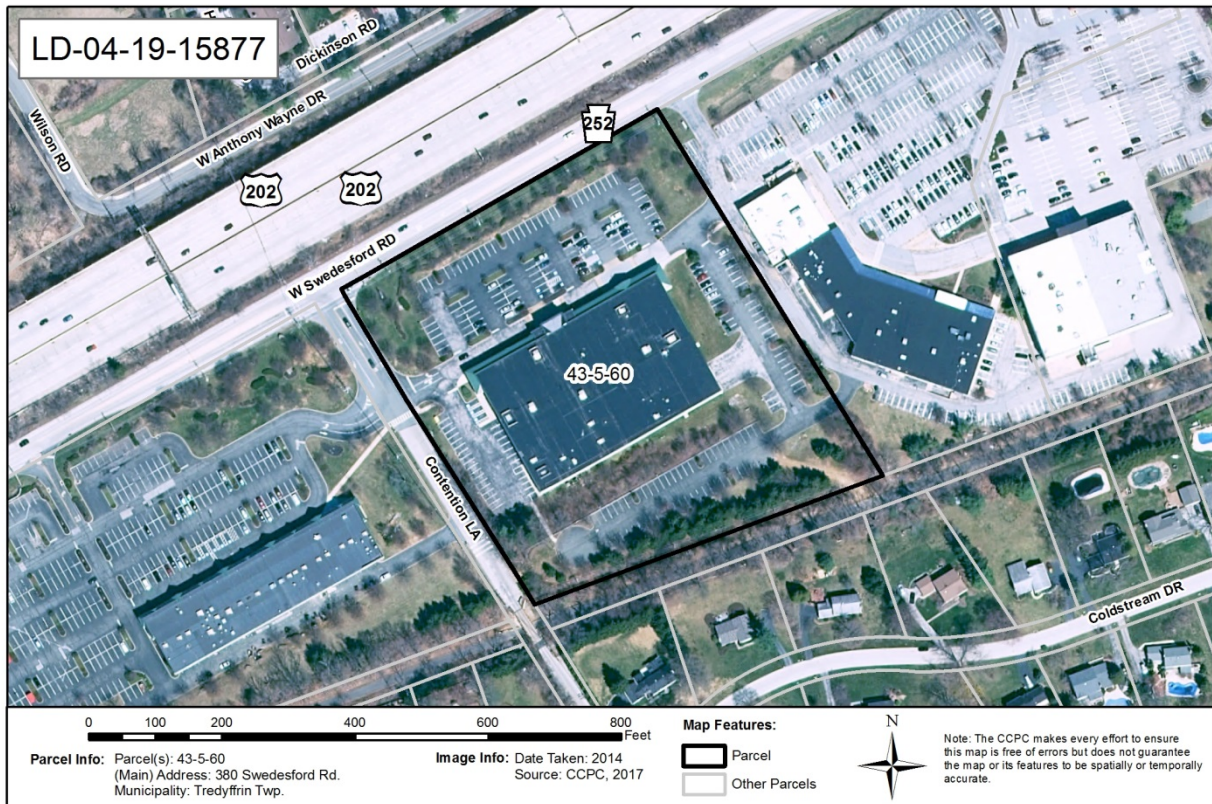
### **PROJECT SUMMARY:**

Location:	the southeast corner of West Swedesford Road and Contention Lane
Site Acreage:	8.60
Proposed Land Use:	250 unit apartment building
New Parking Spaces:	528
Municipal Land Use Plan Designation:	Commercial
UPI#:	43-5-60

### **PROPOSAL:**

The applicant proposes the construction of a four-story 250 unit apartment building and 528 parking spaces (133 surface and 395 parking garage spaces). The existing building on the site will be removed. The project site, which will be served by public water and public sewer, is located in the C2 Commercial zoning district. Floor plans and conceptual building elevations were provided with the plan submission to the County Planning Commission, along with a copy of the Transportation Impact Assessment, prepared by McMahon Associates, Inc., dated June 2018 and updated April 2019.

**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the proposed connection to the Chester Valley Trail discussed in comments #3 and #4, and all Township issues should be resolved before action is taken on this land development plan.



## COUNTY POLICY:

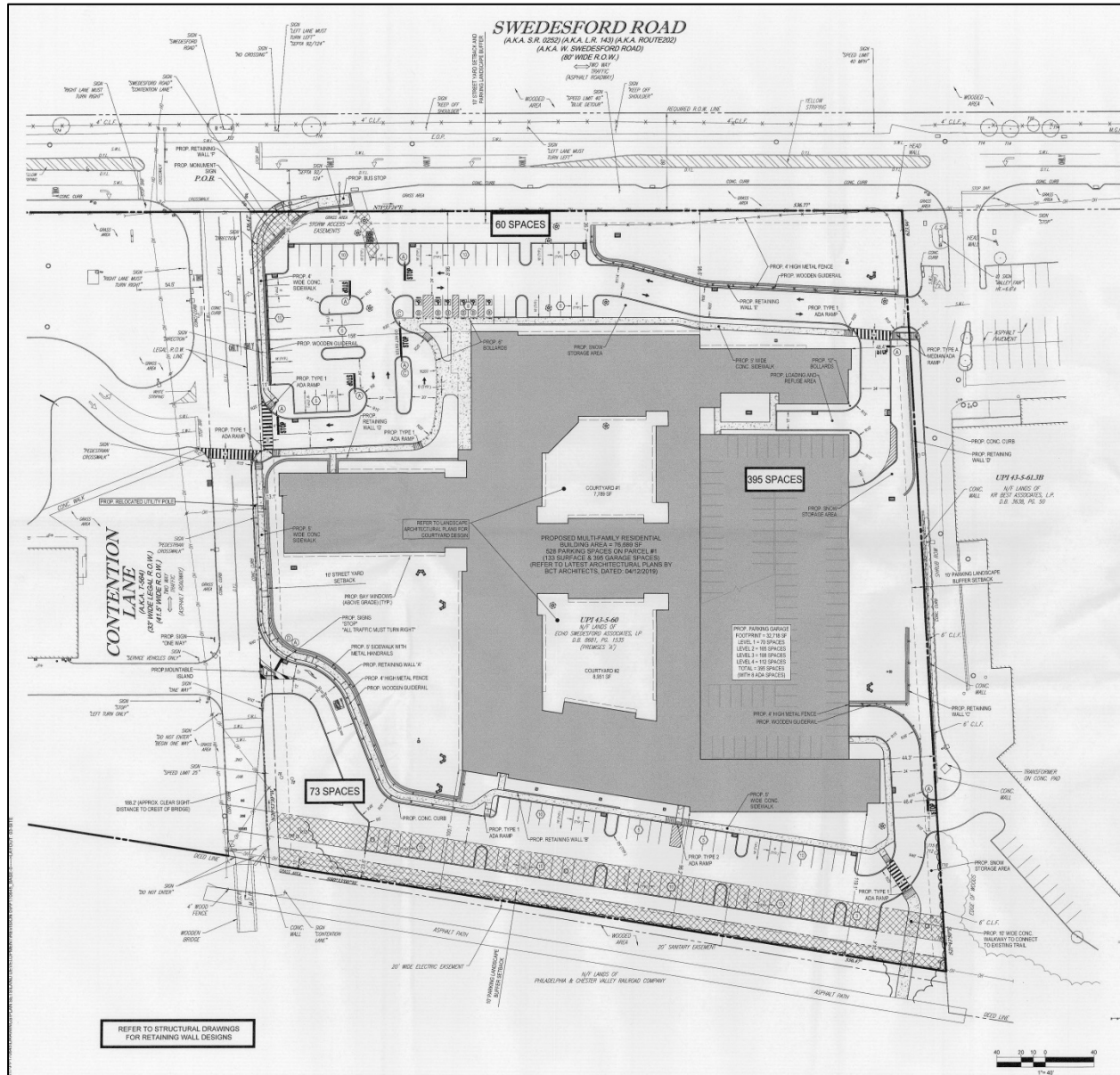
### LANDSCAPES:

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

### WATERSHEDS:

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





Site Plan Detail, Sheet 3: Preliminary Land Development - Swedesford Plaza

## PRIMARY ISSUES:

### Chester Valley Trail:

- The site plan depicts the location of a proposed concrete walkway in the southeast corner of the project site that connects to the Chester Valley Trail. The Township should reserve granting final plan approval until the plan has been reviewed by the Chester County Department of Facilities and Parks (telephone # 610-344-6445). Public access to the Chester Valley Trail is limited within this area of the Township, and it is our understanding that the County Department of Facilities and Parks has observed informal public use of this parcel for access to the Chester Valley Trail. We suggest that the applicant and Township, in consultation with the County Department of Facilities and Parks, consider whether formalized public trail access is feasible from this location as part of this development proposal.



4. Chester County has in place an approval process to allow a connection to the Chester Valley Trail. The applicant should contact the Department of Facilities and Parks to enter into a standard Trail Connection Agreement. This requires the applicant to be responsible for the construction and maintenance of the connecting trail to be constructed within the Chester Valley Trail right-of-way.

Access and Circulation:

5. We acknowledge, and endorse, that sidewalks and crosswalk areas will be provided, which will provide pedestrian access to the adjoining parcels to the east and to the west. However, the applicant is requesting a waiver from Section 181-46.M(1) of the Township Subdivision and Land Development Ordinance (SLDO), pertaining to providing sidewalks along a portion of Swedesford Road (this issue is further discussed in comment #18). We recommend that the applicant provide sidewalks along Swedesford Road to the adjoining parcel to the east. Sidewalks are an essential design element in the **Suburban Landscape**. Additionally, the project site is situated along the Township's Green Routes Pedestrian Network, and Section 181-46.M(1) of the Township SLDO states that sidewalks and/or paths shall be required for all development of properties with frontages on the Green Routes Pedestrian Network.
6. The site plan depicts that a portion of the proposed sidewalk network along Contention Drive, north of the northern driveway entrance, will only be four feet wide. We recommend that this section of sidewalk be five feet wide. PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommends that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: [www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm](http://www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm).
7. The Township's emergency service providers should be requested to review the plan to ensure that emergency vehicles will be able to safely navigate the proposed development when completed. We note that vehicle circulation plans are provided on Sheet 28.
8. The Parking Requirements table on Sheet 3 appears to indicate that a portion of the 625 required parking spaces for the apartment building will be provided on the adjoining parcel to the west (UPI# 43-5-53). The details of any off-site parking arrangements, including the UPI-Uniform Parcel Identifier number of the location of the off-site parking spaces, should be indicated on the final approved plan. The plan should also provide a signature block for the acknowledgement of this parking arrangement by the property owner of the off-site parking facilities, along with specifying the length of time of this off-site parking arrangement.
9. While we acknowledge the Parking Requirements table on Sheet 3 indicates the plan submission provides the minimum number of parking spaces required by the Township Zoning Ordinance, we suggest that the applicant and the Township evaluate the actual anticipated parking demand for this facility, and determine whether the number of proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be installed in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.

10. The applicant and Township should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: [www.chesco.org/documentcenter/view/27029](http://www.chesco.org/documentcenter/view/27029).

Affordable Housing:

11. We suggest that the applicant and Township consider providing a percentage of affordable housing units within the proposed apartment building. “Live” Objective B of ***Landscapes3*** is to accommodate housing at costs accessible to all residents. Additional information on this topic is available online at: [www.chescoplanning.org/Landscapes3/1d1-LiveObj.cfm](http://www.chescoplanning.org/Landscapes3/1d1-LiveObj.cfm).

Design Issues:

12. The Township should verify that the design of the proposed outdoor lighting plan (Sheets 14 through 16) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
13. In its review of the proposed landscaping plan (Sheets 11 and 12), the Township should determine if any additional landscaping/vegetative screening is required between the proposed apartment building and the adjoining non-residential uses to the east and to the west.
14. We acknowledge, and endorse, that designated snow storage areas are provided on the project site.

ADMINISTRATIVE ISSUES:

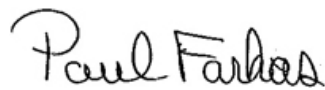
15. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the ***Valley Creek Watershed Act 167 Stormwater Management Plan*** (February 2011). We acknowledge that the design of the proposed stormwater management facilities includes rain gardens. The County Planning Commission endorses the use of innovative stormwater management practices.
16. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County’s High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: [www.chesco.org/DocumentCenter/View/17339](http://www.chesco.org/DocumentCenter/View/17339).
17. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.

Page: 6  
Re: Preliminary Land Development - Swedesford Plaza  
# Tredyffrin Township – LD-04-19-15877

18. The applicant is requesting five waivers from the provisions of the Township Subdivision and Land Development Ordinance, including two waivers from the pedestrian amenities, sidewalks, crosswalks, paths and trails standards in Section 181-46.M. 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.
19. The site plan depicts the location of several retaining walls. The Township should verify 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.
20. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
21. The Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.
22. 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.
23. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Bozzuto Development Company  
Bohler Engineering  
ECHO Swedesford Associates, LP  
Chester County Conservation District  
David Stauffer, Chester County Department of Facilities and Parks  
Robert J. Kagel, County Administrator, County of Chester



# 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

May 24, 2019

David Leh, PE, Upper Uwchlan Township Engineer  
Gilmore and Associates, Inc.  
184 West Main Street, Suite 300  
Trappe, PA 19426

Re: Preliminary/Final Land Development - Struble Trail - Extension II  
# Upper Uwchlan Township - LD-05-19-15893

Dear Mr. Leh:

A preliminary/final land development plan entitled "Struble Trail - Extension II", prepared by Bursich Associates, Inc. and dated May 1, 2019, was received by this office on May 6, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

### **PROJECT SUMMARY:**

Location:	East and west side of Dorlan Mill Road (State Route 4019), north of Creek Road
Site Acreage:	11.44 acres
Lots:	5 lots
Proposed Land Use:	Trail
Municipal Land Use Plan Designation:	Industrial
UPI#:	32-6-49.2-E, 32-6-48.1-E, 32-6-66-E, 32-6-49, 32-6-65.1-E

### **PROPOSAL:**

The applicant proposes the construction of an extension of the Struble Trail from Dorlan Mill Road into Marsh Creek State Park. The site is located in the Upper Uwchlan Township L-I Limited Industrial zoning district. No new water or sewer supply is proposed by the current plan.

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



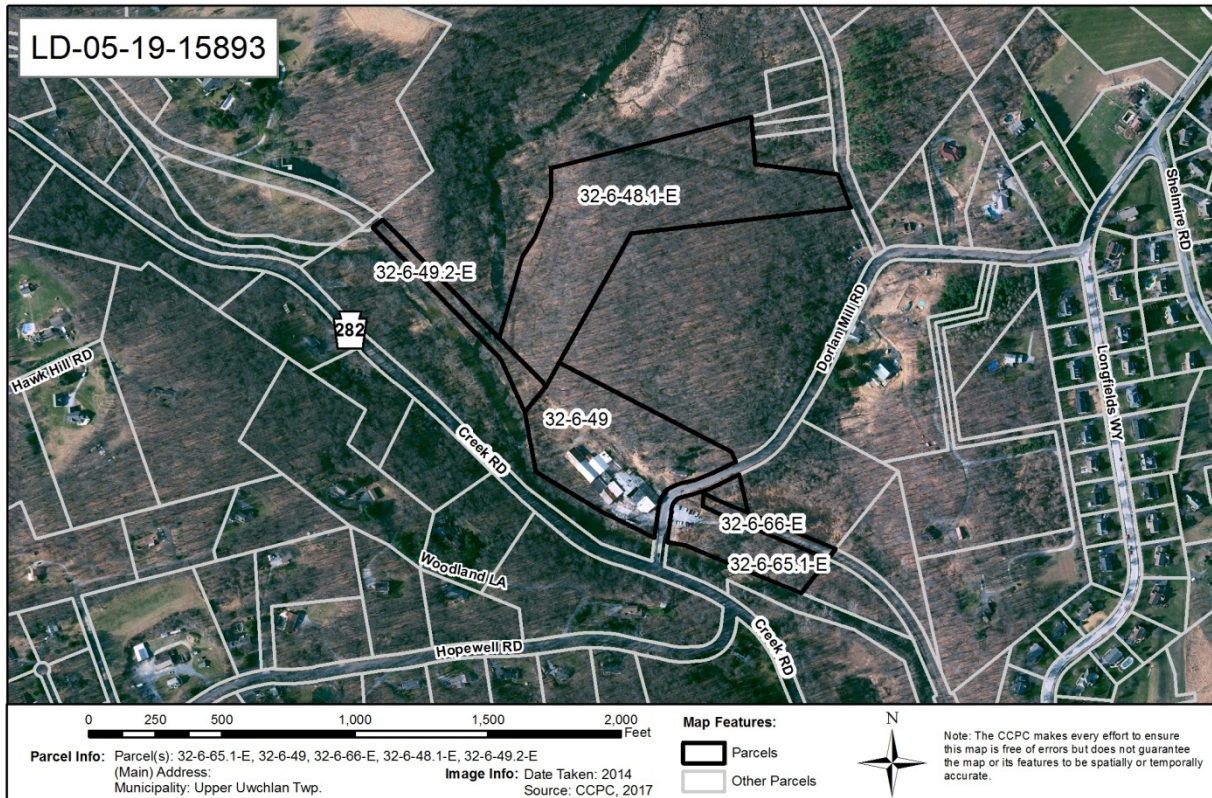
### BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a related land development proposal for this area. That review, CCPC# LD-12-14-11060, dated January 9, 2015 proposed the construction of a parking facility consisting of 32 parking spaces and associated stormwater management facilities, along with extending the paved portion of the trail along the abandoned railroad bed across Dorlan Mill Road, was approved by the Township on May 27, 2015.

### COUNTY POLICY:

### LANDSCAPES:

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

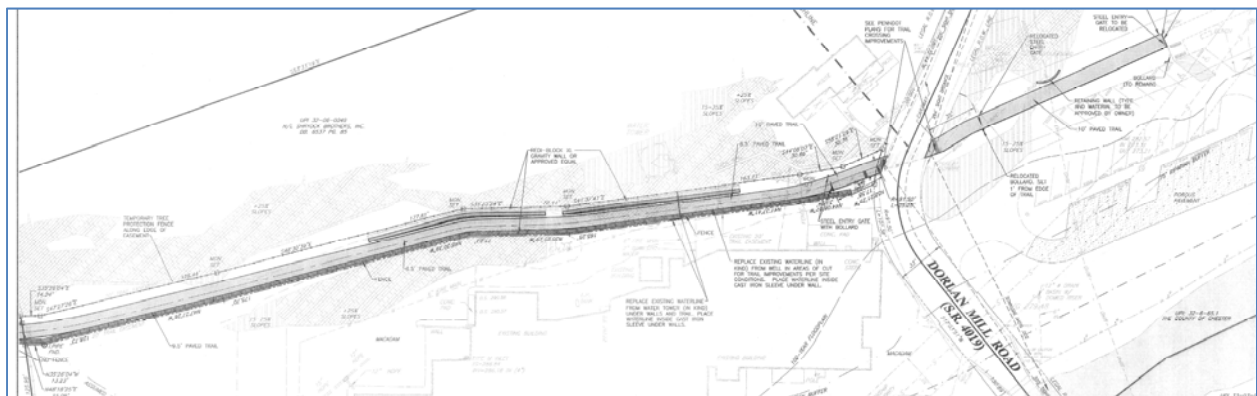


### **WATERSHEDS:**

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

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

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



***Detail of Struble Trail - Extension II  
Preliminary/Final Land Development Plan***

### **PRIMARY ISSUES:**

4. We acknowledge that the design of the proposed stormwater management facilities includes rain gardens. The County Planning Commission endorses the use of innovative stormwater management practices.

### **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.
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.

Page: 4

Re: Preliminary/Final Land Development - Struble Trail - Extension II

# Upper Uwchlan Township - LD-05-19-15893

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

Sincerely,

A handwritten signature in dark ink that reads "Wes Bruckno". The signature is fluid and cursive, with a long horizontal stroke at the end.

Wes Bruckno, AICP  
Senior Review Planner

cc: County of Chester Department of Facilities and Parks  
Gwen Jonik, Upper Uwchlan Township Planning Commission  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

May 8, 2019

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

Re: Preliminary Land Development - Boas Vision Associates  
# Uwchlan Township - LD-04-19-15886

Dear Ms. Giordano:

A preliminary land development plan entitled "Boas Vision Associates", prepared by Commonwealth Engineers Inc. and dated April 24, 2019, was received by this office on April 29, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

### **PROJECT SUMMARY:**

Location:	East side of West Uwchlan Avenue (State Route 113), south of Dowlin Forge Road
Site Acreage:	1.00 acre
Lots/Units:	1 lot; 2 additions to an existing structure
Non-Res. Square Footage:	2,040 square feet (total additions in two areas)
Proposed Land Use:	Medical building
New Parking Spaces:	10 spaces
Municipal Land Use Plan Designation:	Commercial
UPI#:	33-4-64.5

### **PROPOSAL:**

The applicant proposes the construction of two additions at a commercial building, totaling 2,040 square feet, and 10 new parking spaces. The site, which is served by public water and sewer facilities, is located in the Uwchlan Township PC Planned Commercial zoning district. The existing driveway onto West Uwchlan Avenue (State Route 113) will continue to be used.

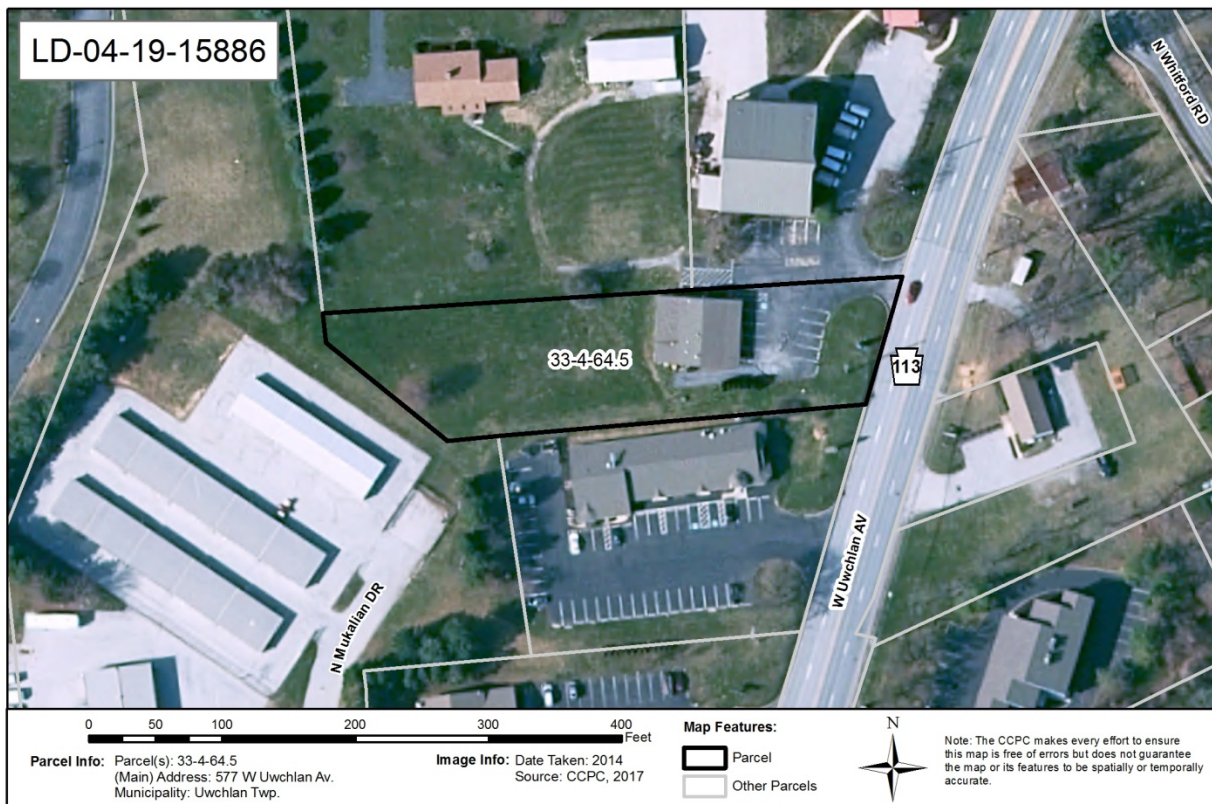
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this land development plan.



## COUNTY POLICY:

### LANDSCAPES:

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



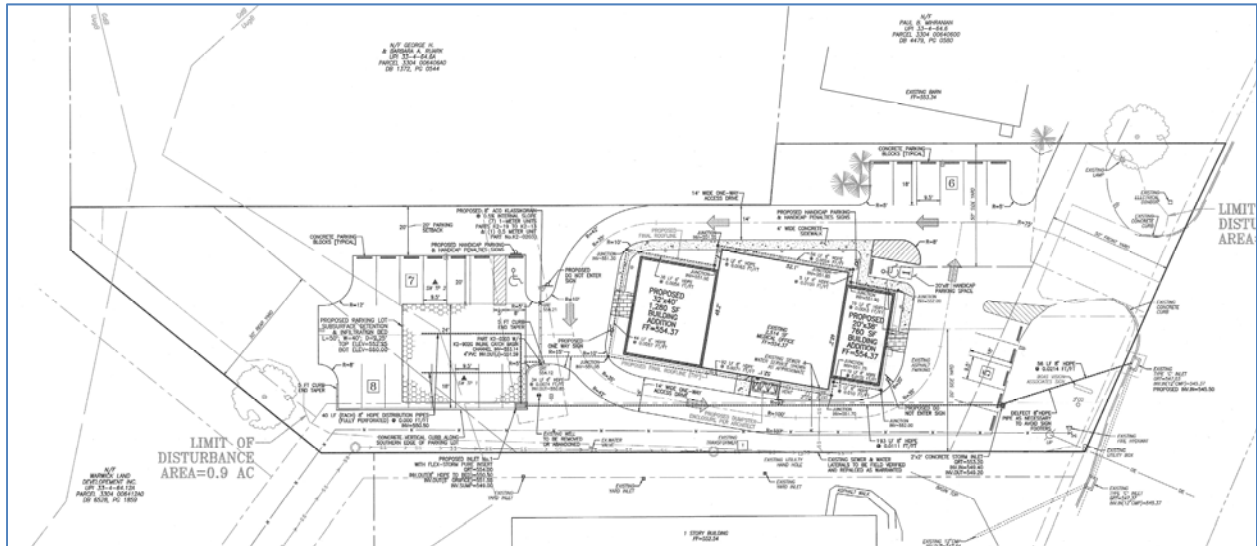
### WATERSHEDS:

2. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within both the Pickering Creek and the Valley Creek watersheds. **Watersheds'** highest priority land use objectives within the Pickering Creek watershed are:
  - implement comprehensive stormwater runoff management,
  - protect vegetated riparian corridors, and
  - protect first order streams.

**Watersheds'** highest priority land use objectives within the Valley Creek watershed are:

- reduce stormwater runoff,
- restore water quality of “impaired” streams, and
- protect/enhance historic, cultural and recreational resources.

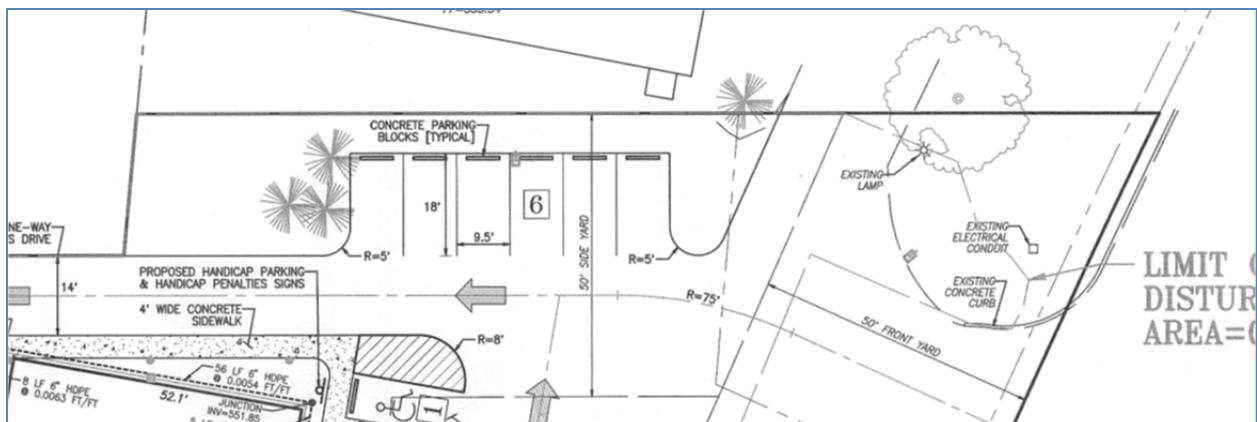
**Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).



*Detail of Boas Vision Associates  
Preliminary Land Development Plan*

**PRIMARY ISSUES:**

3. The applicant's plan shows a lot layout that does not correspond with County records; the applicant's plan shows an area at the northeast portion of the lot that is shown on County records as being a part of the adjacent lot to the north; see the details below. The applicant should clarify this issue.



*Detail of northeast portion of Boas Vision Associates  
Preliminary Land Development Plan*



*Detail of northeast portion of Boas Vision Associates  
Parcel as Shown on Chester County Records*

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies West Uwchlan Avenue (State Route 113) as a major arterial. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of West Uwchlan Avenue. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
5. The plan shows a common driveway connection to the parcel to the north. We endorse the use of common driveways, and we suggest that the applicant ensure that the appropriate easement language is reflected in the deeds of the affected parcels.
6. If the drive lane is intended to be one-way around the building, we suggest that a painted arrow indicating direction of traffic flow should be provided near the entrance. The applicant should also consider removing some pavement near the entrance to further direct traffic flow, which would also allow for the provision of additional landscaping.
7. The applicant should provide pavement striping to identify the areas where handicapped pedestrians, especially wheel chair users, will cross the drive land from the handicapped space to the building.
8. We recommend the installation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**.

#### ADMINISTRATIVE ISSUES:

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

Page: 5  
Re: Preliminary Land Development - Boas Vision Associates  
# Uwchlan Township - LD-04-19-15886

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

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Point of View Properties LLC  
Mark B. and Suzanne Boas  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District





# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

May 15, 2019

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

Re: Final Land Development - Goshen Leisure Development  
# West Goshen Township – LD-04-19-15878

Dear Mr. LaLonde:

A Final Land Development Plan entitled "Goshen Leisure Development", prepared by Edward B. Walsh & Associates Inc., and dated April 18, 2008, was received by this office on April 17, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

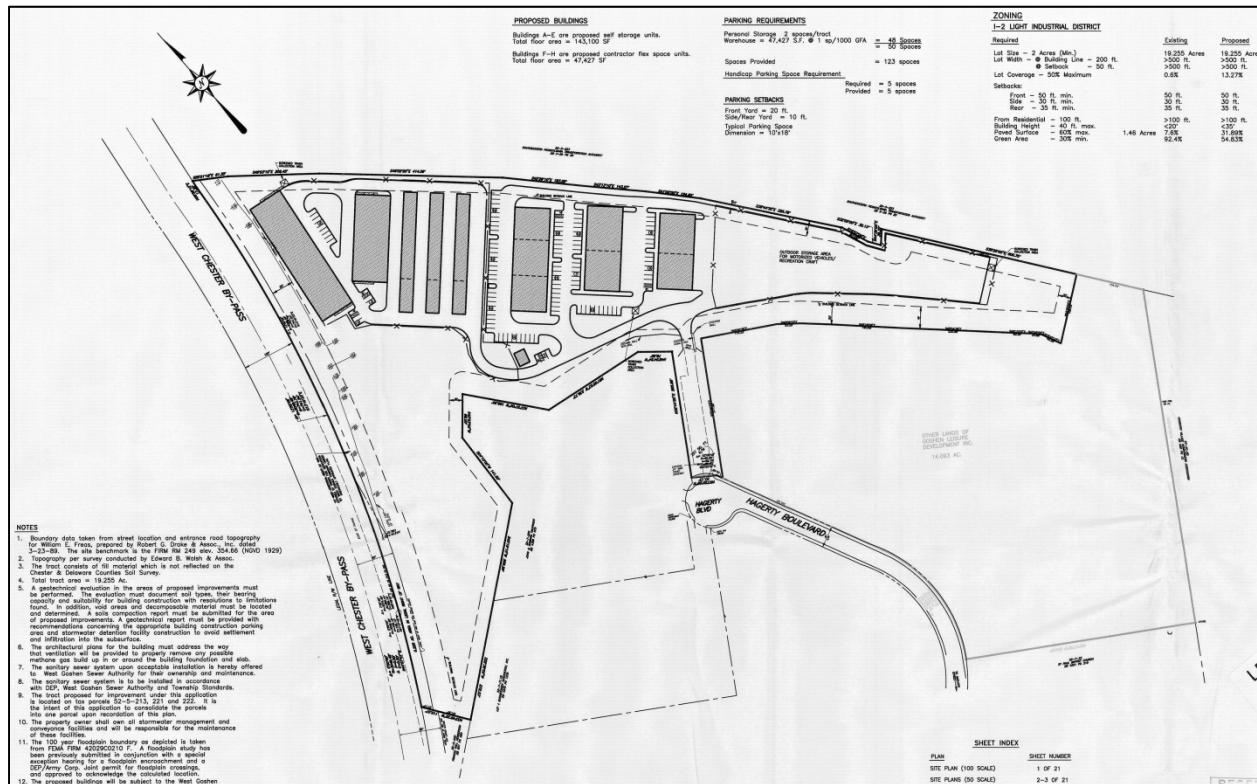
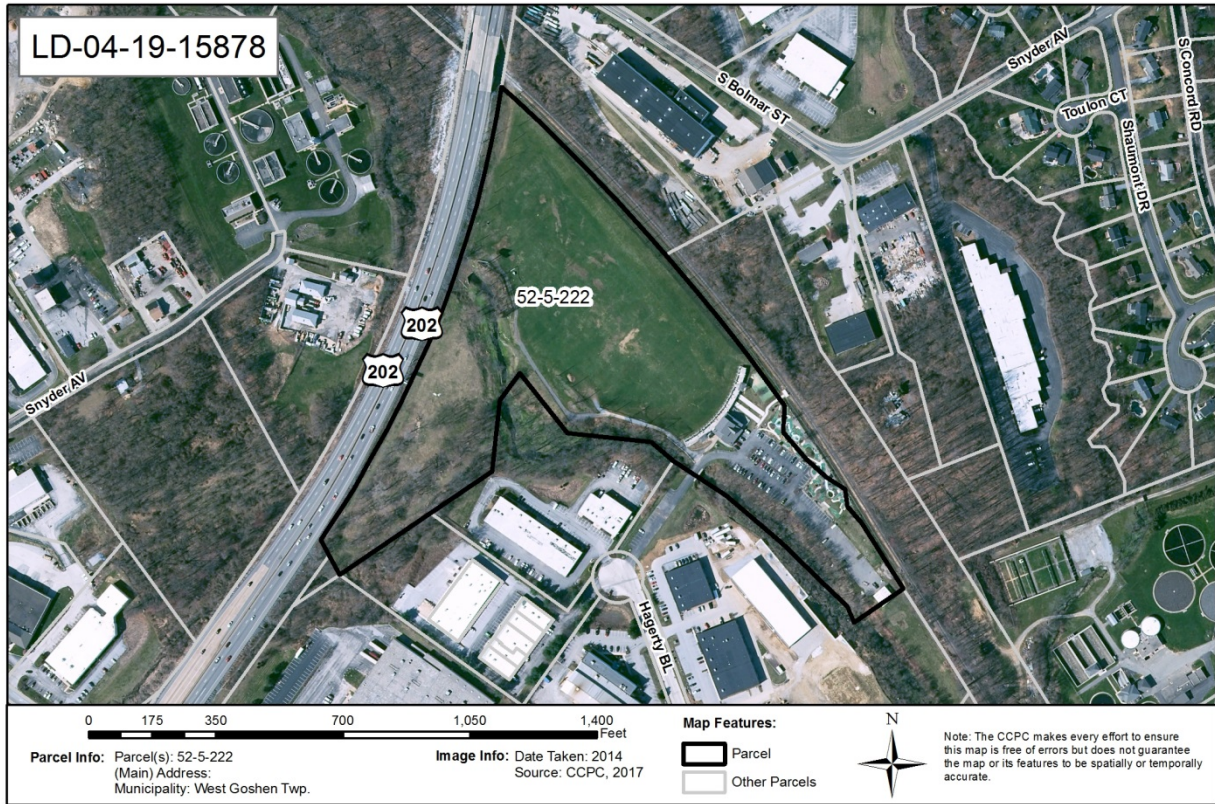
### **PROJECT SUMMARY:**

Location:	the east side of Route 202, north of South Matlack Street
Site Acreage:	19.25
Lots/Units:	8 Units
Non-Res. Square Footage:	198,627
Proposed Land Use:	Commercial/Industrial Development
New Parking Spaces:	108
Municipal Land Use Plan Designation:	Light Industrial, and Open Space
UPI#:	52-5-222

### **PROPOSAL:**

The applicant proposes the construction of five self-storage buildings and three flex-space buildings totaling 198,627 square feet, and 108 parking spaces. The project site, which will be served by public water and public sewer, is located in the I-2 Light Industrial zoning district. The existing golf driving range and miniature golf course will be removed.

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



Site Plan Detail, Sheet 1: Final Land Development - Goshen Leisure Development



BACKGROUND:

1. The County Planning Commission previously reviewed a land development proposal for this site. CCPC# 9415-7, dated July 22, 2008, addressed the construction of six office/warehouse buildings totaling 160,470 square feet, and the conversion of an existing building into a 3,680 square foot office building. We have no records that this prior land development plan has been approved by the Township.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. While the proposed land development is consistent with the objectives of the **Suburban Landscape**, careful consideration of the proposed development activity is required due to environmental constraints, which are discussed in comments #4 through #6.

WATERSHEDS:

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

PRIMARY ISSUES:

Natural Features Protection:

4. Note 14 on Sheet 1 states that the applicant requests a reduction in the required riparian buffer setback from 100 feet to 50 feet. Due to the presence of the 100-year floodplain and hydric soils, along with the recommendations of *Watersheds*, the Township should maintain its buffering controls unless the applicant can sufficiently demonstrate that encroachment will not create additional drainage problems on or off the site.
5. The plan depicts the location of both the Federal Emergency Management Agency (FEMA) floodplain elevation and the "calculated" floodplain elevation. The Township engineer should review the applicant's calculated floodplain boundary findings. Although it does not appear that any development activity will encroach into a floodplain area, we note that the County Planning Commission does not support development in the floodplain, and FEMA and the Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain.

Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

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

#### Access and Circulation:

7. The Township's emergency service providers should be requested to review the plan to ensure that emergency vehicles will be able to safely navigate the proposed development when completed. We suggest that a vehicle turning plan for trucks and emergency service vehicles be provided by the applicant.
8. While we acknowledge that existing physical and environmental constraints limit access opportunities to the site, we suggest that the applicant and Township investigate the possibility of providing secondary/emergency access to this site. Additional information on this topic is available online at: [www.chesco.org/DocumentCenter/View/27034](http://www.chesco.org/DocumentCenter/View/27034).
9. There is no indication that a traffic impact study has been prepared for this project. We suggest that the Township's review of this plan submission would benefit from the preparation of a traffic impact study and a review of the potential impacts posed by this project.
10. The site plan depicts an existing 120 foot right-of-way for Route 202 along the northern portion of the site, and a plan note indicates that an additional 15 feet of right-of-way was offered for dedication on the east side of Route 202 as part of a previous plan submission. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies this section of Route 202 as an expressway. The Handbook (page 183) recommends a 225 foot-wide right-of-way for expressways in suburban areas to accommodate future road and infrastructure improvements. We suggest that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Route 202.

#### Design Issues:

11. No building elevations were included with the plan submission to the County Planning Commission. The applicant should indicate the proposed architectural treatment for the storage units that will be applied to the exterior of the units and their roofs, to ensure that they will be compatible with the character of the area.
12. The site plan depicts the location of a chain link fence around the self-storage units on the northern portion of the site, and the proposed outdoor storage area for motorized vehicles/recreation craft on the southernmost portion of the site. The applicant should indicate if the fence will utilize barbed wire, razor ribbon, or similar materials.



13. The site plan depicts the location of proposed gates to the self-storage unit and motorized vehicle/recreation craft areas. The applicant should identify how emergency service providers would gain access to these areas of the site in the event of an emergency.
14. The applicant should indicate how the storage of hazardous materials, such as flammable liquids, will be prohibited in the storage units.
15. The applicant should demonstrate that the proposed building separations and driveway widths are adequate to accommodate the various types of vehicles (trucks, moving vans, fire trucks, etc.) that will utilize the self-storage areas of the project site.
16. The Township should verify that the design of the proposed outdoor lighting plan (Sheets 15 and 16) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

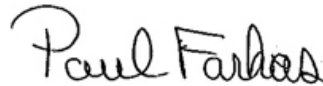
17. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
18. The applicant should verify that the current plan submission (dated April 18, 2008) is the most recent version of the current plan submission.
19. Plan Note 5 states that a geotechnical evaluation in the areas of the proposed improvements must be performed, a soils compaction report must be submitted for the area of proposed improvements, and a geotechnical report must be provided (the site plan indicates that the project site was formerly a municipal landfill). The Township should reserve action on this submission until the applicant has submitted this information to the Township.
20. While the location of rain gardens is shown on the site plan as diagonally-striped areas, the plan legend indicates the location of rain gardens will be depicted by a cross-hatched area. This should be clarified by the applicant.
21. While the site plan indicates that the project site consists of three existing parcels, and Plan Note 9 contains a reference to a proposed lot consolidation, County mapping records indicate that the project site consists of a single parcel – UPI# 52-5-222 (UPI# 52-5-213 and 52-5-221 are identified as retired parcels). This should be clarified by the applicant. The Chester County Recorder of Deeds Office requires that the correct UPI numbers be identified on all subdivision and land development plans submitted for recording.
22. The applicant should verify the accuracy of the metes and bounds of the project site, particularly the portion of the site which extends to the Hagerty Boulevard (the information presented on the plan does not match the parcel configuration in the County Lands Records System).

Page: 6  
Re: Final Land Development - Goshen Leisure Development  
# West Goshen Township – LD-04-19-15878

23. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
24. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Goshen Leisure Development  
Edward B. Walsh & Associates, Inc.  
Chester County Conservation District



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

May 1, 2019

Greg McCummings, Manager  
West Grove Borough  
117 Rosehill Avenue PO Box 61  
West Grove, PA 19390

Re: Preliminary Subdivision - MBQ, LLC  
# West Grove Borough - SD-04-19-15876

Dear Mr. McCummings:

A preliminary subdivision plan entitled "MBQ, LLC", prepared by Regester Associates, Inc., and dated February 28, 2019, was received by this office on April 16, 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 West Summit Avenue, west of Little Avenue
Site Acreage:	1.76
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	No Specific Designation
UPI#:	5-4-288

### **PROPOSAL:**

The applicant proposes the creation of 2 lots from a 1.76 acre parent parcel. The project site, which will be served by public water and public sewer, is located in the R-3 Residential zoning district.

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

**COUNTY POLICY:**

**LANDSCAPES:**

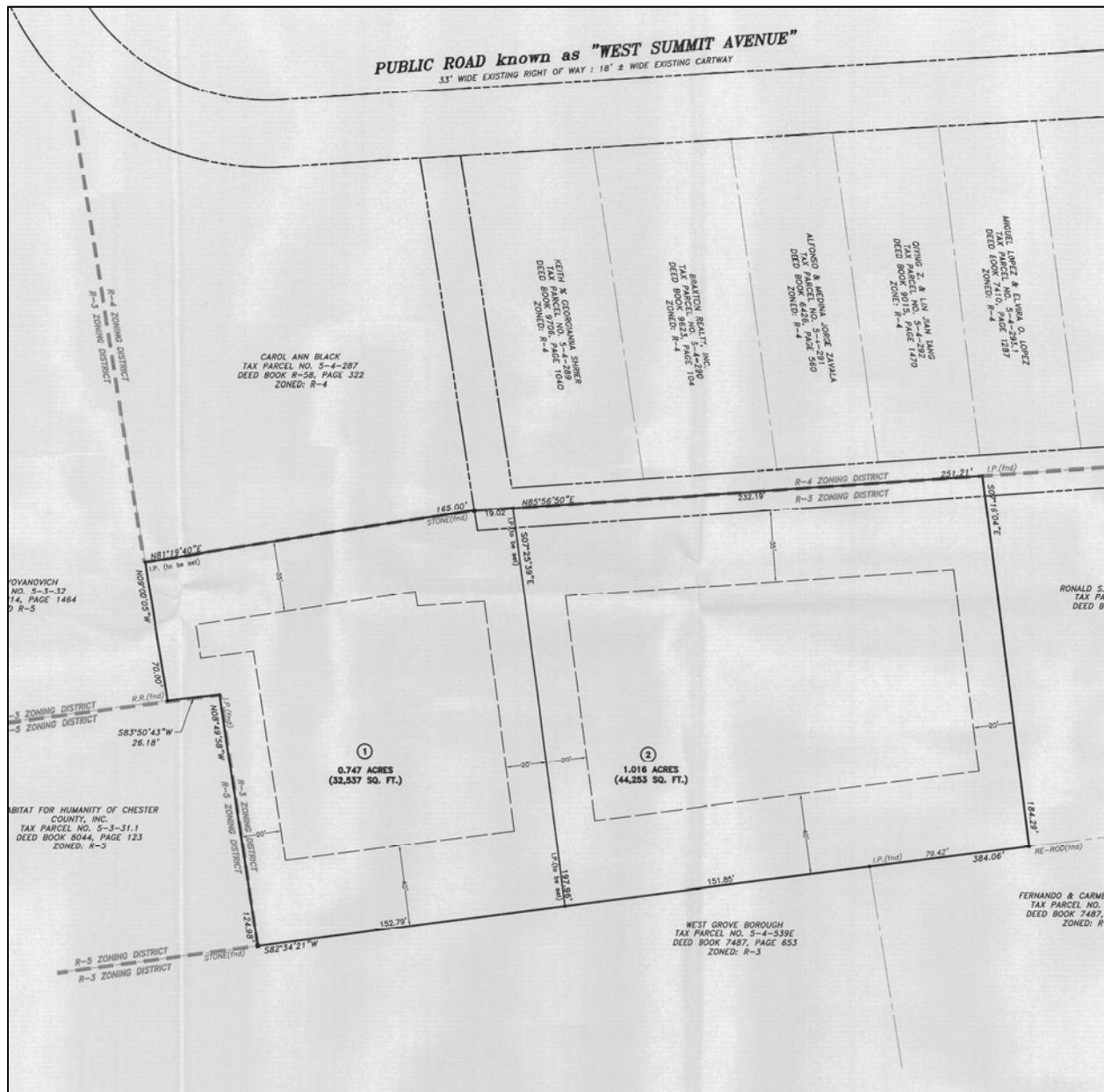
1. The project site is located within the **Urban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional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



**PRIMARY ISSUES:**

2. The plan does not indicate the location of the existing/proposed water and sewer lines to serve the proposed lots. This information should be included prior to the Borough taking action on this subdivision.
3. Details of the maintenance agreement related to the shared driveway should be incorporated into the deeds of both parcels.
4. The Borough Fire Marshal should review the plan to ensure that emergency service vehicles will be able to access the proposed lots.





Detail of sheet 2 of the subdivision plan

### ADMINISTRATIVE ISSUES:

5. The plan notes indicate that the applicant has been granted variances from frontage requirements of the Borough Zoning Ordinance. The Borough should ensure that any conditions imposed as part of the grant of these variances has been incorporated into the plan.
6. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 4

Re: Preliminary Subdivision - MBQ, LLC

# West Grove Borough - SD-04-19-15876

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: MBQ LLC  
Regester Associates, Inc.

# Proposed Plan and Ordinance Reviews



# ORDINANCE PROPOSALS

5/1/2019 to 5/31/2019

The staff reviewed proposals for:

	Total
Comprehensive Plans	2
Subdivision and Land Development Ordinance (SLDO) Amendments	1
Zoning Ordinance Amendments	6
<b>TOTAL REVIEWS</b>	<b>9</b>

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Bradford Township	ZA-04-19-15866	5/8/2019	<b>Proposed - Zoning Ordinance Amendment</b> The Township proposes to amend the procedural requirements for a conditional use application set forth in Section 115-77.C of the Township Zoning Ordinance, and amend the procedural requirements for a Zoning Board Hearing set forth in Section 115-81.A.	Not Relevant
East Brandywine Township	ZA-04-19-15882	5/6/2019	<b>Proposed - Zoning Ordinance Amendment</b> Add a new definition for consumer fireworks, and allow the sale of consumer fireworks as by-right in the (cs/li) commercial service/limited industrial district	Not Relevant
East Brandywine Township	ZA-05-19-15900	5/24/2019	<b>Proposed - Zoning Ordinance Amendment</b> Medical marijuana and historic resource impact study	Consistent
East Goshen Township	ZA-05-19-15895	5/21/2019	<b>Proposed - Zoning Ordinance Amendment</b> The Township proposes to add "Business Incubator" to the list of uses permitted by conditional use in the I-1 Light Industrial, I-2 Planned Business, Research and Limited Industrial, and BP Business Park zoning districts. The County Planning Commission reviewed an earlier version of this amendment on February 8, 2019 (CCPC# ZA-01-19-15734).	Consistent
West Goshen Township	CP-04-19-15864	5/9/2019	<b>Proposed - Comprehensive Plan</b> Township Comprehensive Plan Update (Joint Vision Partnership Program/247 Review Letter).	Consistent



MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
West Goshen Township	ZA-04-19-15885	5/21/2019	<b>Proposed - Zoning Ordinance Amendment</b>  The Township proposes to amend the use regulations of its Commercial zoning districts, which includes the addition of athletic clubs, public place of amusement or recreation, and medical clinics to the list of uses permitted in the C-5 General Highway Commercial district. The Township also proposes to amend the off-street parking space standards in Section 84-55.I, by allowing parking spaces for nonresidential uses to be located elsewhere than on the same lot as the use served.	Consistent
West Whiteland Township	CP-04-19-15868	5/23/2019	<b>Proposed - Comprehensive Plan</b>  The Township proposes to adopt a Bicycle and Pedestrian Plan as an amendment to the Township Comprehensive Plan.	Consistent
West Whiteland Township	SA-04-19-15872	5/9/2019	<b>Proposed - SLDO Amendment</b>  The Township proposes the addition of Section 281-26.E to the Township SLDO, pertaining to street design standards for the proposed high-density single-family option in the O/R Office/Residential zoning district.	Consistent
West Whiteland Township	ZA-04-19-15871	5/9/2019	<b>Proposed - Zoning Ordinance Amendment</b>  The proposed amendments to the Township Zoning Ordinance include: adding Retail Store/Trade to the list of uses permitted in the O/R Office/Residential Zoning District; adding standards for a "High-density single-family option" in the O/R district, on tracts with a gross tract area of forty (40) or more acres; and allowing vehicle fueling station in the O/R district on lots that have direct vehicular access to either the Lincoln Highway or to Pottstown Pike.	Consistent

**TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 7**

**TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 7**

# Ordinance Review Letters



# THE COUNTY OF CHESTER



## 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

May 8, 2019

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

Re: Zoning Ordinance Amendment – Requirements for Notice to Nearby Property Owners or  
Occupiers for Conditional Use Applications and Zoning Hearing Board Hearings  
# East Bradford Township – ZA-04-19-15866

Dear Ms. Cantlin:

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

### DESCRIPTION:

1. East Bradford Township proposes the following amendments to its Zoning Ordinance:
  - A. Amend the procedural requirements for a conditional use application set forth in Section 115-77.C; and
  - B. Amend the procedural requirements for a Zoning Board Hearing set forth in Section 115-81.A.

### BACKGROUND:

2. The County Planning Commission recently reviewed a zoning amendment pertaining to the requirements for notice to nearby property owners for a conditional use application and Zoning Hearing Board hearings (CCPC# ZA-01-19-15741, dated February 12, 2019). According to our records, this prior zoning amendment was adopted by the Township on February 12, 2019. The current amendment proposes additional revisions to Section 115-77.C and Section 115.81.A of the Township Zoning Ordinance.

### COMMENTS:

3. The proposed ordinance language appears to be appropriate.

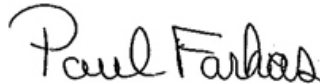
Page: 2

Re: Zoning Ordinance Amendment – Requirements for Notice to Nearby Property Owners or  
Occupiers for Conditional Use Applications and Zoning Hearing Board Hearings  
# East Bradford Township – ZA-04-19-15866

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

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

Sincerely,

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

Paul Farkas  
Senior Review Planner





# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

May 6, 2019

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

Re: Zoning Ordinance Amendment – Definition of Consumer Fireworks and Sales in CS/LI District  
# East Brandywine Township - ZA-04-19-15882

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 23, 2019. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

### DESCRIPTION:

The Township proposes the following amendments to its Zoning Ordinance by amending Chapter 300 - Definitions, to add a definition of Consumer Fireworks and allow the retail sale of consumer fireworks, as licensed and regulated by the Pennsylvania Department of Agriculture and in compliance with Act 43, (the Pennsylvania State Fireworks Law). Additionally, Township Zoning Ordinance Chapter 399, 399-51A (16) is to be amended to include the sale of fireworks in the CS/LI Commercial Service/Limited Industrial District as a permitted use.

### LANDSCAPES:

1. The CS/LI Commercial Service/Limited Industrial District in the East Brandywine Township Zoning Ordinance 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 Zoning Ordinance amendment is consistent with the objectives of the **Suburban Landscape**.

### COMMENT:

2. The Township should be aware that the sale of fireworks is often seasonal and involves temporary structures. We suggest that the Township ensure that its regulations regarding temporary structures and seasonal land uses will address issues such as parking, traffic control

Page: 2

Re: Zoning Ordinance Amendment – Definition of Consumer Fireworks and Sales in CS/LI District  
# East Brandywine Township - ZA-04-19-15882

and sight distances, as well as vehicle and pedestrian safety. If the Township finds that the majority of fireworks sales are seasonal or transient, the Township may wish to create a special exception or conditional use process to regulate such sales while promoting safety and controlling potential nuisances. We also 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:

[www.agriculture.pa.gov/Business\\_Industry/fireworks/Pages/default.aspx](http://www.agriculture.pa.gov/Business_Industry/fireworks/Pages/default.aspx).

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

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

May 24, 2019

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

Re: Zoning Ordinance Amendment - Medical Marijuana and Historic Resource Impact Study  
# East Brandywine Township - ZA-05-19-15900

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 May 9, 2019. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

### DESCRIPTION:

1. The Township proposes to amend its Zoning Ordinance by:
  - a. Adding definitions for dispensary, medical marijuana; grower/processor, medical marijuana; and medical marijuana;
  - b. Amending the Commercial Service/Limited Industrial District to allow for medical marijuana growing or processing uses by conditional use;
  - c. Amending the Mixed Use Commercial District to allow a medical marijuana dispensary by conditional use;
  - d. Amending the supplemental regulations section to regulate "medical marijuana grower/processor or dispensary";
  - e. Amending the off-street parking and loading regulations for medical marijuana growing or processing facilities, by requiring one parking space for each employee on the shift of the greatest employment, plus parking or storage spaces for all vehicles used in the facility, or one parking space for every 500 square feet of gross floor area, whichever is greater; and
  - f. Amending the Historic Resource Protection Standards to:
    - i. Require a Historic Resource Impact Study when a Class II historic resource is the subject of a proposal for construction of a new principal structure, or any part of the exterior wall, surface, or boundary of a Class I or Class II historic resource is located within 300 feet;
    - ii. Specify the qualifications of the person who will prepare the Historic Resource Impact Study; and

- iii. The required contents of the Historic Resource Impact Study are expanded, including contextual information, a description of the anticipated effects of the proposal, and mitigation measures.

### **LANDSCAPES:**

2. The Commercial Service/Limited Industrial and the Mixed Use Commercial Districts, where the medical marijuana grower/processor or dispensary facilities are to be regulated, are located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed Zoning Ordinance amendment is consistent with the objectives of the **Suburban Landscape**.

### **COMMENTS:**

3. The amendment requires, for medical marijuana growing or processing facilities, one parking space for each employee on the shift of the greatest employment, plus parking or storage spaces for all vehicles used in the facility, or one parking space for every 500 square feet of gross floor area, whichever is greater. The Township should consider whether the required parking area may be excessive, because the growing facility may involve a relatively-large floor area for growing but few employees. Alternatively, some required parking spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
4. The Township may be interested in a model medical marijuana zoning ordinance that was prepared by the Tri-County Regional Planning Commission (Cumberland, Dauphin and Perry Counties). This model ordinance is more extensive in scope than the Township's proposed ordinance, and includes additional definitions, design and locational controls for both growers/processors and dispensaries. This model ordinance is available at:

<https://static1.squarespace.com/static/56dc3f9cb654f9876576bab7/t/586bb1b5e4fcb562282e9f5c/1483452854273/MedicalMarijuanaV5.pdf>

The Township should note that the Tri-County Regional Planning Commission's model ordinance mirrors the language in the Pennsylvania Medical Marijuana Act, so if the Medical Marijuana Act is amended in the future, the Tri-County Regional Planning Commission's model ordinance would need to be adjusted.

5. We endorse the proposed assessment of mitigation measures on identified Class I or Class II historic resources.
6. In Section 399-66A(1) and (2) the Township should consider including by-right uses and uses permitted by variance as approvals that could necessitate the submission of a historic resource impact study. Also in subsection (2) of this Section we suggest that the language pertaining to the 300 feet separation distance should specify whether the "new building, structure etc." is located on the same lot or an adjoining lot.



Page: 3

Re: Zoning Ordinance Amendment - Medical Marijuana and Historic Resource Impact Study

# East Brandywine Township - ZA-05-19-15900

7. In Section 399-66A(2), the Township should consider incorporating a threshold for the “parking area” provision of this section for example: if an adjoiner was constructing a parking area for a residential use, such as the two spaces required by the ordinance, making them perform a historic resource impact study could be considered excessive; a buffering requirement might be more appropriate.
8. In proposed Section 399-66E(1)d the content of narrative description of the historical development of the subject tract should be specified to give the applicant a sense of the scope of the information required by the Township.

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

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

Sincerely,

A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

May 21, 2019

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

Re: Zoning Ordinance Amendment – Business Incubator, Industrial and Business Park Districts  
# East Goshen Township – ZA-05-19-15895

Dear Mr. Smith:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 6, 2019. We offer the following comments to assist in your review of the proposed amendment.

### DESCRIPTION:

1. East Goshen Township proposes the following amendments to its Zoning Ordinance:
  - A. Add definitions for the following terms to Section 240-6: Business Incubator, and Light Industry.
  - B. Add business incubator with uses and services that are permitted by-right or by conditional use in the I-1 Light Industrial district to the list of uses permitted by conditional use in the I-1 district;
  - C. Add business incubator with uses and services that are permitted by-right or by conditional use in the I-2 Planned Business, Research and Limited industrial District to the list of uses permitted by conditional use in the I-2 district;
  - D. Add business incubator with uses and services that are permitted by-right or by conditional use in the BP Business Park District to the list of uses permitted by conditional use in the BP district; and
  - E. Add standards for a Business Incubator in Section 240-31.C.3(ww).

### COMMENTS:

2. The County Planning Commission reviewed an earlier version of this amendment on February 8, 2019 (CCPC# ZA-01-19-15734). We acknowledge that the proposed revisions to the draft ordinance language include a revised definition for the term Light Industry. We have no additional comments on the proposed amendment.

Page: 2

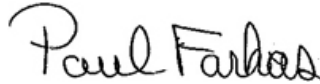
Re: Zoning Ordinance Amendment – Business Incubator, Industrial and Business Park Districts

# East Goshen Township – ZA-05-19-15895

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

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

Sincerely,

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

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

Government Services Center, Suite 270  
601 Westtown Road, P.O. Box 2747  
West Chester, PA 19380-0991  
(610) 344-6285 FAX: 610-344-6515

May 9, 2019

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

Re: West Goshen Township Comprehensive Plan  
Act 247 and Vision Partnership Planning Grant - Combined Review  
VPP Contract #: 18197  
Act 247 Review #: CP-04-19-15864

Dear Mr. LaLonde:

The referral for review was received by this office on April 8, 2019. This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Review required by Section 7.3 of the Vision Partnership Program Grant Manual dated January 2016.

This review notes the project's consistency with *Landscapes3* and with the Vision Partnership Program (VPP) Grant Contract (dated November 30, 2017) and Scope of Work, as well as providing additional comments for consideration by the municipality prior to adoption. Jeannine Speirs served as the VPP Grant Monitor for this project. ***Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.***

### **DESCRIPTION:**

The Township has developed an updated Comprehensive Plan using an issue focused approach that provides goals and recommendations to address the following:

- Maintain and Enhance High-Quality Services and Facilities
- Traffic Management and Circulation
- Pedestrian and Bicycle Circulation, Access, and Safety
- Land Use: Open Space and Redevelopment
- Environment/Natural Resource Protection
- Historic Resource Protection
- Housing

These topics comprise Priority Issues that were selected based on Comprehensive Plan Task Force and public input. The plan is concise, user-friendly, and reflects the results of Township input.

### **CONSISTENCY WITH LANDSCAPES3:**

*Landscapes3*, the Chester County Comprehensive Plan (2018) designates the Township as largely a Suburban landscape, but designates a smaller Urban Center landscape bordering West Chester



Borough and a large swath of Suburban Center landscape traversing the central portion of the Township. There are Natural landscapes throughout the Township.

- Suburban Landscape - The vision for Suburban landscapes 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.
- Suburban Center - The vision for Suburban Centers 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.
- Urban Center - The vision for Urban Centers 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.
- Natural Landscape - 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 Township Comprehensive Plan's Future Development Plan map is consistent with the *Landscapes3* Map, and designates the Township as suburban with more intense development in the central portion of the Township and areas abutting the border with West Chester Borough. It is also consistent with the six *Landscapes3* goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect), as follows:

- Preserve - The Township Comprehensive Plan supports *Landscapes3*'s Preserve policies through recommendations for: continuing park and open space maintenance; providing recreational programs for all ages; continuing to require parklands or fee-in-lieu for new development; broadening where/how open space design development occurs; and enhancing the cultural landscape via incorporating historic resources into the open space, recreation, and trail system.
- Protect - The Township Comprehensive Plan supports *Landscapes3*'s Protect policies through recommendations for: continuing to enforce stormwater management and erosion and sedimentation control; supporting the Sewer Authority and periodically updating the Act 537 Plan; providing educational outreach about natural resources; encouraging seasonal mowing of parks and open spaces; and strengthening natural resource protection ordinances.
- Appreciate - The Township Comprehensive Plan supports *Landscapes3*'s Appreciate policies through recommendations for: continuing to identify and document historic resources; developing historic resource protection standards; and providing educational outreach about historic resources.

- Live - The Township Comprehensive Plan supports *Landscapes3*'s Live policies through recommendations for: permitting high-density multi-family dwellings and mixed development in the Paoli Pike Redevelopment Area and considering this type of development for other areas that are in close proximity to jobs, commercial uses, public transportation, and pedestrian/bicycle paths. The Plan also supports Live policies through recommendations for: providing incentives for affordable housing, green site development, and energy efficient buildings; providing information to residents about property maintenance and home repair assistance programs; continuing to support fire, EMT, and police services; and providing educational outreach about affordable housing.
- Prosper - The Township Comprehensive Plan supports *Landscapes3*'s Prosper policies through recommendations for: promoting compact, mixed use and walkable-bikeable places; and enabling and creating design standards for the redevelopment of the Paoli Pike Corridor and West Goshen Shopping Center.
- Connect - The Township Comprehensive Plan supports *Landscapes3*'s Connect policies through recommendations for: adopting a compete streets policy; working to implement road and intersection improvements; implementing recommendations of CCPC's multi-modal plan; implementing recommendations of CCPC public transportation plan; creating a trail/path maintenance plan; implementing pedestrian and bicycle mobility improvements in the Paoli Pike and West Chester Pike Priority Areas and West Chester/West Goshen Bike Boulevard Priority Area; continuing to provide for alternative energy technologies via ordinance standards; providing educational outreach on energy efficiency/renewable energy; and creating a capital improvements plan for transportation facilities including pedestrian and bicycle facilities.

#### **CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:**

The plan has addressed the tasks in the VPP Scope of Work (Appendix B, dated September 7, 2017).

#### **OTHER COMMENTS:**

In addition to the comments regarding consistency with *Landscapes3* and VPP, we offer the following comments for Township consideration prior to finalization of the draft plan document.

#### **General Comments:**

- Names of priority issues in the table of contents, implementation table (Pages 6-9), and plan priority issue section titles should be consistent.
- Recommendations in the implementation table (Pages 6-9) and in each plan priority issue section should be consistent.
- When the Township produces and binds the final plan document, the Township should consider adding tabs to each major plan area (e.g., each Priority Issue) for quick and easy reference.
- The plan should be reviewed for consistent use of capitalization (e.g., West Goshen Shopping Center vs West Goshen shopping center), bullet indentations, underlining, spacing, font sizing, typos (e.g., DRPC), naming (e.g. Gordon Natural Area) and other formatting to help the reader follow formatting hierarchy.

**Content Comments:**

- Page 8. Priority Issue #7 - Housing. The third recommendation seems related to zoning. It could be incorporated into the first recommendation for clarity.
- Page 34. Recommendations under #2. The second recommendation should be clarified to include that natural resources and the core use of West Chester University's Gordon Natural Area for Environmental Studies need to be taken into consideration in relation to the recommendation to consider opening Stadium Road for through-traffic from S. New Street to Route 202. This should be considered in an open and transparent process that includes all adjacent townships, neighborhood residents and West Chester University.
- Page 45. Priority Issue #3 Recommendations - Pedestrian and Bicycle Circulation, Access, and Safety. Language related to pedestrian safety in commercial areas could be added into Priority Issue #3 recommendations to address community concerns.
- Page 55. Priority Issue #5 - Environmental/Natural Resource Protection. Under the background section, it would be helpful to cross reference the open space design ordinance discussion on Page 49, plus indicate that the built in flexibility in well-crafted open space design standards balances resource protection with development and can allow optimal natural resource protection on a tract.

**Map Comments:**

- Some of the maps that are not Appendix B large format maps (e.g., Figure 5: Enhanced Bus Service on West Chester Pike) could be enlarged on the page to make them more readable.
- Appendix B large format maps would benefit from being 11x17 page size maps that are folded into the 8x11 page size plan document.

**RECOMMENDATION:**

Based on our review, the proposed plan is consistent with *Landscapes3* and the VPP Scope of Work. We recommend the Township address the issues raised under "Other Comments" prior to finalizing the plan document and adoption. Upon adoption, the Township may apply for reimbursement under Section 9.0 of the VPP Grant Manual dated January 2016.

We request an official copy of the decision made by the Board of Supervisors, as required by Section 306(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current municipal file.

Sincerely,



Susan S. Elks, AICP  
Planning Services Director

SE/JS

cc: Robin Stuntebeck, Chair, Board of Supervisors  
Julie Potts, Chair, Planning Commission  
Ray Ott, Ray Ott & Associates  
Jeannine Speirs, Chester County Planning Commission



# 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

May 21, 2019

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

Re: Zoning Ordinance Amendment – Use Regulations, Commercial Zoning Districts; and Off-Street  
Parking Provisions to Permit Off-Site Parking for Nonresidential Uses  
# West Goshen Township – ZA-04-19-15885

Dear Mr. LaLonde:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on April 26, 2019. We offer the following comments to assist in your review of the proposed amendment.

### DESCRIPTION:

1. West Goshen Township proposes the following amendments to its Zoning Ordinance:
  - A. Amend the use regulations of the C-1 Neighborhood Commercial, C-2 Commercial Shopping Center, C-3 Limited Highway Commercial, C-4 Special Limited Business and Apartment, and C-5 General Highway Commercial zoning districts. We note the proposed revisions include the addition of athletic clubs, public place of amusement or recreation, and medical clinics to the list of uses permitted in the C-5 General Highway Commercial district; and
  - B. Amend the off-street parking space standards in Section 84-55.I, by allowing parking spaces for nonresidential uses to be located elsewhere than on the same lot as the use served, when authorized by the Board of Supervisors, subject to the conditions set forth in proposed Section 84-55.I(5).

### COMMENTS:

2. The Township's C-5 General Highway Commercial zoning district designations are located within the **Suburban, Suburban Center and Urban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. The 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



Page: 2

Re: Zoning Ordinance Amendment – Use Regulations, Commercial Zoning Districts; and Off-Street  
Parking Provisions to Permit Off-Site Parking for Nonresidential Uses  
# West Goshen Township – ZA-04-19-15885

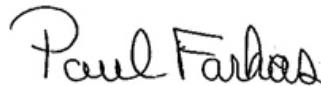
future growth at a medium to high intensity. The proposed addition of athletic clubs, public place of amusement or recreation, and medical clinics to the list of uses permitted in the C-5 district is consistent with the objectives of these landscape designations.

3. The Township should verify accuracy of the proposed language in Section 84-21.C (there is an extraneous comma provided after the term “bank”).
4. We recommend that the proposed off-site parking standards include a requirement that walkways be provided between the off-site parking spaces and the use(s) that they serve. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at: [www.chesco.org/documentcenter/view/27042](http://www.chesco.org/documentcenter/view/27042).

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

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

Sincerely,

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

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

May 23, 2019

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

Re: Comprehensive Plan Amendment – Bicycle and Pedestrian Plan  
# West Whiteland Township – CP-04-19-15868

Dear Mr. Weller:

The Chester County Planning Commission has reviewed the proposed Comprehensive Plan Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 301.3. 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 amendment.

### DESCRIPTION:

1. West Whiteland Township proposes to adopt a Township Bicycle and Pedestrian Plan as an amendment to the Township Comprehensive Plan. In addition to the draft April 2019 Plan document, the submission included a draft Bicycle & Pedestrian Connections Map.

### LANDSCAPES:

2. West Whiteland Township is located within the **Suburban Landscape** and **Suburban Center Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plans. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network.

The proposed Bicycle and Pedestrian Plan is consistent with the objectives of the **Suburban** and **Suburban Center Landscapes**. CONNECT Objective C of *Landscapes3* is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas, and develop multi-use trails to interconnect all communities. We also acknowledge, and endorse, that the list of priority projects includes trail connections to the Chester Valley Trail (for example, Priority Project 1 – the

Chester County Library and Chester Valley Trail (CVT) Connector). We commend the Township's efforts in preparing the draft Bicycle and Pedestrian Plan.

COMMENTS:

3. The Township should verify the accuracy of the first sentence in the second paragraph of the Executive Summary on page 1, which indicates that the six sections of the draft plan "...are provided in an adjoining appendix." We note that similar references to an appendix are provided on page 25 and page 89.
4. The reference to the Chester County Planning Commission's Multi-Modal Circulation Handbook on page 7 should be updated to identify that the handbook was last updated in 2016.
5. While the "Change 1950-2010" column in Table 2: Percent Change by Decade on page 9 appears to indicate that the Township population increased by 1,986 people from 1950 to 2010, Table 1: Historic Population Growth 1950-2010 on page 9 indicates that the Township population increased from 1,573 people in 1950 to 18,274 people in 2010, an increase of 16,701. This should be clarified by the Township. The Township should also verify the accuracy of the Township population percentage increase provided in the "Change 1950-2010" column in Table 2 and in the first sentence of the Population paragraph on page 9. This percentage figure is not consistent with the information provided in Table 1 on page 9.
6. The reference to Route 100 in the first line on page 16 should be capitalized (PA Route 100, rather than PA route 100).
7. We recommend that the Township include a sentence in the Traffic Volumes paragraph on page 16 explaining that traffic volumes play a major role in the selection of on-road bicycle facilities.
8. We suggest that the Traffic Volumes map on page 16 utilize different colors to depict the five annual average daily traffic class intervals, because it is difficult to differentiate the traffic volume information solely based on line width.
9. We suggest that the Township, in its evaluation of road speeds provided on page 17, consider incorporating the Delaware Valley Regional Planning Commission's (DVRPC's) bicycle level of stress mapping, which is available online at: <https://dvrpc.org/webmaps/BikeStress/>. Additional information on this topic is provided at: <https://bicyclecoalition.org/dvrpcs-roll-traffic-stress-analysis-bicycles/>.
10. In regard to the description of road speeds provided on page 17, we note that the County Planning Commission's Multimodal Circulation Handbook (2016 Update) indicates that bicycle improvements are appropriate on roads with speed limits to 25 to 35 miles per hour. Additional information on this topic is provided in the Handbook's Bicycle Facilities Design Element, which is available online at: [www.chescoplanning.org/MuniCorner/MultiModal/01-BikFacs.cfm](http://www.chescoplanning.org/MuniCorner/MultiModal/01-BikFacs.cfm).
11. We suggest that the final sentence in the second paragraph on Page 20 be revised to identify that one of the goals of *Landscapes3* is to advance efficient, reliable and innovative transportation, utilities and communications infrastructure systems that responsibly serve thriving and growing communities.

12. The first paragraph on page 23 provides a description of the Greater Philadelphia trail network, aka the Circuit Trails. We note that the Circuit Trails network will be 800 connected miles of trail once complete. Additional information on this topic is provided online at: <https://circuittrails.org/what-is-the-circuit>.
13. Regarding the description of the Uwchlan Trail provided on page 23, it is our understanding that this trail is six feet wide in most locations, and is therefore not categorized as a multi-use trail.
14. The first sentence in the description of the Boot Road Park Trail provided on page 24 should be revised to indicate that the park is "...located along Boot Road just west of Pottstown Pike."
15. The plan identifies on page 29 that, in its evaluation of population impact opportunities, the Township will analyze whether the project improvements "provide improved access to a large residential population." We suggest that the Township also consider whether the project will provide improved access to disadvantaged populations or populations less likely to own cars.
16. The part of Swedesford Road/Waterloo Boulevard referenced in the "Exton Mall and Exton Park Connector" on page 31 is identified in DVRPC's bicycle stress mapping as a priority area for improvement to lower bike stress given the amount of connectivity that could result from improvements. We suggest that the Township ensure that this plan recommends making this entire corridor safer for cyclists who will not want to be diverted into the mall to continue west of Swedesford Road/Waterloo Boulevard from the park, but will want to cross Route 100 at Swedesford Road.
17. The description of the Exton Mall and Exton Park Connector Project (pages 31-32) contains references to a church and post office. We suggest that, for ease of use purposes, the location of the church and post office be identified on the Bicycle & Pedestrian Connections map.
18. There are references provided on pages 36 and 39 to a "Hanover LD", and there is also a reference provided on page 36 to a "Hanover Exton Square LD." For clarity purposes, the Township should identify if these are references to the "Hanover Exton Square Residential Development" located on the east side of Pottstown Pike north of the Lincoln Highway. The use of consistent terminology is recommended throughout the document.
19. The description of the improvement location provided for the "Whitford Train Station and Oaklands Corporate Center Connector" on page 45 does not match what is depicted on Bicycle & Pedestrian Connections Map. This should be clarified by the Township.
20. The phrase "Trail Station" in the first sentence on page 45 should be changed to "Train Station."
21. It is not clear why the feasibility for the Waterloo Boulevard/Lincoln Highway – Commerce Drive Connector Project (pages 48-49) is identified as "Medium," when the only constraint provided is cost. This should be clarified by the Township.
22. We suggest that the Township consider crossing Route 100 south of Howard Road at an existing bridge, instead of crossing Route 100 to the north of Howard Road, in order to provide pedestrian access to the Exton Train Station along the Route 100 corridor.
23. In the implementation table on pages 91 through 95, the Township should clearly state what the three colors mean under the Interest, Constraints and Coordination columns.

Page: 4  
Re: Comprehensive Plan Amendment – Bicycle and Pedestrian Plan  
# West Whiteland Township – CP-04-19-15868

24. We note that many of the maps provided in the document are too small to be legible. We recommend that, for ease-of-use purposes, the maps provided on pages 14-18 and pages 20-22 should be provided as full letter-sized page (landscape oriented) or 11 by 17 inch exhibits.
25. We suggest numbering the priority projects provided within Section 4, consistent with the numbers provided in Section 5, so that readers can refer to the corresponding project on the Bicycle & Pedestrian Connections Map.
26. For ease-of-use purposes, we recommend that all the maps/exhibits in the plan include a map key.
27. For ease-of-use purposes, we suggest that the Township consider combining Section 5: Plan Recommendations with Section 4: Priority Projects and Feasibility Analysis. The graphics in Section 5 are critical in helping the reader understand the descriptions provided in Section 4.
28. The term “HOA”, which is not defined in the draft document, is used to identify homeowners associations and open space areas owned by homeowners associations. For clarity purposes, we suggest that the draft plan language be revised to differentiate references to a homeowners association itself, versus references to open space areas and other facilities owned by a homeowners association.
29. To assist in the Plan’s implementation, we recommend that all members of the Board of Supervisors, the Township Planning Commission, and Zoning Hearing Board, be provided with official copies after adoption.

**RECOMMENDATION: The County Planning Commission commends the Township on its efforts in preparing the Bicycle and Pedestrian Plan. The Township should consider the comments contained in this review prior to taking action on the Bicycle and Pedestrian Plan.**

We request an official copy of the decision made by the Board of Supervisors, as required by Section 306(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your plan.

Sincerely,



Paul Farkas  
Senior Review Planner





# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

May 9, 2019

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

Re: Zoning Ordinance Amendment – O/R Office/Residential District; and Subdivision and Land Development Ordinance Amendment – Street Design Standards, High-Density Single-Family Option in the O/R Office/Residential District  
# ZA-04-19-15871 and SA-04-19-15872 - West Whiteland Township

Dear Mr. Weller:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment and Subdivision and Land Development Ordinance (SLDO) Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Sections 609(e) and 505(a), respectively. The referral for review was received by this office on April 12, 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 following terms to Section 325-8: “Convenience Store”; “Tract Area, Gross”; and “Tract Area, Net”;
  - B. Amend the definition of “Developable Acreage” in Section 325-8;
  - C. Add Retail Store/Trade to the list of uses permitted in the O/R Office/Residential Zoning District, provided that no part of any structure related to such use shall be farther than 750 feet from the intersection of the centerlines of Lincoln Highway and Ship Road, along with stating that vehicle fueling stations are permitted only as a component of a convenience store;
  - D. Renumber existing Section 325-15.1.D(3) as Section 325-15.1.D(4);
  - E. Add a new Section 325-15.1.D(3), the “High-density single-family option.” These standards would permit, on tracts with a gross tract area of forty (40) or more acres, a combination of single-family detached, two-family and townhouse dwellings in accordance with the requirements set forth in this Section; and
  - F. Amend Section 325-28.2.A, by stating that vehicle fueling stations are now permitted in the O/R Office/Residential District, in addition to the TC Town Center District, on lots that have direct vehicular access to either Lincoln Highway or to Pottstown Pike.
2. The Township also proposes the addition of Section 281-26.E to the Township SLDO, pertaining to street design standards for the proposed high-density single-family option in the O/R District.

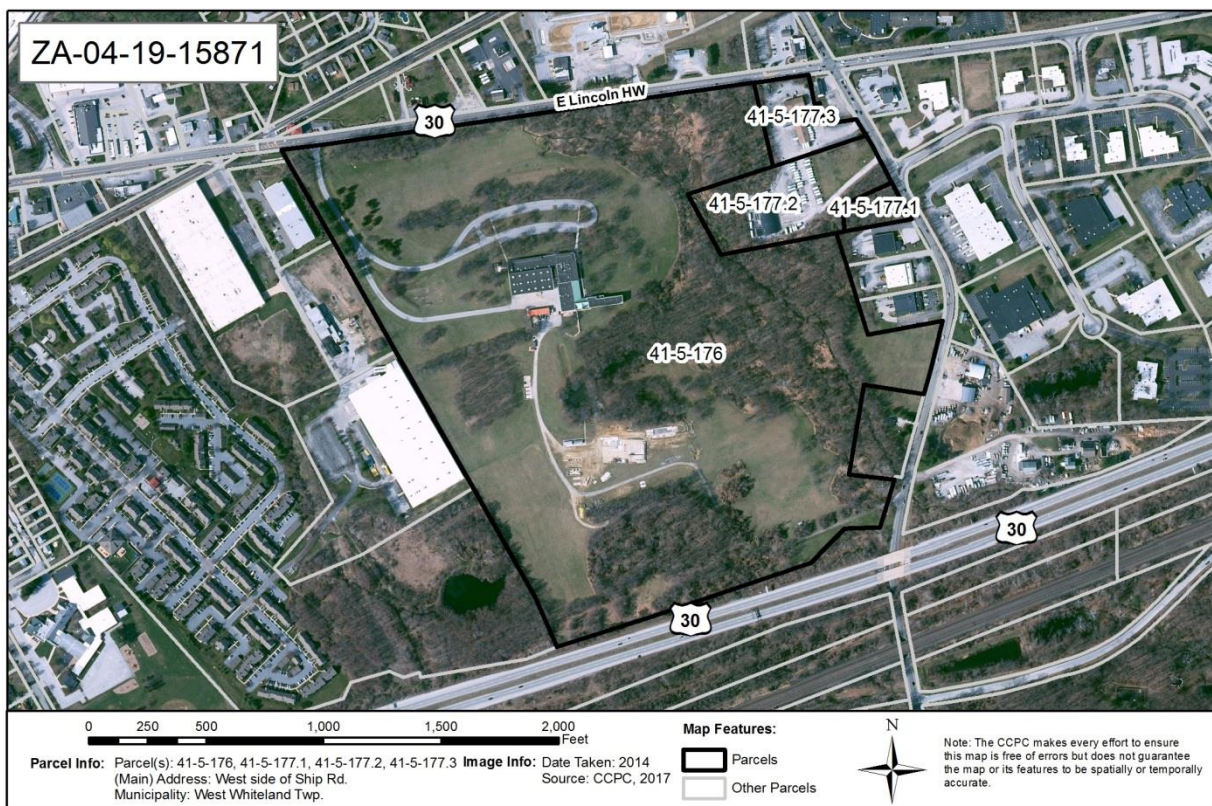
Page: 2

Re: Zoning Ordinance Amendment – O/R Office/Residential District; and Subdivision and Land Development Ordinance Amendment – Street Design Standards, High-Density Single-Family Option in the O/R Office/Residential District

# West Whiteland Township – ZA-04-19-15871 and SA-04-19-15872

3. It is our understanding that the proposed ordinance amendments would accommodate a development on an approximately 51.8 acre site (comprised of UPI # 41-5-177.1, 41-5-177.2, 41-5-177.3, and a portion of 41-5-176) situated on the south side of the East Lincoln Highway and the west side of Ship Road. This proposed development consists of 90 single-family homes, 65 townhouses, and three retail buildings totaling 25,685 square feet, along with the construction of a new segment of Ship Road known as the “Ship Road Couplet.” A copy of the “Mixed Use Composite Concept Plan”, dated January 23, 2019 and last revised March 14, 2019, is provided on page 3 of this review letter, and a copy of the “Ship Rd. Couplet Design Concept” is provided on page 5.

**RECOMMENDATION:** The Township should consider the comments in this letter, particularly the design standards issues discussed in comments #10 through #13, before acting on the proposed Zoning and Subdivision and Land Development Ordinance amendments.



*Figure 1: Location Map*

Area Evaluation, Southwest Corner of Ship Road/East Lincoln Highway Intersection:

4. Existing Zoning: The land on the southwest corner of the Ship Road/East Lincoln Highway intersection is zoned O/R Office/Residential.
5. Adjacent Zoning: The land on the east side of Ship Road and the north side of the East Lincoln Highway is also zoned O/R Office/Residential. The land to the west is zoned TC Town Center. The land on the south side of the Route 30 Bypass is zoned R-3 Residential.





Page: 4

Re: Zoning Ordinance Amendment – O/R Office/Residential District; and Subdivision and Land Development Ordinance Amendment – Street Design Standards, High-Density Single-Family Option in the O/R Office/Residential District

# West Whiteland Township – ZA-04-19-15871 and SA-04-19-15872

facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.

While the proposed uses in the draft ordinance are appropriately located in **Suburban** and **Suburban Center Landscape** designations, the issues discussed in comments #10 through #13 should be addressed for the proposed amendments to be fully consistent with **Landscapes3**. Additionally, careful consideration of the proposed redevelopment of this site is required due to historic resources on adjoining parcels, environmental constraints, and hazardous liquid pipelines located along the western boundary of the project site.

#### COMMENTS – Proposed Zoning and SLDO Amendments:

9. Prior to taking action on this amendment, the Township should ensure that the draft ordinance standards are generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code (PA MPC). Specifically, the Future Land Use map on page 63 of the Township's 2015 Lincoln Highway and Whitford Road Corridors Plan indicates that this area of the Township is located in an "MU1 – Office and Residential" designation, adjoining a "MU3 – Office, Residential, and Retail" designation to the west. The future land use recommendations on page 63 include diversifying land uses beyond those currently allowed in the Township Zoning Ordinance, along with concentrating retail uses closer to the Town Center.
10. While the concept plan identifies the proposed redevelopment of the project site as a mixed use development, the proposed ordinance adds commercial uses as a separate use to the O/R district, rather than incorporating them as part of a true mixed-use option. Additionally, no specific design standards are provided within the proposed ordinance to ensure that the site is developed as shown on the concept plan. The Township should review the County Planning Commission's Mixed Use Development Planning Tool for assistance in drafting the proposed ordinance language. This planning tool is available online at:  
[www.chescoplanning.org/MuniCorner/Tools/MixedUse.cfm](http://www.chescoplanning.org/MuniCorner/Tools/MixedUse.cfm).
11. We recommend that specific design standards be provided, particularly for the commercial component of the development, incorporating village-style design elements (ex. pitched roofs, maximum building footprint sizes, and parking located behind buildings where practical) consistent with the historic resources on adjoining and nearby parcels. **Landscapes3** recommends that development within or adjacent to historic resources should apply context-sensitive design to integrate with distinctive cultural features. Additional information about these historic resources is provided in comment #16. The Township should also consider incorporating central green design standards into the proposed ordinance language.

Page: 5

Re: Zoning Ordinance Amendment – O/R Office/Residential District; and Subdivision and Land Development Ordinance Amendment – Street Design Standards, High-Density Single-Family Option in the O/R Office/Residential District

# West Whiteland Township – ZA-04-19-15871 and SA-04-19-15872

12. We suggest that the Township consider providing a specific maximum density standard for the high-density single-family option.
13. We suggest that the Township consider revising the ordinance provisions to only allow the high-density single-family option in the O/R District with the provision of specific amenities (public road and trail improvements) provided by the applicant.
14. The Township Zoning Map (adopted September 9, 2015) depicts the location of two O/R district designations in the Township: the Ship Road/East Lincoln Highway intersection, and the west side of South Whitford Road south of West Lincoln Highway. However, while the proposed ordinance requires a minimum gross tract area of 40 acres for the high-density single-family option, County assessment records indicate that the three parcels which currently comprise the O/R district on the west side of Whitford Road (UPI# 41-5-97, 41-5-97.1 and 41-5-97.7) are only 38.6 acres in area.



Figure 3: Ship Road Couplet Design Concept

#### COMMENTS – Future Development Activity:

The applicant and Township should consider the following issues in its review of future development activity proposed on the project site.

#### Chester Valley Trail:

15. The Ship Road Couplet Design Concept depicts the location of a proposed trail from the Chester Valley Trail at its intersection with Ship Road, to the Chester Valley Trail Extension to the



Page: 6

Re: Zoning Ordinance Amendment – O/R Office/Residential District; and Subdivision and Land Development Ordinance Amendment – Street Design Standards, High-Density Single-Family Option in the O/R Office/Residential District  
# West Whiteland Township – ZA-04-19-15871 and SA-04-19-15872

immediate south of the project site. The applicant and Township should coordinate the development of this proposed trail with the Chester County Department of Facilities and Parks (telephone # 610-344-6415). Additionally, any development activity in proximity to the Chester Valley Trail corridor should be reviewed by the County Department of Facilities and Parks prior to the Township taking official action on a plan submission.

#### Historic Preservation:

16. The 2009 Township Historic Resource Atlas identifies that the parcels on the southwest and northwest corners of the Ship Road/East Lincoln Highway intersection (UPI# 41-5-178 and 41-5-75, respectively) contain Class 1 historic resources. The applicant and Township should work to mitigate any negative impacts on the integrity of these existing historic resources. The size and scale of the proposed buildings and the use of traditional building materials will be critical as to whether these architecturally and historically significant structures will retain their integrity, or be overwhelmed and compromised. Additionally, buffering should be provided between the proposed roads and the historic resource on UPI# 41-5-75 in order to preserve its historic identity.

The St. Mary Chapel, located on the southwest corner of the Ship Road/East Lincoln Highway intersection, was dedicated on December 8, 1873, and listed on the National Register of Historic Places in 1984. Its approximate size and height, plain rectangular shape, locally quarried limestone construction, and moderately pitched plain gable roof place it within the longstanding Chester County tradition of Quaker meeting house construction. The Ship Inn, located on the northwest corner of the Ship Road/East Lincoln Highway intersection, was constructed in 1796 in response to the completion of the Lancaster Turnpike in 1794. The Ship Inn is of particular historic importance as a well preserved example of late Georgian commercial architecture, and it also ranks as one of the best preserved and most thoroughly documented of the many inns that once lined the Lancaster Turnpike.

#### Natural Features Protection:

17. The site contains land within the 100 year floodplain associated with an unnamed tributary to the Valley Creek which traverses the site. We note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems. The applicant should contact both of these agencies to determine if future development activity will require a permit.
18. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.
19. The site contains wetlands. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977). The Pennsylvania Department of Environmental Protection regulates all activities that affect bodies of water,

Page: 7

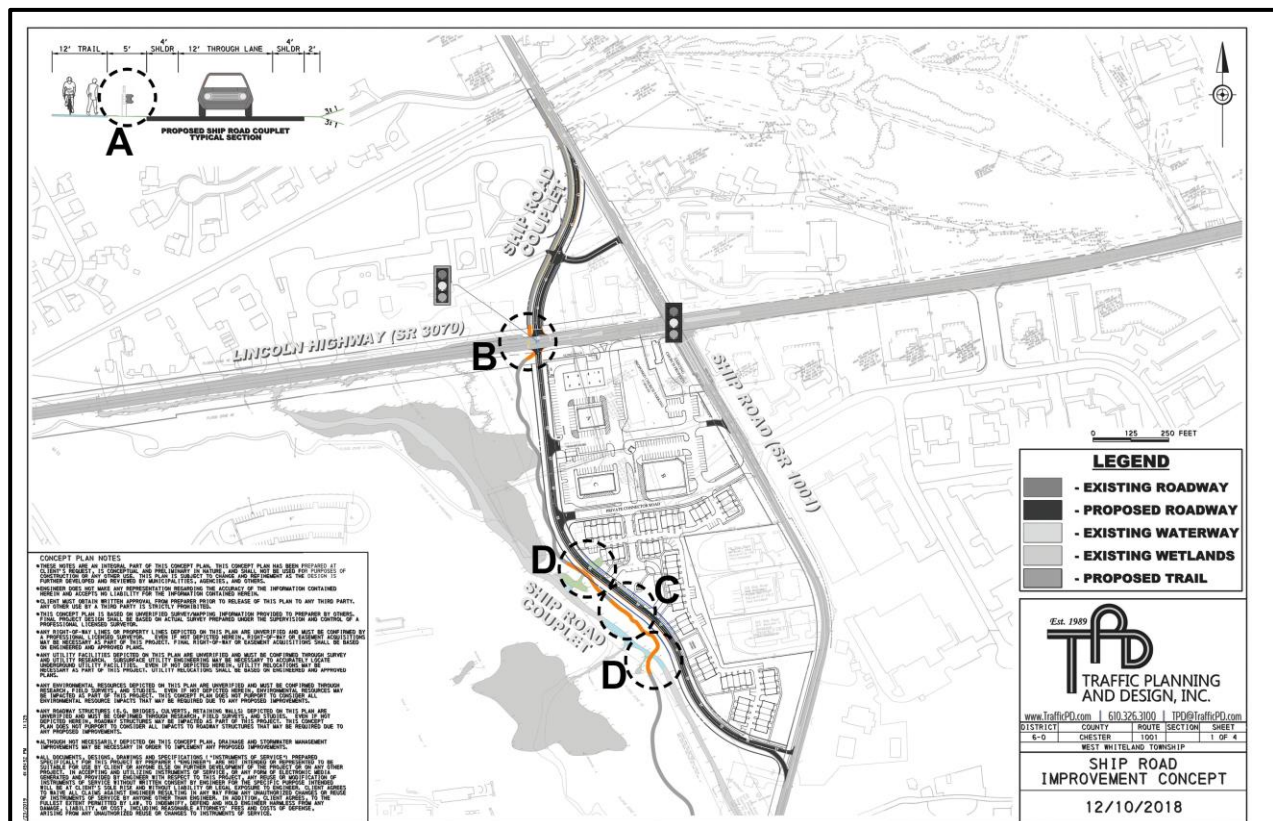
Re: Zoning Ordinance Amendment – O/R Office/Residential District; and Subdivision and Land Development Ordinance Amendment – Street Design Standards, High-Density Single-Family Option in the O/R Office/Residential District

# West Whiteland Township – ZA-04-19-15871 and SA-04-19-15872

including wetlands, under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact both of these agencies to determine if future development activity will require a permit.

#### Design of Ship Road Couplet and Trail:

20. The documents provided on the Township website for this project include the Ship Road Improvement Concept, prepared by Traffic Planning and Design, Inc., dated December 10, 2018. The applicant and Township should consider the following issues in its design of the Ship Road Couplet and proposed trail network, as depicted on the figure provided below:



For Illustrative Purposes Only, Base Drawing prepared by Traffic Planning and Design, Inc., dated December 10, 2018

#### Recommendations:

- A physical barrier (guardrail) should be provided between the proposed road corridor and the trail on the northern segment of the Ship Road Couplet, north of the Lincoln Highway.
- A pedestrian crossing, with pavement markings, should be incorporated into the design of the Ship Road Couplet/East Lincoln Highway intersection.
- The trail corridor alignment located south of the East Lincoln Highway should avoid excessive curative, but be consistent with topography.
- The applicant should identify the location of any bridges/culverts required for the proposed trail crossing a stream/wetland area.

Figure 4: CCPC Comments, Design of Ship Road Couplet and Trail

Page: 8

Re: Zoning Ordinance Amendment – O/R Office/Residential District; and Subdivision and Land Development Ordinance Amendment – Street Design Standards, High-Density Single-Family Option in the O/R Office/Residential District  
# West Whiteland Township – ZA-04-19-15871 and SA-04-19-15872

Hazardous Liquid Pipelines:

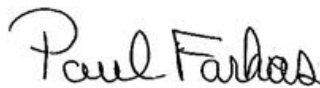
21. The Chester County Pipeline Information Center Mapping Application indicates that the western portion of the project site is traversed by hazardous liquid pipelines. The applicant should contact the pipeline operator, in this case Sunoco Pipeline, LP, to ensure that any proposed development activity does not result in any encroachments into the pipeline rights-of-way for the 12" Point Breeze-Montello or the 8" Twin Oaks-Montello lines. It is recommended that the plan include the field survey location of the pipelines, the size, material and depth of the pipe (if known), as well as the type of product typically being transported through the pipeline. You can find contact information for the operator on the pipeline markers located within the easement, and also at the Chester County Pipeline Information Center Pipeline Operators page:  
<http://www.chescoplanning.org/pic/operators.cfm>.

Lot Configuration, Single Family Residential Lots:

22. We suggest that the applicant and Township consider the reconfiguration of the proposed single family residential lots on the southwest portion of the project site, so that they are situated further north and at a greater distance from the Route 30 Bypass.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: David Stauffer, Chester County Department of Facilities and Parks  
Robert J. Kagel, County Administrator, County of Chester

# Act 537 Reviews



# Act 537 Reviews for Chester County

May 2019



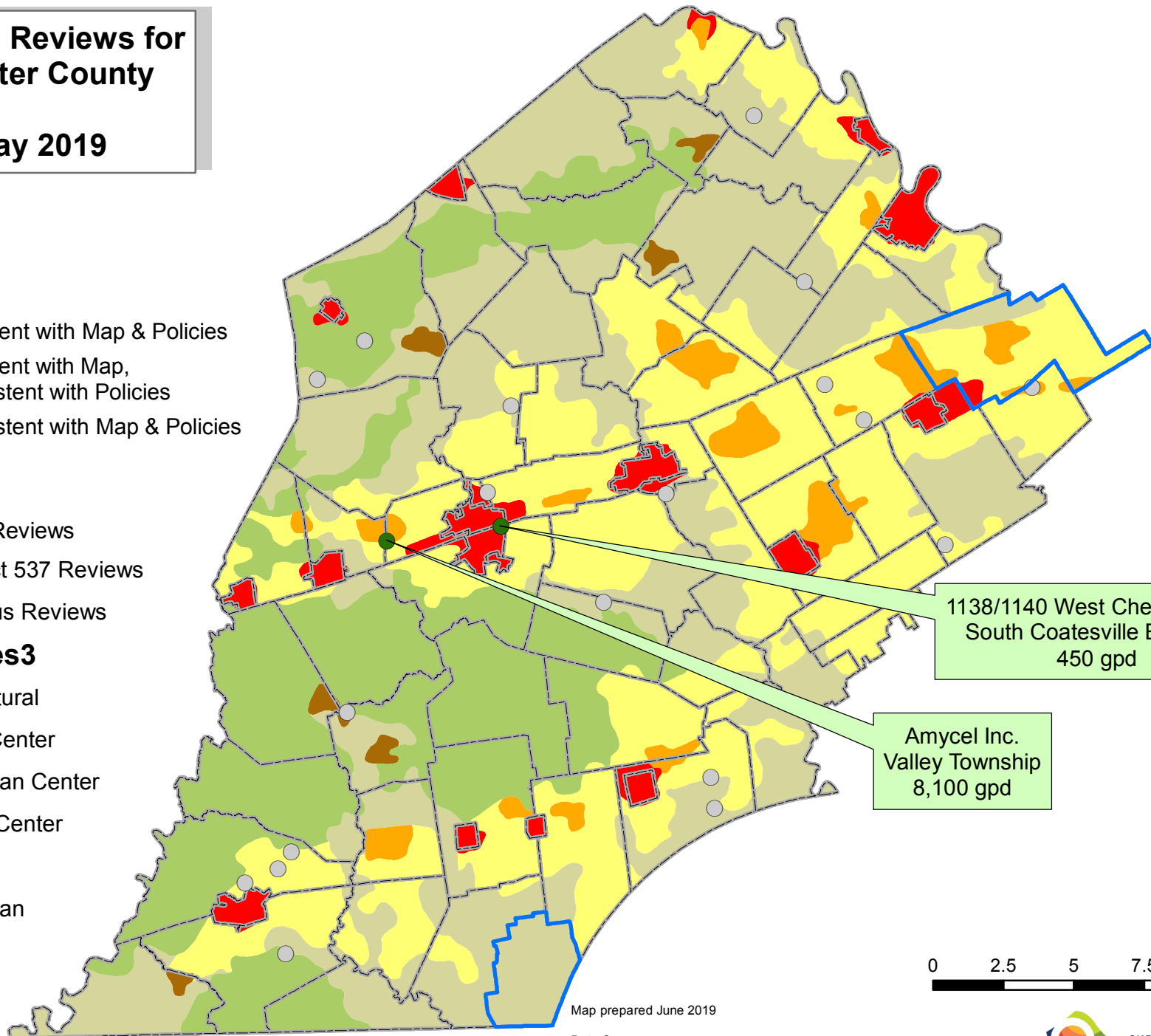
- Consistent with Map & Policies
- Consistent with Map,  
Inconsistent with Policies
- Inconsistent with Map & Policies

## Legend

- Major Reviews
- May Act 537 Reviews
- Previous Reviews

## Landscapes3

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



0 2.5 5 7.5 10  
Miles

Map prepared June 2019

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



## ENVIRONMENTAL PLANNING ACTIVITIES

### *Sewage Facilities Planning*

#### MAJOR REVISIONS TO MUNICIPAL PLANS:

**London Britain Township – Act 537 Plan – Consistent**

**Tredyffrin Township – Act 537 Plan Special Study for Valley Creek Trunk Sewer – Consistent**

#### MINOR REVISIONS TO MUNICIPAL PLANS:

##### **South Coatesville Borough, 1138/1140 West Chester Road**

The applicant is proposing the connection of two existing properties (a twin residential unit) on 1.1 acres to the public sewer system. The site is located on West Chester Road. The amount of wastewater to be generated for the proposal is 450 gpd. The project is to be served by a public sewage disposal system managed by Pennsylvania American Water Company. This project is designated as an Urban Landscape, and is consistent with *Landscapes3*.

##### **Valley Township, Amycel Inc.**

The applicant is proposing an agricultural support building development on 8.3 acres. The site is located on Waverly Boulevard just beyond the intersection with Washington Lane. The amount of wastewater to be generated for the proposal is 8,100 gpd. The project is to be served by a public sewage disposal system managed by Pennsylvania American Water Company. This project is designated as a Suburban Center and Suburban Landscape, and is consistent with *Landscapes3*.

## **TOPIC: Environmental**

### **Item: London Britain Township –Act 537 Plan – Consistent**

#### Background

This Act 537 Plan was prepared to address the Township's sewage facilities, which currently are functioning under the 1970 Chester County Master Sewer Plan (which has been sunsetted). The goal of the Township is to maintain their rural character while protecting water resources, through the continued utilization of on-lot sewage disposal systems wherever possible.

#### Discussion

The Act 537 Plan is consistent with the objectives and recommendations of Landscapes3, specifically Connect Objective F, which states: "Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well maintained infrastructure," as the Township does not promote the use of public sewage facilities in the Rural Landscape.

The proposed Plan Update is also consistent with Watersheds objective 7.2 of Goal 7, "concentrate planned utility service areas to support designated growth areas" through the restriction of public facilities in the Rural Landscape.

The CCPC supports the Act 537 Plan for London Britain Township and recommended that DEP approve the Plan.

**TOPIC: Environmental**

**Item: Tredyffrin Township – Act 537 Plan Special Study for the Valley Creek Trunk Sewer - Consistent**

Background

This Special Study was prepared to provide documentation requested by the PA DEP in connection with the sale of the sanitary sewer facilities within the Valley Creek Trunk Sewer System from Tredyffrin Township Municipal Authority to Aqua Resources, Inc. The sale includes the Valley Creek Trunk Sewer System, Wilson Road Pumping Station, Wilson Road Force Main, and Darby Road Pumping Station and Force Main.

Discussion

The Act 537 Plan Special Study is consistent with the objectives and recommendations of Landscapes3, as they relate to public sewer or water lines, specifically Connect Objective F, which states: “Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well maintained infrastructure” and the Connect Goal “Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.”

Tredyffrin Township, through its Act 537 Plan Special Study, intends to sell the Valley Creek Trunk Sewer System to Aqua Pennsylvania/Aqua Resources Inc. This is consistent with Objective 7.2 of Watersheds.

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

Action Requested

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

6/12/19

# Major Revisions





# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

May 1, 2019

Chris Wetham, Chairman  
London Britain Township  
Board of Supervisors  
PO Box 215  
Kemblesville, PA 19347

Re: Official Sewage Facilities Act 537 Plan for London Britain Township

Dear Mr. Wetham:

The Chester County Planning Commission (CCPC) has reviewed the Draft 537 Plan dated February 2019 as required by Section 71.53(a)(2) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by Hydraterra Professionals and was received in our office on March 7, 2019.

This plan was prepared to address the Township sewage facilities, which currently are functioning under the 1970 Chester County Master Sewer Plan (now sunsetted). The goal of the Township is to maintain its rural character while protecting water resources.

The plan proposes to continue to:

1. Maintain the use of on-lot sewage disposal systems where possible;
2. To continue to monitor the performance of the Windsor Wastewater Treatment Facility to determine if recent improvements have adequately addressed operational deficiencies; and
3. To replace the existing community on-lot disposal system at the Shoppes at London Britain with an Orenco Advantex (or similar) system.

Chester County Planning Commission recommends the Plan be adopted after addressing comments in this letter.

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

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

1. We find the proposed areas to be served by primarily by on-lot systems to be generally consistent with the Landscapes Map of *Landscapes3* (2018). London Britain Township is primarily located within the Rural Landscape, with portions

located within the Natural Features Overlay. The Rural Landscape consists of open and wooded lands with scattered villages, farms, and residential uses. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. As an overlay of all other landscapes, the county's Natural Landscapes consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance.

The continued use of on-lot sewage disposal systems in London Britain Township, with the exception of an existing community system and an existing wastewater treatment facility at the Windsor development, is generally consistent with the Vision for the Rural Landscape and Natural Features Overlay according to *Landscapes3*. In addition, the overall goals of this Act 537 Plan Update are generally consistent with the Visions, Goals and Objectives of *Landscapes3*.

2. *Watersheds* (2002), the water resources element of the County Comprehensive plan, identifies Objective 7.2 of Goal 7, "concentrate planned utility service areas to support designated growth areas," to be achieved through key strategies such as restricting the extension of community and public water and wastewater facilities in the Rural Landscape." London Britain Township, through its Act 537 Plan, intends to support the use of individual on-lot sewage disposal systems in the township, with the exception of the two existing systems (Windsor and the Shoppes at London Britain). As proposed, the Act 537 Plan is consistent with this Objective of *Watersheds*.

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

The selected alternatives for London Britain Township as presented in the Plan are to maintain the use of on-lot sewage disposal for the Township, except where two systems are already in place at the Shoppes at London Britain and the Windsor Development. The selected alternative for the Shoppes at London Britain is to replace the existing experimental system with an already identified system. The selected alternative for the Windsor Wastewater Treatment Facility is to continue to monitor the performance to assess recent improvements.

As presented, the selection of these alternatives are generally consistent with Connect Objective F, which states, "Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well maintained infrastructure," as it does not promote the use of public sewage facilities in the Rural Landscape. The Plan is also consistent with *Landscapes3* Protect Objective A, which supports guiding development away from sensitive natural resources and toward areas appropriate for accommodating growth.

C. General Comments:

1. Throughout the document there are maps, tables, and letters inserted into the text. They are generally difficult to read. Please include larger versions in the final report for clarity.
2. Page 2. Executive Summary. The Planning Commission commends the Township for their goal to further enhance their Sewage Management Program to support the rural character of the township and continue the use and maintenance of on-lot sewage facilities.
3. Page 3. Executive Summary. The text indicates that the implementation schedule is located on Table VI-2. There is no table with this title; however the implementation table titled Table VI-1 is found on page 49. Please update the text for clarity.
4. Page 12. Sewage Disposal Needs. Please include the entire survey at a legible size. The current inset is too small to read.
5. Page 29. Future Growth and Development. Please include an adoption year of the Township's current Subdivision and Land Development Ordinance.
6. Page 29. Future Growth and Development. In the discussion of the Subdivision and Land Development Ordinance, the second bullet relating to primary and backup absorption areas is underlined. For clarity, expand on the reason this bullet is underlined or revise to remove the emphasis on this bullet.
7. Page 32. Population and Housing Trends. Table IV-5 DVRPC Census Data presents population estimates from 2010-2015. More recent estimates are also available through the U.S. Census, at the American Fact Finder, at the municipal level from July 2017. Follow the link below and select the data for the London Britain Township, then select the result ID number B01003 for Total Population: <https://factfinder.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>
8. Page 45. County Planning. Please revise the text to include the updated version of the County Comprehensive Plan. *Landscapes3*, the Chester County Comprehensive Plan was adopted by the Chester County Commissioners on November 29, 2018. For consistency, please update documentation to include updated references to *Landscapes3*. It can be found at <http://www.chescoplanning.org>.
9. Page 52. Description of Capital Financing Plan. The text is incomplete. Please revise to include the entities that are responsible for incurring the costs of the selected alternatives.

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

Sincerely,

A handwritten signature in cursive script that reads "Carrie J. Conwell".

Carrie Conwell, AICP  
Senior Environmental Planner

cc: Elizabeth Mahoney, PA DEP  
Matt Skiljo, Chester County Health Department  
Carolyn Matalon, London Britain Township  
Joseph Boldaz, PE, Hydraterra Professionals



# 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

May 13, 2019

Mr. Murph Wysocki, Chairman  
Tredyffrin Township Board of Supervisors  
1100 DuPortail Road  
Berwyn, PA 19312

Re: Tredyffrin Township Act 537 Special Study for Valley Creek Trunk Sewer System

Dear Mr. Wysocki:

The Chester County Planning Commission (CCPC) has reviewed the Draft 537 Special Study dated February 2019 as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Special Study was prepared by Brown and Caldwell and was received on March 14, 2019. As proposed, the selected alternative is to sell the assets of the Valley Creek Trunk Sewer system to Aqua Pennsylvania Wastewater, Inc. The Planning Commission supports the Special Study proposed by the Township.

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

A. Consistency with the County Comprehensive Plan – *Landscapes3*:

1. *Landscapes3* Map:

*Landscapes3* designates the area containing Tredyffrin Township's Valley Creek Trunk Sewer system and service area as being located within the Urban, Suburban Center and Suburban Landscape. As such, we find the areas served by the Valley Creek Trunk Sewer to be generally consistent with the Landscapes Map of *Landscapes3* (2018).

2. *Landscapes3* Plan:

As presented, the area currently served by the Valley Creek Trunk Sewer is located in a designated growth area. Therefore it is consistent with *Landscapes3* Connect Objective F, which states, "Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well maintained infrastructure."



B. Consistency with Watersheds:

1. *Watersheds*, the water resources element of the County comprehensive plan, identifies Objective 7.2 of Goal 7, “concentrate planned utility service areas to support designated growth areas.” The public sewer service areas in Tredyffrin Township, according to the Livable Landscapes Map, are located within the Urban, Suburban Center and Suburban Landscapes. Thus, the intention to sell the Valley Creek Trunk Sewer System to Aqua Pennsylvania Wastewater, Inc., which is located within the designated growth areas of *Landscapes3*, the proposed Special Study is generally consistent with the objectives of *Watersheds*.

C. Consistency of the Alternative with *Landscapes3*:

The selected alternative for Tredyffrin Township is to sell the Valley Creek Trunk Sewer System to Aqua Pennsylvania Wastewater, Inc. The proposed alternative is supported by *Landscapes3* Connect Goal, “Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.” As proposed, this Special Study is consistent with the goals and objectives of *Landscapes3*.

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

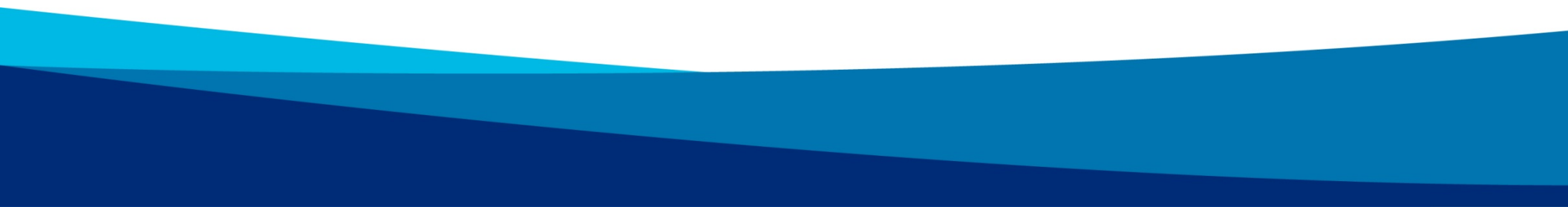
Sincerely,



Carrie J. Conwell, AICP  
Senior Environmental Planner

cc: Elizabeth Mahoney, PaDEP  
Matt Skiljo, Chester County Health Department  
William Martin, Tredyffrin Township Manager  
Stephen Burgo, PE, Tredyffrin Township Engineer

# 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 1138 & 1140 West Chester Pike, South Coatesville Borough

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

1. Date plan received by county planning agency. April 22, 2019
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency May 28, 2019

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

- | Yes                                 | No                                  |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i> )? <u>Landscapes2, the Chester County Comprehensive Plan, was adopted in 2009. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use <u>According to the Livable Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Urban Center Landscape. The vision for the Urban Center Landscape is historic downtown and established neighborhoods serving as civic, economic and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Public sewer systems are encouraged in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan?<br>If no, describe goals and objectives that are not met   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with the use, development, and protection of water resources?<br>If no, describe inconsistency   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impact:  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>If yes, describe impacts   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. Does this proposal meet the zoning requirements of the ordinance? <b>N/A</b>  |

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

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

18.

Name, Title and signature of person completing this section:

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

Signature: \_\_\_\_\_

Date: 5/28/2019Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

PC53-05-19-15934

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

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

cc: Elizabeth Mahoney, PaDEP  
 Chester County Health Department  
 Joseph Frisco, Site Contact  
 Jonathan Wolf, Site Contact  
 Stephanie Duncan, South Coatesville Borough  
 Jamie Sundermier, Value Engineering, 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 Amycel Inc., Valley Township

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

1. Date plan received by county planning agency. April 12, 2019
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency May 21, 2019

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

- | Yes                                 | No                                  |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i> )? <u>Landscapes2, the Chester County Comprehensive Plan, was adopted in 2009. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Livable Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Center Landscape. The vision for the Suburban Center Landscape is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Public sewer systems are supported in this landscape when available.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Does this proposal meet the goals and objectives of the plan?<br>If no, describe goals and objectives that are not met  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with the use, development, and protection of water resources?<br>If no, describe inconsistency  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies:  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impact:   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 7. Will any known historical or archaeological resources be impacted by this project? <b>Not Known.</b><br>If yes, describe impacts  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance?   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | 10. Does this proposal meet the zoning requirements of the ordinance? <b>N/A</b>   |



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

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

18.

Name, Title and signature of person completing this section:

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

Signature: \_\_\_\_\_

Date: 5/21/2019Name of County or Areawide Planning Agency: Chester County Planning Commission

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

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

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

The Planning Commission previously reviewed this project under Act 247 as Case Number LD-12-18-15719.

PC53-05-19-15921

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

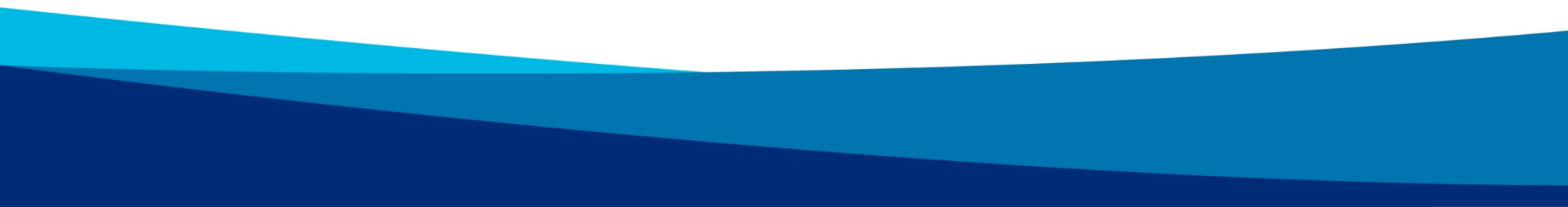
This Component and any additional comments are to be returned to the applicant.

cc: Elizabeth Mahoney, PaDEP  
 Chester County Health Department  
 Stephen Anania, Amycel, Inc.  
 Janis Rambo, Valley Township  
 David DiCecco, D.L. Howell and Associates

# Discussion and Information Items

# Design and Technology

# Community Planning



# Community Planning

## Municipal Assistance Projects

June 2019

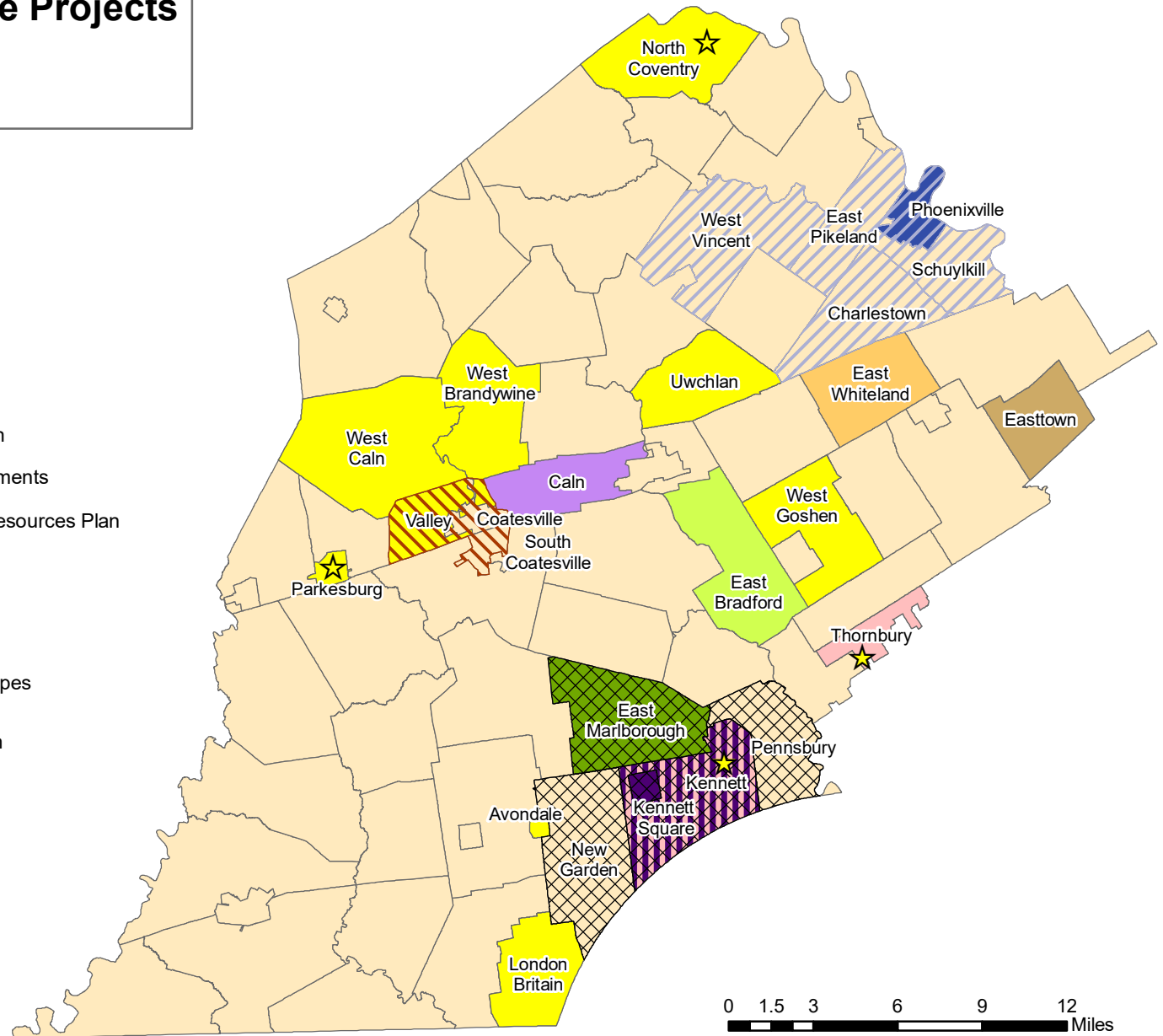


### Single Municipality

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

### Regional Projects

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



0 1.5 3 6 9 12 Miles

Sources: Municipalities - Chester County DCIS/GIS; VPP Tracking created by CCPC, 2019.





# COMMUNITY PLANNING REPORT

June 2019 (*Activities as of 05/31/19*)

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

## MUNICIPAL ASSISTANCE

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

### SINGLE MUNICIPALITY

#### 1. Avondale Borough – Comprehensive Plan

Percent Completed: 90%

Contract Term: 9/17 – 8/19

Consultant: Ray Ott & Associates

Monitor: Kevin Myers

A public information meeting was held April 4<sup>th</sup>. *The plan was submitted for Act 247 review in early May for adoption in June.*

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

Percent Completed: 90%

Contract Term: 1/18 – 12/19

Consultant: Cedarville Engineering

Monitor: Mark Gallant

The task force met on April 30<sup>th</sup> and provided input on the draft document, which was *presented to the township planning commission on May 14<sup>th</sup>.*

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

Percent Completed: 100%

Contract Term: 7/18 – 12/19

Consultant: Laird Recreation

Monitor: Jeannine Speirs

*The master plan draft document was presented to and accepted by the Board of Supervisors in May. The VPP Review determined the Study fulfilled the contract and was consistent with Landscapes3.*

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

Percent Completed: 0%

Contract Term: 6/19 – 5/21

Consultant: Brandywine Conservancy

Monitor: Kate Clark

*The contract will be signed this month.*

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

Percent Completed: 10%

Contract Term: 12/18 – 11/20

Consultant: Natural Lands

Monitor: Chris Patriarca

*A public information meeting and workshop was held May 7<sup>th</sup> at the Covenant Church in Malvern.*

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

Percent Completed: 40%

Contract Term: 1/19 – 12/20

Consultant: Glackin Thomas Panzak

Monitor: Chris Patriarca

*The initial draft ordinance language will be presented to the task force for review and comment over the summer meeting dates.*

**7. Kennett Township – Zoning Ordinance**

Percent Completed: 55%

Contract Term: 4/18 – 3/20

Consultant: Chester County Planning Commission

Lead Planner: Jeannine Speirs

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

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

Percent Completed: 80%

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 – Comprehensive Plan**

Percent Completed: 80%

Contract Term: 7/18 – 6/20

Consultant: Chester County Planning Commission

Lead Planner: Chris Patriarca

*The task force will complete their review of the first formatted plan draft at the June meeting. The planning commission public meeting is tentatively scheduled for August.*

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

Percent Completed: 35%

Contract Term: 10/18 – 9/20

Consultant: Chester County Planning Commission

Lead Planner: Mark Gallant

*CCPC staff participated in the borough's Final Friday on May 31<sup>st</sup>. A public open house to review draft recommendations is scheduled for June 13<sup>th</sup>.*

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

Percent Completed: 10%

Contract Term: 5/18 – 10/19

Consultant: McMahon Associates

Monitor: Kevin Myers

*A public survey will be completed.*

**12. Thornbury Township – Zoning Ordinance**

Percent Completed: 60%      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, CC-R districts, commercial districts and supplemental regulations. Next to be reviewed will be environmental standards in July.

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

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

The most recent meeting was held on May 16<sup>th</sup>, where the task force provided feedback on the draft goals and objectives. The next meeting is scheduled for June 20<sup>th</sup>.

**14. Valley Township – Comprehensive Plan**

Percent Completed: 10%      Contract Term: 2/19 – 1/21      Consultant: Comitta & Assoc./Pennoni      Monitor: Mark Gallant

A public information meeting took place May 29<sup>th</sup>.

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

Percent Completed: 80%      Contract Term: 8/17 – 7/19      Consultant: Brandywine Conservancy      Monitor: Chris Patriarca

Review of the compiled full draft will occur in July. An extension is underway.

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

Percent Completed: 10%      Contract Term: 2/19 – 1/21      Consultant: Ray Ott & Assoc./N. Sarcinello      Monitor: Kate Clark

In May, the task force focused on the review of background inventory mapping, demographic data, and identified issues. The next meeting is scheduled for June 17<sup>th</sup>.

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

Percent Completed: 100%      Contract Term: 10/17 – 9/19      Consultant: Ray Ott & Assoc./N. Sarcinello      Monitor: Jeannine Speirs

The joint Act 247/VPP review determined the plan had fulfilled the contract and was consistent with Landscapes3. The township adopted the plan in late May.

## MULTI-MUNICIPAL

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

Percent Completed: 60%      Contract Term: 8/17 – 12/19      Consultant: Chester County Planning Commission      Lead Planner: Jeannine Speirs

Funded in part through an American Battlefield Protection Program grant, Phase 2a coordination with local volunteer historians and county archives is taking place. The consultants have completed a draft technical report *that will be submitted to the ABPP for review in June.*

### 19. Coatesville Area – Economic Development Study

Percent Completed: pending      Contract Term: TBD      Consultant: 4Ward Planning      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 has been selected and the contract is being finalized. The project should get underway in June/July.*

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

Percent Completed: 60%      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 – 12/19      Consultant: Theurkauf Design & Planning      Monitor: Susan Elks

The Region includes Phoenixville Borough, Charlestown Township, East Pikeland Township, Schuylkill Township, and West Vincent Township. The 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); *Economic Study* (May 2019)
2. Birmingham, Thornbury, Westtown, East Bradford Townships – *Heritage Interpretation Plan* (June 2018, May 2019)
3. Caln Township – Zoning (May 2019)
4. East Coventry Township – *Recreation Planning* (May 2019)
5. East Fallowfield Township – *Newlinville Village Master Plan* (May 2019)
6. East Pikeland Township – Zoning Amendments (May 2019)
7. Franklin Township – Zoning Amendments and Comprehensive Plan (May 2019)
8. Kennett Square Borough – *Parking & Pedestrian Mobility* (May 2019)
9. Kennett Township – (May 2019)
10. London Grove Township – Subdivision and Land Development Ordinance (January 2018)
11. Londonderry Township – (May 2019)
12. Malvern Borough – (May 2019)
13. North Coventry Township – *Recreation Planning* (May 2019)
14. Parkesburg Borough – *Economic Study* (May 2019)
15. South Coatesville Borough – Comprehensive Plan (February 2016); Revitalization, Zoning (February 2017); Capital Improvements (July 2018), (May 2019)
16. Thornbury Township – Subdivision and Land Development Ordinance (2016)
17. Tredyffrin Township – Comprehensive Plan (June 2018)
18. West Chester Borough– *High Street Corridor* (May 2019)
19. West Chester Borough/West Goshen Township – Corridor Study (January 2018)
20. West Vincent Township – Park and Recreation Plan (July 2018)
21. West Whiteland Township – Historic Resource Study (April 2016, February 2018, July 2018, May 2019)
22. Western Chester County Region – Official Maps (June 2017)
23. Willistown Township – (May 2019)



## HISTORIC PRESERVATION

### 1. Town Tours and Village Walks 2019

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

STATUS: A series of 3 related lectures sponsored by CCHPN have been introduced, and will be incorporated into the 2019 schedule. The theme will be “Our Villages Then and Now”. *The tour brochure has been distributed, the website link is active, and kick-off is planned for June 13<sup>th</sup> at the Church of the Holy Trinity, 212 S. High Street, West Chester.*

### 2. Brandywine Battlefield Task Force

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

STATUS: A plan led by the Brandywine Conservancy and Birmingham Township is being discussed for an interpretation and sustainability plan for the Battlefield Landmark through the Vision Partnership Program. A \$45,000 grant was secured from The PA Society of Sons of the Revolution and its color guard for 15 historic markers emulating the West Bradford marker. The first planning meeting for the markers was held March 26, with a second meeting scheduled for June 6<sup>th</sup>.

### 3. Historic Resource Mapping:

DESCRIPTION: National Register properties interactive map

STATUS: Presented at the annual leadership luncheon. The draft was well received and we are currently getting input from local municipal historical commissions. *Internally we will begin to add data for the resources.*

DESCRIPTION: Historic Atlas NEW Projects

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

DESCRIPTION: Historic Atlas Updates

STATUS: Charlestown Township, West Bradford Township, East Goshen Township, West Whiteland Township, East Marlborough Township.

DESCRIPTION: Kennett Square Borough National Register District update

STATUS: In process

#### **4. Technical Assistance:**

- A. Directing professionals, municipalities, and owners to historic registration information regarding historic properties - ongoing.
- B. Providing support for historic preservation projects – ongoing. Projects include:
  - Coatesville School District's Heritage Center at the Gardner-Beale House
  - Franklin Township Historical Commission Route 896 Improvements
  - Birmingham Township *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:
    - o Reynard's Mill Road Bridge #167 – in design
    - o Pigeon Creek Bridge #207 – in design
    - o Latshaw's Mill Bridge #255 – Historical Commission approved design
    - o Jefferis Bridge #111 - preliminary
    - o Watermark Bridge #21 – no adverse effect
    - o 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; Passtown 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. Juneteenth 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.

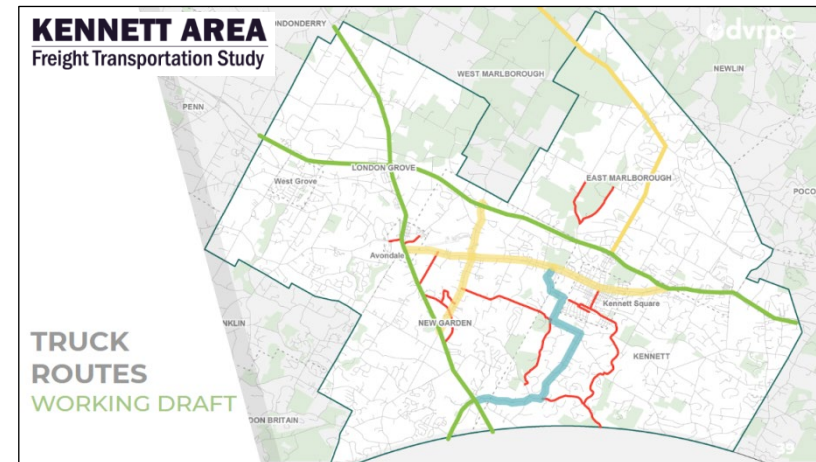
# Environment & Infrastructure

# Environment & Infrastructure Division

May 2019

## Kennett Area Freight Study

On Wednesday, May 15th the DVRPC Freight Planning group held the second Study Advisory Committee meeting for the Kennett Area Freight Transportation Study at the Kennett Township Building. Project manager Michael Ruane presented the existing conditions analysis findings that identified all of the freight generators within the study area, locations of truck crashes, and volumes of truck activity. Preliminary recommendations include: increasing truck signage visibility; traffic calming measures such as overhead speed displays, median gateways, and pedestrian crossing improvements; and, the development of various truck routes. This FY19 project will continue to be developed into FY20 due to staffing changes within the freight planning group. Next steps in the study process include the completion of their industry outreach, refining their recommendations and preparation of a DRAFT report for review later this summer.



Source: DVRPC

## Funding Awards

On April 29<sup>th</sup>, PA Governor Wolf announced approval for funding of 27 rail freight improvement projects statewide. Chester County recipients include:

- Mittal Steel USA Railways -- \$1.6 million to rehabilitate a railroad bridge, five turnouts, and more than one mile of track to increase yard operation efficiencies.
- East Penn Railroad -- \$500,000 to rehabilitate approximately 27 miles of track with new ties and rail on the Octoraro Line.

On May 29<sup>th</sup>, Governor Wolf announced the distribution of \$15.4M in Automated Red Light Enforcement (ARLE) funding to 38 municipalities



East Penn Railroad's Octoraro Line



statewide to fund 50 projects. In Chester County, East Whetland Township received \$71,216 to maintain and improve safety by deploying portable traffic control signals at desirable locations throughout the township.

## Pipelines Update

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

- There have been several inadvertent releases in the Boot Road area of East Goshen (the most recent of which has been “active” for several days)
- PHMSA (Pipeline and Hazardous Materials Safety Administration – under USDOT) released an advisory bulletin indicating that pipeline incidents caused by erosion are on the rise in the eastern US. The advisory points to “land movement, severe flooding, river scour, and river channel migration” as causes of the type of damage that can lead to leaks and explosions
- Bucks County officials have raised zoning concerns for the proposed location of the Adelphia Gateway compressor station (there is lack of noise buffer, visual buffer, insufficient parcel size and impacts to environmentally sensitive resources)
- Delaware County held a public hearing at DCCC focusing on pipeline safety and included Gladys Brown Dutrieuille and Robert Young from PA PUC (along with 11 others, including mostly state representatives).

For more news on pipeline happenings, please visit the county’s Pipeline Information Center ‘Pipelines in the News’ webpage:

<http://www.chescoplanning.org/pic/news.cfm>

# Landscapes3 Update

# Director's Report

# Public Comment