



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

Chester County Planning Commission

Government Services Center, Room 270

July 10, 2019

AGENDA

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

Chairman

A. Chairman's Welcome

Chairman

2:05 p.m. 2. PRESENTATION

B. Rob Henry, Executive Director, Greater Valley Forge Transportation Management Association

2:25 p.m. 3. ACTION ITEMS

C. Public Comment on Agenda Items

D. Approval of Commission Meeting Minutes – June 12, 2019

Commission

E. Act 247 Reviews – June 2019 Applications

Act 247 Team

- 1) Subdivision and Land Development Plan Reviews (21)
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (19)

F. Act 537 Reviews- June 2019 Applications

Carolyn Conwell

- 1) Major Applications (2)

East Caln Township Act 537 Special Study – Consistent

East Coventry Township Act 537 Special Study for Parker Ford Area - Consistent

- 2) Minor Applications (1)

Lower Oxford Township; Robert and Dawn Smullen; Consistent

G. Agricultural Security Areas

Glenn Bentley

- 1) West Nottingham Township (2) single parcels

2:30 p.m. 4. DISCUSSION AND INFORMATION ITEMS

H. Design and Technology Division Update

Paul Fritz

I. Community Planning Division Update

Susan Elks

J. Environment and Infrastructure Division Update

Brian Styche

- 1) Chester Valley Trail West

Rachael Griffith

K. Landscapes3 Update

Brian O'Leary

L. Directors Report

Brian O'Leary

M. Public Comment

3:45 p.m. 5. ADJOURNMENT

Action Items

Public Comment



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission
June 12, 2019

Kennett Township Building
Chadds Ford, Pennsylvania

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

STAFF PRESENT: Brian O'Leary, Director; Glenn Bentley; Beth Cunliffe; Susan Elks; Paul Fritz;
Mason Gilbert; Gene Huller; Brian Styche; Suzanne Wozniak.

VISITOR: There were no visitors.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission, held at the Kennett Township Building on Wednesday, June 12, 2019 was called to order at 3:00 P.M. by Chair Kevin Kerr.

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 MAY 8, 2019 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HEABERG, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – May 2019:

There were 20 Subdivision and Land Development Reviews prepared in the month of May.

A MOTION TO APPROVE THE 20 SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR MAY 2019 WAS MADE BY MR. HAMMOND, SECONDED BY MR. DIMUCCI, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

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

There were 9 Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, and Miscellaneous Reviews prepared in the month of May.

A MOTION TO APPROVE THE 9 COMPREHENSIVE PLAN, ZONING ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR MAY 2019 WAS MADE BY MR. DIMUCCI, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

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

- 1) London Britain Township Act 537 Plan – Consistent
- 2) Tredyffrin Township Act 537 Special Study for Valley Creek Trunk Sewer – Consistent

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

There were two minor Act 537 plans for the month of May 2019.

- 1) South Coatesville Borough; 1138/1140 West Chester Road - Consistent
- 2) Valley Township; Amycel Inc.- Consistent

A MOTION TO APPROVE THE TWO MINOR ACT 537 PLAN REVIEW LETTERS FOR THE MONTH OF MAY 2019 WAS MADE BY MS. MORRISON, SECONDED BY MR. DIMUCCI, MS. DUNCAN ABSTAINED, AND PASSED BY UNANIMOUS VOTE OF THE NON-ABSTAINING COMMISSION MEMBERS.

DISCUSSION AND INFORMATION ITEMS:

Design and Technology Division Update:

Mr. Fritz discussed continuing projects for 2019 within the Design and Technology Division.

Staff updated the Route 1 corridor map recently to focus more on the relationship of Landscapes3 to this map. This map is done in partnership with the Chester County Economic Development Council. The 50-mile US Route 1 corridor in southern Chester County provides the opportunity for businesses to connect to regional employment centers and other major transportation routes.

Other projects the division worked on this month included the housing index, E-tools update, Energov, CSS online payment and the POST map.

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.

Two mandatory Vision Partnership Program pre-submittal meetings for the 2019 spring round were held in early June. Seventeen municipalities were represented across the two meetings. Ms. Elks is anticipating 10 applications for the spring cycle.

The housing choices committee met on May 30, 2019. The next meeting is scheduled for July 11, 2019.

Planning is underway for the fall Urban Centers Forum. This is an on-going effort to support the 16 urban centers in promoting revitalization and assist with future growth and development initiatives. The Chester County Department of Community Development, Chester County Planning Commission, and the Chester County Economic Development Council host the urban centers forums.

Mr. Myers will be presenting information on economic development to the Coatesville Rotary at their request on June 13, 2019.

The Housing and Economic planner position candidate will be starting Monday, June 17, 2019.

Town Tours & Village Walks kickoff will be on Thursday, June 13, 2019. Information can be found at <http://www.chescoplanning.org/HisResources/TownTours.cfm>.

Ms. Elks introduced Mason Gilbert. Mr. Gilbert will be working as a planner II within the Vision Partnership Program and providing support in historic mapping at this time.

Environment and Infrastructure Division Update:

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

Staff attended the second study advisory committee meeting for the Kennett area freight transportation study at the Kennett Township Building on Wednesday, May 15, 2019. 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; installing traffic calming measures, median gateways, and pedestrian crossing improvements; and developing various truck routes. 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.

On April 29, 2019, 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, 2019, Governor Wolf announced the distribution of \$15.4M in Automated Red Light Enforcement (ARLE) funding to 38 municipalities 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.

The following are updates regarding pipelines in Chester County 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
- Delaware County held a public hearing at DCCC focusing on pipeline safety and included Gladys Brown Dutrieuille and Robert Young from PA PUC.

Copies of the 2018 Housing Report were provided to the Commission. Mr. O'Leary reported that in 2018, there were a total of 7,480 housing units sold, an increase of 5.6% from 2017. The median sales price was \$340,000 in 2018, 0.9% more than in 2017. The median sales price of a newly constructed home was \$444,300 making it the highest it has been since 2004. A total of 1,355 new units were built in 2018.

In 2017, single family detached units accounted for 30 percent of all newly constructed units, while multi-family units were at 39 percent. But in 2018, there was a shift in types of new units. Single family detached units rose to 45 percent, while multi-family units dropped to only 9 percent. This shift is a reversal of a trend that began in 2014. At that time, multi-family units rose to 30% of all new units built in Chester County. In 2016, multi-family units represented half of all units built. In 2018, multi-family units (or apartments) numbered 116, which was a drop from the 2017 value which was 656. However, from 2016 through the first quarter of 2019, the Planning Commission has observed no major drop in the number of proposals for apartments submitted for review. Also, Tax assessment data for the first quarter of 2019 indicate strong new apartment construction. As a result, we anticipate that apartments will rise in 2019. The 2018 Housing Report can be found at <http://chescoplanning.org/Resources/PubsHousing.cfm>

Landscapes3 Update:

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

Staff has begun tracking achievements related to *Landscapes3* and the Planning Commissions' work program.

Director's Report:

The Route 1 committee working with the Southern Chester County Chamber of Commerce held a meeting of municipalities to give input of what is happening in Southern Chester County.

The County will be assisting with the U.S. census complete count effort.

Staff met with the Commissioners and PennDOT regarding the Coatesville train station.

Forbes magazine featured an article recently about the Return on Environment report.

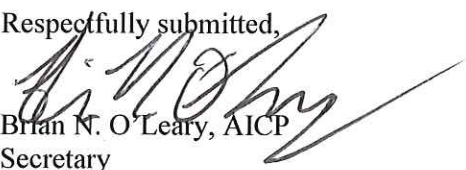
Public Comment:

There were no comments.

ADJOURNMENT

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

Respectfully submitted,


Brian N. O'Leary, AICP
Secretary

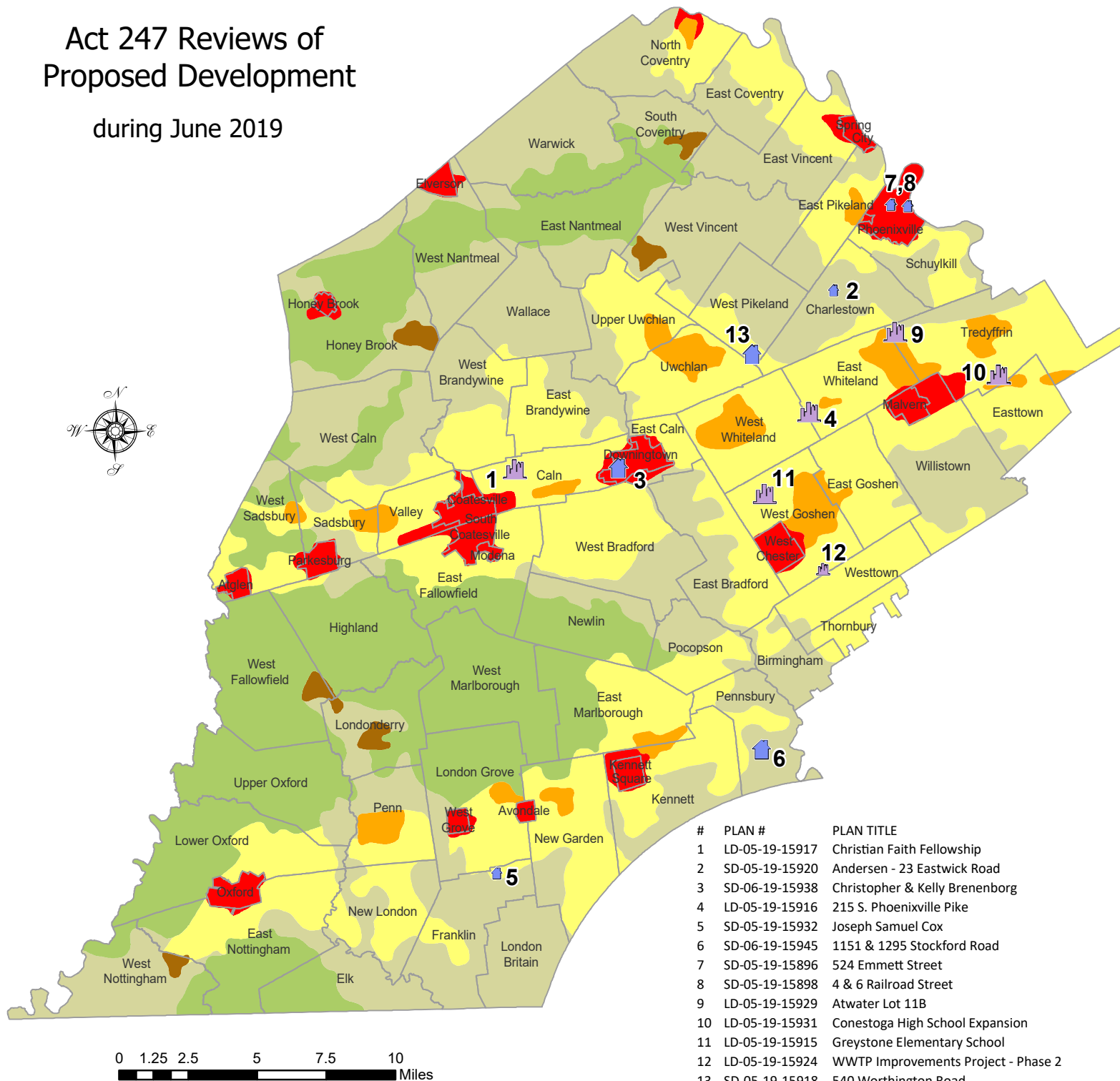
BNO/slw

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

Act 247 Reviews




Subdivision & Land Development

during June 2019






Symbols

Residential *Lots/Units*

-  1 - 2
 3 - 50
 51 - 600

Non-Residential *Square Feet*

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

Other

- Mixed Use
- Not Consistent
with Landscapes3

Landscapes3

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural

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

| # | PLAN # | PLAN TITLE |
|----|----------------|-------------------------------------|
| 1 | LD-05-19-15917 | Christian Faith Fellowship |
| 2 | SD-05-19-15920 | Andersen - 23 Eastwick Road |
| 3 | SD-06-19-15938 | Christopher & Kelly Brennenborg |
| 4 | LD-05-19-15916 | 215 S. Phoenixville Pike |
| 5 | SD-05-19-15932 | Joseph Samuel Cox |
| 6 | SD-06-19-15945 | 1151 & 1295 Stockford Road |
| 7 | SD-05-19-15896 | 524 Emmett Street |
| 8 | SD-05-19-15898 | 4 & 6 Railroad Street |
| 9 | LD-05-19-15929 | Atwater Lot 11B |
| 10 | LD-05-19-15931 | Conestoga High School Expansion |
| 11 | LD-05-19-15915 | Greystone Elementary School |
| 12 | LD-05-19-15924 | WWTP Improvements Project - Phase 2 |
| 13 | SD-05-19-15918 | 540 Worthington Road |

Subdivision and Land Development Reviews 6/1/2019 to 6/30/2019

| Municipality | Plan # | Title | Review Date | Acreage | Land Use | Lots/Units | Non-Res. Sq. Footage | Structure Use | Non-Res. Bldgs. | Roads (L. Feet) | Landscapes3 (Yes, No, N/R) |
|--------------------------|----------------|--------------------------------|-------------|---------|----------------------------------------|------------|----------------------|----------------------------------------------------------------------|-----------------|-----------------|----------------------------|
| Caln Township | LD-05-19-15917 | Christian Faith Fellowship | 6/5/2019 | 22.88 | Institutional | 1 | 15,567 | Institutional Religious Organization | 1 | | Yes |
| Charlestown Township | SD-05-19-15920 | Andersen - 23 Eastwick Road | 6/3/2019 | 13.37 | Single Family Residential | 2 | | Residential Single Family Residential | | | Yes |
| Downingtown Borough | SD-06-19-15938 | Christopher & Kelly Brenenborg | 6/17/2019 | 0.31 | Twin | 3 | | Residential Twin | | 0 | Yes |
| East Nottingham Township | SD-06-19-15936 | Benuel F. Miller | 6/14/2019 | 65.00 | Agricultural Single Family Residential | 2 | | Agricultural Farm/Pasture Land Residential Single Family Residential | | | Yes |
| East Pikeland Township | SD-05-19-15922 | Satiro/Schuylkill RD | 6/3/2019 | 6.40 | Commercial | 1 | | Commercial | | | Yes |
| East Whiteland Township | LD-05-19-15916 | 215 S. Phoenixville Pike | 6/12/2019 | 4.14 | Industrial | 2 | 22,460 | Industrial Office Building | 2 | | Yes |
| Franklin Township | SD-05-19-15932 | Joseph Samuel Cox | 6/3/2019 | 5.44 | Single Family Residential | 2 | | Residential Single Family Residential | | | Yes |
| Honey Brook Borough | SD-05-19-15930 | Edge of Brook Farm | 6/17/2019 | 66.29 | Agricultural Single Family Residential | 3 | | Agricultural Farm/Pasture Land Residential Single Family Residential | | | Yes |
| London Grove Township | SD-05-19-15919 | The Estate of E. Ruth Coccione | 6/3/2019 | 11.50 | Single Family Residential Industrial | 2 | | Residential Single Family Residential Industrial | | | Yes |
| Pennsbury Township | SD-06-19-15945 | 1151 & 1295 Stockford Road | 6/24/2019 | 35.12 | Single Family Residential | 3 | | Residential Single Family Residential | | | Yes |
| Phoenixville Borough | SD-05-19-15896 | 524 Emmett Street | 6/3/2019 | 0.19 | Single Family Residential | 2 | | Residential Single Family Residential | | | Yes |
| Phoenixville Borough | SD-05-19-15898 | 4 & 6 Railroad Street | 6/3/2019 | 0.67 | Twin | 2 | | Residential Twin | | | Yes |

Subdivision and Land Development Reviews 6/1/2019 to 6/30/2019

| Municipality | Plan # | Title | Review Date | Acreage | Land Use | Lots/Units | Non-Res. Sq. Footage | Structure Use | Non-Res. Bldgs. | Roads (L. Feet) | Landscapes3 (Yes, No, N/R) |
|-----------------------------------------------------------------|----------------|--------------------------------------|-------------|---------------------|----------------------------------------|----------------------|----------------------------------|----------------------------------------------------------------------|--------------------------|------------------------------|----------------------------|
| Tredyffrin Township | LD-05-19-15929 | Atwater Lot 11B | 6/19/2019 | 7.19 | Commercial | 1 | 36,218 | Commercial Office Building | 1 | | Yes |
| Tredyffrin Township | LD-05-19-15931 | Conestoga High School Expansion | 6/20/2019 | 31.63 | Institutional | 1 | 40,320 | Institutional Addition to Existing | 1 | | Yes |
| West Bradford Township | LD-05-19-15928 | Kauffman Gas | 6/12/2019 | 5.17 | Industrial | 1 | | Industrial Unique | | | Yes |
| West Fallowfield Township | SD-05-19-15911 | Glen Water Farm | 6/3/2019 | 261.02 | Single Family Residential Agricultural | 5 | | Residential Single Family Residential Agricultural Farm/Pasture Land | | | Yes |
| West Goshen Township | LD-05-19-15915 | Greystone Elementary School | 6/12/2019 | 24.95 | Institutional | 1 | 76,542 | Institutional School | 1 | | Yes |
| West Goshen Township | LD-05-19-15924 | WWTP Improvements Project - Phase 2 | 6/18/2019 | 16.73 | Institutional | 1 | 5,060 | Institutional Utility | 1 | | Yes |
| West Pikeland Township | SD-05-19-15918 | 540 Worthington Road | 6/4/2019 | 3.50 | Single Family Residential | 3 | | Residential Single Family Residential | | | Yes |
| Willistown Township | SD-05-19-15923 | 7043 Goshen Road & 927 Plumsock Road | 6/12/2019 | 29.59 | Single Family Residential | 2 | | Residential Single Family Residential | | | Yes |
| Grand Totals of Subdivision and Land Development Reviews | | 20 Reviews | | 611.09 Acres | | 40 Lots/Units | 196,167 Non-Res. Sq. Feet | | 7 Non-Res. Bldgs. | 0 Linear Feet Roadway | |

There are **20** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations

6/1/2019 to 6/30/2019

| Municipality | Plan # | Title | Review Date | Acreage | Land Use | Lots/Units | Non-Res. Sq. Footage | Structure Use | Non-Res. Bldgs. | Roads (L. Feet) | Landscapes3 (Yes, No, N/R) |
|-----------------------------------------------|----------------|---------------------|-------------|------------|-------------|--------------|----------------------|-------------------------|-----------------|---------------------|----------------------------|
| Oxford Borough | SD-06-19-15948 | R. Samuel McMichael | 6/24/2019 | 0.76 | Mobile Home | 5 | 0 | Residential Mobile Home | | | Yes |
| Grand Totals of Unofficial Sketch Evaluations | | 1 Reviews | | 0.76 Acres | | 5 Lots/Units | 0 Non-Res. Sq. Feet | | Non-Res. Bldgs. | Linear Feet Roadway | |

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

Subdivision & Land Development Letters



THE COUNTY OF CHESTER



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

June 5, 2019

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

Re: Preliminary/Final Land Development - Christian Faith Fellowship
Caln Township – LD-05-19-15917

Dear Mrs. Denne:

A preliminary/final land development plan entitled "Christian Faith Fellowship", prepared by DL Howell & Associates, Inc. and dated April 30, 2019, was received by this office on May 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: | North side of Kings Highway (State Route 340), south of the Route 30 Bypass, and east of Reeceville Road (State Route 4005). |
| Site Acreage: | 22.88 acres |
| Lots/Units: | 1 lot, one structure |
| Non-Res. Square Footage: | 15,567 square feet |
| Proposed Land Use: | Religious organization |
| New Parking Spaces: | 258 spaces |
| Municipal Land Use Plan Designation: | Medium Low Density Residential |
| UPI#: | 39-3-20.2 |

PROPOSAL:

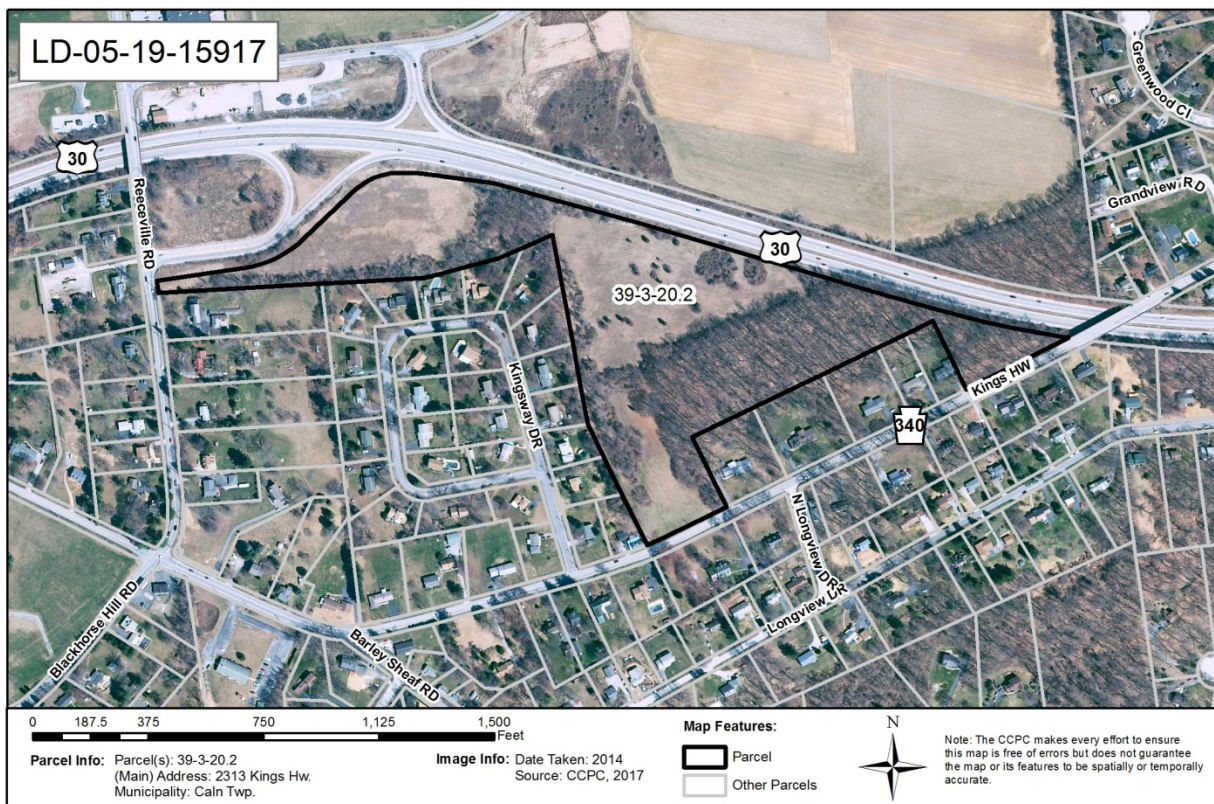
The applicant proposes the construction of a 15,567 square foot church and 258 parking spaces. The project site, which will be served by on-site water and public sewer facilities, is located in the Caln Township R2 Low Density Residential zoning district. The church is a land use permitted by special exception in the R2 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:

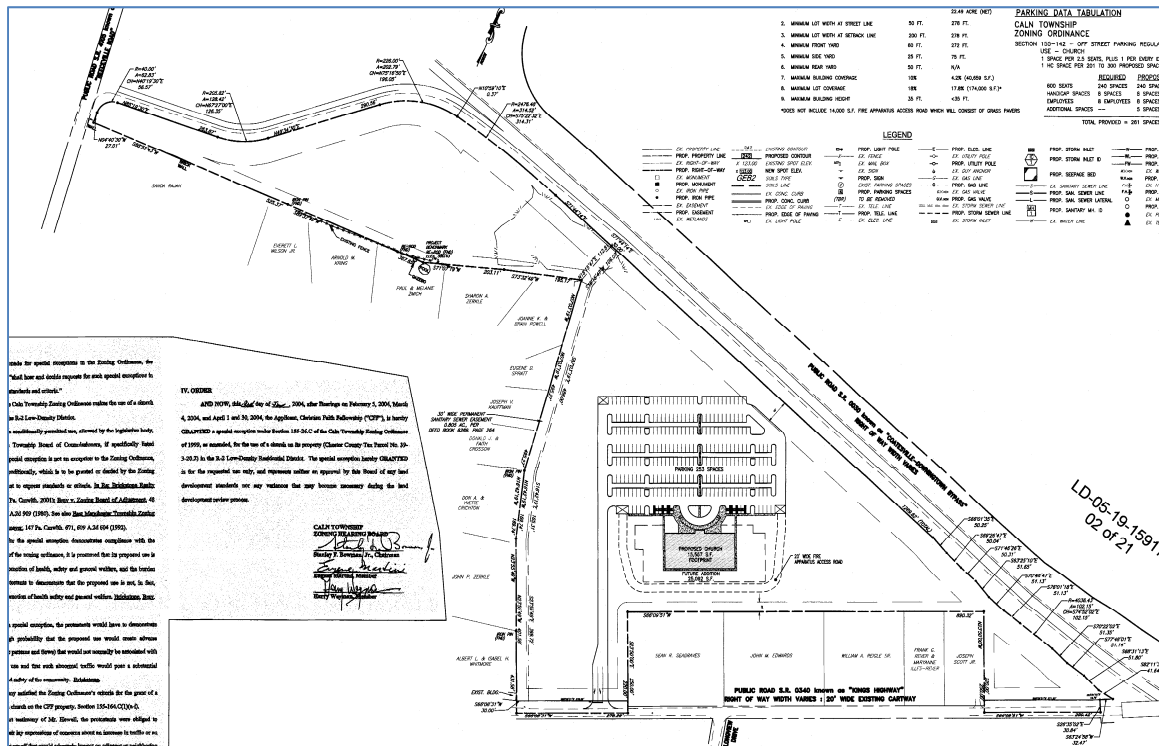
1. The site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density 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 Beaver Creek subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - reduce stormwater runoff,
 - restore water quality of "impaired" streams, and
 - protect vegetated riparian corridors.

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



PRIMARY ISSUES:

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Kings Highway (State Route 340) as a major collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements.

The Multimodal Circulation Handbook classifies the Route 30 Bypass as an expressway. The Handbook recommends a 225 foot-wide right-of-way for expressway roads to accommodate future road and infrastructure improvements. The applicant should also be aware that PennDOT is planning substantial improvements to this section of the Rt. 30 Bypass.

A small portion of the site abuts Reeceville Road (State Route 4005). The Multimodal Circulation Handbook classifies the Reeceville Road as a major collector. The Handbook recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements.

We recommend that the applicant and the Township contact PennDOT to determine the appropriate rights-of-way to be reserved for these sections of Kings Highway, the Route 30 Bypass, and Reeceville Road. We suggest that these areas be identified as dedicated rights-of-way, and be offered for dedication to PennDOT.

4. The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site.

5. The plan shows removal of a 34-inch oak. The applicant should attempt to incorporate this tree into the site design. Mature trees provide significant soil stabilization and stormwater uptake. Curving the proposed driveway around the tree could also reduce the gradient of the driveway.
6. The seeding specification for slopes and unmowed areas call for annual and perennial rye grass. While this grass will quickly establish, other seed mixes would provide better biodiversity and visual interest.
7. Sheet 02-Overall Title Plan and Sheet 03-Title Plan show 258 parking spaces while the plan indicates that the Township Zoning Ordinance requires 240 spaces, and the Parking Data Tabulation table indicates that 261 parking spaces are provided. The applicant should verify that the number of parking spaces is accurately reflected on all plan sheets. (While Sheet 02-Overall Title Plan and Sheet 03-Title Plan show 258 parking spaces, there appears to be a typographical error in a parking space figure depicted in the northwest corner of the parking lot on Sheet 03, which indicates that 11 parking spaces are provided where only 8 parking spaces are located. Additionally, there is a site plan note on Sheet 02 and Sheet 03 that 253 parking spaces are provided.)

We suggest that the applicant and the Township evaluate the 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 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.

8. The plan proposes the use of on-site water facilities and a conceptual “well w/isolation distances detail” is included on Sheet 05, although the actual location of the well does not appear to be shown on this sheet. We recommend that the applicant connect to public systems in consideration of potable water safety and water supply dependability.
9. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 20) 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. The applicant should consider including building mounted lighting fixtures, which would light the front entrance of the building and possibly make the pole-mounted fixture closest to the building unnecessary.
10. The plan indicates that special exception approval has been granted for the church on February 5, 2004, and conclusions of law and the order are shown on Sheet 02. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board, and any conditions of approval issued by the Board should be indicated on the final plan.
11. We acknowledge General Note 19, indicating that a Pennsylvania Department of Transportation permit is required for new or revised access as required by Section 508(6) of the Municipalities Planning Code.
12. It appears that access to this facility will be almost exclusively by automobile. It would be preferable if the applicant and Township would consider whether this facility could be better integrated into the surrounding area by providing opportunities for pedestrian and non-motorized access. The applicant and the Township should refer to the Pedestrian Facilities Design Element

Page: 5

Re: Preliminary/Final Land Development - Christian Faith Fellowship

Caln Township – LD-05-19-15917

of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the proposed pedestrian facilities, which is available online at:

www.chesco.org/documentcenter/view/27042.

ADMINISTRATIVE ISSUES:

13. General Note 3 on the plan incorrectly shows the UPI-Uniform Parcel Identifier number of the site as 39-03-020 rather than 39-3-20.2. 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.
14. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
15. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Christian Faith Fellowship
DL Howell & Associates, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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June 3, 2019

Linda Csete, Manager/Secretary
Charlestown Township
PO Box 507
Devault, PA 19432-0507

Re: Final Subdivision - Andersen - 23 Eastwick Road
Charlestown Township - SD-05-19-15920

Dear Ms. Csete:

A final subdivision plan entitled "Andersen - 23 Eastwick Road", prepared by E. B. Walsh & Associates Inc., and dated May 15, 2019, was received by this office on May 20, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|----------------------------------------------------|
| Location: | northeast corner of Church Road and Eastwick Drive |
| Site Acreage: | 13.37 |
| Lots/Units: | 2 lots |
| Proposed Land Use: | Single Family Residential |
| Municipal Land Use Plan Designation: | Conservation Development Area - Minimal Impact |
| UPI#: | 35-1-16 |

PROPOSAL:

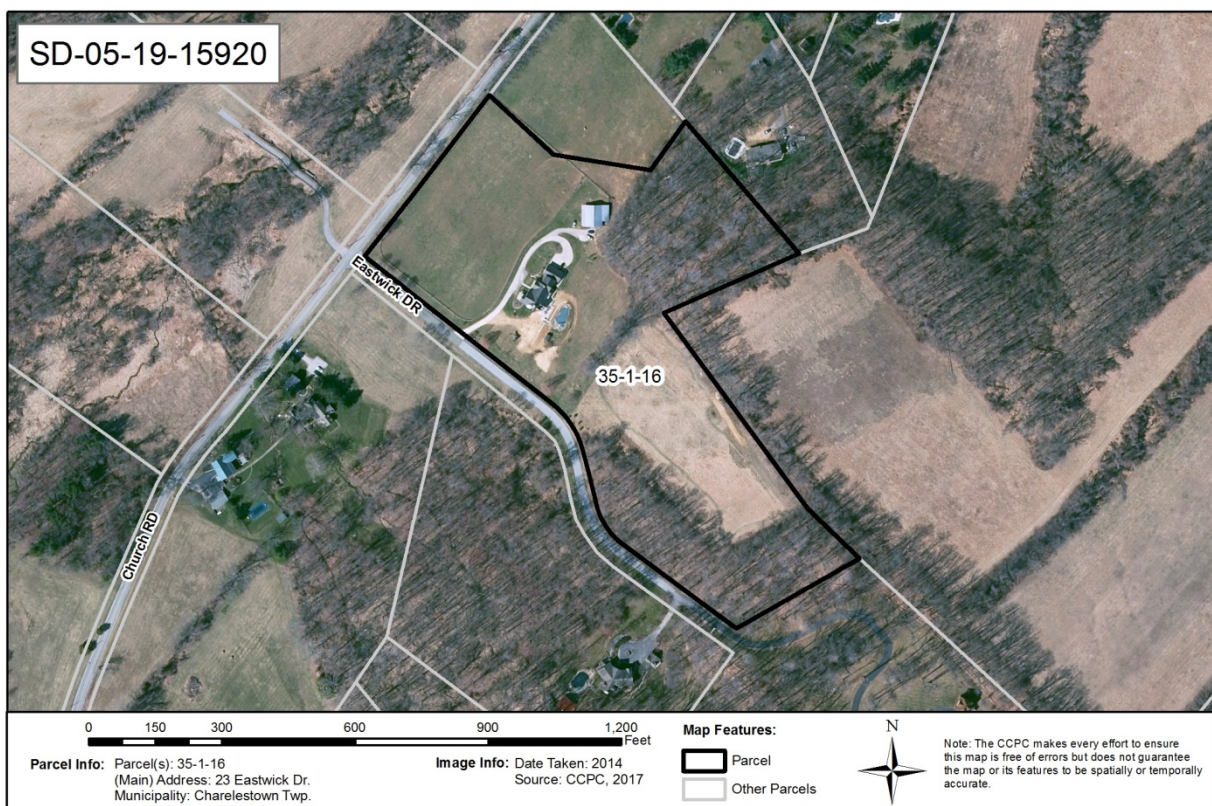
The applicant proposes the creation of 2 lots from a 13.75 acre parent parcel. The project site, which will be served by onsite water and onsite sewer, is located in the FR-Farm Residential zoning district.

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:

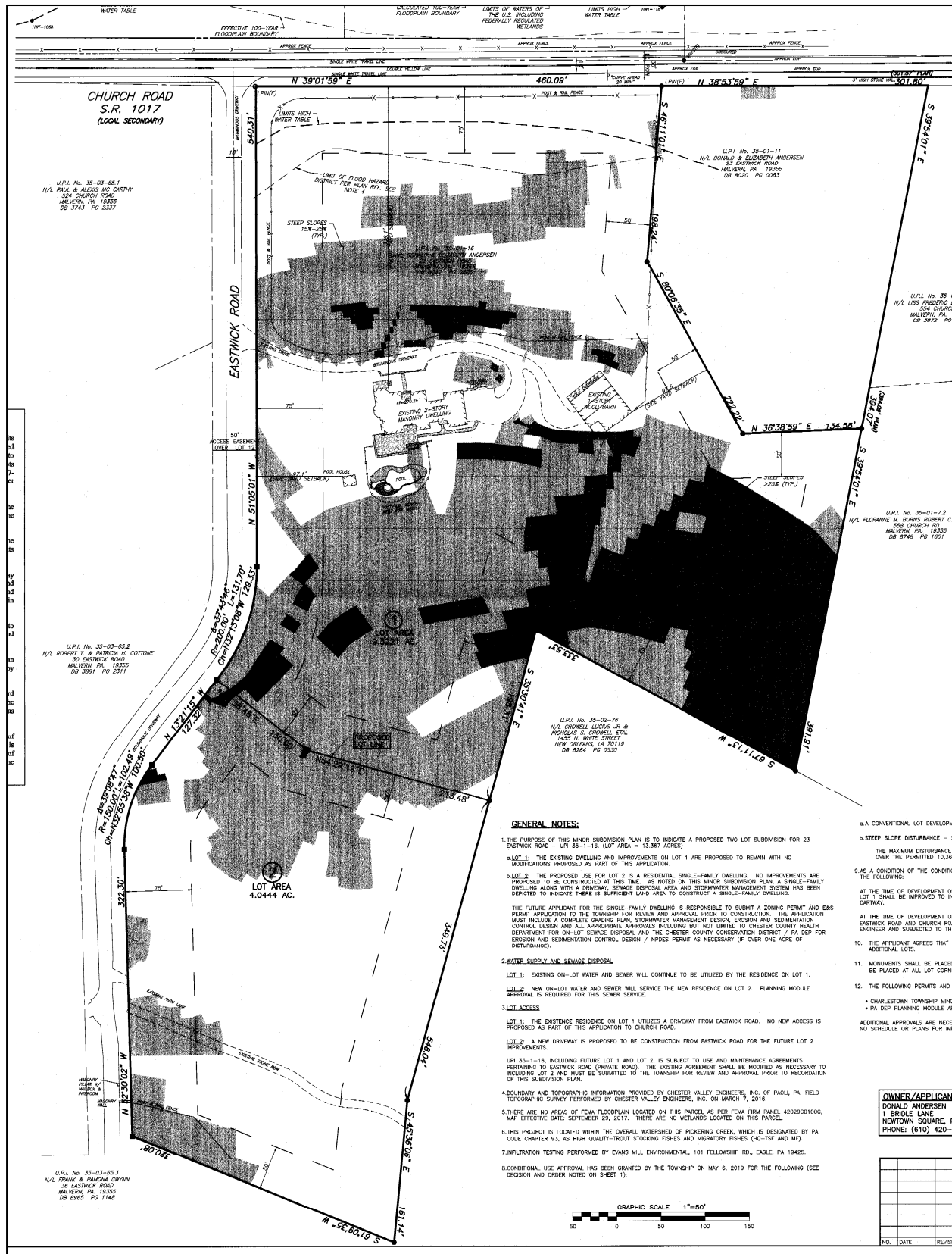
LANDSCAPES:

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



PRIMARY ISSUES:

2. The plan indicates that the applicant obtained conditional use approval for this project on May 6, 2019. Prior to granting final plan approval, the Township should verify that any conditions of approval are incorporated into the final plan.



Detail of sheet 1 of the subdivision plan

Page: 4
Re: Final Subdivision - Andersen - 23 Eastwick Road
Charlestown Township - SD-05-19-15920

ADMINISTRATIVE ISSUES:

3. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
4. 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 Charlestown 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: Donald Andersen
Edward B. Walsh & Associates, Inc. Attn: Dan Daley P.E.
Chester County Assessment Office



THE COUNTY OF CHESTER



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Executive Director

PLANNING COMMISSION

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

June 17, 2019

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

Re: Final Subdivision - Christopher & Kelly Brenenberg
Downingtown Borough - SD-06-19-15938

Dear Ms. Byerly:

A final subdivision plan entitled "Christopher & Kelly Brenenberg", prepared by Crossan-Raimato, Inc. and dated May 29, 2019, was received by this office on June 5, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|--------------------------------------------------------------------------------|
| Location: | South of William Street and north of Stone Alley, to the west of Whelen Avenue |
| Site Acreage: | 0.31 acres |
| Lots/Units: | 2 lots; 3 dwelling units |
| Proposed Land Use: | Twin dwelling |
| New Parking Spaces: | 6 spaces |
| Municipal Land Use Plan Designation: | Medium Density Residential |
| UPI#: | 11-7-140 |

PROPOSAL:

The applicant proposes the creation of three lots, which will include two proposed attached dwellings and one existing attached dwelling. The site, which is served by public water and public sewer facilities, is located in the Downingtown Borough R-4 zoning district.

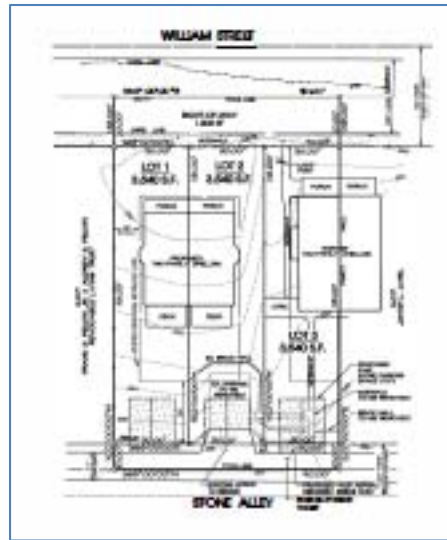
RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Borough issues should be resolved before action is taken on this land development plan.

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**.





*Detail of Christopher & Kelly Brenenborg
Final Subdivision Plan*

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.

PRIMARY ISSUES:

3. The plan indicates that a variance has been granted by the Downingtown Borough Zoning Hearing Board on February 19, 2019 regarding minimum lot area and lot width requirements. 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. We note that the plan that was submitted was prepared by Crossan-Raimato, Inc., but the Act 247 Referral form that was submitted with the plan by the Borough indicates that the architect/engineer/surveyor is Linda Layer of Inland Design.

ADMINISTRATIVE ISSUES:

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

Page: 4

Re: Final Subdivision - Christopher & Kelly Brenenborg

Downingtown Borough - SD-06-19-15938

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

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

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

Wes Bruckno, AICP
Senior Review Planner

cc: Crossan-Raimato, Inc.
Christopher and Kelly Brenenborg
Chester County Conservation District



THE COUNTY OF CHESTER



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Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

June 14, 2019

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

Re: Final Subdivision - Benuel F. Miller
East Nottingham Township - SD-06-19-15936

Dear Ms. Scheese:

A final subdivision plan entitled "Benuel F. Miller", prepared by Concord Land Planners and Surveyors, Inc., and dated April 22, 2019, was received by this office on June 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: | south side of McCoury Road, east of the municipal border |
| Site Acreage: | 65.00 |
| Lots/Units: | 2 lots |
| Proposed Land Use: | Farm/Pasture Land, Single Family Residential |
| Municipal Land Use Plan Designation: | Agricultural |
| UPI#: | 69-9-34 |

PROPOSAL:

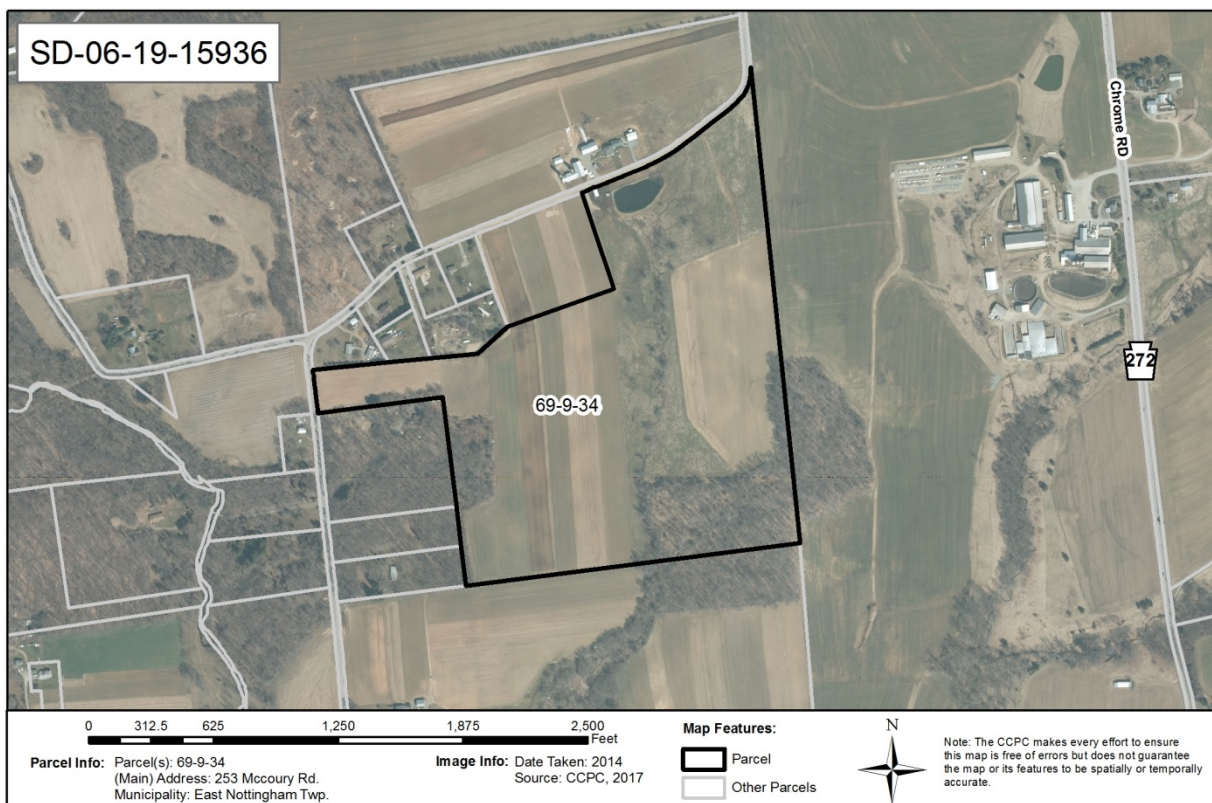
The applicant proposes the creation of 2 lots. The project site is located in the R-1 Agricultural Residential zoning district. No new sewage disposal or water supply is proposed.

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

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **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**. This site is designated as Agriculture in the Oxford Region Multimunicipal Comprehensive Plan Future Land Use Map; the proposed subdivision is consistent with this designation.

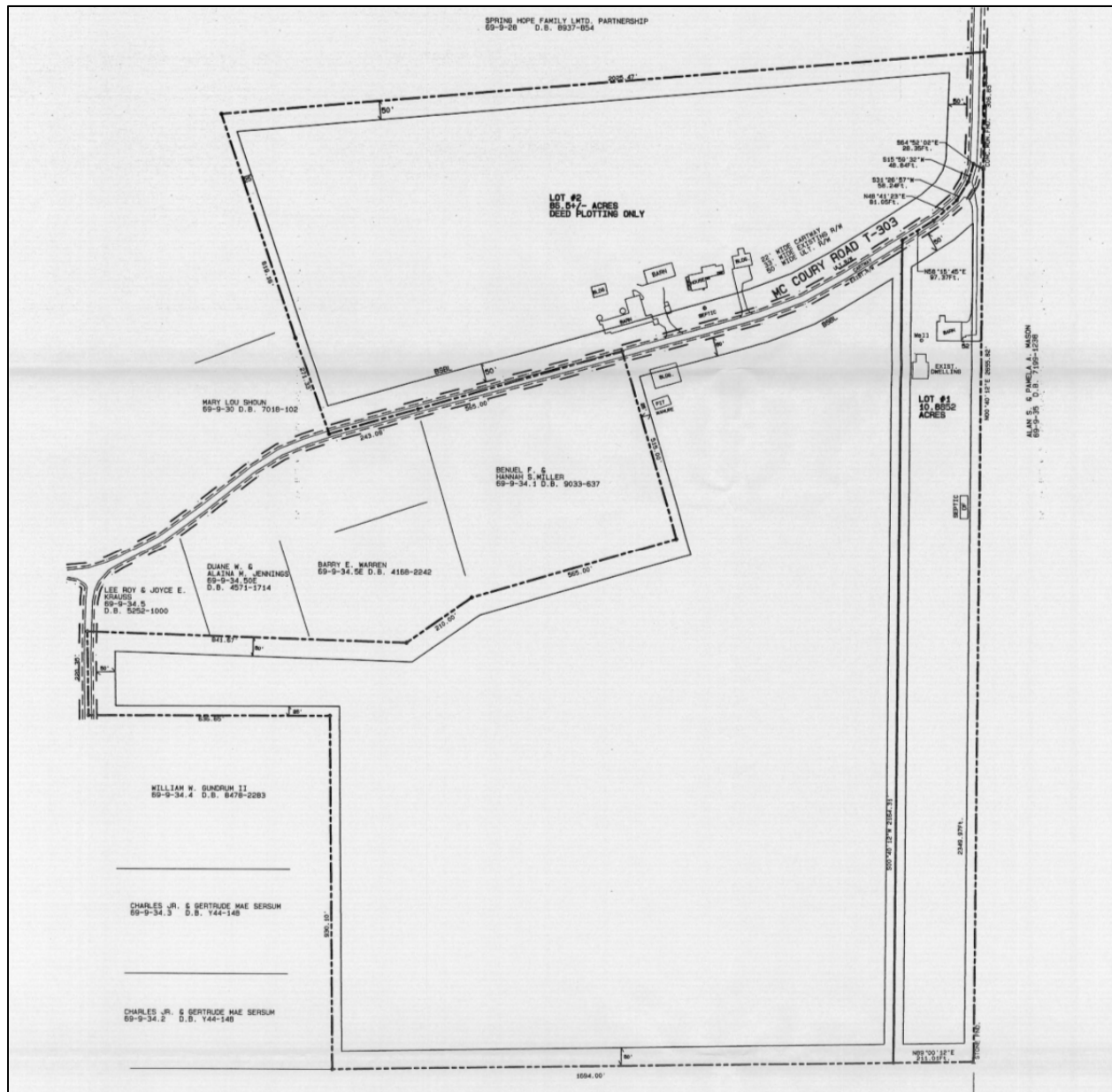


PRIMARY ISSUES:

2. We note that Lot 1, while it appears to comply with zoning ordinance standards, presents an awkward lot configuration. The applicant should consider the utility of this configuration, not only for the prospective owner, but also for future owners.

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.



Detail of Sheet 2 of the plan

4. The site is located within an agricultural security area adopted by the Township in accordance with the Agricultural Security Area Act (Act 43). Adoption of an agricultural security area is a public policy statement for the preservation of agriculture
5. 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 - Benuel F. Miller

East Nottingham Township - SD-06-19-15936

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Benuel F. Miller
Concord Land Planners & Surveyors, Inc.
Chester County Assessment Office



THE COUNTY OF CHESTER



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Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

June 3, 2019

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

Re: Preliminary/Final Subdivision - Satiro/Schuylkill Rd
East Pikeland Township - SD-05-19-15922

Dear Ms. Tyler:

A preliminary/final subdivision plan entitled "Satiro/Schuylkill Rd", prepared by All County and Associates Inc., and dated February 27, 2019, was received by this office on May 20, 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 Schuylkill Road, north of Snyder Avenue |
| Site Acreage: | 6.40 |
| Lots/Units: | 4 lots |
| Proposed Land Use: | Commercial |
| Municipal Land Use Plan Designation: | Mixed Use/Suburban Residential |
| UPI#: | 26-3-3, 26-3-5, 26-3-5.1, 26-3-5.2 |

PROPOSAL:

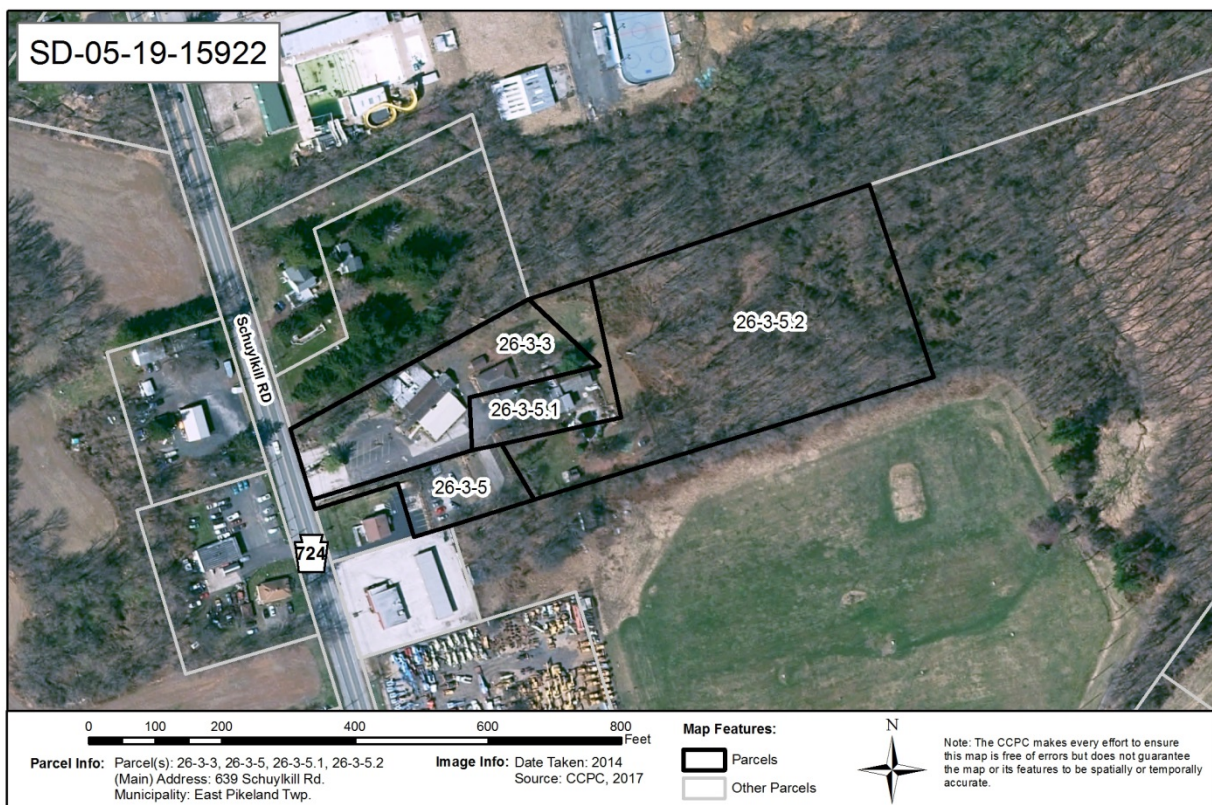
The applicant proposes the consolidation of 4 existing lots into a single 6.4 acre lot. The project site is located in the MU-Mixed Use zoning district. No new sewage disposal or water supply is proposed.

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:

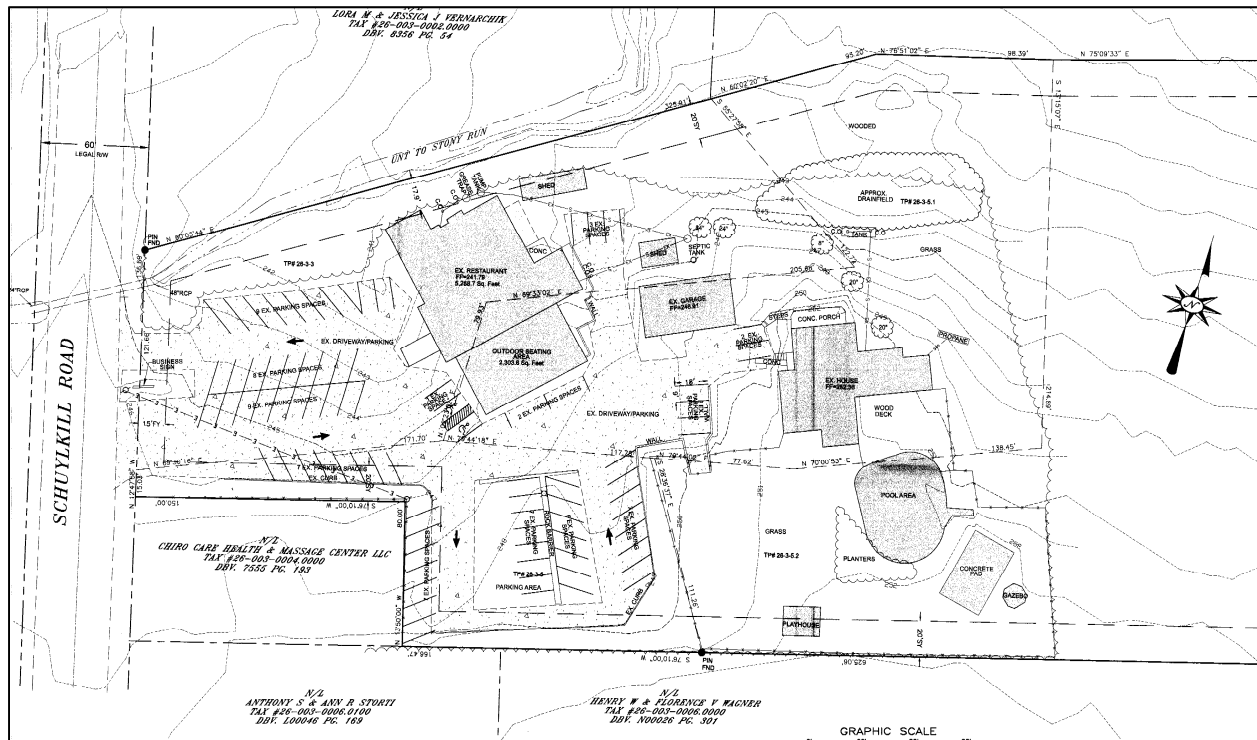
1. The project site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium 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 plan is consistent with the Mixed Use category as shown on the Future Land Use Map in the Phoenixville Regional Comprehensive Plan.



ADMINISTRATIVE ISSUES:

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

Page: 3
Re: Preliminary/Final Subdivision - Satiro/Schuylkill Rd
East Pikeland Township - SD-05-19-15922



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

Sincerely,

Glenn Bentley
Senior Review Planner

cc: Frank Satiro
All County and Associates, Inc., Attn: Steven P. Tabakelis



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Kathi Cozzone
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Brian N. O'Leary, AICP
Executive Director

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

June 12, 2019

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

Re: Preliminary/Final Land Development - 215 S. Phoenixville Pike
East Whiteland Township – LD-05-19-15916

Dear Mr. Barner:

A Preliminary/Final Land Development Plan entitled "215 S. Phoenixville Pike", prepared by Edward B. Walsh and Associates, Inc., and dated May 7, 2019, was received by this office on May 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 land development for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|------------------------------------------------------------------------------------|
| Location: | the southwest corner of South Phoenixville Pike (State Route 2011) and Ravine Road |
| Site Acreage: | 4.14 |
| Non-Res. Square Footage: | 22,460 |
| Proposed Land Use: | Two Industrial/Office Buildings |
| New Parking Spaces: | 92 |
| Municipal Land Use Plan Designation: | Office/Business Park |
| UPI#: | 42-6-13 |

PROPOSAL:

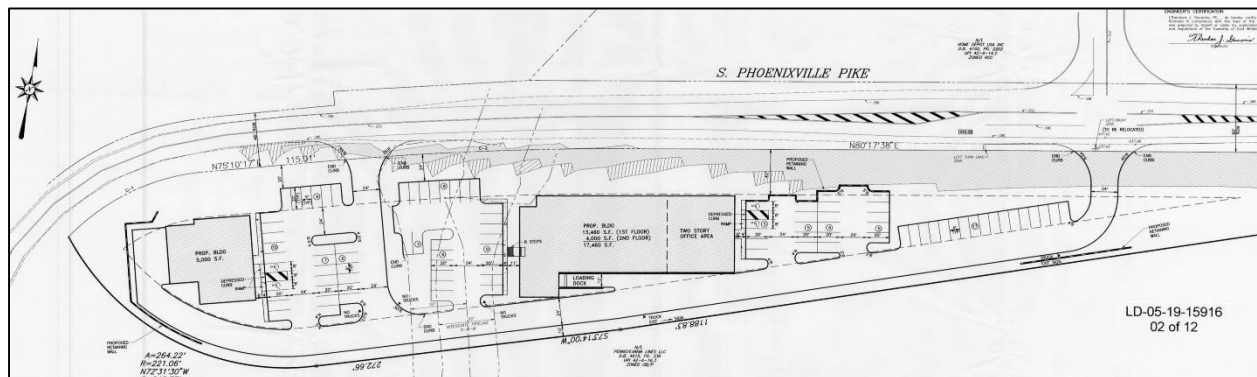
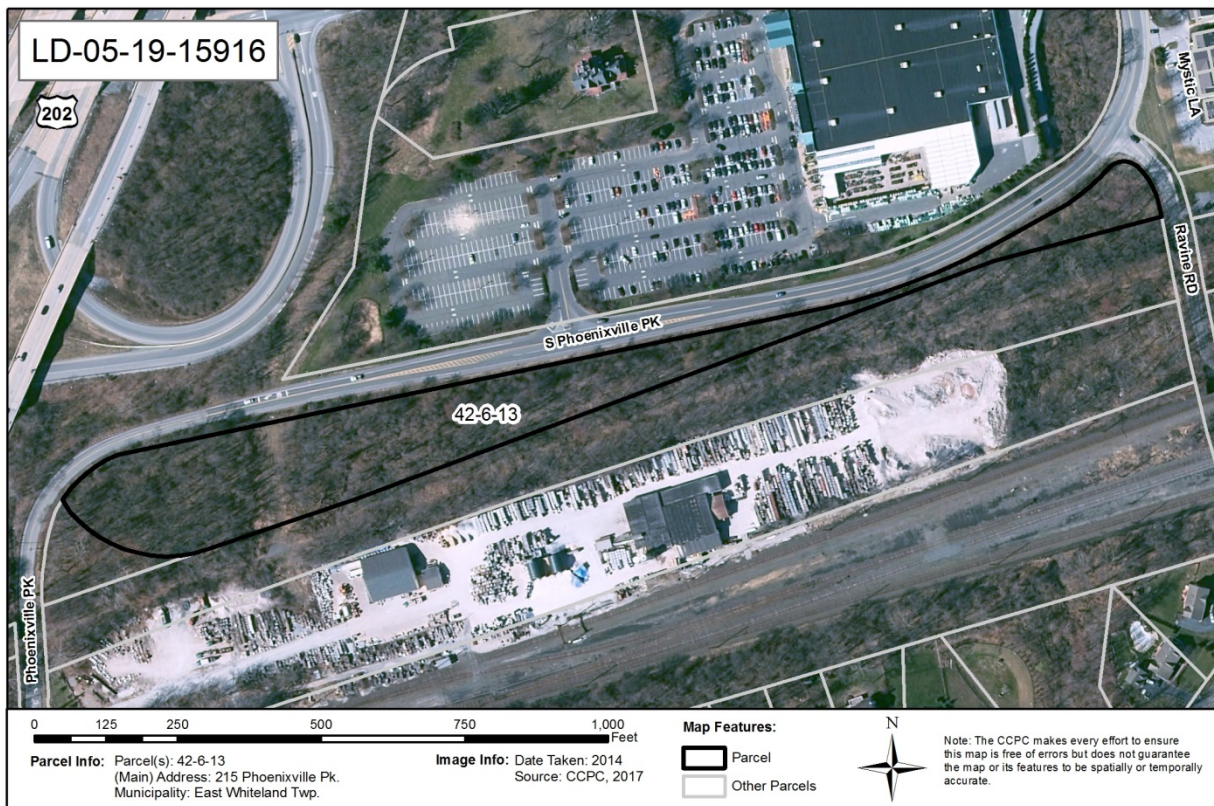
The applicant proposes the construction of two industrial/office buildings totaling 22,460 square feet, and 92 parking spaces. The project site, which will be served by onsite water and public sewer, is located in the O/BP Office/Business Park zoning district.

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:

- 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**.



Site Plan Detail, Sheet 2: Preliminary/Final Land Development - 215 S. Phoenixville Pike

WATERSHEDS:

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

PRIMARY ISSUES:

3. The site plan depicts the location of two pipeline rights-of-way which traverse the central portion of the project site. The applicant should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the applicant should contact the Pennsylvania One Call Center at 811 or <http://www.pa1call.org/pa811>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.

4. While the site plan indicates that on-site water will be provided for this development, County Mapping Records indicate the project site is located within a public water service area. We recommend that the applicant investigate the feasibility of connecting to a public water system in consideration of potable water safety and water supply dependability. The Chester County Planning Commission does not endorse the use of on-site water for commercial or industrial uses.

If the project does utilize private well(s) for water supply, adequate isolation distances should be established from its proposed location and all areas in disturbance. Additionally, the applicant should confirm the proposed well(s) will provide sufficient flow for fire suppression as required by the building code and the Township Fire Marshal. Furthermore, the applicant should coordinate directly with the Chester County Health Department to ensure that the proposed well(s) conform to all applicable regulations and are approved by the Health Department.

5. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 9) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
6. The project site contains existing steep slope and very steep slope areas, and the site plan depicts the location of several retaining walls. The Township should verify that all necessary ordinance relief measures to permit grading in steep slope areas have been granted and that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.
7. The site plan indicates that the right-of-way width for this section of South Phoenixville Pike (State Route 2011) varies from 48 feet to 60 feet. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies South Phoenixville Pike as a major collector road. The Handbook (page 183) recommends an 80 foot-wide right-of-way for

major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of South Phoenixville Pike.

8. We suggest, for safety purposes, that signage identifying the location of the loading dock for the eastern building should be provided along the driveway to the south in the immediate vicinity of this building.

ADMINISTRATIVE ISSUES:

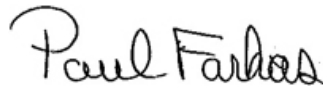
9. It appears that the proposed stormwater facilities will be located on the portion of the project site situated within the Brandywine Creek watershed. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
10. The eastern portion of the project site is situated within the (East) Valley Creek watershed, which is an area designated by the PaDEP as a Special Protection Watershed. Chester County's High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: www.chesco.org/DocumentCenter/View/17339.
11. The 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.
12. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
13. General Note 7 indicates that the Township Zoning Hearing Board granted a variance on September 27, 2018 to allow a drive aisle for parking and access to be located 10 feet from the property line. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board. Any conditions of approval issued by the Zoning Board should be indicated on the final plan.
14. Applicable details should be added to the Preliminary Detail Sheet (Sheet 11) for Americans with Disabilities Act (ADA) accessibility features including, but not limited to ramps, parking spaces, parking loading areas, and signage.

Page: 5
Re: Preliminary/Final Land Development - 215 S. Phoenixville Pike
East Whiteland Township – LD-05-19-15916

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: 215 S. Phoenixville Pike LLC
Edward B. Walsh and Associates, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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Executive Director

PLANNING COMMISSION

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

June 3, 2019

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

Re: Final Subdivision - Joseph Samuel Cox
Franklin Township - SD-05-19-15932

Dear Ms. McVaugh:

A final subdivision plan entitled "Joseph Samuel Cox", prepared by Crossan Raimato, Inc., and dated May 3, 2019, was received by this office on May 24, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|-----------------------------------------------------------|
| Location: | on the west side of Queen Lane, north of Church Hill Road |
| Site Acreage: | 5.44 |
| Lots/Units: | 2 lots |
| Proposed Land Use: | Single Family Residential |
| Municipal Land Use Plan Designation: | Low Intensity Use |
| UPI#: | 72-2-10.3F |

PROPOSAL:

The applicant proposes the creation of 2 lots from a 5.44 acre parent parcel. The project site, which will be served by onsite water and onsite sewer, is located in the AR- Agricultural 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**.

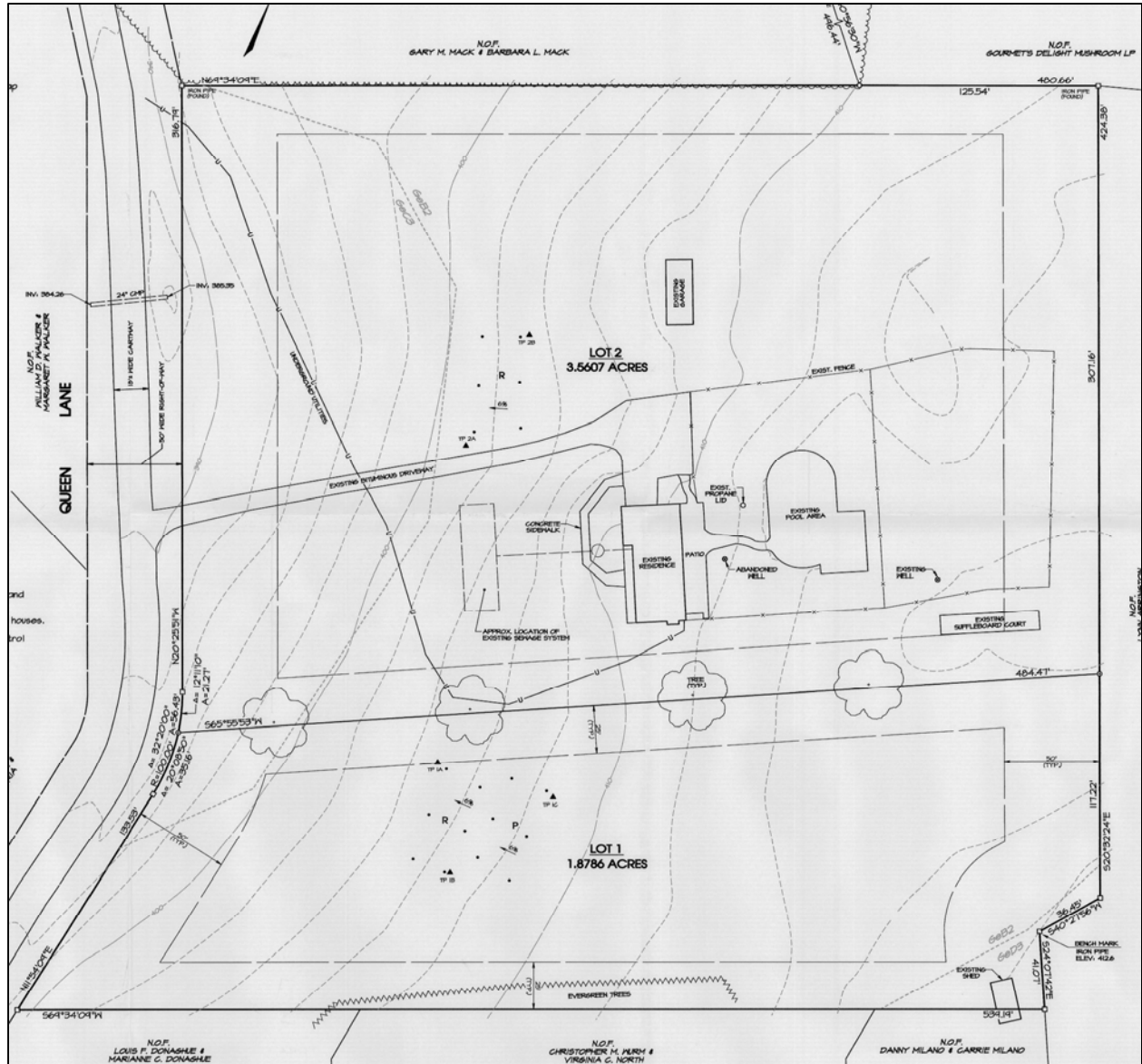


PRIMARY ISSUES:

2. The plan does not show a proposed well location for Lot #1. The Township should not act on this submission until a proposed well location is shown on the plan. This is necessary to verify that minimum isolation distances between wells and sewage absorption areas and/or other features can be achieved.
3. We also recommend that a proposed driveway location be shown on the plan to ensure that adequate sight distances can be achieved.
4. The issue related to the location of the existing shed located across the southern property line of proposed lot 1 should be resolved prior to the Township taking action on the subdivision plan.

ADMINISTRATIVE ISSUES:

5. The applicant is requesting five (5) waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.



Detail of Sheet 1 of the plan

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.

Page: 4

Re: Final Subdivision - Joseph Samuel Cox

Franklin Township - SD-05-19-15932

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Joseph Samuel Cox
Crossan-Raimato, 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

June 17, 2019

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

Re: Final Subdivision - Edge of Brook Farm
Honey Brook Borough - SD-05-19-15930

Dear Ms. Rambo:

A final subdivision plan entitled "Edge of Brook Farm", prepared by Inland Design, dated August 27, 2018 and last revised on April 26, 2019, was received by this office on May 23, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|--------------------------------------------------------------------------------------------|
| Location: | Southeast of Walnut Street and Compass Road (State Route 10), and southwest of Park Street |
| Site Acreage: | 66.29 acres |
| Lots: | 6 lots, proposed to be merged into 3 lots |
| Proposed Land Use: | Farm/Pasture Land, Single Family Residential |
| Municipal Land Use Plan Designation: | Mixed Use-Residential and Neighborhood Residential |
| UPI#: | 12-4-3, 12-4-3.1, 22-7-65, 12-4-3.2, 12-4-3.19, 12-4-3.18 |

PROPOSAL:

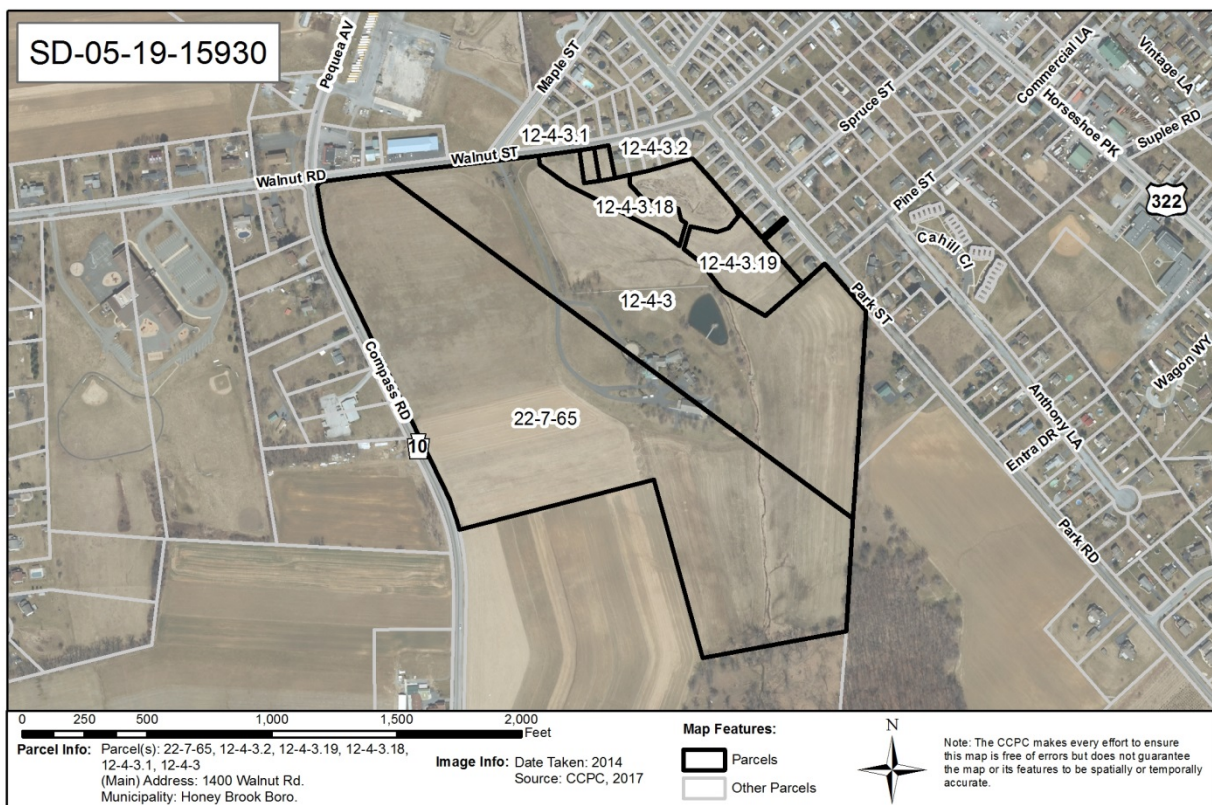
The applicant proposes the subdivision and reconfiguration of six lots into three lots. The site, which is located in Honey Brook Borough and in Honey Brook Township, is served primarily by on-site water and sewer facilities, and is located in the NR – Neighborhood Residential district and the MUC - Mixed Use Commercial zoning district in Honey Brook Borough, and in the MUC - Mixed Use Commercial zoning district in Honey Brook Township. The site contains a dwelling and other structures. The plan was submitted to the Chester County Planning Commission by Honey Brook Borough. General Note 7 on the plan states that no additional improvements on this site are planned by this subdivision.

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

COUNTY POLICY:

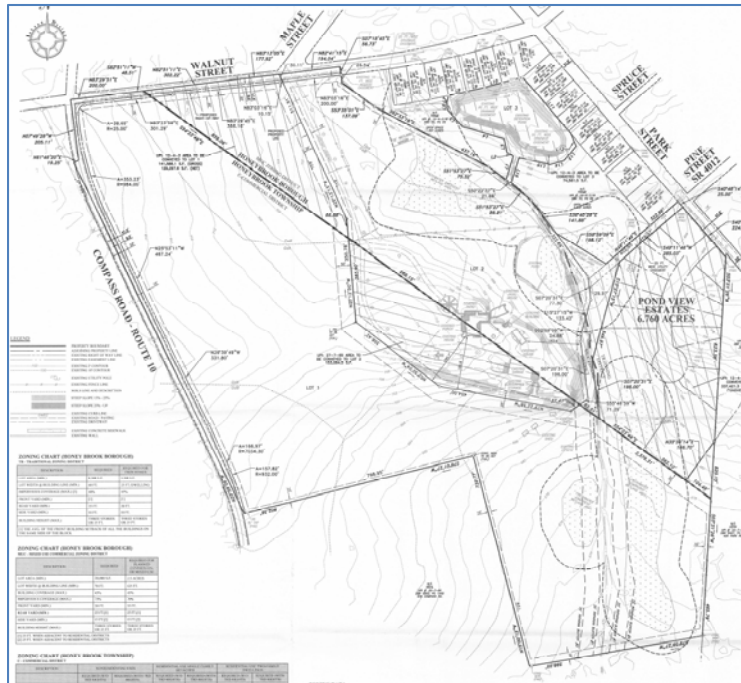
LANDSCAPES:

1. The site is located within the **Urban Landscape** designation of *Landscapes2*, the 2009 County Comprehensive Plan. The proposed subdivision is consistent with the objectives of the **Urban Landscape**.

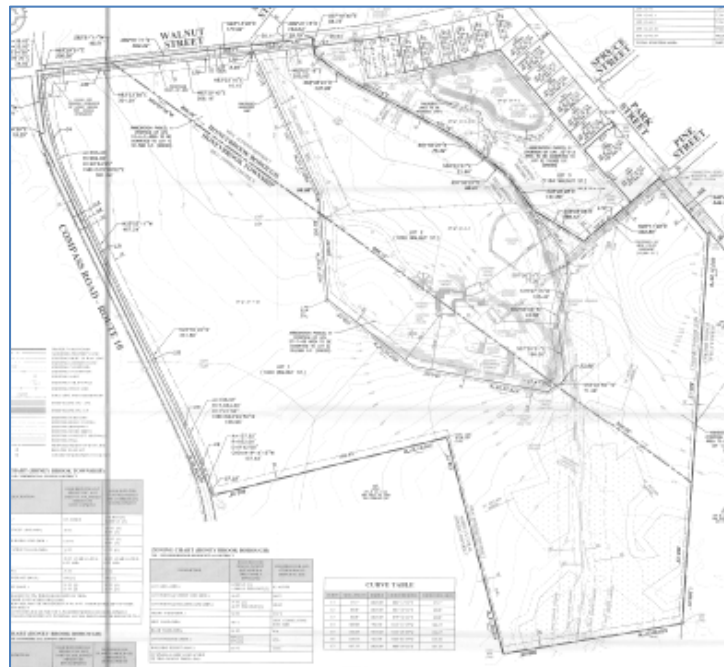


BACKGROUND:

2. The Chester County Planning Commission previously reviewed a plan for a part of this tract that was submitted by Honey Brook Township, and which was received by this office on September 7, 2018. That plan proposed the subdivision and reconfiguration of two lots (UPI#: 12-4-3, 22-7-65) into three lots. Our comments on that plan were submitted to the Township in a letter dated October 1, 2018 (refer to CCPC # SD-09-18-15578). We have no record of Honey Brook Township's action on that subdivision. (A copy of the previous submission is shown below, for comparison purposes.)



*Detail of Previous Edge of Brook Farm
Preliminary/Final Subdivision Plan – Submitted to the
Chester County Planning Commission on September 7, 2018*



*Detail of Current Edge of Brook Farm
Preliminary/Final Subdivision Plan – Submitted to the
Chester County Planning Commission on May 23, 2019*

Page: 4
Re: Final Subdivision - Edge of Brook Farm
Honey Brook Borough - SD-05-19-15930

PRIMARY ISSUES:

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Compass Road (State Route 10) as a minor arterial road. 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 Borough contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Compass Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
4. If development is being considered for the remainder of this site, we encourage the applicant to submit a sketch plan for any future development. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan. The sketch plan should also include any potential design changes to the Pond View Estates tract that may be contemplated.

ADMINISTRATIVE ISSUE:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Inland Design
Lewis R. Frame, Jr.
Estate of Ruth A. Frame
Steven Landes, Honey Brook Township Manager
Chester County Health Department
Matthew Miele, District Permits Manager, PennDOT
Francis J. Hanney, P.E., PennDOT



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

June 3, 2019

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

Re: Final Subdivision - The Estate of E. Ruth Cocciolone
London Grove Township - SD-05-19-15919

Dear Mr. Battin:

A final subdivision plan entitled "The Estate of E. Ruth Cocciolone", prepared by Crossan-Raimato, Inc, and dated February 27, 2019, was received by this office on May 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 subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|---------------------------------------------------------------|
| Location: | north side of West Baltimore Pike, west of Paschall Mill Road |
| Site Acreage: | 11.50 |
| Lots/Units: | 2 lots |
| Proposed Land Use: | Single Family Residential |
| Municipal Land Use Plan Designation: | Industrial/Light Industrial |
| UPI#: | 59-7-29 |

PROPOSAL:

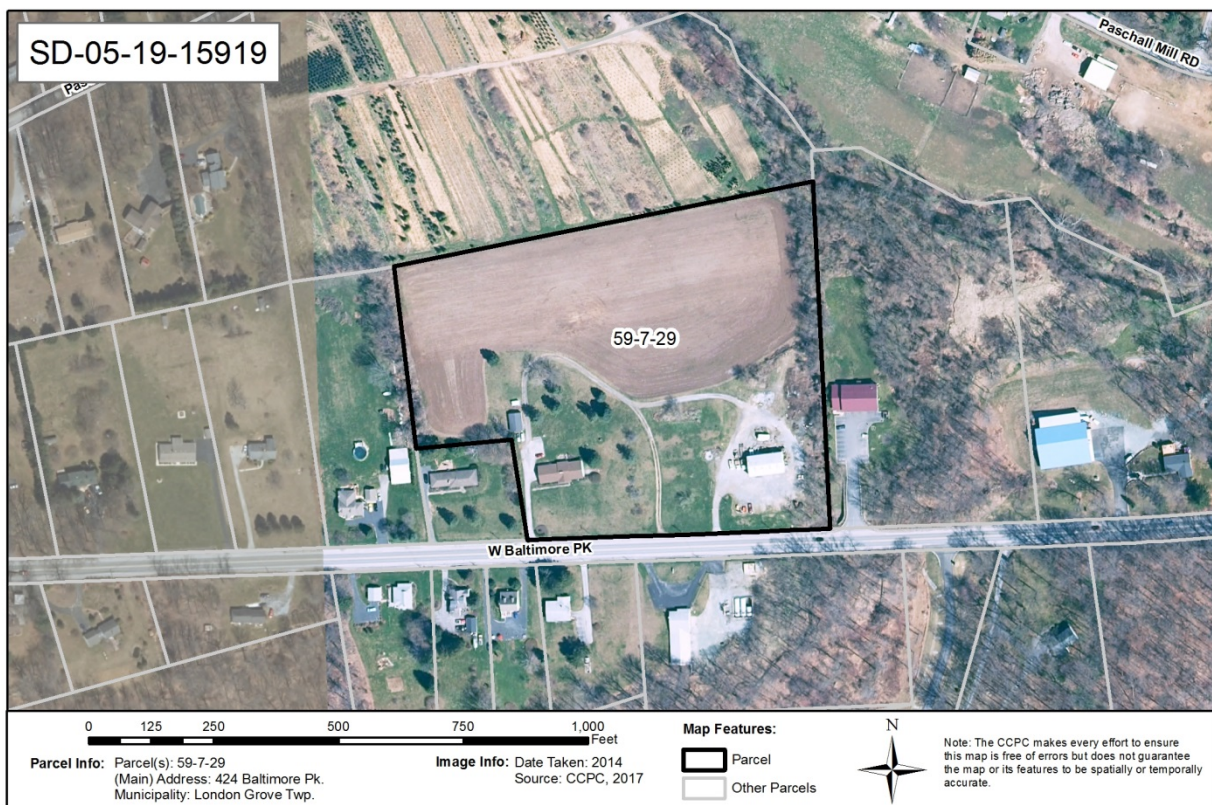
The applicant proposes the creation of 2 lots. The project site is located in the I - Industrial zoning district. No new sewage disposal or water supply is proposed.

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 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**.



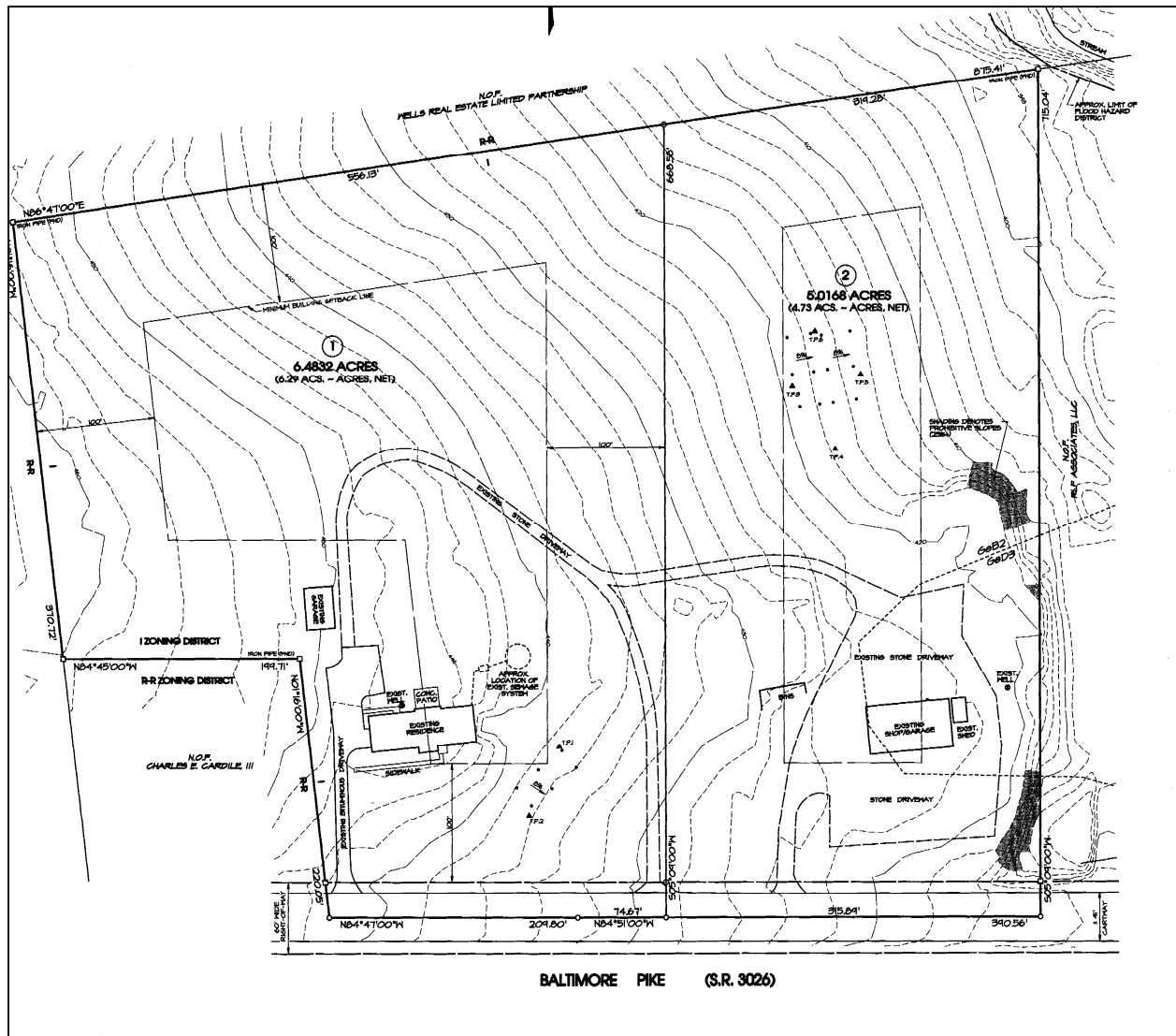
ADMINISTRATIVE ISSUES:

2. 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: 3

Re: Final Subdivision - The Estate of E. Ruth Cocciolone

London Grove Township - SD-05-19-15919



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

Sincerely,

Glenn Bentley
Senior Review Planner

cc: The Estate of E. Ruth Cocciolone Attn: Michael Cohen
Crossan Raimato, Inc.



THE COUNTY OF CHESTER



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Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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

June 24, 2019

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

Re: Sketch Plan - R. Samuel McMichael
Oxford Borough - SD-06-19-15948

Dear Mr. Hoover:

A unofficial sketch plan entitled "R. Samuel McMichael", prepared by Concord Land Planners and Surveyors, Inc., and dated May 6, 2019, was received by this office on June 10, 2019. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code (MPC) as amended, our comments are offered as a planning service at the request of Oxford Borough. This review focuses primarily upon design and procedural-related issues and concerns to assist the applicant and Oxford Borough in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by Oxford Borough of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

| | |
|--------------------------------------|--------------------------------------------------------------|
| Location: | on the northwest corner of North Sixth Street and Old Street |
| Site Acreage: | 0.76 |
| Lots/Units: | 5 lots |
| Proposed Land Use: | Mobile Homes |
| Municipal Land Use Plan Designation: | TR-Town Residential |
| UPI#: | 6-5-95, 6-5-96 |

PROPOSAL:

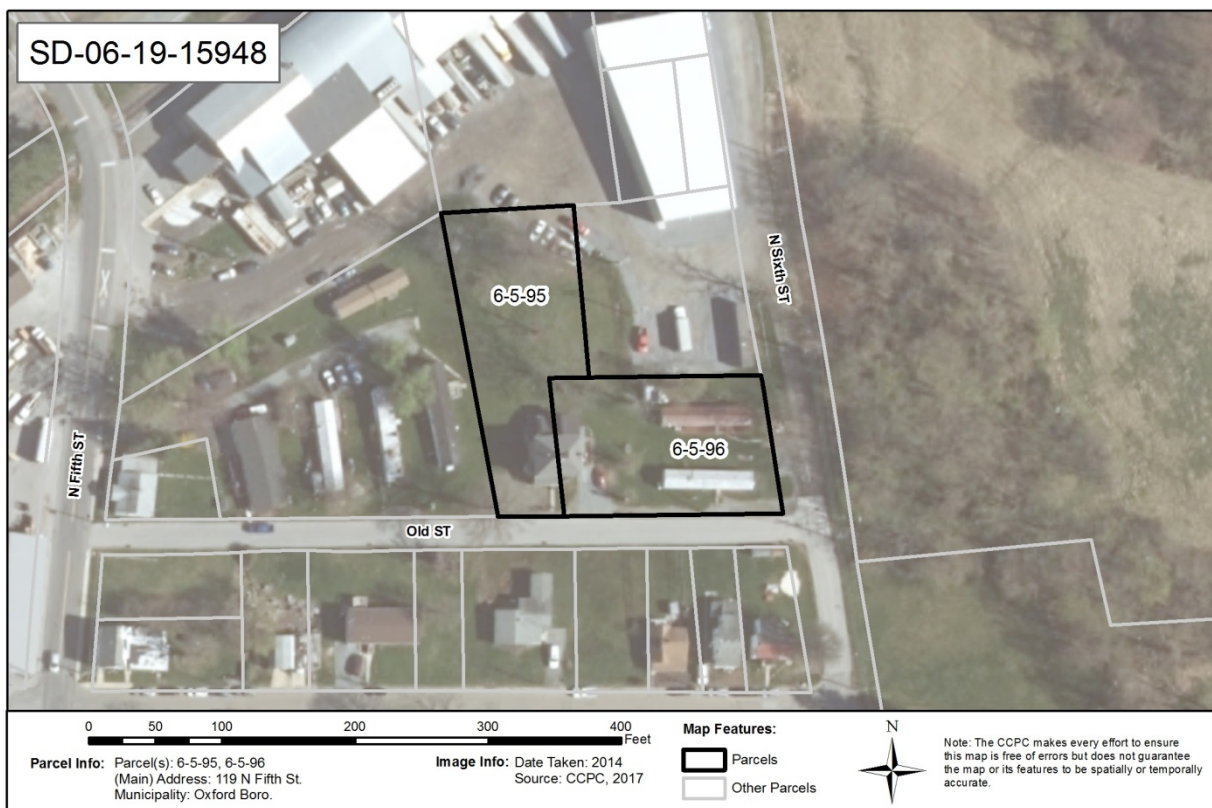
The applicant proposes the creation of five (5) lots from two parent parcels totaling 0.74 acres. The project site, which will be served by public water and public sewer, is located in the R-2 zoning district.

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**. The site is located within the TR-Town Residential designation on the Future Land Use map in the Oxford Region Multimunicipal Comprehensive Plan; the proposed subdivision activity is consistent with this designation.



WATERSHEDS:

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

Page: 4
Re: Sketch Plan - R. Samuel McMichael
Oxford Borough - SD-06-19-15948

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: R. Samuel McMichael
Concord Land Planners and Surveyors, Inc.



THE COUNTY OF CHESTER



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Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
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June 24, 2019

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

Re: Preliminary/Final Subdivision - 1151 & 1295 Stockford Road
Pennsbury Township - SD-06-19-15945

Dear Ms. Howley:

A preliminary/final subdivision plan entitled "1151 & 1295 Stockford Road", prepared by Hillcrest Associates, Inc., and dated May 29, 2019, was received by this office on June 7, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|-----------------------------------------------------------|
| Location: | the southwest corner of Stockford Road and Fairville Road |
| Site Acreage: | 35.12 |
| Lots/Units: | 3 lots |
| Proposed Land Use: | Single Family Residential |
| Municipal Land Use Plan Designation: | RC-Resource Conservation |
| UPI#: | 64-5-31.1, 64-5-31 |

PROPOSAL:

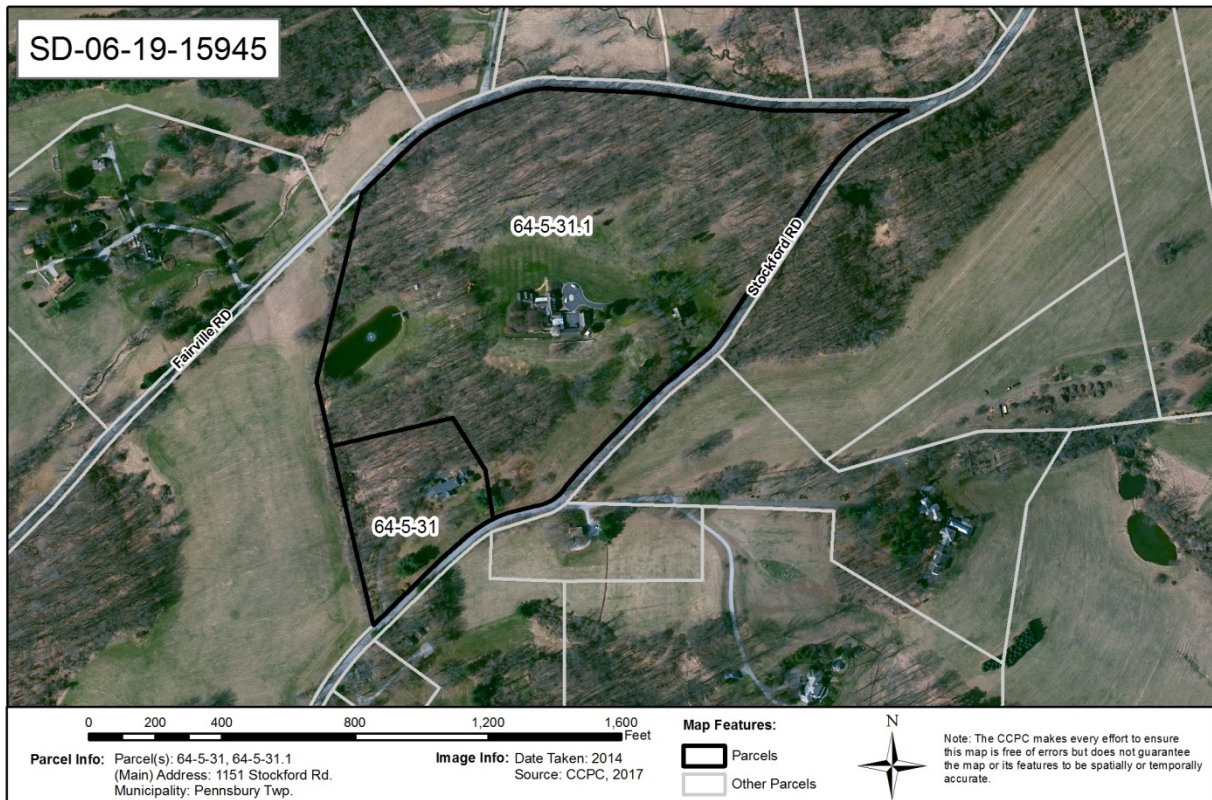
The applicant proposes the creation of 3 lots. The project site, which will be served by onsite water and onsite sewer, is located in the R-1 Residential zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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



PRIMARY ISSUES:

2. Details of the location, any use restrictions and maintenance of the access easement for lot 1 and the adjoining lot should be incorporated into the deeds of both parcels.
3. We recommend that all three parcels be deed restricted from further subdivision because of the extent of the natural features that exist on this site.

Page: 3

Re: Preliminary/Final Subdivision - 1151 & 1295 Stockford Road

Pennsbury Township - SD-06-19-15945

ADMINISTRATIVE ISSUES:

4. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
5. The applicant is requesting five (5) 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 Pennsbury Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Sean & Jaclyn Ohair
Jeffrey R. & Victoria B. Lauterbach
Hillcrest Associates, Inc.
Chester County Health Department
Chester County Assessment Office



THE COUNTY OF CHESTER



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Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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

June 3, 2019

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

Re: Final Subdivision - 524 Emmett Street
Phoenixville Borough - SD-05-19-15896

Dear Mr. Boelker:

A final subdivision plan entitled "524 Emmett Street", prepared by JMR Engineering, LLC, and dated April 18, 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: | between Emmett Street and Rhoades Street, east of Taylor Street |
| Site Acreage: | 0.19 |
| Lots/Units: | 2 lots |
| Proposed Land Use: | Single Family Residential |
| Municipal Land Use Plan Designation: | Mixed Use |
| UPI#: | 15-5-180 |

PROPOSAL:

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

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township 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**. The proposed use is consistent with the Mixed Use designation for this site on the future land use map of the Phoenixville Regional Comprehensive Plan.



PRIMARY ISSUES:

2. The plan indicates that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on the proposed lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill their operation and maintenance requirements for these facilities.
3. We acknowledge that a sidewalk is proposed for the new dwelling with frontage on Rhodes Street, it appears that several dwellings on Rhodes Street have installed sidewalks across their frontage as well. The Borough should consider completing the sidewalk network on the north side of Rhodes Street to serve residents in this vicinity.

Page: 3

Re: Final Subdivision - 524 Emmett Street

Phoenixville Borough - SD-05-19-15896

ADMINISTRATIVE ISSUES:

4. 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.
5. 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.
6. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: BP Real Estate Investment Group, LP, Attn: Joshua Mellinger
JMR Engineering LLC
Chester County Conservation District



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

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June 3, 2019

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

Re: Preliminary/Final Subdivision - 4 & 6 Railroad Street
Phoenixville Borough - SD-05-19-15898

Dear Mr. Boelker:

A preliminary/final subdivision plan entitled "4 & 6 Railroad Street", prepared by Ludgate Engineering Corporation, and dated May 1, 2019, was received by this office on May 9, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|------------------------------------------------------|
| Location: | south side of Railroad Street, east of Richards Lane |
| Site Acreage: | 0.67 |
| Lots/Units: | 2 lots |
| Proposed Land Use: | Twin |
| Municipal Land Use Plan Designation: | Mixed Use |
| UPI#: | 15-6-43 |

PROPOSAL:

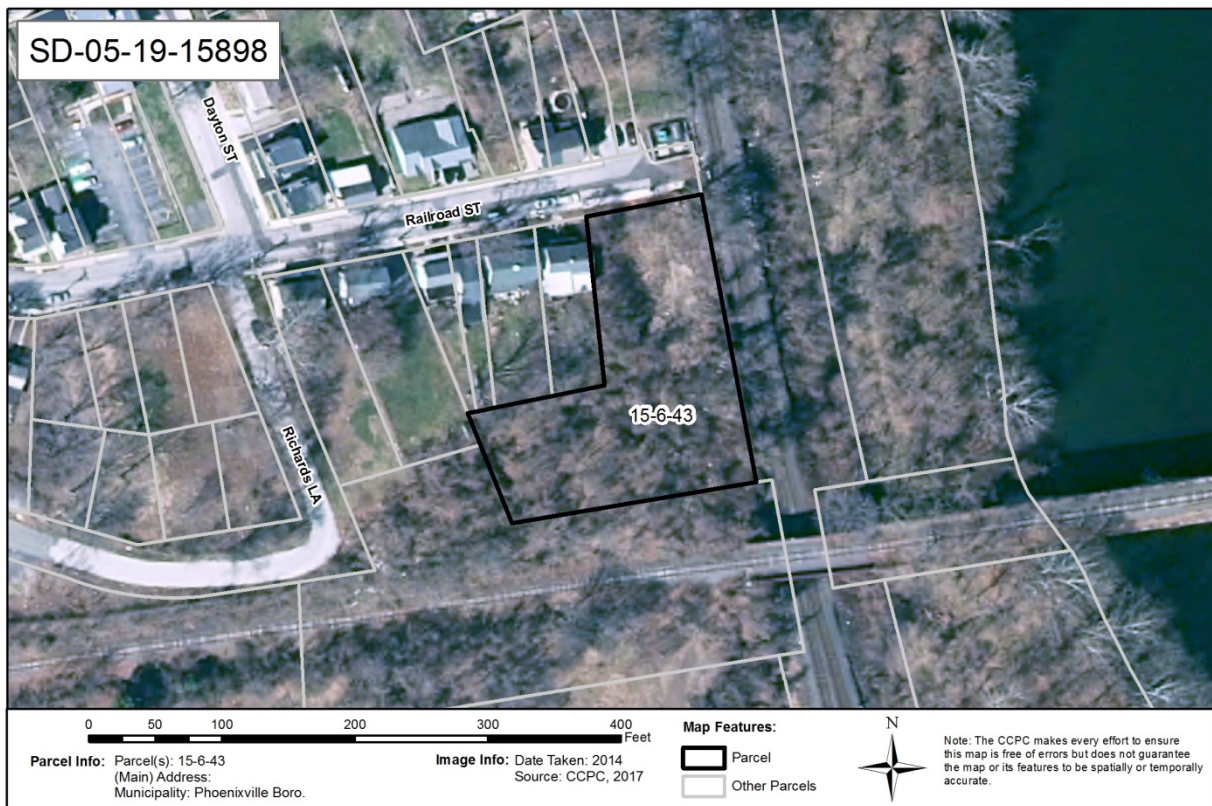
The applicant proposes the creation of 2 lots. The project site, which will be served by public water and public sewer, is located in the RI-Residential Infill zoning district.

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

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**. The plan is consistent with the Mixed Use category as shown on the Future Land Use Map in the Phoenixville Regional Comprehensive Plan.



PRIMARY ISSUES:

2. The plan indicates that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on the proposed lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill their operation and maintenance requirements for these facilities.



Detail of sheet 2 of the plan

ADMINISTRATIVE ISSUES:

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

Page: 4
Re: Preliminary/Final Subdivision - 4 & 6 Railroad Street
Phoenixville Borough - SD-05-19-15898

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 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 Borough of Phoenixville. 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: JD Development Company of PA LLC
Ludgate Engineering Corporation
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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June 19, 2019

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

Re: Preliminary/Final Land Development - Atwater Lot 11B
Tredyffrin Township – LD-05-19-15929

Dear Mr. Baumann:

A Preliminary/Final Land Development Plan entitled "Atwater Lot 11B", prepared by Chester Valley Engineers, Inc., and dated May 17, 2019, was received by this office on May 22, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|-------------------------------------------------------------|
| Location: | the southwest corner of Yellow Springs Road and Church Road |
| Site Acreage: | 7.19 |
| Lots/Units: | 1 Lot |
| Proposed Land Use: | 36,219 square foot office building |
| New Parking Spaces: | 130 |
| Municipal Land Use Plan Designation: | Office/Business Park |
| UPI#: | 43-3-37.3 |

PROPOSAL:

The applicant proposes the construction of a 36,218 square foot office building and 130 parking spaces. Vehicular access will be provided from an existing shared driveway entrance on Atwater Drive. The project site, which will be served by public water and public sewer, is located in the PIP Planned Industrial Park zoning district.

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



COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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



Site Plan Detail, Sheet 2: Preliminary/Final Land Development - Atwater Lot 11B

PRIMARY ISSUES:

Access and Circulation:

3. The site plan depicts the location of an existing bituminous path to the west and to the north of the proposed building, which extends from Atwater Drive to Church Road. The Narrative Summary document included with the plan submission indicates that this path is part of the Patriots Path Trail Network, and the site plan depicts that a portion of the trail will be relocated. While we acknowledge that sidewalks are provided for the proposed building, these sidewalks do not connect to the existing path. In particular, the proposed sidewalk along the south side of the building terminates approximately 25 feet from the existing path. We recommend that the applicant and Township provide two pedestrian connections to this existing path, one at the southwest corner of the building, and one at the eastern end of the parking lot. “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.
4. The Zoning Compliance table on Sheet 1 indicates that the applicant is proposing five more parking spaces than required by the Township Zoning Ordinance. We suggest that the applicant and the Township evaluate the anticipated parking demand for this 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 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.

5. The site plan depicts a proposed 30 foot wide right-of-way on the south side of Yellow Springs Road (S.R. 1016). The County Planning Commission's Multimodal Circulation Handbook (2016 Update) classifies Yellow Springs Road as a minor collector road. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Yellow Springs Road. The Multimodal Circulation Handbook is available online at: www.chescoplanning.org/resources/PubsTransportation.cfm.

Design Issues:

6. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 9) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
7. The Landscape Plan (Sheet 8) appears to indicate that some proposed landscaping will be located within the alignment of the relocated Patriot's Path. This should be clarified by the applicant.
8. We support the proposed establishment of trees, shrubs, and herbaceous vegetation on the eastern side of the project site, adjacent to Church Road. Establishment of mature forest cover reduces the temperature and volume of stormwater runoff and reduces erosion by intercepting precipitation, increasing infiltration, and stabilizing soil by through root generation. We suggest that the applicant consider maximizing the use of native tree, shrub, and herbaceous species in this planting area.

Natural Features Protection:

9. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.
10. The site contains areas of hydric (wet) soils (EdC Edgemont) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. If construction occurs on this site, 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.

Stormwater Management:

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

12. Cedar Hollow Run in the (East) Valley Creek watershed is currently impaired by urban runoff and threatened by thermal degradation due to increasing development in the watershed. Therefore, minimizing or mitigating additional impervious surface and runoff volume is important to protecting the receiving stream from further degradation and restoring its water quality. We suggest that the applicant and Township consider utilizing permeable paving materials for proposed sidewalks and walkways to reduce the stormwater runoff.
13. We acknowledge that the design of the stormwater management facilities includes rain gardens. The County Planning Commission endorses the use of innovative stormwater management practices. We note and support the use of raingarden seed mix to naturalize the infiltration basin area and the use of conservation seed mix to stabilize steep slopes. The applicant should consider selecting seed mixes that contain the greatest percentage of native vegetation.
14. Given the project's location in the (East) Valley Creek watershed, an Exceptional Value and Class A Wild Trout stream, and the inclusion of substantial new parking and sidewalk areas, the applicant should consider establishing a material storage area and de-icing plan that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to the lake to the west of the project. Monitoring efforts in the (East) Valley Creek watershed have shown rapid increases in year-round chloride concentrations and pronounced spikes in conductivity and chloride levels after winter precipitation events. Additionally, continued runoff of de-icing chemicals could result in greater salinity levels in the lake, which would result in further degradation of downstream water conditions.
15. The applicant and Township should ensure that sufficient access is provided to all stormwater BMP's to allow entry of vehicles and equipment to perform the required Operation and Maintenance and to allow for any future repairs or improvements.
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.

ADMINISTRATIVE ISSUES:

17. General Note 14 on Sheet 1 identifies that the applicant is requesting three 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.
18. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.

Page: 6
Re: Preliminary/Final Land Development - Atwater Lot 11B
Tredyffrin Township – LD-05-19-15929

19. 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,

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

Paul Farkas
Senior Review Planner

cc: TC Atwater Land LP
Chester Valley Engineers, Inc.
Chester County Conservation District
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Water Resources Authority



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June 20, 2019

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

Re: Preliminary Land Development - Conestoga High School Expansion
Tredyffrin Township – LD-05-19-15931

Dear Mr. Baumann:

A Preliminary Land Development Plan entitled "Conestoga High School Expansion", prepared by Pennoni Associates, Inc., and dated April 22, 2019, and last revised on May 15, 2019, was received by this office on May 23, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

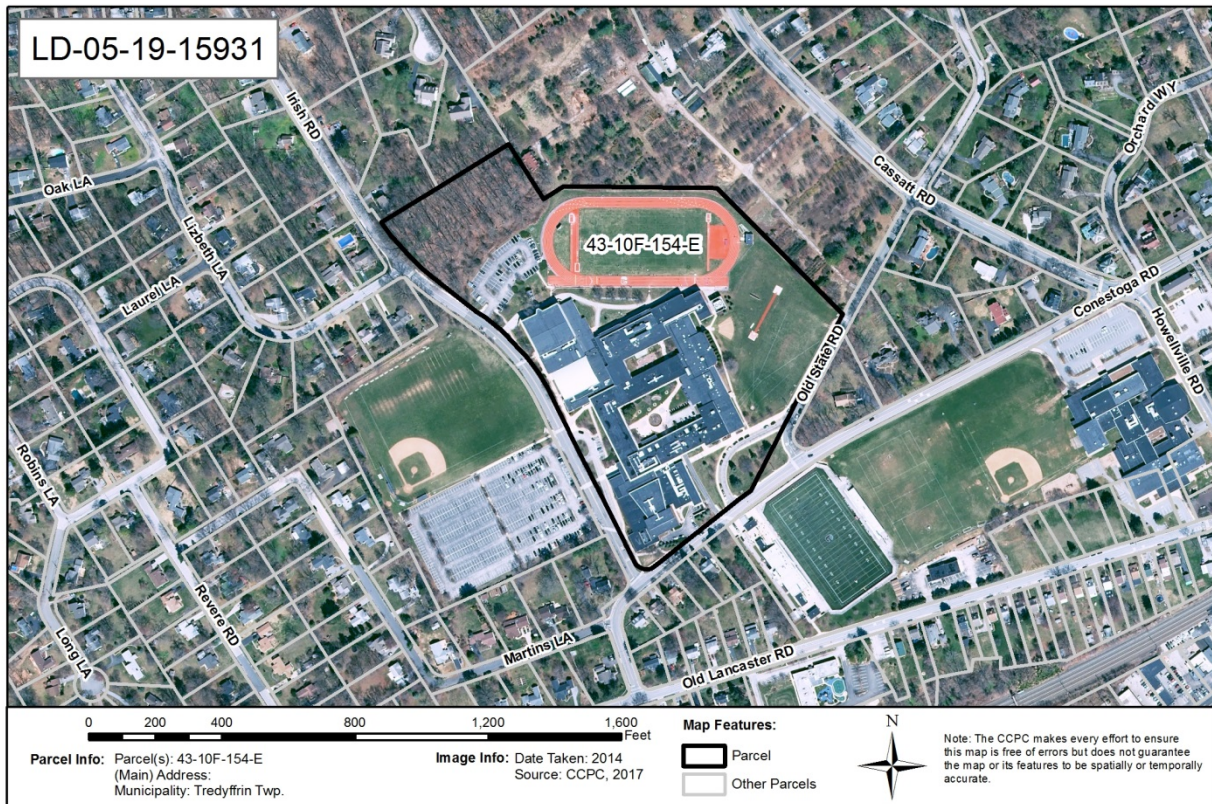
PROJECT SUMMARY:

| | |
|--------------------------------------|-------------------------------------------------------|
| Location: | the northeast corner of Conestoga Road and Irish Road |
| Site Acreage: | 31.63 |
| Lots/Units: | 1 Lot |
| Proposed Land Use: | 40,320 square foot addition to existing high school |
| New Parking Spaces: | 128 |
| Municipal Land Use Plan Designation: | Institutional |
| UPI#: | 43-10F-154-E |

PROPOSAL:

The applicant proposes the construction of a two-story 40,320 square foot building addition to the existing high school, and 128 additional parking spaces. Additionally, a school bus pull-off area is proposed along the east side of Irish Road. The project site, which is served by public water and public sewer, is located in the R-1 Residential zoning district. Floor plans were included with the plan submission to the County Planning Commission.

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



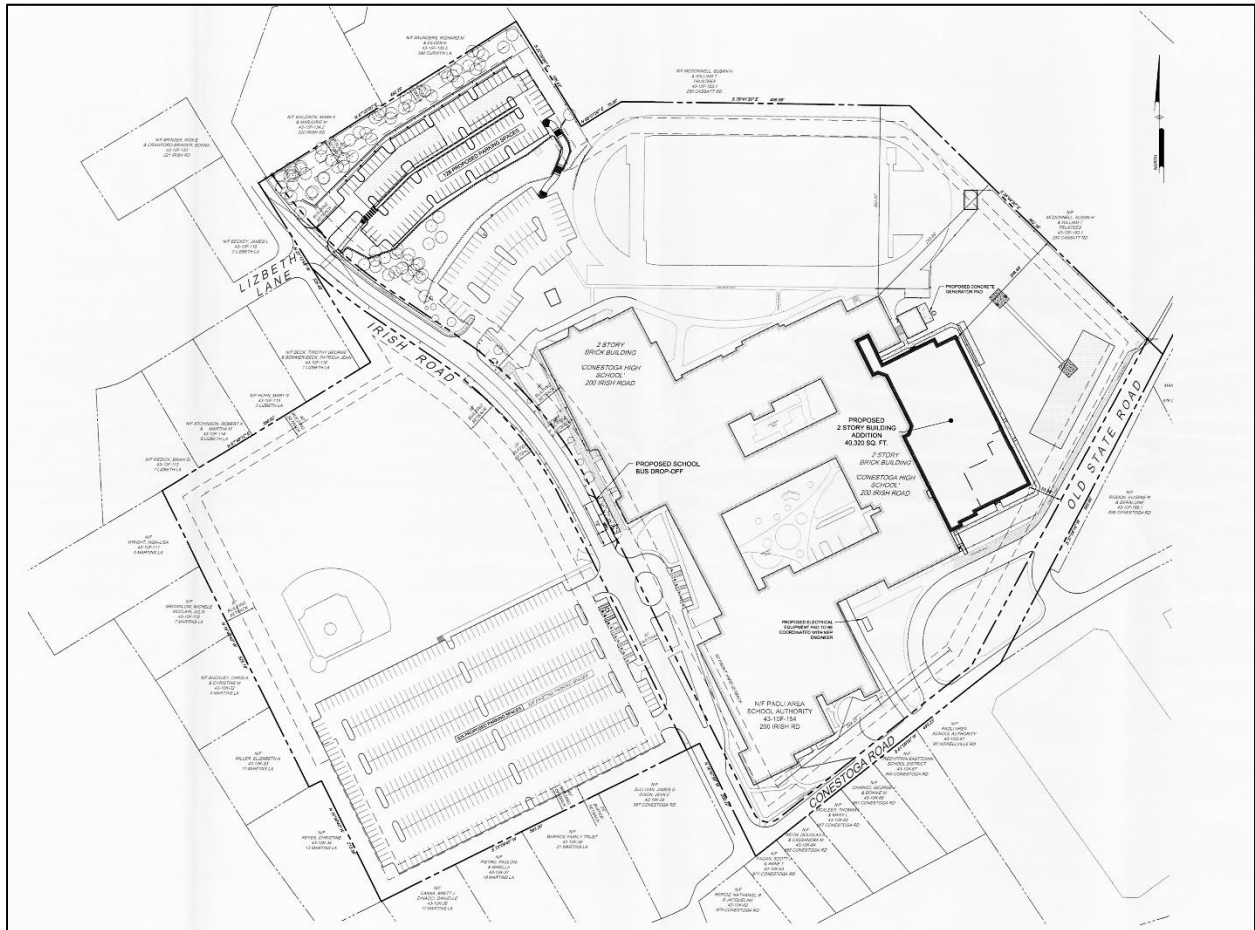
COUNTY POLICY:

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 that the project site is located within the Little Valley Creek subbasin of the (East) Valley Creek watershed. *Watersheds'* highest priority land use objectives within the (East) 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.



Site Plan Detail, Page 4: Preliminary Land Development - Conestoga High School Expansion

PRIMARY ISSUES:

Design Issues:

3. The Township should verify that the design of the proposed outdoor lighting plan (pages 12 and 13) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
4. The site plan depicts the location of two pedestrian connections to the new parking lot on the northern portion of the site. We note the eastern pedestrian connection extends to the existing parking area to the south. While we acknowledge that it might require changes to the existing parking facilities, we suggest that the applicant and Township investigate the feasibility of providing pedestrian access to the immediate east of the existing parking lot, so that direct pedestrian access can be provided to and from the new parking lot without having to traverse the existing parking lot.
5. The site plan depicts the location of a retaining wall to the immediate north of the proposed parking area. 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.

Natural Features Protection:

6. The project site lies at the extreme headwaters of Crabby Creek, a tributary to Little Valley Creek, which is impaired for urban runoff. Crabby Creek has been the focus of efforts by multiple stakeholders, including the Crabby Creek Initiative (a collaborative effort by the Valley Creek Restoration Partnership, Cabrini College, and the Stroud Water Research Center), Tredyffrin Township, and others to reduce the impacts of stormwater runoff, restore water quality, improve instream habitat, and protect wild trout populations. The clearing of mature forested areas may contribute to thermal degradation of this stream. We suggest that the applicant and Township consider the following issues to minimize thermal impacts to the receiving stream:
 - A. Consider refining the limits of disturbance to reduce disturbance of woodland vegetation to the maximum extent practicable, and demarcating the limit of disturbance along the woodlands with orange construction fence to reduce unintended intrusion into these sensitive areas by construction equipment.
 - B. Consider installing additional woodland vegetation at feasible locations in the immediate vicinity of the proposed parking lot, where it will not obstruct views needed for public safety.
 - C. Consider whether any of the planned parking lot islands are suitable locations for trees or other plantings, without obstructing views needed for public safety.
7. We note that the plan protects the delineated steep (15% to 25%) and very steep (25%+) slopes and the established vegetation between the existing and proposed parking areas from disturbance. Given the close proximity of these steep slopes to the area of construction, we suggest that the applicant consider demarcating the limits of disturbance at the toe of this slope with orange construction fence to reduce unintended intrusion by construction vehicles.

Stormwater Management:

8. 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).
9. We suggest that, if not previously considered, the applicant consider using permeable paving options for the proposed walkways wherever feasible, in order to reduce stormwater runoff.
10. The applicant should ensure that sufficient access is provided to all stormwater Best Management Practices (BMPs) to allow the entry of vehicles and equipment to comply with all operation and maintenance requirements, and to accommodate future repair work and improvements.
11. Given that the project site is located in the (East) Valley Creek watershed, an Exceptional Value watershed, along with the development of new parking and sidewalk areas, we suggest that the applicant consider establishing a material storage area and de-icing plan for the sidewalks and parking area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Monitoring efforts in the (East) Valley Creek watershed have shown rapid increases in baseline chloride concentrations, and pronounced spikes in chloride levels are often observed after winter precipitation events. This is a local, regional, and national groundwater and stream water-quality issue and solutions are being pursued here and in many states.

12. Annual inspection and repair of the retaining walls should be included in the Operation and Maintenance Plan. Particular attention should be given to wall stability, as well as monitoring potential erosion that may develop at the end corners of the walls and at all drain outlets.
13. The existing and proposed stormwater BMPs on the public school property could provide an excellent opportunity to demonstrate to students the principles and practices of stormwater management, and the importance of watershed stewardship. We encourage the Tredyffrin/Eastown School District to use this project as an educational resource for students and visitors by creating informational signage or designing site-specific stormwater curriculum that can be implemented in science classes.

ADMINISTRATIVE ISSUES:

14. The Project Narrative sheet included with the plan submission indicates that the applicant has requested variances from the building coverage, impervious coverage, buffer, landscaping, and steep slope disturbance standards of the Township Zoning Ordinance. The Township should not grant final plan approval prior to the Zoning Hearing Board granting any variance requests. The final plan should accurately note the Zoning Hearing Board's decision, including any conditions of approval issued by the Board.
15. The Waiver Requests table on page 2 indicates the applicant is requesting six waivers from the provisions of the Township Subdivision and Land Development Ordinance, including three waivers from the landscaping standards in Section 181-52 (we note that two of the requested waivers note that, due to school district safety policies, building foundation planting is no longer installed, and plantings in and around buildings inhibit views for surveillance and safety cameras). 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.
16. A plan detail for the proposed striped crosswalk marking in the parking areas should be provided on Page 14-Plan Details.
17. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
18. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

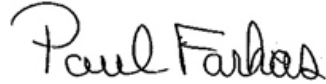
Page: 6

Re: Preliminary Land Development - Conestoga High School Expansion

Tredyffrin Township – LD-05-19-15931

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Tredyffrin Easttown School District
Pennoni Associates, Inc.
Chester County Conservation District
Chester County Water Resources Authority



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

June 12, 2019

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

Re: Final Land Development - Kauffman Gas
West Bradford Township - LD-05-19-15928

Dear Mr. Yaich:

A final land development plan entitled "Kauffman Gas", prepared by DL Howell & Associates, Inc. and dated April 19, 2019, was received by this office on May 22, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|--------------------------------------------------------------------------------------------|
| Location: | Northeast intersection of Marshallton-Thorndale Road (State Route 3055) and Poorhouse Road |
| Site Acreage: | 5.17 acres |
| Lots: | 1 lot |
| Proposed Land Use: | Liquefied petroleum gas tanks |
| New Parking Spaces: | None |
| Municipal Land Use Plan Designation: | Industrial/Special Use |
| UPI#: | 50-2-18 |

PROPOSAL:

The applicant proposes the construction of three liquefied petroleum gas tanks and an associated driveway. Access will be from Poorhouse Road. The site, which will not require water or sewer facilities, is located in the West Bradford Township I-Industrial zoning district.

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

COUNTY POLICY:

LANDSCAPES:

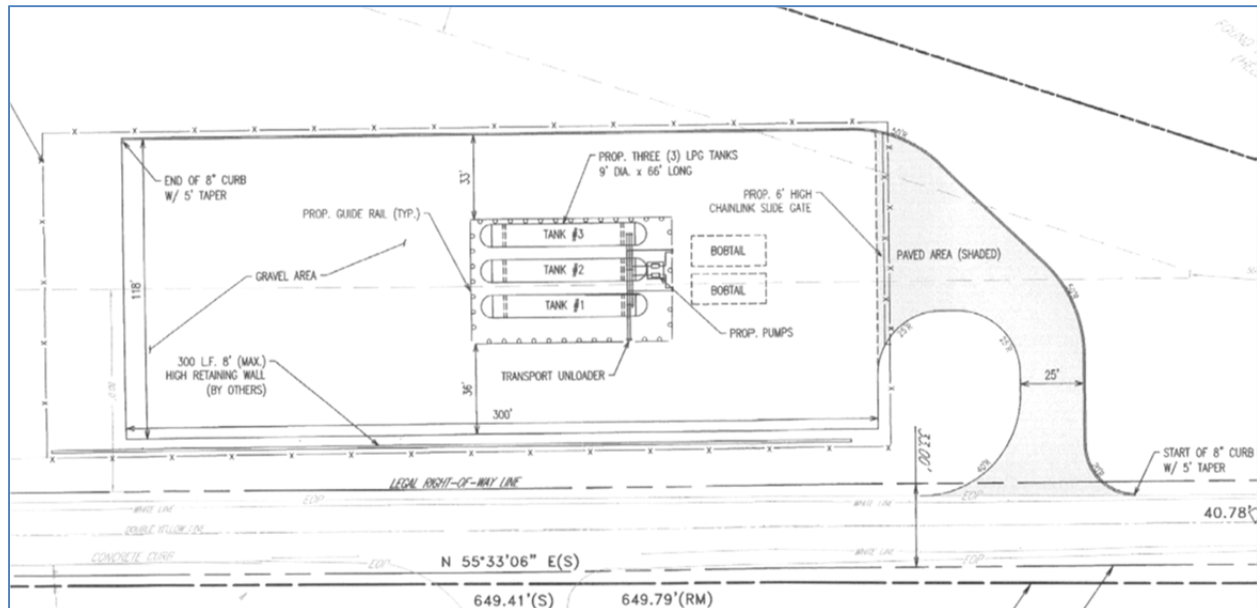
1. The site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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



WATERSHEDS:

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

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



***Detail of Kauffman Gas
Final Land Development Plan***

PRIMARY ISSUES:

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chesoplanning.org/resources/PubsTransportation.cfm, classifies Marshallton-Thorndale Road (State Route 3055) as a major collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Marshallton-Thorndale Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
4. The plan indicates that the applicant obtained conditional use approval for this project on October 9, 2018. Prior to granting final plan approval, the Township should verify that any conditions of approval are incorporated into the final plan. The final plan should accurately note any conditions set as part of the conditional use approval.
5. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
6. The applicant should attempt to retain as much of the existing vegetation on the site as possible, and the Township should determine whether additional landscaping should be provided along the northern part of the site. The Township may also consider asking for more details regarding the chain link fence, such as whether it will include barbed wire or slats within the chain links.

Page: 4

Re: Final Land Development - Kauffman Gas

West Bradford Township - LD-05-19-15928

7. The plan shows that the driveway leading to Poorhouse Road will be paved, but other surfaces on the site will be covered with gravel. The applicant and the Township Engineer should discuss how the gravel will be retained on the site and not be carried onto lawn areas or onto Poorhouse Road.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: DL Howell & Associates, Inc.
Kauffman Legacy LLC
Kauffman Gas
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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June 3, 2019

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

Re: Final Subdivision - Glen Water Farm
West Fallowfield Township - SD-05-19-15911

Dear Ms. Wheeler:

A final subdivision plan entitled "Glen Water Farm", prepared by Regester Associates, Inc. and dated May 1, 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: | Intersection of Steelville Road and Thompson Road |
| Site Acreage: | 261.02 acres |
| Lots: | 5 lots proposed; 4 lots currently |
| Proposed Land Use: | Single Family Residential, Farm/Pasture Land |
| Municipal Land Use Plan Designation: | Agricultural Preserve, including an Open Space Network |
| UPI#: | 44-4-10, 44-4-7, 44-4-6.1, 44-4-6 |

PROPOSAL:

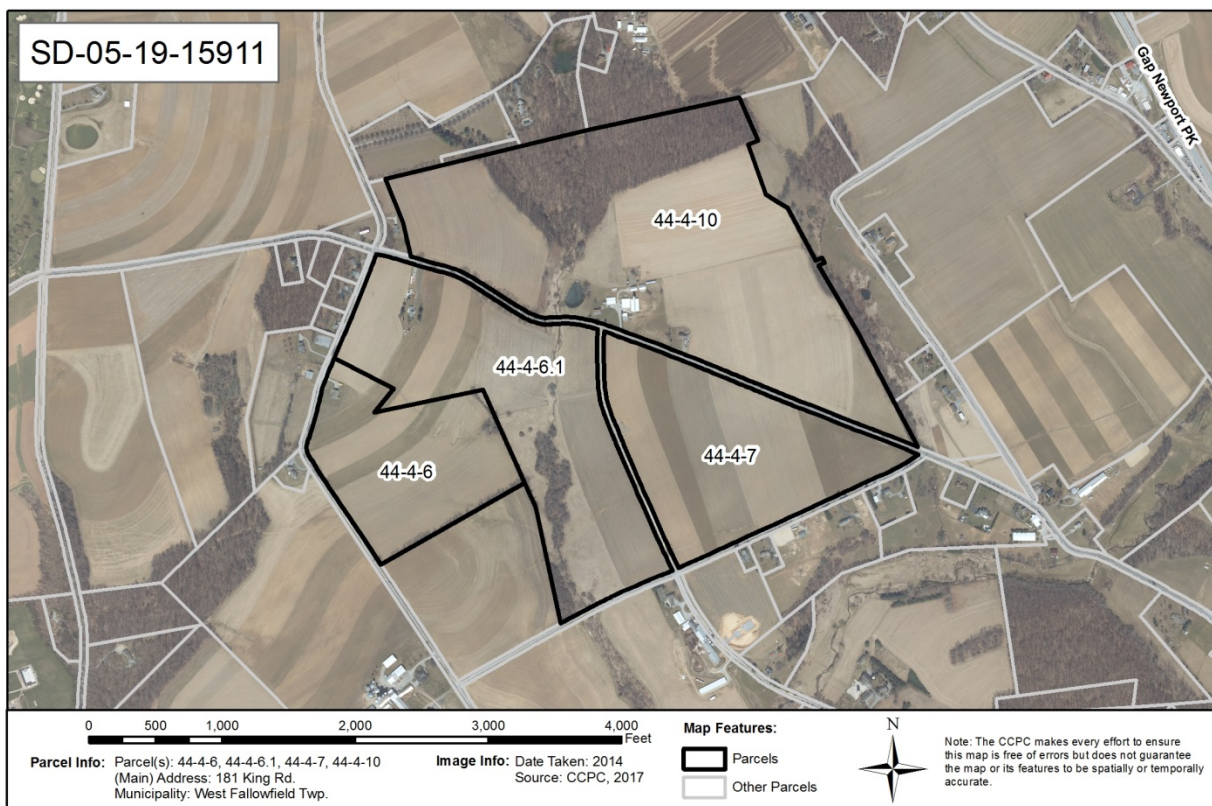
The applicant proposes the creation of five lots from a tract containing four lots; the tract includes three existing single-family dwellings and two agricultural parcels. The site, which is served by on-site water and sewer facilities, is located in the West Fallowfield Township Agricultural zoning district. No additional development is proposed by this subdivision.

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

COUNTY POLICY:

LANDSCAPES:

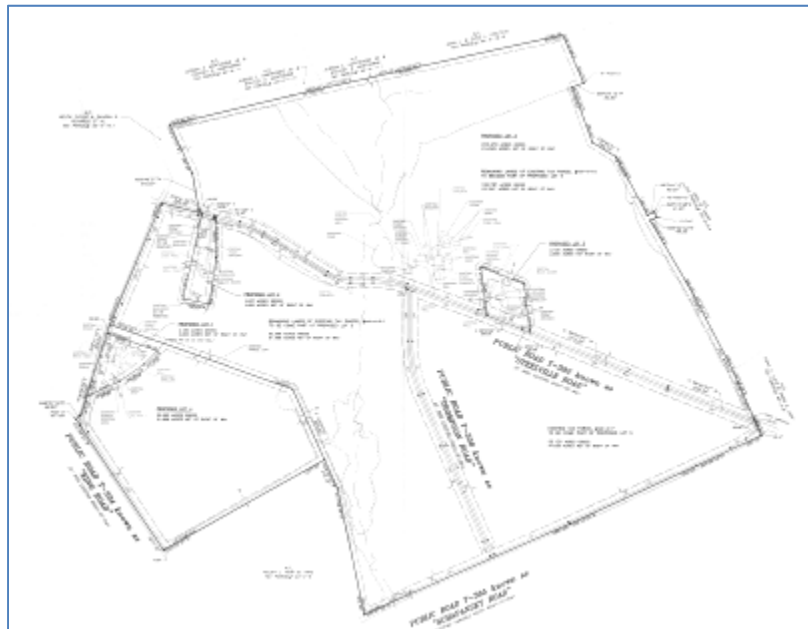
1. The site is located within the **Agricultural Landscape** and **Natural Landscape** designations of **Landscapes3**, the 2018 County Comprehensive Plan. The **Agricultural Landscape** consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed subdivision is consistent with the objectives of the **Agricultural Landscape**.



PRIMARY ISSUES:

2. Proposed Lots 1, 2 and 3 contain residences and on-lot sewage disposal areas; proposed Lot 2 contains a cesspool. Due to the relatively-small sizes of these lots and the irregular shapes of Lots 1 and 2, we suggest that alternate on-lot sewage disposal areas be shown for all three residential lots.
3. We note that the 2004 West Fallowfield Township Future Land Use Plan's "Open Space Network" designation on the site suggests that the sensitive environmental features on the site should continue to remain open with minimal disturbance.

Page: 3
Re: Final Subdivision - Glen Water Farm
West Fallowfield Township - SD-05-19-15911



***Detail of Glen Water Farm
Final Subdivision Plan***

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Glen Water Farm Family
Patricia Softchin
Regeister Associates, Inc.
Chester County Health Department



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Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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June 12, 2019

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

Re: Preliminary/Final Land Development - Greystone Elementary School
West Goshen Township – LD-05-19-15915

Dear Mr. LaLonde:

A Preliminary/Final Land Development Plan entitled "Greystone Elementary School", prepared by Bohler Engineering, and dated May 6, 2019, was received by this office on May 15, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|----------------------------------------------------------------------------------------------|
| Location: | the east side of Pottstown Pike, south of Greenhill Road |
| Site Acreage: | 24.95 |
| Lots/Units: | 1 Lot |
| Non-Res. Square Footage: | 76,542 |
| Proposed Land Use: | Elementary School |
| New Parking Spaces: | 123 |
| Municipal Land Use Plan Designation: | Open Space (Existing 2005 Comprehensive Plan); Institutional (Draft 2019 Comprehensive Plan) |
| UPI#: | 52-2-114.3A-E |

PROPOSAL:

The applicant proposes the construction of a 76,542 square foot elementary school building, and 123 parking spaces. The project site, which will be served by public water and public sewer, is located in the R-3 Residential zoning district. The Transportation Impact Assessment for this project, prepared by Traffic Planning and Design, Inc., dated May 7, 2019, recommends that the Pottstown Pike/Aram Avenue intersection include a westbound right-turn overlap phase for the Aram Avenue approach to Pottstown Pike. We also note that the Transportation Impact Assessment indicates that the proposed elementary school will house 600 students.

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 land development proposal for this site. That review, CCPC# 7316-5, “Henderson North Athletic Complex,” dated March 17, 2005, addressed the construction of an athletic field complex. According to our records, this plan was approved by the Township on April 27, 2005. The proposed elementary school will be located on the northeast corner of this site; the site plan indicates that the two athletic fields on this portion of the site will be removed.

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. 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 Taylor Run subbasin of the Brandywine Creek watershed. *Watersheds’* highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of “impaired” streams, and protect vegetated riparian corridors. *Watersheds* can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

Design Issues:

4. In its review of the proposed Landscape Plan (Sheets C-701 and C-702), the applicant and Township should determine if additional screening is required between the proposed school building and adjoining residential parcels to the immediate north and east of the project site.
5. The Township should verify that the design of the proposed outdoor lighting plan (Sheet C-703) 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, particularly the adjoining residential parcels to the immediate north and east of the project site.

Access and Circulation:

6. We acknowledge, and endorse, that the proposed pedestrian network extends to the adjoining Township Park site to the north. Sidewalks are an essential design element in the **Suburban Landscape**. However, the proposed pedestrian network does not extend to Aram Avenue. While we acknowledge the presence of steep slopes and wetland areas along the north side of Aram Avenue to the east of the project site's entrance drive, we recommend that the applicant and Township provide sidewalk and crosswalk areas which provide direct pedestrian access to the new school to and from the adjoining Woodlands of Greystone development site. According to our copy of the recently approved plans for Phase 1 of the Woodlands at Greystone development, pedestrian access is provided along the south side of this section of Aram Avenue, which extends to the existing walkway along the south side of Aram Avenue at its intersection with Pottstown Pike.
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 a fire truck circulation plan (Sheet C-904) is provided as part of the current plan submission.
8. The site plan appears to depict the location of two drop-off areas in front of the building. We recommend that the applicant and Township consider the development of an integrated vehicular directional signage scheme for this site to facilitate wayfinding.

Natural Features Protection:

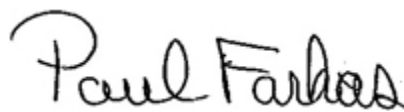
9. The 2015 Chester County Natural Heritage Inventory, which is available online at chescoPlanning.org/natresources/ResourcesChesco.cfm, indicates the project site is located within the core habitat of the Fern Hill Serpentine Barrens Natural Heritage Area (NHA) included in the Pennsylvania Natural Diversity Index (PNDI). This area contains a globally rare serpentine habitat in a mosaic of the characteristic serpentine barren plan communities. **Landscapes3** recognizes NHA core habitat areas as natural resource priority protection areas. Protecting natural areas helps ensure that the critical functions these areas provide will not diminish due to development. Development on this portion of the site could be detrimental to the NHA species population, if they exist on the site. We recommend that the applicant and Township contact the PA Department of Conservation and Natural Resources, Pennsylvania Natural Heritage Program (<http://www.naturalheritage.state.pa.us> or RA-HeritageReview@pa.gov) for further information on this matter.
10. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.
11. The project site contains extensive steep slope areas, and the site plan depicts the location of several retaining walls. The Township should verify that all necessary ordinance relief measures to permit grading in steep slope areas have been granted and that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.

ADMINISTRATIVE ISSUES:

12. The site plan is identified as a preliminary/final land development and a conditional use plan, and we note that conditional use approval is required for educational facilities in the R-3 zoning district. The final plan should accurately note the date and any conditions set as part of the conditional use approval, and the Township should verify that all applicable conditions of approval have been incorporated into the final plan.
13. 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. 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.
14. The applicant should verify the accuracy the structural square footage figures provided on the site plan; these figures do not match the figure provided on the County Act 247 Referral Form (76,542 square feet).
15. 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.
16. 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: West Chester Area School District
Bohler Engineering
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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

June 18, 2019

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

Re: Final Land Development - WWTP Improvements Project - Phase 2
West Goshen Township - LD-05-19-15924

Dear Mr. LaLonde:

A Final Land Development Plan entitled "WWTP Improvements Project - Phase 2", prepared by HRG Engineering & Related Services, and dated May 19, 2019, was received by this office on May 21, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|-------------------------------------------------------------------------------------------------------|
| Location: | the west side of South Concord Road and the north side of the municipal border with Westtown Township |
| Site Acreage: | 16.73 |
| Lots/Units: | 1 Lot |
| Non-Res. Square Footage: | 5,060 |
| Proposed Land Use: | Utility (Sewage Treatment Plant) |
| New Parking Spaces: | 0 |
| Municipal Land Use Plan Designation: | Utilities |
| UPI#: | 52-5-226-E |

PROPOSAL:

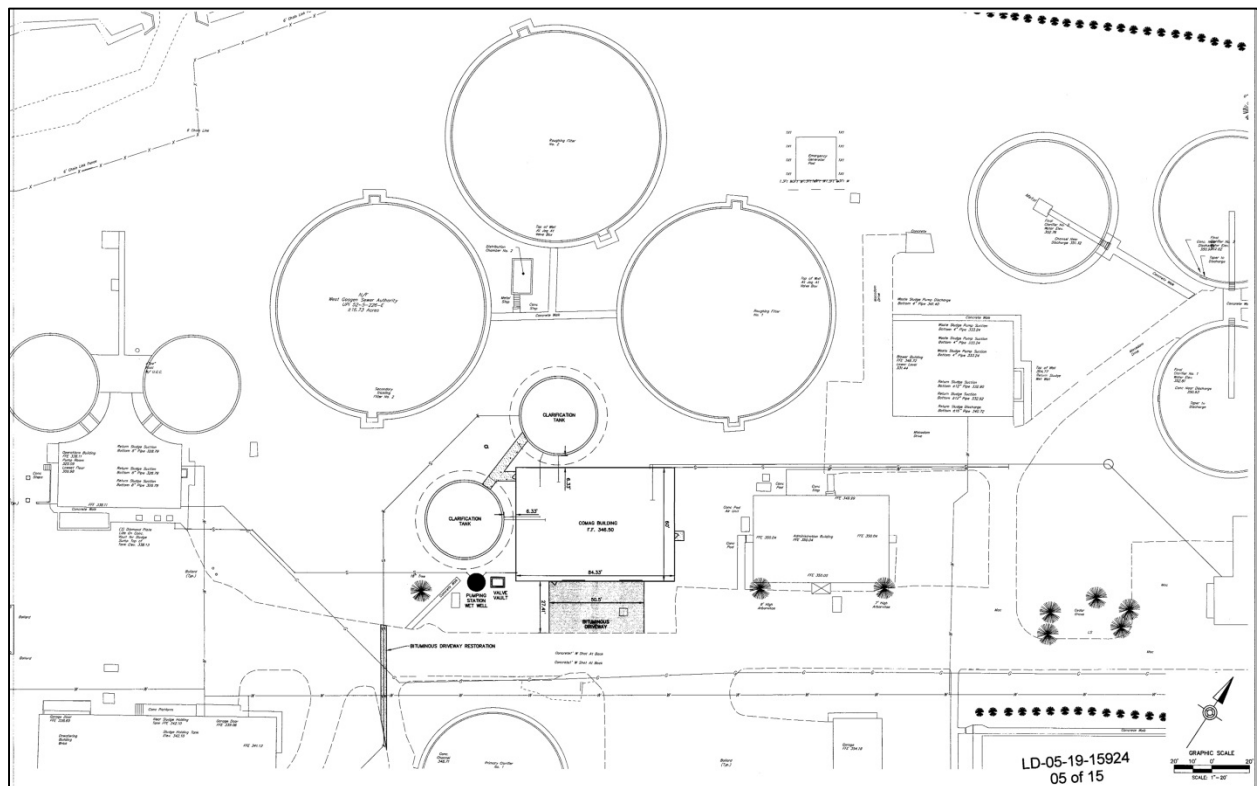
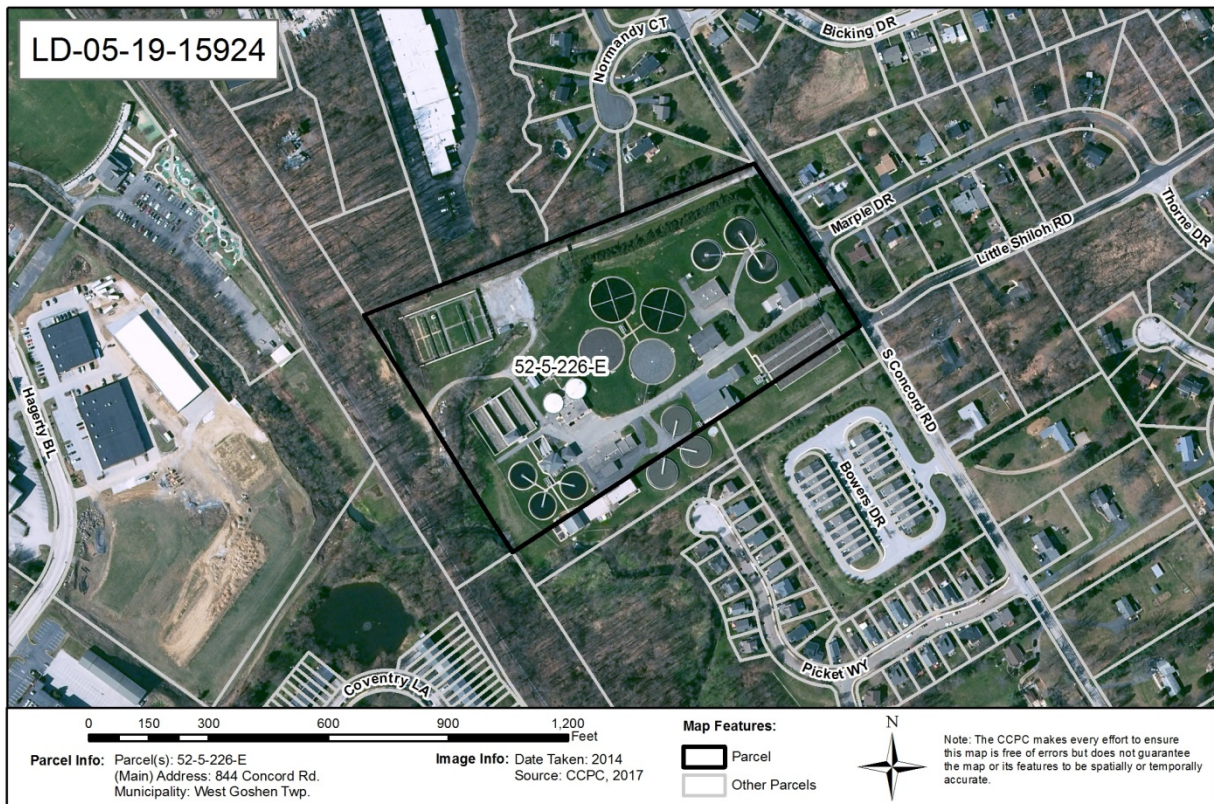
The applicant proposes the construction of a 5,060 square foot COMAG building and associated improvements at the existing sewage treatment plan. An existing tank will be removed. The project site, which is served by public water and public sewer, is located in the R-3 Residential zoning district.

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

Page: 2

Re: Final Land Development - WWTP Improvements Project - Phase 2

West Goshen Township - LD-05-19-15924



Site Plan Detail, Sheet 05: Final Land Development - WWTP Improvements Project - Phase 2

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

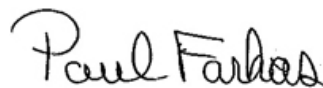
2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Goose Creek subbasin of the Chester Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality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

ADMINISTRATIVE ISSUES:

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

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of 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: West Goshen Sewer Authority
HRG Engineering & Related Services
Chester County Conservation District
William Ethridge, AICP, Director of Planning & Zoning, Westtown Township



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

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

June 4, 2019

Charlie Humphreys, Chairman
West Pikeland Township
1645 Art School Road
Chester Springs, PA 19425

Re: Preliminary/Final Subdivision - 540 Worthington Road
West Pikeland Township - SD-05-19-15918

Dear Mr. Humphreys:

A preliminary/final subdivision plan entitled "540 Worthington Road", prepared by DL Howell & Associates, Inc. and dated May 6, 2019, was received by this office on May 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 subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Location: | South side of Worthington Road (State Route 1020), west of Newcomen Road. The municipal boundary with Uwchlan Township is to the south |
| Site Acreage: | 3.50 acres |
| Lots: | 3 lots |
| Proposed Land Use: | Single Family Residential |
| Municipal Land Use Plan Designation: | Residential Growth Area |
| UPI#: | 34-6-16 |

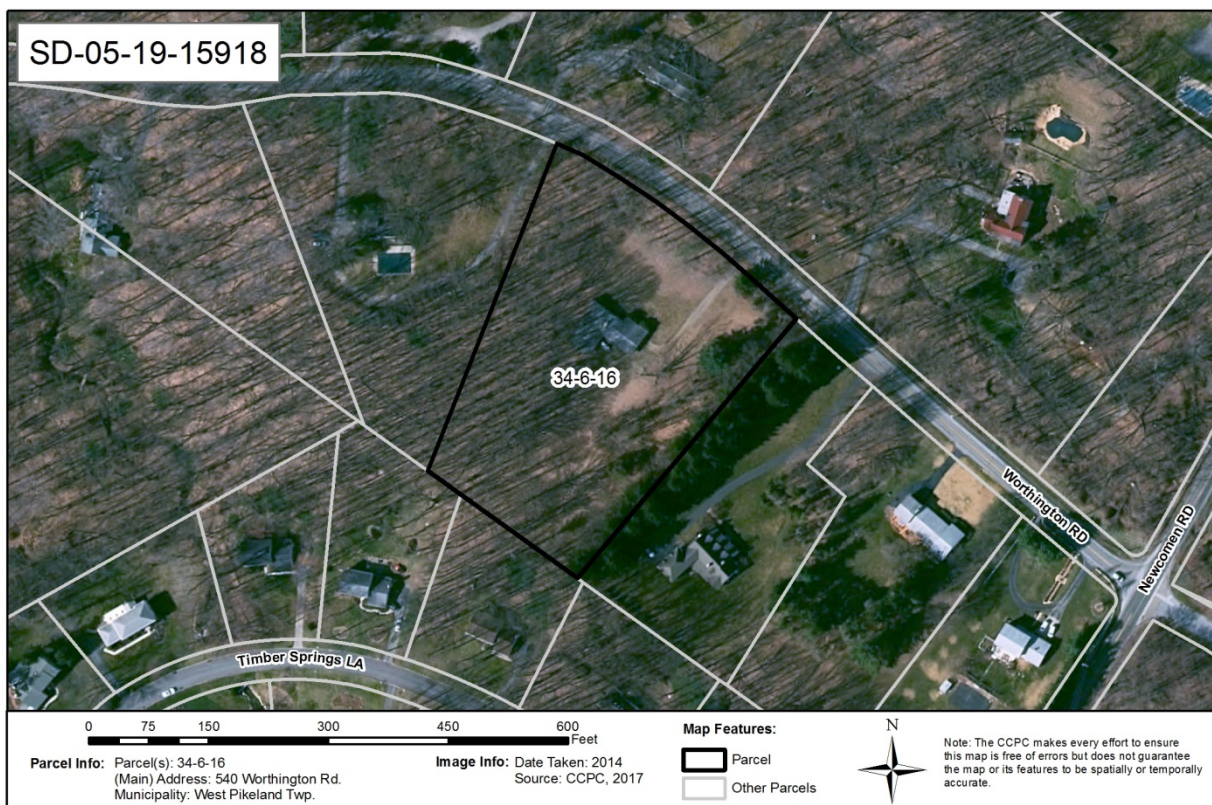
PROPOSAL:

The applicant proposes the creation of three lots. The site, which is served by on-site water and on-site sewer facilities, is located in the West Pikeland Township Residential zoning district. The site contains one dwelling that will be removed and will be replaced with three dwellings.

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**.



WATERSHEDS:

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

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

Page: 4

Re: Preliminary/Final Subdivision - 540 Worthington Road

West Pikeland Township - SD-05-19-15918

6. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Worthington Road (State Route 1020) as a local distributor. The Handbook (page 183) recommends a 50 foot-wide right-of-way for local distributor roads to accommodate future road and infrastructure improvements. A map note on Sheet 02 shows that a right-of way area 30 feet from the center line of Worthington Road will be dedicated; we recommend that this note be clarified to state that this area is to be offered for dedication to PennDOT.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: DL Howell & Associates, Inc.
Johnson Jason
Diplomat Property Management
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District
Tara Giordano, Uwchlan Township Assistant Zoning Officer



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

June 12, 2019

Daniel E. Malloy, Jr., Interim Manager
Willistown Township
688 Sugartown Road
Malvern, PA 19355

Re: Final Subdivision - 7043 Goshen Road & 927 Plumsock Road
Willistown Township – SD-05-19-15923

Dear Mr. Malloy:

A Final Subdivision Plan entitled "7043 Goshen Road & 927 Plumsock Road", prepared by Chester Valley Engineers, Inc., and dated April 29, 2019, was received by this office on May 21, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

| | |
|--------------------------------------|-------------------------------------------------------|
| Location: | the southeast corner of Plumsock Road and Goshen Road |
| Site Acreage: | 29.59 |
| Proposed Land Use: | 2 Single Family Residential Lots |
| Municipal Land Use Plan Designation: | Rural/Agricultural/Preserved/Suburban Low Density |
| UPI#: | 54-6-86, 54-6-87 |

PROPOSAL:

The applicant proposes the conveyance of a 2.5 acre portion of UPI# 54-6-87 to UPI# 54-6-86. No development activity is proposed as part of the current plan submission. The project site is located in the RU Rural zoning district.

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

BACKGROUND:

1. The Chester County Planning Commission recently reviewed a preliminary/final subdivision and a unofficial sketch plan for UPI# 54-6-87, both of which addressed the creation of three residential lots (CCPC# SD-11-18-15656 and SD-11-18-15655, dated November 20, 2018). It is our understanding that this prior submission was withdrawn by the applicant.

Page: 3

Re: Final Subdivision - 7043 Goshen Road & 927 Plumsock Road

Willistown Township – SD-05-19-15923

COUNTY POLICY:

LANDSCAPES:

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

PRIMARY ISSUES:

2. The site plan indicates that a portion of UPI# 54-6-86 is subject to a conservation easement with the Willistown Conservation Trust; we also note that our copy of the Township Official Map (dated January 4, 2016) identifies this parcel as "land under conservation easement." The applicant should provide Willistown Township with appropriate documentation that the Willistown Conservation Trust has reviewed and approved the proposed subdivision plan.
3. According to the Township's Official Map (dated January 4, 2016), UPI# 54-6-87 is located in a Proposed Open Space Reservation category. The Township should resolve all matters pertaining to the Official Map designation of this site according to the provisions of Section 406 of the PA Municipalities Planning Code, prior to taking action on this subdivision proposal. We suggest that the applicant and Township investigate opportunities for easement(s) on this parcel with local preservation groups, such as the Willistown Conservation Trust.

ADMINISTRATIVE ISSUES:

4. The applicant is requesting two waivers from the plan content provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
5. According to County Tax Assessment records, UPI# 54-6-87 appears to be subject to an Act 319 (Clean and Green) covenant, and UPI# 54-6-86 appears to be subject to an Act 515 covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the tax status of these properties. Additional information on Act 319 is provided online at: www.chesco.org/256/Act-319---Clean-Green
6. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

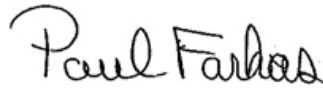
Page: 4

Re: Final Subdivision - 7043 Goshen Road & 927 Plumsock Road

Willistown Township – SD-05-19-15923

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: The Delchester Group, Inc.
Chester Valley Engineers, Inc.
Gary A. & Catharine W. Cox
Chester County Assessment Office

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

6/1/2019 to 6/30/2019

The staff reviewed proposals for:

| | Total |
|--------------------------------------------------------------|-----------|
| Comprehensive Plans | 2 |
| Subdivision and Land Development Ordinance (SLDO) Amendments | 1 |
| Zoning Map Amendments | 1 |
| Zoning Ordinance Amendments | 15 |
| TOTAL REVIEWS | 19 |

| MUNICIPALITY | FILE NO. | REVIEW DATE | TOPIC | LANDSCAPES3 CONSISTENCY |
|--------------------------|----------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Avondale Borough | CP-05-19-15899 | 6/18/2019 | Proposed - Comprehensive Plan New Comprehensive Plan for Avondale Borough | Consistent |
| East Brandywine Township | ZA-06-19-15946 | 6/20/2019 | Proposed - Zoning Ordinance Amendment Amending Definitions in Chapter 300 for School, amending Chapter 399 Zoning, Article IX Mixed Use (MU) District to permit schools as a Conditional Use, and amending Article XVIII Administration, Section 399-137 Conditional Uses. | Consistent |
| East Whiteland Township | ZA-05-19-15901 | 6/6/2019 | Proposed - Zoning Ordinance Amendment The Township proposes to amend the definition of the term "family" in Section 200-14, and add definitions for the terms "group home" and "single housekeeping unit" to Section 200-14. | Not Relevant |
| East Whiteland Township | ZA-05-19-15902 | 6/6/2019 | Proposed - Zoning Ordinance Amendment The Township proposes to amend the signage requirements for the VMX Village Mixed Use, FC Frontage Commercial, ROC Regionally Oriented Commercial and I Industrial Districts in Section 200-82.B of its Zoning Ordinance, by adding a new subsection stating that, unless otherwise provided for in this section, all ground signs shall be limited to 15 feet in height. | Not Relevant |

| MUNICIPALITY | FILE NO. | REVIEW DATE | TOPIC | LANDSCAPES3 CONSISTENCY |
|-------------------------|----------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| East Whiteland Township | ZA-05-19-15903 | 6/6/2019 | Proposed - Zoning Ordinance Amendment The Township proposes to add a definition for the term “In-Law Suite” to Section 200-14, along with adding standards for an in-law suite in proposed Section 200-28.1. | Consistent |
| East Whiteland Township | ZA-05-19-15904 | 6/6/2019 | Proposed - Zoning Ordinance Amendment The Township proposes to add definitions for the terms Brewery and Brewpub to Section 200-14, amend the existing definition of the term restaurant in Section 200-14, and add Brewpub to the list of uses permitted by-right in the FC Frontage Commercial District. | Consistent |
| East Whiteland Township | ZA-05-19-15905 | 6/6/2019 | Proposed - Zoning Ordinance Amendment The Township proposes to add definitions for the terms medical clinic and medical office to Section 200-14, along with adding medical offices/medical clinics to the list of by-right permitted uses in the FC Frontage Commercial zoning district. | Consistent |
| East Whiteland Township | ZA-05-19-15906 | 6/6/2019 | Proposed - Zoning Ordinance Amendment The Township proposes to amend 200 Attachment 6 - Table of Permitted Uses for Mixed Use Districts, by adding a footnote stating that restaurants or other similar establishments with drive-in facilities, and banks with drive-in facilities, shall be permitted as set forth in the use classification “Drive-in facility”. | Not Relevant |
| East Whiteland Township | ZA-05-19-15907 | 6/6/2019 | Proposed - Zoning Ordinance Amendment The Township proposes to amend Section 200-90.A of its Zoning Ordinance, Accessory uses to residential principal uses. Additionally, the Township proposes the addition of Section 200-90.E, pertaining to applicable setback standards for accessory uses. | Not Relevant |
| East Whiteland Township | ZA-05-19-15908 | 6/6/2019 | Proposed - Zoning Ordinance Amendment The Township proposes to add assisted living facility to the list of by-right permitted uses in FC Frontage Commercial District, along with amending the existing definition of assisted living facility in Section 200-14. The proposed ordinance language states that an assisted living facility shall be permitted only on properties with a tract area between 3 and 6 acres, shall be limited to a maximum tract density of 30 units per developable acre, and shall maintain a 2,640 foot separation from any other assisted living facility in the Township. | Consistent |
| East Whiteland Township | ZA-05-19-15909 | 6/6/2019 | Proposed - Zoning Ordinance Amendment The Township proposes to amend Section 200-151.J of its Zoning Ordinance, Expiration of Special Exceptions and Variances. | Not Relevant |

| MUNICIPALITY | FILE NO. | REVIEW DATE | TOPIC | LANDSCAPES3 CONSISTENCY |
|------------------------|----------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Honey Brook Township | ZA-05-19-15913 | 6/3/2019 | Proposed - Zoning Ordinance Amendment Brewpubs, microbreweries, microdistilleries, wineries, parking of commercial vehicles in on residential property, height regulations for nonconforming antennas and towers, commercial establishments in the mixed use residential district, definition of kennels, building, zoning and use and occupancy permits, wetland buffer regulations, revisions to address ordinance inconsistency | Consistent |
| Honey Brook Township | ZM-05-19-15912 | 6/3/2019 | Proposed - Zoning Map Amendment Mixed Use Residential (MUR) to Mixed Use Commercial (MUC) | Consistent |
| Kennett Square Borough | ZA-05-19-15914 | 6/3/2019 | Proposed - Zoning Ordinance Amendment Adding the C-2 Revitalization/Additional Use Overlay district, provisions and map amendment. | Consistent |
| Kennett Township | ZA-06-19-15940 | 6/21/2019 | Proposed - Zoning Ordinance Amendment Revising provisions related to Planned Villages. | Consistent |
| Oxford Borough | ZA-05-19-15935 | 6/20/2019 | Proposed - Zoning Ordinance Amendment Directional signs and signs located in the Oxford Borough Historic District. | Consistent |
| Phoenixville Borough | CP-04-19-15884 | 6/10/2019 | Proposed - Comprehensive Plan 2019 Update: Phoenixville Regional Comprehensive Plan | Consistent |
| Valley Township | SA-06-19-15937 | 6/20/2019 | Proposed - SLDO Amendment Adding Dumpster provisions. | Not Relevant |
| Westtown Township | ZA-05-19-15925 | 6/20/2019 | Proposed - Zoning Ordinance Amendment The Township proposes to replace Article XVIII-Signs of the Township Zoning Ordinance with the proposed language set forth in the draft Ordinance. It is our understanding that this comprehensive amendment is intended to make them content-neutral. Amended billboard standards are provided, and the proposed ordinance language will also allow LED lighting as a part of signs. | Consistent |

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 13

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 13

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 19380-0991
(610) 344-6285 FAX: 610-344-6515

June 18, 2019

William D. Shore, Jr., Council President
110 Pomeroy Avenue
P.O. Box 247
Avondale, PA. 19311

Re: Avondale Borough Comprehensive Plan
Act 247 and Vision Partnership Planning Grant - Combined Review
VPP Contract #: 18061
Act 247 review #: CP-05-19-15899

Dear Mr. Shore:

The referral for review was received by this office on May 9, 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 2017.

This review notes the project's consistency with *Landscapes3* and with the Vision Partnership Program (VPP) Grant Contract (dated September 21, 2017) and Scope of Work, as well as providing additional comments for consideration by the municipality prior to adoption. Kevin Myers 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 Borough has developed an updated Comprehensive Plan using an issue based approach that provides goals and recommendations to address the following:

- Priority Issue #1 – Housing
- Priority Issue #2 – Circulation Plan
- Priority Issue #3 – Future Development and Redevelopment
- Priority Issue #4 – Resource Protection Plan
- Priority Issue #5 – Community Services, Facilities and Communication

These issues were selected based on Comprehensive Plan Task Force and public input. The plan is concise, user-friendly, and reflects the results of Borough input.

CONSISTENCY WITH LANDSCAPES3:

Landscapes3, the Chester County Comprehensive Plan (2018) designates the Borough as an Urban Center landscape. In addition, there are significant Natural and Historic landscapes within the Borough.

- 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.
- Historic Landscapes – As an overlay of all other landscapes, consideration of the county's Historic landscapes should be provided with respect to preservation, adaptive reuse, and context sensitive design, as well as interpretation and education efforts.

Avondale's Comprehensive Plan's Future Development Plan map is consistent with the *Landscapes3* Map, and designates the Borough as urban with more intense development in the central portion of the Borough with less intense development nearer to boundaries with the adjoining townships, aside from the Route 41 corridor. The Borough's Resource Protection Plan should help guide development away from the most critical natural and historic resources, while helping inform protection and interpretation of these resources.

The Avondale Comprehensive Plan is also consistent with the six *Landscapes3* goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect), as follows:

- Preserve - The Borough Comprehensive Plan supports *Landscapes3's* Preserve policies through recommendations for: Establish a Street Tree Committee to manage street tree initiatives; encourage the establishment of a Friends of the Park groups for Pomeroy, Thompson/Brown and Indian Run Parks that perform regular cleanup, light park maintenance duties, and organize park events; and ensure that zoning for open space/conservation development areas on Map 10: Future Development Map provides for development clustering and the permanent protection of environmentally sensitive areas such as wetlands and steep slopes.
- Protect - The Borough Comprehensive Plan supports *Landscapes3's* Protect policies through recommendations for: Review Borough natural resource protection regulations and make modifications to meet changes in legislation or requirements and incorporate best management practices; adopt the Natural Resource Map as part of the Zoning Ordinance and require all land development projects to include all resources in subdivision and land development plans and require applicants to state how the plans address the protection of these resources; seek grant funding for street tree and streetscape improvements from grant programs; and zoning should be designed to require preservation and reforestation of these (White Clay Creek Greenway) buffers to enhance the stream water quality and provide a natural visual resource for the community.
- Appreciate - The Borough Comprehensive Plan supports *Landscapes3's* Appreciate policies through recommendations for: Contact the Heritage Preservation Coordinator at the Chester County Planning Commission about the preparation of an Avondale Historic Resources Map and Inventory; pursue the reestablishment of a Historic Commission to maintain an inventory of historic resources, advance community knowledge and appreciation of these resources and

pursue their protection; consider the adoption of a Historic Preservation Ordinance that provides alternative use incentives to encourage the preservation of historic buildings; pursue the formal nomination for a National Register Historic District that was determined eligible for listing on April 25, 2001; and designate the Pennsylvania Avenue Corridor area as a new zoning district that provides design standards to maintain and enhance the historic streetscape quality of this corridor.

- Live - The Borough Comprehensive Plan supports *Landscapes3's* Live policies through recommendations for: Amending the zoning ordinance to add incentives for providing affordable workforce housing; permitting multi-family dwellings in other districts and in close proximity to the borough's commercial center; work with local organizations experienced with housing issues; address overcrowded housing; and address substandard housing conditions and property maintenance.

The Plan also supports Live policies through recommendations for: Providing all official communication in both Spanish and English; ensuring the Public Works Department has adequate resources to maintain the parks; once a regular park maintenance program is established, seek grant funding from sources such as DCNR for major park improvements such as new playgrounds, basketball courts, and other needed facilities/amenities; and clean-up and maintain the areas immediately surrounding the gateway "Welcome to Avondale" signs.

- Prosper - The Borough Comprehensive Plan supports *Landscapes3's* Prosper policies through recommendations for: Designate the Downtown Redevelopment area as a new zoning district to permit high density mixed-use development, prohibit front yard parking and require new buildings to be built up to the sidewalk, permit high density apartment development but prohibit first floor residential use on the first floor for properties fronting Pennsylvania Avenue; allow for additional building height with criteria if a developer provides certain amenities or affordable housing units; pursue grant funding to prepare a Master Plan for the redevelopment of the Downtown Redevelopment area as a walkable, traditional downtown; reach out to business owners and/or consider hosting a meeting of business owners to discuss a cooperative program for improving/beautifying their road frontages; and seek grant funding for street tree and streetscape improvements;
- Connect - The Borough Comprehensive Plan supports *Landscapes3's* Connect policies through recommendations for: Seek grant funding for sewer and water system improvements from programs such as Pennsylvania' Small Water and Sewer Program; implement streetscape improvements to the major road corridors through the borough; undertake a Circulation Improvements Study; undertake intersection improvements; evaluate appropriate traffic calming measures on Pennsylvania Avenue, West State Street, Third Street and roads that are experiencing cut-through traffic; pursue streetscape functional and aesthetic improvements, particularly along Pennsylvania Avenue; undertake pedestrian and bicycle network improvements (Map 9); create a pedestrian and bike committee to spearhead efforts to implement pedestrian improvements; explore grant opportunities to fund pedestrian improvements; and adopt an Official Map to identify the locations of desired future roadways and pedestrian and bicycle paths.

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

The Plan is consistent with the VPP Grant Contract and has addressed the tasks in the VPP Scope of Work (Appendix B, dated June 5, 2017).

OTHER COMMENTS:

In addition to the comments regarding consistency with *Landscapes3* and the VPP Scope of Work, we offer the following comments for Borough consideration prior to finalization of the plan.

1. Formatting. Prior to publication the document should be proofread carefully as there are periods missing, extra spaces, spaces missing, inconsistencies with titles (bold, not bold, etc.) and other formatting discrepancies that should be corrected for consistency and readability. Numbering of recommendations should also be reviewed to ensure consistency throughout (see comment #8 for a specific example).
2. Page 5, Table 1: Summary of Recommendations. In addition to timeframes, which are likely to change due to numerous factors such as funding and capacity, the Borough should consider prioritizing the recommendations (for example: High, Medium, Low). This could be done after the plan is adopted in a more informal manner.
3. Page 5, Table 1: Summary of Recommendations. Many of the recommendations in this listing have sub-recommendations that are related but independent actions. As was done in Table 1 for Priority Issue #4 - Resource Protection Plan, the Borough should prioritize and track these sub-recommendations.
4. Page 5, Table 1: Summary of Recommendations. Priority Issue #2 - Circulation Plan. Recommendation 7: This list does not match the listing on pages 31 and 32 or necessarily the descriptions in the text. Further, some of the actions in Table 1 for #7 (see 7.c) should be in Recommendation 8.c (listed as 7.c on page 32).
5. Page 5, Table 1: Summary of Recommendations. Same comment as #2 above. Priority Issue #3 - Future Development & Redevelopment Plan: Suggest the recommendations listed here match how they are outlined and presented in the text. For example, recommendation #2 has two sub-recommendations. We suggest both be listed in Table 1 and given appropriate timeframes, responsibilities, partners, and prioritization.
6. Pages 11-17. Suggest refinement of the formatting of the tables on these pages prior to final publication. There are inconsistencies in the formatting of the tables and modifications could be made to increase clarity and readability. This comment applies for all tables within the proposed plan.
7. Page 23. Priority Issue #2 - Circulation Plan. Community Goals. Suggest numbering these for easier reference rather than bullets. This comment applies for all Community Goals.
8. Page 31 and 32. There is a numbering error with the recommendations that should be corrected. Recommendation #4 Pennsylvania Avenue should be #5, as Traffic Calming on the previous page is #4. All subsequent recommendations in this section should be renumbered to match Table 1: Summary of Recommendations on page 5.
9. Page 31, Recommendation #6. Suggest prioritizing these recommendations or indicating these are in priority order similar to recommendation #2 on page 28 of the draft plan.

10. Page 36. Recommendation 1.c.i. The additional "i" is not necessary in this case because there are not more than one subset to this recommendation. Suggest adding a period after the term "Residential Infill" and moving the text up behind this term. This comment applies to other recommendations in the draft that are similarly formatted. This may also require adjustments to Table 1 on page 5.
11. Map 4: Existing Land Use. Suggest the final PDF and print copy contain a higher resolution version of this map and other maps and graphics as applicable (Map 3, 4, 6, etc.) to increase readability.
12. Map 9. Pedestrian/Bicycle Plan. A draft of this map dated January 2, 2019 listed proposed sidewalks and Priority Pedestrian and Bicycle Projects in addition to other elements that are not indicated on this map in the submitted draft. We suggest the Borough consider prioritization and mapping of these elements to assist in their implementation and increased capacity and direction for funding opportunities.

RECOMMENDATION:

Based on our review, the proposed plan is consistent with *Landscapes3* and the VPP Scope of Work. We commend the Borough for working to comprehensively address issues of community concern and potential opportunities in the coming years.

We recommend the Borough address the issues raised under "Other Comments" prior to finalizing the plan document and adoption. Upon adoption, the Borough may apply for reimbursement under Section 9.0 of the VPP Grant Manual dated January 2017.

We request an official copy of the decision made by the Borough Council, 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

CC: William D. Shore, Jr., Council President
Ray Ott, Ray Ott & Associates
Kevin Myers, CCPC



THE COUNTY OF CHESTER



COMMISSIONERS

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Executive Director

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June 20, 2019

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

Re: Zoning Ordinance Amendment – Definition of School, Allowing School by Conditional Use in the Mixed Use District, Conditional Uses Standards
East Brandywine Township - ZA-06-19-15946

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

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Amend the definitions Section in Chapter 399 regarding “School”;
 - B. Amend Chapter 399 Zoning, Article IX Mixed Use (MU) District to permit “School” as a conditional use;
 - C. Amend Article XVIII Administration, Section 399-137 Conditional Uses regarding the general criteria and standards that conditional use applications must meet (e.g.; compliance with the general conditions for conditional uses in the individual Zoning Ordinance section, consistency with the Township Comprehensive Plan, consistency with neighboring uses, demonstration that the road system has sufficient capacity to accommodate the use, adequate capacity of public services and facilities to meet the demand created by the proposed use, environmental regulatory compliance, screening and buffering provisions, historic resource protection, and other related provisions).

LANDSCAPES:

2. The Mixed Use (MU) District, where “School” is to be permitted as a conditional use, 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

Page: 2

Re: Zoning Ordinance Amendment – Definition of School, Allowing School by Conditional Use in the Mixed Use District, Conditional Uses Standards
East Brandywine Township - ZA-06-19-15946

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 definition of “School” specifically lists “... educational use, properly certified by the Pennsylvania Department of Education, including college; public, private, or parochial elementary or secondary school; or similar educational facility for academic instruction...” but excludes “...private vocational or similar adult trade school or training center; therapeutic, rehabilitative, or correctional institution; daycare facility or preschool; or any residential facility or use.” The Township should determine whether all of the excluded types of schools are sufficiently dissimilar such that they should not be regulated according to the provisions in the amendment.
4. We suggest that the Township specifically include requirements within Section 399-137.D. “Criteria and Standards for Conditional Use Approval,” which will provide sidewalks and pedestrian connectivity at proposed schools, as well as design features that can help integrate a school into its residential surroundings. The applicant and the Township should refer to the Pedestrian Facilities Design Element of the County Planning Commission’s Multimodal Circulation Handbook (2016 Update) in its consideration of pedestrian facilities, which is available online at: www.chesco.org/documentcenter/view/27042.

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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June 6, 2019

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

Re: Zoning Ordinance Amendment – Amend the Definition of “Family,” and Add Definitions for
“Group Home” and “Single Housekeeping Unit”
East Whiteland Township – ZA-05-19-15901

Dear Mr. Barner:

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

DESCRIPTION:

1. The Township proposes to amend the definition of the term “family” in Section 200-14, and add definitions for the terms “group home” and “single housekeeping unit” to Section 200-14. We note that the proposed definitions of “family” and “group home” reference the Federal Fair Housing Act. We also note that the last sentence in the proposed definition of “group home” states that group homes “shall be permitted and regulated as the applicable residential dwelling type.”

COMMENTS:

2. The proposed ordinance language appears to be appropriate.

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

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

Sincerely,

Paul Farkas
Senior Review Planner



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June 6, 2019

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

Re: Zoning Ordinance Amendment – Height of Ground Signs in VMX Village Mixed Use, FC
Frontage Commercial, ROC Regionally Oriented Commercial and I Industrial Districts
East Whiteland Township – ZA-05-19-15902

Dear Mr. Barner:

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

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Renumber existing subsections (b) through (e) of Section 200-82.B(2) as (c) through (f); and
 - B. Add a new subsection (2)(b) to Section 200-82.B, Signs in the VMX Village Mixed Use, FC Frontage Commercial, ROC Regionally Oriented Commercial and I Industrial Districts. The proposed ordinance language states that, unless otherwise provided for in this section, all ground signs shall be limited to 15 feet in height. We note that, with the exception of the maximum permitted height for shopping center signs in Section 200-82.B(2)(e), Section 200-82.B currently does not provide a maximum height standard for ground signs.

COMMENTS:

2. The proposed ordinance language appears to be appropriate. We note that Section 200-82.A.(2)(e) indicates that the overall ground height for office signs in the O/BP Office/Business Park, O/BPS Office/Business Park Services and PO Professional Office zoning districts shall not exceed 15 feet.

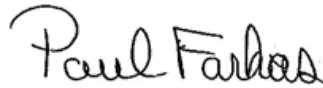
RECOMMENDATION: The County Planning Commission supports the adoption of the proposed zoning ordinance amendment.

Page: 2

Re: Zoning Ordinance Amendment – Height of Ground Signs in VMX Village Mixed Use, FC
Frontage Commercial, ROC Regionally Oriented Commercial and I Industrial Districts
East Whiteland Township – ZA-05-19-15902

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



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June 6, 2019

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

Re: Zoning Ordinance Amendment – In-Law Suite
East Whiteland Township – ZA-05-19-15903

Dear Mr. Barner:

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

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition for the term “In-Law Suite” to Section 200-14; and
 - B. Add Section 200-28.1, “In-Law Suite.” The proposed ordinance language states that an in-law suite shall be permitted in single-family detached dwellings, and also states that additions to a single-family detached dwelling to allow the creation of an in-law suite in that dwelling shall be permitted. Maximum size, occupancy, exterior alteration, parking, and health and safety code standards are also provided.

COMMENTS:

2. We acknowledge, and endorse, that these standards will provide additional housing opportunities in the Township.
3. We suggest that the Township consider permitting in-law suites by special exception. Section 912.1 of the Municipalities Planning Code allows the Zoning Hearing Board to attach reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to maintain the local policies for land development. This regulatory approach, in conjunction with the proposed ordinance standards, would offer a reasonable opportunity to preserve resources with sufficient controls to maintain the character of adjacent properties.

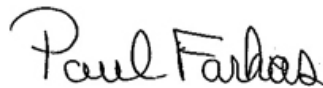
Page: 2
Re: Zoning Ordinance Amendment – In-Law Suite
East Whiteland Township – ZA-05-19-15903

4. The proposed definition of "In-Law Suite" states that it may only be "inhabited by persons related by blood, marriage or adoption to the owners who live in the primary dwelling unit." This type of occupancy provision can be difficult to enforce. Consideration should be provided by the Township to not being quite as prescriptive to who may or may not occupy the unit.
5. Section 200-28.1(J) requires a deeded agreement to remove any kitchen facilities at such time "the unit is no longer being utilized as an in-law suite." The Township should identify how they will enforce this provision. Additionally, this type of provision may also result in residents deciding not to invest in their own properties and create these facilities as it requires removal of a substantial improvement made at their property.
6. Consideration should also be provided by the Township for allowing in-law suites in detached accessory structures. Additional development standards would be required for in-law suites in detached structures in order to ensure that they are compatible with the existing neighborhood.

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

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June 6, 2019

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

Re: Zoning Ordinance Amendment - Brewpubs
East Whiteland Township – ZA-05-19-15904

Dear Mr. Barner:

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

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for the following terms to Section 200-14: Brewery, and Brewpub;
 - B. Amend the definition of the term Restaurant in Section 200-14; and
 - C. Add Brewpub to the list of uses permitted by-right in the FC Frontage Commercial District, as set forth in 200 Attachment 6, Table of Permitted Uses for Mixed Use Districts.

COMMENTS:

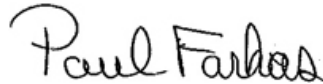
2. The Township's FC Frontage Commercial district designations are located within the **Suburban Landscape** and **Suburban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented 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 proposed addition of brewpubs to the uses permitted by-right in the FC district is consistent with the objectives of these landscape designations.
3. The proposed definitions appear to be appropriate.
4. For clarity purposes, the Township should identify which zoning district(s) will permit a brewery. We note that a brewery, while defined, is not currently identified as a permitted use in any of the Tables of Permitted Uses in the Township Zoning Ordinance.

Page: 2
Re: Zoning Ordinance Amendment - Brewpubs
East Whiteland Township – ZA-05-19-15904

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



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June 6, 2019

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

Re: Zoning Ordinance Amendment – Medical Clinic and Medical Office
East Whiteland Township – ZA-05-19-15905

Dear Mr. Barner:

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

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for the following terms to Section 200-14: Medical Clinic, and Medical Office; and
 - B. Add Medical Offices/Medical Clinics to the list of by-right permitted uses in the FC Frontage Commercial zoning district, as set forth in 200 Attachment 6, Table of Permitted Uses for Mixed Use Districts.

COMMENTS:

2. The Township's FC Frontage Commercial district designations are located within the **Suburban Landscape** and **Suburban 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 proposed addition of medical offices and medical clinics to the uses permitted by-right in the FC district is consistent with the objectives of these landscape designations.
3. For clarity purposes, the Township should specify the parking requirements for a medical clinic. We note that Section 200-70 of the Township Zoning Ordinance states that one (1) parking space per 200 square feet of gross floor area is required for a medical/dental office.

Page: 2

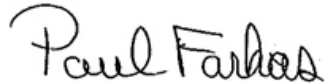
Re: Zoning Ordinance Amendment – Medical Clinic and Medical Office

East Whiteland Township – ZA-05-19-15905

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



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June 6, 2019

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

Re: Zoning Ordinance Amendment – Drive-In Facility, Table of Permitted Uses for Mixed Use Districts
East Whiteland Township – ZA-05-19-15906

Dear Mr. Barner:

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

DESCRIPTION:

1. The Township proposes to amend 200 Attachment 6 - Table of Permitted Uses for Mixed Use Districts, by adding a footnote stating that restaurants or other similar establishments with drive-in facilities and banks with drive-in facilities shall be permitted as set forth in the use classification "Drive-in facility". We note that "Restaurants or other similar establishments, but excluding drive-in facilities" and "Banks, but excluding drive-in facilities" are currently listed separately in this table. We also note that "drive-in facility" is defined in Section 200-14 as "an establishment that, by design of physical facilities or by service or packaging procedures, encourages or permits customers to receive a service or obtain a product while remaining in an automobile."

COMMENTS:

2. The proposed ordinance language appears to be appropriate.

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

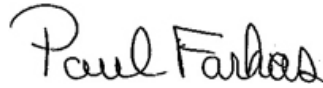
Page: 2

Re: Zoning Ordinance Amendment – Drive-In Facility, Table of Permitted Uses for Mixed Use Districts

East Whiteland Township – ZA-05-19-15906

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

Sincerely,

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

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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

June 6, 2019

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

Re: Zoning Ordinance Amendment – Accessory Uses to Residential Principal Uses
East Whiteland Township – ZA-05-19-15907

Dear Mr. Barner:

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

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Amend Section 200-90.A, Accessory uses to residential principal uses. The proposed revisions include the addition of specific development standards for a private garage, along with specific development standards for a private greenhouse, storage building for garden tools or shed; and
 - B. Add Section 200-90.E, pertaining to applicable setback and development standards for accessory uses.

COMMENTS:

2. The reference to Section 2009-90 in the introductory language of Section 1 of the draft ordinance should be changed to Section 200-90.
3. The second sentence in proposed Section 200-90.A(1) states that in no instance shall a private garage be larger than 50 percent (50%) of the size of the dwelling. We suggest that this sentence be revised to indicate that a private garage shall not exceed 50 percent of the footprint of the principal structure. The Township may also want to consider incorporating a maximum square footage figure for private garages (ex. "...50 percent of the footprint of the principal structure, or a maximum of XXX square feet, whichever is less...").

Page: 2

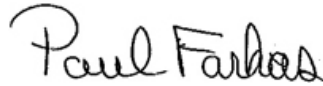
Re: Zoning Ordinance Amendment – Accessory Uses to Residential Principal Uses

East Whiteland Township – ZA-05-19-15907

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

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June 6, 2019

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

Re: Zoning Ordinance Amendment – Assisted Living Facility, FC Frontage Commercial District
East Whiteland Township – ZA-05-19-15908

Dear Mr. Barner:

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

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Amend the existing definition of “Assisted Living Facility” in Section 200-14;
 - B. Add Assisted Living Facility to the list of by-right permitted uses in the FC Frontage Commercial District, as set forth in 200 Attachment 6, Table of Permitted Uses for Mixed Use District, along with a footnote stating that an assisted living facility shall be permitted only on properties with a tract area between 3 and 6 acres, shall be limited to a maximum tract density of 30 units per developable acre, and shall maintain a 2,640 foot separation from any other assisted living facility in the Township; and
 - C. Amend footnote 1 in 200 Attachment 7, Table of Development Standards for Mixed Use Districts.

LANDSCAPES:

2. The Township’s FC Frontage Commercial district designations are located within the **Suburban Landscape** and **Suburban Center 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. 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. Assisted living facilities are an appropriate use in the **Suburban Landscape** and **Suburban Center Landscape** designations.

Page: 2

Re: Zoning Ordinance Amendment – Assisted Living Facility, FC Frontage Commercial District

East Whiteland Township – ZA-05-19-15908

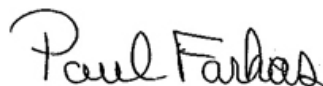
COMMENTS:

3. Prior to taking action on this amendment, the Township should ensure that the draft ordinance, particularly the proposed 30 units per developable acre maximum tract density standard, is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code (PA MPC). Map 5: Future Land Use indicates that the Township's FC Frontage Commercial districts are located in the Commercial and Mixed-Use Node designations of the Township's 2016 Comprehensive Plan. Figure 5-Suggested metrics for mixed use areas along Route 30 on page 16 provides the following baseline density standards: Corridor Commercial – less than 3 dwelling units per acre; Village mixed-use – 5 to 12 dwelling units per acre; and Community mixed-use – 12+ dwelling units per acre.
4. The Township should examine the adequacy of existing buffer and setback requirements in the FC Frontage Commercial District as part of its review of the proposed zoning amendment. With the exception of the proposed 2,640 foot separation from other assisted living facilities, no additional landscaping/buffer or setback requirements are provided as part of the current zoning amendment.
5. The Township should provide minimum open space requirements for assisted living facilities. The Township Comprehensive Plan (page 17) recommends that the Township should promote open space by amending its regulations to require new developments and redevelopment to provide public spaces. Additionally, the Township's FC Frontage Commercial districts are located within the study area of the Township's Route 30 Corridor Master Plan. One of the goals of the Master Plan (page 3-2) is to integrate landscaping and open spaces into development along the corridor, including pocket parks, parkland and trails.

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

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

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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Executive Director

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June 6, 2019

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

Re: Zoning Ordinance Amendment – Time Period for Expiration of Special Exceptions and Variances
East Whiteland Township – ZA-05-19-15909

Dear Mr. Barner:

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

DESCRIPTION:

1. The Township proposes to amend Section 200-151.J of its Zoning Ordinance, Expiration of Special Exceptions and Variances. This section currently states that a special exception or variance shall expire if the applicant fails to obtain a building permit or file an application for a preliminary subdivision or land development plan within six months of the granting of the special exception or variance. The proposed ordinance language states that a special exception or variance shall expire if the applicant fails to obtain a building permit within one year; or, if the special exception or variance requires a subdivision or land development, it will expire if the applicant fails to file an application for a preliminary subdivision or land development within two years.

COMMENTS:

2. The second sentence in proposed Section 200-115.J should be revised to state "...shall expire if the applicant fails to file an application..."
3. We suggest that the Township consider allowing extensions to be granted by the Zoning Hearing Board upon written request.

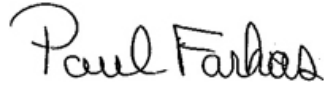
RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.

Page: 2

Re: Zoning Ordinance Amendment – Time Period for Expiration of Special Exceptions and Variances
East Whiteland Township – ZA-05-19-15909

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

Sincerely,

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

Paul Farkas
Senior Review Planner



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June 3, 2019

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

Re: Zoning Ordinance Amendment – Microbreweries, Distilleries, Brewpubs, Wineries, Commercial Vehicles, Kennels, Permits, Wetland Buffer Regulations, Miscellaneous Revisions, Additional Corrections
Honey Brook Township - ZA-05-19-15913

Dear Mr. Landes:

The Chester County Planning Commission has reviewed the proposed Honey Brook 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 13, 2019. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance: microbreweries, micro distilleries, and brewpubs are regulated and supporting terms are included; regulations relating to wineries, parking of commercial vehicles on residential property, height regulations for nonconforming antennas and towers, commercial establishments in the mixed use residential district, definition of kennels, building, zoning and use and occupancy permits; wetland buffer regulations, and revisions to address ordinance inconsistency regulations are addressed, wetland buffer regulations are updated; and other revisions to address ordinance inconsistencies are included.

LANDSCAPES:

2. Microbreweries, microdistilleries, and breweries as regulated in the amendment are proposed to be permitted either by-right or as supplemental uses, in the Honey Brook Township MUC Mixed Use Commercial District and in the BI-Business Industrial District. Wineries are permitted in the Honey Brook Township Agricultural District. These districts are generally located in the **Suburban 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.

Page: 2

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

Honey Brook Township - ZA-05-19-15913

The Honey Brook Township Agricultural District is generally located in the Agricultural Landscape designation of ***Landscapes3***. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The proposed amendment is consistent with the objectives of the ***Landscapes3 Suburban Landscape*** and the **Agricultural Landscape**.

BACKGROUND:

3. The Chester County Planning Commission reviewed an earlier version of this amendment, and our comments were forwarded to the Township in a letter dated January 9, 2019 (refer to CCPC # ZA-12-18-15710). The current submission addresses administrative items, and we have no additional comments.

RECOMMENDATION: The Township should consider the comments in our letter of January 9, 2019 before acting on the proposed zoning ordinance amendment.

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

June 3, 2019

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

Re: Zoning Map Amendment – Rezoning 24 Parcels from Mixed Use Residential (MUR) to Mixed Use Commercial (MUC)
Honey Brook Township - ZM-05-19-15912

Dear Mr. Landes:

The Chester County Planning Commission has reviewed the proposed Honey Brook Township Zoning Map 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 13, 2019. We offer the following comments to assist in your review of the proposed Zoning Map amendment.

DESCRIPTION:

The Township proposes to rezone 24 Parcels from Mixed Use Residential (MUR) to Mixed Use Commercial (MUC) district. These parcels are located in four general areas:

- A. Four parcels on the north side of Horseshoe Pike (State Route 322) near the Township's eastern boundary with West Nantmeal Township;
- B. Eight parcels on the south side of Horseshoe Pike, east of the municipal boundary with Honey Brook Borough, near Wagon Way and Roberts Lane;
- C. Nine parcels to the south of the municipal boundary with Honey Brook Borough, on the west side of Compass Road (State Route 10); and
- D. Three parcels on the south side of Horseshoe Pike, west of Rockville Drive;

(See the parcels below as identified in green outline, as included in the Township's submission):

Page: 2

Re: Zoning Map Amendment – Rezoning 24 Parcels from Mixed Use Residential (MUR) to Mixed Use Commercial (MUC)

Honey Brook Township - ZM-05-19-15912



Four parcels on the north side of Horseshoe Pike (State Route 322) near the Township's eastern boundary with West Nantmeal Township



Eight parcels on the south side of Horseshoe Pike, east of the municipal boundary with Honey Brook Borough, near Wagon Way and Roberts Lane



Nine parcels to the south of the municipal boundary with Honey Brook Borough, on the west side of Compass Road (State Route 10)



Three parcels on the south side of Horseshoe Pike, west of Rockville Drive

LANDSCAPES:

1. The parcels that are proposed for rezoning are located in either the **Rural Center Landscape** or the **Urban Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The parcels that are located in the **Rural Center Landscape** are near the eastern portion of the Township. The vision of the **Rural Center Landscape** often evolves from a village at an historic crossroads that has expanded over time. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodates limited growth, with transportation infrastructure and amenities provided at a village scale and character.

The parcels that are located in the **Urban Center Landscape** are near Honey Brook Borough. 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 rezoning is consistent with the objectives of both the **Rural Center Landscape** and the **Urban Center Landscapes**.

COMMENTS:

2. The 2015 Honey Brook Township and Borough Multi-Municipal Comprehensive Plan's Future Land Use Plan (Figure 1a) appears to place the areas that are proposed for rezoning within the "Mixed use –Residential" category, although there are areas of "Mixed use –Retail/Commercial" in the vicinity. We note that the areas that are proposed for rezoning were previously placed within commercial districts prior to the adoption of the 2015 Multi-Municipal Comprehensive Plan. These parcels also appear to be currently occupied by commercial or residential land uses.
3. If the Township proceeds with the zoning map revision, the Township should ensure that the draft zoning map amendment is generally consistent with its Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code. We suggest that the Township consider amending its Comprehensive Plan to ensure consistency with the proposed rezoning.
4. Prior to taking action on this amendment, the Township should ensure that it has met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Pennsylvania Municipalities Planning Code.

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

Page: 4

Re: Zoning Map Amendment – Rezoning 24 Parcels from Mixed Use Residential (MUR) to Mixed Use Commercial (MUC)

Honey Brook Township - ZM-05-19-15912

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Janis Rambo, Honey Brook Borough Secretary



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

June 3, 2019

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

Re: Zoning Ordinance/Map Amendment – C-2 District Revitalization/Additional Uses of Properties
Kennett Square Borough - ZA-05-19-15914

Dear Mr. Drumheller:

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 10, 2019. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. The definition of the term “Building Height” in Section 23-6 is revised to clarify how the height is measured and what can be excluded from the height measurement;
 - B. Revitalization and Additional Uses of Properties is added to the uses permitted by right in the C-2 Secondary Commercial zoning district;
 - C. A new subsection (23-19(k) is added addressing Revitalization and Additional Uses of Properties in the C-2 Secondary Commercial zoning district ; and
 - D. The zoning map is revised to add the Revitalization and Additional Uses of Properties Overlay district in the C-2 Secondary Commercial zoning district located at the west end of the Borough.

COMMENTS:

2. The submission presents both a text amendment, that proposes creating a new by-right use in the C-2 Secondary Commercial zoning district, and a zoning map amendment which adds an overlay district to+ the C-2 district entitled the Revitalization/Additional Use Overlay district (Section 4 of the amendment). We note that these are two different approaches to introducing a new use to a zoning district and this submission is mixing overlay district and by-right approaches. The Borough or the applicant should determine which single approach is appropriate for their purposes.

Page: 2

Re: Zoning Ordinance Amendment – C-2 District Revitalization/Additional Uses of Properties

Kennett Square Borough - ZA-05-19-15914

3. We note that the name of the new use/overlay district is not consistently used. In Section 3 of the amendment it is identified as the Revitalization/Additional Uses of Properties and in Section 4 it is referred to as Revitalization/Additional Use Overlay District. We suggest that the applicant withdraw this submission and revise the language to choose a specific approach to amending the zoning ordinance to meet their development goals for the western end of the Borough.
4. The cover letter from Siana Bellwoar dated May 8, 2019 and signed by Michael G. Crotty that accompanied this submission lists four parcels by tax parcel number located on the north and south sides of West State Street. The map showing the extent of the proposed Overlay district includes many more parcels than the four referenced in the cover letter and would include the entire Magnolia Place townhouse development and the Cannery mixed use development. In Section 23-19(k) the proposed language reads “the revitalization and reuse of properties is permitted within the C-2 Zoning District, on properties with direct frontage on State Street...”, however the overlay map includes parcels that do not front on State Street. The Borough should further consider the applicability of these regulations in concert with the proposed overlay map.
5. Section 23-19(k).(2).vii includes a maximum building width of 400 feet. This dimension is approximately double the width of the existing large buildings in the Borough. The Borough should review the widths of existing buildings in the Borough and revise the language to a list a more compatible building width dimension.
6. Section 23-19(k).(2).xi requires new sidewalks to be 4 feet 6 inches wide, PennDOT ADA standards call for 5 foot wide sidewalks. All proposed sidewalks should be at least 5 feet wide and on State Street, which is a main street in an urban center, the sidewalk width should be increased because it is a major pedestrian thoroughfare.

RECOMMENDATION: The Borough should reserve action on the proposed amendment until the issues listed in this review have been addressed.

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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June 21, 2019

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

Re: Zoning Ordinance Amendment – Revising the Planned Village provisions of the C-Commercial zoning district.

Kennett Township - ZA-06-19-15940

Dear Mr. O'Brien:

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 June 10, 2019. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. The definition of the term "Planned Village" is revised and a definition of "Planned Village Open Space" is added to Section 240-201; and
 - B. Section 240-1004.C(13) is revised to clarify the provision of Planned Village Open Space;
 - C. A new subsection 240-1004.C(15) is added to permit Woodland Disturbance of up to 75% of Class II Woodlands that are within 1,000 feet of a minor arterial roadway without performing tree replacement as required by the Subdivision and Land Development Ordinance, but instead requiring the applicant to provide enhanced landscaping as part of the Kennett Gateway Streetscape Plan.
 - D. The Tract Setback provisions of Section 240-1004.D(3) are revised in this section of the amendment.

Page: 2

Re: Zoning Ordinance Amendment – Revising the Planned Village provisions of the C-Commercial zoning district.

Kennett Township - ZA-06-19-15940

BACKGROUND:

2. The Chester County Planning Commission has previously reviewed ordinance amendments relating to the Planned Village provisions. A zoning ordinance amendment (ZA-09-18-15601) and an associated subdivision and land development ordinance amendment (SA-09-18-15610) were reviewed on October 18th 2018. We note that the proposed ordinance language was adopted by the Township on November 16, 2018.

LANDSCAPES:

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

COMMENTS:

4. The term “Apartment” should remain in the definition of the term “Planned Village”, within the context of the definition of a Planned Village, residential uses situated above the commercial uses on the ground floor are commonly described as Apartments. If this is inconsistent with the existing definition of the term “Apartment” then that definition should be revised. We note that the existing definition of the term “Multifamily dwelling” give examples of multifamily building configurations such as townhouses, quadraplexes and apartment buildings, none of which involves commercial uses sited on the ground floor. This definition should be revised so that it is consistent with all other ordinance provisions rather than to a specific development concept.
5. The definition of “Planned Village Open Space” states that open space is defined as land not covered by structures or pavement, then states that under certain circumstances structures and pavements may be located within open space. This is contradictory and contrary to the reasoning for defining terms. Also the definition should permit historic resources to be located in the open space.
6. The proposed Woodland Disturbance provisions Section 240-1004.C(15) are excessive. The language that would permit 75 percent disturbance within 1,000 foot from a minor arterial road; this would negatively affect viewsheds in the Commercial District, which serve as Gateways to the Township on the east and west sides of the Borough. We suggest that an effective Planned Village design would preserve the existing woodlands as much as possible to create buffers from the surrounding commercial uses, ameliorate micro-climate effects of extensive areas of paving and provide a better aesthetic for the Gateways to Kennett Township. This provision is inconsistent with the Township’s adopted policies related to the preservation of sensitive natural features.

Page: 3

Re: Zoning Ordinance Amendment – Revising the Planned Village provisions of the C-Commercial zoning district.

Kennett Township - ZA-06-19-15940

7. In proposed Section 4.C.12, why is the building design compatible with the Borough exclusively and not the historic architecture in the Township. All references to "established Design Standards" need to be more specific as there are design standards throughout zoning and the TND-1 has its own set of design standards as well. Also in Section 4.C.13 if there are structures in the open space how will this function with the 40% building coverage and 70% lot coverage?
8. The proposed Tract Setback provisions appear to be written for a specific tract. The proposed language should be clarified, to indicate how these setbacks are measured, e.g. street setbacks should be measured from street rights-of-way and the other setbacks should be measured from the property (tract) lines. As written some of the language could be construed to be measured from features on adjoining lots like parking lots or buildings. The tract setback requirements for townhouses is difficult to understand, in particular the relation to setback reduction and areas for pedestrian or vehicular access, this should be clarified. We also suggest revising the provisions to avoid use of the word “may”, because it gives the impression that the provisions are optional.

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



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Terence Farrell

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Executive Director

PLANNING COMMISSION

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June 20, 2019

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

Re: Zoning Ordinance Amendment – Directional Signs and Signs in the Historic District
Oxford Borough - ZA-05-19-15935

Dear Mr. Hoover:

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

DESCRIPTION:

1. The Borough proposes the following amendments to its zoning ordinance:
 - A. New subsections, Section 27-1602.L, 27-1604.1E and 27-1605.1E are added to indicate that any application for a sign permit where the property is located within the Oxford Borough Historic District shall be subject to the terms and procedures of the Oxford Borough Historic District Ordinance prior to the issuance of a sign permit;
 - B. The existing provisions in Section 27-1603.1C and 27-1604.1C are revised for clarification;
 - C. A new subsection, Section 27-1605.1D, related to Directional Signs is added;
 - D. A new subsection, Section 27-1609.1F, related to LED and Changeable Display Signs is added to indicate that any application for a sign permit where the property is located within the Oxford Borough Historic District shall be subject to the terms and procedures of the Oxford Borough Historic District Ordinance prior to the issuance of a sign permit.

LANDSCAPES:

2. The proposed ordinance language is consistent with the APPRECIATE Goal of Landscapes3, "Preserve the historic resources and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past" and Objective A: "Preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character".

Page: 2

Re: Zoning Ordinance Amendment – Directional Signs and Signs in the Historic District

Oxford Borough - ZA-05-19-15935

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

June 10, 2019

Jean Krack
Borough Manager
Phoenixville Borough
351 Bridge Street
Phoenixville, PA 19460

Re: Phoenixville Region Comprehensive Plan
Act 247/Vision Partnership Program Review
VPP Contract #17589, Act 247 Case Number CP-04-19-15884

Dear Mr. Krack,

This letter serves as both the official Act 247 review pursuant to the provisions of Section 301.3 of the Pennsylvania Municipalities Planning Code, and the Vision Partnership Program (VPP) Review required by Section 7.3 of the VPP Grant Manual (*January 2016*).

This review notes the project's consistency with *Landscapes3* and with the VPP Grant Contract (dated January 12, 2017) and Scope of Work. Jaime Jilozian and Susan Elks served as the VPP Grant Monitors for this project. ***Consistency with Landscapes3 and the VPP Grant Contract are required prior to VPP grant reimbursement.***

DESCRIPTION:

The Phoenixville Region has completed a Comprehensive Plan for the municipalities of Phoenixville Borough, Charlestown Township, East Pikeland Township, Schuylkill Township, and West Vincent Township. The plan includes goals and strategies to address the following:

- Land Use
- Environmental Resources
- Energy Conservation and Sustainability
- Housing
- Economic Development
- Community Facilities
- Transportation
- Cultural Resources

CONSISTENCY WITH LANDSCAPES3:

Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018, and designates significant portions of the Phoenixville Region as within the Urban Center, Suburban, and Rural

landscapes. There is also an area of Suburban Center landscape and Rural Center within the region, and significant area that is part of the Significant Historic Landscapes and Significant Natural Landscapes map overlays. The Future Land Use Map and the supporting implementation strategies for the region reflect and are consistent with the *Landscapes3* map. The Environmental Resource Plan and Cultural Resources Plan are particularly supportive of the Natural Landscapes and Historic Landscapes map overlays.

The Phoenixville Region Comprehensive Plan is consistent with and will advance all six *Landscapes3* goal areas (Preserve, Protect, Appreciate, Live, Prosper, and Connect). The Phoenixville Region Comprehensive Plan also embodies the six core principles of *Landscapes3* (resource preservation, revitalized centers, housing diversity, transportation choices, collaboration, and resiliency) through multiple implementation strategies.

CONSISTENCY WITH VPP GRANT CONTRACT AND SCOPE OF WORK:

The Comprehensive Plan is consistent with the VPP Grant Contract and has addressed the tasks listed in the project Scope of Work (Appendix B, November 4, 2016).

OTHER COMMENTS:

In addition to the comments regarding consistency with *Landscapes3* and the VPP scope of work, we offer the following comments for consideration prior to finalizing this document:

1. Mapping: The location of Maps 1 - 10 should be clarified within the Table of Contents and in references within the text. We suggest that the location of the mapping be revised to locate the maps within each applicable chapter of the document rather than at the end of the document.
2. Section 3.6 Revitalization and Adaptive Reuse: Examples of underutilized sites and buildings are presented within this section. Inclusion of an example of a successful revitalization project, particularly one within or near the Region, would balance the discussion and provide a local example of how this situation is already being addressed.
3. Moving forward, as municipalities within the Region may consider more detailed planning projects for specific topics, we suggest that any such efforts include a focus on graphically or conceptually depicting strategies. Such depictions can clarify language and allow more details to be presented, serving a focused planning effort well.
4. We note throughout the document that section headings at times occur on the last line of a page or close to the bottom of the page. We recommend that these new sections be advanced to start a new page.
5. Page 7.12: The wording "...from imposing nuisance regulations of farms..." should be revised to read "...from imposing nuisance regulations on farms..." We also suggest that this paragraph be expanded to indicate that inclusion in a municipal Agricultural Security Area program is a prerequisite for participating in the County's Agricultural Preservation Program.
6. Page 8.6: The word "...recover..." should read "...recovery..." in the final paragraph under the subheading Phoenixville Borough.
7. In the version of the Regional Comprehensive Plan submitted for our review the resolution quality of the tables and graphics in the appendices was not sharp and could be improved for clarity.

RECOMMENDATION:

Based on our review, the Comprehensive Plan is consistent with *Landscapes3* and the VPP Scope of Work, and advances multiple objectives and recommendations of *Landscapes3*. We commend the municipalities for collaborating on a plan that comprehensively addresses the varied opportunities and issues of concern for the Phoenixville Region in the coming years.

We recommend the municipalities address the issues raised under “Other Comments” prior to finalizing the document and plan adoption. Upon adoption, the Borough may apply for reimbursement under Section 9.0 of the VPP Grant Manual, 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

SSE/jk

cc: James Kovaleski, President, Phoenixville Borough Council
Jon Ewald, Vice-President, Phoenixville Borough Council, PRPC Chair
Frank Piliero, Chair, Charlestown Township Board of Supervisors
Ronald Graham, Chair, East Pikeland Township Board of Supervisors
Martha Majewski, Chair, Schuylkill Township Board of Supervisors
John Jacobs, Chair, West Vincent Township Board of Supervisors
Ed Theurkauf, Theurkauf Design & Planning, LLC
Glenn Bentley, Chester County Planning Commission



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

June 20, 2019

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

Re: Subdivision and Land Development Ordinance Amendment – Dumpster Design and Sidewalk Width
Valley Township - SA-06-19-15937

Dear Ms. Rambo:

The Chester County Planning Commission has reviewed the proposed Valley Township Subdivision and Land Development Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on June 3, 2019. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. Valley Township proposes the following amendments to its Subdivision and Land Development Ordinance:
 - a. Add a definition for "Dumpster" as well as location, screening and design requirements.
 - b. Increase the minimum sidewalk width from four feet to five feet.

COMMENTS:

2. The dumpster design requirements are appropriate. The Township may also wish to add an additional minimum setback dimension from lot lines, due to the potential for adverse effects on adjacent parcels. For example, some municipal ordinances consider a dumpster to be a structure and apply the setback standards for structures in the applicable zoning district. Additionally, some municipal ordinances contain general language requiring dumpster placement to be sensitive to its context, such as requiring that the dumpster be obscured from view from a public right-of-way or from residential areas.
3. The Township may wish to consider adding a requirement that the doors to the dumpster enclosure should be self-closing, using a mechanism that slowly closes the enclosure door while still permitting a trash collection vehicle to lift and empty the dumpster; this can help ensure that the dumpster is continually screened.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Dumpster Design and Sidewalk Width

Valley Township - SA-06-19-15937

4. We agree with increasing the minimum sidewalk width requirement from four to five feet; PennDOT's Design Manual 2 – Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) requires sidewalks to be a minimum of five feet in width. This is to comply with the ADA requirement for periodic passing spaces of five feet in width thus allowing the entire length of the sidewalk to provide for these spaces. Additional information on sidewalk design is found in the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the proposed pedestrian facilities, which is available online at: www.chesco.org/documentcenter/view/27042.

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

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

Sincerely,

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

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

June 20, 2019

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

Re: Zoning Ordinance Amendment - Signs
Westtown Township – ZA-05-19-15925

Dear Mr. Ethridge:

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

DESCRIPTION:

1. Westtown Township proposes to replace Article XVIII-Signs of the Township Zoning Ordinance with the proposed language set forth in the draft Ordinance. It is our understanding that this comprehensive amendment to the signage regulations is intended to make them content-neutral, as a direct result of the 2015 United States Supreme Court decision on the “Reed vs. Town of Gilbert” case, which addressed the distinction between content-based versus content-neutral regulations. Amended billboard standards are provided, and the proposed ordinance language will also allow LED lighting as a part of signs. Furthermore, the proposed standards include the addition of signage-related definitions in proposed Section 170-1802.

COMMENTS:

2. The County Planning Commission recommends the reasonable regulation of changeable message signs because they are designed to compete for drivers’ attention. The Township should review the Digital and Electronic Signs Planning Tool on the County Planning Commission’s website for additional issues to consider prior to finalizing the proposed ordinance language. This tool is available online at: www.chescoplanning.org/MuniCorner/Tools/DigitalSigns.cfm.

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

<http://www.chescoplanning.org/municorner/etools/pdf/NAHBAFINAL-Wachtel.pdf>.

Page: 2
Re: Zoning Ordinance Amendment - Signs
Westtown Township – ZA-05-19-15925

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

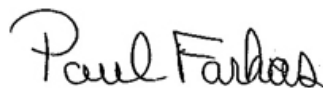
We also suggest that the Township review Part 6: Digital Signs and New Signage Technologies of the Montgomery County Planning Commission's *Model Sign Ordinance* for additional information on this issue. This document is available online at:
www.montcopa.org/DocumentCenter/View/7070/Model-Sign-Ordinance_FINAL_04_29_2014?bidId.

3. The proposed definition of billboard in Section 170-1802 is an "outdoor sign with a sign area that is between sixty (60) square feet and three hundred (300) square feet." We suggest that the Township consider revising this definition to state that such signage is for a business, product, or service that is not sold, produced, manufactured, furnished or conducted on the premises where the sign is located. We also suggest that the Township review the Montgomery County Planning Commission's *Model Sign Ordinance* for additional information on billboard standards. This document includes a definition for off-premises signs (billboards) on page 38, model ordinance language on off-premises signs (page 87), along with an appendix on calculating the permitted size for off-premises signs, which considers such factors as rate of speed and viewer reaction time (page 119).

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

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

Sincerely,



Paul Farkas
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County

June 2019



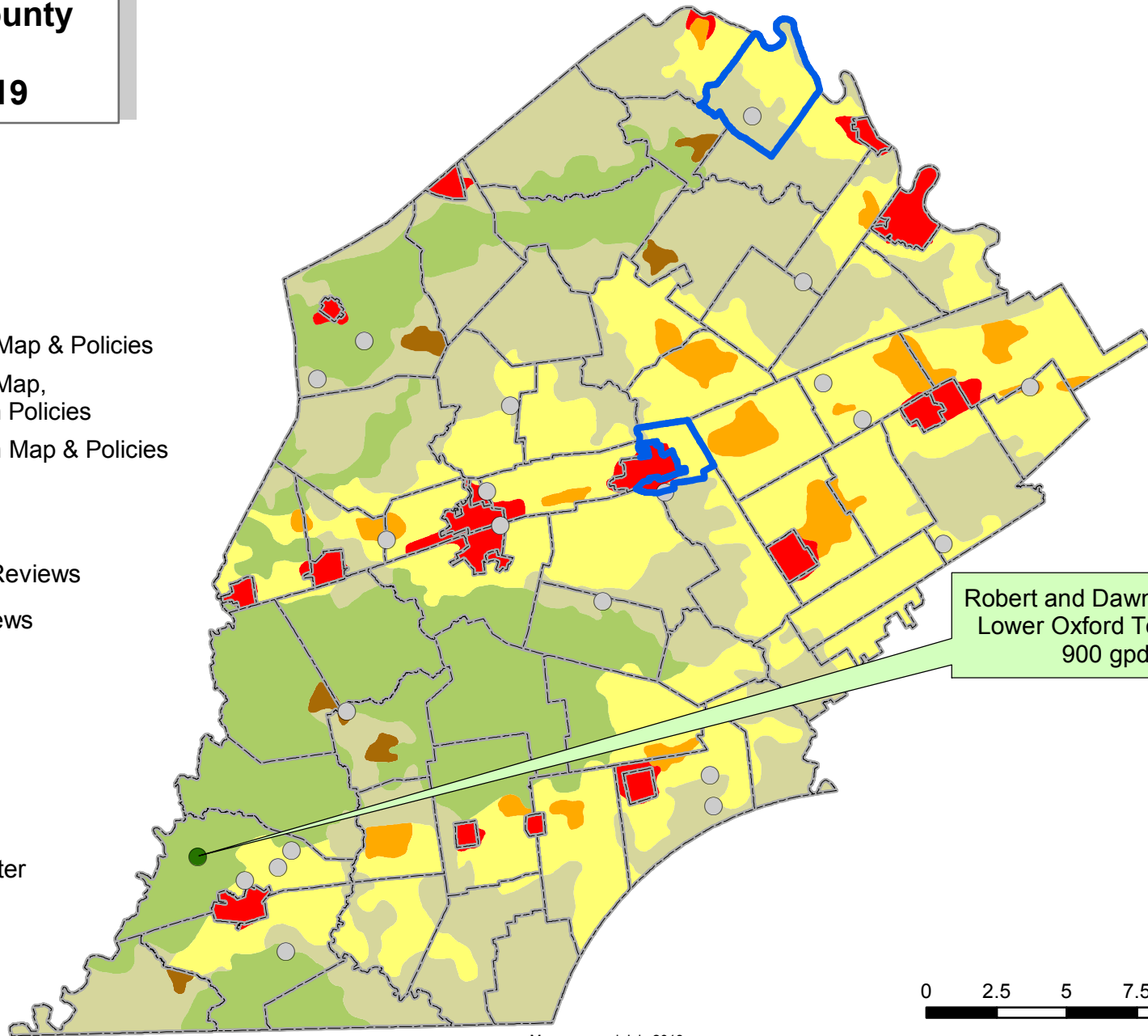
- Consistent with Map & Policies
- Consistent with Map,
Inconsistent with Policies
- Inconsistent with Map & Policies

Legend

- June Act 537 Reviews
- Previous Reviews
- Major Review

Landscapes3

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



Robert and Dawn Smullen
Lower Oxford Township
900 gpd

0 2.5 5 7.5 10
Miles

Map prepared July 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.



Chester County Planning Commission
July 12, 2019

ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

East Caln Township – Act 537 Special Study – Consistent

East Coventry Township – Act 537 Plan Special Study for Parker Ford Area – Consistent

MINOR REVISIONS TO MUNICIPAL PLANS:

Lower Oxford Township, Robert & Dawn Smullen

The applicant is proposing a 2-lot residential development on 40.19 acres. The site is located on Scroggy Road, just beyond the intersection with Route 926. The amount of wastewater to be generated for the proposal is 900 gpd. The project is to be served by an on-lot sewage disposal system. This project is designated as an Agricultural Landscape, and is consistent with ***Landscapes3***.

TOPIC: Environmental**Item: East Caln Township –Act 537 Special Study – Consistent**Background

This Act 537 Special Study was prepared to document the purchase of an additional 50,000 gallons per day of sewage treatment capacity at the Downingtown Regional Water Pollution Control Center. The Township completed this planning process for the transfer of capacity as required by PA DEP.

Discussion

The Act 537 Special Study 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,” and Connect Recommendation 10, which states: “Explore methods to improve coordination of long range planning goals for water and sewer infrastructure with land use planning.”

The CCPC supports the Act 537 Special Study for East Caln Township and recommended that DEP approve the Plan and purchase of additional capacity.

TOPIC: Environmental

Item: East Coventry Township – Act 537 Plan Special Study for the Parker Ford Area - Consistent

Background

This Special Study was prepared to address the sewage facilities planning necessary for the Township to address the public sewer service to meet the needs of existing and proposed development in the Parker Ford area of the township. East Coventry plans to construct a regional pump station and force main to serve the Parker Ford Planning Area. This pump station will connect to East Coventry Township's existing Towpath Park pump station and ultimately be treated at North Coventry Wastewater Treatment Plant.

Discussion

The Act 537 Plan Special Study is consistent with the objectives and recommendations of Landscapes3, as they relate to public sewer, 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 Recommendation 10 "Explore methods to improve coordination of long range planning goals for water and sewer infrastructure with land use planning."

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.

7/12/19

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

June 19, 2019

Charles DeLone, Chairman
East Caln Township
Board of Supervisors
110 Bell Tavern Road
Downingtown, PA 19335

Re: Official Sewage Facilities Act 537 Plan Special Study for East Caln Township

Dear Mr. DeLone:

The Chester County Planning Commission (Planning Commission) has reviewed the Draft 537 Plan Special Study dated April 22, 2019 as required by Section 71.53(a)(2) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by Edward B. Walsh & Associates and was received in our office on May 3, 2019.

This plan was prepared to document the purchase of 50,000 gallons per day of additional sewage treatment capacity at the Downingtown Regional Water Pollution Control Center. The Township completed this planning process for the transfer of capacity as required by PADEP. The Chester County Planning Commission recommends the Plan be adopted.

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

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

1. We find the proposed areas to be served by sewer service to be consistent with the Landscapes Map of *Landscapes3* (2018). The service areas for East Caln Township are primarily located within the Suburban Landscape with smaller portions in the Urban and Rural Landscapes. The provision of public sewer service area to designated growth areas is consistent with the Vision of the Urban and Suburban Landscape, according to *Landscapes3*.

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

2. *Watersheds* (2002), the water resources element of the County comprehensive plan, identifies Objective 7.2 of Goal 7, "concentrate planned utility service areas to support designated growth areas," to be achieved through key strategies such as supporting the use of the expansion of community water supply and wastewater facilities to support

planned growth in Urban and Suburban Landscapes. East Caln Township, through its Act 537 Plan Special Study, intends to purchase additional capacity from the Downingtown Area Regional Authority to provide for public sewer service as consistent with local land use planning and with this Objective of *Watersheds*.

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

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

The Planning Commission has reviewed the East Caln Township Act 537 Special Study and has no additional comments to make at this time. Thank you for the opportunity to offer comments on this plan. The Planning Commission recommends approval of the Special Study. If you have any questions, please contact me at 610-344-6285.

Sincerely,



Carrie Conwell, AICP
Senior Environmental Planner

cc: Elizabeth Mahoney, PA DEP
Matt Skiljo, Chester County Health Department
Barbara Kelly, East Caln Township Manager
Dan Daley, PE, Edward B. Walsh and 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

June 5, 2019

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

Re: Official Sewage Facilities Act 537 Plan Special Study for Parker Ford Area
East Coventry Township

Dear Mr. Rinehart:

The Chester County Planning Commission (Planning Commission) has reviewed the Draft 537 Plan Special Study dated April 2019 as required by Section 71.53(a)(2) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by ARRO Consulting Inc. and was received in our office on April 16, 2019.

This plan was prepared to address the sewage facilities planning necessary for the Township to address public sewer service to meet the needs of existing and proposed development in the Parker Ford area of the Township. East Coventry Township intends to construct a regional pump station and force main to serve the Parker Ford Planning Area. This pump station will then connect to East Coventry Township's existing pump station at Towpath Park. The effluent will ultimately be treated utilizing the currently allocated capacity available at North Coventry Wastewater Treatment Plant. The Chester County Planning Commission recommends the Special Study be adopted after addressing the comments listed below.

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

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

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

the Suburban Landscape, according to *Landscapes3*.

2. *Watersheds* (2002), the water resources element of the County comprehensive plan, identifies Objective 7.2 of Goal 7, “concentrate planned utility service areas to support designated growth areas,” to be achieved through key strategies such as the extension of wastewater facilities in Suburban Landscapes. The utilization of a public sewer system to alleviate on-lot wastewater disposal concerns such as elevated nitrates and aging systems in a designated growth area is consistent with Objective 7.2 of *Watersheds*.

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

The selected alternative for the Parker Ford Planning Area in East Coventry Township is to extend existing municipal sewage facilities to the Planning Area and decommission the private on-lot disposal systems in three phases: Linfield/Bethel Church Roads to Wells Road; Wells Road to Anderson Road; and Anderson Road to Sanatoga Road. As presented, the selected alternative is generally consistent with *Landscapes3* Connect Objective F, which states, “Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well maintained infrastructure,” and Connect Recommendation 10, which states: “Explore methods to improve coordination of long range planning goals for water and sewer infrastructure with land use planning.”

C. General Comments:

1. East Coventry Township is to be commended for updating their municipal Act 537 planning to identify sewage disposal needs for the Township and provide alternatives to address them.
2. There are multiple natural gas and gas liquids pipeline corridors located in this portion of East Coventry Township, including Sunoco and two Columbia Gas pipelines. While this would not preclude construction on the public system, there may be special steps that can avoid negative impacts or interactions between the pipelines and the public. The Planning Commission recommends contacting the pipeline operators directly to coordinate any construction activities, in addition to calling 811, before digging. Contact information for the operator can be obtained through this link to the Chester County Pipeline Information Center: www.chescoplanning.org/pic/Operators.cfm.
3. Page 3-1. Physical and Demographic Conditions. The current text refers to *Landscapes2* as 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>.

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

Sincerely,

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
David Kraynik, East Coventry Township Manager
William Bohner, Jr., PE, ARRO Consulting

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 Robert R. and Dawn Smullen, Lower Oxford Township

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

1. Date plan received by county planning agency April 29, 2019
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency June 06, 2019

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

Yes No

- | | | | |
|-------------------------------------|-------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. | Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>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 Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. | Does this proposal meet the goals and objectives of the plan? If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. | Is this proposal consistent with the use, development, and protection of water resources? If no, describe inconsistency |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. | Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. | Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. | Will any known historical or archaeological resources be impacted by this project? Not Known. If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. | Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. | Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. | Does this proposal meet the zoning requirements of the ordinance? N/A |

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

- | | | | |
|-------------------------------------|-------------------------------------|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | 11. | Have all applicable zoning approvals been obtained? N/A |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. | Is there a county or areawide subdivision and land development ordinance? No |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. | Does this proposal meet the requirements of the ordinance? N/A If no, describe which requirements are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. | Is this proposal consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe inconsistency |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. | Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? Not known If yes, describe |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. | Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? If yes, is the proposed waiver consistent with applicable ordinances. Not Known If no, describe inconsistencies |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. | Does the county have a stormwater management plan as required by the Stormwater Management Act? If yes, will this project plan require the implementation of storm water management measures? <u>According to our records, all municipalities have updated their stormwater management ordinances to be consistent with 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: 6/6/2019Name 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 not indicate that the Planning Module is consistent with Township planning. Please be advised that DEP may require additional information from the municipality and/or applicant to determine consistency with local planning and/or to show references to Act 537 planning and applicable municipal ordinances.

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

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

This project was previously reviewed under Act 247 as Case Number SD-04-19-15887.

PC53-06-19-15943

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

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

cc: Elizabeth Mahoney, PaDEP
 Chester County Health Department
 Robert and Dawn Smullen, Site Contact
 Theresa Dugan, Lower Oxford Township
 Edgar Jefferis, Concord Land Planners & Surveyors

Agricultural Security Area Reviews



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

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

TO:

Tiffany L. Bell, Chair
Board of Supervisors
West Nottingham Township
100 Park Road, P.O. Box 67
Nottingham, PA 19362

Date:

June 24, 2019

Parcel:

68-5-2.1

Acreage*:

22.1

Owner(s)*:

Herr Foods Inc.

*According to County Tax Assessment Records

Review Timetable

On, June 3, 2019 the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by Candace Miller, Township Secretary, representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by July 18, 2019.

Soils

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

Comments:

Local Planning


1. Does the municipal zoning for the parcel allow agriculture? Yes ☒ No ☐
Comments: **Agriculture is permitted By-Right in the R-1 Rural Protection zoning district.**
2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes ☒ No ☐
Comments: **The parcel is designated Rural Residential within a Resource Conservation Area on the Future Land Use Map in Township's Comprehensive Plan.**
3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes ☒ No ☐
Comments: **The parcel is located in the Rural Landscape.**

Agricultural Lands

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

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

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


Glenn Bentley
Senior Review Planner

GPB/ncs

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



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Glenn Bentley
Senior Review Planner

GPB/ncs

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

Discussion and Information Items

Design and Technology

Community Planning



Community Planning

Municipal Assistance Projects

July 2019

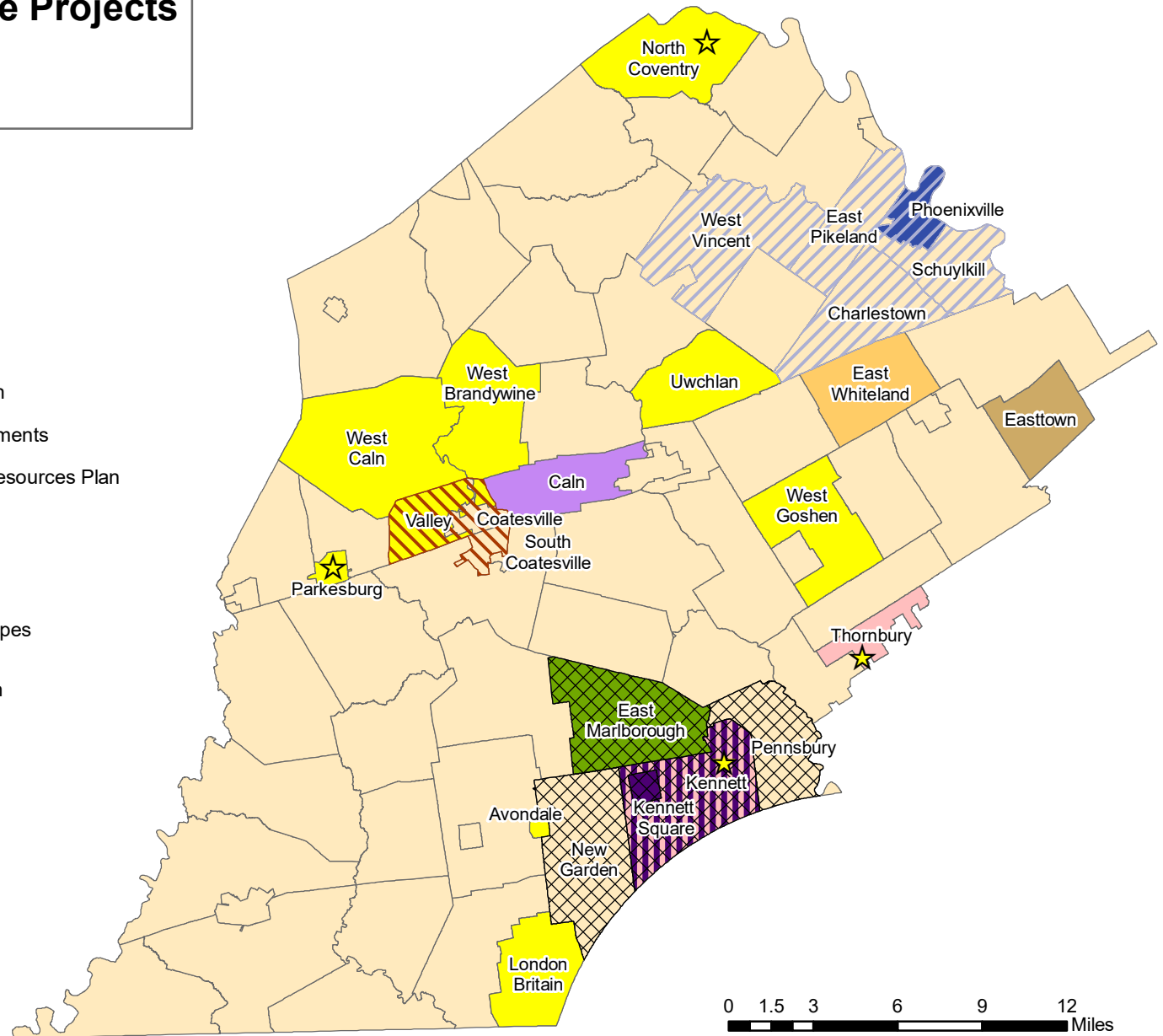


Single Municipality

- Comprehensive Plan
- Zoning Ordinance
- 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

July 2019 (*Activities as of 06/28/19*)

Community Planning activities are reported under the following categories: Municipal Assistance, Historic Preservation, Housing, and Urban Planning.

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

The combined Act 247/VPP review determined that the plan was consistent with Landscapes3 and had fulfilled the contract. Adoption should occur over the summer.

2. Caln Township – Capital Improvements Plan

Percent Completed: 100%

Contract Term: 1/18 – 12/19

Consultant: Cedarville Engineering

Monitor: Mark Gallant

The VPP review determined that the plan was consistent with Landscapes3 and had fulfilled the contract. Adoption occurred June 27.

3. 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

We anticipate the contract will be signed this month.

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

Percent Completed: 20%

Contract Term: 12/18 – 11/20

Consultant: Natural Lands

Monitor: Chris Patriarca

The task force reviewed the results of the May public meeting and will discuss parks programming at the July meeting.

5. Easttown Township – Devon Visioning and Regulatory Amendments

Percent Completed: 45%

Contract Term: 1/19 – 12/20

Consultant: Glackin Thomas Panzak

Monitor: Chris Patriarca

The initial draft ordinance language is being reviewed by the task force; the meetings are attracting significant public interest.

6. 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.

7. London Britain Township – Comprehensive Plan

Percent Completed: 80%

Contract Term: 1/18 – 12/19

Consultant: Brandywine Conservancy

Monitor: Jeannine Speirs

Brandywine Conservancy is preparing a revised full draft for final review by the task force in August.

8. 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 completed review of the full draft plan at the June meeting. The planning commission public meeting is scheduled for August.

9. Parkesburg Borough – Comprehensive Plan and Revitalization Plan

Percent Completed: 40%

Contract Term: 10/18 – 9/20

Consultant: Chester County Planning Commission

Lead Planner: Mark Gallant

Approximately 30 members of the public attended an open house to review draft recommendations on June 13th.

10. Phoenixville Borough - Pedestrian Accessibility Plan

Percent Completed: 20%

Contract Term: 5/18 – 10/19

Consultant: McMahon Associates

Monitor: Kevin Myers

A public survey has been completed. The next task force meeting will be held in July.

11. 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.

12. Uwchlan Township – Comprehensive Plan and Official Map Update

Percent Completed: 25% Contract Term: 8/18 – 7/20 Consultant: Robert Smiley Monitor: Mark Gallant

The June 20th meeting was the last meeting before the task force takes a summer hiatus and meets again in September to review the draft plan chapters.

13. Valley Township – Comprehensive Plan

Percent Completed: 15% Contract Term: 2/19 – 1/21 Consultant: Comitta & Assoc./Pennonni Monitor: Mark Gallant

The most recent task force meeting on June 27th focused on goals and objectives.

14. West Brandywine Township – Comprehensive Plan Update

Percent Completed: 80% Contract Term: 8/17 – 1/20 Consultant: Brandywine Conservancy Monitor: Chris Patriarca

Review of the compiled full draft will occur in July. An extension was completed to extend the project deadline to January 2020.

15. West Caln Township – Comprehensive Plan

Percent Completed: 15% Contract Term: 2/19 – 1/21 Consultant: Ray Ott & Assoc./N. Sarcinello Monitor: Kate Clark

In June, the task force focused on review of a draft community survey and identified issues. The next meeting is scheduled for July 15th.

16. 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 June.

MULTI-MUNICIPAL

17. 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

The consultant generated draft technical report has been submitted to the ABPP for review.

18. 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. *The contract is being finalized. The kick-off meeting is tentatively scheduled for August.*

19. 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. *An interim briefing meeting was held with the municipalities to coordinate this effort with overlapping work, primarily in the Township. Edits to the second draft materials will be completed once the Township has provided comments on materials.*

20. 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 joint Act 247/VPP review determined that the project was consistent with Landscapes₃ and had fulfilled the grant contract. The consultant has made final edits and the adoption process is being worked out.*

OTHER PROJECTS

- **Longwood Gardens Cooperative Planning Project** – Zoning Amendments; Susan Elks
- **CCEDC Coordination** - Libby Horwitz
- **Oxford Region** – Administration assistance to the regional planning group; Mark Gallant
- **Internal County Coordination** – Transportation: Kevin Myers; Emergency Services: Chris Patriarca; Community Development: Libby Horwitz, Kevin Myers, Karen Marshall, Chris Patriarca, and Jeannine Speirs; Housing Authority of Chester County: Libby Horwitz and 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 is “Our Villages Then and Now”. *The kick-off was well attended and the Ludwig’s Corner and Warwick Village tours had over 200 guests each. The next tour is July 11th in Lionville.*

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 and planning meetings are underway.

3. Historic Resource Mapping:

DESCRIPTION: National Register properties interactive map

STATUS: *Internally we have begun 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. *This dinner at the Chester County Historical Society was well attended. CCHPN leads this event with CCPC input.*

5. Chester County Historic Preservation Officer Activities/Reviews:

- Section 106 reviews - ongoing:
 - Mansion Road Bridge
 - Darlington Corners at 926/202
 - Mill Road Bridge
 - Twin Bridges
 - Ross Fording Road Bridge
 - Howell Road Bridge
 - Reviews for Chester County owned resources:
 - Reynard's Mill Road Bridge #167 – in design
 - Pigeon Creek Bridge #207 – in design
 - Latshaw's Mill Bridge #255 – Historical Commission approved design
 - Jefferis Bridge #111 - preliminary
 - Watermark Bridge #21 – no adverse effect
 - Keim Street Bridge #220 – adverse effect, finalizing MOA
- Fricks Lock Schuylkill River Trail head development
- Crebilly Farm, Westtown Township, and the Route 926/202 intersection project
- Assistance with Act 247 reviews and comprehensive planning as requested by peers
- National Reg. Nominations: Langoma Mansion, West Nantmeal Township; 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. *The brochure is being updated.*
- Quakers and the Underground Railroad: Advising the Kennett Underground Railroad Center (KURC). An app and self-guided tour are being developed. *2019 Juneteenth events took place in the Kennett area.*
- 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.

PHMC coordination meeting was held in June regarding Certified Local Government program requirements/changes, National Register designations and the use of those designations, and mapping and inventory/survey of historic resources.

HOUSING

- **Housing Choices Committee** – The next meeting is July 11th. The agenda includes a presentation from DVRPC on the impacts of multi-family housing, the housing work program of CCPC, the fall housing forum, and how to brand/market our broader housing efforts.
- **Housing Tools** – There are eight existing online tools that will be updated and eight new tools that are being developed that are specific to housing issues.
- **Case Studies** – Two new are in process (Granite Ridge and Phoenixville), two additional are planned (Whitehall and Steel Town).
- **Housing Forum** – Discussions are underway regarding when to hold the forum, who the speakers should be, and how to market the event.

URBAN CENTERS TECHNICAL ASSISTANCE

- **VPP Support** – Monitoring of cash grants to Avondale (comprehensive plan), Phoenixville (pedestrian accessibility plan), Kennett Square (regulatory updates), and Coatesville/South Coatesville (economic development study); support for the revitalization component of the technical service project to update the Parkesburg comprehensive plan.
- **Technical assistance underway** – Support for a Western Chester County developable sites map
- **Potential technical assistance** – Atglen (zoning ordinance updates), Kennett Square (official map)
- **Meeting Attendance** – Participation in committee meetings for economic development through Historic Kennett Square, the Western Chester County Chamber of Commerce, and the Atglen parks plan.
- **Tools** – Supporting the update of multiple online tools.
- **Urban Center Webpage** – Developing content updates for this webpage.
- **DCD Coordination** – Focused on CRP applications at this time.
- **Urban Center Forum** – Planning is underway for the fall 2019 event, tentatively scheduled for October 8th at Victory in Parkesburg.
- **Presentations** – Coatesville Rotary

Environment & Infrastructure

Environment & Infrastructure Division

June 2019

SHCL Mini Grant Awards

The Schuylkill Highlands Conservation Landscape (SHCL) is funded by PA Department of Conservation and Natural Resources, and administered by Natural Lands. The Mini Grant Program has supported over \$3 million in project implementation since its onset over ten years ago, resulting in significant impacts to recreation and conservation opportunities in Berks, Chester, Montgomery and Bucks Counties for residents and visitors.



Chester County recipients for this round include:

- \$20,000 to East Coventry Township for a wayfinding plan and signage design, fabrication and installation throughout the township's parks, open space and cultural sites for a total project cost of \$67,000.
- \$20,000 to East Pikeland Township for the Crouse property Master Park Plan for a total of \$40,283.
- \$1,500 to Friends of Hopewell Furnace for an update and printing of the Iron and Steel Heritage driving tours brochure for a total project cost of \$3,000.
- \$5,000 to North Coventry Township to complete a new dock/ boat ramp at Riverside Park for kayaks on the southside of the river with a gangplank for a total project cost of \$40,000.

For more information on the Schuylkill Highlands, please visit their website: <http://www.schuylkillhighlands.org/>

Complete Count Committee

In early July, we will be holding the first organizational meeting of the Chester County Census 2020 Complete Count Committee (CCC). We have coordinated with about a dozen people who are interested in serving on the committee. Through this coordination, we learned that two community groups, one in southern Chester County and another in the West Chester area, have already begin the initial steps of forming a CCC. A major goal of this first meeting will be to make sure that our efforts are coordinated with theirs. We will be facing a

challenge in that the person who was serving as the Census Bureau liaison to Chester County was re-assigned to another County. Until this post is filled we will be sharing a liaison with Lancaster County. If the board knows of anyone they think might be interested in serving on the CCC, please let us know.

In other Census news, the Supreme Court has ruled that the Trump administration cannot add a citizenship question to the 2020 census -- for now. The 5-4 opinion, written by Chief Justice John Roberts, says that while the government has the right to ask the question, the explanation for doing so on the 2020 census was inadequate. Since there is a July 1 deadline for printing and not enough time to appeal the decision, the question will not appear on the Census forms.

Pipelines Update

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

- The PA PUC is seeking input into a review of safety regulations on hazardous liquids pipelines. The CCPC, WRA and DES will be providing a joint comment letter.
- Senators Dinniman and Killion introduced two bipartisan pieces of legislation to protect residents of communities affected by natural gas pipelines:
 - Senate Bill 284 which would mandate pipeline operators to provide current emergency response plans to the PA PUC, who could then, in turn, share relevant information with county emergency services agencies.
 - Senate Bill 258 which would require pipeline operators to meet annually with county emergency management officials.
- Sunoco has continued to submit HDD reevaluation reports for sites around the county to PA DEP for changes to installation methods. Currently there are three sites in the Uwchlan/Upper Uwchlan area that are being reviewed “Eagleview Boulevard Crossing” “Park Road Crossing” and “Herman O W Drive Crossing”.

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>