



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

August 14, 2019

AGENDA

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

Chairman

A. Chairman's Welcome

Chairman

2:05 p.m. 2. PRESENTATION

B. Barry Seymour, Executive Director, Delaware Valley Regional Planning Commission

2:25 p.m. 3. ACTION ITEMS

C. Public Comment on Agenda Items

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

Commission

E. Act 247 Reviews –July 2019 Applications

Act 247 Team

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

F. Act 537 Reviews- July 2019 Applications

Carol Stauffer

- 1) Major Applications (0)
- 2) Minor Applications (1)
Spring City Borough; Spring Hill Village; Consistent

G. Agricultural Security Areas

Glenn Bentley

- 1) East Marlborough Township (1) single parcel
- 2) West Vincent Township (1) single parcel
- 3) West Nottingham Township (1) single parcel

H. Vision Partnership Program – Round I Grants

Carol Stauffer

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

I. Community Planning Division Update

Mark Gallant

J. Environment and Infrastructure Division Update

Jake Michael

K. Landscapes3 Update

Brian O'Leary

L. Directors Report

Brian O'Leary

M. Public Comment

3:45 p.m. 5. ADJOURNMENT

Action Items



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

Government Services Center
Suite 270
West Chester, PA 19380

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

STAFF PRESENT: Brian O'Leary, Director; Carol Stauffer, Assistant Director; Glenn Bentley; Wes Bruckno; Carolyn Conwell; Beth Cunliffe; Susan Elks; Paul Farkas; Paul Fritz; Rachael Griffith; Elizabeth Horwitz; Gene Huller; Jake Michael; Brian Styche; Suzanne Wozniak.

VISITORS: Rob Henry, Executive Director, Greater Valley Forge Transportation Management Association (GVFTMA).

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission, held at the Government Services Center on Wednesday, July 10, 2019 was called to order at 2:03 P.M. by Chair Kevin Kerr.

PRESENTATION:

Mr. Henry presented information about the Greater Valley Forge Transportation Management Association (GVF) to the Commission. GVF is a non-profit Transportation Management Association (TMA) established in Pennsylvania. The 29 year-old GVF is one of two TMAs that serve portions of Chester County; it's one of nine TMAs in Pennsylvania. The other local TMA is the Transportation Management Association of Chester County (TMACC). GVF was "created to advocate and promote a viable transportation network for the region's economic vitality" with the help of private and public partners.

GVF has been promoting the importance of Transportation Demand Management (TDM) initiatives that provide people with transportation alternatives such as using public transit, ridesharing, walking, biking, and telecommuting. The organization aims to reduce congestion and secure economic growth for the region by reducing the number of cars on the road using TDM strategies.

GVF is currently involved with several projects in Chester and Montgomery counties, including a proposal to extend SEPTA's existing Norristown high speed Line to King of Prussia and a TDM campaign that focuses on educating employers along the 422 Corridor about ways to reduce traffic congestion. The agency has also worked with the county on the Phoenixville Region Multimodal Transportation Plan.

Mr. Henry noted that GVF presented the county with the Planning Leadership Award at its May annual meeting, based on the newly adopted Landscapes3 and the county's support of smart transportation options. GVF also nominated the county for the Delaware Valley Regional Planning Commission's Air Quality Partnership Excellence award, which Commissioner Michelle Kichline accepted on behalf of the Board of Commissioners during GVF's Bike to Work Day event in May.

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 JUNE 12, 2019 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. SHANE, SECONDED BY MR. DIMUCCI, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – June 2019:

There were 21 Subdivision and Land Development Reviews prepared in the month of June.

A MOTION TO APPROVE THE 21 SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR JUNE 2019 WAS MADE BY MR. HAMMOND, SECONDED BY MS. MORRISON, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: LD-05-19-15929; LD-05-19-15915. Mr. DiMucci recused himself from the following application: LD-05-19-15931.

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

There were 19 Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, and Miscellaneous Reviews prepared in the month of June.

A MOTION TO APPROVE THE 19 COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR JUNE 2019 WAS MADE BY MR. HEABERG, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

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

- 1) East Caln Township Act 537 Special Study – Consistent
- 2) East Coventry Township Act 537 Special Study for Parker Ford Area - Consistent

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

There was one minor Act 537 plan for the month of June 2019.

- 1) Lower Oxford Township; Robert and Dawn Smullen; Consistent

A MOTION TO APPROVE THE ONE MINOR ACT 537 PLAN REVIEW LETTER FOR THE MONTH OF JUNE 2019 WAS MADE BY MS. MORRISON, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Agricultural Security Areas:

Mr. Bentley presented the Commission with an Agricultural Security Area review for two single parcels in West Nottingham Township.

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

DISCUSSION AND INFORMATION ITEMS:

Design and Technology Division Update:

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

The Chester County Self Service (CSS) portal allows for online electronic submissions of land developments, subdivisions, ordinances and plans. CSS is also now accepting secure online credit and debit card payments for Planning Commission review of proposed land development submissions.

Other projects the division worked on this month included the housing index, E-tools update, Energov, 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.

Ms. Elks introduced Housing and Economic Planner Libby Horwitz who started at the Planning Commission on Monday, June 17, 2019.

Brandywine Battlefield phase IIA of the strategic landscapes plan is now complete as per the grant requirements. The phase III grant application is still pending.

The deadline to submit applications for the Vision Partnership Program (VPP) was June 28, 2019. Five applications for the VPP 2019 spring round have been received. The VPP sub-committee met before the July 10, 2019 Commission meeting. Staff will be requesting action on the final applications at the August 14, 2019 meeting.

The Town Tours & Village Walks kickoff was held Thursday, June 13, 2019 in West Chester at the Church of the Holy Trinity, sponsored by the West Chester HARB and Historical Commission and was very well attended with over 200 attendees. The June 20th Town Tour and Village Walk was held in Glenmoore, sponsored by West Vincent Township Historical Resources Committee, and the June 27th event held in Elverson, sponsored by the Warwick Historical Commission, were also well attended with over 200 guests at each. Information can be found at <http://www.chescoplanning.org/HisResources/TownTours.cfm>.

Staff attended the Historic Preservation Network volunteer dinner on June 19, 2019 at the Chester County Historical Society.

The housing choices committee will meet again on July 11, 2019. Staff are beginning to plan for a fall Housing Forum.

The fall Urban Centers Forum will be held on Tuesday, October 8, 2019 at Victory Brewing Company in Parkesburg. 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.

Environment and Infrastructure Division Update:

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

The Schuylkill Highlands Conservation Landscape (SHCL) is funded by the 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 south side of the river with a gangplank for a total project cost of \$40,000.

In early July, CCPC will be holding the first organizational meeting of the Chester County Census 2020 Complete Count Committee (CCC). Currently, there are two community groups, one in southern Chester County and another in the West Chester area, that have already begun 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.

The following are updates regarding pipelines in Chester County since the last Board meeting in June:

- The PA PUC is seeking input into a review of safety regulations on hazardous liquids pipelines. 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 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 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.

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>.

Ms. Griffith presented information about the Chester Valley Trail (CVT) West feasibility study and master plan. A draft executive summary was provided to the Commission. Ms. Griffith discussed the

project background, trail design standards, trail towns, and public survey results. Many potential alignments for the trail were identified through a public input process over an 18 month-long study period. The recommended alignment for the CVT West is 21.1 miles long. Implementation of the trail will be a multi-year process and will require collaboration between Chester County, municipalities and partner organizations. More information about CVT West can be found at <http://chescoplanning.org/transportation/cvtw.cfm>.

Landscapes3 Update:

Staff has continued tracking achievements related to *Landscapes3* and the Planning Commissions' work program. Mr. O'Leary provided a mid-year status on the implementation.

Director's Report:

Barry Seymour, Executive Director with Delaware Valley Regional Planning Commission (DVRPC) will be speaking at the August 14, 2019 Commission meeting.

Staff has been working on the 2020 Planning Commission budget which is due by the end of July.

The County is working with Delaware Valley Regional Planning Commission (DVRPC) to help seven municipalities apply for funding for various energy savings projects street lights and other improvements.

There has been advocacy to create a committee or a department on green energy to update the 2010 "Greenhouse Gas Report". This work will potentially be done with Planning Commission staff or through a consultant as part of the work program in 2020.

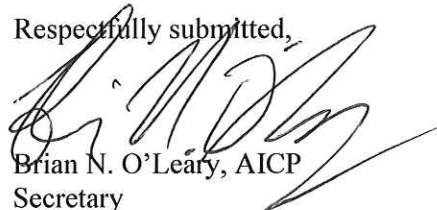
Public Comment:

There were no comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 3:40 PM.

Respectfully submitted,



Brian N. O'Leary, AICP
Secretary

BNO/slw

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

Act 247 Reviews

Subdivision & Land Development

Subdivision and Land Development Reviews 7/1/2019 to 7/31/2019

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Birmingham Township	SD-07-19-15975	Boorse Property	7/30/2019	4.37	Single Family Residential	2		Residential Single Family Residential			Yes
City of Coatesville	LD-06-19-15965	Washington Hose Company	7/22/2019	0.74	Institutional	1	2,400	Institutional Emergency Services	1		Yes
City of Coatesville	SD-06-19-15966	Washington Hose Company	7/22/2019	0.74	Institutional	1		Institutional Lot Consolidation			Yes
East Bradford Township	SD-07-19-15990	590 Birmingham Road	7/30/2019	5.24	Single Family Residential	2		Residential Single Family Residential			Yes
East Nottingham Township	LD-06-19-15971	Hoover Treated Wood Products Inc.	7/18/2019	1.01	Commercial	1	11,250	Commercial Manufacturing	1		Yes
Honey Brook Township	LD-06-19-15942	Cupola Pump Station Replacement	7/10/2019	123.85	Institutional	1	1,008	Institutional Utility	1		Yes
London Grove Township	SD-06-19-15959	Jose Lopez	7/10/2019	4.51	Single Family Residential	2		Residential Single Family Residential			Yes
Phoenixville Borough	LD-06-19-15951	115 Buchanan St., Phoenixville, PA 19460	7/10/2019	0.88	Institutional	1	55,936	Institutional Nursing Home/Assisted Living	1		Yes
Phoenixville Borough	SD-07-19-15997	467 Emmett Street	7/24/2019	0.27	Single Family Residential Twin	2		Residential Single Family Residential Residential Twin			Yes
Sadsbury Township	SD-07-19-15987	Sadsbury Park Phase 1	7/30/2019	11.30	Single Family Residential	39		Residential Single Family Residential		1,988	Yes
Schuylkill Township	SD-06-19-15968	George & Eileen Herzog	7/1/2019	2.50	Single Family Residential	2		Residential Single Family Residential			Yes
Tredyffrin Township	LD-06-19-15947	Life Time	7/9/2019	5.38	Commercial	1	45,196	Commercial Office Building	1		Yes

Subdivision and Land Development Reviews 7/1/2019 to 7/31/2019

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Tredyffrin Township	LD-07-19-15974	1580, 1600, 1690 and 1692 Russell Road	7/23/2019	5.78	Institutional	1	114,128	Institutional Nursing Home/Assisted Living	1		Yes
Tredyffrin Township	SD-07-19-15973	1580, 1600, 1690 and 1692 Russell Road	7/23/2019	5.78	Institutional	1		Institutional Lot Consolidation			Yes
Upper Uwchlan Township	LD-06-19-15962	Eagleview Lot 4	7/10/2019	7.95	Commercial	1		Commercial Parking Lot/Garage			Yes
Upper Uwchlan Township	LD-07-19-16000	Eagle Village Parking Expansion	7/30/2019	9.20	Commercial	1		Commercial Parking Lot/Garage			Yes
Upper Uwchlan Township	SD-07-19-15999	Eagle Village Parking Expansion	7/30/2019	9.20	Commercial	1		Commercial Lot Consolidation			Yes
Uwchlan Township	SD-07-19-15993	513-515 North Whitford Road	7/25/2019	1.43	Single Family Residential	2		Residential Single Family Residential			Yes
Warwick Township	SD-06-19-15957	Wesley M. Taylor and Kerrill Kornegay Taylor	7/10/2019	37.17	Single Family Residential	2		Residential Single Family Residential			Yes
West Fallowfield Township	SD-07-19-15988	Glenville Farms	7/25/2019	108.34	Single Family Residential Agricultural	4		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
West Grove Borough	SD-06-19-15970	MBQ, LLC	7/25/2019	1.76	Single Family Residential	2		Residential Single Family Residential			Yes
West Sadsbury Township	LD-07-19-15980	Freedom Life Church	7/18/2019	31.44	Institutional	1	72,898	Institutional Religious Organization	1		Yes
West Whiteland Township	LD-06-19-15944	GMX Exton	7/3/2019	0.52	Commercial	1	3,933	Commercial	1		Yes
West Whiteland Township	LD-06-19-15949	Exton Park - Swedesford Recreation Area	7/11/2019	173.37	Institutional	1		Institutional Park			Yes
West Whiteland Township	LD-06-19-15952	353 W. Lincoln Highway	7/11/2019	1.70	Institutional	1	12,750	Institutional Child Daycare	1		Yes

Subdivision and Land Development Reviews 7/1/2019 to 7/31/2019

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
West Whiteland Township	LD-06-19-15964	Johnson Matthey, Inc.	7/15/2019	20.00	Industrial	1	1,100	Industrial Addition to Existing	1		Yes
West Whiteland Township	LD-07-19-15977	Peirce Middle School Modular Classroom	7/11/2019	14.12	Institutional	1	2,940	Institutional School	1		Yes
Willistown Township	SD-06-19-15967	57 Grubb Road	7/17/2019	2.09	Single Family Residential	2		Residential Single Family Residential			Yes
Grand Totals of Subdivision and Land Development Reviews		28 Reviews		590.64 Acres		78 Lots/Units	323,539 Non-Res. Sq. Feet		11 Non-Res. Bldgs.	1,988 Linear Feet Roadway	

There are **28** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations

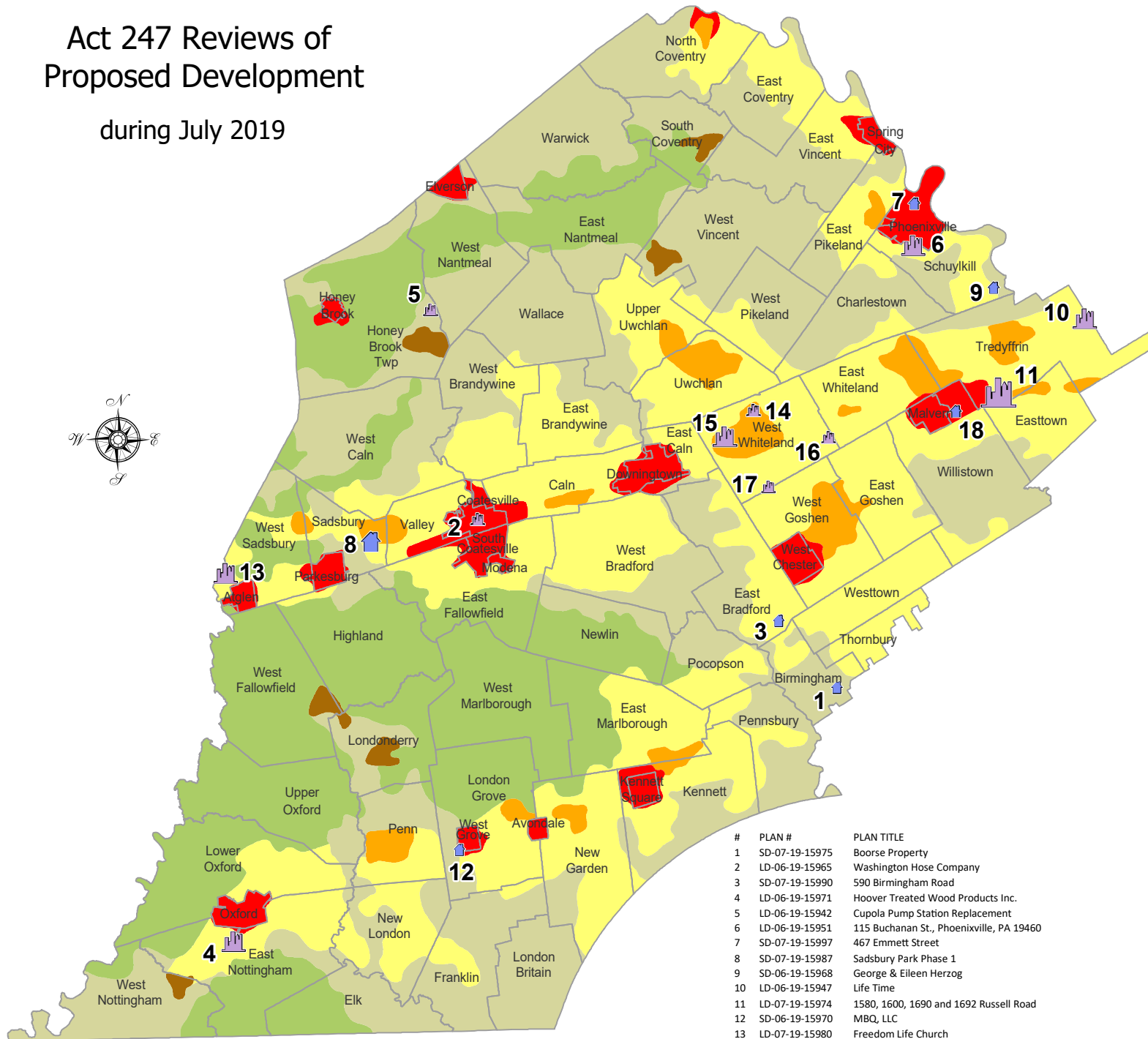
7/1/2019 to 7/31/2019

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
New Garden Township	SD-06-19-15963	J.H. Thompson Inc.	7/24/2019	75.05	Single Family Residential	51	0	Residential Single Family Residential			Yes
Grand Totals of Unofficial Sketch Evaluations		1 Reviews		75.05 Acres		51 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**.

Act 247 Reviews of Proposed Development

during July 2019



Symbols

Residential Lots/Units

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

Non-Residential Square Feet

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

Other

- Mixed Use
- Not Consistent with Landscapes3

Landscapes3

Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	SD-07-19-15975	Boorse Property
2	LD-06-19-15965	Washington Hose Company
3	SD-07-19-15990	590 Birmingham Road
4	LD-06-19-15971	Hoover Treated Wood Products Inc.
5	LD-06-19-15942	Cupola Pump Station Replacement
6	LD-06-19-15951	115 Buchanan St., Phoenixville, PA 19460
7	SD-07-19-15997	467 Emmett Street
8	SD-07-19-15987	Sadsbury Park Phase 1
9	SD-06-19-15968	George & Eileen Herzog
10	LD-06-19-15947	Life Time
11	LD-07-19-15974	1580, 1600, 1690 and 1692 Russell Road
12	SD-06-19-15970	MBQ, LLC
13	LD-07-19-15980	Freedom Life Church
14	LD-06-19-15944	GMX Exton
15	LD-06-19-15952	353 W. Lincoln Highway
16	LD-06-19-15964	Johnson Matthey, Inc.
17	LD-07-19-15977	Peirce Middle School Modular Classroom
18	SD-06-19-15967	57 Grubb Road

0 1.25 2.5 5 7.5 10
Miles

Subdivision & Land Development Letters



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July 30, 2019

Quina Nelling, Secretary
Birmingham Township
1040 W Street Road
West Chester, PA 19382

Re: Final Subdivision - Boorse Property
Birmingham Township – SD-07-19-15975

Dear Ms. Nelling:

A Final Subdivision Plan entitled "Boorse Property", prepared by DL Howell & Associates, Inc., and dated June 27, 2019, was received by this office on July 1, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

PROJECT SUMMARY:

Location:	northwest side of Brintons Bridge Road, west of General Weedon Drive
Site Acreage:	4.37
Proposed Land Use:	2 Single Family Residential Lots
Municipal Land Use Plan Designation:	Residential - Low Density
UPI#:	65-4-40.1

PROPOSAL:

The applicant proposes the creation of 2 residential lots. The existing dwelling and accessory buildings will be removed. 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, particularly the on-site water and sewer issues discussed in comment #4, and all Township issues should be resolved before action is taken on this subdivision plan.

BACKGROUND:

1. The Chester County Planning Commission previously reviewed a subdivision proposal pertaining to the creation of UPI# 65-4-40.1. CCPC# 5525, dated February 26, 1981, addressed the creation of three lots from a 9.01 acre site. According to our records, this subdivision plan was approved by the Township Board of Supervisors on June 15, 1981. The current subdivision plan proposes the further subdivision of Lot 3 of the previously approved plan.

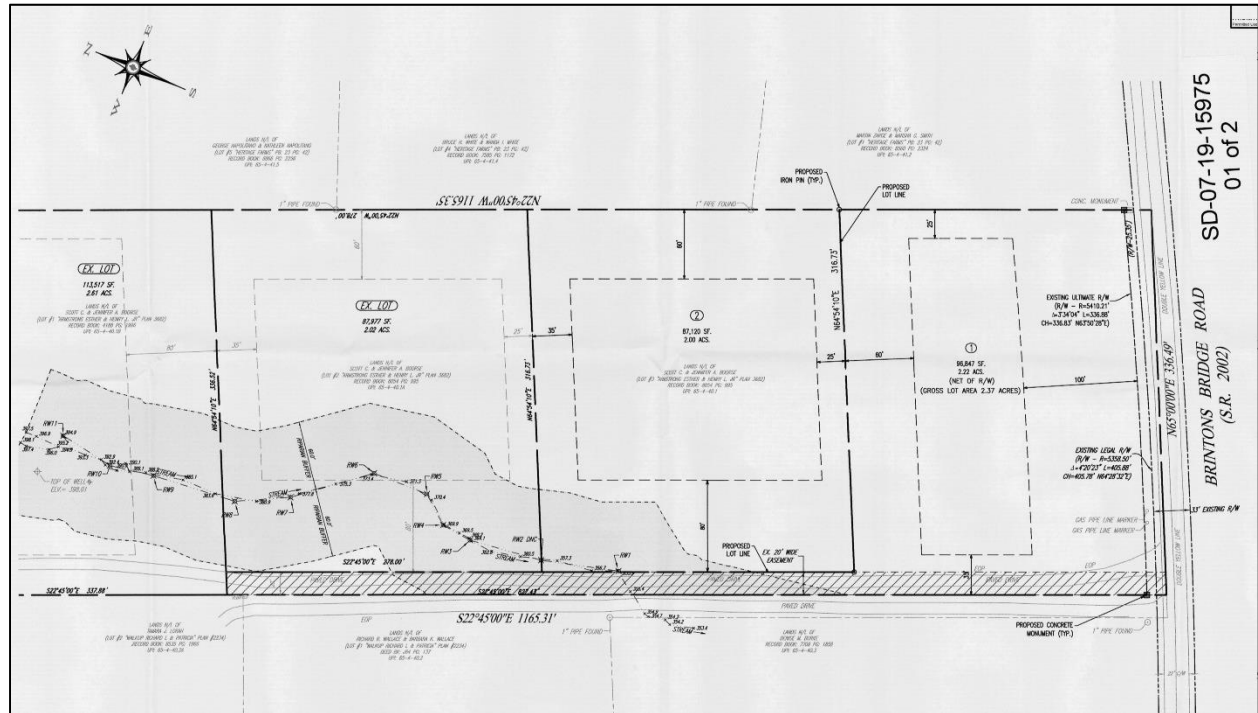


COUNTY POLICY:

LANDSCAPES:

- The project site is located within the **Rural Landscape** and **Brandywine Battlefield** Overlay designations of **Landscapes3**, the 2018 County Comprehensive Plan. The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The **Battle of Brandywine** was the largest single-day land battle and one of the largest engagements of the Revolutionary War, spanning portions of today's Kennett, New Garden, East Marlborough, Newlin, Pocopson, West Bradford, East Bradford, Birmingham, Thornbury, Pennsbury and Westtown Townships and Kennett Square Borough in Chester County, plus areas of Delaware County. **Landscapes3** recognizes the Brandywine Battlefield as an overlay area on the Landscapes Map. Overlay areas do not replace the underlying landscape categories, but they identify areas where continued preservation of these resources is a high priority. Development within or adjacent to the Brandywine Battlefield should preserve key lands, adaptively reuse historic resources, and apply context-sensitive design to integrate with distinctive cultural features and the nationally significant cultural landscape.

While the creation of one additional single family residential lot is an appropriate use in the **Rural Landscape**, careful consideration of the proposed development activity is required due to environmental constraints (these issues are further discussed in comments #5 through #7).



Site Plan Detail, Sheet 1: Final Subdivision - Boorse Property

WATERSHEDS:

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

4. While General Note 15 states that all lots are to be served by on-site sewer and water services, the plan does not indicate the proposed locations of either wells or sewage absorption areas (we note that a request for planning waiver and non-building declaration is provided on Sheet 1). This plan should not be approved until the location of wells and sewage absorption areas are shown on the plan. This information is necessary to verify that the proposed lots will have proper water supply and sewage disposal, and to demonstrate that minimum isolation distances between wells, sewage absorption areas and/or other features can be achieved.
5. A portion of Lot 2 is located within a riparian buffer area. The Township should confirm that any proposed development activity on this site complies with the riparian buffer requirements in Section 122-97.1 of the Township Zoning Ordinance.
6. The plan and 2014 aerial photography indicate that a portion of the site is wooded. The removal of trees should be limited to the minimum area needed for the dwelling(s) and support facilities and the limit of tree removal should be shown on the plan. Any grading within the area of the dripline (the perimeter of the tree's branches) of the trees to be preserved increases the possibility of tree damage.

7. While soils information is not provided on the current plan submission, county mapping records indicate that the site contains areas of hydric (wet) soils (GdA and GdC Gladstone) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. On-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to insure that off-site drainage conditions are not negatively affected.
8. According to Map 3.8 - 1989 National Landmark Archaeological Potential in the 2013 Brandywine Battlefield Preservation Plan, the project site is located within an area having medium potential for battle-related archaeology. Care should be taken if any battle-related artifacts are discovered during any development activity that occurs on this site. The Township Historical Commission should be immediately notified if any battle-related artifacts are discovered. When planning for this nationally sensitive area, please refer to the Brandywine Preservation Plan and any pertinent Strategic Landscape Plans for guidance. The Battlefield Preservation Plan is available online at: www.chescoplanning.org/HisResources/bbpps.cfm.
9. The site plan depicts an existing 33 foot wide right-of-way on Brintons Bridge Road (State Route 2002), along with an additional (approximately) 8 foot wide ultimate right-of-way width on the north side of Brinton Bridge Road. The County Planning Commission's Multimodal Circulation Handbook (2016 Update) classifies Brintons Bridge 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 Brintons Bridge Road. The Multimodal Circulation Handbook is available online at: www.chescoplanning.org/resources/PubsTransportation.cfm.

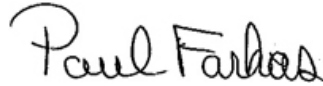
ADMINISTRATIVE ISSUES:

10. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
11. The applicant is requesting four waivers from the provisions of the Township Subdivision and Land Development Ordinance, which includes a request to waive the requirements of a conservation plan set forth in Section 103-22, along with a waiver from Section 103-25.C pertaining to the maximum number of interior lots. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
12. Vehicular access to both proposed lots and UPI #65-4-40.1A and #65-4-40.1B to the north will be provided from a shared driveway entrance. The details of this shared driveway arrangement should be incorporated into the deeds of all four lots.
13. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

Page: 5
Re: Final Subdivision - Boorse Property
Birmingham Township – SD-07-19-15975

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Birmingham 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: Lexington LTD
Jennifer and Scott Boorse
DL Howell & Associates, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



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

July 22, 2019

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

Re: Final Land Development and Subdivision Plan - Washington Hose Company
City of Coatesville - LD-06-19-15965 & SD-06-19-15966

Dear Ms. Mowday:

A final land development plan and subdivision plan entitled "Washington Hose Company", prepared by Commonwealth Engineers Inc., dated January 7, 2019 and last revised on March 29, 2019, was received by this office on June 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 plan and subdivision plan for your consideration.

PROJECT SUMMARY:

Location:	South side of East Lincoln Highway (Business Route 30), north of Martin Luther King Jr. Boulevard, west of South Fourth Avenue
Site Acreage:	0.74 acres
Lots/Units:	3 lots to be merged into 1 lot
Non-Res. Square Footage:	2,400 square feet
Proposed Land Use:	Emergency Services
New Parking Spaces:	No new spaces (14 existing spaces to remain)
Municipal Land Use Plan Designation:	Downtown Revitalization District
UPI#:	16-5-266-E, 16-5-267-E, 16-5-265-E

PROPOSAL:

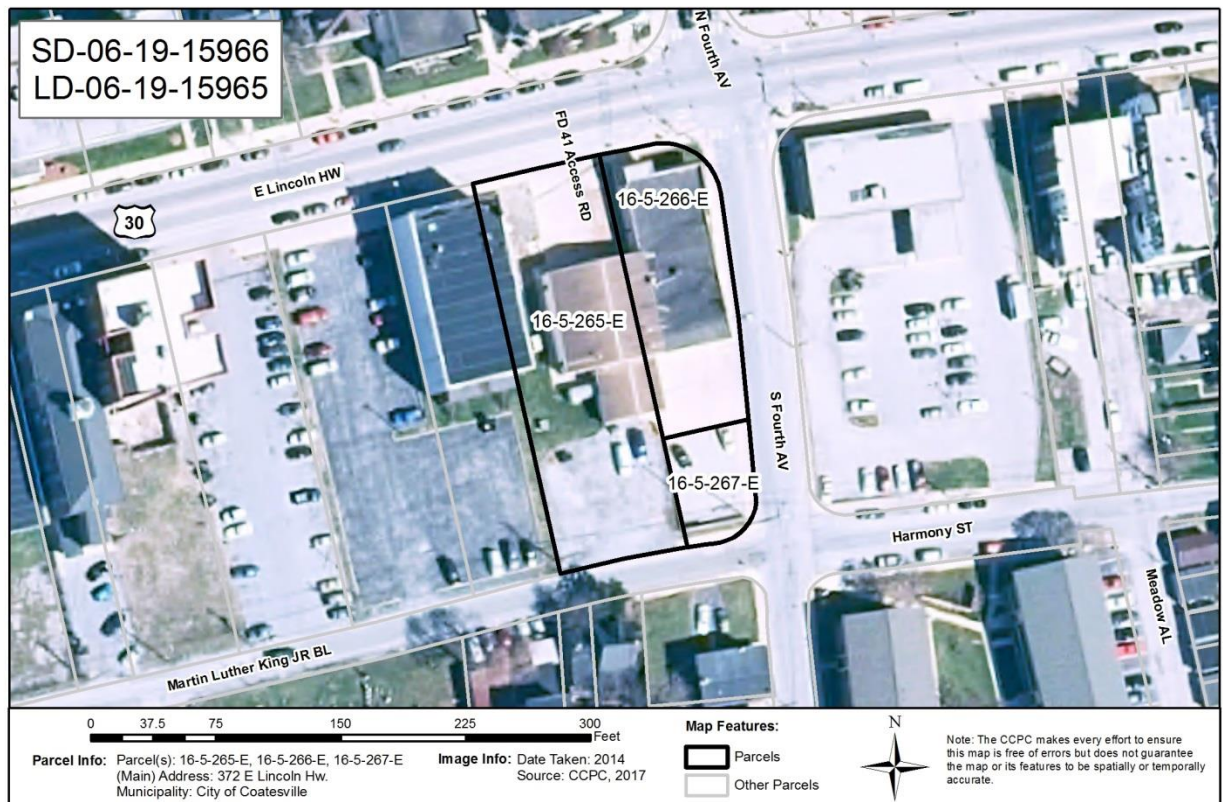
The applicant proposes the construction of a 2,400 square pole barn at an existing fire station and the merger of three lots into one lot. The site, which is served by public water and sewer facilities, is located in the City of Coatesville C-2 Central Business District zoning district. The plan shows a proposed driveway on Harmony Street (i.e., Martin Luther King Jr. Boulevard).

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

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

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

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

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



***Detail of Washington Hose Company
Final Land Development and
Subdivision Plan***

PRIMARY ISSUES:

3. Our records show that the City of Coatesville amended its Official Map and the City Comprehensive Plan to rename the portion of Harmony Street between First Avenue and Fourth Avenue as “Martin Luther King, Jr. Boulevard”, on December 3, 2018. The applicant should show the correct name on the plan.
4. The land development plan contains a certificate of approval from the Coatesville City Council, signed on April 22, 2019. The City should be aware that Section 502.(b) of the Pennsylvania Municipalities Planning Code requires that municipalities shall not approve subdivision and land development applications until the County report is received or until the expiration of 30 days from the date that the application was forwarded to the County.

Page: 4

Re: Final Land Development and Subdivision Plan - Washington Hose Company

City of Coatesville - LD-06-19-15965 & SD-06-19-15966

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

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: Scott Thornton, EMS Chief
Washington Hose Company
Commonwealth Engineers Inc.,
Chester County Conservation District



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

July 30, 2019

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

Re: Final Subdivision - 590 Birmingham Road
East Bradford Township - SD-07-19-15990

Dear Ms. Cantlin:

A Final Subdivision Plan entitled "590 Birmingham Road", prepared by JMR Engineering, LLC, and dated June 18, 2019, was received by this office on July 5, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	southwest corner of Birmingham Road and Lenape Road
Site Acreage:	5.24
Proposed Land Use:	2 Single Family Residential Lots
Municipal Land Use Plan Designation:	Historic Village
UPI#:	51-7-37

PROPOSAL:

The applicant proposes the creation of 2 single family residential lots. The existing residence will remain on Lot 1. Vehicular access to the proposed residence on Lot 2 will be provided from Birmingham Road (State Route 2001). Project General Note 10 on Sheet 2 indicates that both lots shall be deed restricted from further subdivision. The project site, which will be served by public water and onsite sewer, is located in the R-2 Residential zoning district.

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

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** and **Brandywine Battlefield** Overlay designations of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The **Battle of Brandywine** was the largest single-day land battle and one of the largest engagements of the Revolutionary War, spanning portions of today's Kennett, New Garden, East Marlborough, Newlin, Pocopson, West Bradford, East Bradford, Birmingham, Thornbury, Pennsbury and Westtown Townships and Kennett Square Borough in Chester County, plus areas of Delaware County. *Landscapes3* recognizes the Brandywine Battlefield as an overlay area on the Landscapes Map. Overlay areas do not replace the underlying landscape categories, but they identify areas where continued preservation of these resources is a high priority. Development within or adjacent to the Brandywine Battlefield should preserve key lands, adaptively reuse historic resources, and apply context-sensitive design to integrate with distinctive cultural features and the nationally significant cultural landscape. 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 Plum 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:

3. The site plan indicates that the project site contains a Class I historic resource, and the Historic Resource Impact Study included with the plan submission (prepared by Cultural Heritage Research Services, Inc., dated June 2019) identifies this historic resource as the Strode's Mill Miller's House, a contributing resource to the Strode's Mill Historic District, which is listed in the National Register of Historic Places. The Impact Study also indicates that there are four other historic resources within 300 feet of the subject property. The Township should reserve granting final plan approval until the proposal has been reviewed by the Township's Historical Commission. The design of the new residence should be compatible with the historic materials, features, size, scale and massing of the buildings in the historic district.

Additionally, the applicant and Township should work to mitigate any potential or unforeseen negative impacts on the integrity of the existing historic resources in the historic district. We acknowledge that the Impact Study states that the siting of the proposed house and retention of the wooded areas surrounding the proposed house have been selected to mitigate any potential impact to the historic district, the subject property resource, and the other historic resources in the vicinity (page 12). "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

4. The project site is located within the 2010 American Battlefield Protection Program-Brandywine Battlefield area. Specifically, the site is located within an area of battlefield troop movements that occurred on September 11, 1777. Care should be taken if any battle-related artifacts are discovered during any development activity that occurs on this site. The Township Historical Commission should be immediately notified if any battle-related artifacts are discovered. When planning for this nationally sensitive area, please refer to the Brandywine Preservation Plan and any pertinent Strategic Landscape Plans for guidance. The Battlefield Preservation Plan is available online at: www.chescoplanning.org/HisResources/bbpb.cfm.
5. The plan and 2014 aerial photography indicate that a portion of the site is wooded. The removal of trees should be limited to the minimum area needed for the dwelling and support facilities and the limit of tree removal should be shown on the plan. Any grading within the area of the dripline (the perimeter of the tree's branches) of the trees to be preserved increases the possibility of tree damage.
6. The site contains areas of hydric (wet) soils (GdB Gladstone) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. 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.

ADMINISTRATIVE ISSUES:

7. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. The Stormwater Facilities Maintenance Notes table on Sheet 5 indicates that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill their operation and maintenance requirements for these facilities.
9. 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.
10. A copy of the plan should be submitted to the Chester County Health Department (CCHD) for their review and comment on the proposed sewage disposal and/or water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval.
11. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

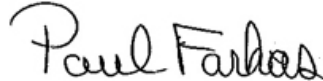
Page: 5

Re: Final Subdivision - 590 Birmingham Road

East Bradford Township - SD-07-19-15990

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Equity Trust Co.
JMR Engineering, LLC
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



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

July 18, 2019

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

Re: Final Land Development - Hoover Treated Wood Products Inc.
East Nottingham Township - LD-06-19-15971

Dear Ms. Scheese:

A final land development plan entitled "Hoover Treated Wood Products Inc.", prepared by Concord Land Planners and Surveyors, Inc. and dated June 11, 2019, was received by this office on June 27, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	North side of Waterway Road and on the east side of Baltimore Pike (State Route 10)
Site Acreage:	1.01 acre
Lots/Units:	1 lot; 1 structure
Non-Res. Square Footage:	11,250 square feet
Proposed Land Use:	Manufacturing
New Parking Spaces:	No additional spaces
Municipal Land Use Plan Designation:	Commerce
UPI#:	69-6-593

PROPOSAL:

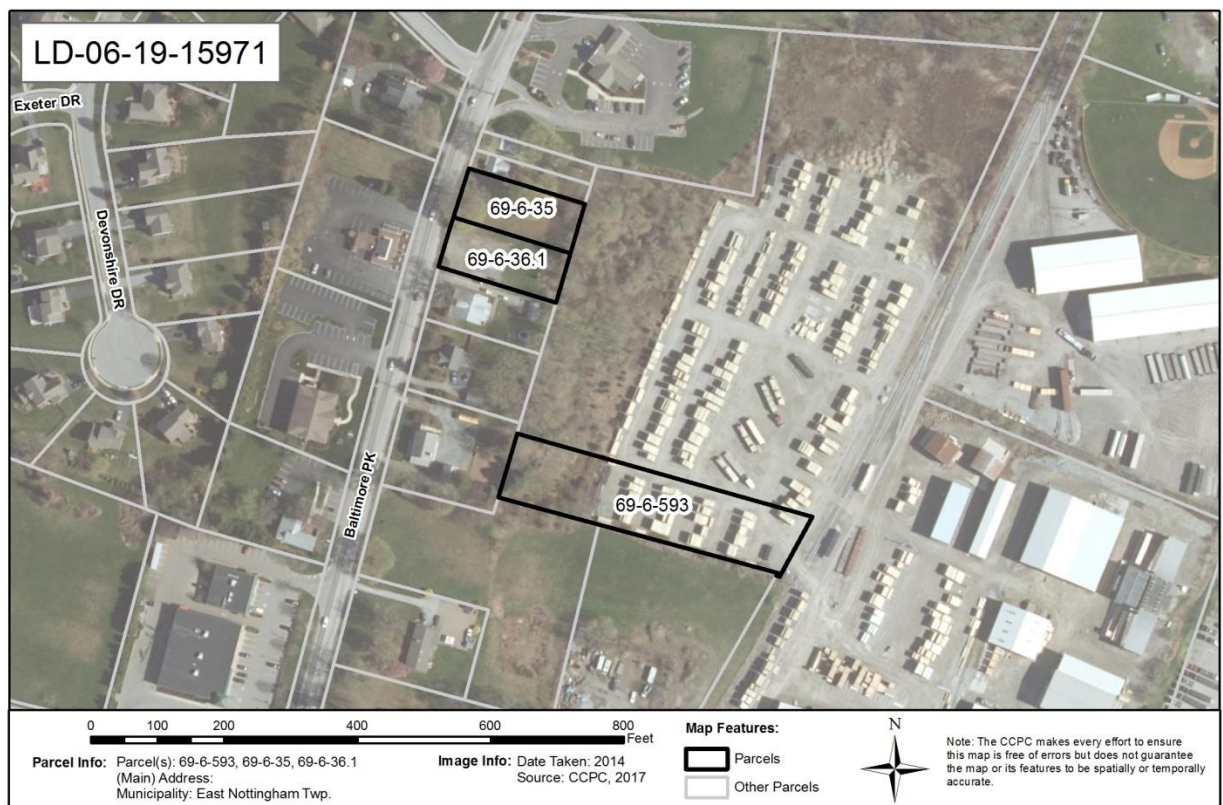
The applicant proposes the construction of an 11,250 square foot shed. The shed will not require any water or sewer facilities. The site is located in the East Nottingham Township C-2 zoning district. A new driveway is proposed for Baltimore Pike (State Route 10).

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 Elk Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are:
 - protect ground water resources,
 - implement comprehensive stormwater management, and
 - protect vegetated riparian corridors.

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



**Detail of Hoover Treated Wood Products Inc.
 Final Land Development Plan**

PRIMARY ISSUES:

- No stormwater management facilities are shown on the plan, although it appears that the proposed shed is located on a pre-existing stone surface. 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. The applicant should verify the accuracy of the metes and bounds of the project site because the information presented on the plan does not match the parcel configuration in the County Lands Records System. The plan identifies part of the site as UPI 69-6-593 and another portion as UPI 69-6-257, although the lot line separating these two lots does not appear on the plan. Also, the plan shows the bulk of the site as comprising UPI 69-6-593, while the County Lands Records System shows the bulk of the tract as being located in UPI 69-6-257 (refer to the aerial shown above). This should be corrected by the applicant. The Chester County Recorder of Deeds Office requires that the correct UPI numbers be identified on all subdivision and land development plans submitted for recording.
5. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Baltimore Pike (State Route 10) as a minor arterial. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Baltimore Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
6. We recommend that the applicant attempt to align the proposed curb with the drive aisle of Andre's Pizza across the street. Aligning it with this aisle would also help avoid an existing street tree.
7. The applicant should elaborate on the disposition of the existing parking area located immediately off the road. At a minimum, we suggest that the parking curb cut should be abandoned and access to the parking should be from the new driveway.
8. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities, because the site appears to involve significant amounts of stored wood materials.
9. The applicant is requesting six 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. One of the waiver requests relates to landscaping. The Township should determine whether landscaping may be appropriate along the proposed driveway.

ADMINISTRATIVE ISSUES:

10. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
11. A Pennsylvania Department of Transportation permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.

Page: 5

Re: Final Land Development - Hoover Treated Wood Products Inc.

East Nottingham Township - LD-06-19-15971

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

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

Wes Bruckno, AICP
Senior Review Planner

cc: Hoover Treated Wood Products Inc.
Concord Land Planners and Surveyors, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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

July 10, 2019

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

Re: Preliminary/Final Land Development - Cupola Pump Station Replacement
Honey Brook Township - LD-06-19-15942

Dear Mr. Landes:

A preliminary/final land development plan entitled "Cupola Pump Station Replacement", prepared by HRG Engineering & Related Services and dated May 30, 2019, was received by this office on June 19, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	East of Cupola Road and Chestnut Tree Road
Site Acreage:	123.85 acres
Lots/Units:	1 lot; 1 unit
Non-Res. Square Footage:	1,008 square feet
Proposed Land Use:	Utility – pump station
New Parking Spaces:	0 spaces
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	22-8-52 (see comment 2 below)

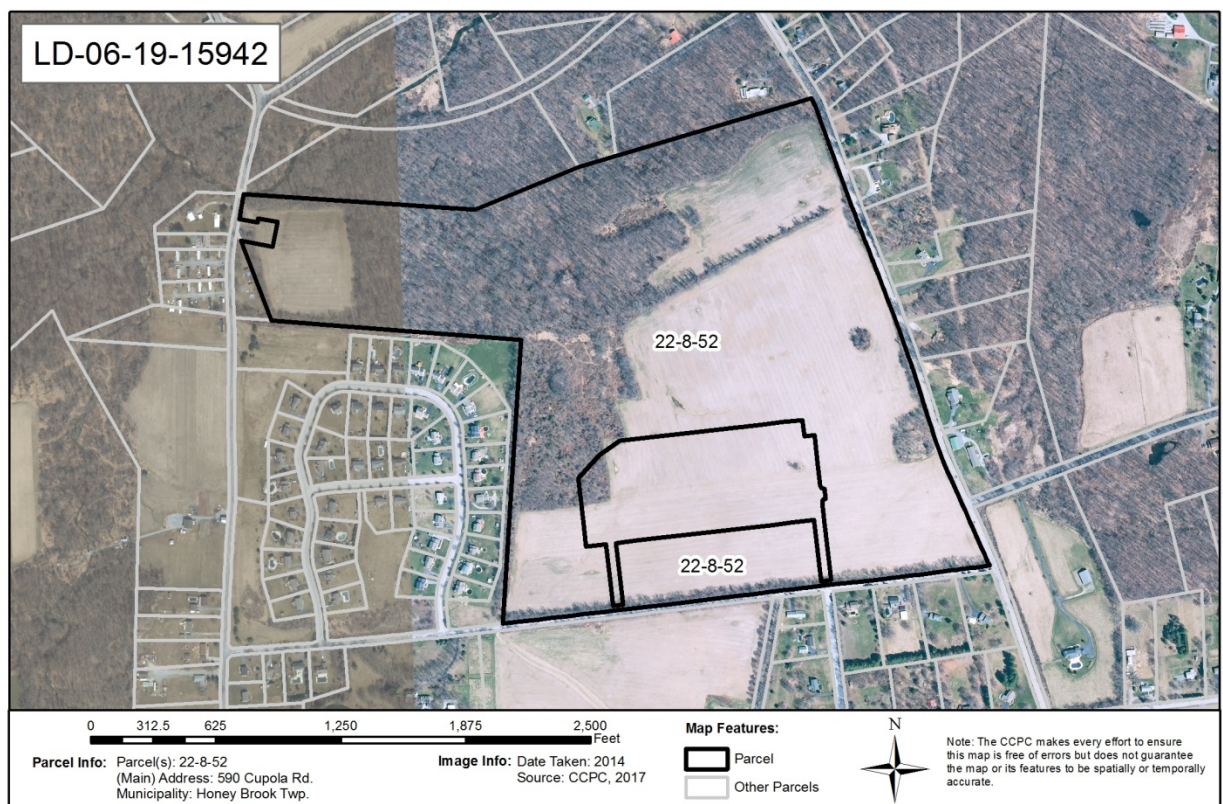
PROPOSAL:

The applicant proposes the reconstruction of a sanitary sewer pump station and a 1,008 square foot building. The site, which is served by on-site water and public sewer facilities, is located in the Honey Brook Township Neighborhood Residential zoning district.

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

LANDSCAPES:

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



LOCATION MAP – As indicated in the Township's Act 247 Referral form

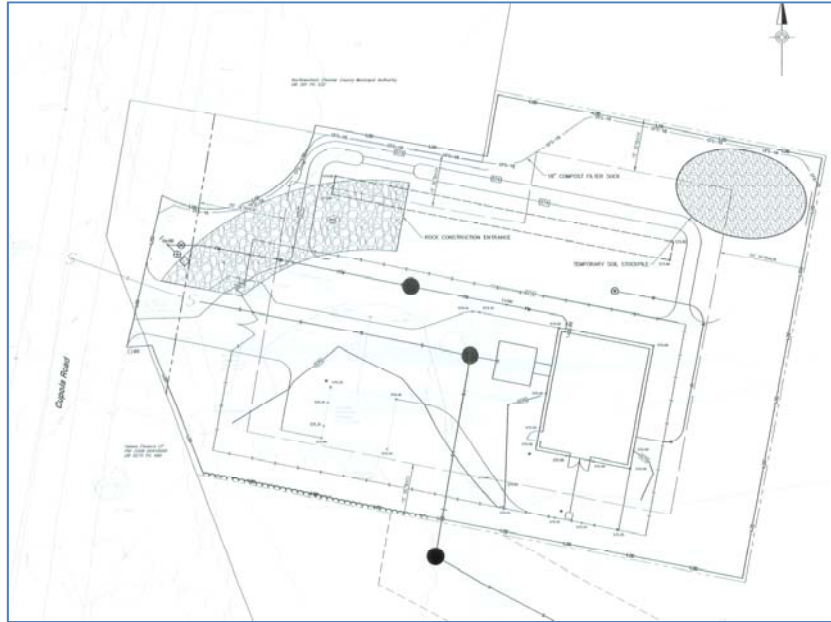
2. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the East Branch subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:

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

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

Page: 3

Re: Preliminary/Final Land Development - Cupola Pump Station Replacement
Honey Brook Township - LD-06-19-15942



*Detail of Cupola Pump Station Replacement
Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

3. The Township's Act 247 Referral form indicates that the site is located at UPI# 22-8-52, but the County Lands Records System seems to indicate that the site is actually located at UPI# **22-8-52.2** (see the detail below). The plan also seems to show lines denoting an easement around UPI: 22-8-52.2. The plan should make clear what easement is being referenced.



*Presumed Location
of the Cupola Pump Station*

Page: 4

Re: Preliminary/Final Land Development - Cupola Pump Station Replacement

Honey Brook Township - LD-06-19-15942

4. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
5. No additional landscaping appears on the plan. The Township should verify that the proposed landscaping plan conforms to Township Ordinance landscape and screening requirements. The use of an evergreen plant material should be considered around the periphery of the facility to help screen the building and its associated fencing from the public right-of-way.
6. The Township should determine whether the site's zoning ordinance information should be shown.
7. The applicant should provide fence details; specifically, the applicant should indicate if the fence will utilize barbed wire, razor ribbon, or similar materials, or will include a weave through the chain links to increase screening. The applicant should also indicate if a gate will control access to the site, and if so, how emergency service providers would gain access.
8. The applicant should indicate whether the storage of hazardous materials, such as flammable liquids, will be accommodated on the site.

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno
Senior Review Planner

cc: HRG Engineering & Related Services
Northwestern Chester County Municipal Authority
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

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

July 10, 2019

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

Re: Preliminary/Final Subdivision - Jose Lopez
London Grove Township - SD-06-19-15959

Dear Mr. Battin,

A preliminary/final subdivision plan entitled "Jose Lopez", prepared by Regester Associates Inc, and dated May 15, 2019, was received by this office on June 19, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	on the southeast corner of Rose Hill Road and Briar Chase Drive
Site Acreage:	4.51
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	RLD - Rural Low Density
UPI#:	59-8-151.2, 59-8-151.5

PROPOSAL:

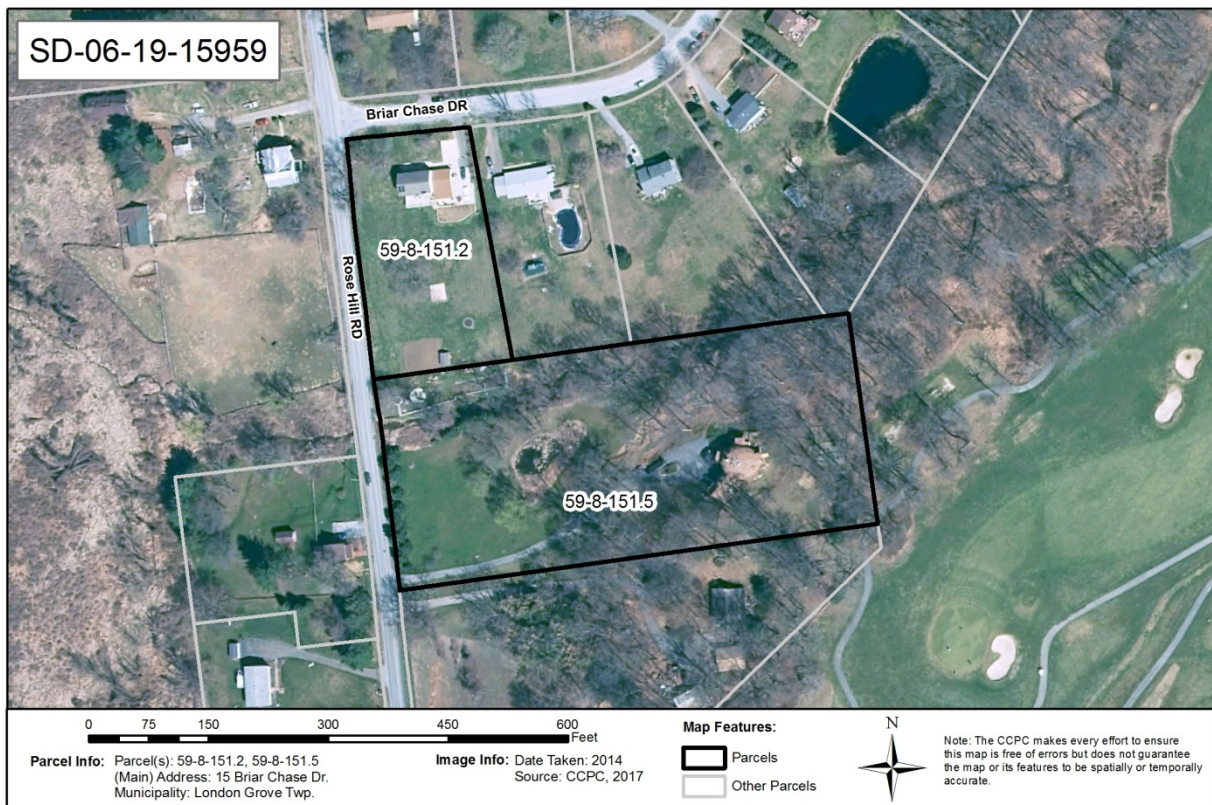
The applicant proposes to revise the location of the property line between two (2) existing lots. The project site, which is served by water and sewer, is located in the RR-Rural Residential zoning district.

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

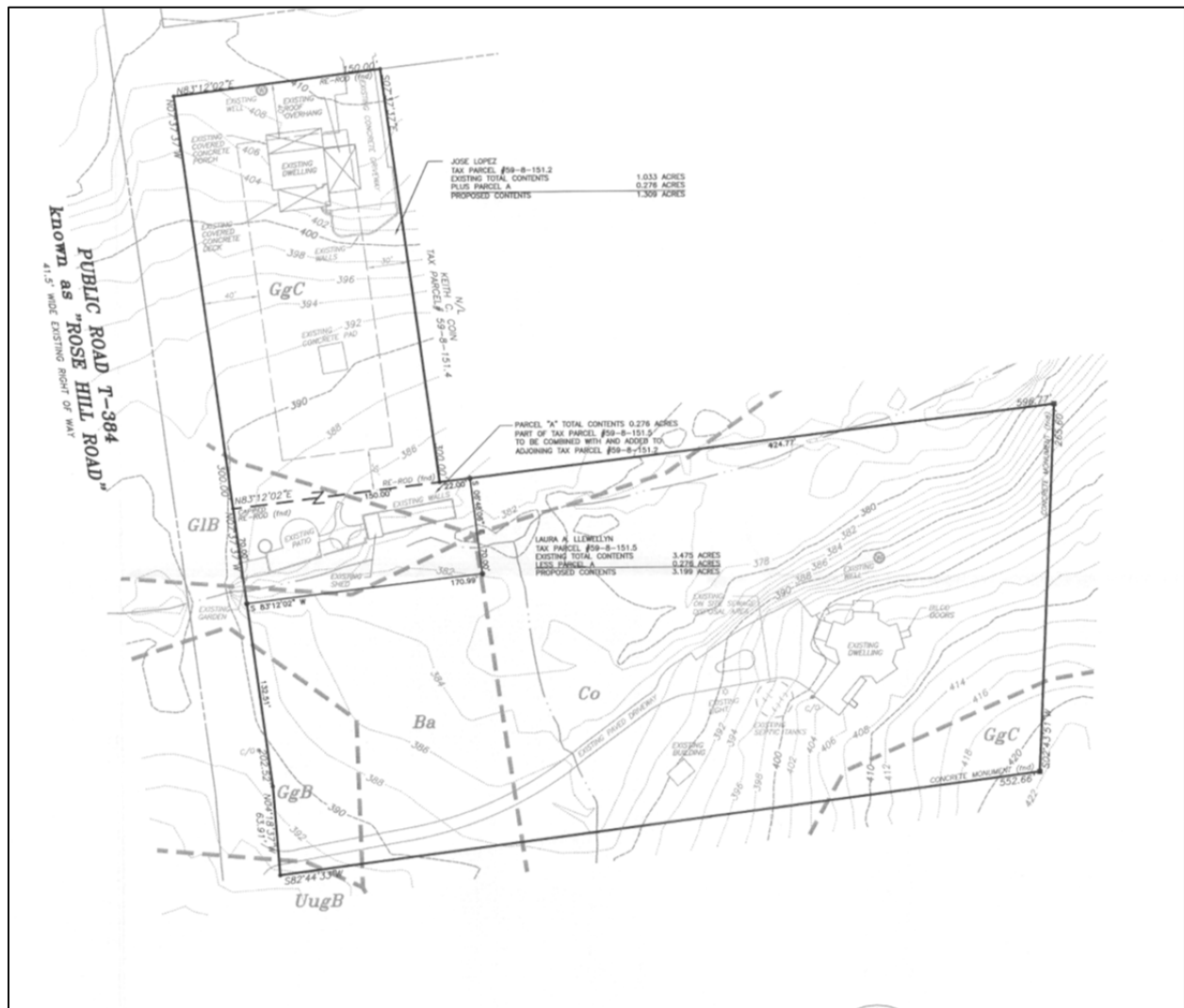


ADMINISTRATIVE ISSUE:

2. 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.

Re: Preliminary/Final Subdivision - Jose Lopez
London Grove Township - SD-06-19-15959

London Grove Township - SD-06-19-15959



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,

Sam Butler

Glenn Bentley
Senior Review Planner

cc: Jose Lopez
Laura A. Llewellyn
Regester Associates, Inc.



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

July 24, 2019

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

Re: Sketch Plan - J.H. Thompson, Inc.
New Garden Township - SD-06-19-15963

Dear Mr. Scheivert,

An unofficial sketch plan entitled "J.H. Thompson Inc.", prepared by Hillcrest Associates, Inc., and dated May 17, 2019, was received by this office on June 21, 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 New Garden Township. This review focuses primarily upon design and procedure-related issues and concerns to assist the applicant and New Garden Township in its review of this proposal prior to the official submission. This review does not replace the need for an official referral by New Garden Township of a preliminary or final plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	on the northwest corner of Hillendale Road and Thompson Road
Site Acreage:	75.05
Lots/Units:	51 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Site Sensitive Residential
UPI#:	60-2-78, 60-2-82

PROPOSAL:

The applicant proposes the creation of 51 lots utilizing the Residential Cluster Design options of Article XV of the zoning ordinance. The project site, which will be served by public water and public sewer, is located in the R-1 Low Density Residential zoning district.

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

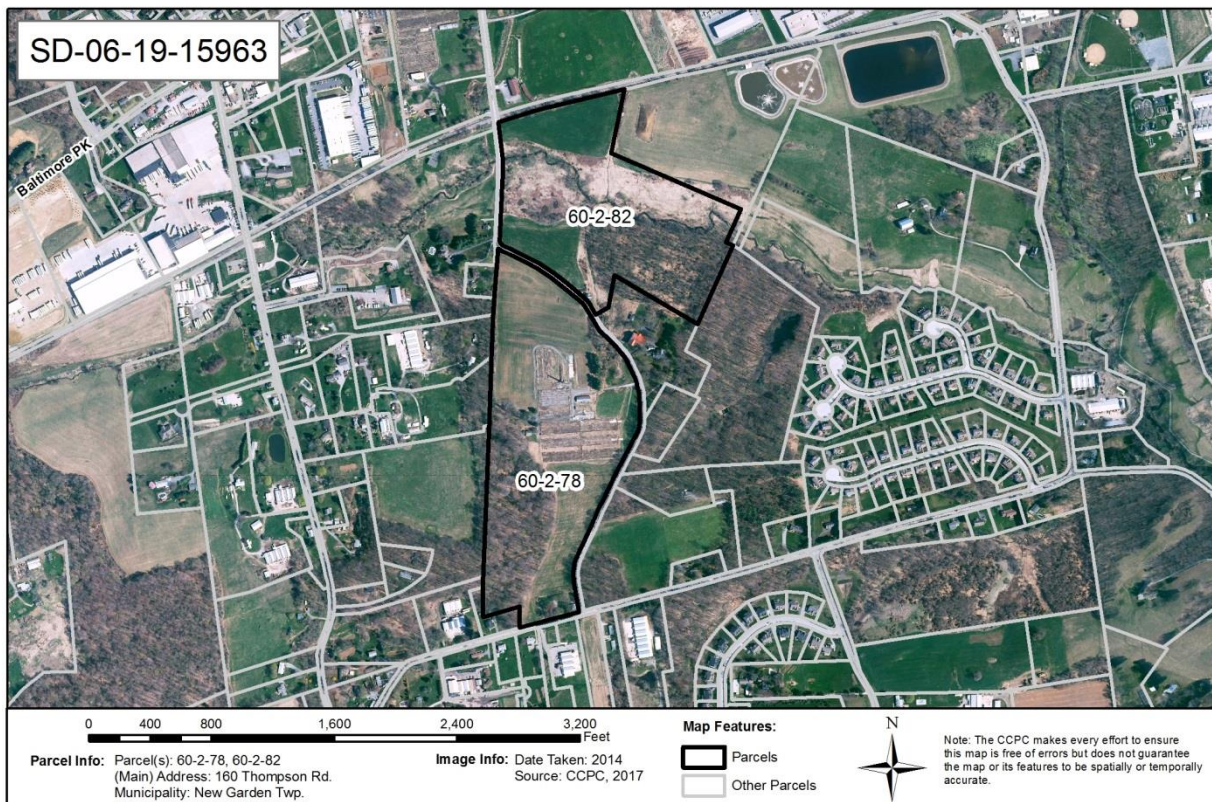
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision sketch plan for this site. That review, CCPC# SD-03-18-15320, dated March 27, 2018, which addressed the creation of a 75 lot residential development comprising 53 single family dwellings, 22 twin dwellings and a 31.2 acre open space parcel.

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

3. ***Watersheds***, the water resources component of ***Landscapes3***, indicates the proposed development is located within the west branch subbasin of the Red Clay Creek watershed. ***Watersheds'*** highest priority land use objectives within this watershed are: reduction of stormwater runoff, restoration of water quality of "impaired" streams, and protection of vegetated riparian corridors. ***Watersheds*** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

4. The addition of 51 dwelling units will significantly increase traffic in the immediate area and impact the capacity of Thompson Road and access to the site. We note that the existing cartway width on Thompson Road is limited and therefore improvements to the road are likely needed to handle the increased traffic. Access to this site from the north may be affected by existing truck traffic and congestion issues on Baltimore Pike that are especially notable during the peak-hours. On Hillendale Road there are access issues at the intersection with Newark Road, limiting certain turning movements. Adding additional traffic to these intersections from this development would only exacerbate the access issues. We suggest that the preliminary/final submission would benefit from the inclusion of a traffic impact study.
5. We note that the proposed layout still includes a central green area, however the amenities that were part of the previous plan have not been included in this plan and it appears that the historic smokestack will not be included in the current plan. The site has significant historic value; it was one of the major rose growing operations in Chester County and is identified in the Landscapes2 Chester County Cultural Heritage Interpretive Regions narrative. We encourage the applicant to preserve the historic smoke stack and recommend that the applicant work with the Township Historic Commission to document the history of the site including the two cottages at the southern end of the property. The smoke stack could help provide a sense of place for the development; an interpretive sign at the base of the smoke stack could inform residents and visitors of the history of this site and its importance to the Township.
6. The applicant and the Township should discuss creation of a pedestrian connection between the proposed development and the New Garden Shopping Center using the 30 foot-wide access and utility easement located on the south side of the railroad right-of-way. We note that a significant portion of the Township's protected open space is located along its boundary with Kennett Township. We acknowledge the Township's trail efforts at the Township Park and at the Airport and recommend that a trail in the central eastern portion of the Township would be appropriate and should be designed to connect to the Kennett Township trail network.
7. This site has significant viewsheds such as: expansive views to the north, the surrounding woodlands, the stream corridor and the historic farmstead on the east side of the road. The Township and the applicant should discuss how these resources can be protected for the future residents of this community and the Township. The applicant should consider choosing a dwelling design that provides a lower profile and utilizing the existing wooded areas and hedgerows to provide a vegetated screen along the west side of Thompson Road.
8. The Township and the applicant should discuss the need for measures that could be incorporated into the plan to prevent the main development road from being used as a "cut-through" and traffic calming measures that could be added to Thompson Road.



Detail of sheet #3 of the sketch plan

9. The plan does not address the two existing residences with frontage on Hillendale Road; if these dwellings are historic they should be preserved and incorporated into the plan. Preservation of these two dwellings would support the Land Use & Housing Objective C in the Township's 2018 Comprehensive Plan. Saving these houses from demolition also preserves homes that could serve as middle income units.
10. The plan includes the parcel located at the south west corner of Baltimore Pike and Thompson Road. The sketch plan does not show any proposed use for this parcel; the reason for its inclusion should be explained in the plan notes and it should be shown on the location map.

NATURAL FEATURES PROTECTION:

11. Given the Christina Basin's sediment and nutrient TMDLs and the sediment and nutrient impairments in the West Branch Red Clay Creek watershed, please consider seeding the planned stormwater basins with a native rain garden seed mix to establish herbaceous vegetation. Herbaceous vegetation can filter out excess sediments, remove nutrients, increase soil moisture, and diminish peak-flow runoff rates.
12. Operation and maintenance plans for rain gardens should include bi-annual inspection of outlet risers, clearing of accumulated debris, and pruning and weeding as necessary. Rain gardens

should also be inspected to assess plant health and species diversity; re-seeding may be necessary a few years after establishment to maintain the desired function.

13. Before construction the planned limit of disturbance along the undisturbed section of woodlands should be marked with orange construction fencing to reduce unintended intrusion into these areas by construction equipment.
14. It is not clear from the information available for this review if any stormwater infrastructure will drain directly into the wetlands adjacent to the property. If stormwater outlets are proposed in these areas, appropriate energy dissipaters should be installed to reduce flow velocity to avoid erosion and wetland disturbance.

STORMWATER CONSIDERATIONS:

15. It appears that runoff from some of the proposed home sites on the northern and western side of the property (#'s 1-5; 29-38) will not be captured by any stormwater BMPs. Steep slopes behind these houses may increase the risk of accelerating stormwater runoff, causing sheet and rill erosion and potential sediment deposition in the adjacent wetlands. Consider the following:
 - a. Capturing all flow from rain gutters in stormwater BMPs by directing flow towards the front of homes and into planned infiltration basins or rain gardens.
 - b. Establishing shrub species on steep slopes (>15%) to help disperse energy and avoid points of concentrated flow, stabilize soils, and increase sediment trapping from stormwater runoff prior to entering the riparian area.
16. Consider maximizing onsite stormwater infiltration, where feasible, by incorporating practices such as using permeable paving options on walkways and installing rain gardens, vegetated swales, or vegetated curb extensions to capture and infiltrate stormwater runoff.
17. The stormwater management operation and maintenance plans should clearly define the entity responsible for long-term operation, maintenance, and inspection of all stormwater infrastructure. Requirements for the frequency of inspections should be detailed in this plan at intervals that would ensure they maintain their designed functions.

ADMINISTRATIVE ISSUES:

18. The applicant should verify that the site is free from soil contamination associated with the previous uses of this site.
19. The preliminary and/or final plan should indicate how the open space will be managed.
20. 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.

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Re: Sketch Plan - J.H. Thompson Inc.

New Garden Township - SD-06-19-15963

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

Sincerely,

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: J.H. Thompson Inc.
Hillcrest Associates
Chester County Water Resources Authority



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

July 10, 2019

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

Re: Preliminary/Final Land Development - 115 Buchanan St., Phoenixville, PA 19460
Phoenixville Borough - LD-06-19-15951

Dear Mr. Boelker:

A preliminary/final land development plan entitled "115 Buchanan St., Phoenixville, PA 19460", prepared by Cedarville Engineering Group LLC, and dated June 6, 2019, was received by this office on June 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 land development for your consideration.

PROJECT SUMMARY:

Location:	the southeast corner of Buchanan Street and Morgan Street
Site Acreage:	0.88
Lots/Units:	1 lot
Non-Res. Square Footage:	55,936
Proposed Land Use:	Senior Housing
New Parking Spaces:	34
Municipal Land Use Plan Designation:	High Density Residential
UPI#:	15-9-642-E

PROPOSAL:

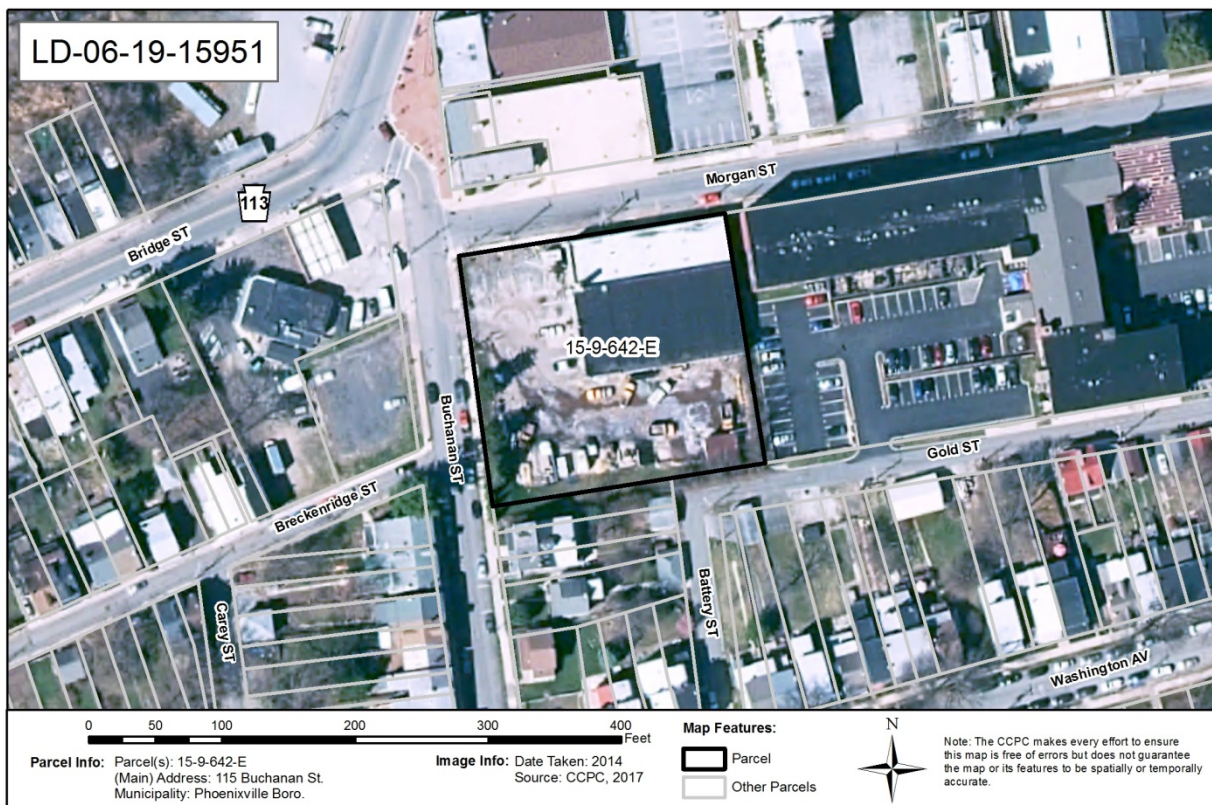
The applicant proposes the construction of a four story 55,936 square foot senior housing facility with 34 parking spaces. The project site, which will be served by public water and public sewer, is located in the TC-Town Center zoning district. The submission did not include any elevations of the proposed facility.

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:

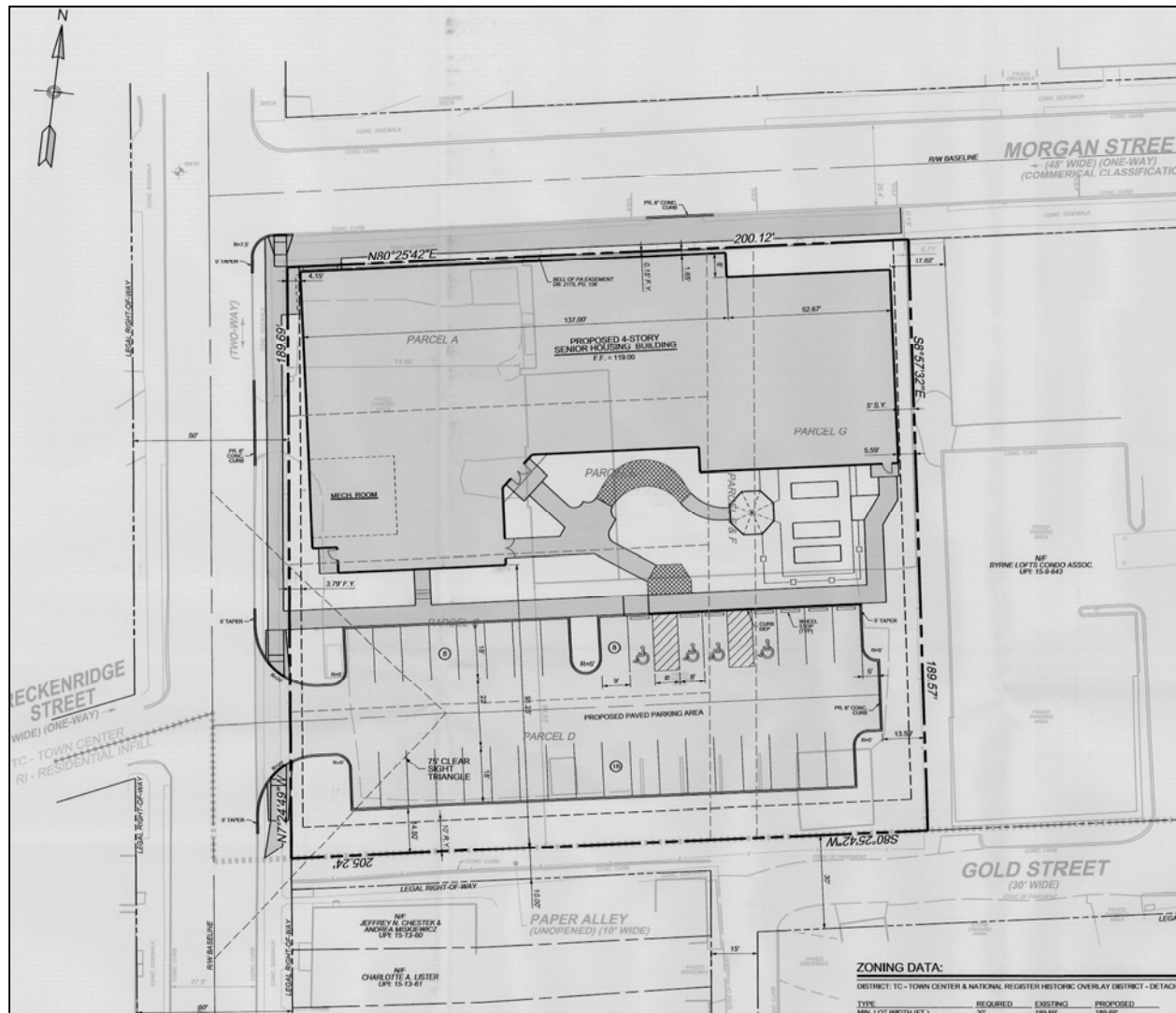
LANDSCAPES:

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



WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the French Creek subbasin of the Schuylkill River watershed. *Watersheds'* highest priority land use objectives within this watershed are: implementation of comprehensive stormwater management, protection of water quality from nonpoint source pollutants, and protection of vegetated riparian corridors. *Watersheds* can be accessed at www.chesco.org/water.



Detail of Sheet C-1 of the plan

PRIMARY ISSUES:

- The existing building was previously the Phoenixville Armory; the Borough should verify whether the building is a designated historic structure. We note it is located within the National Register Historic District; the Borough should proceed according to its ordinances.
- The Parking Requirements data indicates that 34 parking spaces are proposed for the 50 unit senior living facility. While we understand that this might be consistent with ordinance requirements, we suggest that more parking will be necessary.
- The configuration of the parking lot will preclude a small bus from making a U-turn, which would necessitate it backing out onto Buchanan Street. We recommend that the parking be redesigned to accommodate more vehicles and a turn-around for buses serving the senior residents.
- It appears that the two-way section of Buchanan Street will be extended to the South to permit access to the Senior Housing facility from Buchanan Street. The plan does not include any information

Page: 4

Re: Preliminary/Final Land Development - 115 Buchanan St., Phoenixville, PA 19460

Phoenixville Borough - LD-06-19-15951

related to striping, bollards or a raised island to channel traffic to a single northbound lane at this point. We recommend that the Borough utilize these measures and additional signage to make drivers aware of the change in traffic movements at this location.

7. The paper alley on the south side of the development site should be used to create a pedestrian link between Gold Street and Buchanan Street. The plan should include a pedestrian connection to the adjacent Byrne Lofts property.
8. It appears that the building façade on Morgan Street will not include a building entrance. The Borough and the applicant should discuss design features that could be added to the Morgan Street façade to improve the appearance of the building. We suggest that the building should have an entrance on Morgan or Buchanan or on the corner of these two streets. This would “activate” the building along these two streets and better facilitate pedestrian access and interaction with Bridge Street.

ADMINISTRATIVE ISSUES:

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

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

Glenn Bentley
Senior Review Planner

cc: The Hankin Group, Attn: Neal Fisher
CEG Cedarville Engineering Group, LLC
Chester County Conservation District



THE COUNTY OF CHESTER



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Executive Director

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

July 24, 2019

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

Re: Preliminary/Final Subdivision - 467 Emmett Street
Phoenixville Borough - SD-07-19-15997

Dear Mr. Boelker:

A preliminary/final subdivision plan entitled "467 Emmett Street", prepared by ProTract Engineering, and dated June 25, 2019, was received by this office on July 15, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	between Wilson Street and Emmett Streets, east of Fairview Street
Site Acreage:	0.27
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	15-5-98

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 plan.

COUNTY POLICY:

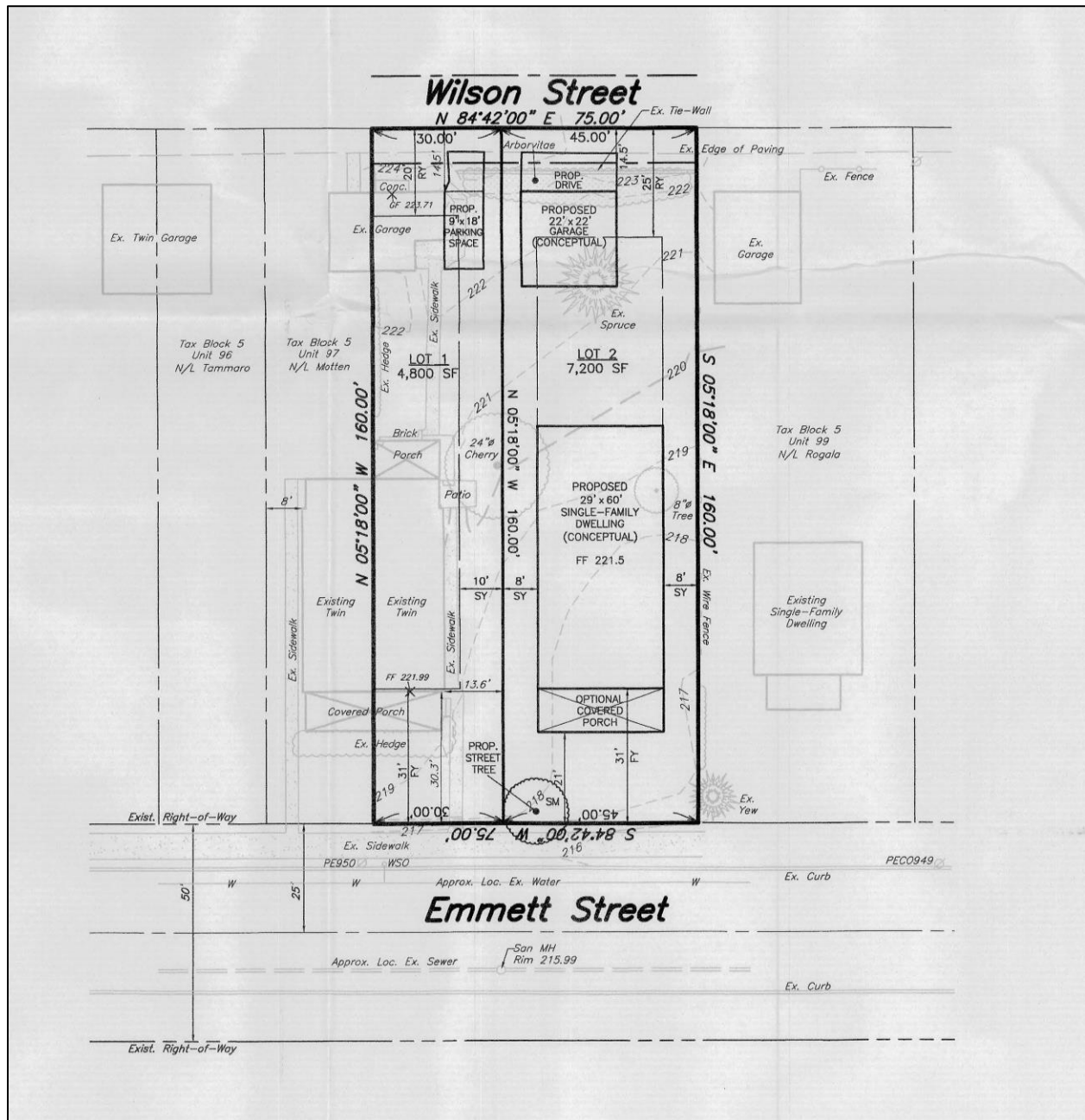
LANDSCAPES:

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



PRIMARY ISSUES:

2. We encourage the applicant to construct the “Optional Covered Porch” to reflect the existing neighborhood characteristics and that a sidewalk be installed to connect the front of the dwelling with the sidewalk on Emmett Street.
3. We recommend that the applicant and the Borough consider a proposed garage design that preserves the existing spruce tree.



Detail of Sheet #1 of the subdivision plan

ADMINISTRATIVE ISSUES:

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

Page: 4
Re: Preliminary/Final Subdivision - 467 Emmett Street
Phoenixville Borough - SD-07-19-15997

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: Sophie Karmazinski Irrevocable Trust
Chesco Real Estate, LLC, Attn: Steve Clifton
ProTract Engineering, Inc. Attn: Nick T. Rose, P.E.
Chester County Conservation District



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

July 30, 2019

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

Re: Final Subdivision - Sadsbury Park Phase 1
Sadsbury Township - SD-07-19-15987

Dear Ms. Shank:

A final subdivision plan entitled "Sadsbury Park Phase 1", prepared by Advanced GeoServices and dated January 31, 2019, was received by this office on July 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:	Southwest intersection of Old Wilmington Road (State Route 4001) and Quarry Road
Site Acreage:	11.30 acres
Lots:	39 lots
Proposed Land Use:	Single Family Residential
New Parking Spaces:	30 on-street spaces
Municipal Land Use Plan Designation:	Traditional Neighborhood Development
UPI#:	37-4-46

PROPOSAL:

The applicant proposes the creation of 39 lots and 30 on-street parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Sadsbury Township Traditional Neighborhood Overlay District zoning district. Access will be from Quarry Road. A conditional use approval related to this plan was granted by the Sadsbury Township Board of Supervisors on December 31, 2004.

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

COUNTY POLICY:

LANDSCAPES:

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



***Detail of Sadsbury Park Phase 1
Final Subdivision***

WATERSHEDS:

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

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

PRIMARY ISSUES:

3. The parcel to the north, UPI 37-04-41, is not separated by title lines from the parcel to the south; the applicant should clarify this issue.
4. Usable open space for recreational activities and neighborhood gatherings is limited in the current design. The design could be improved if a centrally-located recreational area were located within the tract, such as within a portion of the central island occupied by lots 28-33. Another alternative would be to replace Lot 7 with a level recreational space, which would create a linear open space connection with the adjacent stormwater basins and provide a welcoming entryway and desirable amenity to the development.
5. We suggest that more of the lots could accommodate side-entry garages if driveways were combined. The use of more side-entry garages with joint driveways could increase opportunities for landscaping and increase the visual appeal of the streetscape.
6. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Old Wilmington Road (State Route 4001) as a minor collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Old Wilmington Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
7. The Act 247 Referral Form that was submitted with the applicant indicated that no traffic study was included. We suggest that the Township's review of this plan submission would benefit from the preparation of a traffic impact study and a review of the potential impacts posed by this project.
8. We recommend that the bike trails should be constructed before the Township issues any building occupancy permits for this development. We also recommend that the applicant utilize permanent, all-weather materials for the trail to accommodate a wider variety of users, and be handicapped-accessible. The trail should also be at least eight feet in width to accommodate multiple users.
9. The plan indicates that the applicant obtained conditional use approval for this project on December 31, 2004. 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.
10. We suggest that the stormwater basins could serve as site amenities and opportunities for passive recreation, while serving their roles for stormwater management. The applicant and the Township should consider designs that could maximize the visual appeal of these basins, and add more opportunities for the passive recreational use of these areas.
11. We recommend the use of a lighting fixture with type IV distribution at the entrances to the development for more uniform lighting and better visibility.
12. The plan indicates that a Homeowners' Association (HOA) will be responsible for the proposed

Page: 4

Re: Final Subdivision - Sadsbury Park Phase 1

Sadsbury Township - SD-07-19-15987

common facilities and areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the HOA document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.

13. We suggest that the Township Engineer verify that the plan will maximize the use of native tree, shrub, and herbaceous species in the planting areas.
14. The applicant should verify the height of the fence on top of the proposed retaining wall.
15. The applicant should correct the sheet numbering sequence.

ADMINISTRATIVE ISSUES:

16. 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.
17. The signature block should be revised to indicate that this proposal will be reviewed by the Secretary of the Chester County Planning Commission, not "certified", and the reference to "MCPC NO." should be removed.
18. 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 Sadsbury Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Advanced GeoServices
Sadsbury Quarry Road Associates, LP
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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(610) 344-6285 Fax (610) 344-6515

July 1, 2019

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

Re: Final Subdivision - George & Eileen Herzog
Schuylkill Township - SD-06-19-15968

Dear Mr. Mentry, Jr.:

A final subdivision plan entitled "George & Eileen Herzog" prepared by Land Grant Surveyors, LLC, and dated April 26, 2019, was received by this office on June 25, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	on the south side of Oakwood Lane, east and west of Davis Road
Site Acreage:	2.50
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Village
UPI#:	27-7-10.3

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 R-1 Low Density Residential zoning district.

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

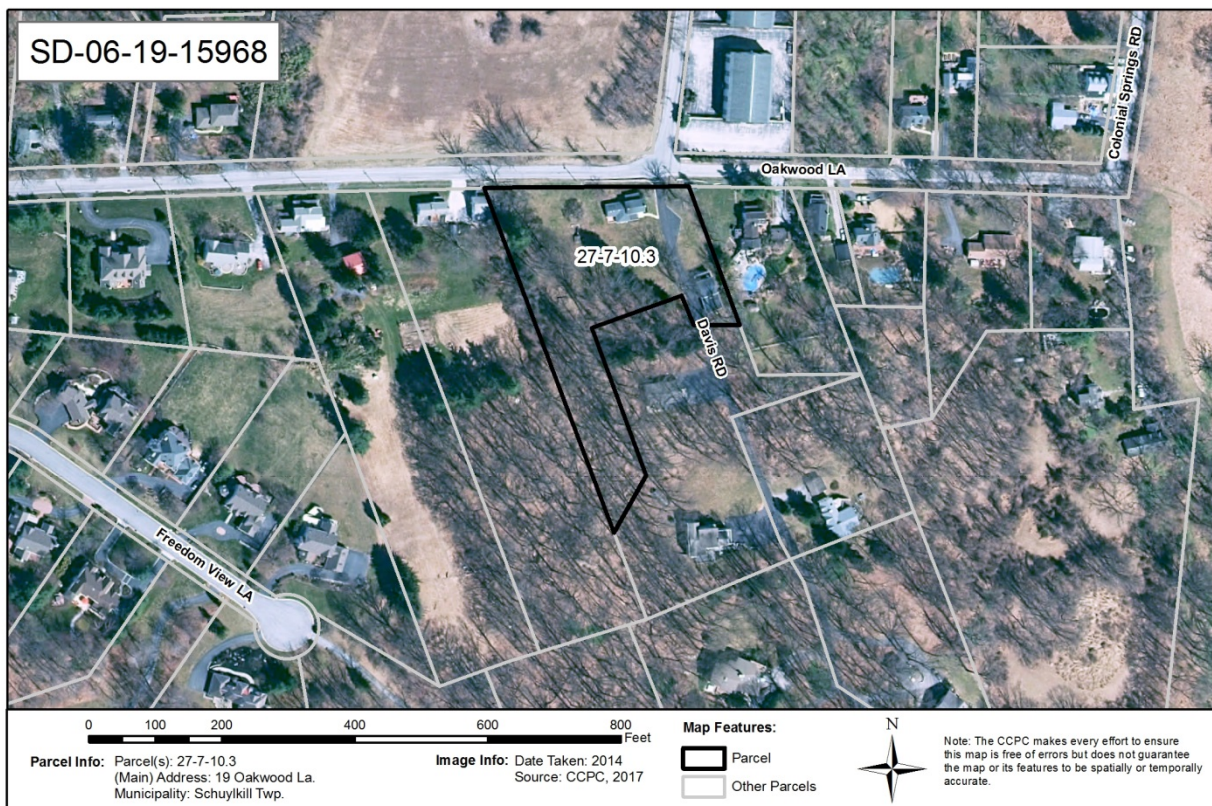
BACKGROUND:

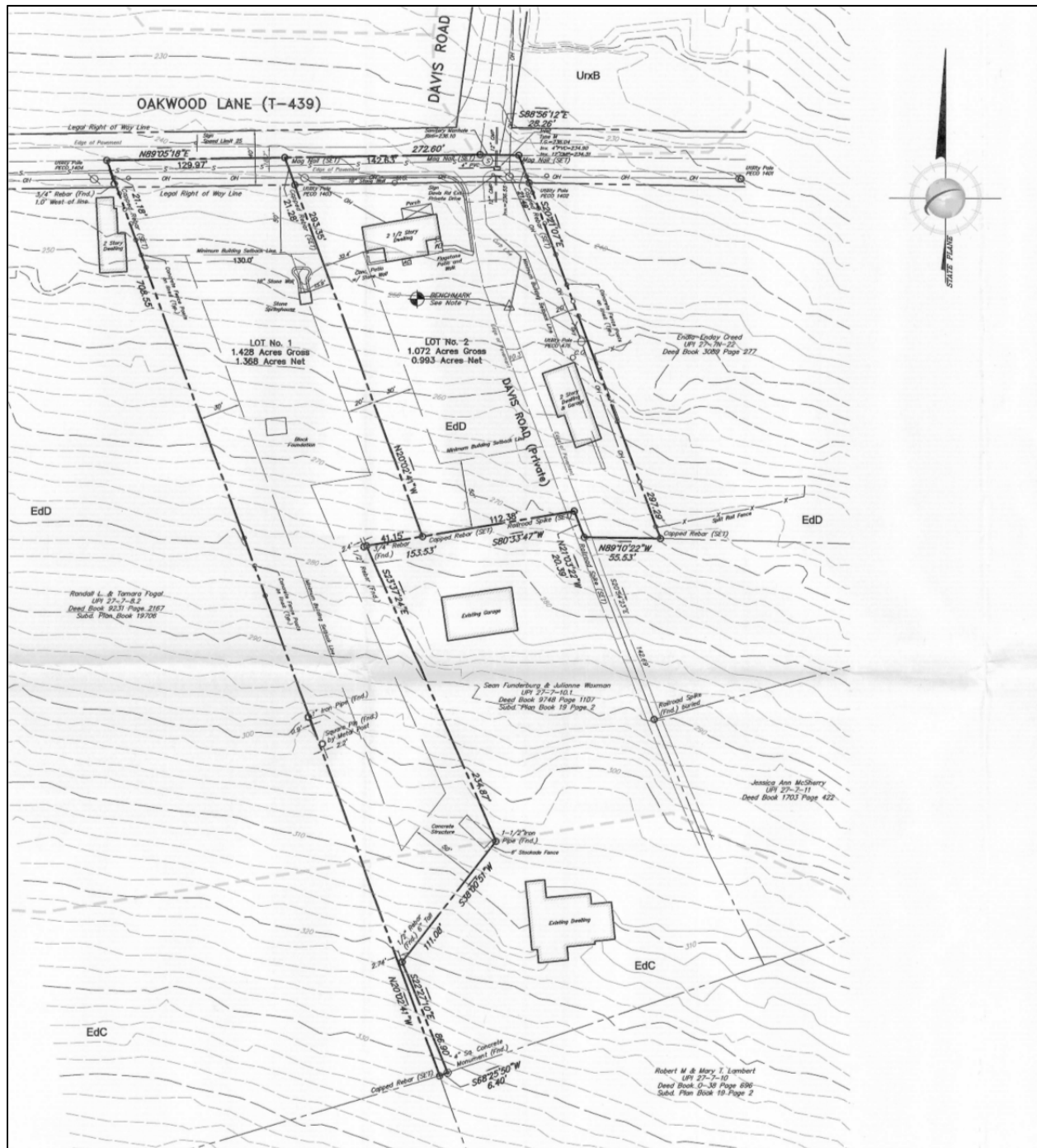
1. The Chester County Planning Commission has previously reviewed a subdivision plan for this site. That review, CCPC# 11767, dated March 24, 2005, which addressed the creation of three residential parcels on the south side of Oakwood Lane; our records indicate that the plan did not receive Township approval.

COUNTY POLICY:

LANDSCAPES:

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





Detail of the subdivision plan

PRIMARY ISSUES:

3. The existing house on proposed lot #2 is a Class 2 historic resource. In consideration of maintaining the context of the historic house the applicant and the Township should consider creating a deed restriction on proposed lot #1 preventing the demolition/removal of the existing springhouse on that lot.

Page: 4

Re: Final Subdivision - George & Eileen Herzog

Schuylkill Township - SD-06-19-15968

4. We note that lot #1, while it appears to comply with zoning ordinance standards, has an awkward narrow strip at its southern extremity. We recommend that the applicant, the adjoining owner and Township use the opportunity afforded by this subdivision to revise lot layout and eliminate this strip.

ADMINISTRATIVE ISSUES:

5. The applicant is requesting a waiver from the Township's Subdivision and Land Development Ordinance review. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of this requirement or does not create the impact that these provisions are intended to manage.
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 Schuylkill 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: George & Eileen Herzog
Louis Piombino
Land Grant Surveyors



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Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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July 9, 2019

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

Re: Preliminary/Final Land Development - Life Time
Tredyffrin Township – LD-06-19-15947

Dear Mr. Baumann:

A Preliminary/Final Land Development Plan entitled "Life Time", prepared by Bohler Engineering, and dated May 30, 2019, was received by this office on June 10, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	south of East Swedesford Road and east of Old Eagle School Road
Site Acreage:	5.38
Lots/Units:	1 Lot
Proposed Land Use:	45,196 square foot office building
New Parking Spaces:	265
Municipal Land Use Plan Designation:	Office/Business Park
UPI#:	43-6F-7.1

PROPOSAL:

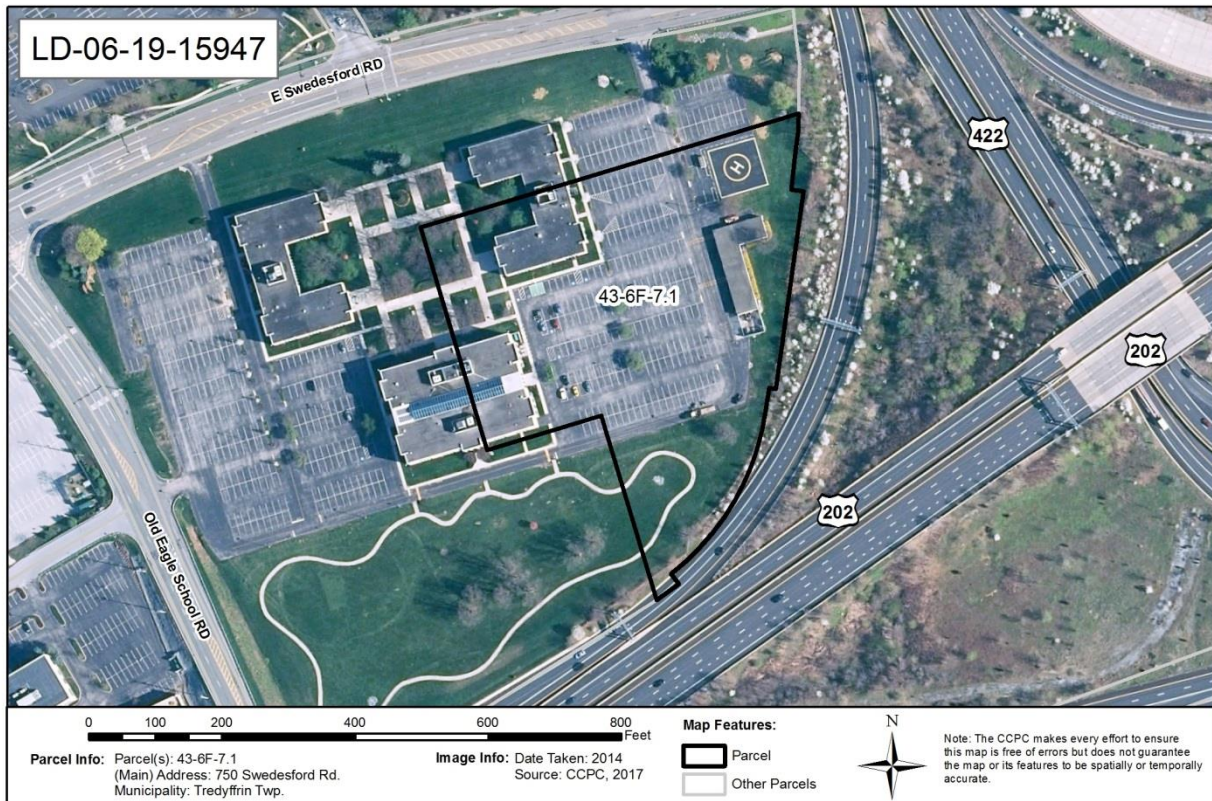
The applicant proposes the construction of a two-story 45,196 square foot office building, and 265 parking spaces. The project site, which will be served by public water and public sewer, is located in the O Office zoning district. Building elevations were included with the plan submission to the County 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.

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision and land development proposal for this site. CCPC# SD-6-15-12014, dated July 1, 2015, addressed the creation of two lots from a 21.3 acre site. CCPC# LD-6-15-12015, dated July 1, 2015, addressed

the construction of a 40,026 square foot private school on Lot 1 of the proposed subdivision plan, and the construction of a three-story 135,965 square foot Lifetime Fitness building and an 800 square foot bistro on Lot 2. According to our records, these plans were approved by Tredyffrin Township on December 7, 2015. While the current plan submission indicates that the Lifetime Fitness building (aka Lifetime Athletic Health Club) and the bistro have been constructed, the current plan submission indicates that the proposed office building is generally situated in the same location on the original parent tract as the previously approved private school.



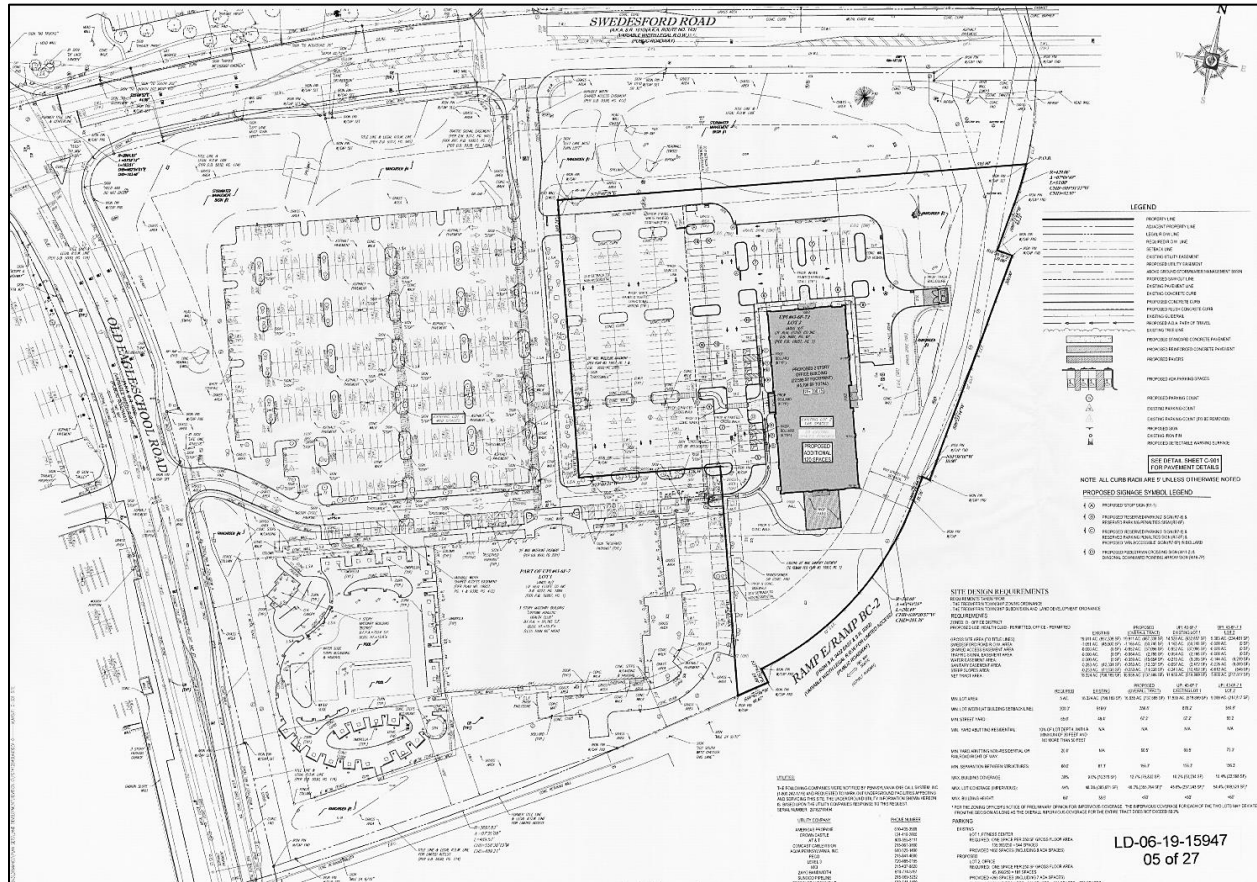
COUNTY POLICY:

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**.

WATERSHEDS:

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



Site Plan Detail, Sheet C-301: Preliminary/Final Land Development - Life Time

PRIMARY ISSUES:

4. We acknowledge, and endorse, that the proposed sidewalks on the current project site (UPI# 43-6F-7.1) will extend to the adjoining parcel, which will provide direct pedestrian access to the Lifetime Athletic Health Club building, and the adjoining roadways. Sidewalks are an essential design element in the **Suburban Landscape**.
5. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed, and access the facility to address on-site emergencies. We note that a fire truck circulation plan is provided on Sheet C-303.
6. 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.

5. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed, and access the facility to address on-site emergencies. We note that a fire truck circulation plan is provided on Sheet C-303.

6. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.

Page: 4
Re: Preliminary/Final Land Development - Life Time
Tredyffrin Township – LD-06-19-15947

ADMINISTRATIVE ISSUES:

7. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
8. The applicant is requesting one waiver from the landscaping 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.
9. The Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue.
10. While the Sheet Index on Sheet C-101 indicates that Sheet C-703 is a lighting plan, Sheet C-703 in our copy of the current plan submission is a Shadow Study. This should be clarified by the applicant.
11. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
12. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: LTF Real Estate Company, Inc.
Life Time, Inc.
Bohler Engineering
Chester County Conservation District



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COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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July 23, 2019

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

Re: Final Subdivision and Land Development - 1580, 1600, 1690 and 1692 Russell Road
Tredyffrin Township – SD-07-19-15973 and LD-07-19-15974

Dear Mr. Baumann:

A Final Subdivision and Land Development Plan entitled "1580, 1600, 1690 and 1692 Russell Road", prepared by Site Engineering Concepts LLC, and dated February 21, 2019, and last revised on June 10, 2019, was received by this office on June 28, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	south side of Russell Road, west of Old Lancaster Road
Site Acreage:	5.78
Lots/Units:	1 Proposed Lot
Non-Res. Square Footage:	114,128
Proposed Land Use:	Assisted Living Facility
Municipal Land Use Plan Designation:	Commercial
UPI#:	43-10J-76, 43-10J-78, 43-10J-79

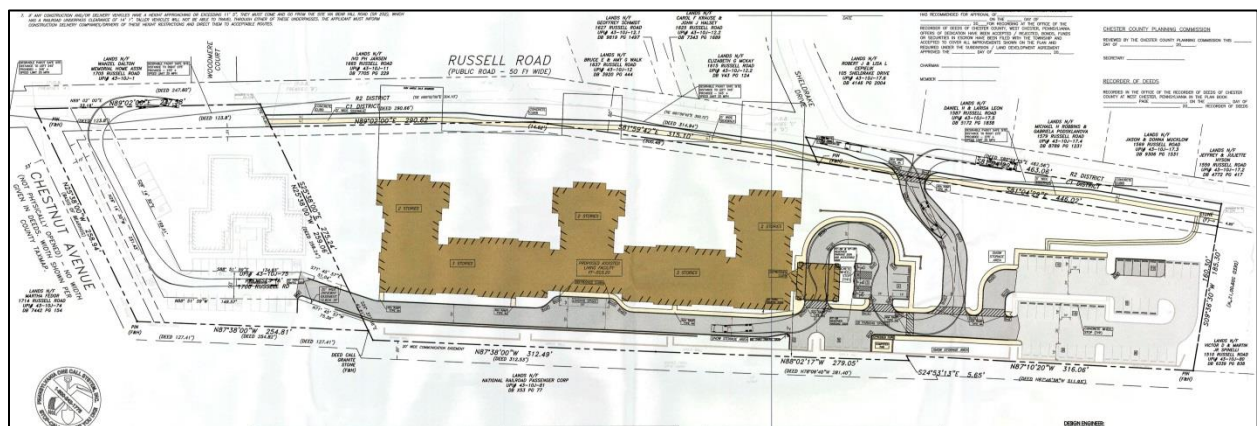
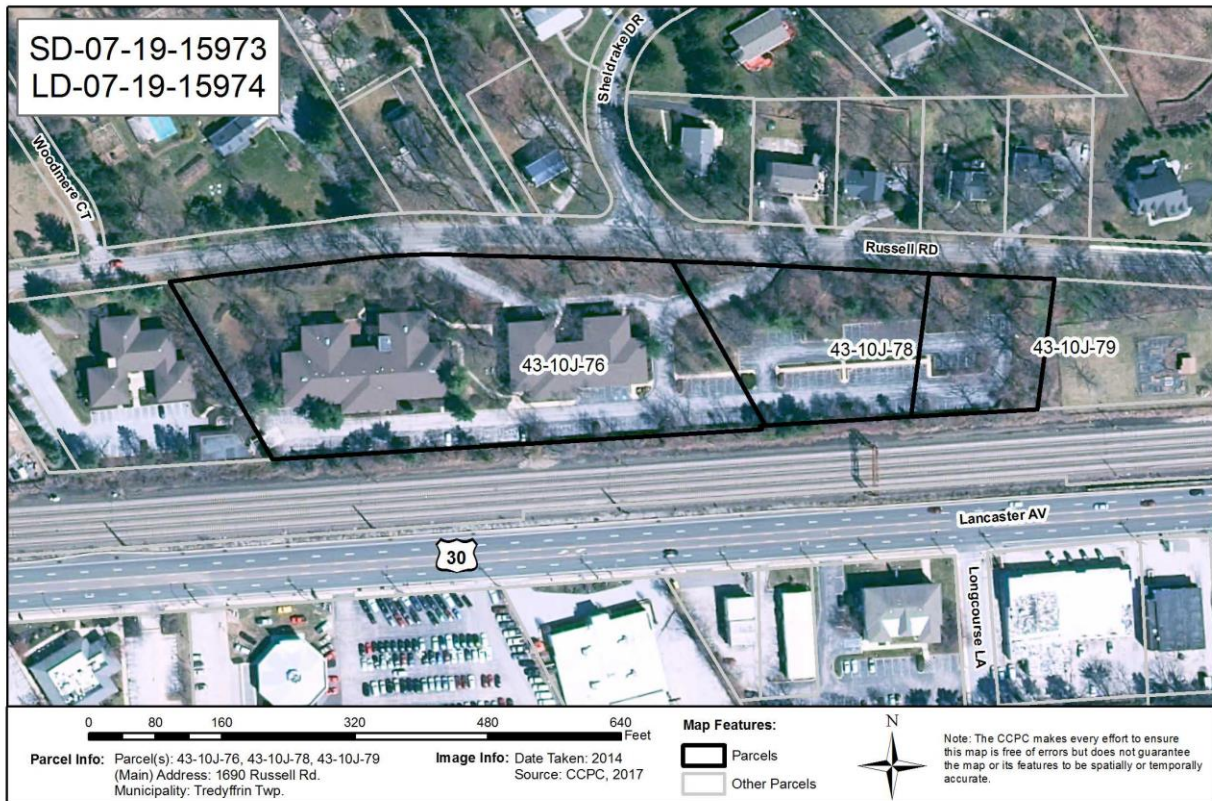
PROPOSAL:

The applicant proposes the consolidation of three existing parcels totaling 5.78 acres into one parcel, along with the construction of a two-story/three-story 114,128 square foot assisted living facility. 65 parking spaces, including three handicapped-accessible parking spaces, will be provided. The existing office buildings on the site will be removed. Additionally, vehicular egress will be provided to the adjoining parcel to the west (UPI# 43-10J-75), and an existing building on this adjoining parcel will be demolished in order to permit this access connection. The project site, which will be served by public water and public sewer, is located in the C-1 Commercial zoning district. Conceptual building elevations and floor plans were included with the plan submission to the County Planning Commission.

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

BACKGROUND:

1. The Chester County Planning Commission reviewed the preliminary subdivision and land development proposal for this project on March 25, 2019 (CCPC# SD-03-19-15803 and LD-03-19-15804). While we note that the overall square footage of the proposed facility has been reduced from 114,543 to 114,128 square feet, the overall site design of the final plan submission is generally identical to the prior preliminary plan submission.



Site Plan Detail, Sheet 4: Final Subdivision and Land Development - 1580, 1600, 1690 and 1692 Russell Road

Page: 3

Re: Final Subdivision and Land Development - 1580, 1600, 1690 and 1692 Russell Road

Tredyffrin Township – SD-07-19-15973 and LD-07-19-15974

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. As stated in our review of the preliminary plan submission (CCPC# SD-03-19-15803 and LD-03-19-15804), the proposed subdivision and land development plan 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 Little Valley Creek subbasin of the Valley Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect/enhance historic, cultural and recreational resources. *Watersheds* can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

4. We acknowledge, and endorse, the installation of sidewalks along Russell Road, which extend to the proposed facility, along with a crosswalk area provided along the Russell Road entrance drive. Sidewalks are an essential design element in the **Suburban Landscape**.
5. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed.
6. In its review of the proposed Landscape Plan (Sheet LP-1), the Township should ensure that adequate landscaping/vegetative screening is provided between the proposed building and the adjoining railroad corridor to the south.
7. The Township should verify that the design of the proposed outdoor lighting plan (Sheet LP-2) conforms to Township ordinance requirements. The illumination should be directed inwards from the periphery of the site and be oriented to reduce glare and visual impact upon the adjoining roadways, adjoining land uses, and residents of the facility.
8. The site plan depicts the location of two retaining walls. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.
9. We acknowledge, and endorse, that designated snow storage areas are provided on the project site.

ADMINISTRATIVE ISSUES:

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

Page: 4

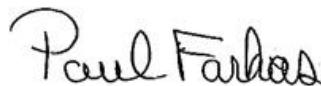
Re: Final Subdivision and Land Development - 1580, 1600, 1690 and 1692 Russell Road

Tredyffrin Township – SD-07-19-15973 and LD-07-19-15974

11. 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.
12. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
13. The Waivers Granted table on Sheet 4 indicates that four waivers have been granted for this project. For clarity purposes, the applicant should identify the date that these waivers were granted by the Township on the approved plan.
14. 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.
15. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Russell Road JV LLC
Site Engineering Concepts LLC
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

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

July 10, 2019

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

Re: Preliminary/Final Land Development - Eagleview Lot 4
Upper Uwchlan Township - LD-06-19-15962

Dear Ms. Jonik:

A preliminary/final land development plan entitled "Eagleview Lot 4", prepared by Chester Valley Engineers, Inc. and dated June 5, 2019, was received by this office on June 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:	East side of Stockton Drive, north of the municipal border with Uwchlan Township
Site Acreage:	7.95 acres
Lots:	1 lot
Proposed Land Use:	Parking Lot
New Parking Spaces:	27 spaces
Municipal Land Use Plan Designation:	Suburban Employment
UPI#:	32-3-81.3

PROPOSAL:

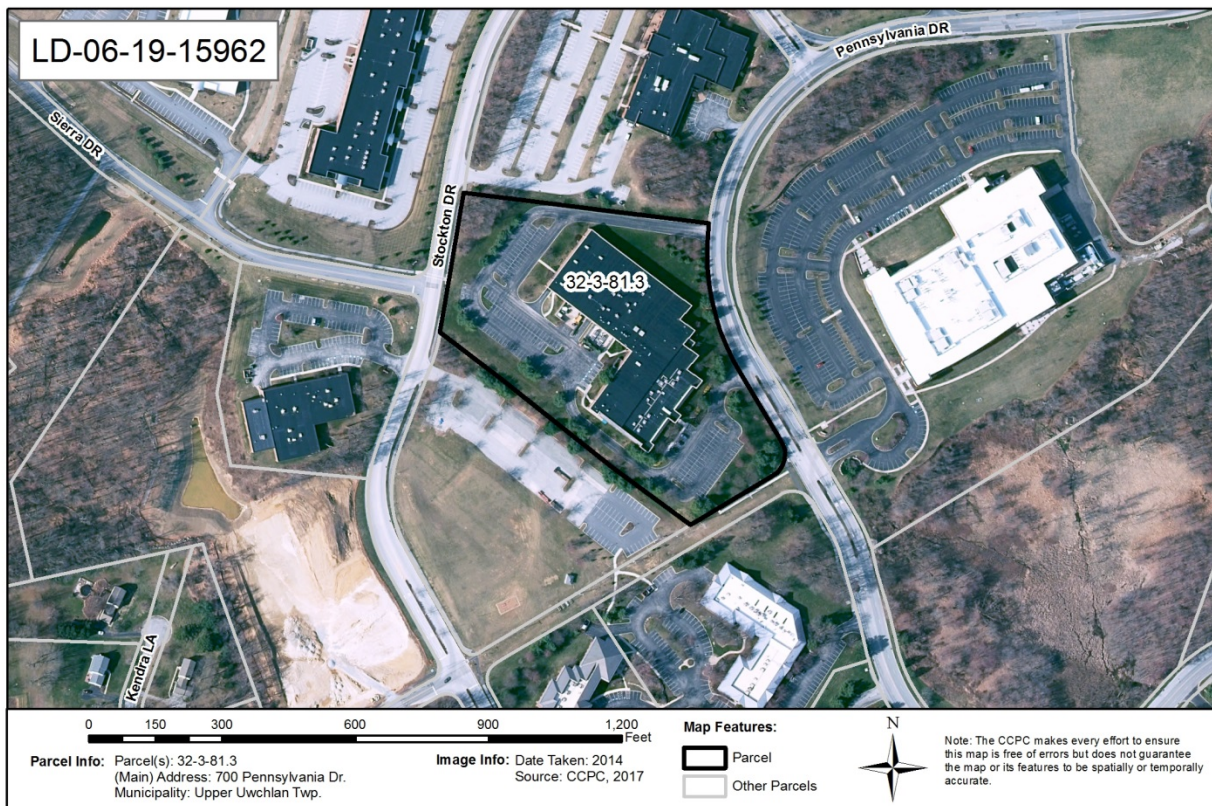
The applicant proposes the construction of 27 parking spaces at an office building. The site, which is served by public water and sewer facilities, is located in the Upper Uwchlan Township PI Planned Industrial/Office zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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

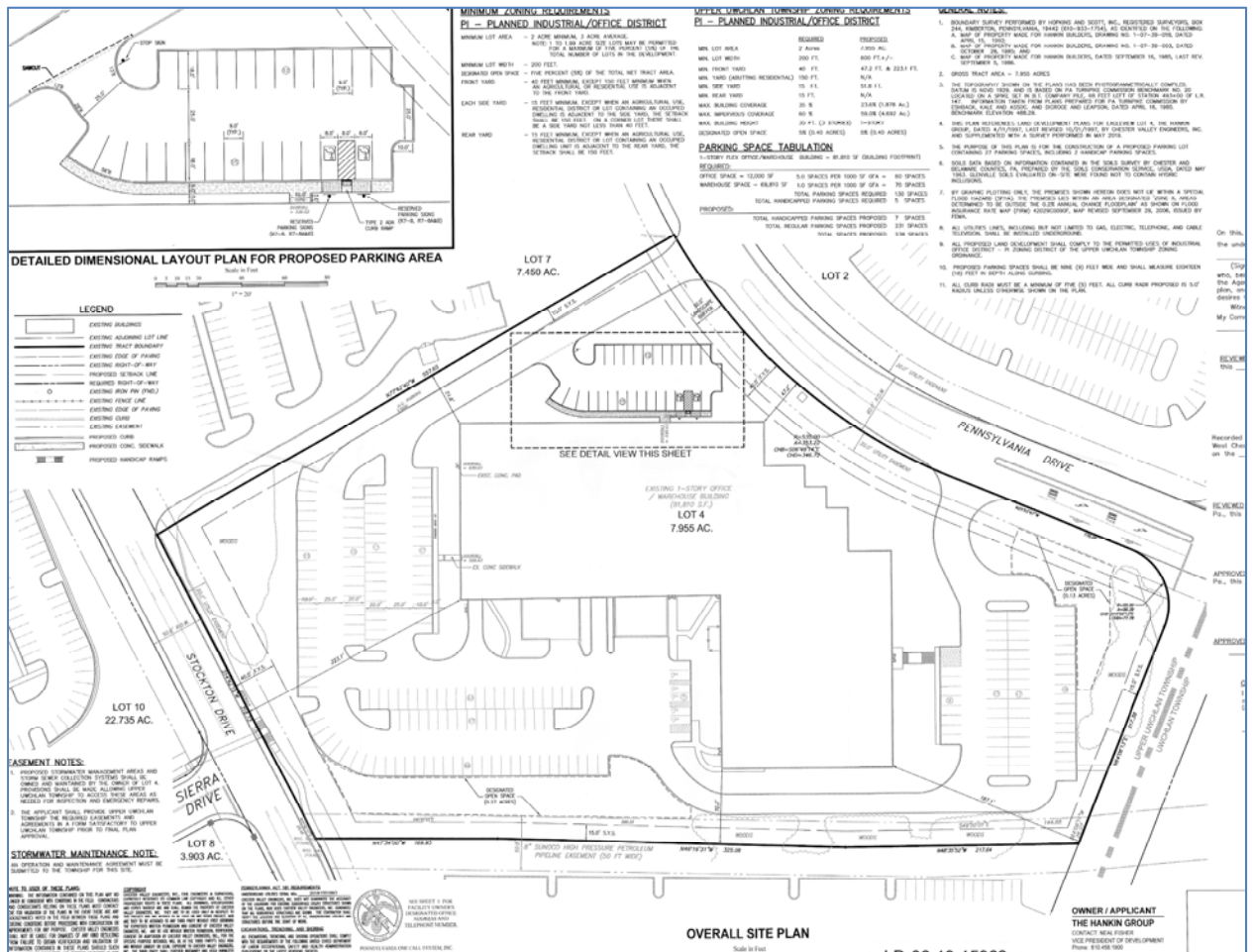


WATERSHEDS:

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

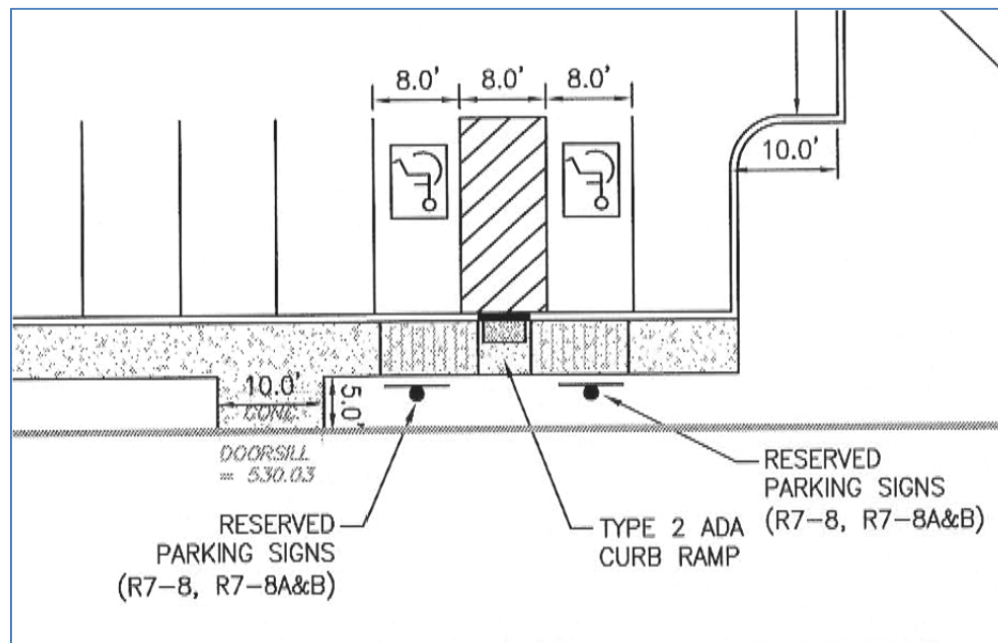
Watersheds can be accessed at www.chesco.org/water.



Detail of Eagleview Lot 4
Preliminary/Final Land Development Plan

PRIMARY ISSUES:

3. We suggest that the two handicap parking spaces would be more convenient to use if they were relocated directly opposite the entry door, instead of being offset to the east (refer to the detail below).



Detail of Handicap Parking Space Locations

4. We suggest the applicant provide at least one additional shade/street tree west of the proposed lot, or provide a tree in an island within the parking lot, to help minimize the heat-effect of the new paved area.

ADMINISTRATIVE ISSUES:

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

Page: 5
Re: Preliminary/Final Land Development - Eagleview Lot 4
Upper Uwchlan Township - LD-06-19-15962

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: The Hankin Group
Hankin Ventures, LLC
Chester Valley Engineers, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



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Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

July 30, 2019

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

Re: Preliminary/Final Subdivision and Land Development - Eagle Village Parking Expansion
Upper Uwchlan Township - SD-07-19-15999 & LD-07-19-16000

Dear Ms. Jonik:

A preliminary/final subdivision and land development plan entitled "Eagle Village Parking Expansion", prepared by DL Howell & Associates, Inc. and dated July 3, 2019, was received by this office on July 15, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	North of Park Road, west Pottstown Pike (State Route 100) and east of Little Conestoga Road
Site Acreage:	9.20 acres
Lots/Units:	1 lot
Proposed Land Use:	Lot consolidation and parking lot expansion
New Parking Spaces:	63 new parking spaces
Municipal Land Use Plan Designation:	Village
UPI#:	32-4-86, 32-3-21

PROPOSAL:

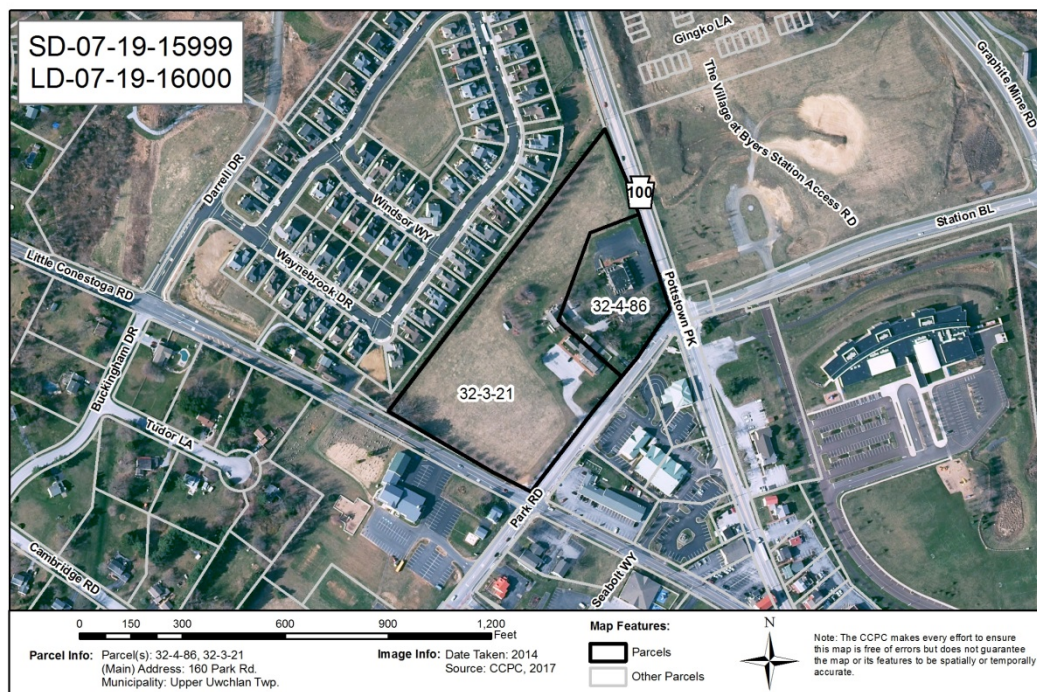
The applicant proposes the merger of two lots into one lot and the construction of 63 additional parking spaces. The proposed parking lot will not require any changes to the site's water or sewer facilities. No changes to the site's accesses onto Park Road or Pottstown Pike are proposed. The site is located in the Upper Uwchlan Township C-1 Village zoning district.

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

COUNTY POLICY:

LANDSCAPES:

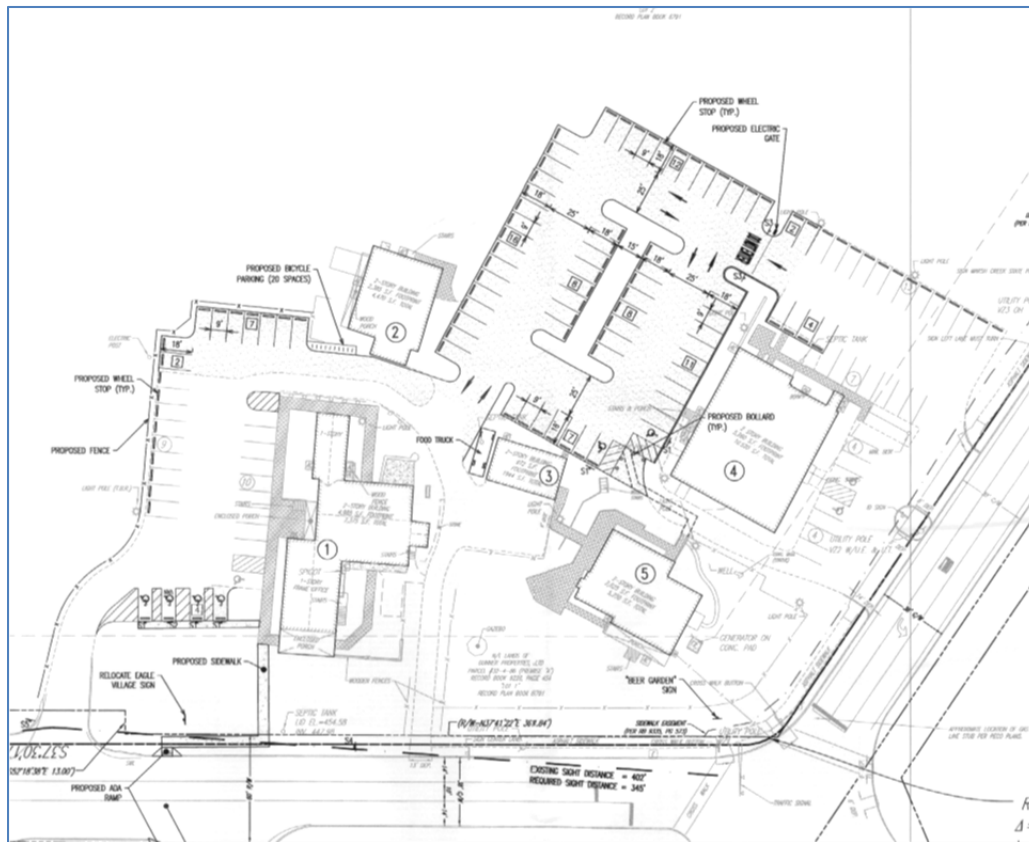
1. The site is located within the **Suburban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth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



WATERSHEDS:

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

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



**Detail of Eagle Village Parking Expansion
Preliminary/Final Subdivision and Land Development Plan**

PRIMARY ISSUES:

3. The Township may wish to inquire why an electric gate is proposed at the eastern entrance to the new parking area; we note that there is no electric gate proposed for the other entrance.
4. We have no comments on the design of the proposed lot consolidation.
5. The Township should ensure that sidewalks are provided along the frontages of North of Park Road and Pottstown Pike. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**. Also, "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.

ADMINISTRATIVE ISSUES:

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

Page: 4

Re: Preliminary/Final Subdivision and Land Development - Eagle Village Parking Expansion
Upper Uwchlan Township - SD-07-19-15999 & LD-07-19-16000

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Gunner Properties, LLC
DL Howell & Associates, Inc.
Chester County Health Department
Chester County Conservation District



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

July 25, 2019

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

Re: Preliminary/Final Subdivision - 513-515 North Whitford Road
Uwchlan Township - SD-07-19-15993

Dear Ms. Giordano:

A preliminary/final subdivision plan entitled "513-515 North Whitford Road", prepared by Bieber Land Surveying Company, LLC and dated July 8, 2019, was received by this office on July 12, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	Northeast intersection of Robin Road and North Whitford Road
Site Acreage:	1.43 acres
Lots/Units:	2 lots; 2 dwellings
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	33-4R-31, 33-4R-32

PROPOSAL:

The applicant proposes to adjust the lot line separating two lots. The site, which is served by public water and sewer facilities, is located in the Uwchlan Township R-2 Medium Density Residential zoning district. The site contains two dwellings and no additional development is proposed by this subdivision.

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

COUNTY POLICY:

LANDSCAPES:

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



***Detail of 513-515 North Whitford Road
Preliminary/Final Subdivision Plan***

Page: 3

Re: Preliminary/Final Subdivision - 513-515 North Whitford Road

Uwchlan Township - SD-07-19-15993

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Bieber Land Surveying Company, LLC
Theresa Tarquinio
Maureen Horesh
James Smuda



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

July 10, 2019

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

Re: Final Subdivision - Wesley M. Taylor and Kerrill Kornegay Taylor
Warwick Township - SD-06-19-15957

Dear Ms. Grimley:

A final subdivision plan entitled "Wesley M. Taylor and Kerrill Kornegay Taylor", prepared by Beideman Associates and dated April 4, 2019, was received by this office on June 18, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. The County Planning Commission has no comments on the design of the proposed subdivision.

PROJECT SUMMARY:

Location:	South east of Trythall Road and north of Warwick Furnace Road
Site Acreage:	37.17 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Conservation Overlay
UPI#:	19-5-151, 19-5-150, 19-5-149

PROPOSAL:

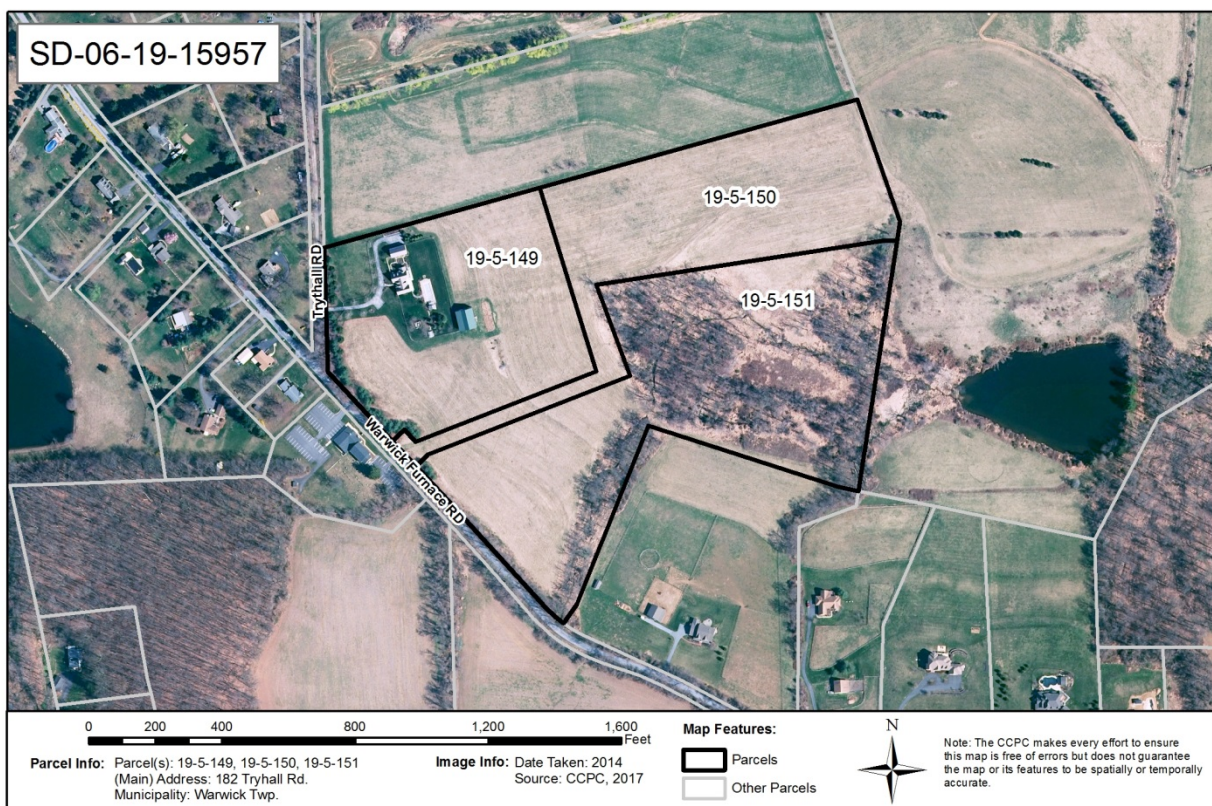
The applicant proposes the reconfiguration of three lots into two lots. The site, which contains one dwelling that is served by on-site water and on-site sewer facilities, is located in the Warwick Township R-A Residential Agricultural zoning district. No additional development is proposed by this subdivision, a portion of which is subject to a conservation easement.

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

COUNTY POLICY:

LANDSCAPES:

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

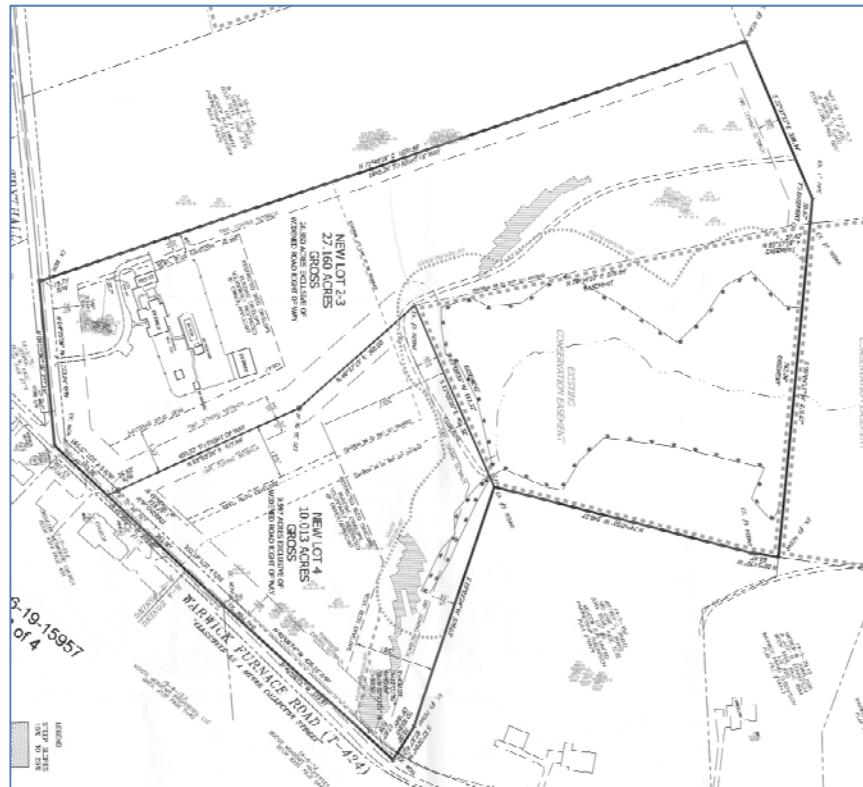


PRIMARY ISSUE:

2. The plan indicates that this parcel is subject to a conservation easement recorded at the office of the Recorder of Deeds for Chester County. The applicant and the Township should ensure that the subdivision is consistent with the provisions of the conservation easement. If future development is considered for the portion of the site that is not subject to the conservation easement, the Township should consider requiring the applicant to perform test pits for the suitability for an on-lot sewage disposal system.

Page: 3

Re: Final Subdivision - Wesley M. Taylor and Kerrill Kornegay Taylor
Warwick Township - SD-06-19-15957



***Detail of Wesley M. Taylor and Kerrill Kornegay Taylor
Final Subdivision Plan***

ADMINISTRATIVE ISSUE:

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

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

Sincerely,

Wes Bruckno

Wes Bruckno, AICP
Senior Review Planner

cc: Wesley Taylor
Beideman Associates
Chester County Health Department



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July 25, 2019

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

Re: Final Subdivision - Glenville Farms
West Fallowfield Township - SD-07-19-15988

Dear Ms. Wheeler:

A final subdivision plan entitled "Glenville Farms", prepared by Regester Associates Inc. and dated June 25, 2019, was received by this office on July 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:	Northeast corner of Glenville Road and Highpoint Road
Site Acreage:	108.34 acres
Lots/Units:	One lot to be subdivided into four lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Agricultural Preserve
UPI#:	44-7-86.2

PROPOSAL:

The applicant proposes the creation of four lots. The site, which is served by on-site water and sewer facilities, is located in the West Fallowfield Township Agricultural zoning district. The site contains two dwellings and associated agricultural structures, but no additional development is proposed by this subdivision.

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

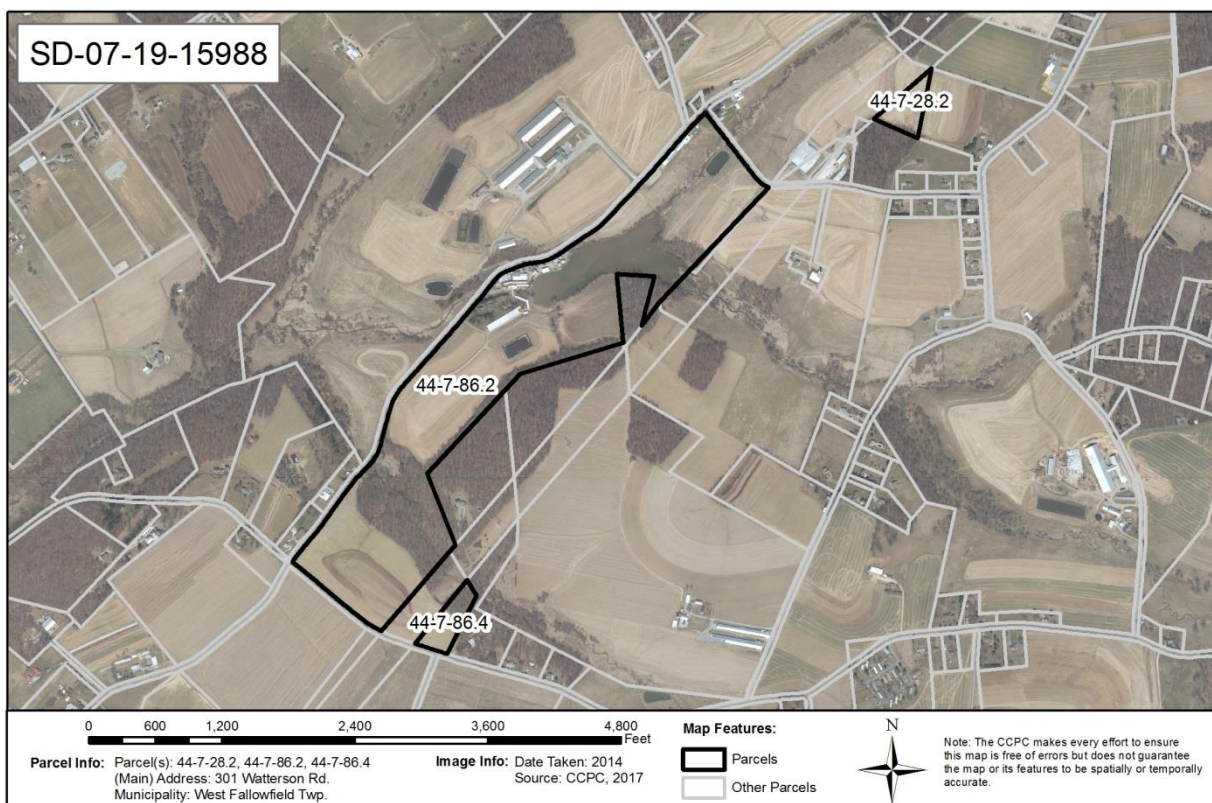
BACKGROUND:

The Chester County Planning Commission previously reviewed a subdivision plan that included a portion of this tract. That submission; CCPC 14659 , dated February 1, 2017, included UPI parcels 4-7-86, 44-7-36, 44-7-28, 44-7-27, 44-7-23, 44-7-35 and proposed the reorientation of six lots into three lots. Our records indicate that the Township approved that plan on May 25, 2019.

COUNTY POLICY:

LANDSCAPES:

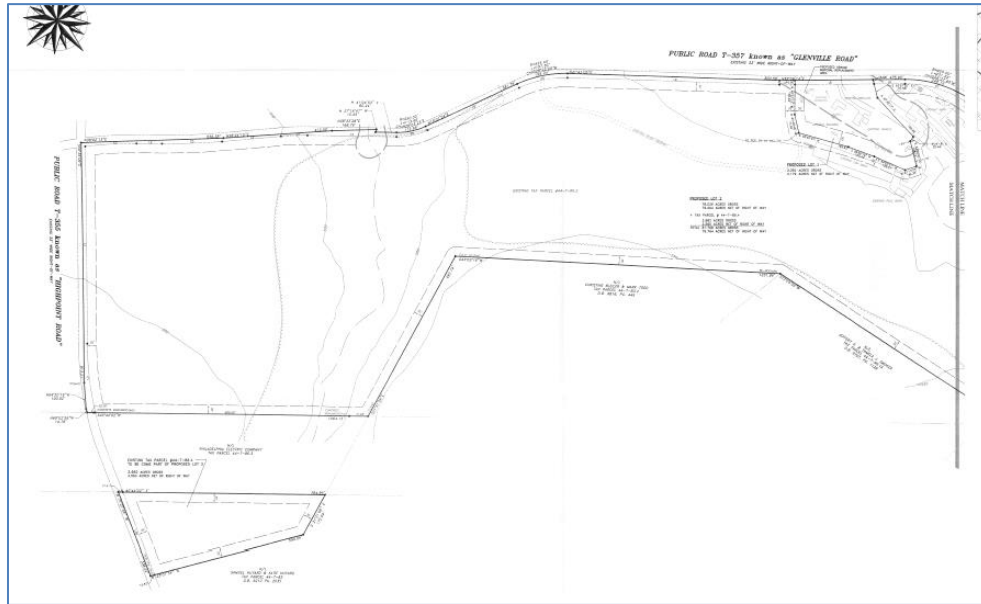
1. The site is located within the **Agricultural Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape** is very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



PRIMARY ISSUES:

2. We suggest that the applicant consider deed-restricting the parcel from future development because the parcel is located in the West Fallowfield Township Agricultural zoning district and is designated as "Agricultural Preserve" in the Township Comprehensive Plan's Future Land Use Plan.

3. We suggest that the Township and the applicant ensure that each parcel is provided with adequate access, due to the irregular shapes and locations.



*Details of Glenville Farms
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.

Page: 4
Re: Final Subdivision - Glenville Farms
West Fallowfield Township - SD-07-19-15988

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Glenville Farms
Regester Associates Inc.
Chester County Health Department



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

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July 25, 2019

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

Re: Final Subdivision - MBQ, LLC
West Grove Borough - SD-06-19-15970

Dear Mr. McCummings:

A final subdivision plan entitled "MBQ, LLC", prepared by Regester Associates Inc., dated February 28, 2019 and last revised on June 5, 2019, was received by this office on June 26, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	South of West Summit Avenue and north of Columbine Drive
Site Acreage:	1.76 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	No Specific Designation
UPI#:	5-4-288

PROPOSAL:

The applicant proposes the creation of two lots. The site, which contains one dwelling that will be razed and replaced, is served by public water and public sewer facilities and is located in the West Grove Borough R-3 Residential zoning district. A second dwelling is proposed on the proposed additional lot.

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.

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision proposal for this site. That review, CCPC # SD-04-19-15876, dated May 1, 2019, addressed the creation of two lots from a 1.76 acre parent parcel. We have no record of Borough action on that subdivision.

COUNTY POLICY:

LANDSCAPES:

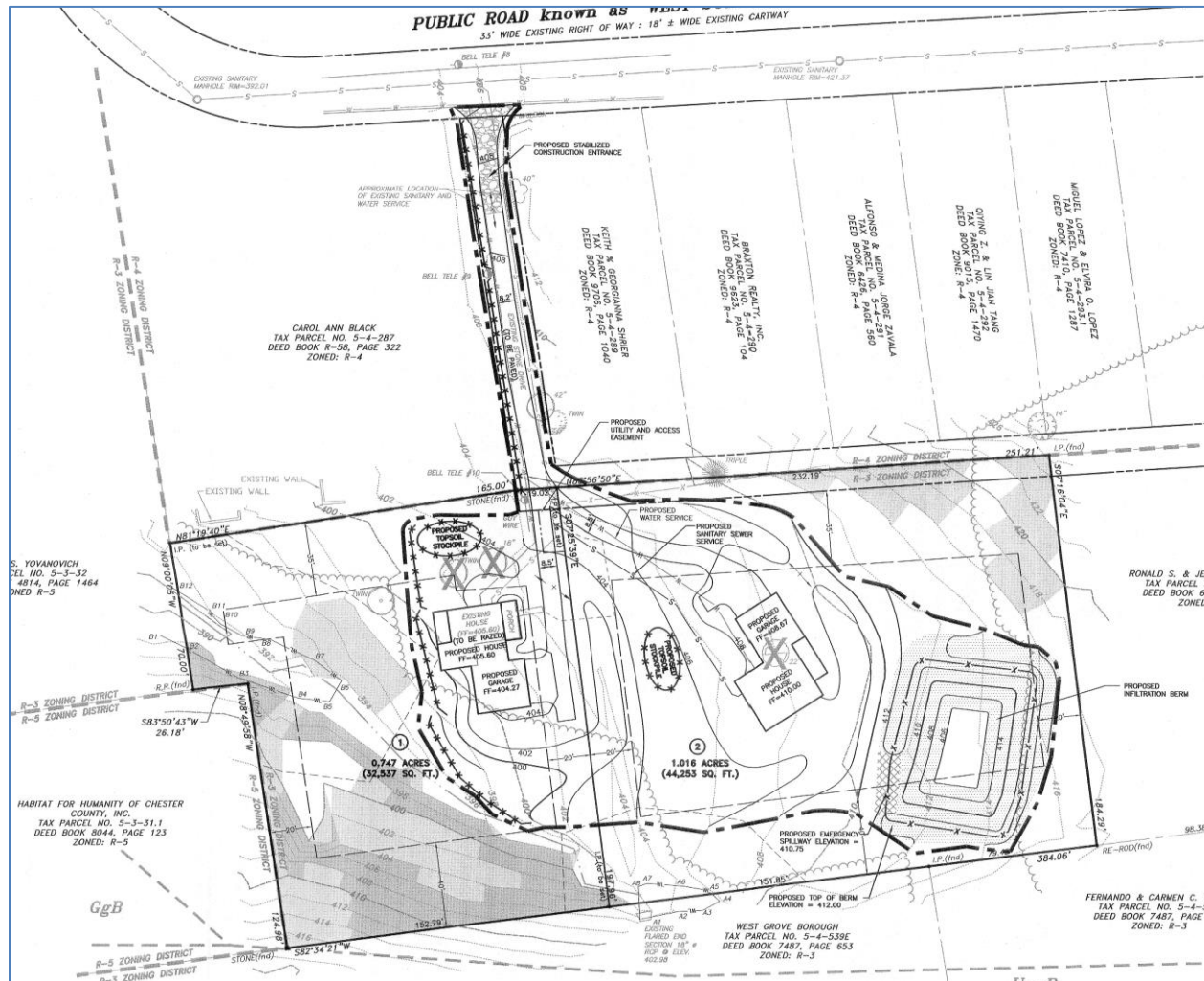
2. The site is located within the **Urban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character,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



WATERSHEDS:

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

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



***Detail of MBQ, LLC
Final Subdivision Plan***

PRIMARY ISSUES:

4. Details of the maintenance agreement related to the shared driveway should be incorporated into the deeds of both parcels.
5. The Borough Fire Marshal should review the plan to ensure that emergency service vehicles will be able to access the proposed lots.
6. The applicant should verify the accuracy of the metes and bounds of the project site, because the information presented on the plan does not match the parcel configuration in the Chester County Lands Records System: County records show the four lots to the north as abutting the applicant's parcel (i.e., UPI # 5-4-289, 5-4-290, 5-4-291, 5-4-292), but the applicant's plan shows that these four lots are separated from the applicant's parcel by the 20-foot wide right-of-way. The western boundary of the subject property also does not match the county's record; there is jog on the proposed site plan not shown on the aerial (see the details below).



***Details of northern portion of UPI # 5-4-288
and southern portions of UPI # 5-4-289, 5-4-290, 5-4-291, 5-4-292,
and western portion of UPI # 5-4-288***

7. It appears that the subdivision will result in the loss of an 22-inch diameter tree. The removal of trees should be limited to the minimum area needed for the dwelling(s)/building(s) and support facilities and the limit of tree removal should be shown on the plan. Any grading within the area of the dripline (the perimeter of the tree's branches) of the trees to be preserved increases the possibility of tree damage.

Page: 5
Re: Final Subdivision - MBQ, LLC
West Grove Borough - SD-06-19-15970

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: MBQ LLC
Reger Associates, Inc.
Overbrook Investment Group



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Executive Director

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

July 18, 2019

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

Re: Preliminary Land Development - Freedom Life Church
West Sadsbury Township - LD-07-19-15980

Dear Ms. Mammarella:

A preliminary land development plan entitled "Freedom Life Church", prepared by Ludgate Engineering Corporation and dated March 10, 2017, was received by this office on July 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 land development for your consideration.

PROJECT SUMMARY:

Location:	Southeast of Gap Newport Pike (State Route 10) and Zook Road
Site Acreage:	31.44 acres
Lots:	1 lot
Non-Res. Square Footage:	72,898 square feet total (39,641 square feet initially and 33,257 square feet in the future)
Proposed Land Use:	Religious Organization
New Parking Spaces:	211 spaces
Municipal Land Use Plan Designation:	Small Town Mixed Use (2004 Octorara Region Comprehensive Plan)
UPI#:	36-4-53

PROPOSAL:

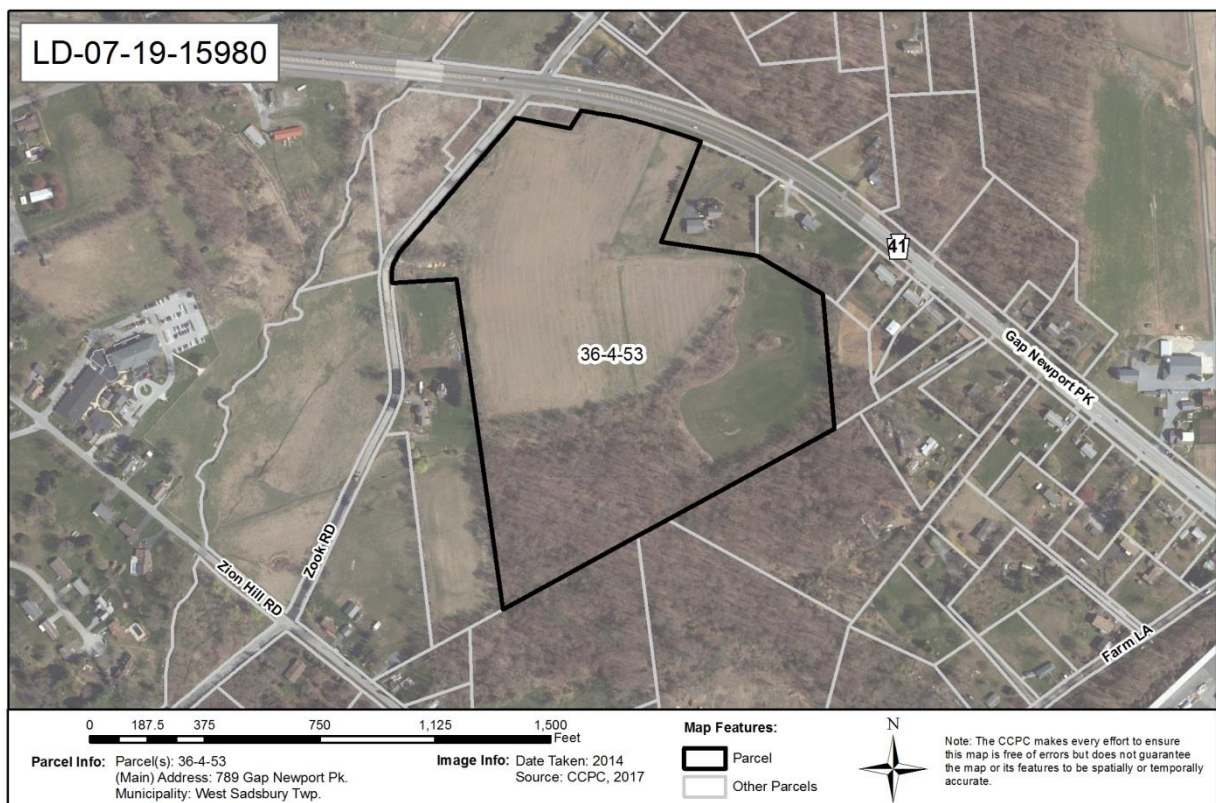
The applicant proposes the construction of institutional buildings totaling 72,898 square foot and 211 parking spaces. The site, which will be served by on-site water and on-site sewer facilities, is located in the West Sadsbury Township RMD Medium Density Residential zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this 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 Pine Creek subbasin of the Octoraro Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - restore water quality of "impaired" streams and ground water,
 - reduce agricultural nonpoint source pollutants, and
 - implement comprehensive stormwater management.

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



***Detail of Freedom Life Church
Preliminary Land Development***

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 Gap Newport Pike (State Route 10) as a minor arterial. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and West Sadsbury Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Gap Newport Pike. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

Zook Road is classified by the Multimodal Circulation Handbook as a local road with a recommended 33 foot-wide right-of-way. We recommend that the applicant and West Sadsbury Township determine the appropriate right-of-way to be reserved for this section of Zook Road and offer it for dedication to West Sadsbury Township.

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

5. West Sadsbury Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site.
6. The plan shows 211 parking spaces when the plan indicates that the West Sadsbury Township Zoning Ordinance requires 127 spaces. 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.
7. The applicant has requested a waiver from the requirement for the installation of a sidewalk. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

We typically recommend the installation of sidewalks into the plan, especially because sidewalks are an essential design element for new construction in the **Suburban Landscape**. The "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.

However, we recognize that this area in West Sadsbury Township does not currently offer significant opportunities for walking to this site, but we suggest that the applicant and Township anticipate the potential for future walking opportunities, as well as the potential for accommodating other non-motorized forms of transportation. The Township and the applicant should refer to the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) for suggestions regarding the design of pedestrian facilities, which is available [online at: www.chesco.org/documentcenter/view/27042](http://www.chesco.org/documentcenter/view/27042).

8. We suggest that the stormwater basins could serve as site amenities and opportunities for passive recreation, while serving their roles for stormwater management. The applicant and the Township should consider adjusting the shape of the basins to be more irregular in form so they appear more natural, or less "engineered". The addition of pathways around the basins should be explored to enhance on-site passive recreation.
9. This site ultimately drains to the Chesapeake Bay. 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 suggest that the applicant provide additional plantings to help improve the quality of the runoff from the athletic fields. We also suggest additional native plantings be installed (especially in areas where new lawn grass is proposed) to expand the existing vegetated buffer around the wetland areas.

Page: 5
Re: Preliminary Land Development - Freedom Life Church
West Sadsbury Township - LD-07-19-15980

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Ludgate Engineering Corporation
Freedom Life Church
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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Brian N. O'Leary, AICP
Executive Director

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

July 3, 2019

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

Re: Preliminary/Final Land Development - GMX Exton
West Whiteland Township – LD-06-19-15944

Dear Mr. Weller:

A Preliminary/Final Land Development Plan entitled "GMX Exton", prepared by RTM Engineering Consultants, and dated June 4, 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 land development for your consideration.

PROJECT SUMMARY:

Location:	east side of North Pottstown Pike (Route 100), south of East Swedesford Road
Site Acreage:	0.52
Lots/Units:	1 Lot
Proposed Land Use:	3,933 square foot commercial building
New Parking Spaces:	17
Municipal Land Use Plan Designation:	Town Center Mixed Use; and Character Area 2-Lincoln Highway and Whitford Road Corridors Plan
UPI#:	41-5-57

PROPOSAL:

The applicant proposes the construction of a 3,933 square foot commercial building (a Sleep Number store), and 17 parking spaces. The existing gas station will be removed. The project site, which will be served by public water and public sewer, is located in the TC Town Center Mixed Use zoning district.

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

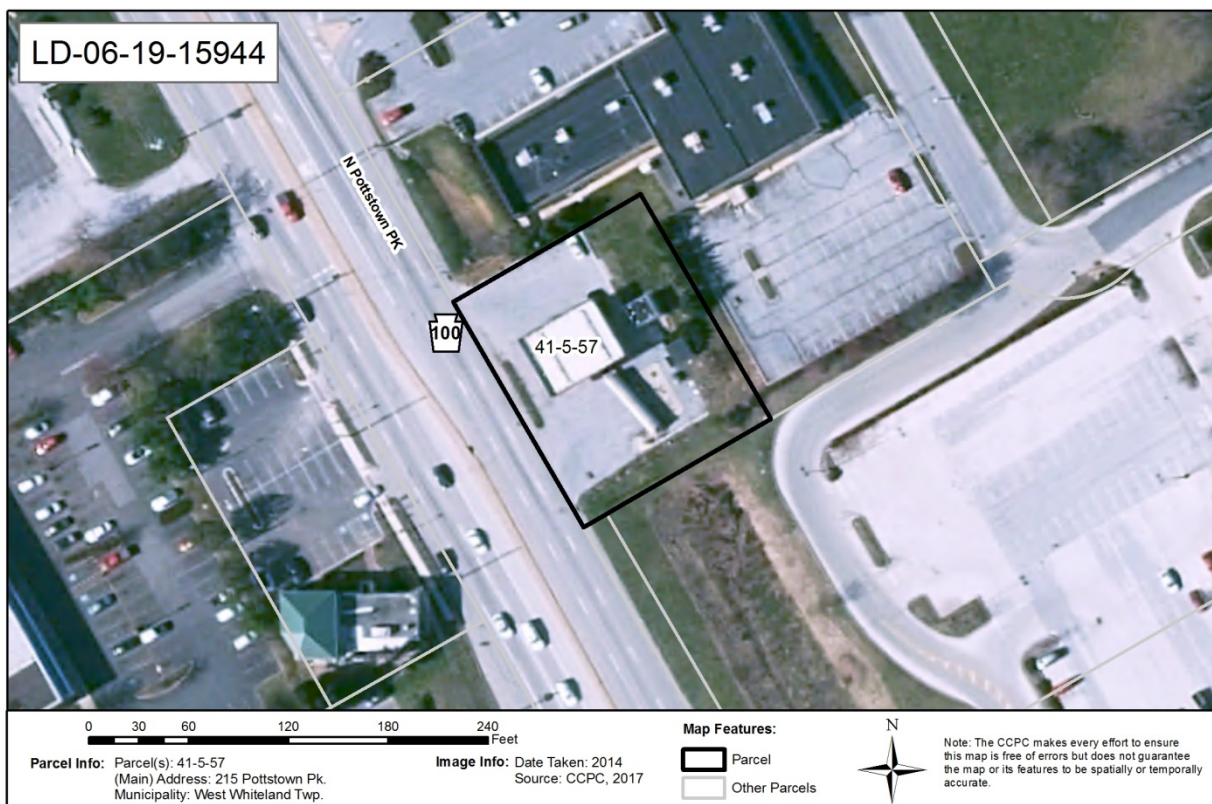
COUNTY POLICY:

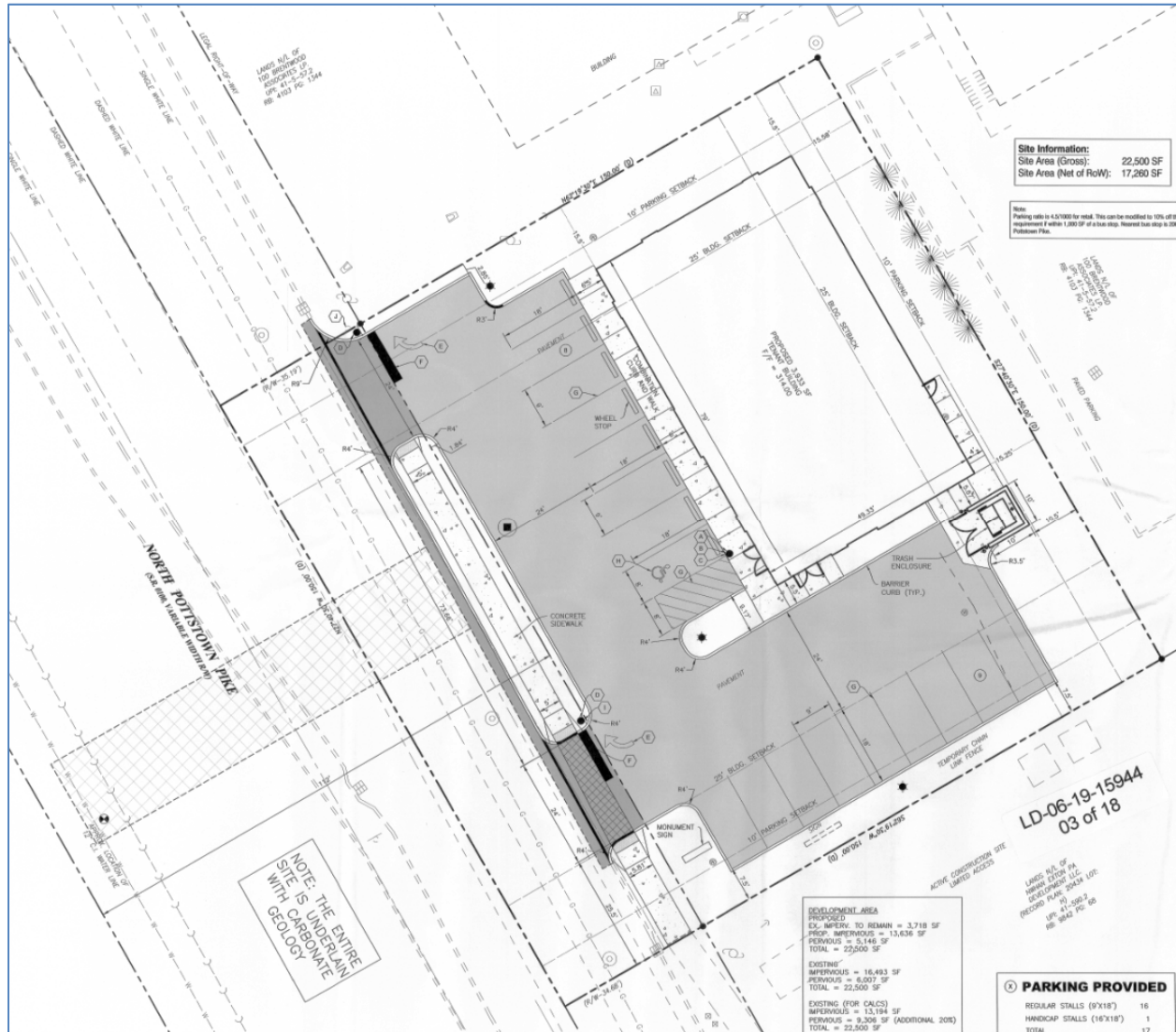
LANDSCAPES:

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

WATERSHEDS:

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





Site Plan Detail, Sheet C2: Preliminary/Final Land Development - GMX Exton

PRIMARY ISSUES:

Access and Circulation:

- While we acknowledge that sidewalks will be provided along a portion of the Route 100 corridor, the proposed sidewalk does not extend to the adjoining parcel to the north. While we acknowledge that there is an existing stormwater basin on the adjoining parcel to the north along the east side of Route 100, we recommend that the applicant and Township investigate other opportunities to provide pedestrian access to the north. “Connect” Objective C of *Landscapes3*, the County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. Additionally, the Township’s Official Map (dated March 2, 2004) identifies that a six foot wide sidewalk should be provided along the east side of Route 100 from Shoen Road to Commerce Drive.

4. While we acknowledge that eight variances have already been granted for this project (which is further discussed in comment #15), we suggest that the applicant and Township investigate the feasibility of re-orienting the building (rotating the building placement 90 degrees counterclockwise) and reconfiguring the proposed parking areas. Reorienting the building and reconfiguring the parking would result in the removal of a curb cut, which would provide space to extend the public sidewalk and minimize vehicle conflicts with pedestrians and bicycles. The layout reconfiguration would also potentially reduce the amount of proposed impervious surface coverage. We also suggest that the applicant and Township investigate the feasibility of (long-term) vehicular connectivity with the adjoining parcel to the east.

Outdoor Lighting:

5. The Township should verify that the design of the proposed outdoor lighting plan, as depicted on Sheet E1, conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

Natural Features Protection:

6. 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.
7. It is not apparent from the information provided for our review why the three monitoring wells upgradient of the former subsurface storage tank location will remain, while the downgradient wells will be removed, and whether any residual subsurface contamination is present. The applicant should identify the purpose of these remaining wells, and note any related subsurface contamination or other conditions that require continued monitoring, and whether those conditions contribute to the unsuitability of the site to infiltrate the required volume of stormwater. Additionally, the applicant should ensure the complete removal and disposal of all components of the existing septic system and the subsurface gas storage tank.

Stormwater Management:

8. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
9. The site plan indicates that the applicant is requesting a waiver from the infiltration requirements in Chapter 270-Stormwater Management of the Township Code. We note that the explanation for this waiver request is provided on an undated letter from the applicant's engineer included with the plan submission. We suggest, for clarity purposes, that the rationale for this waiver request be provided on the site plan. If the requested waiver from the infiltration requirements is to be approved, then we suggest that the applicant consider utilizing other measures to reduce runoff volumes and thermal

impact to the extent practical, such as using pre-cast concrete rain gardens or incorporating additional trees and shrubs into the landscaping plans, where feasible.

10. The site plan indicate that the planned drainage swales will be unlined, which may allow for some stormwater infiltration. We suggest that the applicant and Township consider the following issues:
 - A. If the site can accommodate limited infiltration, consider the potential for utilizing permeable paving materials for the planned sidewalks.
 - B. If subsurface conditions preclude the use of any permeable stormwater infrastructure, the applicant should determine if some form of lining the swales is needed to eliminate infiltration.
 - C. Consider seeding the drainage swales with a native raingarden seed mix to establish herbaceous vegetation. Herbaceous vegetation can filter out excess sediments and remove nutrients, increase soil moisture, and diminish peak flow runoff rates.
11. We acknowledge and support the use of snout catch basin hoods to capture oil and other floating debris from paved surfaces.
12. In consideration of the underlying karst geology and the nearby cold water and migratory fishery in the (West) Valley Creek, we recommend that the applicant 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 groundwater or runoff to local surface waters. Monitoring efforts across many Chester County watersheds have shown increases in year-round chloride concentrations and pronounced spikes in conductivity and chloride levels 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.
13. The applicant and Township should ensure that sufficient access is provided to the planned subsurface detention basin and other Best Management Practices (BMPs) to allow entry of personnel and equipment to perform the required operation and maintenance, and to allow for any future repairs or improvements.

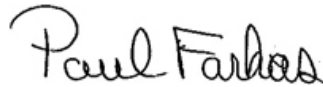
ADMINISTRATIVE ISSUES:

14. 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.
15. It is our understanding that, on April 25, 2019, the Township Zoning Hearing Board granted eight variances for this project, including variances from impervious coverage, parking area setback, and building setback requirements. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board. The Zoning Hearing Board's decision should be provided on the approved plan.
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.

Page: 6
Re: Preliminary/Final Land Development - GMX Exton
West Whiteland Township – LD-06-19-15944

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: GMX Real Estate Group, LLC
RTM Engineering Consultants
Alexander Sterin
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester Valley Water Resources Authority



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July 11, 2019

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

Re: Final Land Development - Exton Park - Swedesford Recreation Area
West Whiteland Township – LD-06-19-15949

Dear Mr. Weller:

A Final Land Development Plan entitled "Exton Park - Swedesford Recreation Area", prepared by T&M Associates, and dated June 10, 2019, was received by this office on June 11, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	the southeast corner of North Ship Road and East Swedesford Road
Site Acreage:	173.37
Lots/Units:	1 Lot
Proposed Land Use:	Park
New Parking Spaces:	255
Municipal Land Use Plan Designation:	OS Open Space
UPI#:	41-2-84.11-E

PROPOSAL:

The applicant proposes the development of the Exton Park Swedesford Recreation Area, and 255 parking spaces. We note that the proposed facilities include a dog park, playground, pavilion, and walking trails. The project site, which will be served by public water and public sewer, is located in the R-1 Residential and Unified Overlay zoning districts. We acknowledge that the June 11, 2019 cover letter states that this park is being developed in accordance with the Exton Park Master Site Plan adopted by the Township in May 2017.

RECOMMENDATION: The County Planning Commission endorses the Township's efforts in the development of the Exton Park Swedesford Recreation Area. 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.

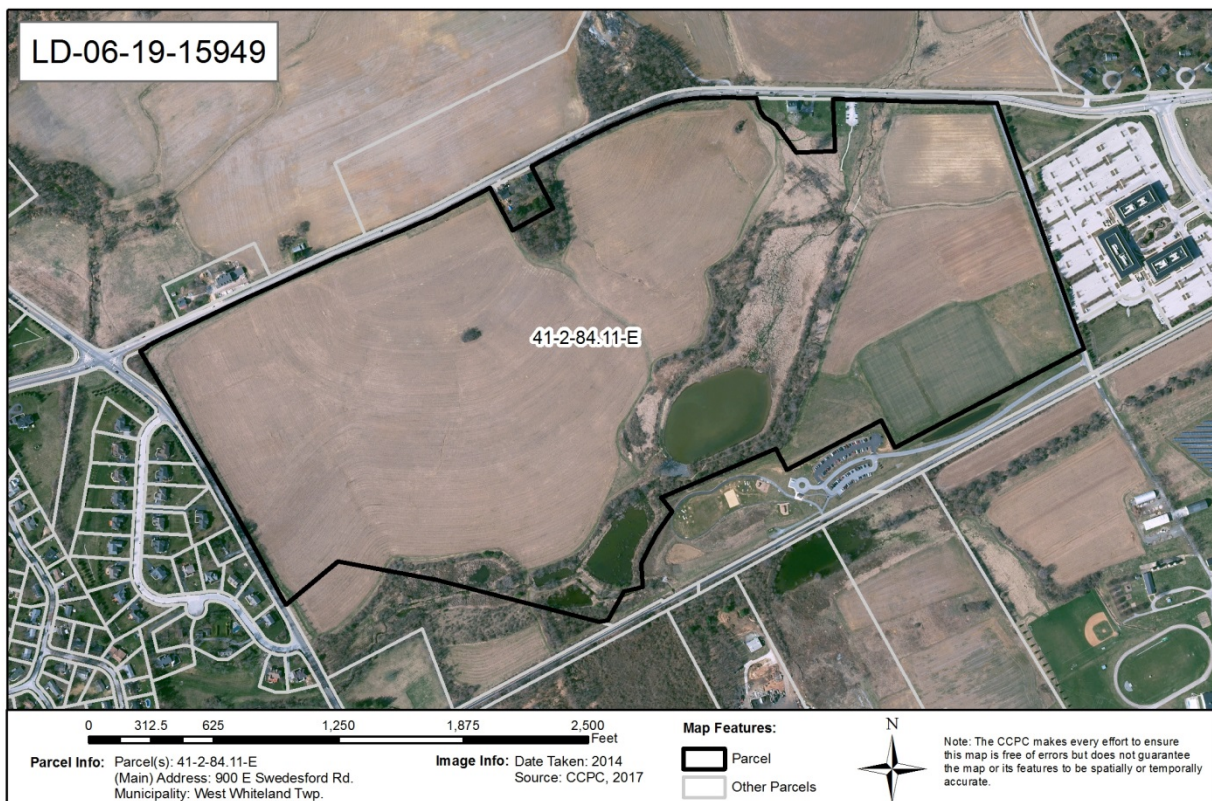
COUNTY POLICY:

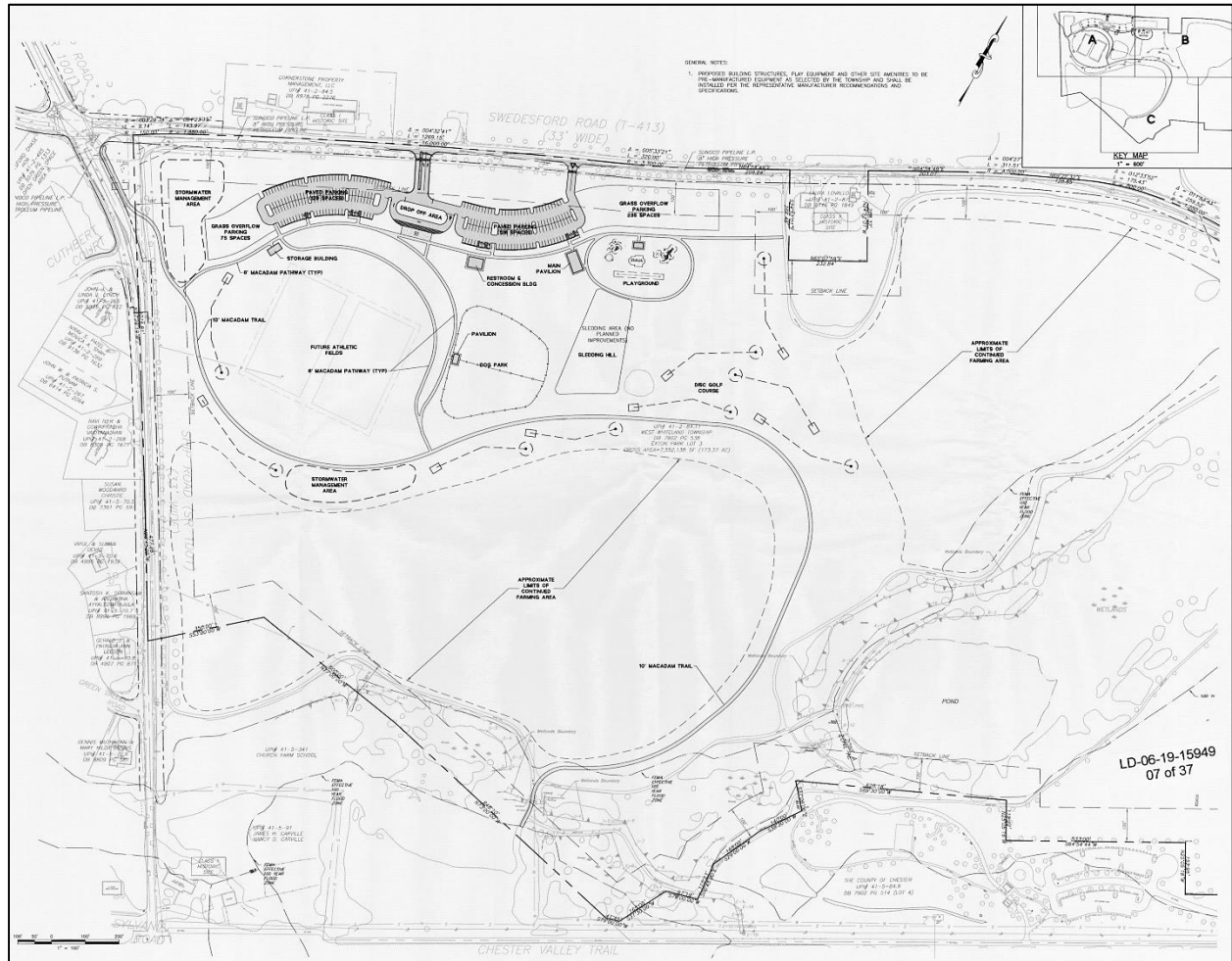
LANDSCAPES:

1. The project site is located within the **Suburban Landscape** 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**. The County Planning Commission endorses the Township's efforts in its development of these facilities. "Preserve" Recommendation 4 of *Landscapes3* is to create additional recreational properties such as parks, playgrounds, sports fields, and trails.

WATERSHEDS:

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





Site Plan Detail, Sheet 5: Final Land Development - Exton Park - Swedesford Recreation Area

PRIMARY ISSUES:

3. The project site adjoins a Chester Valley Trail parking lot to the south (UPI# 41-2-84.9-E). The proposed 10 foot wide macadam trail through the proposed park development will complete a portion of the planned Circuit Trail alignment of the Uwchlan Trail connection to the Chester Valley Trail (CVT). The Township's 2017 Exton Park Master Plan shows a 10 foot wide macadam trail crossing the stream/wetlands south of the pond at the northwest corner of the County park property. This would provide a trail connection to the CVT by way of the existing paved trails within the County's Exton Park property.

The plan shows the 10 foot wide trail crossing an existing stream culvert and terminating to the west where the Township's Exton Park Site property meets the Church Farm School property (UP# 41-5-341). From this point an existing mown path provides access to the Chester Valley Trail (CVT). It is recommended that the Township consider completing a paved, multi-use trail connection to the CVT either as shown on the park master plan, or by paving the existing mown path on the Church Farm School property which presumably would require the establishment of a trail easement.

4. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 8) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
5. The site plan indicates that a parcel on the north side of Swedesford Road (UPI# 41-2-84.5) directly across the street from the proposed facilities contains a Class 1 Historic Resource. Additionally, the site plan indicates that two adjoining along the south side of Swedesford Road contain a Class 2 Historic Resource and a Class 1 historic resource (UPI# 41-2-87, and 41-3-6-E, respectively). The Township should reserve granting final plan approval until the proposal has been reviewed by the Township's Historical Commission. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.
6. The site plan depicts the location of a Sunoco Pipeline L.P. high pressure petroleum pipeline along the Swedesford Road corridor, and a 75 foot wide Texas Eastern Pipeline easement traversing the eastern portion of the project site. The Township 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 project designer 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>.
7. The site plan depicts the location of two areas that will remain in agricultural use ("continued farming area"). The Township should identify how access for farm vehicles will be provided to these areas.
8. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer. We also suggest that, if one has not already been completed, a subsurface geotechnical study should be completed to ensure that the project site is not prone to sinkhole formation.
9. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

Page: 5
Re: Final Land Development - Exton Park - Swedesford Recreation Area
West Whiteland Township – LD-06-19-15949

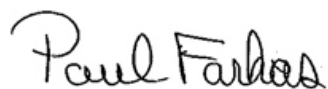
10. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.

ADMINISTRATIVE ISSUES:

11. 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 also acknowledge, and endorse, that the Seed Mixes table on Sheet 7B (Post Construction Stormwater Management and Erosion and Sediment Control Landscape Plan-B) indicates that native species will be utilized for the stormwater management basin floor and basin side slopes. We recommend that the Township consider incorporating learning opportunities, such as interpretive signage, with the stormwater infiltration basin areas to demonstrate their capacity to reduce runoff using passive techniques.
12. The applicant is requesting 10 waivers from the provisions of the Township Subdivision and Land Development Ordinance, and one waiver from Chapter 270-Stormwater Management of the Township Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
13. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
14. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: T&M Associates
Chester County Conservation District
David Stauffer, Chester County Department of Facilities and Parks
Robert J. Kagel, County Administrator, County of Chester



THE COUNTY OF CHESTER



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July 11, 2019

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

Re: Preliminary/Final Land Development - 353 W. Lincoln Highway
West Whiteland Township – LD-06-19-15952

Dear Mr. Weller:

A Preliminary/Final Land Development Plan entitled "353 W. Lincoln Highway", prepared by DL Howell & Associates, Inc., and dated June 7, 2019, was received by this office on June 14, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	northeast corner of North Whitford Road and West Lincoln Highway
Site Acreage:	1.70
Lots/Units:	1 Lot
Non-Res. Square Footage:	12,750
Proposed Land Use:	Child Daycare
New Parking Spaces:	47
Municipal Land Use Plan Designation:	Office Commercial, Low to Medium Density; and Character Area 4-Lincoln Highway and Whitford Road Corridors Plan
UPI#:	41-5-5.4

PROPOSAL:

The applicant proposes the construction of a 12,750 square foot child daycare facility, and 47 parking spaces. The existing building will be removed. The project site, which will be served by public water and public sewer, is located in the O/C Office/Commercial zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

PRIMARY ISSUES:

Access and Circulation:

3. The Zoning Data Table does not provide a figure for the required number of parking spaces for the proposed development. This should be clarified by the applicant. We note that, according to Section 325-39.H(6) of the Township Zoning Ordinance, the minimum number of parking spaces for a school is one space per two students of maximum capacity, plus employee parking.
4. While we note that there are steep slopes along the east side of Whitford Road, we recommend that pedestrian access be provided to the adjoining parcels to the north and to the east. "Connect" Objective C of *Landscapes3*, the County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. Additionally, the Township's Official Map (dated March 2, 2004) recommends that sidewalks be provided along the east side of this section of Whitford Road. We also suggest that the applicant and Township investigate the long-term feasibility of vehicular connectivity with the adjoining parcels to the north and to the east.
5. We note that the dumpster is proposed to be located to the immediate north of the driveway entrance on West Lincoln Highway. We suggest that the applicant relocate the dumpster to another location on the project site, in order to minimize its visibility from the public right-of-way and avoid vehicular conflicts between trash truck and automotive traffic.
6. We suggest that vehicular access onto West Lincoln Highway be limited to right-in/right-out only turning movements.

Licensing and Registration Requirements, Child Daycare Facilities:

7. The Township should receive written confirmation that the applicant meets all licensing and registration requirements regulated by the PA Department of Public Welfare - Office of Children, Youth and Families, and any other applicable state regulations pertaining to child daycare facilities.

Design Issues:

8. We suggest that the applicant provide additional vegetation (shrubs and ground cover) at the periphery of the front yard parking area to soften its visual impact on the public right-of-way.
9. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 14) 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.
10. The site plan depicts the location of a retaining wall along the northern and eastern side of the proposed driveway entrance onto Whitford Road. 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.

Carbonate Geology:

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.

ADMINISTRATIVE ISSUES:

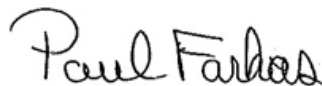
12. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality. We acknowledge that the design of the proposed stormwater management facilities includes rain gardens, and we also acknowledge that the “Rain Garden w/MRC #1 Detail” on Sheet 7 indicates that native plant species will be utilized. The County Planning Commission endorses the use of innovative stormwater management practices.
13. The applicant is requesting two waivers from Chapter 270-Stormwater Management of the Township Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

Page: 5
Re: Preliminary/Final Land Development - 353 W. Lincoln Highway
West Whiteland Township – LD-06-19-15952

14. 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.
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. The site plan incorrectly identifies the section of Whitford Road north of West Lincoln Highway as “South Whitford Road,” rather than “North Whitford Road.” This should be corrected by the applicant.
17. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Raghav Varma
Tim's Liquor
D.L. Howell & Associates, Inc.
Thaddeus J. and Joan H. Atkin
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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July 15, 2019

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

Re: Preliminary/Final Land Development - Johnson Matthey, Inc.
West Whiteland Township – LD-06-19-15964

Dear Mr. Weller:

A Preliminary/Final Land Development Plan entitled "Johnson Matthey, Inc.", prepared by Donohue Engineering, LLC, and dated June 17, 2019, was received by this office on June 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:	north side of King Road, east of Phoenixville Pike
Site Acreage:	20.00
Lots/Units:	1 Lot
Non-Res. Square Footage:	1,100
Proposed Land Use:	Addition to existing industrial building
New Parking Spaces:	0
Municipal Land Use Plan Designation:	BP Business Park
UPI#:	41-6-45.1

PROPOSAL:

The applicant proposes the construction of a 1,100 square foot building addition to "Building 1." No new sewage disposal or water supply is proposed by the current plan submission. The project site is located in the I-1 Limited Industrial zoning district. The project site adjoins East Whiteland Township to the east.

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.

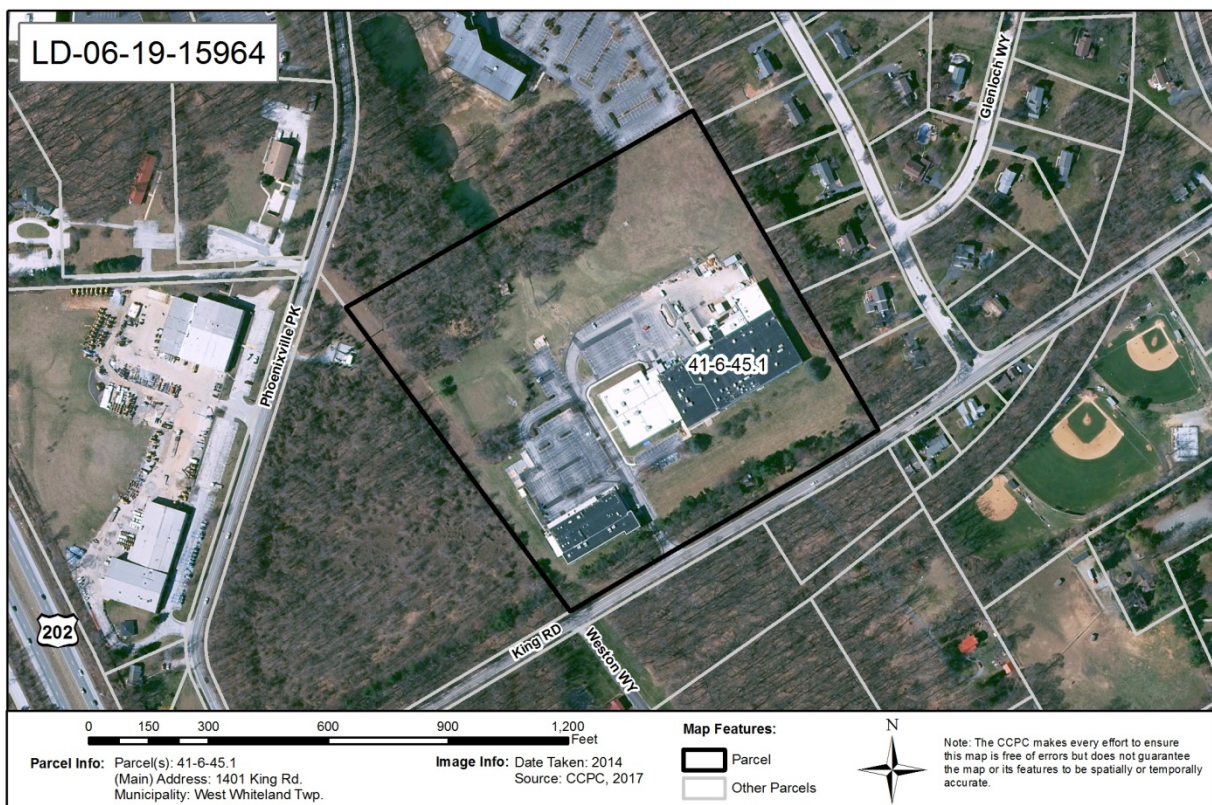
COUNTY POLICY:

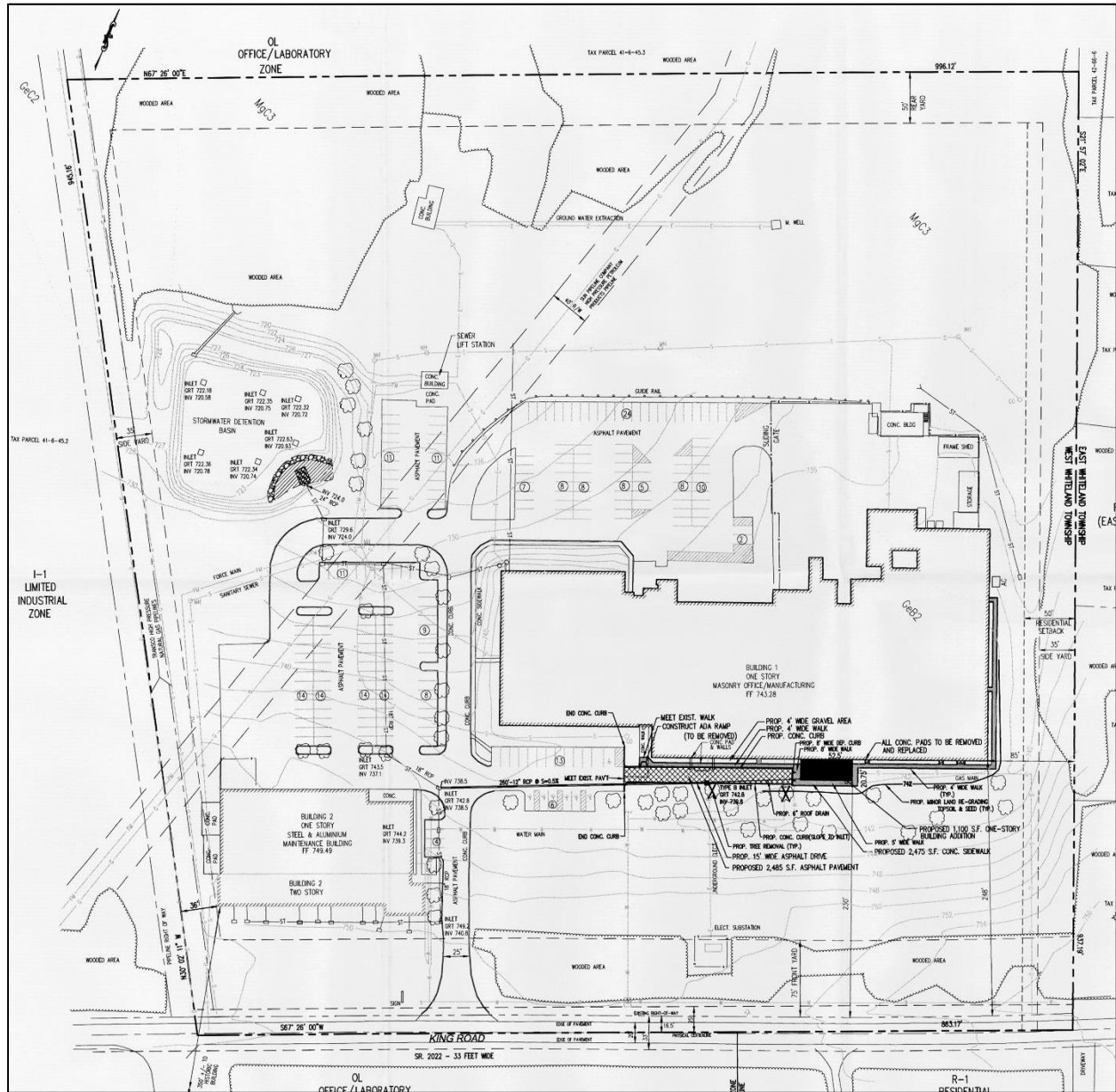
LANDSCAPES:

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 the proposed development is located within the Valley Creek (West) subbasin of the Brandywine Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of “impaired” streams, and protect vegetated riparian corridors. *Watersheds* can be accessed at www.chesco.org/water.





Site Plan Detail, Sheet 1: Preliminary/Final Land Development - Johnson Matthey, Inc.

PRIMARY ISSUES:

- The site plan and the Chester County Pipeline Information Center Mapping Application indicate that the project site is traversed by hazardous liquid and natural gas pipelines. We suggest that the applicant contact the pipeline operator to ensure that the application does not result in any encroachments into the pipeline rights-of-way. It is recommended that the plan include the field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page: <http://www.chescoplanning.org/pic/operators.cfm>.

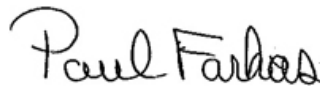
Page: 4
Re: Preliminary/Final Land Development - Johnson Matthey, Inc.
West Whiteland Township – LD-06-19-15964

ADMINISTRATIVE ISSUES:

4. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
5. The plan incorrectly identifies that the UPI-Uniform Parcel Identifier number of the site is UPI# 41-6-45.2, rather than 41-6-45.1. 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.
6. General Note 9 contains an outdated reference to a 1996 Flood Insurance Rate Map. We recommend that the plan be revised to identify current floodplain mapping. Further information on this matter, including links to interactive online FEMA mapping, is currently available at: <https://www.chesco.org/3458/Flooding-Floodplains>.
7. For clarity purposes, we recommend that the reference to the “Chester County Courthouse” in General Note 1 be changed to the “Chester County Recorder of Deeds Office.”
8. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Sidney H. Biddle Protecs, LLC
Johnson Matthey, Inc.
Donohue Engineering, LLC
Zachary Barner, AICP, Director of Planning & Development, East Whiteland Township



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

July 11, 2019

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

Re: Preliminary/Final Land Development - Peirce Middle School Modular Classroom
West Whiteland Township – LD-07-19-15977

Dear Mr. Weller:

A Preliminary/Final Land Development Plan entitled "Peirce Middle School Modular Classroom", prepared by DL Howell & Associates, Inc., and dated June 14, 2019, was received by this office on July 1, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	west side of Burke Road, and the north side of the municipal border with West Goshen Township
Site Acreage:	14.12
Lots/Units:	1 Lot
Non-Res. Square Footage:	2,940
Proposed Land Use:	Addition to existing school
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Institutional; and Parks, Permanent Open Space and Resource Conservation
UPI#:	41-8-181.2-E

PROPOSAL:

The applicant proposes the installation of a 2,940 square foot temporary modular classroom. No new sewage disposal or water supply is proposed as part of the current plan submission. The project site is located in the R-1 Residential zoning district. While a portion of the Middle School tract is located in West Goshen Township, the site plan indicates that all proposed development activity will occur in West Whiteland Township.

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



Site Plan Detail, Sheet 3: Preliminary/Final Land Development - Peirce Middle School Modular Classroom

WATERSHEDS:

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

3. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.

ADMINISTRATIVE ISSUES:

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

Page: 4

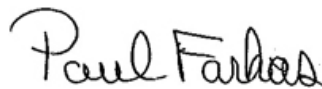
Re: Preliminary/Final Land Development - Peirce Middle School Modular Classroom

West Whiteland Township – LD-07-19-15977

5. According to the Waiver Requests table on Sheet 1, the applicant is requesting a waiver from the Township Subdivision and Land Development Ordinance to not provide a lighting or landscaping plan. 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 four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: West Chester Area School District
DL Howell & Associates, Inc.
Casey LaLonde, Manager, West Goshen Township



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July 17, 2019

Sally A. Slook, Manager
Willistown Township
688 Sugartown Road
Malvern, PA 19355

Re: Preliminary/Final Subdivision - 57 Grubb Road
Willistown Township – SD-06-19-15967

Dear Ms. Slook:

A Preliminary/Final Subdivision Plan entitled "57 Grubb Road", prepared by RKW Engineering Services, and dated June 10, 2019, was received by this office on June 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:	northeast corner of Grubb Road and Paoli Pike (State Route 2014)
Site Acreage:	2.09
Proposed Land Use:	2 Single Family Residential Lots
Municipal Land Use Plan Designation:	Suburban (Medium-High Density)
UPI#:	54-1P-174

PROPOSAL:

The applicant proposes the creation of 2 lots. The existing residence will be situated on Lot 1. While no development activity is shown on the current plan submission, the application materials indicate that a single family dwelling will be constructed on Lot 2 in the future. The project site, which is served by public water and public sewer, is located in the R-3 Residence 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.

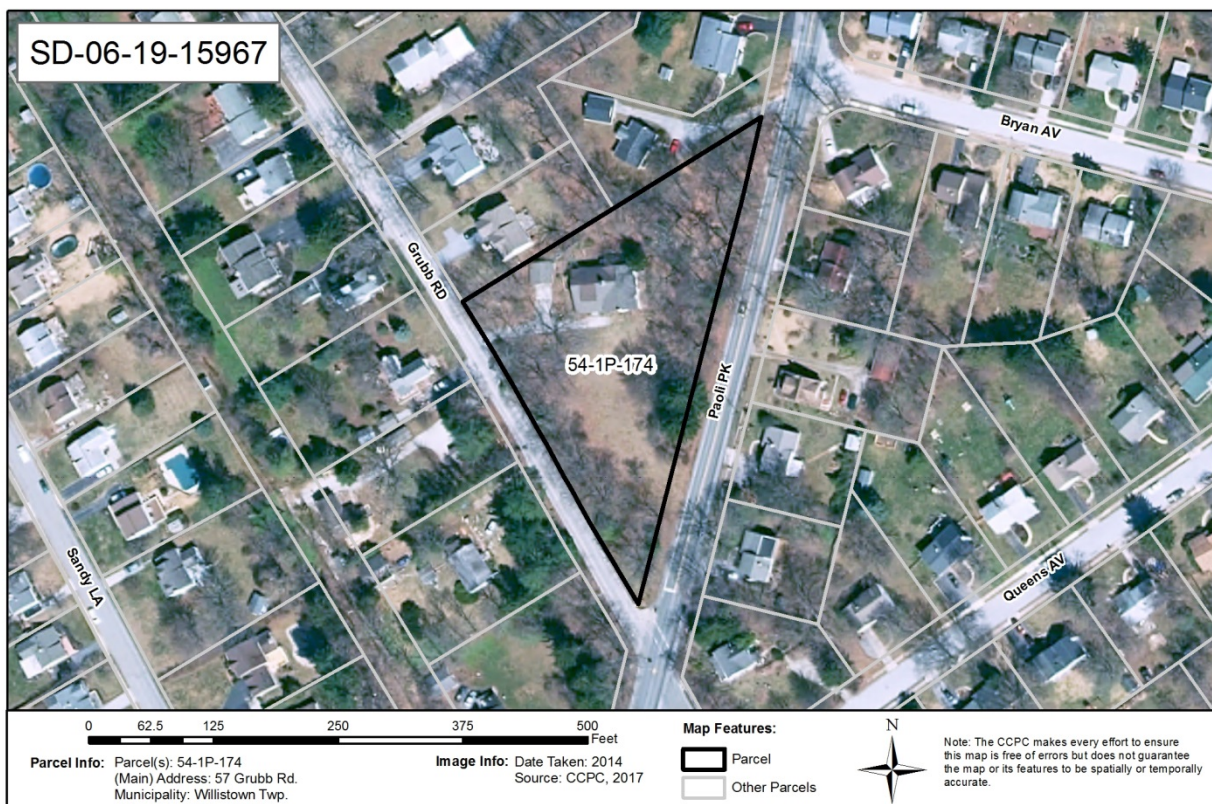
COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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





Site Plan Detail, Preliminary/Final Subdivision - 57 Grubb Road

PRIMARY ISSUES:

3. We suggest that future vehicular access to Lot 2 be provided from Grubb Road, and that Lot 2 be deed restricted from direct vehicular access onto Paoli Pike (State Route 2014).

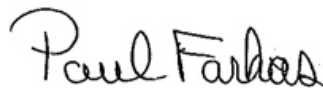
Page: 4
Re: Preliminary/Final Subdivision - 57 Grubb Road
Willistown Township – SD-06-19-15967

ADMINISTRATIVE ISSUES:

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

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: E. Jansen Wendell
RKW Engineering Services
Douglas C. & Nancy C. Wendell

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

7/1/2019 to 7/31/2019

The staff reviewed proposals for:

	Total
Subdivision and Land Development Ordinance (SLDO) Amendments	2
Zoning Ordinance Amendments	12
TOTAL REVIEWS	14

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Coventry Township	SA-06-19-15954	7/1/2019	Proposed - SLDO Amendment Definitions related to recreation, plan content, HOA OS Plan recommendations, design, open space management plan, trails in lieu of sidewalks, mandatory dedication of open space, etc.	Consistent
East Coventry Township	ZA-06-19-15953	7/1/2019	Proposed - Zoning Ordinance Amendment Permitting continuing care retirement community, medical office, in the C District, and rezoning 6 parcels from R-3 to C: 18-1-45, 18-1-46, 18-1-47, 18-1-48, 18-1-49, 18-1-37.8	Consistent
East Coventry Township	ZA-06-19-15955	7/1/2019	Proposed - Zoning Ordinance Amendment Definitions related to recreation, OS Plan recommendations, OS maintenance	Consistent
East Vincent Township	ZA-06-19-15956	7/17/2019	Proposed - Zoning Ordinance Amendment Adding language permitting the AQ-Age Qualified Overlay District as part 29 of the zoning ordinance.	Consistent
Kennett Township	ZA-06-19-15941	7/2/2019	Proposed - Zoning Ordinance Amendment Revising the sending and receiving areas and other provisions for the Township's Transfer of Development Rights ordinance.	Consistent
New London Township	SA-06-19-15972	7/24/2019	Proposed - SLDO Amendment Revisions to the SLDO Chapter 2 including: plan submission requirements, non-residential fee-in-lieu for recreation. Revisions to Definitions Chapter 4 and Water Chapter 5	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
New London Township	ZA-06-19-15969	7/24/2019	Proposed - Zoning Ordinance Amendment Extensive and Significant revisions to the New London Township Zoning Ordinance	Consistent
Pennsbury Township	ZA-06-19-15950	7/2/2019	Proposed - Zoning Ordinance Amendment Adding language to regulate "Event Spaces"	Not Relevant
Valley Township	ZA-07-19-16006	7/30/2019	Proposed - Zoning Ordinance Amendment medical marijuana	Consistent
West Goshen Township	ZA-06-19-15960	7/17/2019	Proposed - Zoning Ordinance Amendment The Township proposes to amend the standards for wireless communications facilities set forth in Section 84-57.03 of its Zoning Ordinance, along with adding a definition for the term "small wireless facilities (SWF)" to Section 84-8.	Consistent
West Goshen Township	ZA-06-19-15961	7/18/2019	Proposed - Zoning Ordinance Amendment The Township proposes to add "cyber school" as a by-right permitted use in its C-1, C-2, C-3, C-4, C-5, I-1, I-2, I-3, I-2-R, and I-C zoning districts, add a definition for "cyber school" to Section 84-8, and amend the definition of "educational use" in Section 84-8. The Township also proposes to amend the consumer fireworks regulations in its Zoning Ordinance.	Consistent
Westtown Township	ZA-06-19-15939	7/3/2019	Proposed - Zoning Ordinance Amendment The proposed amendments to the Township Zoning Ordinance include various amendments to the A/C Agricultural/Cluster Residential District standards in Article V, and and various amendments to the Flexible Development Procedure Standards in Article IX.	Consistent
Westtown Township	ZA-07-19-15978	7/19/2019	Proposed - Zoning Ordinance Amendment The Township proposes to change the maximum number of lighted events per calendar year on any one campus where permanent lighting is permitted, as set forth in Section 170-1514.D(5)(e)[6][a] of its Zoning Ordinance, from 20 to 30.	Not Relevant
Westtown Township	ZA-07-19-15979	7/26/2019	Proposed - Zoning Ordinance Amendment The proposed amendments to the Township Zoning Ordinance include various amendments to the A/C Agricultural/Cluster Residential District standards in Article V, and and various amendments to the Flexible Development Procedure Standards in Article IX. The County Planning Commission reviewed an earlier version of this amendment on July 3, 2019 (CCPC# ZA-06-19-15939).	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES3: 12

TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 12

Ordinance Review Letters



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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July 1, 2019

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

Re: Subdivision and Land Development Ordinance Amendment - Definitions Related to Recreation;
Open Space Plan Recommendations; Management of Open Space Areas
East Coventry Township - SA-06-19-15954

Dear Mr. Rinehart:

The Chester County Planning Commission has reviewed the proposed East Coventry 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 18, 2019. We offer the following comments to assist in your review of the proposed East Coventry Township Subdivision and Land Development Ordinance amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Subdivision and Land Development Ordinance:
 - A. Add a definition of Recreation land, and replace the definitions of Recreation, Active; and Recreation, Passive.
 - B. Changes to information to be included with home owner association plan documents including the maintenance of common elements and facilities, requirements for home owner association bylaws and other related provisions, provisions for the management of space plan and common facilities, and other requirements relating to the formation and operation of home owner associations.
 - C. Opportunities for the provision of trails in lieu of sidewalks, with locational conditions and requiring access by the public, and a linkage to design criteria in the Ordinance.

BACKGROUND:

2. The Chester County Planning Commission received a proposed amendment to the East Coventry Township Zoning Ordinance in combination with this amendment to the East Coventry Township Subdivision and Land Development. Our comments on the proposed amendment to the Township Zoning Ordinance are provided to the Township separately (refer to CCPC ZA-06-19-15955).

Page: 2

Re: Subdivision and Land Development Ordinance Amendment - Definitions Related to Recreation;
Open Space Plan Recommendations; Management of Open Space Areas
East Coventry Township - SA-06-19-15954

COMMENTS:

3. The definitions are adequately descriptive and appropriate.
4. The opportunity for the provision of publicly accessible trails in lieu of sidewalks, when approved by the Board of Supervisors upon recommendation of the Township Planning Commission as proposed in Section 22-418.8 of the Ordinance, can increase design flexibility and may encourage the use of these pedestrian amenities. However, Section 22-418.8.D., in which “No dwellings in the development shall front the street(s) where the proposed trail is to be constructed” could be clarified. For example, the Township should elaborate on where this provision will apply in terms of locational limits, such as how far from the dwellings may the trails be placed. The Township should also be aware that this provision may result in dwellings that are situated such that their rear yards face arterial or collector streets, which may result in reduced privacy. Additionally, the Township should consider whether this sentence would be clearer if it read, “No dwellings in the development shall front on the street(s)...”

The Township should refer to the Pedestrian Facilities Design Element of the County Planning Commission’s Multimodal Circulation Handbook (2016 Update) for additional considerations regarding trails, sidewalks and other pedestrian facilities, which is available online at:
www.chesco.org/documentcenter/view/27042.

5. The proposed definition of Recreation, Active removes the following provision currently included in the Ordinance: “The linkage of stormwater detention/retention basins with recreation facilities and open space is encouraged when the presence of such facilities does not conflict with proposed basin operations.” We agree that stormwater detention/retention basins are usually inappropriate within active recreation areas, but we suggest that stormwater detention/retention basins could be designed as site amenities within passive recreation areas to compliment open space requirements, while still providing stormwater management functions. Such provisions could fit within the definition of Recreation, Passive.
6. The provisions relating to the management (as well as the maintenance) of open space areas are important and appropriate.

The proposed Open Space Management Plan, which is attached to the amendment as an appendix, allows the Township to maintain any facilities within an open space area in the event that the home owner association fails to do so. We suggest that the Township consider expanding this section to ensure that the Township is better able to perform any activities that may be necessary to ensure that all open space areas are properly managed and maintained. As an example, the Kennett Township Zoning Ordinance Section 240-1707. “Open space management provisions”, Subsection B. “Provisions for default of open space maintenance” contains extensive language that can help the Township properly manage and maintain open space areas when necessary, at:
https://library.municode.com/pa/kennett_township/codes/code_of_ordinances?nodeId=PTIIGEL_E_CH240ZO_ARTXVIIOPSPDEOP

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

Page: 3

Re: Subdivision and Land Development Ordinance Amendment - Definitions Related to Recreation;
Open Space Plan Recommendations; Management of Open Space Areas
East Coventry Township - SA-06-19-15954

We request an official copy of the decision made by the East Coventry Township Board of 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, flowing style.

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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Executive Director

PLANNING COMMISSION

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

July 1, 2019

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

Re: Zoning Ordinance Amendment - Permitting Continuing Care Retirement Community, Medical Office in the NC and C Districts; Rezoning UPI 18-1-45, 18-1-46, 18-1-47, 18-1-48, 18-1-19, 18-1-38.8 From R-3 to C Districts
East Coventry Township - ZA-06-19-15953

Dear Mr. Rinehart:

The Chester County Planning Commission has reviewed the proposed East Coventry Township Zoning Ordinance amendments 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 17, 2019. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendments.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Permitting Continuing Care Retirement Community, Convalescent Care, Skilled Nursing and Assisted Living Facilities with public water and sewer facilities, and Medical, Dental and Chiropractic Offices by-right in the NC Neighborhood Commercial and C Commercial Districts.
 - B. Rezoning UPI numbers 18-1-45, 18-1-46, 18-1-47, 18-1-48, 18-1-19, 18-1-38.8 from R-3 Residential to C Commercial. These parcels are located along New Schuylkill Road and Old Schuylkill Road, and are to the southeast of the municipal boundary with North Coventry Township.

LANDSCAPES:

2. The NC Neighborhood Commercial and C Commercial Districts in East Coventry Township, where Permitting Continuing Care Retirement Community, Convalescent Care, Skilled Nursing and Assisted Living Facilities, and Medical, Dental and Chiropractic Offices are to be permitted

Page: 2

Re: Zoning Ordinance Amendment - Permitting Continuing Care Retirement Community, Medical Office in the NC and C Districts; Rezoning UPI 18-1-45, 18-1-46, 18-1-47, 18-1-48, 18-1-19, 18-1-38.8 From R-3 to C Districts

East Coventry Township - ZA-06-19-15953

are 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. 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. Section 27-901 of the NC Neighborhood Commercial and C Commercial Districts are to "...provide for the retail shopping needs and personal service needs of Township residents and to provide for normal commercial operation not permitted elsewhere within the Township". The Township's public notice regarding these rezonings states that the change is intended to establish a harmonious zoning classification with the surrounding properties and to conform to the actual uses being made of some of the affected properties.

The August, 2005 Pottstown Metropolitan Regional Comprehensive Plan Future Land Use Plan designates these parcels within the Suburban Residential Area in East Coventry Township and within the Village Center in North Coventry Township. The Land Use Objective for the Suburban Residential district is intended to provide locations for new residential growth and nonresidential services for these new neighborhoods in the Pottstown Metropolitan Region (page 75 in the Pottstown Metropolitan Regional Comprehensive Plan). The Village Center is described as existing villages along major roadways throughout the Pottstown Metropolitan Region that are intended to promote a mix of uses while preserving their unique village setting (page 69 in the Pottstown Metropolitan Regional Comprehensive Plan).

The proposed land use changes in these Districts appear to be compatible with the surrounding nature of the nearby properties and with the land use policies of the Pottstown Metropolitan Regional Comprehensive Plan Future Land Use Plan. We note that Continuing Care Retirement Community, Convalescent Care, Skilled Nursing and Assisted Living Facilities, and Medical, Dental and Chiropractic Offices would be required to comply with the provisions of Part 13 of the Township Zoning Ordinance, which contains various general and supplemental regulations and design standards.

4. While Continuing Care Retirement Community, Convalescent Care, Skilled Nursing and Assisted Living Facilities, and Medical, Dental and Chiropractic Offices would be permitted by-right, we recommend that the Township's review of future such land uses encourage them to be integrated into the community, such as by providing convenient pedestrian access to surrounding areas. The Township should refer to the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its future reviews of Continuing Care Retirement Community, Convalescent Care, Skilled Nursing and Assisted Living Facilities, and Medical, Dental and Chiropractic Offices. The Pedestrian Facilities Design Element is available online at: www.chesco.org/documentcenter/view/27042.

Page: 3

Re: Zoning Ordinance Amendment - Permitting Continuing Care Retirement Community, Medical Office in the NC and C Districts; Rezoning UPI 18-1-45, 18-1-46, 18-1-47, 18-1-48, 18-1-19, 18-1-38.8 From R-3 to C Districts

East Coventry Township - ZA-06-19-15953

5. Prior to taking action on this amendment, the Township should ensure that the zoning map amendment is generally consistent with its municipal comprehensive plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code. The Township should also 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 amendment.

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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July 1, 2019

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

Re: Zoning Ordinance Amendment - Definitions Related to Recreation; Open Space Plan
Recommendations; Requirement for Management in Open Space Areas
East Coventry Township - ZA-06-19-15955

Dear Mr. Rinehart:

The Chester County Planning Commission has reviewed the proposed East Coventry Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 18, 2019. We offer the following comments to assist in your review of the proposed East Coventry Township Zoning Ordinance amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Replace the definitions of Recreation, Active; and Recreation, Passive.
 - B. Provide for the management of common open space and common facilities in adult communities in the R-3 Residential District, and in Clustered Single-Family Detached Residential Open Space and Other Open Space developments (i.e., the word "management" is added in both cases).

BACKGROUND:

2. The Chester County Planning Commission received a proposed amendment to the East Coventry Township Subdivision and Land Development Ordinance in combination with this amendment to the East Coventry Township Zoning Ordinance; that amendment to the East Coventry Township Subdivision and Land Development Ordinance included changes to definitions related to recreation, document requirements to be included with homeowner association plan, opportunities for the provision of trails in lieu of sidewalks, open space management plan requirements, and an increase in the amount of mandatory dedication. Our comments on the proposed amendment to the Township Subdivision and Land Development Ordinance are provided to the Township separately (refer to CCPC SA-06-19-15954).

Page: 2

Re: Zoning Ordinance Amendment - Definitions Related to Recreation; Open Space Plan
Recommendations; Requirement for Management in Open Space Areas
East Coventry Township - ZA-06-19-15955

COMMENTS:

3. The definitions are adequately descriptive.
4. The proposed definition of Recreation, Active removes the following provision currently included in the Zoning Ordinance: "The linkage of stormwater detention/retention basins with recreation facilities and open space is encouraged when the presence of such facilities does not conflict with proposed basin operations." We agree that stormwater detention/retention basins are usually inappropriate within active recreation areas, but we suggest that stormwater detention/retention basins could be designed as site amenities within passive recreation areas to compliment open space requirements, while still providing stormwater management functions. Such provisions could fit within the definition of Recreation, Passive.
5. The provisions relating to the management (as well as the maintenance) of open space areas are important and appropriate.
6. The proposed Open Space Management Plan, which is attached to the amendment as an appendix, allows the Township to maintain any facilities within an open space area in the event that the home owner association fails to do so. We suggest that the Township consider expanding this section to ensure that the Township is better able to perform any activities that may be necessary to ensure that all open space areas are properly managed and maintained. As an example, the Kennett Township Zoning Ordinance Section 240-1707. "Open space management provisions", Subsection B. "Provisions for default of open space maintenance" contains extensive language that can help the Township properly manage and maintain open space areas when necessary, at:
https://library.municode.com/pa/kennett_township/codes/code_of_ordinances?nodeId=PTIIGEL_E_CH240ZO_ARTXVIIOPSPDEOP

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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

July 17, 2019

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

Re: Zoning Ordinance Amendment – Adding an AQ-Age Qualified Overlay zoning district
East Vincent Township - ZA-06-19-15956

Dear Ms. Flagg:

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 18, 2019. The submission included: the proposed zoning ordinance text amendment, a master development plan for Stony Run at Kimberton Age Restricted Community and a Fiscal Impact Analysis for the Stony Run development. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

DESCRIPTION:

1. The applicant of the Stony Run at Kimberton Age Restricted Community development proposes the following amendments to the Township zoning ordinance:
 - A. Adding Part 29 to the zoning ordinance addressing the creation of the AQ Age-Qualified Overlay zoning district;
 - B. Part 29 would include: Two new definitions, a Purpose Statement, Eligibility and Master Development Plan requirements, Permitted uses, Performance Standards and Plan Submission Requirements.

BACKGROUND:

2. The Chester County Planning Commission has previously reviewed a subdivision plan on a portion of the land subject to the proposed zoning ordinance amendment. That review, CCPC# 8687-3 and dated March 4, 2005 addressed the creation of 50 single family residential parcels served by 3,185 linear feet of new road. Our records indicate that the plan did not receive municipal approval.

LANDSCAPES:

3. The parcels shown on the submitted Master Development plan are primarily located in the **Rural Landscape**. The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed ordinance amendment is not consistent with the objectives of the **Rural Landscape**.

A small strip of the site on the south side of Stony Run Road is located in 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. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. Development in this portion of the site would be consistent with the **Suburban Landscape**.

COMMENTS:

4. As indicated above the proposed level of development on the majority of the site is inconsistent with the guidelines for the **Rural Landscape**. We note that the 2018 East Vincent Township Comprehensive Plan's Future Land Use map designates the northern parcel as Residential Infill, which may be appropriate for this level of development if utilities were available and an appropriate design was incorporated into the plan. The southern parcels are designated Rural Low Density, so development of an Age Qualified Community is not appropriate.

We suggest that the applicant consider a different approach to providing Age Qualified housing on this site. This approach would concentrate the housing component of the community to the area north of Stony Run and the PECO easement [in the area zoned LR-Low Density Residential] which would be consistent with the Township's Future Land Use designation of Residential Infill and it is partially located in the **Suburban Landscape** designation of *Landscapes3*. We recommend that the applicant and the Township discuss how the Township's existing Transfer of Development Rights program could be utilized to preserve the southern parcels which are zoned Rural Conservation.

Development rights could be transferred to the northern portion to increase the density above that permitted by right in the LR district. We note that the Rural Conservation district is a Sending Area for the transfer of development rights and the LR district is a designated receiving area. We also note that increased development rate conversion can be achieved for two-family dwellings and age-restricted dwellings. The southern parcels would be preserved and would be utilized to generate the TDRs. These parcels could also be used to meet the required open space and could be designed to be a community amenity such as community gardens or a recreation facility. The parcels could also be used in a utility capacity such as a spray irrigation facility or as a combination of any of these uses. Public or community water and sewer service would be necessary for any of these development options.

ORDINANCE SPECIFIC COMMENTS:

5. This submission appears to be crafted to address the construction of an Age Qualified development at a specific site. Usually zoning ordinance provisions are generalized with eligibility provisions that could be applicable to a variety of parcels within the municipality. We

suggest that the eligibility requirements be revised to make siting an Age Qualified development less specific.

6. The proposed definition of the term “Active Adult/Senior Community Center” should be revised to delete the reference to the facility being “...not for profit...” because the for profit/not for profit status should not have any implications in land use regulation.
7. The applicant and the Township should consider the scope of the language in proposed Section 27-2903.1.A(6), related to percentage of transferred development rights (TDR) to be utilized. As written the percentage required is 25% (exactly), we suggest that this be revised to indicate a minimum of 25%. We suggest that the wording be revised to maximize the use of TDRs, within any limitation imposed by the zoning ordinance, to preserve the greatest amount of acreage in the sending area. This may necessitate the addition of other dwelling types to the permitted uses to accommodate increased density. We would recommend additions to the performance standards to offset increased density, such as innovative dwelling unit design, additional landscaping, central open space and additional amenities.
8. While we recommend revisions to some of the performance standards in Comment #7 above, consideration should be given to reviewing or revising some of the proposed performance standards. For example, the townhouse width standard of Section 27-2905.3.B(1) requires a 30 foot minimum width measurement which while feasible, exceeds the common width standard for a townhouse and the maximum width of 40 feet as listed in Section 27-2905.3.B(4) far exceeds the industry standard. The applicant should verify the proposed townhouse width standard. Also in Section 27-2905.3.B(4) the maximum building depth figure should be clarified, it appears that it should read “...maximum building depth less **than** 75 feet.”
9. We recommend that the Historic Estate Lot language of Section 27-2905.3.D be revised related to minimum lot size and maximum developed area to create a lot size that encompasses the historic structure and its context rather than set arbitrary standards.
10. The sidewalk standards of Section 27-2905.6.B (1) and (2) should be revised to require sidewalks on both sides of all interior public and private streets with a PennDOT standard minimum width of 5 feet to accommodate handicapped residents and visitors.
11. We acknowledge the intent of the Architectural style and design standards of Section 27-2905.11, but suggest that aesthetic regulations are not regulated under the provisions Pennsylvania Municipalities Planning Code. These regulations could be incorporated using Special Exception or Conditional Use procedures. Alternately this information could be incorporated into a companion document such as an Age Qualified Development Design Manual, which could include all the listed elements as well as standards for open space amenities, a color palette for all structures and establish a community design committee to address design features and improvements after construction is complete.
12. The open space parameters in Section 27-2905.4A and .4B(1) allows too many non-open space features to be counted.
13. The neighborhood open space design standards should require a central neighborhood location and appropriate supporting standards.
14. In Section 27-2905.8 the parking design standard of four parking spaces per dwelling unit is excessive; two parking spaces per dwelling unit would be more appropriate.

Page: 4

Re: Zoning Ordinance Amendment – Adding the AQ-Age Qualified Overlay zoning district
East Vincent Township - ZA-06-19-15956

15. Section 27-2905.12 proposes specific lighting and signage standards for Age Qualified Communities. We suggest that the Township's existing lighting and signage standards be referenced rather than create separate standards for this land use. If the existing standards are not appropriate, then we suggest that appropriate standards be written for Age Qualified Communities but that they be listed in the existing lighting and signage sections of the ordinance. We note that within this subsection of the amendment the Maximum sign area for monument signs was listed as 0 square feet.
16. Similarly the Plan Submission Requirements of Section 27-2906 should follow the Township's existing plan submission requirements, unless specific language for Age Qualified Communities plan submission is necessary, but they should be listed in the existing plan submission requirement section of the ordinance.

RECOMMENDATION: The Township should deny the proposed zoning ordinance amendment.

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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July 2, 2019

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

Re: Zoning Ordinance Amendment – Revising the TDR provisions
Kennett Township - ZA-06-19-15941

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. Four new definitions are added and five existing definitions are revised in Section 240-201;
 - B. Section 2 of the amendment adds a new article XXVI entitled Transferable Development Rights (TDR), replacing the existing Article XXVI;
 - C. The V-1 (Hamorton) and SA-Specialized Agriculture zoning districts are proposed to be added to the Receiving Areas for use of TDRs in Multi-family residential development; and
 - D. The submission also included two versions of the zoning map, the first delineates the existing and proposed TDR sending and receiving areas and the second map shows the proposed TDR sending and receiving areas.

BACKGROUND:

2. The County Planning Commission has previously reviewed Transferable Development Rights provisions for Kennett Township. That review, ZA-9-15-12586 dated October 8, 2015, was adopted by the Township on November 18, 2015.

COMMENTS:

3. While the description above (1B) indicates that Article XXVI is new, there is an existing adopted article XXVI and this submission amends that article.
4. The definition of “Approved Site Infrastructure” references infrastructure improvements that have been “approved”, but the means of approval/recording of approval are not specified. This could lead to misinterpretation of the term “approval,” such Preliminary Plan approval rather than Final Plan approval by the Board of Supervisors. We recommend that the type or level of approval be clarified.
5. The phrase “...and other resources...” as used in the Purpose statement of proposed Section 240-2600 is vague. This section could be improved if the intent of “other resources” is clarified or restated as “other similar resources.” In addition, the Township should consider adding historic resources to the list.
6. The Township should review the wording of proposed Section 240-2602.B.6(c) and consider requiring (rather than assuming) that the applicant/owner demonstrates that TDR data and calculations are based on a mathematical metric. The Township should consider the suitability of the SA-Specialized Agriculture and V-1 Village District (Hamorton) districts as receiving areas as they are not as densely or widely developed as the BP and C Districts. We note that the SA and V-1 Districts’ purposes, as stated in the current and proposed draft zoning ordinance, do not seem entirely consistent with their proposed designation as TDR receiving areas. The V-2 District (Mendenhall) could be a more appropriate receiving area as it a more commercially oriented village as compared to the V-1 Village District (Hamorton).
7. At various locations the wording used in the proposed Subsections 240-2609 through 240-2611 state “... the above regulations may be modified...”. It is unclear what this phrase is referring to or to what extent “the above regulations” can be modified. These provisions should be revised to clearly reference the provisions that can be modified and how they can be modified.
8. In proposed Subsections 240-2609 through 240-2611, the provisions would permit accrual of TDRs for approved and improved building square footage, approved site infrastructure and improved site infrastructure. However, the concept of accruing TDRs for approved or improved buildings and/or infrastructure is inconsistent with the purpose statement of Article XXVI. There does not appear to be a logical nexus between generating TDRs by severing development rights from prime farmland, woodlands and sensitive natural areas which results in preserving those areas and generating TDRs from approved and improved building square footage and/or approved building or site infrastructure which has no preservation component as its result. Since building and other infrastructure improvements are being permitted for calculating the accrual of TDRs, the Township should also consider allowing historic resources and historic landscapes to be used in determining the accrual of TDRs. As written the proposed subsections are not consistent with the prime concept behind Transfer of Development Rights programs.

RECOMMENDATION: The Township should reserve action on the proposed zoning ordinance amendment until there is consistency between the stated purpose of the provisions and the proposed language. We also recommend that the Township coordinate these and any other proposed ordinance amendments closely with the full zoning ordinance update.

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Re: Zoning Ordinance Amendment – Revising the TDR provisions

Kennett Township - ZA-06-19-15941

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
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Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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July 24, 2019

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

Re: Subdivision and Land Development Ordinance Amendments
New London Township - SA-06-19-15972

Dear Ms. Fagan:

The Chester County Planning Commission has reviewed the proposed 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 27, 2019. We offer the following comments to assist in your review of the proposed Subdivision and Land Development Ordinance amendments.

DESCRIPTION:

1. New London Township proposes the following amendments to its Subdivision and Land Development Ordinance Chapter 2:
 - A. The provisions pertaining to the procedure for submission of various plans of Part 3 Procedure are revised;
 - B. The provisions of Part 4 pertaining to plan requirements are revised to reflect changes in the zoning ordinance;
 - C. Subsection 2-524.1 of Section 2-524, Recreation Lands and Facilities, is removed and replaced with a section entitled Non-Residential Subdivision and Land Developments that requires recreation lands and facilities and/or fees in lieu for non-agricultural, non-residential subdivisions and land developments to implement the Township's Comprehensive Plan and Open Space Plan;
 - D. In Chapter 4 Definitions three definitions are deleted, five definitions are removed and replaced and fourteen new definitions are added;
 - E. In Chapter 5 Water a new subsection (subsection 5-133) entitled Stormwater Management Practices for Tracts in the R-1 Residential Zoning District is added.

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Re: Subdivision and Land Development Ordinance, Definitions and Water Amendments

New London Township - SA-06-19-15972

BACKGROUND:

This submission was accompanied by extensive zoning ordinance and zoning map amendments. We note that some of the amendments presented in this review are associated with changes to the zoning ordinance. The zoning ordinance and map amendments are reviewed separately as CCPC # ZA-06-19-15969.

COMMENTS:

2. We recommend for clarity purposes that the phrase "...along with a transmittal letter from the Township Secretary..." in Section 2-303.A on page 22 of the amendment should be set off with commas.
3. The Township should verify that the proposed Recreation Lands and Facilities provisions of Section 2-524.1 are fully consistent with the regulations of Section 503(11) of the Pennsylvania Municipalities Planning Code related to provisions that require public dedication of lands for recreational purposes. The proposed language states that the intent of this requirement is to "...effectively implement the New London Township Comprehensive Plan and the Open Space Plan as they relate to open space and recreation needs within the Township." We suggest that these needs would be could addressed sooner if the Township retained its existing provisions in Section 2-524.1 and added the proposed requirements for nonresidential development.

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: David Sweet, Township Consultant
R. Samuel McMichael, Township Solicitor



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

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

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

Re: Zoning Ordinance & Map Amendments – Deleting the RA, R-2 zoning district & other revisions
New London Township - ZA-06-19-15969

Dear Ms. Fagan:

The Chester County Planning Commission has reviewed the proposed zoning ordinance amendments 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 25, 2019. We offer the following comments to assist in your review of the proposed zoning ordinance amendments.

DESCRIPTION:

1. The Township proposes the following amendments to its zoning ordinance:
 - A. The Table of Contents is revised to reflect the proposed revisions in the body of the ordinance that are included in this amendment;
 - B. The Establishment of Districts Section 1-201 is revised to reflect the proposed revisions in the body of the ordinance that are included in this amendment;
 - C. Part 3 RA-Rural Agricultural District is deleted and Part 3 will be marked [Reserved];
 - D. Part 4 R-1 Low Density Residential Districts provisions 1-401 through 1-406 are deleted and new provisions are added.
 - E. Part 5 R-2 Medium Density Residential Districts is deleted and Part 5 will be marked [Reserved];
 - F. In Section 1-702.3.C, uses permitted by special exception in the C-1 Commercial zoning district, the wording is revised to delete the reference to “boarding house”;
 - G. In Section 1-802.3, uses permitted by Conditional Use in the LI Limited Industrial zoning district a new subsection (.D) is added to permit the Retail Sale of consumer fireworks;
 - H. In Section 1-902.2, permitted accessory uses a new subsection (.D) is added permitting Short-term residential room rental;
 - I. In Part 13 Design Standards, Section 1-1313 Residential Lot Average Design the provisions are deleted and replaced with [Reserved];
 - J. In Part 14 General Standards, Section 1-1406 Sale of Farm Products a new subsection (.E) is added to prohibit the cooking, heating or warming of food at farm product stand or building;

- in the same Part Section 1-1411, Exception to Height Restriction, the applicability statement is revised delete the existing references to solar panels and electrical generating windmills. These uses are addressed in a new subsection 1-1411.3 that indicates the height regulations pertaining to these uses are contained in Sections 1-1430 and 1-1431 respectively;
- K. Section 1-1416 Rooming Houses is deleted and is replaced with a new section entitled Short-Term Residential Room Rental;
 - L. In Section 1-11422 Keeping of Large Animals subsections 1-1422.D and .F are removed and replaced;
 - M. Six new Sections (1-1434 through 1-1439) addressing Second Dwelling Units in Individual Properties, Agricultural Regulations, Cemeteries, Bed and Breakfast Establishments and Hotels/Inns are added;
 - N. In Section 1-2204.1.G, addressing permitted principle uses in the Traditional Neighborhood Development (TND) Overlay district, the existing use is removed and replaced with Hotel or Inn;
 - O. In Section 1-2204.3.B, addressing uses permitted by conditional use in the Traditional Neighborhood Development (TND) Overlay district the existing use is removed and replaced with Bed-and-Breakfast Establishment;
 - P. In Section 1-2207.1, addressing permitted principle uses in the Traditional Neighborhood Development (TND) Overlay district, two new uses, (.G) Private Club, lodge or non-profit recreational use and (.H) Hotel or Inn are added;
 - Q. In Section 1-2207.3, addressing uses permitted by conditional use in the Traditional Neighborhood Development (TND) Overlay district, one new use, (.F) Hospital, is added and the existing (.B) use is replaced with Bed-and-Breakfast Establishment.
 - R. The submission also included a revised zoning map for the Township that shows the location of five zoning districts.

This submission was accompanied by an associated Subdivision and Land Development Ordinance amendment that will be reviewed separately as CCPC Review # SD-06-19-15972.

LANDSCAPES:

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

COMMENTS:

- 3. While we acknowledge that reduction of the number of zoning districts will streamline the administration of the zoning ordinance; the Township should ensure that the proposed R-1 Residential district regulations address potential negative impacts that can occur where suburban residential development abuts active agricultural properties. The Township should verify that it's

Page: 3

Re: Zoning Ordinance & Map Amendment – Deleting the RA, R-2 zoning district & other revisions
New London Township - ZA-06-19-15969

existing buffering and screening provisions for protection between differing land uses are sufficient to address such issues.

4. Prior to taking action on this amendment, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).
5. The Township Solicitor should review the provisions of proposed Section 1-1422 to verify that it is consistent with the state ACRE legislation. We suggest that the review the Agricultural Development Council's paper on this topic, which can be found at: <https://chesco.org/3833/Farming-Facts>
6. Related to Section 1-1434, we suggest that the Township consider permitting a second dwelling unit on parcels of less than 10 acres. This would help provide for additional, affordable housing units and may be appropriate on smaller parcels with additional standards by conditional use or special exception.

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

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

cc: David Sweet, Township Consultant
R. Samuel McMichael, Township Solicitor



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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July 2, 2019

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

Re: Zoning Ordinance Amendment – Event Spaces
Pennsbury Township - ZA-06-19-15950

Dear Ms. Howley:

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 11, 2019. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its zoning ordinance:
 - A. Adding a definition for the term “Event Space” to Section 162-202;
 - B. A paragraph is added to the Historic Resources Overlay District Introduction that permits Event Spaces by Conditional Accessory Use on properties with frontage on Route 1, Route 52, Route 926 and South Creek Road;
 - C. Event Space is added to the uses permitted by conditional use in Section 1705.B; and
 - D. A new subsection is added (162-2021) to Article XX, the Supplemental Use Regulations, addressing Event Spaces.

LANDSCAPES:

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

County Comprehensive Plan 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 use could be consistent with the objectives of either the **Suburban** or **Rural Landscapes** if regulated in a manner consistent with those landscapes. The proposed use can also potentially support the goals for historic preservation in the Appreciate chapter of **Landscapes3** if regulated in a manner consistent with the overall intent of these **Landscapes**. The amendment will also support the historic resources goals of **Landscapes3** if conducted in a sensitive manner.

COMMENTS:

3. The Township should consider a provision that would require operators to clean any adjoining roads from mud and detritus after wet events.
4. The Township's siting requirements for Event Spaces are very specific. The Township should consider whether the combination of these requirements can be accommodated at more than a single property to avoid the impression of spot zoning or a defacto exclusion.
5. The provisions of Section 162-2021.H, limiting the origin of agricultural products and artisan crafts to the Event Space property, could negatively affect the types of events to be hosted, e.g. crafts or wine and cheese festivals would be mostly excluded. A minimum percentage of products or crafts produced on site could be considered as an alternative to this requirement.
6. Having an event end by 10:00 pm when 100-foot setbacks are required should be further considered. For example, the hours could be extended to 11:00 pm or to midnight on the weekends in at least some instances; this change would permit events such as "star parties" to be held during the summer months, because the sky is not dark enough before 10:00 pm for astronomical observation.
7. The Township should clarify where the proposed language in Section 2 will be included in the Historic Overlay District.
8. In Section 162-2021.E., the Township should consider permitting sensitive rear additions, e.g. for kitchens or the like so as to not destroy elements of the historic resource. (For example, residential conversion is also a special use for a historic resource but it allows an increase in building square footage up to 25 percent of existing floor area at the time of application.)
9. The special use of event space does not appear to require a historic resource to be maintained, renovated, expanded, and restored in substantial compliance with the Secretary of the Interior's Standards for Rehabilitation, which is required for residential conversion and bed-and-breakfast special uses in the current ordinance. It seems as if these event space standards are more focused on other impacts rather than on the historic resource itself. Adding provisions that are more focused on preserving the historic resource would help to address the economic vitality of preserving and reusing a historic resource, which is what such special uses promote, and which would be appropriate in the Historic Overlay District.

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

Page: 3

Re: Zoning Ordinance Amendment – Event Spaces

Pennsbury Township - ZA-06-19-15950

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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July 30, 2019

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

Re: Zoning Ordinance Amendment - Medical Marijuana
Valley Township - ZA-07-19-16006

Dear Ms. Rambo:

The Chester County Planning Commission has reviewed the proposed Valley 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 July 23, 2019. We offer the following comments to assist in your review of the proposed Valley Township Zoning Ordinance amendment.

DESCRIPTION:

The Township proposes to amend its Zoning Ordinance by:

- a. Adding definitions for medical marijuana; medical marijuana act; medical marijuana dispensary, and medical marijuana grower/processor;
- b. Adding medical marijuana dispensary in the RC Regional Commercial zone, the NCO Neighborhood Commercial Office zone and in the Planned Development PD zone by conditional use;
- c. Adding medical marijuana dispensary and medical marijuana grower/processor in the Industrial I zone by conditional use;
- d. Adding regulations for medical marijuana dispensary in the NCO Neighborhood Commercial Office zone, the RC Regional Commercial zone, the Industrial I zone, and the Planned Development PD zone;
- e. Adding regulations for medical marijuana grower/processor in the Industrial I zone.

LANDSCAPES:

1. The zoning districts in Valley Township where the medical marijuana grower/processor and dispensary facilities are to be regulated are generally located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided.

Page: 2
Re: Zoning Ordinance Amendment - Medical Marijuana
Valley Township - ZA-07-19-16006

The proposed Valley Township Zoning Ordinance amendment is consistent with the objectives of the **Suburban Landscape**.

COMMENTS:

2. The Township's proposed regulations appear to be compatible with the provisions of the Pennsylvania Medical Marijuana Act 16 of 2016.
3. For additional background information relating to the local regulation of medical marijuana, the Township may be interested in a model medical marijuana zoning ordinance that was prepared by the Tri-County Regional Planning Commission (Cumberland, Dauphin and Perry Counties). This model ordinance is more extensive in scope than the Township's proposed ordinance, and includes additional definitions, design and locational controls for both growers/processors and dispensaries. This model ordinance is available at:

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

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

July 17, 2019

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

Re: Zoning Ordinance Amendment – Wireless Communications Facilities
West Goshen Township – ZA-06-19-15960

Dear Mr. LaLonde:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 19, 2019. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. West Goshen Township proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition for “Small Wireless Facilities (SWF)” to Section 84-8;
 - B. Add subsection (h.1) to Section 84-57.03.B.(1), pertaining to the timing of approval for a nontower wireless communication facility that is also a small wireless facility;
 - C. Amend Section 84-57.03.B.(2)(d) and Section 84-57.03.B.(3)(f), pertaining to permit fees for nontower wireless communications facilities;
 - D. Add subsection (q.1) to Section 84-57.03.E.(1)(d)(1), pertaining to the timing of approval for a tower-based wireless communication facility that is also a small wireless facility;
 - E. Amend Section 84-57.03.E.(1)(d)[1][t], pertaining to the permit fees for tower-based wireless communications facilities;
 - F. Amend the development regulations for tower-based wireless communications facilities in Section 84-57.03.G(1); and
 - G. Add Section 84-57.03.J, pertaining to consistency with state and federal laws and regulations for wireless communications facilities.

COMMENT:

2. In its review of the proposed wireless communication facilities standards, the Township should be aware that the Federal Communications Commission (FCC) adopted new wireless facility rules which officially went into effect on February 9, 2015. These rules, which address issues such as the modification of previously approved wireless facilities and support structures, along with the timing of review notifications and approvals, are currently available online at: <http://www.gpo.gov/fdsys/pkg/FR-2015-01-08/pdf/2014-28897.pdf>.

Page: 2

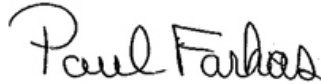
Re: Zoning Ordinance Amendment – Wireless Communications Facilities

West Goshen Township – ZA-06-19-15960

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

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Executive Director

PLANNING COMMISSION

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

July 18, 2019

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

Re: Zoning Ordinance Amendment – Cyber School, and Consumer Fireworks
West Goshen Township – ZA-06-19-15961

Dear Mr. LaLonde:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on June 19, 2019. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. West Goshen Township proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition for the term “Cyber School” to Section 84-8;
 - B. Amend the existing definition of “Educational Use” in Section 84-8;
 - C. Delete the definitions of the following terms in Section 84-8: “Display Fireworks”; “Fireworks”; “NFPA 1124”; “Novelties”; and “Temporary Structure” (dedicated to the storage and sale of consumer fireworks and related items);
 - D. Add Cyber School as a by-right permitted use to the following zoning districts: C-1 Neighborhood Commercial; C-2 Commercial Shopping Center; C-3 Limited Highway Commercial; C-4 Special Limited Business and Apartment; C-5 General Highway Commercial; I-1 Campus Light Industrial; I-2 Light Industrial; I-3 General Industrial; I-2-R Light Industrial-Restricted; and I-C Industrial-Commercial;
 - E. Add parking requirements for a cyber school to Section 84-55.I(2);
 - F. Delete Section 84-57.27, Sale of Consumer Fireworks, in its entirety; and
 - G. Add “Sale of consumer fireworks in compliance with Chapter 42 of the Township Code and Act 43 of 2017, as amended from time to time” to the list of by-right permitted uses in the Multipurpose District.

COMMENTS:

Cyber School:

2. The Township should ensure that the proposed cyber school regulations are consistent with all applicable PA Department of Education requirements for cyber charter schools. Additional information on cyber charter school operations and use of facilities is available online at: <https://www.education.pa.gov/K-12/Charter%20Schools/Pages/cyber-charter-facility-use-FAQ.aspx>.

Page: 2

Re: Zoning Ordinance Amendment – Cyber School, and Consumer Fireworks

West Goshen Township – ZA-06-19-15961

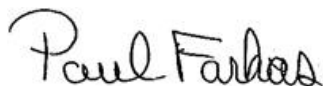
Consumer Fireworks:

3. The County Planning Commission recently reviewed an amendment to the Township Zoning Ordinance pertaining to consumer fireworks (CCPC# ZA-09-18-15582, dated September 26, 2018). While we have not received a copy of the adopted ordinance, the online copy of the Township Zoning Ordinance available at <https://www.ecode360.com/10796167> indicates that this zoning amendment was adopted by the Township on November 26, 2018 (Township Ordinance No. 8-2018). While not identified in the draft ordinance language, it appears that, with the exception of the definition for the term “consumer fireworks,” the previously approved consumer fireworks regulations will be replaced by the language set forth in the current zoning amendment submission.
4. The Township should stay apprised of any future amendments to the Pennsylvania Fireworks Law that may affect the content and application of these ordinance provisions. Act 43 of 2017, Pennsylvania’s Fireworks Law, took effect on October 30, 2017, and on December 4, 2018, the Commonwealth Court of Pennsylvania issued an order which modifies the Fireworks Law. Additional information on consumer fireworks, including this recent court order, is available on the Pennsylvania Department of Agriculture website at: www.agriculture.pa.gov/Business_Industry/fireworks/Pages/default.aspx.

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, slightly slanted style.

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

July 3, 2019

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

Re: Zoning Ordinance Amendment – A/C Agricultural/Cluster Residential District; and Flexible Development Procedure Standards
Westtown Township – ZA-06-19-15939

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

DESCRIPTION:

1. Westtown Township proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for the following terms to Section 170-201: Brandywine Battlefield Swath; Historic Resource(s); Historical Landscape; Scenic Landscape(s); and Scenic View(s);
 - B. Amend the Statement of Intent of the A/C Agricultural/Cluster Residential District in Section 170-500;
 - C. Amend Subsection C(3) of Section 170-503, pertaining to design standards for collector roads and pedestrian trails in the A/C Agricultural/Cluster Residential District;
 - D. Amend the Statement of Intent, Applicability to Base Zoning District, Permitted Base Density and Potential Bonus Density, and Density Standards for the Flexible Development Procedure in Article IX;
 - E. Add subsection J, "Article IX, Flexible Development Procedure, §170-904", and subsection K, Stormwater Management, to the Design Standards for the Flexible Development Procedure in Section 170-905;
 - F. Amend the open space standards of the Flexible Development Procedure in Section 170-907;
 - G. Amend the Minimum Tract and Lot Area, and Maximum Density of Tract Usage standards for the A/C Agricultural/Cluster Residential and R-1 Residential districts in Section 170-1519;
 - H. Add Section 170-1519.B(5), Bonus Density for Historic Preservation, subject to conditional use approval (we note that these standards appear to be identical to the existing standards forth in Section 170-904.A.2(c)[1], which is proposed to be deleted); and
 - I. Amend subsection (1)(h) of Section 170-2009.D, Standards for Conditional Use Approval.

Page: 2

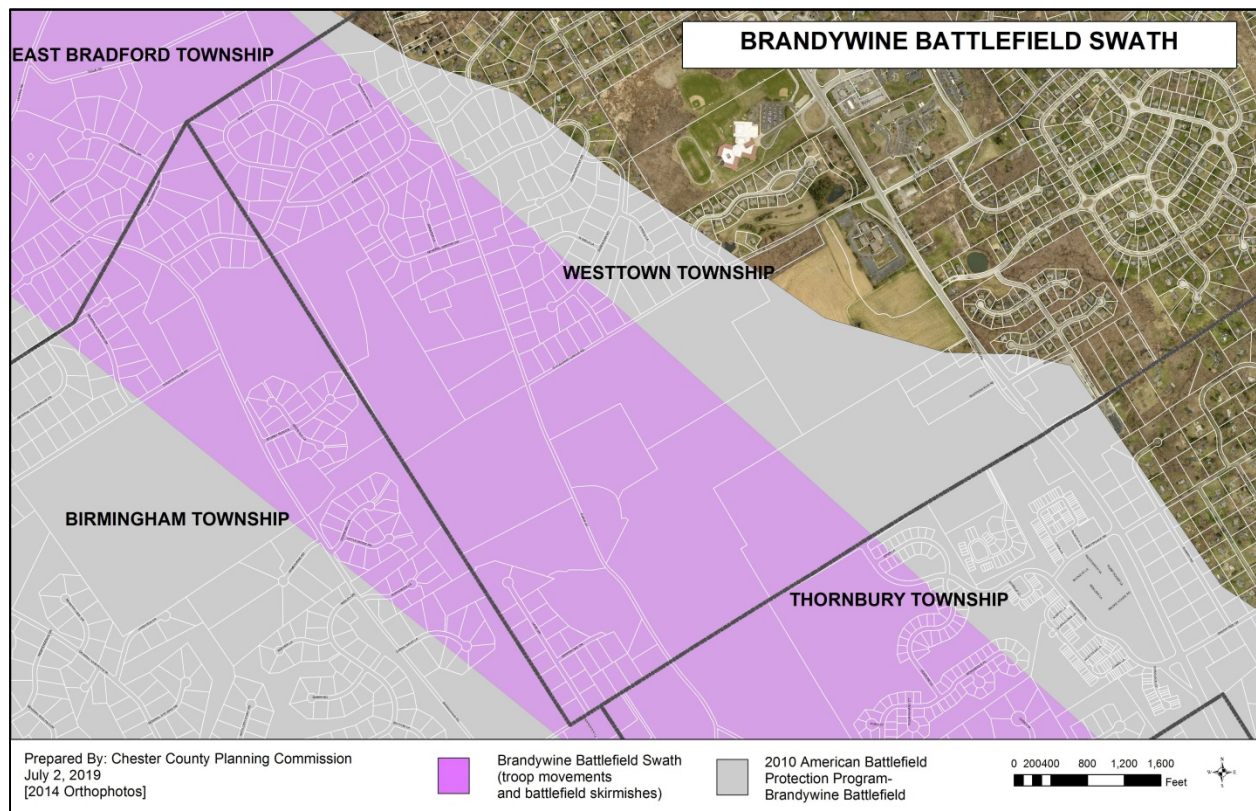
Re: Zoning Ordinance Amendment – A/C Agricultural/Cluster Residential District; and Flexible Development Procedure Standards
Westtown Township – ZA-06-19-15939

2. On July 2, 2019, Westtown Township submitted a revised version of this zoning amendment to the County Planning Commission. Our comments on the latest version of this amendment will be addressed in a separate review letter.

COMMENTS:

3. We acknowledge that the proposed definition of “Brandywine Battlefield Swath” references a graphic included on page 4 of the County Planning Commission’s December 7, 2016 review of the conditional use application for the development of the Crebilly Farm, situated on the west side of Route 202 between Street Road (Route 926) and West Pleasant Grove Road (CCPC# CU-11-16-14546). This graphic depicts the approximate location of troop movements and battlefield skirmishes in this area of the Township, based upon the Brandywine Battlefield Study and the Battlefield Preservation Plan, overlaid on top of the proposed conditional use application.

The following graphic depicts the location of the Brandywine Battlefield Swath in this area of the Township, extending to the adjoining municipal boundaries with Thornbury, Birmingham and East Bradford Townships. The previously prepared graphic does not depict the swath extending to all adjoining municipal boundaries.



We suggest, for ease of use purposes, that the graphic referenced in the proposed definition be included as an attachment to the Township Zoning Ordinance.

4. We suggest that the last sentence in Section 170-904.E(3)(i) on page 6 of the draft Ordinance be revised to include the following phrase (or similar language) at the end of this sentence: “to maximize energy efficiency and sustainable development.”

Page: 3


Re: Zoning Ordinance Amendment – A/C Agricultural/Cluster Residential District; and Flexible Development Procedure Standards
Westtown Township – ZA-06-19-15939

5. We acknowledge that proposed Section 170-904.J(a) on page 7 states that, for development activity under the flexible development procedure standards, historical landscapes and scenic views within or across any tract subject to flexible development shall be protected to the greatest extent practicable. We recommend that this statement of intent be revised to include “historic resources” after “scenic views.” We also recommend that the Township consider incorporating a requirement for a historic resource impact study for project sites that contain, or are directly adjacent to, inventoried historic resources. We note that the Township’s 2019 Comprehensive Plan (page 6-3) states that, in the context of development plan submissions, the submission of a Historic Resource Impact Study could be required where inventoried historic resources are located on or adjacent to a site proposed for development, and measures to mitigate identified impact could also be required as part of development approval. Additionally, “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/lc-Appreciate.cfm.
6. We acknowledge, and endorse, that the proposed minimum common open space area requirements for the flexible development procedure set forth in Section 170-907.A(6) on page 8 will also exclude existing or proposed impervious surface, stormwater management facilities, and wastewater treatment and disposal facilities, in addition to wetlands, water bodies, watercourses, fifty percent of any area of prohibitive slope, and fifty percent of any lands subject to floodplain regulations.
7. While the bonus density for historic preservation standards in Section 170-1519(5)(a) on page 9 references open space parcels, Section 170-907.A(6) on page 8 excludes existing impervious surfaces in open space. We suggest that the Township consider revising Section 170-907.A(6) on page 8 to state “...fully exclude any existing (other than historic resource) or proposed impervious surfaces...”
8. We endorse the Township’s progressive use of the bonus density incentives set forth in Section 170-1519.B.(5).
9. We suggest that the Township replace the term “sites” in the first sentence of Section 170-1519(5)(a) on page 9 with the term “resources.” The use of the terms “sites,” “structures,” and “resources” needs to be reviewed and utilized consistently in these proposed standards.

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

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

Sincerely,



Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

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Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

July 19, 2019

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

Re: Zoning Ordinance Amendment – Permanent Recreational and Sports Lighting, Maximum
Number of Lighted Events per Calendar Year
Westtown Township – ZA-07-19-15978

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 July 2, 2019. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. Westtown Township proposes to change the maximum number of lighted events per calendar year on any one campus where permanent lighting is permitted, as set forth in Section 170-1514.D(5)(e)[6][a] of its Zoning Ordinance, from 20 to 30.

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



THE COUNTY OF CHESTER



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Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

July 26, 2019

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

Re: Zoning Ordinance Amendment – A/C Agricultural/Cluster Residential District, and Flexible
Development Procedure Standards
Westtown Township – ZA-07-19-15979

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 July 2, 2019. We offer the following comments to assist in your review of the proposed Zoning Ordinance Amendment.

DESCRIPTION:

1. Westtown Township proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for the following terms to Section 170-201: Brandywine Battlefield Swath; Historic Resource(s); Historical Landscape; Scenic Landscape(s); and Scenic View(s);
 - B. Replace the existing definition of “Density, Net” in Section 170-210 with the proposed definition of “Density, Net Residential”;
 - C. Amend the Statement of Intent of the A/C Agricultural/Cluster Residential District in Section 170-500;
 - D. Amend Subsection C(3) of Section 170-503, pertaining to design standards for collector roads and pedestrian trails in the A/C Agricultural/Cluster Residential District;
 - E. Amend the Statement of Intent, Applicability to Base Zoning District, Permitted Base Density and Potential Bonus Density, and Density Standards for the Flexible Development Procedure in Article IX;
 - F. Add subsection J, “Article IX, Flexible Development Procedure, §170-904”, and subsection K, Stormwater Management, to the Design Standards for the Flexible Development Procedure in Section 170-905;
 - G. Amend the open space standards of the Flexible Development Procedure in Section 170-907;
 - H. Amend the projections into setback and setback exception standards in Section 170-1502.F;
 - I. Amend the Minimum Tract and Lot Area, and Maximum Density of Tract Usage standards in Section 170-1519;
 - J. Add Section 170-1519.B(5), Bonus Density for Historic Preservation, subject to conditional use approval (we note that these standards are nearly identical to the existing standards forth in Section 170-904.A.2(c)[1], which is proposed to be deleted); and
 - K. Amend subsection (1)(h) of Section 170-2009.D, Standards for Conditional Use Approval.

Page: 2

Re: Zoning Ordinance Amendment – A/C Agricultural/Cluster Residential District, and Flexible Development Procedure Standards

Westtown Township – ZA-07-19-15979

BACKGROUND:

2. The County Planning Commission reviewed an earlier version of this zoning amendment on July 3, 2019 (CCPC# ZA-06-19-15939). The proposed revisions in the latest version of this amendment are generally minor in nature.

COMMENTS:

3. We acknowledge, and endorse, that the proposed definition of “Brandywine Battlefield Swath” has been revised to indicate that the graphic referenced in this definition will be included as an Appendix of the Township Zoning Ordinance. For clarity purposes, we suggest that the end of the first sentence in this definition be revised to state “...and included as Appendix A.”
4. As stated in our previous review, we suggest that the last sentence in Section 170-904.E(3)(i) on page 6 of the draft Ordinance be revised to include the following phrase (or similar language) at the end of this sentence: “to maximize energy efficiency and sustainable development.”
5. We acknowledge that proposed Section 170-904.J(1) on page 7 states that, for development activity under the flexible development procedure standards, historical landscapes and scenic views within or across any tract subject to flexible development shall be protected to the greatest extent practicable. We recommend that this statement of intent be revised to include “historic resources” after “scenic views.” We also recommend that the Township consider incorporating a requirement for a historic resource impact study for project sites that contain, or are directly adjacent to, inventoried historic resources.

We note that the Township’s 2019 Comprehensive Plan (page 6-3) states that, in the context of development plan submissions, the submission of a Historic Resource Impact Study could be required where inventoried historic resources are located on or adjacent to a site proposed for development, and measures to mitigate identified impact could also be required as part of development approval. Additionally, “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at:

www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

6. While the bonus density for historic preservation standards in Section 170-1519(5)(a) on page 10 references open space parcels, Section 170-907.A(6) on page 8 excludes existing impervious surfaces in open space. We suggest that the Township consider revising Section 170-907.A(6) on page 8 to state “...fully exclude any existing (other than historic resources) or proposed impervious surfaces...”
7. We suggest that the Township replace the term “sites” in the first sentence of Section 170-1519(5)(a) on page 10 with the term “resources.” The use of the terms “sites,” “structures,” and “resources” needs to be reviewed and utilized consistently in these proposed standards.

Page: 3

Re: Zoning Ordinance Amendment – A/C Agricultural/Cluster Residential District, and Flexible
Development Procedure Standards

Westtown Township – ZA-07-19-15979

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, slightly slanted style.

Paul Farkas
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County

July 2019



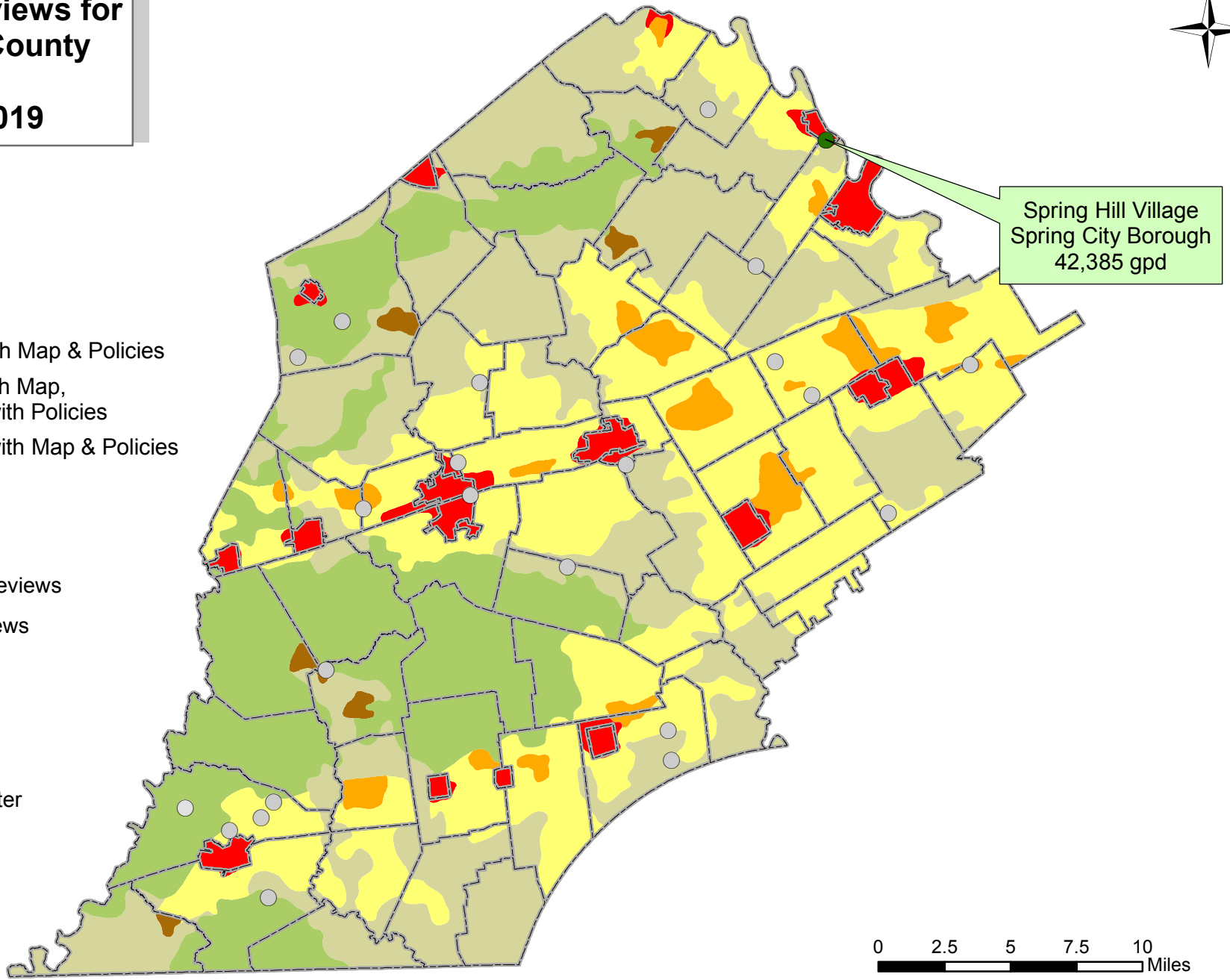
- Consistent with Map & Policies
- Consistent with Map,
Inconsistent with Policies
- Inconsistent with Map & Policies

Legend

- July Act 537 Reviews
- Previous Reviews

Landscapes3

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



0 2.5 5 7.5 10
Miles

Map prepared August 2019

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



ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

MINOR REVISIONS TO MUNICIPAL PLANS:

Spring City Borough, Spring Hill Village

The applicant is proposing a 173-lot residential development on 39.87 acres. The site is located on Wall Street, approximately ½ mile from the intersection with New Street. The amount of wastewater to be generated for the proposal is 42,385 gpd. The project is to be served by a public sewage disposal system. This project is designated as an Urban Center Landscape, and is consistent with ***Landscapes3***.

Action Requested

Staff requests ratification of the attached review letter containing the comments noted above. 8/14/19

Minor Revisions



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

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

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

Project Name & Municipality Spring Hill Village, Spring City Borough

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

1. Date plan received by county planning agency. June 07, 2019
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency July 26, 2019

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes2, the Chester County Comprehensive Plan, was adopted in 2009. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Urban Center Landscape. The vision for the Urban Center Landscape is historic downtown and established neighborhoods serving as civic, economic and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Public sewer systems are encouraged in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, Stony Run. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? <u>N/A</u> |

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

- | | | | |
|-------------------------------------|-------------------------------------|-----|--|
| <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: 7/26/2019Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285

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

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

According to the National Pipeline Mapping System (NMPS), the proposed project is located within an area that contains the Texas Eastern Transmission LP/ Spectra Energy Corp. 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.

This project was reviewed under Act 247 as Case Number SD-04-19-15863

PC53-07-19-16004

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
Sam Carlo, Site Contact
Dennis Rittenhouse, Spring City Borough
Nicholas Feola, Bursich Associates, Inc.

Agricultural Security Area Reviews



THE COUNTY OF CHESTER



COMMISSIONERS
Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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

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

TO:

John Sarro, Chairman
Board of Supervisors
East Marlborough Township
721 Unionville Road
Kennett Square, PA 19348

Date:

July 29, 2019

Parcel:

61-2-75

Acreage*:

22.50

Owner(s)*:

Earle H. Wickersham

*According to County Tax Assessment Records

Review Timetable

On, July 12, 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 Laurie Prysock, Township Manager, representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by August 26, 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: **The parcel is located in the RB-Residential zoning district, which permits agriculture as a by-right use.**
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 Agriculture/Pasture on the Future Land Use map of the 2011 Unionville Area Regional 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 Suburban Landscape, but adjacent to 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: Cuyler Walker, Esq., Township P.C. Chair
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department



THE COUNTY OF CHESTER



COMMISSIONERS

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Kathi Cozzone
Terence Farrell

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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:

July 29, 2019

Parcel:

68-5-6

Acreage*:

162.4

Owner(s)*:

Herr Foods, Inc.

*According to County Tax Assessment Records

Review Timetable

On, July 24, 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 September 7, 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

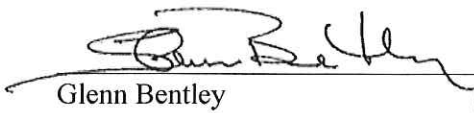
1. Does the municipal zoning for the parcel allow agriculture? Yes ☒ No ☐
Comments: **The parcel is located in the R-1 Rural Protection zoning district, which permits agriculture as a by-right use.**
2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes ☒ No ☐
Comments: **The parcel is designated Rural on the Future Land Use map in the Oxford Region Multimunicipal 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 Agricultural 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



THE COUNTY OF CHESTER



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Kathi Cozzone
Terence Farrell

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

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

TO:

John Jacobs, Chairman
Board of Supervisors
West Vincent Township
729 St. Matthew's Road
Chester Springs, PA 19425-3301

Date:

July 29, 2019

Parcel:

25-4-88

Acreage*:

13.3

Owner(s)*:

Christopher & Christine
McGowan

*According to County Tax Assessment Records

Review Timetable

On, July 17, 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 Kathy Shillenn, 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 August 31, 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: **The parcel is located in the R-3 Residential zoning district; agriculture is permitted by-right in that 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 Natural Resource Conservation Areas on the Future Land Use map of the Phoenixville Regional 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: George Martin, Township P.C. Chair
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department

Vision Partnership Program – Round 1 Grants

Vision Partnership Program - 2019 Round 1 Reimbursable Cash Grant Requests - Project Descriptions
(in ranking order)

<p>Multimunicipal: Brandywine Battlefield Group, Birmingham Township lead – BB Heritage Interpretation Plan Along with East Bradford, Kennett, Pennsbury, Thornbury, and Westtown, and with outside funding support from Chadds Ford Township, Birmingham Township is proposing development of a heritage interpretation plan to promote thematic and physical heritage interpretation. The plan will build from previous efforts to finalize locations for Heritage Centers, identify key sites for limited public interpretation purposes, develop interpretation narratives, develop driving and walking tours, and promote public education, small-scale heritage tourism, and visitor safety. Properties that have been recently preserved and their role in visitor experience would be addressed. The plan would provide a cohesive vision, narrative, and actions for how the many implementing entities can create a visitor experience that allows the public to engage with local history and interact with remaining landscapes and resources. The municipalities have selected a consultant team led by Brandywine Conservancy.</p>	<p>VPP Grant Request \$29,000.00 (67%) <u>*Municipal Match \$14,000.00 (33%)</u> Total Project Cost \$43,000.00</p> <p>*Includes \$2,000 of outside funding from Chadds Ford Township; CC municipal contribution is \$12,000.</p>
<p>Calm Township Zoning Ordinance Update The Township is proposing to update their Zoning Ordinance, implementing recommendations from their 2017 comprehensive plan and creating a cohesive ordinance that encourages appropriate development within the Township. Specific focus will be on clarifying zoning along Route 30, which serves as a key business area and includes the SEPTA train station. Provisions related to stormwater, pedestrian connections, open space/recreation, mixed use, and historic preservation will be updated. Recent development pressure has created a desire to more comprehensively address proposed development, but previous pressure created multiple zoning amendments that are not serving to advance an integrated community. The Township will go through a Request for Proposals process to select a consultant.</p>	<p>VPP Grant Request \$25,000.00 (42%) <u>Municipal Match \$35,000.00 (58%)</u> Total Project Cost \$60,000.00</p>
<p>East Fallowfield Township Newlinville Village Master Plan The Township is proposing development of a village master plan for the Newlinville area of the Township (along Route 82, immediately south of South Coatesville). The plan would create a vision and implementation tasks for development of a walkable community that provides a mix of residential and commercial services, addressing streetscaping, zoning uses, design guidelines, and public improvements while presenting a concept plan/renderings. The plan would implement recommendations from the 2015 Comprehensive Plan, including fostering economic development in the Township. The application is supported by South Coatesville and Valley Township. The Township has selected Ray Ott & Associates to assist them.</p>	<p>VPP Grant Request \$21,266.00 (70%) <u>Municipal Match \$9,114.00 (30%)</u> Total Project Cost \$30,380.00</p>
<p>West Whiteland Township Historic Resource Survey Update The Township is proposing an update of their historic resource survey (which dates from the early 1980s), to include a comprehensive survey of historic resources, an update of the historic resources map, an update of their <i>History of West Whiteland</i> publication, and creation of an ArcGIS geodatabase that will inventory all historic resources 45 years or older. The products would seamlessly integrate with PHMC's new database. The Township faces significant development pressure that has exposed flaws in their existing survey. The Township has selected Commonwealth Heritage Group to assist them.</p>	<p>VPP Grant Request \$30,000.00 (58%) <u>Municipal Match \$21,900.00 (42%)</u> Total Project Cost \$51,900.00</p>
<p>Borough of West Chester High Street Corridor Study The Borough is proposing development of a corridor study that will analyze pedestrian safety, circulation, lighting, multimodal, transit, and vehicular needs on South High Street (Market Street to Rosedale Avenue). The project would develop a concept plan that depicts proposed improvements, thereby directing potential PennDOT funding (perhaps available to advance to final design as early as 2020) as well as Borough funds and potential future CRP/DVRPC applications. West Goshen Township will be asked to serve on the project's task force, enabling continued coordination on efforts that involve West Chester University, and</p>	<p>VPP Grant Request \$24,000.00 (69%) <u>Municipal Match \$11,000.00 (31%)</u> Total Project Cost \$35,000.00</p>

WCU students will be invited to participate in data gathering. The Borough has selected TPD to assist them.	
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2019 Round 1 VPP - Committee Recommendations

(high to low scores)

	Combined Score*	Municipality	Proposal	VPP Grant Request	Municipal Funding Proposed**	Total Project Cost	Municipal Match Proposed**	Recommended Award	Running Total
1	154	Birmingham BB Group	Heritage Interpretation Plan	\$29,000.00	\$14,000.00	\$43,000.00	33%	\$29,000.00	\$29,000.00
2	142	Caln	Zoning Ordinance Update	\$25,000.00	\$35,000.00	\$60,000.00	58%	\$25,000.00	\$54,000.00
3	140	East Fallowfield	Newlinville Village Master Plan	\$21,266.00	\$9,114.00	\$30,380.00	30%	\$21,266.00	\$75,266.00
4	140	West Whiteland	Historic Resource Survey Update	\$30,000.00	\$21,900.00	\$51,900.00	42%	\$27,500.00	\$102,766.00
5	132	West Chester	High Street Corridor Study	\$24,000.00	\$11,000.00	\$35,000.00	31%	\$22,500.00	\$125,266.00
6									
7									
*200 points maximum				\$129,266.00	\$91,014.00	\$220,280.00	41.3%		

***Funding Available: \$125,662.00

Amount Requests Exceed Available Funding: **-\$3,604.00**

Balance: \$396.00

**Includes municipal & other sources. Spring 2019: BB includes \$2,000.

Fund

***Funding exceeds the typical amount (\$125,000) due to rollover funds, which include funds from projects that came in under budget.

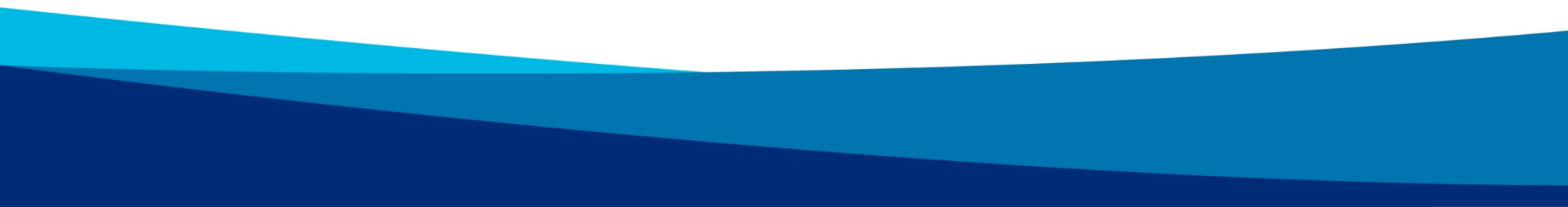
Potential Conditions:

- 1 Birmingham: clarify Kennett Township participation and financial obligations; clarify sub-consultant team
- 2 East Fallowfield: clarify schedule; formalize Valley and South Coatesville participation (via task force membership or similar coordination)
- 3 Caln: RFP for consultant selection is required with county approval; clarify task force membership (municipal officials) and process

Additional recommendations: None

Discussion and Information Items

Community Planning



COMMUNITY PLANNING REPORT

August 2019 (*Activities as of 08/2/19*)

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: 100%

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. *The plan was adopted July 16, 2019.*

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

Percent Completed: 0%

Contract Term: 6/19 – 5/21

Consultant: Brandywine Conservancy

Monitor: Kate Clark

The contract was executed in late July. The kickoff meeting is scheduled for August 13, 2019.

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

Percent Completed: 30%

Contract Term: 12/18 – 11/20

Consultant: Natural Lands

Monitor: Chris Patriarca

The task force reviewed and discussed parks programming at the July meeting.

4. Easttown Township – Devon Visioning and Regulatory Amendments

Percent Completed: 55%

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.

5. 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.

6. London Britain Township – Comprehensive Plan

Percent Completed: 90% Contract Term: 1/18 – 12/19 Consultant: Brandywine Conservancy Monitor: Jeannine Speirs

Brandywine Conservancy prepared a revised full draft. The next step is the 247 adoption draft.

7. 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.

8. 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

The Chester County Planning Commission team is working on the priority chapters that are scheduled to be distributed to the task force for their review at the August 12, 2019 meeting.

9. Phoenixville Borough - Pedestrian Accessibility Plan

Percent Completed: 60% Contract Term: 5/18 – 10/19 Consultant: McMahon Associates Monitor: Kevin Myers

A task force meeting was held on July 16, 2019.

10. Thornbury Township – Zoning Ordinance

Percent Completed: 60% Contract Term: 10/18 – 9/20 Consultant: Chester County Planning Commission Lead Planner: Chris Patriarca

Environmental standards were reviewed in July.

11. Uwchlan Township – Comprehensive Plan and Official Map Update

Percent Completed: 30%

Contract Term: 8/18 – 7/20

Consultant: Robert Smiley

Monitor: Mark Gallant

The June 20, 2019 meeting was the last meeting before the task force takes a summer hiatus and meets again in September to review the draft plan chapters.

12. Valley Township – Comprehensive Plan

Percent Completed: 15%

Contract Term: 2/19 – 1/21

Consultant: Comitta & Assoc./Pennoni

Monitor: Mark Gallant

The most recent task force meeting on July 25, 2019 focused on neighborhood conservation objectives and strategies, future land use, and design guidelines for West Lincoln Highway and Airport Road.

13. 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 be complete in August after which the plan will go to the full Planning Commission for consideration.

14. West Caln Township – Comprehensive Plan

Percent Completed: 15%

Contract Term: 2/19 – 1/21

Consultant: Ray Ott & Assoc./N. Sarcinello

Monitor: Kate Clark

In July, the task force approved the draft community survey to be mailed with the notice for an October public open house.

MULTI-MUNICIPAL

15. Brandywine Battlefield Strategic Landscapes Plans – Phase 2a

Percent Completed: 90%

Contract Term: 8/17 – 12/19

Consultant: Chester County Planning Commission

Lead Planner: Jeannine Speirs

The consultant generated draft technical report was submitted to the ABPP and the PHMC for review. Those comments have been incorporated. Final grant products were sent to ABPP in early August.

16. Coatesville Area – Economic Development Study

Percent Completed: 0%

Contract Term: 6/19 – 11/20

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 kick-off meeting is scheduled for August 6, 2019.*

17. Kennett Square Borough/Kennett Township – Regulatory Updates

Percent Completed: 70%

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 municipalities have completed providing comments on materials.*

18. 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, Kennett, Pennsbury 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. Elverson Borough – Trail Study (July 2019)
8. Franklin Township – Zoning Amendments and Comprehensive Plan (May 2019)
9. Kennett Square Borough – Parking & Pedestrian Mobility (May 2019)
10. Kennett Township – (May 2019)
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. Phoenixville Region – Comp Plan Amendment (June 2019)
16. Thornbury Township – Subdivision and Land Development Ordinance (2016)
17. Tredyffrin Township – Comprehensive Plan (June 2018)
18. Upper Uwchlan Township – Historic Resources Survey (July 2019)
19. West Bradford Township – Historic Resources Survey (July 2019)
20. West Brandywine/Honey Brook Townships – Trail Study (July 2019)
21. West Chester Borough – High Street Corridor (May 2019)
22. West Vincent Township – Park and Recreation Plan (July 2018)
23. West Whiteland Township – Historic Resource Study (April 2016, February 2018, July 2018, May 2019)
24. 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”. *Other than the pouring rain, the tours have been great with over 70 guests showing up at both the Lionville and Historic Yellow Springs Tours. The weather cooperated for both the Marshallton tour and the Doe Run bus tour with over 200 guests and nearly 400 guests respectively.*

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
 - *White Clay Creek Preserve Historic Resource Subcommittee*
- 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, *with 80 attendees*. 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, *grant received*.
- Quakers and the Underground Railroad: Advising the Kennett Underground Railroad Center (KURC). An app and self-guided tour are being developed.
- 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 will be in September. The agenda of the July meeting included 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 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, *scheduled for October 8th at Victory in Parkesburg.*
- **Presentations** – *None this month*

Community Planning

Municipal Assistance Projects





August 2019

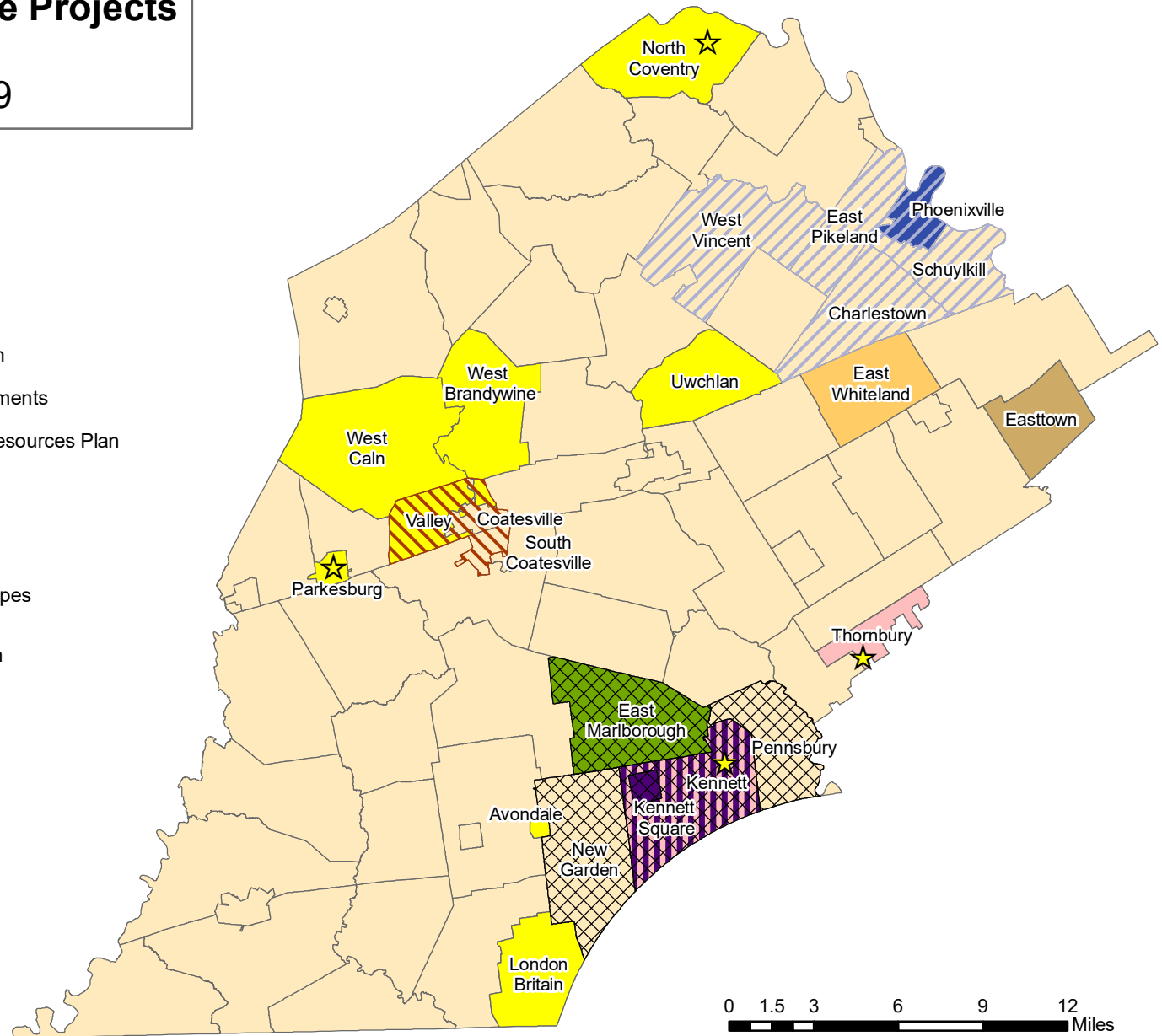


Single Municipality

-  Comprehensive Plan
-  Zoning Ordinance
-  Pedestrian 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.



Environment & Infrastructure

Environment & Infrastructure Division

July 2019

Active Transportation Inventory

One of the top issues identified by Chester County residents during the Landscapes3 comprehensive plan update process was the need for more bicycle and pedestrian facilities in their communities. As reported last year, the Planning Commission applied and received \$125,000 from the DVRPC Transportation and Community Development Initiative (TCDI) program for the Active Transportation Municipal Ordinance Inventory and Outreach Project, now simply coined the Active Transportation Inventory (or ATI). Work to be performed with this project will include:

- Inventory and review of existing subdivision and land development ordinances, comprehensive plans, and/or any bicycle / pedestrian / transit related advisory documents completed for all 73 Chester County municipalities;
- Identification of potential ordinance amendments, tailored for each municipality, that will improve active transportation facility implementation;
- Technical assistance to municipalities preparing active transportation ordinance amendments;
- A summary report of findings and recommendations county-wide; and,
- Creation and/or update of active transportation online 'etools' for use by local municipalities available at the planning commission website; and,
- Establishment of a project website.

In addition to the work outlined above, we will be using this inventory to establish baselines for Landscapes3 performance measures with respect to trails, sidewalks and bike lanes. Work began in January, and now E&I and Community Planning staff are working on their ATI reviews of ordinances and other municipal planning documents towards the goal of completing all of the reviews by Thanksgiving of this year. The primary benefit to municipalities from this project will be the codification of active transportation elements into ordinance documents which will allow for this critical element of public infrastructure to be completed as part of the land development process.

This project is scheduled to be complete by the end of June 2020.



Project Updates

Here in the dog days of summer the E&I Division staff have been busy advancing our work program. The following is a quick status summary of those projects:

- **Transportation Improvements Inventory (TII)** – Municipal participation this year was on par with previous years and we are now ensuring that all of the project data within the database is up to date before ranking them. The TII will be complete in September.
- **Warner Spur** - The consultant team is now developing the DRAFT report and we are scheduled to meet with the Plan Advisory Committee on August 27th to review the status.
- **CVT West/Enola Low Grade** – We will be meeting with SEPTA soon to discuss a potential agreement for trail development within their portion of the ELG corridor that would allow for the trail connection into Atglen and on toward Parkesburg.
- **Complete Count Committee (CCC)** - The next meeting of the CCC is scheduled for August 27th.
- **Mercedes Carfagno** – Mercedes has been our summer intern from Bloomsburg University and has by all accounts done a tremendous job in helping to advance many projects for CCPC. Mercedes' last day will be August 15th and we wish her all the best moving forward.

Pipelines Update

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

- Representative Otten introduced a bill (HB 1735) which would establish a Pipeline Early Detection and Warning Board which would empower the board to collect fees from pipeline operators and distribute those fees in the form of grants for the development of early detection and warning systems for communities to use in the event of a pipeline emergency.
- Senator Killion urged the PUC to address pipeline safety near schools, public notification about new pipelines and the utilization of remote shut off valves as part of the rulemaking process. This submission was part of the PUC's Advanced Notice of Proposed Rulemaking regarding pipeline safety regulations.
- Staff attended a workshop held by DES with representatives of Energy Transfer to discuss emergency management. All attendees were required to sign Non-Disclosure Agreements.
- A resident who is active with the community group Del-Chesco United for Pipeline Safety submitted a Right to Know request with the PUC to find out more information regarding what the PUC considers/refers to as a "buffer zone." He is seeking calculations or estimates regarding accidents or releases from HVL (highly volatile liquids) pipelines in possession of the PUC. The PUC refused to comply with the order and challenged it in court, which is where it currently stands.

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>

Director's Report

Public Comment