



# 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  
September 11, 2019

## AGENDA

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

*Chairman*

A. Chairman's Welcome

*Chairman*

2:05 p.m. 2. PRESENTATION

B. Susan Hamley, Executive Director, Chester County Conference and Visitors Bureau

2:25 p.m. 3. ACTION ITEMS

C. Public Comment on Agenda Items

D. Approval of Commission Meeting Minutes – August 14, 2019

*Commission*

E. Act 247 Reviews – August 2019 Applications

*Act 247 Team*

- 1) Subdivision and Land Development Plan Reviews (13)
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (25)

F. Act 537 Reviews- August 2019 Applications

*Carolyn Conwell*

- 1) Major Applications (0)
- 2) Minor Applications (0)

G. Agricultural Security Areas

*Glenn Bentley*

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

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

H. Design & Technology Division Update

*Paul Fritz*

I. Environment and Infrastructure Division Update

*Brian Styche*

J. Community Planning Division Update

*Susan Elks*

K. Landscapes3 Update

*Brian O'Leary*

L. 2020 Work Program Discussion

*Brian O'Leary*

M. Directors Report

*Brian O'Leary*

N. Public Comment

3:45 p.m. 5. ADJOURNMENT

# Action Items



# THE COUNTY OF CHESTER



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

MINUTES: Regular Monthly Meeting  
Chester County Planning Commission  
August 14, 2019

Government Services Center  
Suite 270  
West Chester, PA 19380

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

STAFF PRESENT: Brian O'Leary, Director; Carol Stauffer, Assistant Director; Glenn Bentley; Mercedes Carfagno; Paul Farkas; Mark Gallant; Gene Huller; Doug Meneely; Jake Michael; Suzanne Wozniak.

VISITORS: Barry Seymour, Executive Director, Delaware Valley Regional Planning Commission; Bo Erixson, Artisan Construction Group, LLC.

## CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission, held at the Government Services Center on Wednesday, August 14, 2019 was called to order at 2:00 P.M. by Chair Kevin Kerr.

## PRESENTATION:

Barry Seymour, the executive director of the Delaware Valley Regional Planning Commission (DVRPC), presented information to the Commission and discussed the role of his organization and its partnership with the county.

DVRPC is a federally designated Metropolitan Planning Organization (MPO) for a diverse nine-county region that encompasses parts of New Jersey and Pennsylvania, including Chester County. The organization was created in 1965 and has focused on regional planning issues such as transportation, land use, open space, housing and economic development, and population and employment.

Connections 2045 is DVRPC's long-range plan for Greater Philadelphia and it focuses on five pillars: Sustain the Environment, Develop Livable Communities, Expand the Economy, Advance Equity and Foster Diversity, and Create an Integrated, Multimodal Transportation Network.

DVRPC has a Transportation and Community Development Initiative (TCDI) that helps communities through grants for early-stage planning work on projects. The Chester County Planning Commission is currently utilizing a TCDI grant for an Active Transportation Municipal Ordinance Inventory and Outreach project.

DVRPC's Regional Trails Program provides planning assistance to trail developers, counties, municipalities, and nonprofit organizations to "complete the Circuit, Greater Philadelphia's 800-plus-mile network of multi-use trails." Some of the trails that DVRPC has assisted within Chester County include the Chester Valley Trail, the Brandywine Creek Trail, and the Struble Trail.

DVRPC partnered with the GreenSpace Alliance and published *Return on Environment – The Economic Value of Protected Open Space in Southeastern Pennsylvania in 2011*. Chester County, along with assistance from the DVRPC and several other partners, produced a follow-up report this year, *Return on Environment: The Economic Value of Protected Open Space in Chester County*, which highlighted the economic, environmental, and public health benefits of open space preservation to surrounding communities.

#### PUBLIC COMMENT ON ACTION ITEMS:

Mr. Erixson commented and asked about an Act 247 review for East Vincent's zoning amendment review # ZA-06-19-15956. Mr. Hammond, Ms. Morrison, Mr. Kerr and staff explained that part of the area proposed for a rezoning was in a rural resource area and inconsistent with Landscapes3.

#### ACTION ITEMS:

##### Approval of Minutes:

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

##### Act 247 Reviews:

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

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

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

Mr. Hammond recused himself from the following applications: LD-06-19-15962; LD-05-19-15944; LD-06-19-15949; LD-06-19-15952; LD-06-19-15964; LD-07-19-15977.

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

There were 14 Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, and Miscellaneous Reviews prepared in the month of July.

A MOTION TO APPROVE THE 14 COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR JULY 2019 WAS MADE BY MR. HAMMOND, SECONDED BY MR. DIMUCCI, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

##### Act 537 Reviews:

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

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

- 1) Spring City Borough; Spring Hill Village; Consistent

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

#### Agricultural Security Areas:

Mr. Bentley presented the Commission with Agricultural Security Area reviews for one single parcel in East Marlborough Township, one single parcel in West Vincent Township, and, one single parcel in West Nottingham Township.

A MOTION TO APPROVE THE AGRICULTURAL SECURITY AREA REVIEWS FOR EAST MARLBOROUGH, WEST VINCENT, AND WEST NOTTINGHAM TOWNSHIPS AS PRESENTED WAS MADE BY MS. MORRISON, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

#### Vision Partnership Program:

Ms. Stauffer presented the Commission with five applications for the Vision Partnership Program round one grant awards. Five applications were recommended for approval. They are:

1. Brandywine Battlefield Group, Birmingham Township along with East Bradford, Kennett, Pennsbury, Thornbury and Wettown Townships and with outside funding support from Chaddsford Township - Brandywine Battlefield Heritage Interpretation Plan
2. Caln Township - Zoning Ordinance Update
3. East Fallowfield Township - Newlinville Village Master Plan
4. West Whiteland Township - Historic Resource Survey Update
5. Borough of West Chester - High Street Corridor Study

A MOTION TO APPROVE THE FIVE VISION PARTNERSHIP PROGRAM REIMBURSABLE GRANT REQUEST APPLICATIONS FOR THE AMOUNTS PRESENTED WAS MADE BY DR. FASICK, SECONDED BY MR. DIMUCCI AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION WITH MR. HAMMOND RECUSING HIMSELF.

#### DISCUSSION AND INFORMATION ITEMS:

##### Community Planning Division Update:

Mr. Gallant discussed continuing municipal assistance projects, historic preservation, housing, and economic development for 2019 within the Community Planning Division. There are currently 18 municipal assistance projects that staff is working on. Mr. Gallant updated the Commission on a few from the monthly report.

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 round II of the Vision Partnership Program (VPP) is September 3, 2019 and closes on October 25, 2019. Twelve inquiries have been received to date.

The 2019 Town Tours & Village Walks, "Our Villages Then and Now" continues to be very well attended. One tour has been canceled and two moved to inside facilities due to inclement weather.

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

The housing choices committee will meet again on September 10, 2019. The fall Housing Forum, "Creating A Plus Homes" will be November 14, 2019 and held at the Westminster Church in West Chester.

The fall Urban Centers Forum "Your Town as a Destination" 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. Michael discussed continuing projects for 2019 within the Environment and Infrastructure Division.

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 (ATI). This project is scheduled to be completed by the end of June 2020. 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;
- 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.

Staff has been busy advancing the CCPC work program. The following is a summary of those projects:

- Transportation Improvements Inventory (TII) – Municipal participation this year was on track 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 staff 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.

#### Pipeline updates:

- 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.

#### Landscapes3 Update:

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

A number of municipalities recently endorsed Landscapes3, bringing the total municipal endorsements to 53.

Director's Report:

Chester County Water Resources Authority (CCWRA) will hold a Chester County Municipal Stormwater Summit on September 20, 2019. Mr. O'Leary will present information about Landscapes3 and growth impact.

The Chester County Census 2020 Complete Count Committee will be announced at the Sept. 11, 2019 Commissioners meeting.

The Fall Planners' Forum will be held Tuesday, October 1, 2019 from 8 a.m. – 10 a.m. in the Washington Building at Historic Yellow Springs, 1701 Art School Road, Chester Springs. Registration information can be found here <https://www.eventbrite.com/e/2019-fall-planners-forum-tickets-68267978361>.

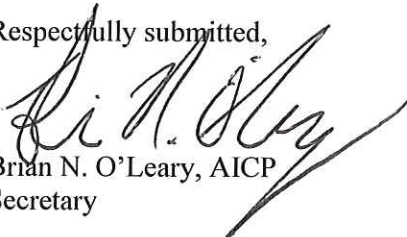
Public Comment:

There were no comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 3:33 PM.

Respectfully submitted,



Brian N. O'Leary, AICP  
Secretary

BNO/slw

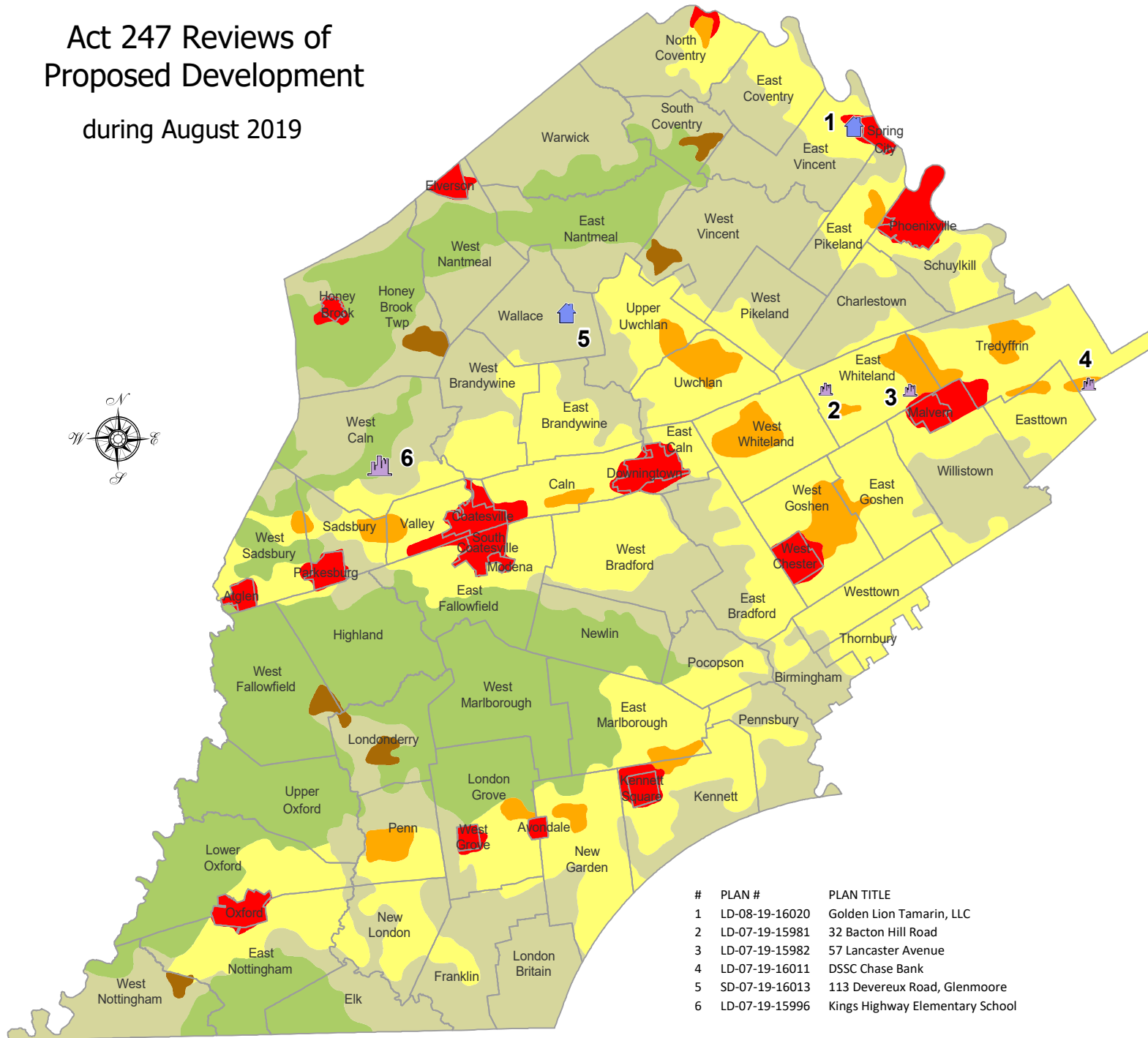
Note: Complete reports are a part of the Chester County Planning Commission files and can be reviewed at the Planning Commission Office.

# Act 247 Reviews

# Subdivision & Land Development

# Act 247 Reviews of Proposed Development

during August 2019



## Symbols

### Residential Lots/Units

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

### Non-Residential Square Feet

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

### Other

- Mixed Use
- Not Consistent with Landscapes3

## Landscapes3

### Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

### Rural Resource Areas

- Rural
- Agricultural

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

#	PLAN #	PLAN TITLE
1	LD-08-19-16020	Golden Lion Tamarin, LLC
2	LD-07-19-15981	32 Bacton Hill Road
3	LD-07-19-15982	57 Lancaster Avenue
4	LD-07-19-16011	DSSC Chase Bank
5	SD-07-19-16013	113 Devereux Road, Glenmoore
6	LD-07-19-15996	Kings Highway Elementary School

0 1.25 2.5 5 7.5 10  
Miles

## Subdivision and Land Development Reviews 8/1/2019 to 8/31/2019

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)
East Nottingham Township	SD-08-19-16023	Denis A. Brisach	8/21/2019	9.21	Single Family Residential	2		Residential Single Family Residential			Yes
East Vincent Township	LD-08-19-16020	Golden Lion Tamarin, LLC	8/21/2019	1.67	Townhouse	4		Residential Townhouse		235	Yes
East Vincent Township	SD-08-19-16019	Golden Lion Tamarin, LLC	8/21/2019	1.67	Townhouse Agricultural	2		Residential Townhouse Agricultural Open Space Conservation		0	Yes
East Whiteland Township	LD-07-19-15981	32 Bacton Hill Road	8/5/2019	3.49	Industrial	1	400	Industrial	1		Yes
East Whiteland Township	LD-07-19-15982	57 Lancaster Avenue	8/7/2019	2.31	Commercial	1	6,960	Commercial Addition to Existing	1		Yes
Honey Brook Township	SD-07-19-15989	Jacob C. & Sadie S. Fisher	8/7/2019	132.43	Agricultural	2		Agricultural Farm/Pasture Land			Yes
Pennsbury Township	SD-08-19-16027	Emily Smith	8/27/2019	21.96	Single Family Residential	2		Residential Single Family Residential			Yes
Tredyffrin Township	LD-07-19-16011	DSSC Chase Bank	8/16/2019	13.40	Commercial	1	3,028	Commercial Bank	1		Yes
Wallace Township	SD-07-19-16012	Mila Woods Subdivision	8/5/2019	28.50	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
Wallace Township	SD-07-19-16013	113 Devereux Road, Glenmoore	8/7/2019	73.51	Single Family Residential	36		Residential Single Family Residential		2,863	Yes
West Caln Township	LD-07-19-15996	Kings Highway Elementary School	8/9/2019	23.51	Institutional	1	77,600	Institutional Educational Facility	1		Yes
West Caln Township	SD-07-19-15994	Kings Highway Elementary School	8/9/2019	23.51	Institutional	1		Institutional Lot Consolidation			Yes

Grand Totals of Subdivision and Land Development Reviews	12 Reviews	335.17 Acres	55 Lots/Units	87,988 Non-Res. Sq. Feet	4 Non-Res. Bldgs.	3,098 Linear Feet Roadway
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There are **12** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to ***Landscapes3***.

## Unofficial Sketch Plan Evaluations 8/1/2019 to 8/31/2019

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	LD-07-19-15998	Springer Property	8/2/2019	9.52	Commercial	4	116,400	Commercial Unique	4		Yes
<b>Grand Totals of Unofficial Sketch Evaluations</b>		<b>1 Reviews</b>		<b>9.52 Acres</b>		<b>4 Lots/Units</b>	<b>116,400 Non-Res. Sq. Feet</b>		<b>4 Non-Res. Bldgs.</b>	<b>Linear Feet Roadway</b>	

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

# Subdivision & Land Development Letters



# THE COUNTY OF CHESTER



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

August 21, 2019

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

Re: Final Subdivision - Denis A. Brisach  
# East Nottingham Township - SD-08-19-16023

Dear Ms. Scheese:

A final subdivision plan entitled "Denis A. Brisach", prepared by Concord Land Planners and Surveyors, Inc., and dated July 10, 2019, was received by this office on August 6, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

### **PROJECT SUMMARY:**

Location:	on the west side of Barren Road, south of Media Road
Site Acreage:	9.21
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Agricultural
UPI#:	69-7-99

### **PROPOSAL:**

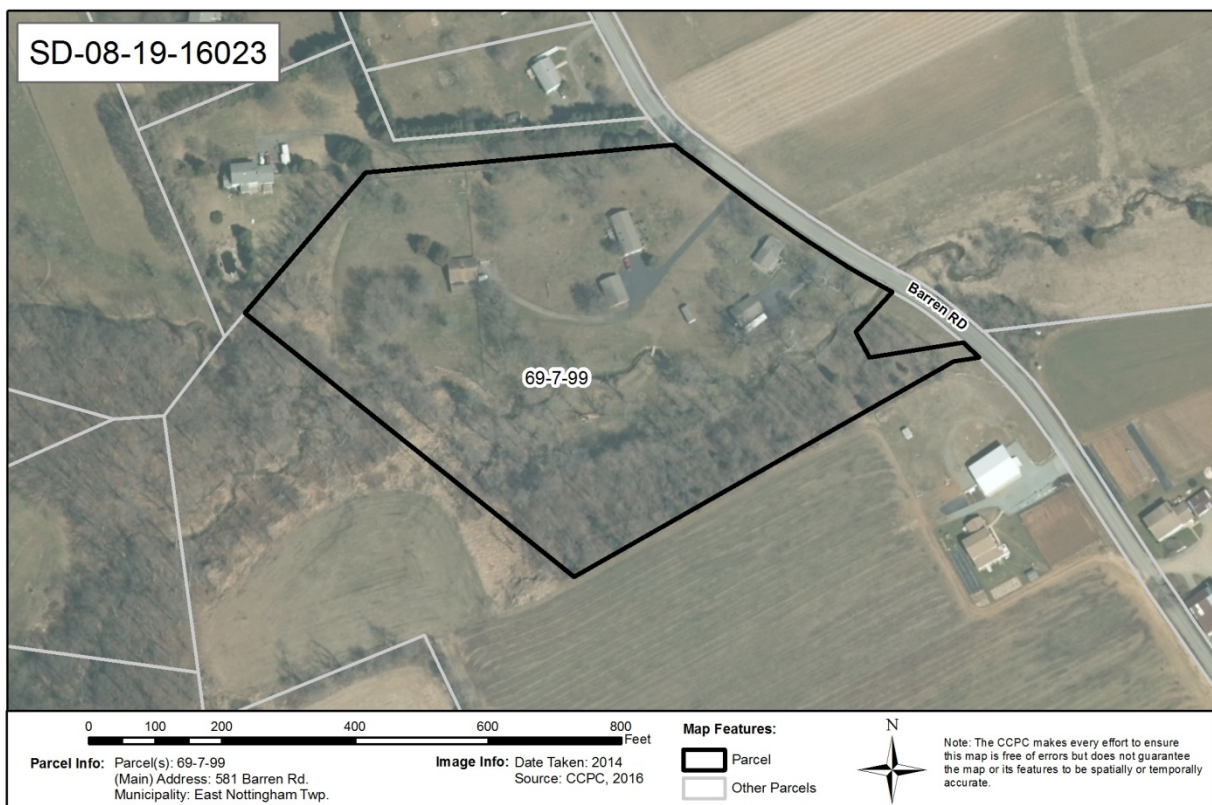
The applicant proposes the creation of 2 lots. The project site is located in the R-1 Agricultural Residential zoning district. No new sewage disposal or water supply is proposed.

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

**COUNTY POLICY:**

**LANDSCAPES:**

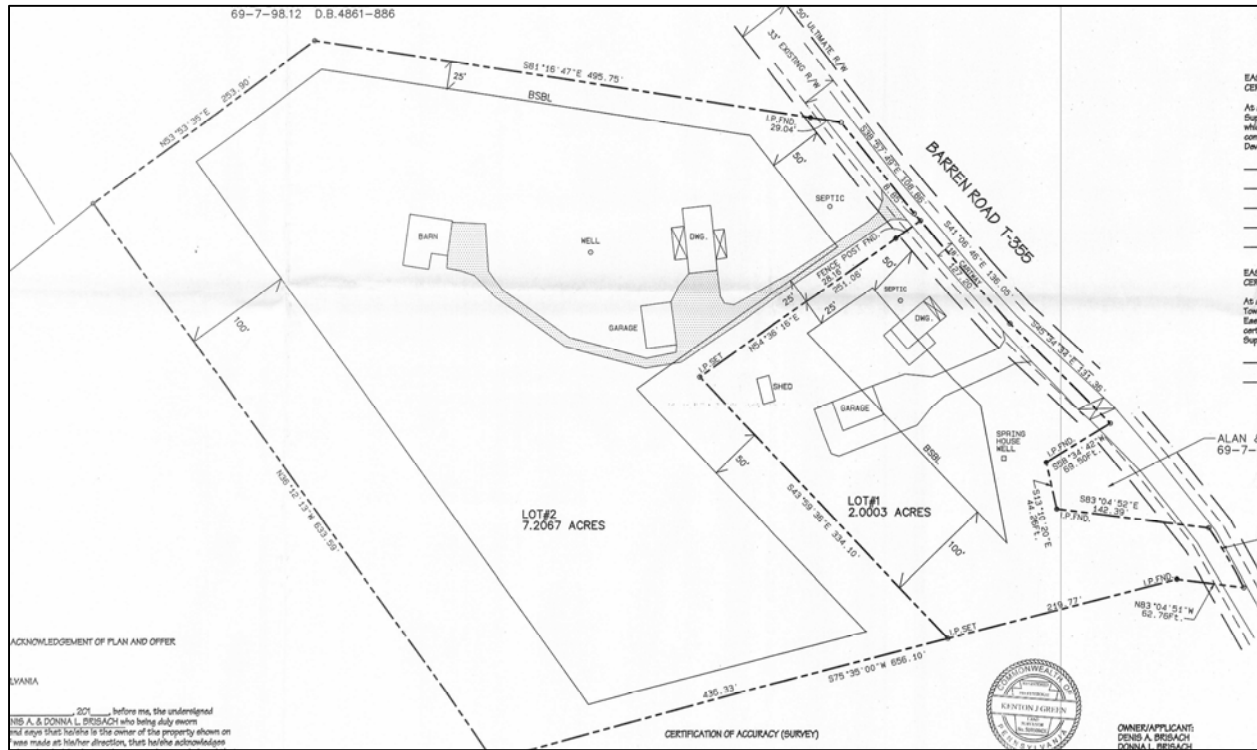
1. The project site is located within the **Agricultural Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. This landscape consists of large concentrations of active and diverse farm operations along with related support services. The vision for the **Agricultural Landscape**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



**PRIMARY ISSUES:**

2. The plan indicates that a variance was granted on March 26, 2019. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board, and any conditions of approval issued by the Board should be indicated on the final plan. We recommend that the Township consider deed restricting lot #2 from further subdivision.

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Barren Road as a local distributor road. The Handbook (page 183) recommends a 50 foot-wide right-of-way for local distributor roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Barren Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to the appropriate agency.



#### ADMINISTRATIVE ISSUES:

4. The applicant is requesting two (2) waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
5. A minimum of 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: Final Subdivision - Denis A. Brisach

# East Nottingham Township - SD-08-19-16023

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner

cc: Denis L. & Donna A. Brisach  
Concord Land Planners and Surveyors, Inc.



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August 21, 2019

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

Re: Preliminary/Final Land Development - Golden Lion Tamarin, LLC  
# East Vincent Township – SD-08-10-16019 & LD-08-19-16020

Dear Ms. Flagg:

A preliminary/final land development plan entitled "Golden Lion Tamarin, LLC", prepared by Medveczky Associates, Ltd., and dated June 11, 2019, was received by this office on August 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:	on the east side of Quarry Road, north of Heckel Avenue
Site Acreage:	1.67
Lots/Units:	4
Proposed Land Use:	Townhouse
New Parking Spaces:	4
Municipal Land Use Plan Designation:	Residential Infill
UPI#:	21-5-227

### **PROPOSAL:**

The applicant proposes the construction of 4 residential units, and 4 parking spaces on a 1.67 acre parcel. The project site, which will be served by public water and public sewer, is located in the HR-High Density Residential and is developed utilizing the Open Space Design Option zoning district.

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

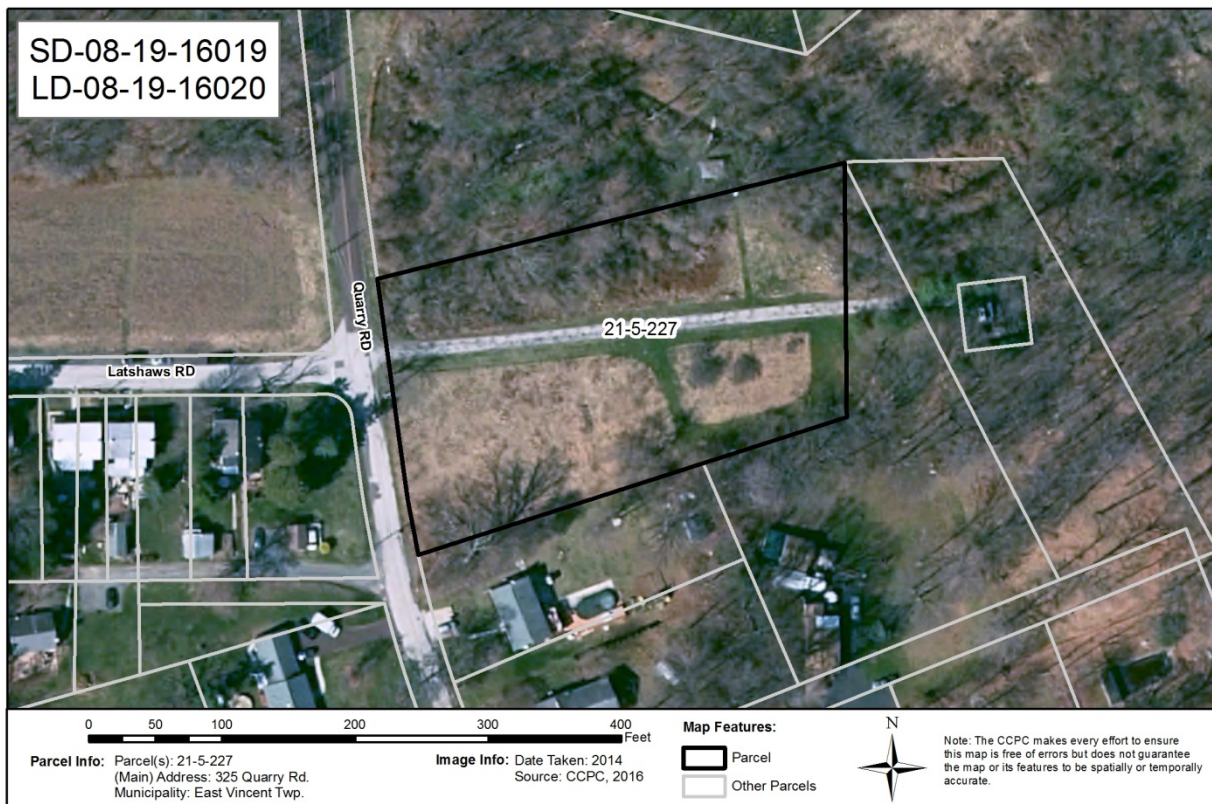
### BACKGROUND:

1. The Chester County Planning Commission has previously reviewed an unofficial sketch plan for this site. That review, CCPC# LD-07-18-15528, dated August 15, 2018, addressed the construction of 5 townhouses on a 1.67 acres site.

### COUNTY POLICY:

### LANDSCAPES:

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



### WATERSHEDS:

3. ***Watersheds***, the water resources component of ***Landscapes2***, indicates the proposed development is located within the Schuylkill River watershed. ***Watersheds***' highest priority land use objectives within this watershed are: implementation of comprehensive stormwater management, restoration of the water quality of "impaired" streams, and protection of vegetated riparian corridors. ***Watersheds*** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).

### PRIMARY ISSUES:

4. The proposed design should include a sidewalk along the frontage of the parcel so that it can be connected to the local sidewalk network when it is extended. Sidewalks are an essential element for all new construction in the **Urban Landscape**.
5. 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.
6. The Township and the applicant should consider setting a concrete monument at the southeast corner of the tract; this would make reestablishing the location of the northeast corner of the tract easier if a flood event removes the corner pin.

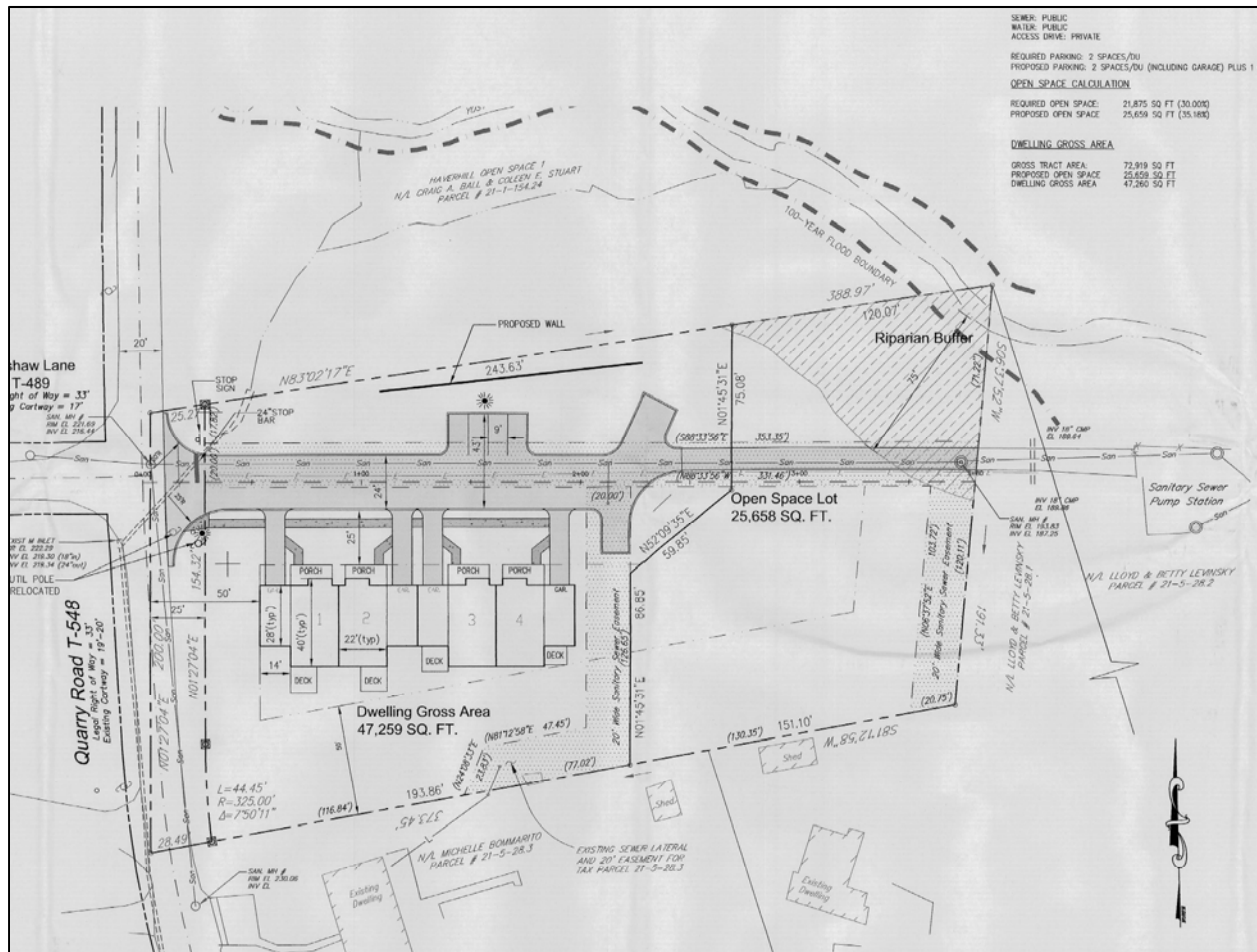
### ADMINISTRATIVE ISSUES:

7. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures to be shown on the official land development submission. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
8. The applicant is requesting two (2) 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.
9. Utility Note #3 on sheet 3 of the plan should be revised to correct the reference to West Whiteland Township.
10. The Township should verify that the 20 foot-wide sanitary sewer easement is adequately described on sheet 1 of the plan.
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.

Page: 4

Re: Preliminary/Final Land Development - Golden Lion Tamarin, LLC

# East Vincent Township – SD-08-10-16019 & LD-08-19-16020



Detail of Sheet 1 of the plan

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

Sincerely,

Glenn Bentley  
Senior Review Planner

cc: Golden Lion Tamarin, LLC  
Medveczky Associates, Limited  
Chester County Conservation District



# THE COUNTY OF CHESTER



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August 5, 2019

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

Re: Preliminary/Final Land Development - 32 Bacton Hill Road  
# East Whiteland Township – LD-07-19-15981

Dear Mr. Barner:

A Preliminary/Final Land Development Plan entitled "32 Bacton Hill Road", prepared by JMR Engineering, LLC, and dated July 1, 2019, was received by this office on July 8, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

### **PROJECT SUMMARY:**

Location:	west side of Bacton Hill Road, north of Swedesford Road
Site Acreage:	3.49
Lots/Units:	1 Lot
Non-Res. Square Footage:	400
Proposed Land Use:	Private Fueling Station
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Industrial
UPI#:	42-3-67.1A

### **PROPOSAL:**

The applicant proposes the construction of a 400 square foot private fueling station. The existing building, which will be used for a contracting business, will remain. An outdoor storage area for commercial vehicles, equipment, and materials for the contracting business will be provided. The project site is located in the I Industrial zoning district.

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

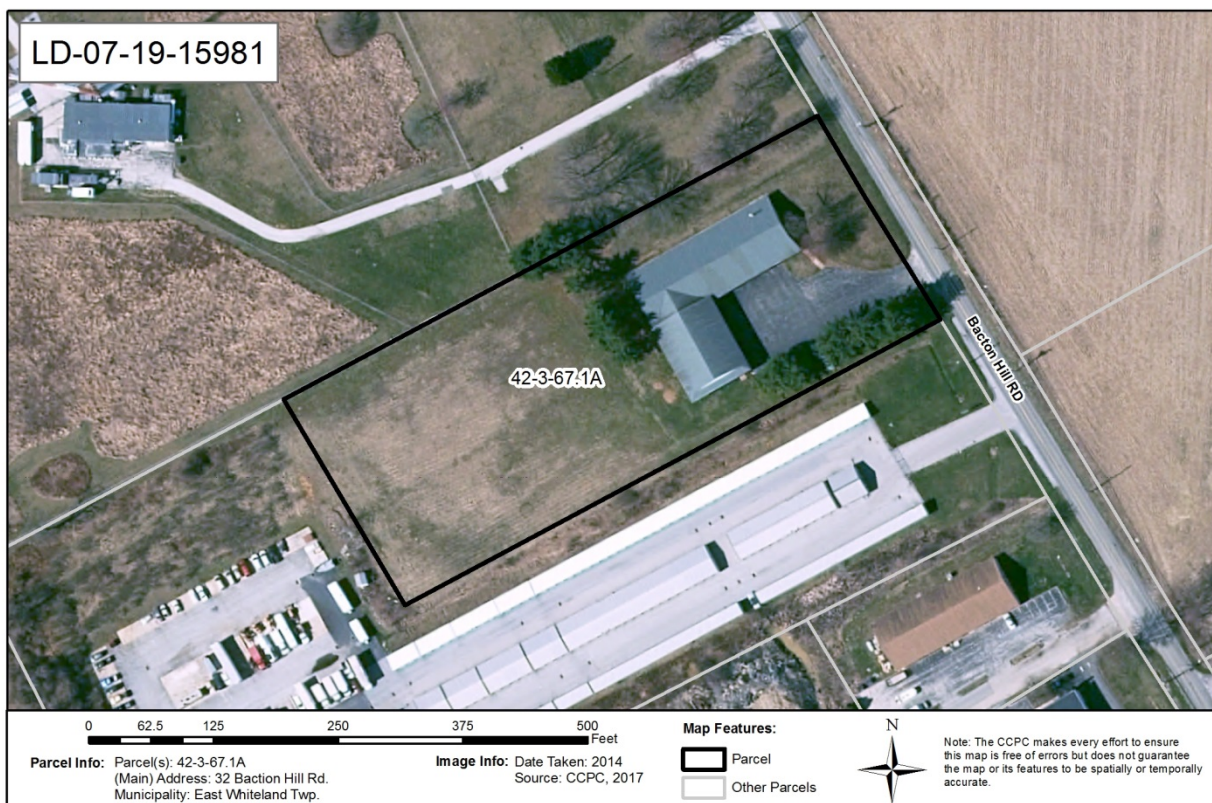
## **COUNTY POLICY:**

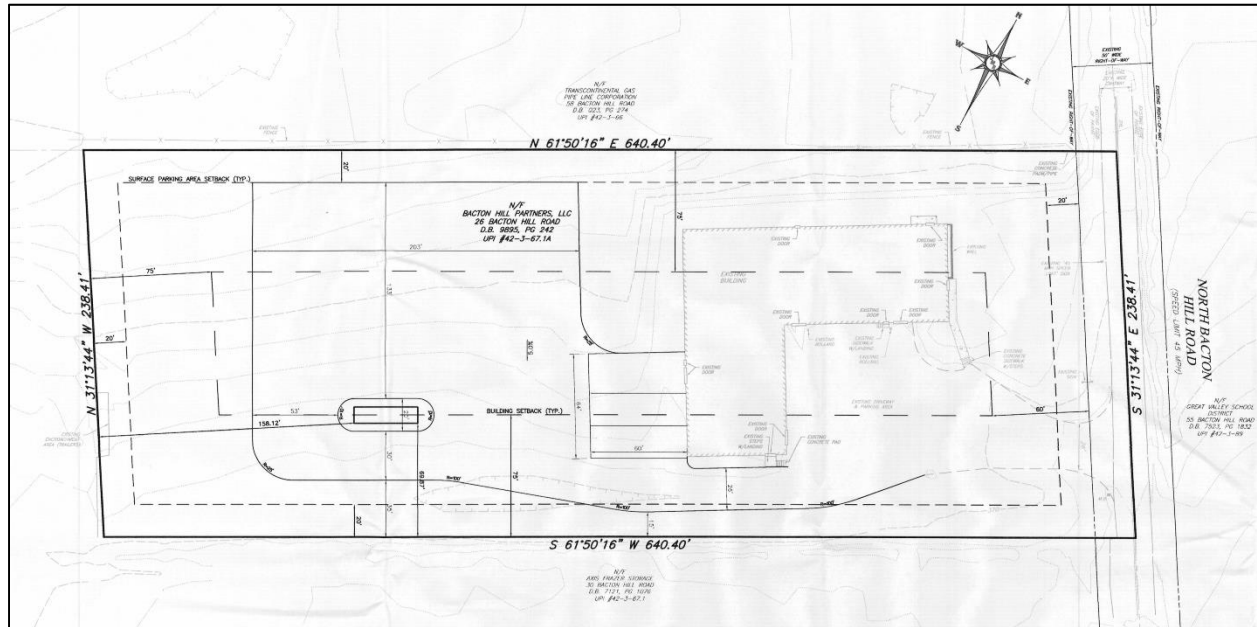
### **LANDSCAPES:**

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 watershed. *Watersheds*' highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect/enhance historic, cultural and recreational resources. *Watersheds* can be accessed at [www.chesco.org/water](http://www.chesco.org/water).





*Site Plan Detail, Sheet 2: Preliminary/Final Land Development - 32 Bacton Hill Road*

PRIMARY ISSUES:

3. 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.
4. The applicant should identify the location of the fuel tanks for the fueling station on the site plan.
5. 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:

6. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the **Valley Creek Watershed Act 167 Stormwater Management Plan** (February 2011). We acknowledge that the design of the proposed stormwater management facilities includes rain gardens. The County Planning Commission endorses the use of innovative stormwater management practices. We also acknowledge a snout oil and debris stop will be provided, as shown on Sheet 10-Erosion Control Details.

Page: 4


Re: Preliminary/Final Land Development - 32 Bacton Hill Road

# East Whiteland Township – LD-07-19-15981

7. The Zoning Hearing Board Order on Sheet 2 indicates that, on May 23, 2019, the Township Zoning Board granted special exception approval to permit the property to be used as a contractor business and private fueling station, and to allow an outdoor storage area for commercial vehicles, equipment and materials. Additionally, the Zoning Hearing Board granted a variance to permit a five foot encroachment into the required 20 foot setback from the driveway to another like-zoned tract. The Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board. Any conditions of approval issued by the Board should be indicated on the final plan.
8. While the Act 247 County Referral form and Township Application Form indicates that the site is served by public water and public sewer, Project General Note 7 indicates that the site is served by public water and an on-site sewer facility. This should be clarified by the applicant.
9. While the Waiver Request table on Sheet 2 indicates that five waivers were granted for this project on December 13, 2017, a July 1, 2019 letter from the applicant's engineer indicates that these waivers are being requested at this time. This should be clarified by the applicant.
10. 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.
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.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Bacton Hill Road Partners, LLC  
Macadam Company, Inc.  
JMR Engineering, LLC  
Chester County Health Department  
Chester County Conservation District



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

August 7, 2019

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

Re: Preliminary/Final Land Development - 57 Lancaster Avenue  
# East Whiteland Township – LD-07-19-15982

Dear Mr. Barner:

A Preliminary/Final Land Development Plan entitled "57 Lancaster Avenue", prepared by JMR Engineering, LLC, and dated July 1, 2019, was received by this office on July 8, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

### **PROJECT SUMMARY:**

Location:	north side of Lancaster Avenue (Route 30), west of Morehall Road
Site Acreage:	2.31
Lots/Units:	1 Lot
Non-Res. Square Footage:	6,960
Proposed Land Use:	Addition to Existing Building
Municipal Land Use Plan Designation:	Office/Business Park
UPI#:	42-4-136

### **PROPOSAL:**

The applicant proposes the construction of a 6,960 square foot addition to an existing commercial building, which will be utilized as a rock climbing gym. The site plan indicates that an existing building will be removed, and the Parking Study for this project, dated April 17, 2019, indicates that the remaining buildings will continue to be a combination of offices and warehouse for a propane company. The project site, which will be served by public water and public sewer, is located in the O/BP Office/Business Park zoning district.

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

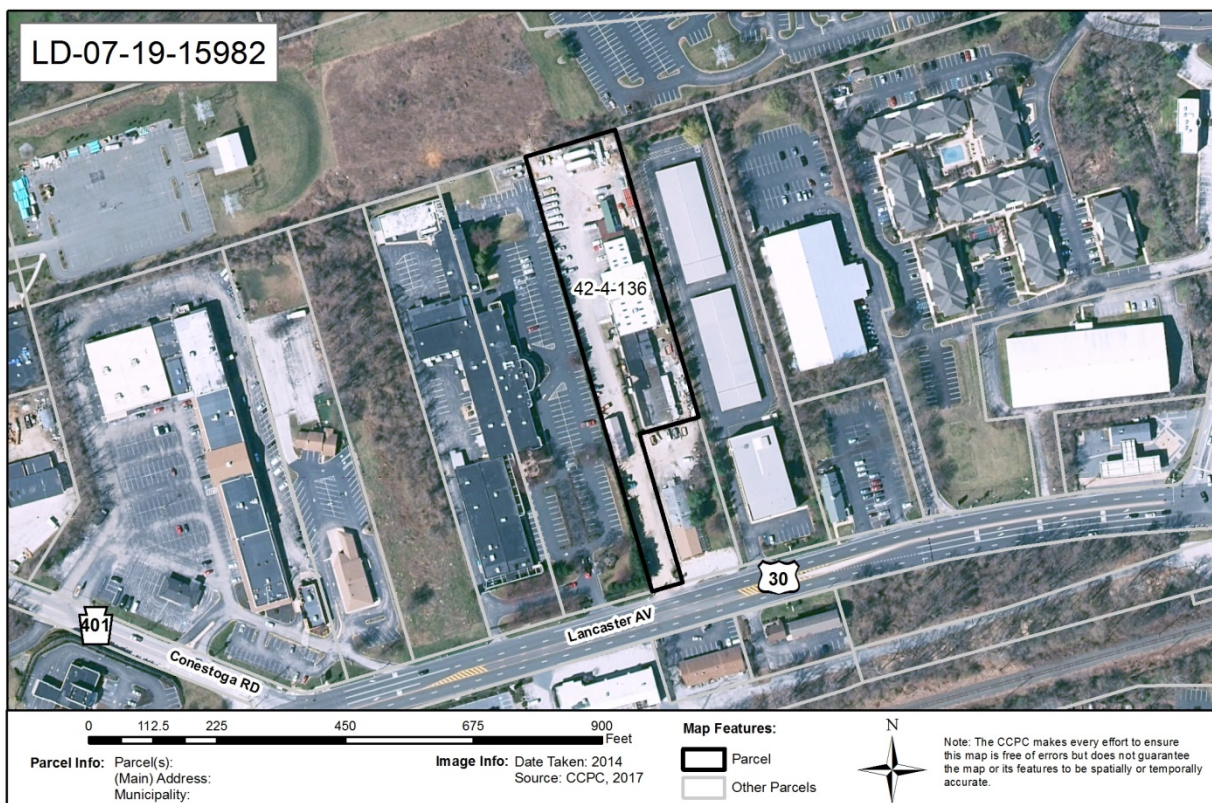
**COUNTY POLICY:**

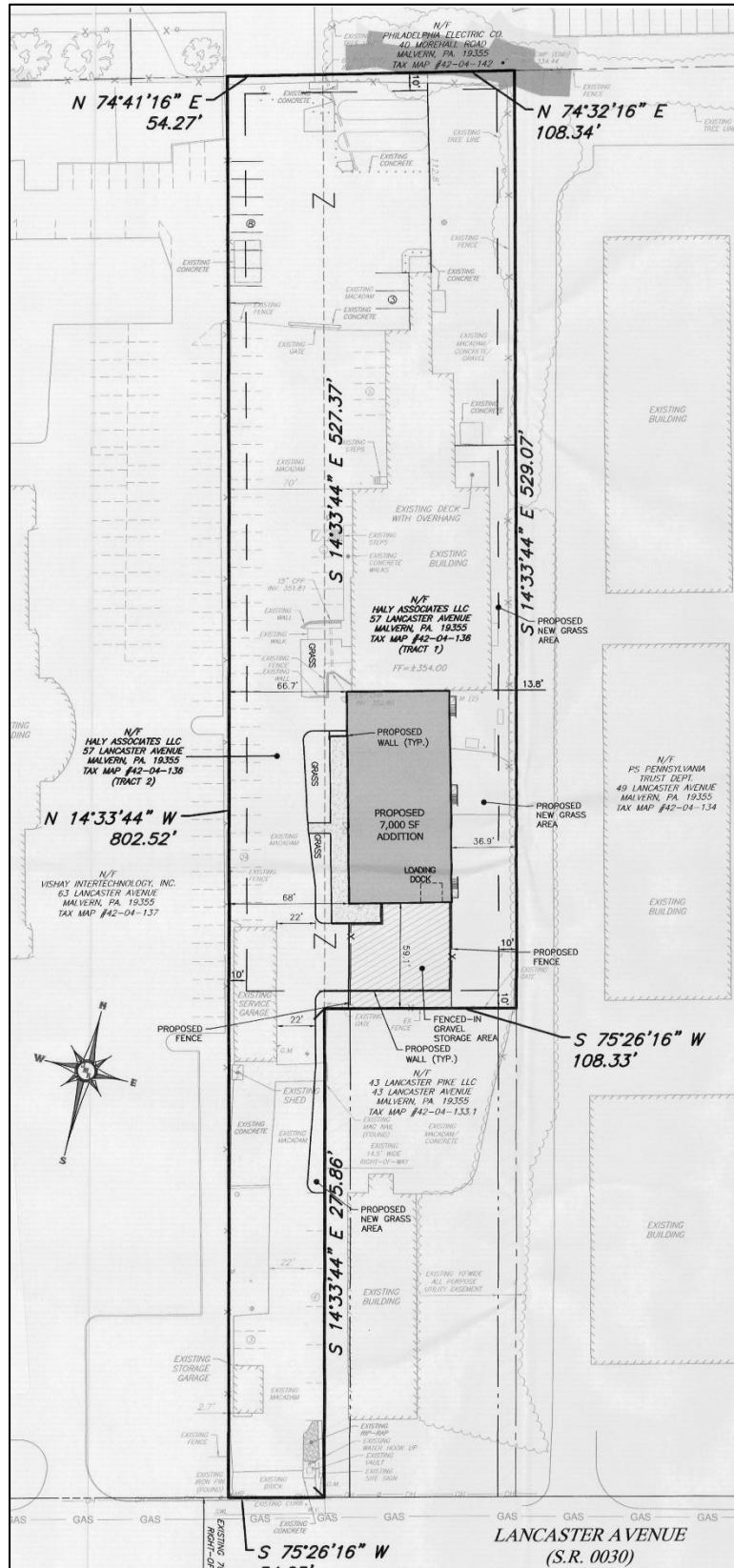
**LANDSCAPES:**

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





PRIMARY ISSUES:

3. We recommend that the curb cut width along Route 30 be reduced, and sidewalks be installed along both sides of the driveway entrance. Sidewalks are an essential design element in the **Suburban Landscape**. Additionally, the Township's 2016 Comprehensive Plan (Figure 9 - Trail Plan Connections on page 28) recommends that sidewalks be provided along both sides of this section of the Route 30 corridor. We also suggest that the applicant investigate the feasibility of replacing a portion of the existing paved area along the west side of the driveway entrance that is not used for parking with a planting area. This could reduce stormwater runoff and make for a more attractive entranceway.
4. We suggest that the applicant consider providing at least one bump out in the perimeter parking area to accommodate a shade tree. Trees can reduce the excess heat generated by expanses of paved parking areas, and can reduce stormwater runoff and pollution.
5. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 5) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
6. The 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. We suggest that the applicant and Township investigate the feasibility of (long-term) vehicular connectivity between the project site and the adjoining parcels to the east and to the west.

ADMINISTRATIVE ISSUES:

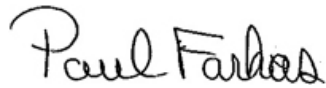
8. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the **Valley Creek Watershed Act 167 Stormwater Management Plan** (February 2011).
9. The Conditional Use table on Sheet 1 indicates that the applicant obtained conditional use approval for the proposed rock climbing gym, with two conditions of approval. Prior to granting final plan approval, the Township should verify that all applicable conditions of approval are incorporated into the final plan. The date of the conditional use decision should be provided on the approved plan.
10. The applicant is requesting two waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

Page: 5  
Re: Preliminary/Final Land Development - 57 Lancaster Avenue  
# East Whiteland Township – LD-07-19-15982

11. While the Parking Tabulation table on Sheet 1 indicates that the proposed building addition is 6,960 square feet, other site plan details indicate that the building addition is 7,000 square feet. The applicant should ensure that the correct square footage figure is depicted on all plan sheets.
12. While the site plan indicates the project site is located in the O/BPS Office/Business Park Services zoning district, it is our understanding that the site is located in the O/BP Office/Business Park district instead. Prior to the Township granting final plan approval, the applicant and Township should ensure that the correct zoning information is provided on the site plan.
13. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Haly Associates, LLC  
JMR Engineering, LLC  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

August 7, 2019

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

Re: Final Subdivision - Jacob C. & Sadie S. Fisher  
# Honey Brook Township - SD-07-19-15989

Dear Mr. Landes:

A final subdivision plan entitled "Jacob C. & Sadie S. Fisher" prepared by Concord Land Planners and Surveyors, Inc., dated March 19, 2019 and last revised on July 2, 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:	East side of Twin County Road (State Route 10)
Site Acreage:	132.43 acres
Lots:	1 lot currently; 2 lots proposed
Proposed Land Use:	Farm/Pasture Land
Municipal Land Use Plan Designation:	Rural/Agricultural
UPI#:	22-3-46

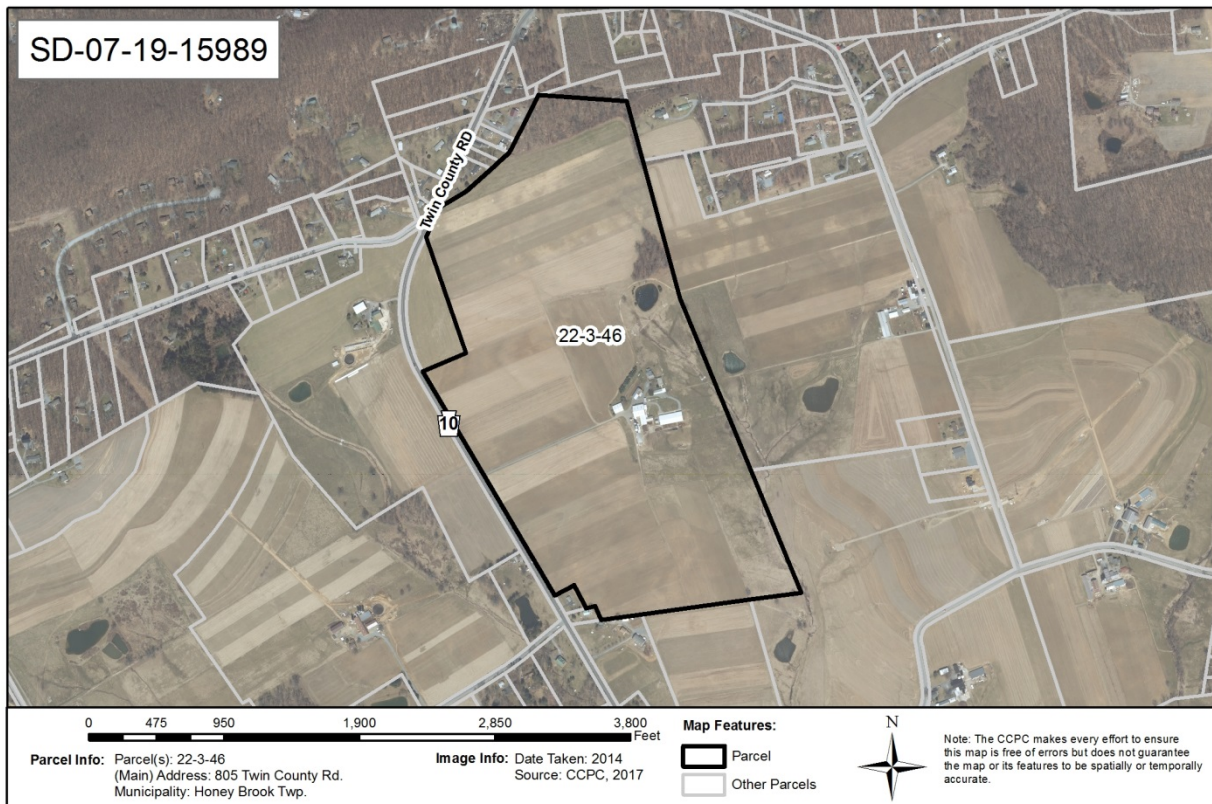
### **PROPOSAL:**

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

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

### **BACKGROUND:**

1. This plan appears to be substantially similar to a plan that was previously reviewed by the Chester County Planning Commission on May 8, 2019. Our comments on that previous subdivision were forwarded to the Township in a letter dated May 24, 2019 (refer to CCPC SD-05-19-15897). The current submission includes references to "651 Twin County Road", "803/805 Twin County Road", "prohibitive slopes", and "riparian corridor".



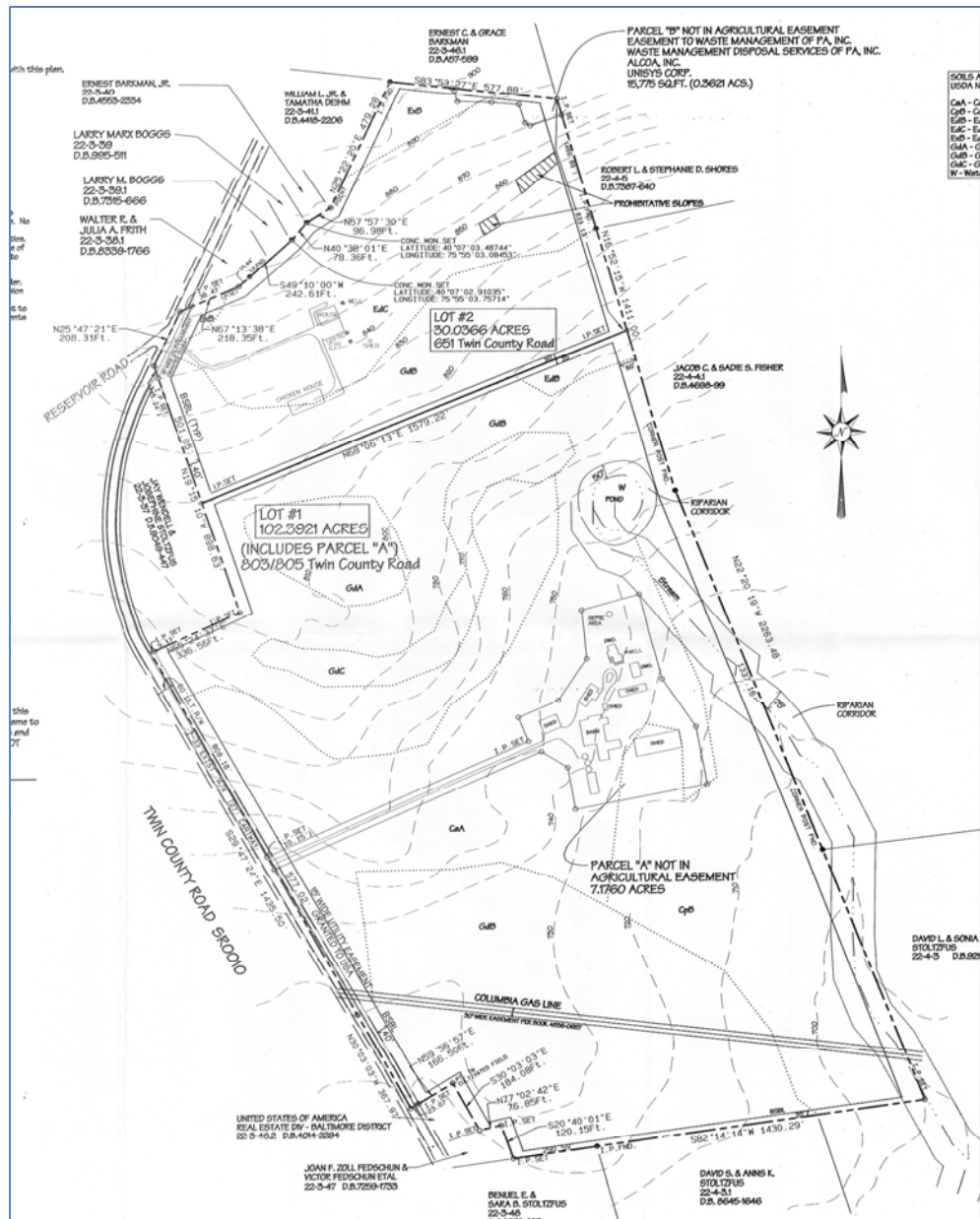
## COUNTY POLICY:

### LANDSCAPES:

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

### PRIMARY ISSUES:

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

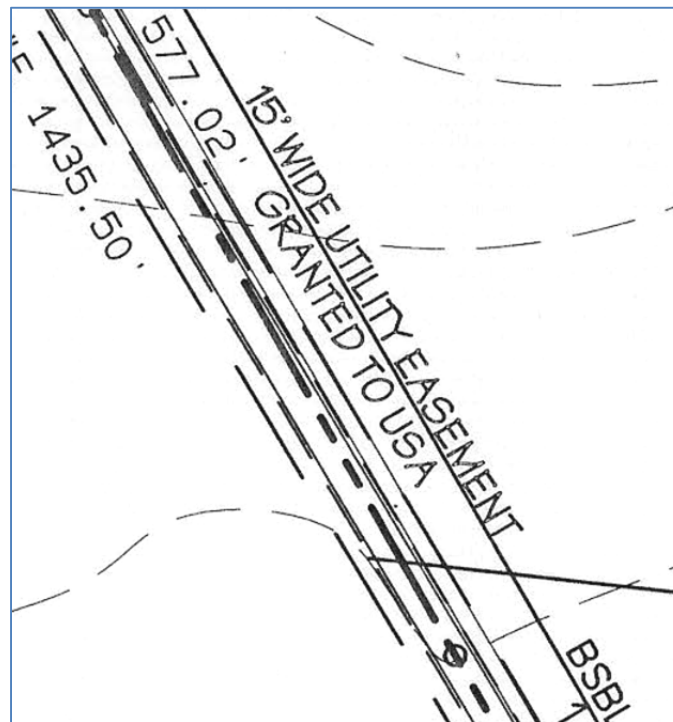


**Detail of Jacob C. & Sadie S. Fisher  
 Final Subdivision Plan**

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

4. We endorse the references requiring compliance with the Riparian/Buffer Corridor provisions of the Honey Brook Township Zoning and Subdivision and Land Development Ordinances, as shown on Note 6 on the plan.
5. The plan incorrectly identifies the UPI-Uniform Parcel Identifier number of the site as 22-6-41.1 rather than 22-3-46. This should be corrected by the applicant. The Chester County Recorder of Deeds Office requires that the correct UPI numbers be identified on all subdivision and land development plans submitted for recording.
6. The land of the proposed subdivision is part of the County Agricultural Land Preservation Program and is protected by an agricultural conservation easement. The Township and applicant should contact the Chester County Department of Open Space Preservation (telephone #610-344-5656) for information and clarification on what is permitted and/or restricted under the agricultural conservation easement that protects this property. This will ensure that the proposal is designed and carried out in a manner consistent with the purpose of the agricultural conservation easement. The applicant should clarify the terms of the easement and verify that the proposed subdivision is permitted by the easement.

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



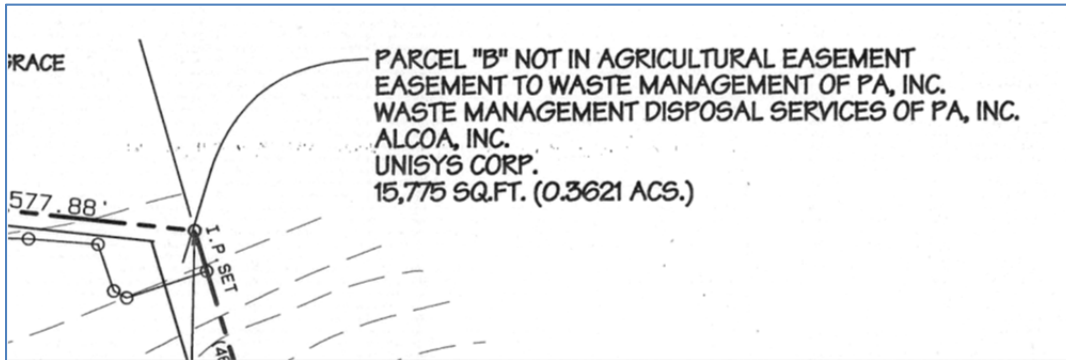
*Detail of Easement on Jacob C. & Sadie S. Fisher  
Final Subdivision Plan*

Page: 5

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

# Honey Brook Township - SD-07-19-15989

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



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

ADMINISTRATIVE ISSUE:

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

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

Wes Bruckno, AICP  
Senior Review Planner

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



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

August 2, 2019

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

Re: Sketch Plan - Springer Property  
# New Garden Township - LD-07-19-15998

Dear Mr. Scheivert:

An unofficial sketch plan entitled "Springer Property", prepared by Hillcrest Associates, Inc., and dated June 26, 2019, was received by this office on July 15, 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 north side of Gap Newport Pike, west of Sharp Road
Site Acreage:	9.52
Lots/Units:	4 self-storage buildings and one office building proposed
Non-Res. Square Footage:	116,400
Proposed Land Use:	Self Storage facility
New Parking Spaces:	9
Municipal Land Use Plan Designation:	Site Sensitive Residential
UPI#:	60-4-35

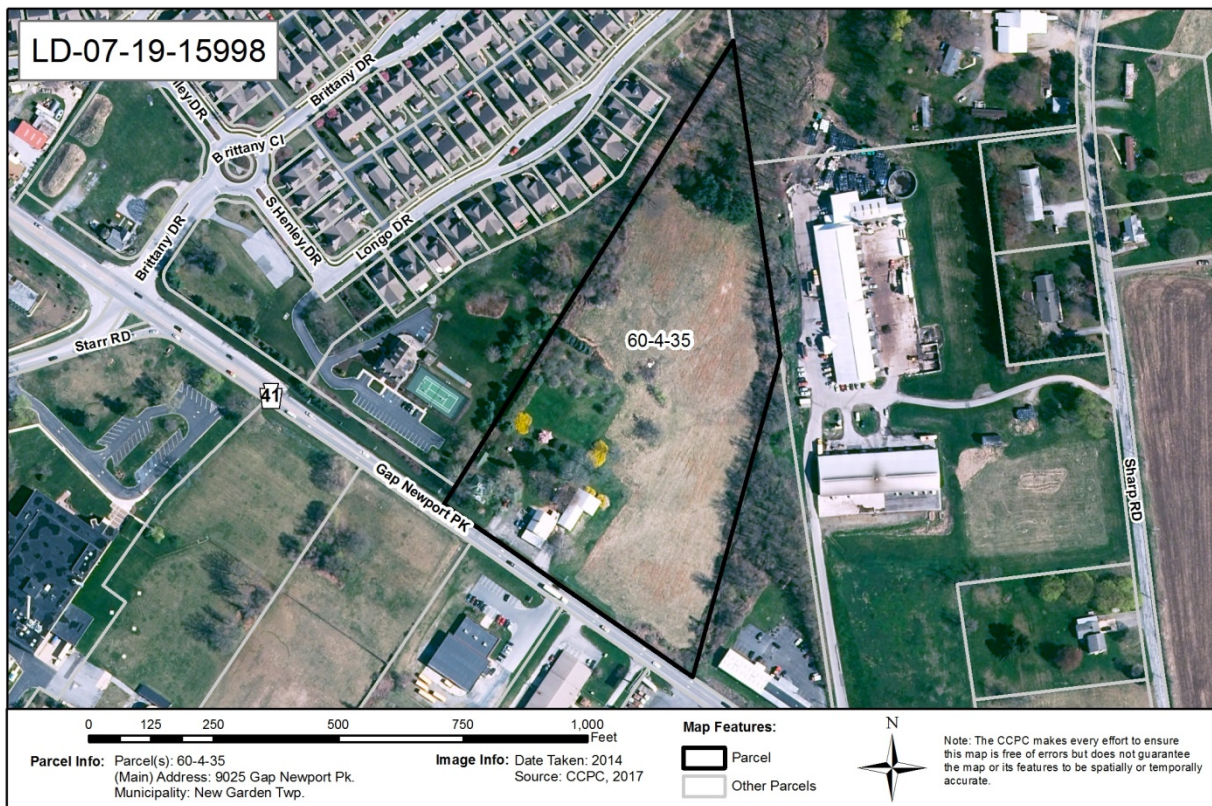
### **PROPOSAL:**

The applicant proposes the construction of four self-storage buildings and an office totaling 116,400 square feet with 9 parking spaces. The project site, which will be served by public water and public sewer, is located in the UDC-Unified Development zoning district.

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

**LANDSCAPES:**

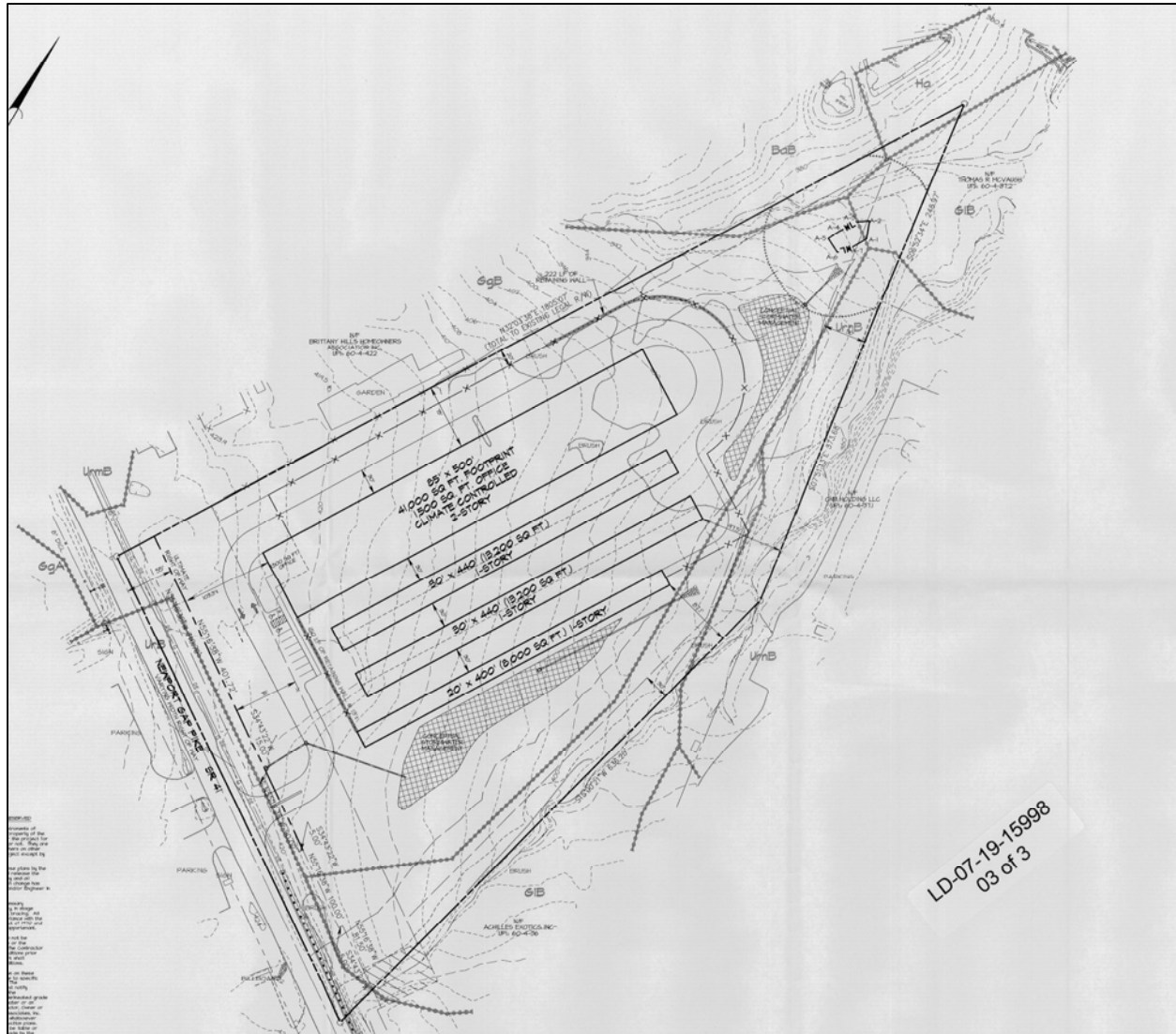
1. The project site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium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



**DESIGN ISSUES:**

2. The applicant should review the ordinance requirement related to screening and buffering requirements to reduce any impacts on the residents of the adjoining Brittany Hill development located immediately to the west of this site. We also recommend screening the proposed facility and the surrounding security fencing from Route 41.

3. The applicant should contact the Township Historical Commission to determine if the existing structures on the site are considered historic. If the structures are historic, we recommend that they be preserved and integrated into the plan. It appears that the self-storage facility could still be accommodated on the parcel if the house and barn remained. We also note that the Township's 2018 Comprehensive Plan recommends that this section of Route 41 should have a Cohesive Streetscape. We suggest that preserving/repurposing the house and barn should support the concept of a cohesive streetscape.



*Detail of sheet #3 of the sketch plan*

4. Route 41 is one of the major topics of the Township's 2018 Comprehensive Plan with a goal of improving the overall appearance, function and safety of the Route 41 Corridor. The second recommendation towards achieving that goal calls for a two-lane cross-section with a consistent center turn lane. The applicant and the Township should discuss how the three-lane cross-section could be constructed on this portion of the highway. This would improve safety for persons entering and leaving the proposed storage facility.

Page: 4  
Re: Sketch Plan - Springer Property  
# New Garden Township - LD-07-19-15998

5. The Chester County Planning Commission has recently reviewed another self-storage proposal that is within a half mile of this site at the northeast corner of Newark Road and Starr Road.

We appreciate the opportunity to be a party to the design process prior to engineering and the associated costs which may preclude design revisions. If you have any questions in regard to this review, we will be glad to discuss this project at your convenience. The County Planning Commission staff is also available to meet with the applicant and the Township to discuss this project in further 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: Hector Road LLC  
Hillcrest Associates, Inc.



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

August 27, 2019

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

Re: Final Subdivision - Emily Smith  
# Pennsbury Township – SD-08-19-16027

Dear Ms. Howley:

A Final Subdivision Plan entitled "Emily Smith", prepared by Regester Associates, Inc., and dated August 5, 2019, was received by this office on August 13, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Subdivision for your consideration.

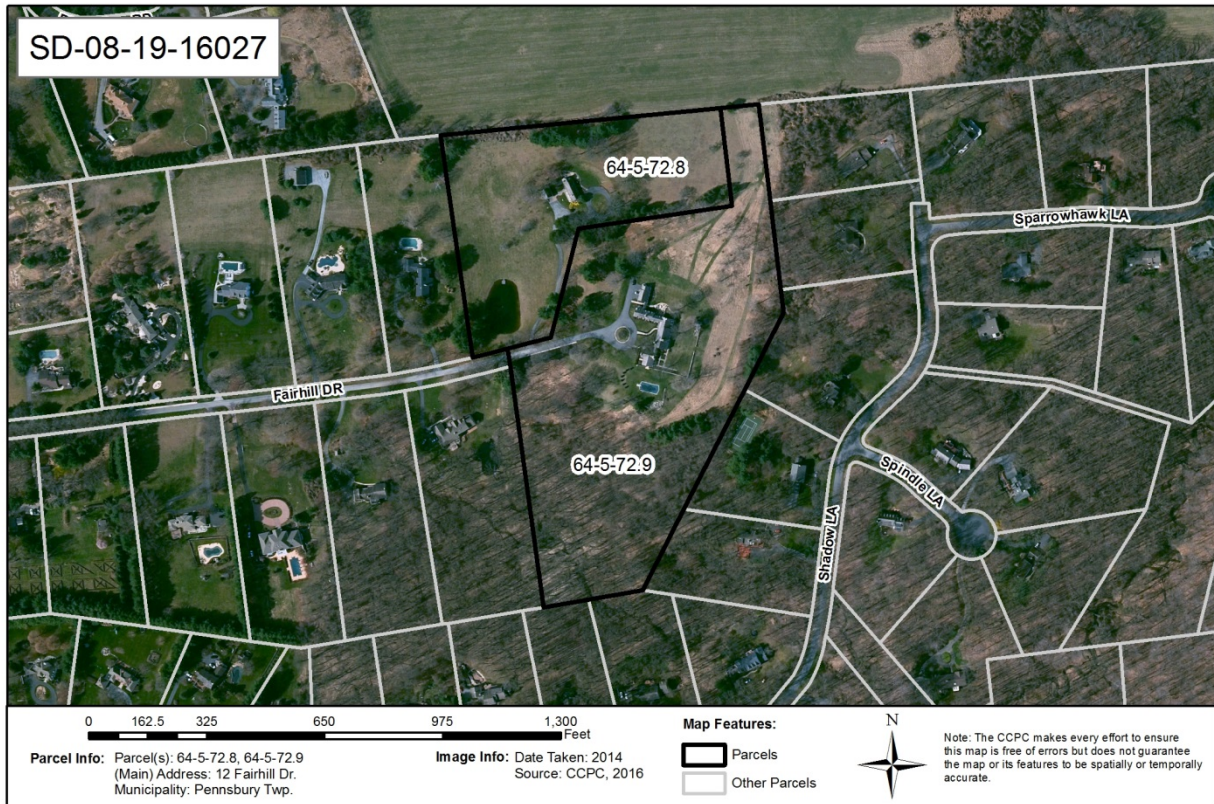
### **PROJECT SUMMARY:**

Location:	at the end of Fairhill Drive, east of Kennett Pike
Site Acreage:	21.96
Proposed Land Use:	2 Single Family Residential Lots
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Rural Residential
UPI#:	64-5-72.8, 64-5-72.9

### **PROPOSAL:**

The applicant proposes the conveyance of a 2.25 acre portion of UPI# 64-5-72.8 to UPI# 64-5-72.9. While the site plan indicates that no new construction or development activity is proposed as part of the current plan submission, we note the site plan depicts the location of proposed solar panels on UPI# 64-5-72.9. The project site, which is served by on-site water and on-site sewer, is located in the R-2 Residential zoning district.

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



Site Plan Detail: Final Subdivision - Emily Smith

## BACKGROUND:

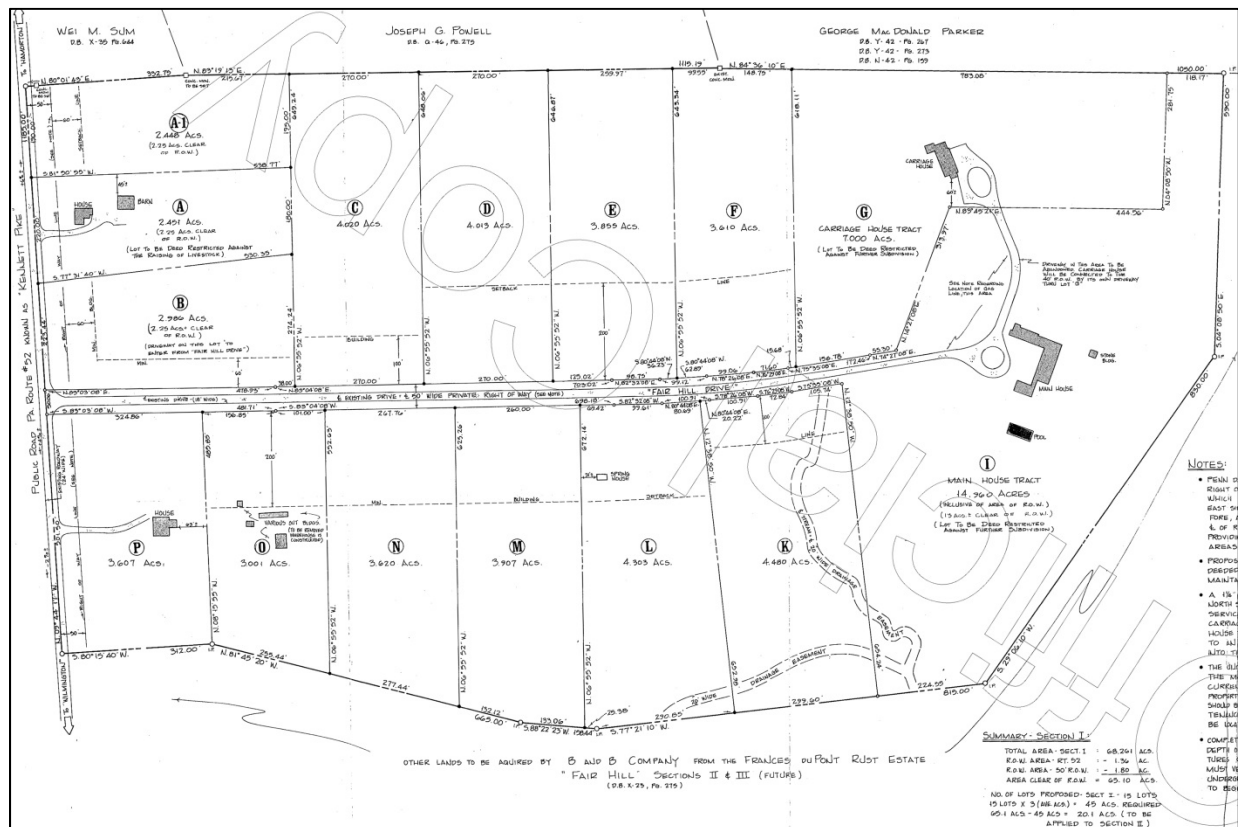
1. The Chester County Planning Commission previously reviewed a subdivision proposal for this site. CCPC# 3896-77A, Fair Hill Section 1, dated January 17, 1977, addressed the creation of 15 lots from a 68.26 acre site. According to our records, this plan was approved by the Township on February 7, 1977. The current plan submission proposes a lot line revision between Lot G and Lot I of the previously approved plan.

## LANDSCAPES:

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

## PRIMARY ISSUES:

3. While our copy of the recorded plan for Section 1 of the Fair Hill development contains a plan note that each lot of the current subdivision plan is to be deed restricted against further subdivision (see plan detail provided below), the current deeds for these parcels do not contain a reference to this deed restriction. If this is correct, then we recommend that both parcels be deed restricted from further subdivision, due to the site being located in the **Rural Landscape** designation of **Landscapes3**, the 2018 County Comprehensive Plan.



Site Plan Detail, Recorded Plan - Fair Hill Section 1

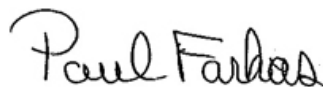
Page: 4  
Re: Final Subdivision - Emily Smith  
# Pennsbury Township – SD-08-19-16027

ADMINISTRATIVE ISSUES:

4. The applicant is requesting two waivers from Article IV-Plan Content Requirements of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
5. According to County Tax Assessment records, UPI# 64-5-72.9 appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: [www.chesco.org/256/Act-319---Clean-Green](http://www.chesco.org/256/Act-319---Clean-Green).
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 Pennsbury Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Emily Lemole Smith Family 2012 Trust  
Regester Associates, Inc.  
Scott and Emily Anne Smith  
Chester County Assessment Office



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

August 16, 2019

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

Re: Preliminary/Final Land Development - DSSC Chase Bank  
# Tredyffrin Township – LD-07-19-16011

Dear Mr. Baumann:

A Preliminary/Final Land Development Plan entitled "DSSC Chase Bank", prepared by Pennoni Associates, Inc., and dated July 12, 2019, was received by this office on July 26, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

### **PROJECT SUMMARY:**

Location:	south side of Lancaster Avenue, east of Berkley Road
Site Acreage:	13.40
Lots/Units:	1 Lot
Non-Res. Square Footage:	3,028
Proposed Land Use:	Bank
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Commercial
UPI#:	43-11K-58

### **PROPOSAL:**

The applicant proposes the construction of a 3,028 square foot bank building with drive-through facilities. The proposed bank building will be located on the northern portion of the Devon Square Shopping Center site, to the immediate west of the main shopping center entrance. All the existing buildings on the shopping center site will remain. The project site, which will be served by public water and public sewer, is located in the C-2 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.

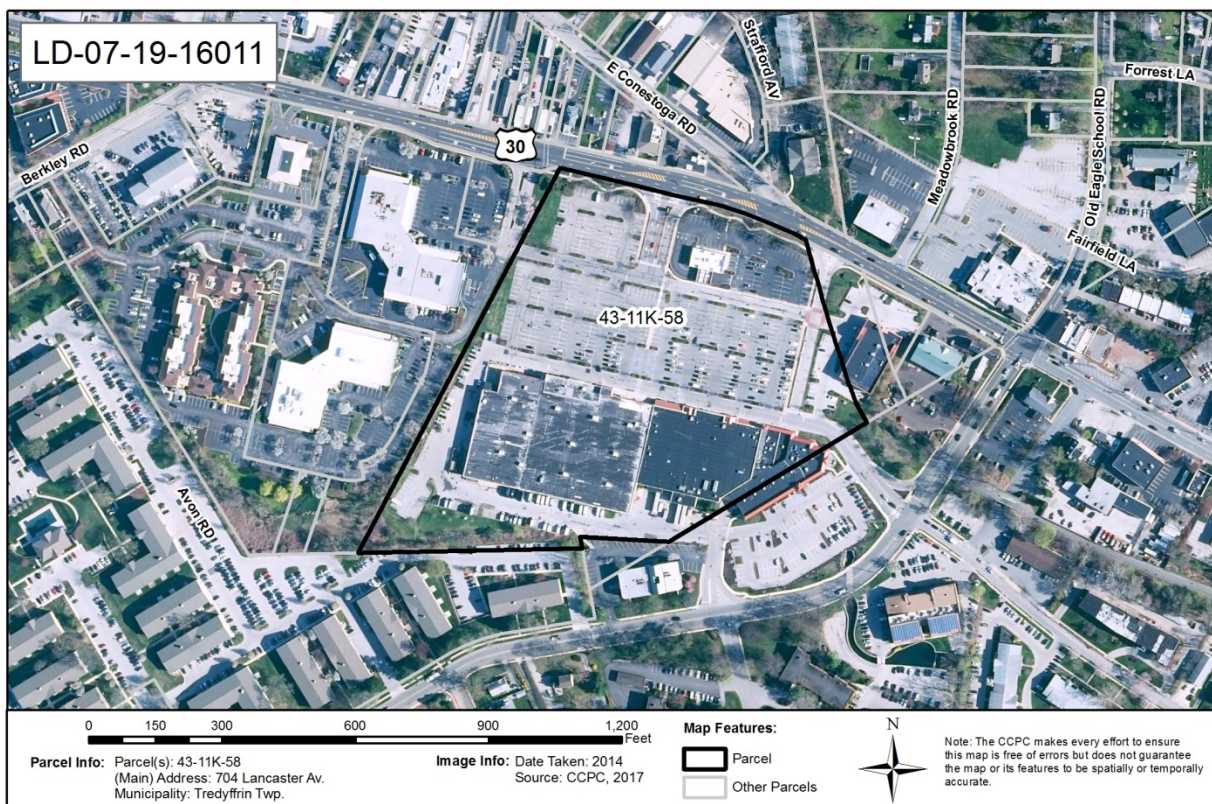
## COUNTY POLICY:

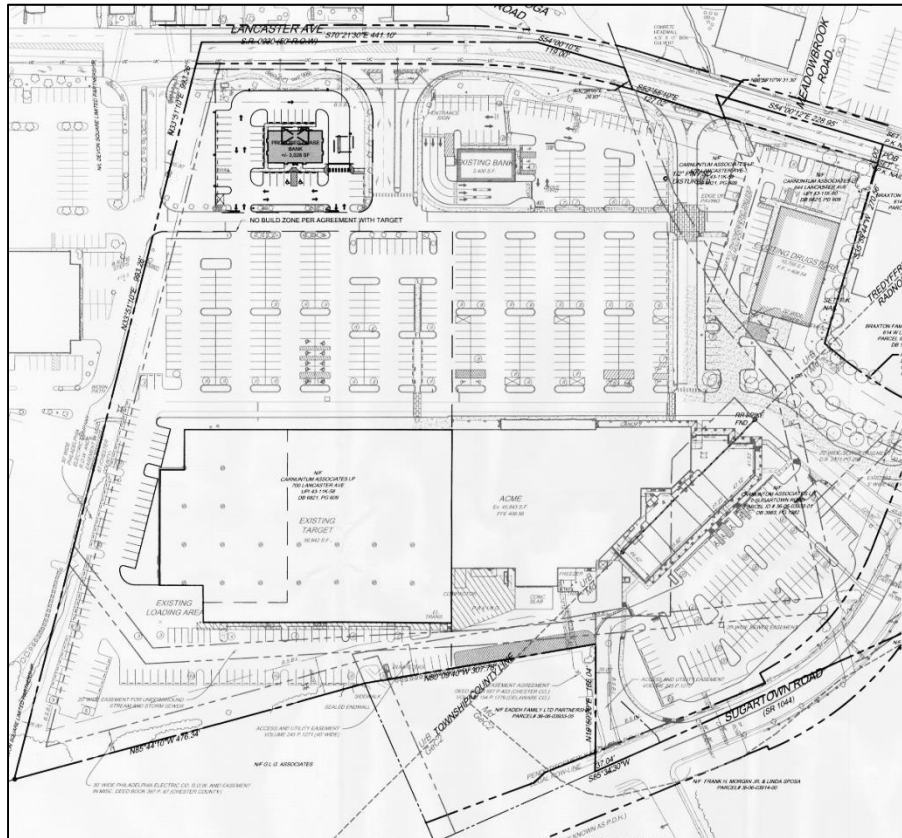
### LANDSCAPES:

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**.

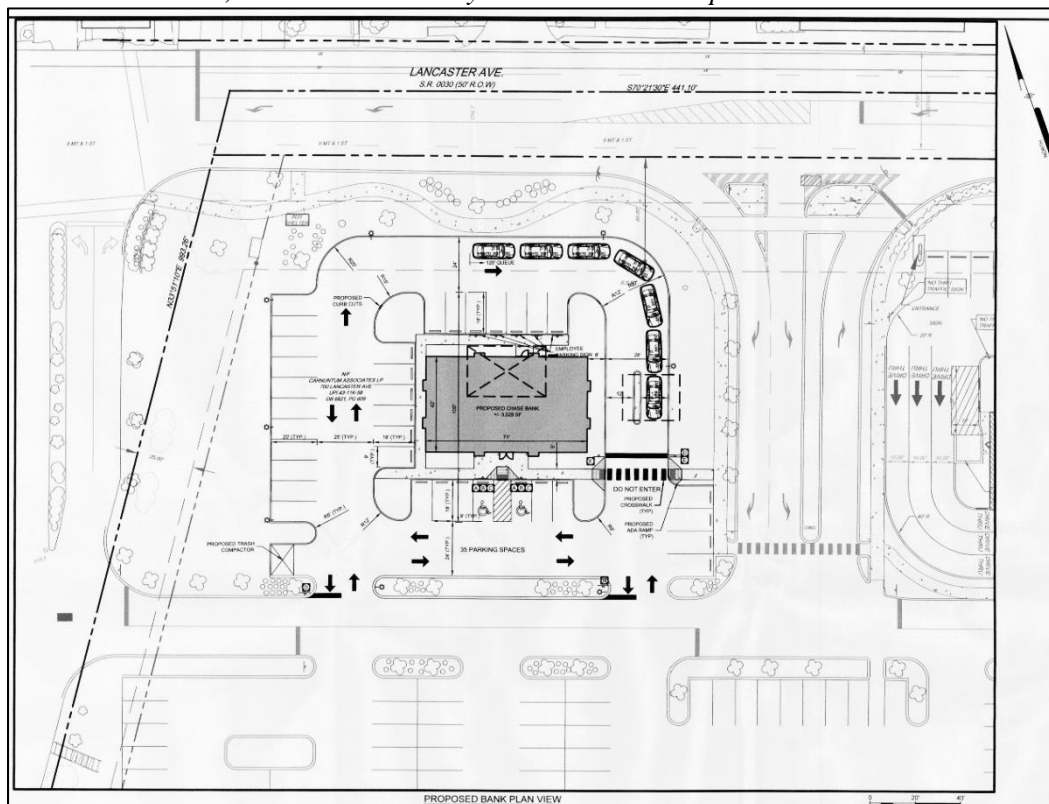
### WATERSHEDS:

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





Site Plan Detail, Sheet 6: Preliminary/Final Land Development - DSSC Chase Bank



Site Plan Detail, Sheet 7: Preliminary/Final Land Development - DSSC Chase Bank

PRIMARY ISSUES:

3. We acknowledge that sidewalks and crosswalk areas will be provided, which will connect the bank building to the existing pedestrian network on the shopping center site. Sidewalks are an essential design element in the **Suburban Center Landscape**. We recommend that direct pedestrian access (sidewalk and crosswalk areas) be provided from the existing sidewalk along Lancaster Avenue to the proposed bank building.
4. The parking tabulation table on Sheet 6 indicates that the applicant is providing 23 more parking spaces than required by the Township Zoning Ordinance for the proposed bank. We suggest that the applicant and the Township evaluate the anticipated parking demand for the proposed bank, and determine whether the number of proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
5. We suggest that the applicant and Township investigate the feasibility of locating the bank building closer to Lancaster Avenue to create a better sense of place. As noted above, the applicant is providing 23 more parking spaces than required for the proposed bank, so the parking spaces in front of the building could be removed, or located elsewhere on the site if needed, in order to allow the bank building to be located closer to Lancaster Avenue.
6. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 11) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

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. We acknowledge that the design of the proposed stormwater management facilities includes rain gardens, as shown on Sheet 22. The County Planning Commission endorses the use of innovative stormwater management practices.
8. 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.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

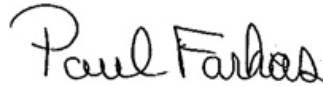
Page: 5

Re: Preliminary/Final Land Development - DSSC Chase Bank

# Tredyffrin Township – LD-07-19-16011

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

Sincerely,

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

Paul Farkas  
Senior Review Planner

cc: The Westover Companies, Inc.  
Carnuntum Associates, LP  
Pennoni Associates, Inc.  
Chester County Conservation District



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

August 5, 2019

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

Re: Preliminary Subdivision - Mila Woods Subdivision  
# Wallace Township - SD-07-19-16012

Dear Ms. Randzin:

A preliminary subdivision plan entitled "Mila Woods Subdivision", prepared by DH Enterprises and dated June 6, 2019, was received by this office on July 29, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

### **PROJECT SUMMARY:**

Location:	South side of Little Conestoga Road (Route 4016), east of Lexington Manor
Site Acreage:	28.50 acres
Lots:	2 lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Rural Density
UPI#:	31-4-78

### **PROPOSAL:**

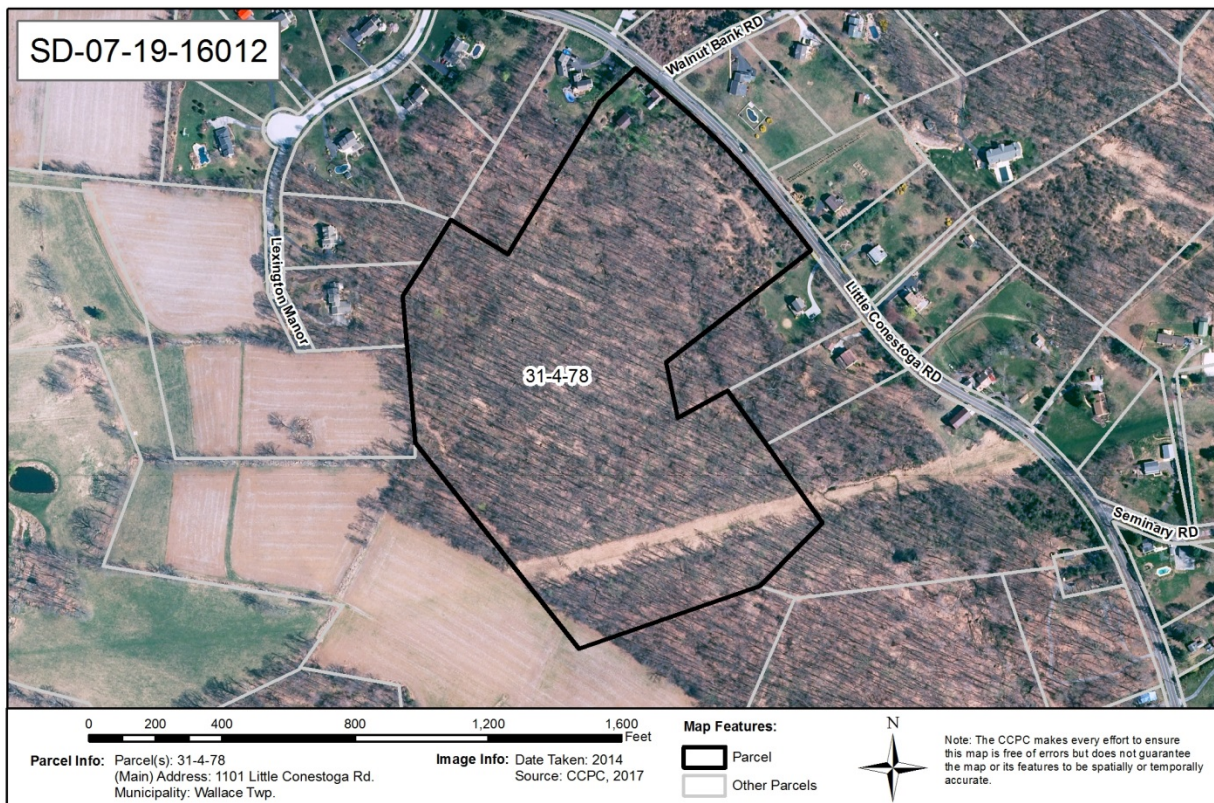
The applicant proposes the creation of two lots. The site, which contains one dwelling with driveway access to Little Conestoga Road, is served by on-site water and sewer facilities and is located in the Wallace Township FRR Flexible Rural Residential zoning district. No additional development is proposed by this subdivision and no additional driveway access is proposed.

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

**COUNTY POLICY:**

**LANDSCAPES:**

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





*Detail of Mila Woods  
Preliminary Subdivision Plan*

**PRIMARY ISSUES:**

2. The applicant should clearly indicate the location of the on-lot septic disposal area and the water well.
3. The applicant should correct the reference to Willistown Township in the Certificate of Municipal Approval.
4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Little Conestoga Road (Route 4016) as a major collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Little Conestoga Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
5. The proposed subdivision is in proximity to a gas transmission pipeline operated Texas Eastern. Although no development is proposed near the pipeline, we suggest that any future development on the site 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

Page: 4  
Re: Preliminary Subdivision - Mila Woods Subdivision  
# Wallace Township - SD-07-19-16012

be found at the Chester County Pipeline Information Center Pipeline Operators page:  
<http://www.chescoplanning.org/pic/operators.cfm>.

ADMINISTRATIVE ISSUE:

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

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: DH Enterprises  
JEP, LLC  
Chester County Health Department



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

August 7, 2019

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

Re: Preliminary Subdivision - 113 Devereux Road, Glenmoore  
# Wallace Township - SD-07-19-16013

Dear Ms. Randzin:

A preliminary subdivision plan entitled "113 Devereux Road, Glenmoore", prepared by Wilkinson & Associates, Inc. and dated April 11, 2019, was received by this office on July 29, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

### **PROJECT SUMMARY:**

Location:	East and west side of Devereux Road, south of Fairview Road
Site Acreage:	73.51 acres
Lots:	36 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural Density
UPI#:	31-4-73.4, 31-4-59, 31-4-73

### **PROPOSAL:**

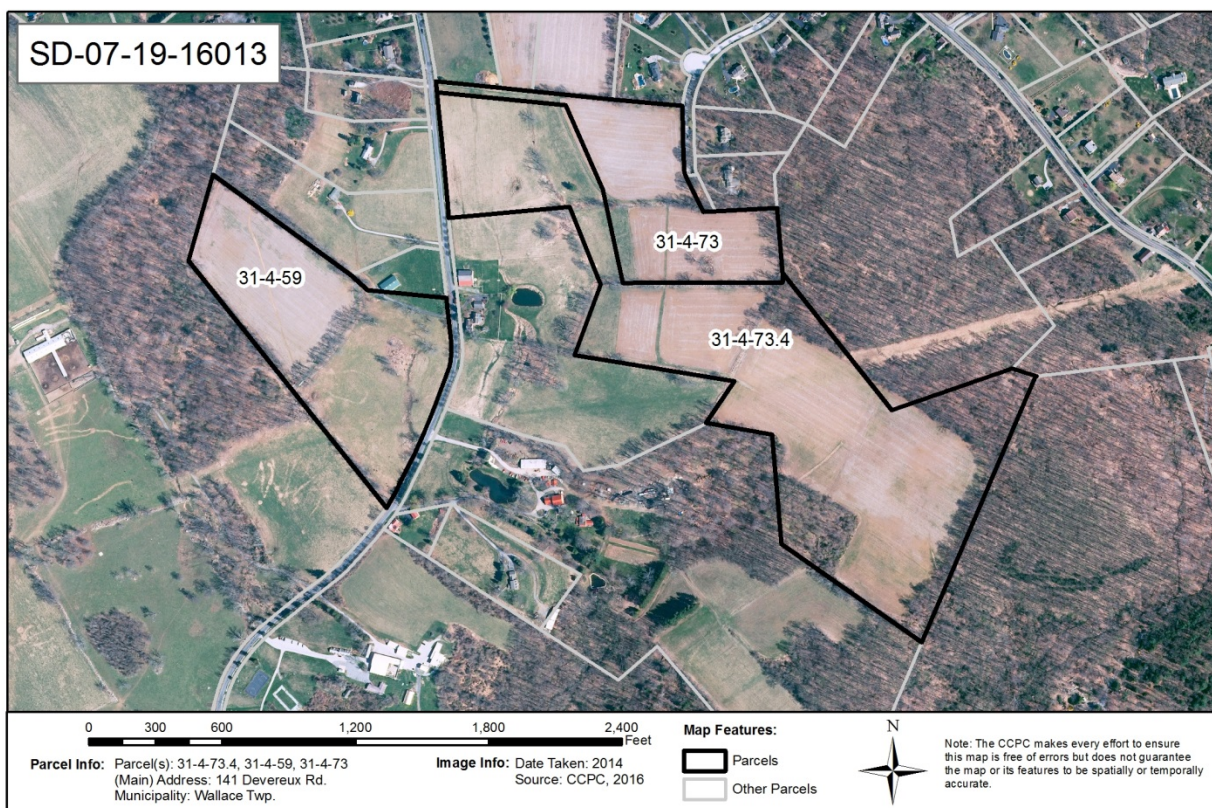
The applicant proposes the creation of 36 lots, including open space areas totaling approximately 49 acres. The site, which will be served by on-site water and public community sewer facilities, is located in the Wallace Township FRR Flexible Rural Residential zoning district.

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

## COUNTY POLICY:

## LANDSCAPES:

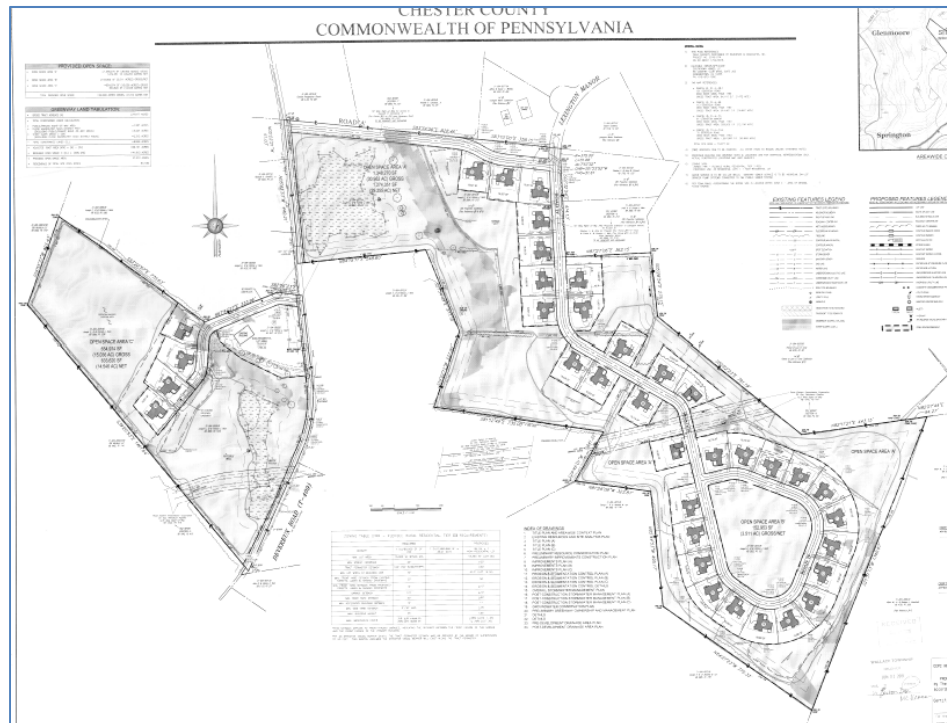
1. The site is located within the **Rural Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas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



## WATERSHEDS:

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

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



***Detail of 113 Devereux Road, Glenmoore  
Preliminary Subdivision Plan***

**PRIMARY ISSUES:**

3. The applicant and the Township should consider whether the proposed walking path can connect with potential trails on adjacent sites. All walking path location and design details should be incorporated into the final plan, and the trails should be constructed prior to the Township issuing any building occupancy permits for this development. We also recommend that the applicant utilize all-weather materials in the construction of the walking paths, which should have a minimum width of four feet to accommodate a wider variety of uses, and be handicapped-accessible.
4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Devereux Road as a local access road. The Handbook (page 183) recommends a 33 foot-wide right-of-way for local access roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township determine the appropriate right-of-way to be reserved for this section of Devereux Road, and this area should be offered for dedication to the Township.
5. The applicant and the Township should discuss whether the half-loop at the end of Lexington Manor Road should be returned to a lawn condition, and who should have the responsibility for the work.
6. The Township Engineer should review and comment on the traffic impact study.

7. The applicant and the Township should consider a public or private active recreation area in Open Space Area "B". A section of this area could accommodate a playground, playing field, or sports court in addition to being a space for neighbors to meet informally.
8. The applicant should consider using joint driveways where driveways abut; this can reduce construction cost, reduce stormwater runoff, and increase opportunities for landscaping.
9. If the "stone rows" shown on the plan are in good condition or are of a significant height, we suggest that they be preserved and incorporated into the site's landscaping as site amenities. Their removal should also be prohibited. In Lot 3, preserving the stone row at the rear of the house may limit the owner's use of the lot. The applicant should consider expanding the size of Lot 3 to include the triangular shaped area west of the proposed house and south of the existing stone row.
10. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
11. The plan indicates that a natural gas transmission pipeline operated by the Texas Eastern Transmission Corporation passes through the proposed subdivision. Applicants 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>

The application should include verification that:

- The applicant has contacted the pipeline operator and has provided the pipeline operator with documentation detailing the proposed development activity and where the activity is to take place;
  - The applicant has made sufficient access to the pipeline available to the pipeline operator for routine maintenance and emergency operations in conjunction with existing easements; and
  - The pipeline operator has reviewed the documents for compatibility with continued or proposed safe operation of the transmission pipeline.
12. The Township should verify that all necessary ordinance relief measures to permit grading in steep slope areas have been granted and that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.

Page: 5

Re: Preliminary Subdivision - 113 Devereux Road, Glenmoore

# Wallace Township - SD-07-19-16013

13. The removal of trees on the site should be limited to the minimum area needed for the dwellings and support facilities and the limit of tree removal should be shown on the plan. Any grading within the area of the dripline (the perimeter of the tree's branches) of the trees to be preserved increases the possibility of tree damage.

ADMINISTRATIVE ISSUES:

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: Wilkinson & Associates, Inc.  
Southdown Homes LP  
Joseph and Pamela Heim  
Chester County Health Department  
Chester County Conservation District



# THE COUNTY OF CHESTER



COMMISSIONERS  
Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

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

August 9, 2019

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

Re: Preliminary/Final Subdivision - Kings Highway Elementary School  
# West Caln Township - SD-07-19-15994 & LD-07-19-15996

Dear Ms. Milane-Sauro:

A preliminary/final subdivision and land development plan entitled "Kings Highway Elementary School", prepared by T&M Associates and dated June 21, 2019, was received by this office on July 12, 2019. These plans are 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 plan for your consideration.

## **PROJECT SUMMARY:**

Location:	North side of West Kings Highway (State Route 340) and on the west side of North Bonsall Road
Site Acreage:	23.51 acres
Lots/Units:	2 lots to be merged; 1 main structure proposed
Non-Res. Square Footage:	112,215 square feet
Proposed Land Use:	School
New Parking Spaces:	226 spaces
Municipal Land Use Plan Designation:	Agriculture
UPI#:	28-5-117-E, 28-5-117.1-E

## **PROPOSAL:**

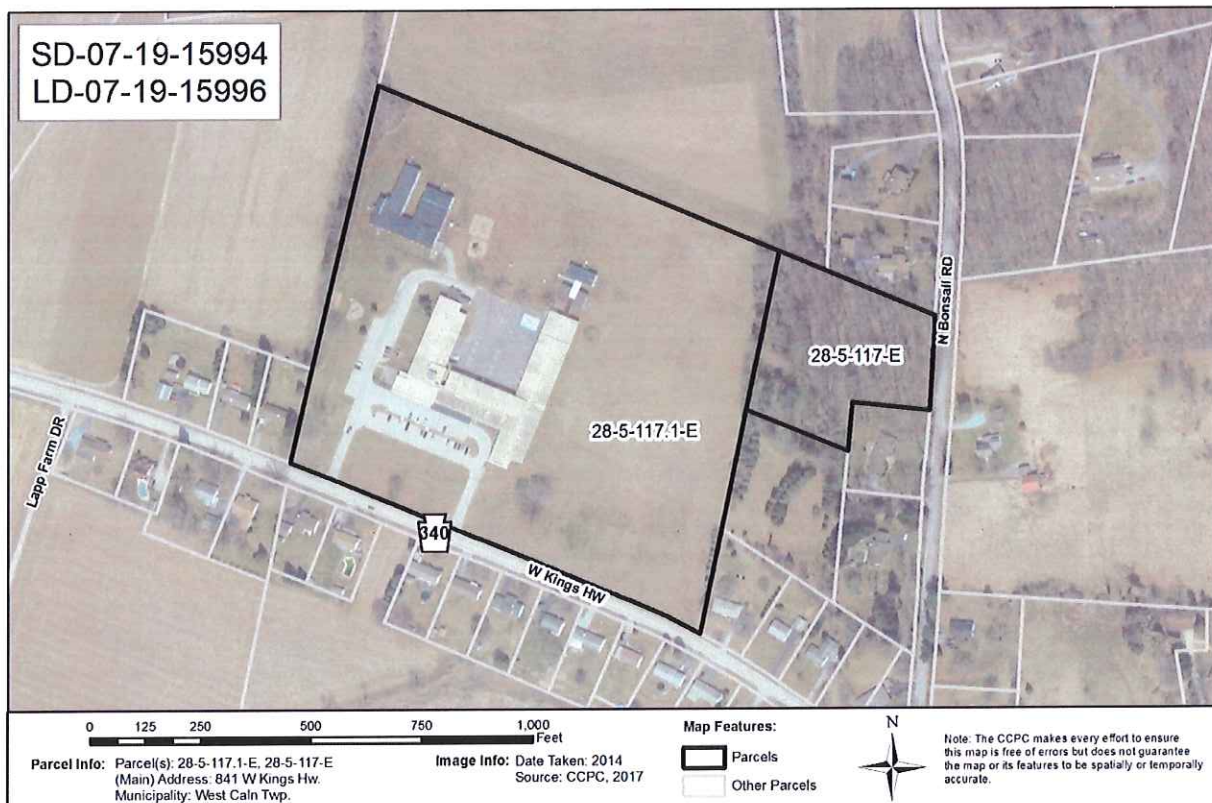
The applicant proposes the merger of two lots into one lot, the construction of an 112,215 square foot school and 226 parking spaces, and playing fields. The existing school on the site will be removed. The site, which is served by public water and on-lot sewer facilities, is located in the West Caln Township Agricultural Preservation zoning district.

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

## COUNTY POLICY:

### LANDSCAPES:

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



### WATERSHEDS:

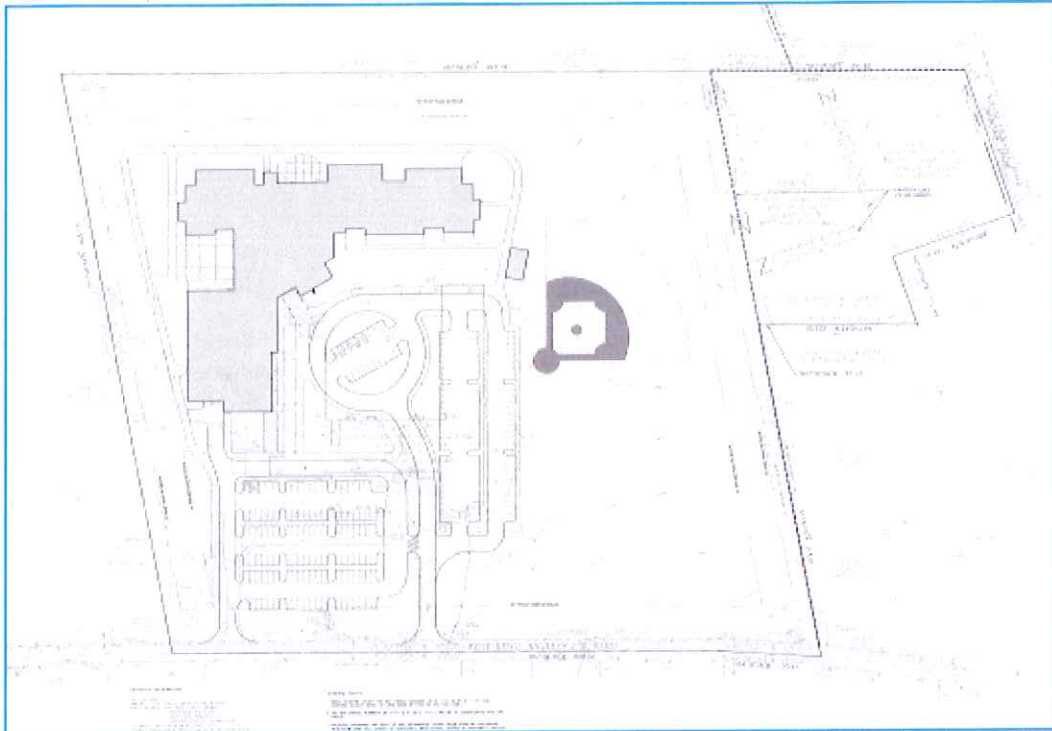
2. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within the West Branch subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:

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

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

Page: 3

Re: Preliminary/Final Subdivision - Kings Highway Elementary School  
# West Caln Township - SD-07-19-15994 & LD-07-19-15996



***Detail of Kings Highway Elementary School  
Preliminary/Final Subdivision Plan***

**PRIMARY ISSUES:**

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies West Kings Highway (State Route 340) as a major collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of West Kings Highway. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
4. The County Planning Commission's Multimodal Circulation Handbook classifies North Bonsall Road as a local distributor. The Handbook (page 183) recommends a 50 foot-wide right-of-way for local distributor roads to accommodate future road and infrastructure improvements. We recommend that the Township determine the appropriate right-of-way to be reserved for this section of North Bonsall Road and that this area be identified as a dedicated right-of-way and be offered for dedication to the Township.
5. The applicant should provide dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: [www.chesco.org/documentcenter/view/27029](http://www.chesco.org/documentcenter/view/27029).

6. 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.
7. The applicant has requested a waiver from the requirement to install sidewalks along Kings Highway. We recommend that this waiver be denied, because sidewalks will offer opportunities for children to safely walk to and from school. Also, 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. We recommend that direct pedestrian access, including crosswalk areas, be provided throughout the facility.

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 basin could serve as a site amenity and an opportunity for passive recreation, while serving its role for stormwater management. The applicant and the Township should consider designs that could maximize the visual appeal of the basin, and possibly add more opportunities for the passive use of the basin.
9. 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.
10. 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.
11. The Township should verify that the proposed landscaping plan conforms to the Township's landscape and screening requirements.
12. We endorse the requirement that all sign lighting should be downward-pointing to limit "skyglow" and reduce glare on surrounding roads. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the facility.

#### **Natural Features Protection:**

13. The planned limit of disturbance is adjacent to the woodlands on the east side of the property. The applicant should demarcate the planned limit of disturbance along these woodlands with orange construction fencing to reduce unintended intrusions into this area.
14. According to the plan, site grading will result in substantial disturbance to moderate (49.9% anticipated disturbance) and steep (32.7%) slopes. If steep slope disturbance cannot be avoided, the applicant should consider reducing runoff by incorporating permeable paving on walkways and other low-volume paved areas.

**Stormwater Considerations:**

15. We support the incorporation of a rain garden into the planned stormwater best management practices. The applicant should consider the following when designing, implementing, and maintaining this practice:
  - a. Include an annual assessment of plant health and species diversity in the operation and maintenance plan and, if necessary, recommend re-seeding the area after establishment to maintain its desired function.
  - b. Utilize a seed mix that contains the greatest percentage of native species and incorporates a variety of herbaceous species that flower throughout the growing season to improve benefits to native pollinator species.
  - c. Include informational signage that can be used to educate students and visitors about the principles and practices of using green infrastructure for stormwater management.
16. The applicant should consider seeding the planned vegetated swales 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.
17. The applicant should install additional trees and shrubs in suitable areas north and west of the planned school, where they will not obstruct views needed for public safety, and to increase precipitation interception and foliar coverage.
18. Due to the high percentage of planned impervious cover, the applicant should consider installing a green roof on at least a section of the school building. Green roofs reduce the volume of stormwater runoff while also providing an aesthetic outdoor educational resource and reducing heating and cooling costs.
19. From the designs available for our review, it is unclear how post-construction peak flow rates will be managed to meet the peak control standards outlined in Table 308.1 in the West Caln Township Stormwater Management Ordinance and if peak flow rate controls are addressed separately for each drainage area, as required by Section 308.F. Of particular concern is the runoff that will be generated over and above infiltration from the various impervious areas discharging solely to a level spreader, and then to Kings Highway. The applicant should carefully consider whether this is sufficient to avoid runoff and erosion problems to down-gradient properties from moderate to high intensity rainfall events.
20. Due to the development of new parking and sidewalk areas, the applicant should consider establishing a de-icing plan and material storage area for the sidewalks and parking areas that minimize the volume of de-icing chemicals and pollutants that will directly infiltrate into the groundwater or run off to streams. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations, and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

**ADMINISTRATIVE ISSUES:**

21. 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

Page: 6

Re: Preliminary/Final Subdivision - Kings Highway Elementary School

# West Caln Township - SD-07-19-15994 & LD-07-19-15996

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.

22. 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.
23. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,



Wes Bruckno, AICP  
Senior Review Planner

cc: T&M Associates  
Coatesville Area School District  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District

# Proposed Plan and Ordinance Reviews



# ORDINANCE PROPOSALS

8/1/2019 to 8/31/2019

The staff reviewed proposals for:

	Total
Official Maps	1
Subdivision and Land Development Ordinance (SLDO) Amendments	6
Zoning Map Amendments	3
Zoning Ordinance Amendments	15
TOTAL REVIEWS	25

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Caln Township	ZA-08-19-16017	8/26/2019	Proposed - Zoning Ordinance Amendment Mini warehouse	Consistent
Caln Township	ZA-08-19-16018	8/26/2019	Proposed - Zoning Ordinance Amendment Small Wireless Communications Ordinance	Consistent
East Brandywine Township	SA-08-19-16034	8/27/2019	Proposed - SLDO Amendment Amendments for Sketch and Final plans	Consistent
East Brandywine Township	ZA-08-19-16033	8/27/2019	Proposed - Zoning Ordinance Amendment Schools by CU approval in R-1, R-2 & R-3 Districts, HRIS amends.	Consistent
East Coventry Township	SA-08-19-16035	8/27/2019	Proposed - SLDO Amendment Definitions Related to Recreation; Plan Submission Requirements, Open Space Plan Recommendations; Management of Open Space Areas	Consistent
East Coventry Township	ZA-08-19-16036	8/27/2019	Proposed - Zoning Ordinance Amendment Definitions Related to Recreation; Open Space Plan Recommendations; Requirement for Management in Open Space Areas	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Whiteland Township	SA-07-19-15995	8/8/2019	<b>Proposed - SLDO Amendment</b>  The Township proposes various amendments to the street and intersection requirements in its Subdivision and Land Development Ordinance, along with the addition of new sidewalk, crosswalk, path, trail, bicycle lane and shoulder requirements. The County Planning Commission reviewed an earlier version of this amendment on April 3, 2019 (CCPC# SA-03-19-15815).	Consistent
East Whiteland Township	ZA-07-19-15991	8/8/2019	<b>Proposed - Zoning Ordinance Amendment</b>  The Township proposes to add definitions for the terms "clinic or medical clinic," medical office, and urgent care center to Section 200-14 of its Zoning Ordinance, along with adding "medical offices or clinic/medical clinics" to the list of by-right permitted uses in the FC Frontage Commercial zoning district. The County Planning Commission reviewed an earlier version of this amendment on June 6, 2019 (CCPC# ZA-05-19-15905).	Consistent
East Whiteland Township	ZA-07-19-15992	8/2/2019	<b>Proposed - Zoning Ordinance Amendment</b>  The Township proposes to add a definition for the term "In-Law Suite" to Section 200-14, along with adding standards for an in-law suite in proposed Section 200-28.1. The County Planning Commission reviewed an earlier version of this amendment on June 6, 2019 (CCPC# ZA-05-19-15903).	Consistent
Kennett Township	ZA-07-19-16001	8/12/2019	<b>Proposed - Zoning Ordinance Amendment</b>  Revisions to TDR provisions review in ZA-06-19-15941	Consistent
Kennett Township	ZA-07-19-16005	8/13/2019	<b>Proposed - Zoning Ordinance Amendment</b>  Revising definitions and the provisions related to Planned Villages in the C-Commercial zoning district.	Consistent
Newlin Township	ZA-07-19-16010	8/16/2019	<b>Proposed - Zoning Ordinance Amendment</b>  The proposed amendment deletes six definitions, deletes both existing subsections addressing wireless communications and adds a new subsection entitled Wireless Communication facilities.	Not Relevant
Oxford Borough	ZA-07-19-16002	8/12/2019	<b>Proposed - Zoning Ordinance Amendment</b>  The ordinance amendment addresses uses that are located one the Borough's sidewalks such as Outdoor Cafes and Outdoor Merchandise displays.	Not Relevant
Oxford Borough	ZA-07-19-16003	8/12/2019	<b>Proposed - Zoning Ordinance Amendment</b>  Changeable Display Signs & their use in the Oxford Borough Historic District.	Not Relevant

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Phoenixville Borough	ZA-07-19-16015	8/21/2019	<b>Proposed - Zoning Ordinance Amendment</b> Revising the zoning map attachment, adding a definition for Self-Storage, Revising the Regulations and Standards Applicable to all Zoning Districts, revising language in Section 27-403 Design and Development Regulations related to mechanical equipment, parking, buffering and street trees.	Not Relevant
Phoenixville Borough	ZM-07-19-16014	8/21/2019	<b>Proposed - Zoning Map Amendment</b> Revising the zoning designation for 14 parcels on the north and south sides of Schuylkill Road, on the west side of the Borough.	Consistent
Sadsbury Township	SA-08-19-16025	8/12/2019	<b>Proposed - SLDO Amendment</b> street trees and landscaping, buffering, parking lot landscaping, stormwater basin planting and plant specifications, tree protection, mitigation for tree removal, heritage tree protection, recommended plant species, naturalized stormwater management facilities, definitions	Consistent
Sadsbury Township	ZA-08-19-16024	8/12/2019	<b>Proposed - Zoning Ordinance Amendment</b> riparian buffers, off street parking, definitions	Consistent
Schuylkill Township	SA-07-19-16007	8/12/2019	<b>Proposed - SLDO Amendment</b> Prohibiting continuation of existing single access streets.	Not Relevant
Schuylkill Township	SA-07-19-16008	8/15/2019	<b>Proposed - SLDO Amendment</b> Adding six new definitions and replacing the Section addressing the Procedures for approval of subdivision and land development plans.	Consistent
Schuylkill Township	ZA-07-19-16009	8/15/2019	<b>Proposed - Zoning Ordinance Amendment</b> The amendment addresses the creation of a conservation overlay district that is applicable to the FR and R-1 zoning districts	Consistent
Schuylkill Township	ZA-08-19-16016	8/21/2019	<b>Proposed - Zoning Ordinance Amendment</b> The proposed zoning ordinance amendment addresses definitions and Accessory Uses.	Not Relevant
West Goshen Township	ZM-07-19-15986	8/6/2019	<b>Proposed - Zoning Map Amendment</b> UPI# 52-5-106, situated on the east side of Westtown Road south of Lauber Road, is located in the MPD Multipurpose and C-5 General Highway Commercial zoning districts. The Township has received a zoning map amendment petition to change the zoning designation of the entire parcel to the MPD Multipurpose district.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
West Goshen Township	ZM-08-19-16037	8/28/2019	<b>Proposed - Zoning Map Amendment</b>  UPI# 52-5-106, situated on the east side of Westtown Road south of Lauber Road, is located in the MPD Multipurpose and C-5 General Highway Commercial zoning districts. The Township proposes to change the zoning designation of the entire parcel to the MPD Multipurpose district. The County Planning Commission previously reviewed a zoning map amendment petition which also proposed to change the zoning designation of the entire parcel to MPD (refer to CCPC# ZM-07-19-15986).	Consistent
West Whiteland Township	OM-07-19-15976	8/5/2019	<b>Proposed - Official Map</b>  The Township proposes to adopt a new Official Map, which will replace the existing Official Map dated March 2, 2004.	Consistent

**TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES 3: 19**

**TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 19**

# Ordinance Review Letters



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

August 26, 2019

Kimberly Venzie  
Caln Township  
118 West Market Street, Suite 300  
West Chester, PA 19382

Re: Zoning Ordinance Amendment - Mini Warehouse or Self-Storage Facility in the C-1 Highway Commercial District  
# Caln Township - ZA-08-19-16017

Dear Ms. Venzie:

The Chester County Planning Commission has reviewed the proposed Caln 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 August 6, 2019. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

### DESCRIPTION:

1. The Township proposes to amend its Zoning Ordinance by permitting Mini Warehouse or Self-Storage Facility in the C-1 Highway Commercial District by conditional use, subject to the provisions of Section 155-84 of the Zoning Ordinance (which contains regulations relating to "Mini Warehouse or Self-Storage Facility").

### LANDSCAPES:

2. Caln Township's C-1 Highway Commercial District is generally within the **Suburban Landscape**, **Suburban Center** and **Urban Center Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The proposed Zoning Ordinance amendment is consistent with the objectives of the **Suburban, Suburban Center, and Urban Center Landscapes**.

### COMMENTS:

3. Section 155-84A of the Zoning Ordinance states that,

"Mini warehouse or self-storage units, as further defined under Article II of this chapter, shall be permitted by right in the I-2 Zoning District and by conditional use within the I-1 Zoning District, subject to the appropriate provisions specified within the Code."

Page: 2

Re: Zoning Ordinance Amendment - Mini Warehouse or Self-Storage Facility in the C-1 Highway Commercial District

# Caln Township - ZA-08-19-16017

This Section should be revised to also include a related reference to permitting mini warehouse or self-storage units the C-1 Highway Commercial District by conditional use.

4. Section 155-84B of the Zoning Ordinance, which is not proposed to be amended, includes useful regulations relating to proposed mini warehouse or self-storage units. We suggest that the Township also include a provision discouraging the use of flat roofs at these facilities, so that mini warehouse or self-storage units can be more compatible with the character of the surrounding areas.

**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 Board of Commissioners, 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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(610) 344-6285 Fax (610) 344-6515

August 26, 2019

Kimberly Venzie  
Caln Township  
118 West Market Street, Suite 300  
West Chester, PA 19382

Re: Zoning Ordinance Amendment – Small Wireless Communications Facilities  
# Caln Township - ZA-08-19-16018

Dear Ms. Venzie:

The Chester County Planning Commission has reviewed the proposed Caln 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 August 6, 2019. We offer the following comments to assist in your review of the proposed Township Zoning Ordinance amendment.

### DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Define “Small Wireless Facilities (SWF)”;
  - B. Add locational regulations in the I Institutional District, the I-1 Industrial District; and the I-2 Light Industrial District;
  - C. Revise regulations relating to the timing of approvals, and related regulations.

### LANDSCAPES:

2. Caln Township's I Institutional District, the I-1 Industrial District, and the I-2 Light Industrial Districts are generally within the **Suburban Landscape** and **Suburban Center Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The proposed Zoning Ordinance amendment is consistent with the objectives of the **Suburban Landscape** and **Suburban Center Landscapes**.

### COMMENTS:

3. In its review of the proposed wireless communication facilities standards, the Township should be aware that the Federal Communications Commission 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 – Small Wireless Communications Facilities

# Caln Township - ZA-08-19-16018

4. Due to the typical designs of small wireless communications facilities, which are often co-located on existing utility poles, the equipment boxes serving the communications facility sometimes need to be placed at or near the bases of the poles. The Township should be aware of the aesthetic nature of such facilities, and should ensure that ground locations on sidewalks do not obstruct pedestrian access or limit access required by the Americans with Disabilities Act. In general, we suggest that the conditional use process encourage the use of designs that integrate equipment boxes into the design that limits their physical and visual effects to the greatest degree that is practical.

**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 Caln Township Board of Commissioners, 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



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

August 27, 2019

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

Re: Subdivision and Land Development Ordinance Amendment - Sketch and Final Plans  
# East Brandywine Township - SA-08-19-16034

Dear Mr. Piersol:

The Chester County Planning Commission has reviewed the proposed East Brandywine 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 August 20, 2019. We offer the following comments to assist in your review of the proposed East Brandywine Township Subdivision and Land Development Ordinance amendment.

### DESCRIPTION:

1. East Brandywine Township proposes the following amendments to its Subdivision and Land Development Ordinance:
  - A requirement that comments from the Planning Commission on sketch plans must be in writing is removed;
  - Procedures for the recording of final plans are clarified; and
  - Procedures for the filing of a final plan with the Township are expanded.

### BACKGROUND:

2. The Chester County Planning Commission also received a proposed amendment to the East Brandywine Township Zoning Ordinance in combination with this amendment to the Township Subdivision and Land Development Ordinance; that amendment to the East Brandywine Township Zoning Ordinance included:
  - "School" would be regulated as a conditional use instead of a special exception in the R-1, R-2 and R-3 Residential Districts;
  - The Section relating to Historic Resource Protection Standards is expanded to require a Historic Resource Impact Study when a variance is requested, and the requirement for the preparation of a Historic Resource Impact Study is expanded to apply to a Class I Historic Resource that is within 300 feet of any proposed building, structure, road, driveway, or parking area.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment - Sketch and Final plans

# East Brandywine Township - SA-08-19-16034

Our comments on the proposed amendment to the Township Zoning Ordinance are provided to the Township separately (refer to CCPC ZA-08-19-16033).

**COMMENTS:**

3. The amendments relating to sketch plans are reasonable because they can increase the Township's flexibility in reviewing plans.
4. The amendments to the recording and filing of final plans are also appropriate because they are more inclusive than the Township's current language. However, we suggest that the Township consider the wording in Section 350-25.A.(3),(c), which is not proposed for amendment: this Section requires the submission of a final plan in Adobe Acrobat (pdf). The nature of digital storage media can change over time, so we suggest that the Township simply require that the plan submission to be provided in a digital format acceptable to the Township Engineer.

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

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner



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

August 27, 2019

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

Re: Zoning Ordinance Amendment –Allowing Schools by Conditional Use in R-1, R-2 & R-3  
Residential Districts, Historic Resource Protection Standards  
# East Brandywine Township - ZA-08-19-16033

Dear Mr. Piersol:

The Chester County Planning Commission has reviewed the proposed East Brandywine Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 20, 2019. We offer the following comments to assist in your review of the proposed East Brandywine Township Zoning Ordinance amendment.

### DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Regulate “School” as a conditional use instead of a special exception in the R-1, R-2 and R-3 Residential Districts (the Ordinance currently regulates “Religious Use or School” by special exception in these Districts)
  - B. The Section relating to Historic Resource Protection Standards is expanded to require a Historic Resource Impact Study when a variance is requested (in addition to special exceptions, conditional uses or building permits), and the requirement for the preparation of a Historic Resource Impact Study is expanded to apply to a Class I Historic Resource that is within 300 feet of any proposed building, structure, road, driveway, or parking area.

### BACKGROUND:

2. The Chester County Planning Commission reviewed an associated amendment to the Township Subdivision and Land Development Ordinance, which related to the Township’s review of sketch plans and the recording of final plans. That review was submitted to the Township separately (refer to CCPC # SA-08-19-16034).

### COMMENTS:

3. Section 399-24, Section 399-27 and Section 399-36 include specific regulations relating to conditional uses that are permitted in the R-1, the R-2 and the R-3 Districts:

Page: 2

Re: Zoning Ordinance Amendment –Allowing Schools by Conditional Use in R-1, R-2 & R-3 Residential Districts, Historic Resource Protection Standards  
# East Brandywine Township - ZA-08-19-16033

- Section 399-24 includes standards and criteria for conditional uses in the R-1 District. This Section specifically lists mobile home parks and home occupations, but includes no specific standards or criteria for schools, which are to be added as a conditional use in this amendment.
- Section 299-27 includes standards and criteria for home occupations and the TND-2 Traditional Neighborhood Development Overlay District in the R-2 District, but includes no specific standards or criteria for schools, which are to be added as a conditional use in this amendment.
- Section 399-36 includes standards and criteria for home occupations and the TND-2 Traditional Neighborhood Development Overlay District in the R-3 District, but includes no specific standards or criteria for schools, which are to be added as a conditional use in this amendment.

We suggest that the Township consider whether Section 399-24, Section 399-27 and Section 399-36 should be amended include specific standards and criteria relating to schools, because schools are to be regulated by conditional use in this amendment. Such standards and criteria could include:

- Requirement for a traffic study,
  - Consideration of how the school will integrate into the community, and
  - Requirements for pedestrian and non-motorized access.
4. The amendments to the Historic Resource Protection Standard regulations are expected to result in a wider application of Historic Resource Impact Studies, and can help preserve the Township's historic resources.

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

Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



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

August 27, 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;  
Plan Submission Requirements, Open Space Plan Recommendations; Management of Open  
Space Areas  
# East Coventry Township - SA-08-19-16035

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 August 20, 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 also received a proposed amendment to the East Coventry Township Zoning Ordinance in combination with this amendment to the 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-08-19-16036).

Page: 2

Re: Subdivision and Land Development Ordinance Amendment - Definitions Related to Recreation;  
Plan Submission Requirements, Open Space Plan Recommendations; Management of Open  
Space Areas

# East Coventry Township - SA-08-19-16035

The County Planning Commission also reviewed an earlier version of this amendment, and our comments on that earlier submission were forwarded to the Township in a letter dated July 1, 2019 (refer to CCPC # SA-06-19-15954).

COMMENT:

3. We endorse the clarification to proposed Section 22-418.8.D., relating to the requirement that trails should not be constructed where a proposed dwelling fronts a street. We have no additional comments on the proposed amendment.

**RECOMMENDATION: The Township should review the comments in our letter of July 1, 2019 (refer to CCPC # SA-06-19-15954) prior to acting on this amendment.**

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
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## 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

August 27, 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-08-19-16036

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 August 19, 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 of fees in lieu of recreational land. Our comments on the proposed amendment to the Township Subdivision and Land Development Ordinance are provided to the Township separately (refer to CCPC SA-06-19-16035).

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-08-19-16036

The County Planning Commission also reviewed an earlier version of this Zoning Ordinance amendment, and our comments were forwarded to the Township on July 1, 2019 (refer to CCPC # ZA-06-19-15955).

COMMENT:

3. We have no additional comments on this proposed amendment.

**RECOMMENDATION: The Township should review the comments in our review letter of July 1, 2019 (refer to CCPC # ZA-06-19-15955) prior to adopting this 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



## 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

August 8, 2019

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

Re: Subdivision and Land Development Ordinance Amendment – Streets and Sidewalks  
# East Whiteland Township – SA-07-19-15995

Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance (SLDO) Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was initially received by this office on July 12, 2019; the comments provided in this review letter are based upon the revised version of the draft Ordinance received by the County Planning Commission on July 15, 2019. We also note that a clean copy and an annotated copy of the draft Ordinance were provided to the County Planning Commission. We offer the following comments to assist in your review of the proposed amendment.

### DESCRIPTION:

1. East Whiteland Township proposes the following amendments to its Subdivision and Land Development Ordinance:
  - A. Add definitions for the following terms to Section 175-6: Bicycle Lane; Bicycle Infrastructure; Bus Stop Loading Pad; Curb; Multi-use Trail; On-Street Parking Lane; Pedestrian Infrastructure; Path; Residential Street; Shared Lane; Shoulder; Sidewalk; Single Access Street; Striped Shoulder with Buffer; Travel Lane; and Verge (Verge Area);
  - B. Amend the existing definition of Crosswalk in Section 175-6;
  - C. Amend Section 175-29 - Single access streets (including cul-de-sac and loop streets), Section 175-30 – General street requirements; Section 175-31 – Street widths; Section 175-32 – Street design; Section 175-33 – Street intersections; Section 175-34 – Street construction; and Section 175-39 – Alleys; driveways; easements; transmission lines; and
  - D. Add Section 175-41.2 – Sidewalks, Paths, Multi-Use Trails, and On-Road Bicycle Infrastructure.
2. The County Planning Commission recently reviewed an earlier version of the draft ordinance, which also included revisions to Chapter 171 of the Township Code (CCPC# SA-03-19-15815 and MA-03-19-15816, dated April 3, 2019). We note that the current draft ordinance does not include any proposed revisions to Chapter 171 of the Township Code, and it is our understanding that the Township is not currently proposing any modifications to Chapter 171 at this time.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Streets and Sidewalks

# East Whiteland Township – SA-07-19-15995

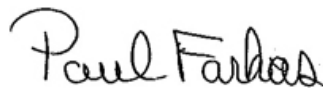
COMMENTS:

3. The Township should verify the accuracy of the section numbers in proposed Section 175-41.2. While Section 175-41.2.F is provided on pages 21 and 22 of the clean copy of the draft Ordinance, and Section 175-41.2.H is provided on pages 22 and 23, there is no Section 175-41.2.G.
4. Section 175-41.2.F.1.b.i and Section 175-41.2.I.1.b)i)(2) both contain a reference to “green colored bituminous pavement.” As stated in our previous review, we suggest that the Township include the specification of the desired “green colored bituminous pavement” product or approved equal.

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

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

Sincerely,

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

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



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

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

August 8, 2019

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

Re: Zoning Ordinance Amendment – Medical Clinic and Medical Office  
# East Whiteland Township – ZA-07-19-15991

Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 12, 2019. We offer the following comments to assist in your review of the proposed amendment.

### DESCRIPTION:

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

### BACKGROUND:

2. The County Planning Commission reviewed an earlier version of this zoning amendment on June 6, 2019 (CCPC# ZA-05-19-15905). We note that the proposed definition of urgent care center has been added to the latest version of this amendment, and that the proposed definitions for clinic or medical clinic and medical office have been revised.

### COMMENTS:

3. For clarity purposes, the Township should identify which zoning district(s) will permit an urgent care center. We note that an urgent care center is not currently identified as a permitted use in any of the Tables of Permitted Uses in the Township Zoning Ordinance, nor is this information provided in the current zoning amendment submission. If the Township proposes to regulate urgent care centers in the same manner as they propose to regulate a clinic or medical clinic, then consideration should be given to including the definition of “urgent care center” within the definition of “Clinic or Medical Clinic” by adding a sentence that states: “This definition shall also include urgent care centers that are not licensed by the Commonwealth of Pennsylvania as a hospital or an ambulatory center.”

Page: 2

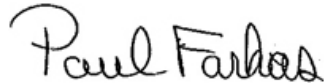
Re: Zoning Ordinance Amendment – Medical Clinic and Medical Office

# East Whiteland Township – ZA-07-19-15991

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

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

Sincerely,

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

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP  
Executive Director

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

August 2, 2019

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

Re: Zoning Ordinance Amendment – In-Law Suite  
# East Whiteland Township – ZA-07-19-15992

Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 12, 2019. We offer the following comments to assist in your review of the proposed amendment.

### DESCRIPTION:

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

### BACKGROUND:

2. The County Planning Commission reviewed an earlier version of this zoning amendment on June 6, 2019 (CCPC# ZA-05-19-15903). We acknowledge that proposed Section 200-28.1.J has been revised by eliminating the requirement that the recording of an agreement for the use and occupancy of the in-law suite shall require the immediate removal of all food preparation facilities from the in-law suite at such time as the unit is longer being utilized as an in-law suite.

### COMMENTS:

3. As stated in our previous review, we acknowledge, and endorse, that these standards will provide additional housing opportunities in the Township.

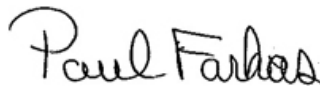
Page: 2  
Re: Zoning Ordinance Amendment – In-Law Suite  
# East Whiteland Township – ZA-07-19-15992

4. We suggest that the Township consider permitting in-law suites by special exception. Section 912.1 of the Municipalities Planning Code allows the Zoning Hearing Board to attach reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to maintain the local policies for land development. This regulatory approach, in conjunction with the proposed ordinance standards, would offer a reasonable opportunity to preserve resources with sufficient controls to maintain the character of adjacent properties.
5. The proposed definition of "In-Law Suite" states that it may only be "inhabited by persons related by blood, marriage or adoption to the owners who live in the primary dwelling unit." This type of occupancy provision can be difficult to enforce. Consideration should be provided by the Township to not being quite as prescriptive to who may or may not occupy the unit.
6. Consideration should also be provided by the Township for allowing in-law suites in detached accessory structures. Additional development standards would be required for in-law suites in detached structures in order to ensure that they are compatible with the existing neighborhood.

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

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

Sincerely,

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

Paul Farkas  
Senior Review Planner



# THE COUNTY OF CHESTER



## COMMISSIONERS

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Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

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

August 12, 2019

Alison Rudolf, Interim Township Manager  
Kennett Township  
801 Burrows Run Road  
Chadds Ford, PA 19317

Re: Zoning Ordinance Amendment - Revising the TDR provisions  
# Kennett Township - ZA-07-19-16001

Dear Ms. Rudolf:

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 18, 2019. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

### DESCRIPTION:

1. The proposed zoning ordinance amendments involve:
  - A. Four new definitions are added and five existing definitions are revised in Section 240-201. The definitions primarily relate to the use of transferrable development rights;
  - B. Section 2 of the amendment adds a new article XXVI entitled Transferable Development Rights (TDR), replacing the existing Article XXVI;
  - C. The current proposal adds two new subsections (Subsections 240-2609 and 240-2610) entitled "Sending Area and Receiving Area Regulations for the BP District to the BP District and "Sending Area Regulations for the BP District to Receiving Areas in the LI and C Districts; and,
  - D. Two versions of the zoning map are provided, 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 two submissions related to the Transferable Development Rights (TDR). The first review, ZA-9-15-12586 dated October 8, 2015, was adopted by the Township on November 18, 2015. More recently, ZA-06-19-15941 was reviewed on July 9, 2019, which addressed revisions related to generating TDRs from "other resources."

Page: 2

Re: Zoning Ordinance Amendment - Revising the TDR provisions

# Kennett Township - ZA-07-19-16001

COMMENTS:

3. We note that the revised language has incorporated some of the suggestions in our recent review; however the primary issue of permitting accrual of TDRs for approved and improved building square footage, approved site infrastructure and improved site infrastructure remains. The concept of accruing TDRs for approved or improved buildings and/or infrastructure is not supported by the purpose statement of Article XXVI and it is unclear how this will be beneficial to the Township. These resources do not have inherent development rights and could be considered development or the supporting infrastructure of development. As written, the proposed subsections are not consistent with the prime concept behind the Transfer of Development Rights programs.
4. At the beginning of subsections 240-2609 and 240-2610 the proposed text indicates that "... the above regulations may be modified..." it is unclear what this phrase is referring to or to what extent they can be modified. These provisions should be revised to clearly reference the provisions that can be modified and how they can be modified. Modification of the zoning ordinance requirements are typically handled through the variance process.

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

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

August 13, 2019

Alison Rudolf, Interim Manager  
Kennett Township  
801 Burrows Run Road  
Chadds Ford, PA 19317

Re: Zoning Ordinance Amendment – Revising the Planned Village provisions of the C-Commercial zoning district.  
# Kennett Township - ZA-07-19-16005

Dear Ms. Rudolf:

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 24, 2019. Revised language was received August 8, 2009. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

### DESCRIPTION:

1. The Township proposes the following amendments to its zoning ordinance:
  - A. The definitions of the terms “Planned Village” and “Planned Village Open Space” are revised;
  - B. Section 240-1004.C(13) is revised to clarify the provision of Planned Village Open Space;
  - C. The tract setback provisions of Section 240-1004.D(3), that were proposed to be revised in our previous review, are maintained at 50 feet around the entire property.
  - D. The provisions of Section 240-1004.D(11) related to decks and patios are revised.
  - E. The submission included a red-lined version of Appendix F Design Standards for a Planned Village to be included in the Subdivision and Land Development Ordinance.

### BACKGROUND:

2. The Chester County Planning Commission has previously reviewed ordinance amendments relating to the Planned Village provisions. The most recent review, ZA-06-19-15940 dated June 21, 2019, addressed the topics listed above under the heading Description.

Page: 2

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

# Kennett Township - ZA-07-19-16005

**LANDSCAPES:**

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

**COMMENTS:**

4. We acknowledge that the applicant has addressed several comments raised in our previous review. We also note that the applicant is in the process of adding additional area to its holdings on Way's Lane.
5. We acknowledge that the proposed language of Section 240-1004.D(13) requires at least 50 percent of the townhouses be alley loaded, we suggest that front loaded garages are not consistent with the planned village definition related to "...promoting pedestrian oriented access..." Not only do front loaded garages create potential safety issues with pedestrians on the sidewalk, they can dominate the front façade of residential structures and preclude interaction between residents and pedestrians. We recommend that the Township and the applicant discuss how the use of front loaded garages can be minimized.

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

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



## 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

August 16, 2019

Gail Abel, Secretary  
Newlin Township  
PO Box 447  
Unionville, PA 19375

Re: Zoning Ordinance Amendment – Wireless Communications Facilities  
# Newlin Township - ZA-07-19-16010

Dear Ms. Abel:

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 26, 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. Six existing definitions are deleted;
  - B. Sections 508 and 608 related to wireless communications facilities are deleted;
  - C. A new Section 508 entitled Wireless Communications Facilities (WCF) is added, which includes new 17 new definitions, Purposes and Intent statements, General and Specific Requirements for Non-Tower WCF and General and Specific Requirements for Tower-Based WCF.

## COMMENTS:

2. The proposed regulations appear to address all potential circumstances related to placement of wireless communications facilities; the Township Solicitor should verify that the proposed language is consistent with all Federal regulations. 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

# Newlin Township - ZA-07-19-16010

3. The Township may want to include language that requires the owners of these facilities to maintain screening vegetation for the duration of operation of the facility.

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

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



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Executive Director

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August 12, 2019

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

Re: Zoning Ordinance Amendment – Outdoor Merchandise Displays and Outdoor Cafes  
# Oxford Borough - ZA-07-19-16002

Dear Mr. Hoover:

The Chester County Planning Commission has reviewed the proposed zoning ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 17, 2019. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

### DESCRIPTION:

1. The Borough proposes the following amendments to its zoning ordinance:
  - A. The existing definitions for the terms “Outdoor Café” and “Restaurant” are revised;
  - B. Section 1330 of the Supplemental Land Use Regulations (Part 13) is replaced in its entirety. The new subsection is entitled “Uses Permitted or Prohibited on Public Sidewalks” which addresses: Outdoor Display of Merchandise, Outdoor Cafes and other commercial use of public sidewalks.

### BACKGROUND:

2. The Chester County Planning Commission has previously reviewed a zoning ordinance amendment that added Outdoor Cafes as a use permitted C-3 Central Business District. That review, ZA-5-13-7997, is dated June 7, 2013. Our records indicate that the Borough adopted the proposed amendment July 8, 2013.

### LANDSCAPES:

3. Oxford Borough is located within the **Urban Center Landscape** designation of **Landscapes3**, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and

Page: 2

Re: Zoning Ordinance Amendment – Outdoor Merchandise Displays and Outdoor Cafes

# Oxford Borough - ZA-07-19-16002

integrated into the public transportation and roadway systems. The proposed ordinance language is consistent with the objectives of the **Urban Center Landscape**.

**COMMENTS:**

4. In Section 27-1330.1.A we suggest revising the last phrase of the first sentence so that it reads "...and that shall provide for unobstructed passage of pedestrians and persons in wheelchairs." This wording could be also be used in Section 27-1330.2.E and in Section 27-1330.3.A(2). We suggest that a diagram/graphic of the various sidewalk areas would be helpful in visualizing the layout for applicants, the public and Borough officials.
5. We also suggest that the Borough consider requiring pavement marking on the sidewalk to delineate these areas; this would assist the business owners and Borough officials in administration of the provisions. This pavement marking could be either subtle and unobtrusive or clearly visible depending on Borough Council's intent related to administration of the provisions.
6. The Borough should reconsider the prohibition of advertising on outdoor café umbrellas; these umbrellas are often supplied to vendors for free as part of product promotions. We suggest that the Borough consider permitting these umbrellas at its discretion rather than prohibiting them.
7. The Borough should consider revising the railing or fence provisions of Section 27-1330.2.E(15), which requires railing to be wrought iron in dark muted colors. We suggest that wrought iron is very heavy and susceptible to rusting. If the Borough prefers the "iron lace" effect then anodized cast aluminum could be considered as another option. We also suggest that dark muted colors for this railing might be difficult to see at night. The Borough could also consider discussing railing design and material with the applicants during the permit process, rather than specifying full design requirements up front.
8. The proposed language of Section 27-1330.3 should indicate if the Other Uses Permitted/Prohibited on Public Sidewalks are specifically permitted in the C-3 Central Business District or are applicable to the Borough's other commercial zoning districts.

**RECOMMENDATION: The Borough 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 Borough Council, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

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

Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



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Terence Farrell

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Executive Director

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West Chester, PA 19380-0990  
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August 12, 2019

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

Re: Zoning Ordinance Amendment – Changeable Display Signs  
# Oxford Borough - ZA-07-19-16003

Dear Mr. Hoover:

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

### DESCRIPTION:

1. The Borough proposes the following amendments to its zoning ordinance:
  - A. In Section 27-1609.2.C the provision is revised to read “Changeable displays shall only be utilized as a component of a business sign.”;
  - B. Section 27-1609.2 is revised to add a new subsection (.L) that requires changeable display signs to be extinguished from 11:00 pm until 6:00 am the following day; and
  - C. Section 27-1609.2 is revised to add a new subsection (.M) that regulates changeable display signs in the Oxford Borough Historic District.

### COMMENTS:

2. In proposed Section 27-1609.2.M the first provision prohibits changeable display signs in the Oxford Borough Historic District, except as noted within the subsection. We note the second provision addresses situations where a changeable display sign has been permitted by a variance granted from provisions of first provision of the same subsection. The second provision continues by listing standards applicable to signs that have been granted such a variance. The Borough Solicitor should verify whether this is consistent with the provisions of Article IX of the Pennsylvania Municipalities Planning Code and in particular the imposition of conditions associated with a grant of variance and appeals from the decision of the Zoning Hearing Board.

Page: 2  
Re: Zoning Ordinance Amendment – Changeable Display Signs  
# Oxford Borough - ZA-07-19-16003

The Borough Solicitor should also verify that this approach is consistent with any case law on this topic.

**RECOMMENDATION: The Borough 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 Borough Council, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

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

Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



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

August 21, 2019

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

Re: Zoning Ordinance Amendment – Zoning Map, Self-Storage, Design and Development  
Regulations, etc.  
# Phoenixville Borough - ZA-07-19-16015

Dear Mr. Boelker:

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 31, 2019. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

## DESCRIPTION:

1. The Borough proposes the following amendments to its zoning ordinance:
  - A. The zoning map, which is an attachment to the ordinance is replaced by the revised zoning map reviewed in the associated review CCPC# ZM-07-19-16014;
  - B. A definition for "Self-Storage" is added to subsection 27-202;
  - C. The Infill Development Standards related to depth of lots of Section 27-301.1.A(4) are clarified;
  - D. The table containing by-right uses and the district they are permitted in of Section 27-301.2.C is revised to permit Self-Storage as a by-right use in the I-Industrial zoning district and list standards for that specific use;
  - E. Section 403 Building Placement and Access is revised to prohibit placement of mechanical equipment in the front yard of a lot;
  - F. Parking standards for Detached and Twin residential building with no alley access is added;
  - G. The Street Tree provisions are revised;
  - H. Mechanical equipment will be required to be screened from public view; and
  - I. Screening for utility lines and meters on the front façades of buildings will be required.

Page: 2

Re: Zoning Ordinance Amendment – Zoning Map, Self-Storage, Design and Development Regulations, etc.

# Phoenixville Borough - ZA-07-19-16015

COMMENTS:

2. The proposed revisions are appropriate.

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

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

Government Services Center, Suite 270  
601 Westtown Road  
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West Chester, PA 19380-0990  
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August 21, 2019

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

Re: Zoning Map Amendment – MG-Mixed Use Growth to CD-Corridor Development  
# Phoenixville Borough - ZM-07-19-16014

Dear Mr. Boelker:

The Chester County Planning Commission has reviewed the proposed zoning map amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 31, 2019. We offer the following comments to assist in your review of the proposed zoning map amendment.

### DESCRIPTION:

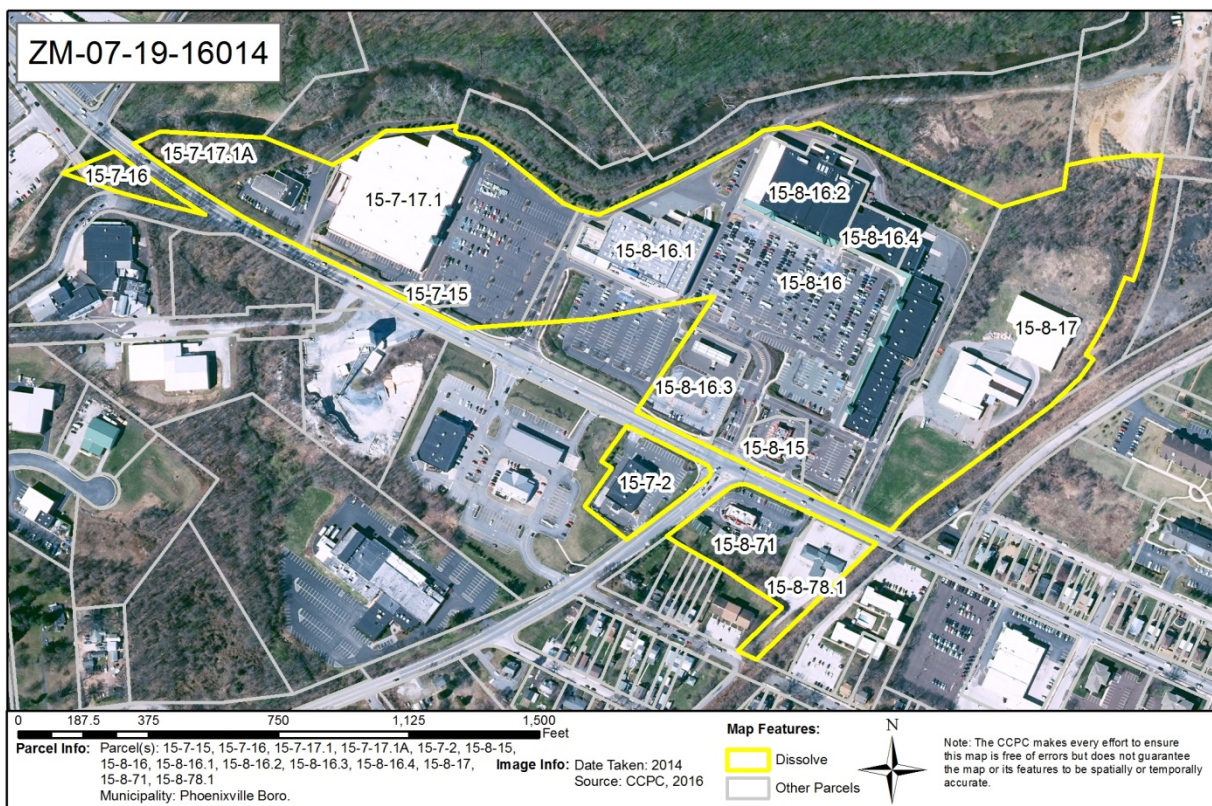
1. The Borough proposes the following amendments to its zoning map:
  - A. Revise the zoning designation for 14 parcels located on the north and south sides of Schuylkill Road at the west end of the Borough from MG-Mixed Use Growth to CD-Corridor Development.

The **Mixed Use Growth** District includes the Cromby Uses Road and French Creek Valley Neighborhoods. These are areas that will accommodate most of the Borough's future growth and new zoning will require more detailed specifications to insure this development complements the Borough's development patterns and economic and housing needs.

The **Corridor Development** District consists of mostly detached Uses single family houses fronting both sides of Nutt Road. Heavy traffic along Nutt Road/Route 23 has made this area less desirable for residential use, and many buildings have been converted for retail and office use. Future non-residential development should respect the residential character of the streetscape and incorporate the use of existing alleys for access to limit the need for new access curb-cuts along Nutt Road.

**LANDSCAPES:**

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



**COMMENTS:**

3. The proposed map amendment appears to be consistent with the existing uses in this section of the Borough. The Future Land Use map of the Draft 2019 Phoenixville Regional Comprehensive Plan designates this area as Mixed Use. We note that one of the tax parcel numbers listed on the submitted map appear to be incorrect (Tax parcel number 15-8-78.1.1), while the mapping of the parcels appears to be correct. The Borough should verify the tax parcel numbers before taking action on the proposed map amendment.

Page: 3

Re: Zoning Map Amendment – MG-Mixed Use Growth to CD-Corridor Development

# Phoenixville Borough - ZM-07-19-16014

**RECOMMENDATION: The Borough should consider the comment in this letter before acting on the proposed zoning map amendment.**

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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West Chester, PA 19380-0990  
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August 12, 2019

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

Re: Subdivision and Land Development Ordinance Amendment – Definitions, Riparian Buffers, Off-Street Parking Area Landscape Regulations  
# Sadsbury Township - SA-08-19-16025

Dear Ms. Shank:

The Chester County Planning Commission has reviewed the proposed Sadsbury 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 August 8, 2019. We offer the following comments to assist in your review of the proposed Sadsbury Township Subdivision and Land Development Ordinance amendment.

### DESCRIPTION:

1. The Township proposes the following amendments to its Subdivision and Land Development Ordinance relating to:
  - A. Definitions of Caliper, Critical Root Zone, DBH (Diameter at Breast Height), Heritage Tree;
  - B. The preservation of existing trees;
  - C. Street tree regulations;
  - D. Applicability of landscaping regulations in parking areas;
  - E. Related screening and buffering regulations;
  - F. Minimum planting and other landscape design standards;
  - G. Parking lot and stormwater management basin landscaping;
  - H. Related preservation and landscaping regulations;
  - I. Revisions to the Subdivision and Land Development Ordinance's appendices relating to recommended plant species; and
  - J. A new appendix relating to naturalistic stormwater management facilities.

### BACKGROUND:

2. The Chester County Planning Commission concurrently received a related amendment to the Sadsbury Township Zoning Ordinance on August 8, 2019. That amendment included definitions of Caliper, DBH (Diameter at Breast Height), and Riparian Buffer (including Zone One and Zone Two), and amended regulations relating to the landscaping of parking areas. Our comments on that ordinance amendment will be forwarded to the Township in a separate letter (refer to CCPC # ZA-08-19-16024).

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Definitions, Riparian Buffers, Off  
Street Parking Landscaping Regulations  
# Sadsbury Township - SA-08-19-16025

**COMMENTS:**

3. The definitions and proposed Subdivision and Land Development Ordinance regulations will generally help improve the nature and character of the landscaped areas in new developments in Sadsbury Township. The regulations also correlate with the related revisions to the Sadsbury Township Zoning Ordinance.
4. We particularly endorse the proposed Appendix D – Naturalized Stormwater Management Facilities. In addition to the stated purposes of such Naturalized Stormwater Management Facilities, we suggest that these facilities can offer opportunities for passive recreation and increased aesthetic appeal.

**RECOMMENDATION: The County Planning Commission supports the adoption of the 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 dark ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

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

August 12, 2019

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

Re: Zoning Ordinance Amendment – Definitions, Riparian Buffers, Off Street Parking Landscaping Regulations  
# Sadsbury Township - ZA-08-19-16024

Dear Ms. Shank:

The Chester County Planning Commission has reviewed the proposed Sadsbury 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 August 8, 2019. We offer the following comments to assist in your review of the proposed Sadsbury Township Zoning Ordinance amendment.

### DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
  - A. Amend definitions of Caliper, DBH (Diameter at Breast Height), and Riparian Buffer (including Zone One and Zone Two);
  - B. Amend the regulations relating to riparian buffers; and
  - C. Amend regulations relating to the landscaping of parking areas.

### BACKGROUND:

2. The Chester County Planning Commission concurrently received a related amendment to the Sadsbury Township Subdivision and Land Development Ordinance on August 8, 2019. That amendment included definitions of Caliper, Critical Root Zone, DBH (Diameter at Breast Height), Heritage Tree, regulations relating to the preservation of existing trees, street tree regulations, applicability of landscaping regulations in parking areas, related screening and buffering regulations, minimum planting and other landscape design standards, parking lot and stormwater management basin landscaping, other related preservation and landscaping regulations, and revisions to the Subdivision and Land Development Ordinance's appendices relating to recommended plant species and a new appendix relating to naturalistic stormwater management facilities. Our comments on that ordinance amendment will be forwarded to the Township in a separate letter (refer to CCPC # SA-08-19-16025).

Page: 2

Re: Zoning Ordinance Amendment – Definitions, Riparian Buffers, Off Street Parking Landscaping Regulations

# Sadsbury Township - ZA-08-19-16024

**COMMENTS:**

3. The definitions and proposed Zoning Ordinance regulations will generally help improve the nature and character of the landscaped areas in new developments in Sadsbury Township as well as riparian buffers, which will help improve water quality. The regulations also correlate with the related revisions to the Sadsbury Township Subdivision and Land Development Ordinance.
4. We recommend allowing establishments that agree to provide a common parking lot to consider the possibility of providing fewer spaces than the sum of their individual requirements if operating hours have minimal overlap, such as banks and restaurants. Some of this area could held in reserve and be landscaped in case they are needed in the future. Also, the applicant should provide documentation showing that usage times would generally not overlap.
5. The landscaping regulations relating to parking lots are anticipated to increase the aesthetic appeal of parking lots, as well as improve stormwater management, create opportunities for shade, and increase opportunities for pedestrians to walk outside of paved areas.

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

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner



# THE COUNTY OF CHESTER



## COMMISSIONERS

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Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

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August 12, 2019

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

Re: Subdivision and Land Development Ordinance Amendment – Single Access Streets  
# Schuylkill Township - SA-07-19-16007

Dear Mr. Mentry,

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 July 25, 2019. We offer the following comments to assist in your review of the proposed subdivision and land development ordinance amendment.

### DESCRIPTION:

Schuylkill Township proposes the following amendments to its subdivision and land development ordinance:

1. Section 320-22.A(2) Minimum Design Requirement for Streets is revised to add the statement "Existing single access streets shall be prohibited from continuation."
2. Section 320-22.A(5) is deleted and a new subsection entitled "New streets continuing existing streets" is added. This subsection addresses extensions of existing single access streets, the general layout for new streets and the layout of new streets in relation to historic structures.
3. The following subsections are renumbered accordingly.
4. A sentence is added to Section 320-22.C(1)(d) that related to prohibition of the future extension or continuation of single access streets.
5. In Section 320-22.C(1)(d)[2][a] the existing language is deleted and the new provision states: Culs-de-sac shall not be constructed to an abutting property line."

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Single Access Streets

# Schuylkill Township - SA-07-19-16007


**COMMENTS:**

6. The Township should ensure that the prohibition of the extension of single access roads does not eliminate this design option where it was already planned or represents a logical or necessary expansion of the municipal road network. The Township should consider utilizing the proposed provision in Section 320-22.A(5)(c) for non-single access streets.

**RECOMMENDATION:** The Commission recommends that the issue 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



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

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

August 15, 2019

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

Re: Subdivision and Land Development Ordinance Amendment – Definitions & Plan Submissions  
# Schuylkill Township - SA-07-19-16008

Dear Mr. Mentry:

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 July 25, 2019. We offer the following comments to assist in your review of the proposed subdivision and land development ordinance amendment.

### DESCRIPTION:

1. Schuylkill Township proposes the following amendments to its subdivision and land development ordinance:
  - A. Six new definitions are added to Section 320-9 they are: "Conservation Areas, Primary (PCA)", "Conservation Areas, Secondary (SCA)", "Conservation Land", "Conservation Subdivision", "Green", "Tree, Specimen";
  - B. Article III Plan Processing and Construction Procedures is deleted in its entirety and replaced. The proposed subsections include: Procedures for approval of subdivision and land development, Processing procedures, Sketch Plan, Preliminary Plan and Conservation Land.

### COMMENTS:

2. The revised submission standards are appropriate in supporting the associated Conservation Overlay zoning ordinance amendment.

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Definitions & Plan Submissions  
# Schuylkill Township - SA-07-19-16008

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



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
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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

August 15, 2019

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

Re: Zoning Ordinance Amendment – Conservation Overlay District  
# Schuylkill Township - ZA-07-19-16009

Dear Mr. Mentry,

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 25, 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 13 new definitions to Section 370-7 Definitions;
  - B. The provisions of Article III addressing the FR-Rural Density Residential district is removed and replaced. The revised language includes options to utilize the Conservation Overlay district provisions;
  - C. The provisions of Article IV addressing the R-1 Low Density Residential district is removed and replaced. The revised language includes options to utilize the Conservation Overlay district provisions; and
  - D. A new Article XXIX Conservation Overlay district is added.

The County Planning Commission concurrently received an associated subdivision and land development ordinance amendment on this topic. The subdivision and land development ordinance amendment review is addressed in a separate letter (CCPC # SA-07-19-16008 dated August 15, 2019).

### LANDSCAPES:

2. The zoning districts affected by the proposed amendment are primarily located within the Rural Landscape. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed amendment is

Page: 2  
Re: Zoning Ordinance Amendment – Conservation Overlay District  
# Schuylkill Township - ZA-07-19-16009

consistent with the objectives of the **Rural Landscape**.

The FR and R-1 zoning districts where the proposed Conservation Overlay district would be applicable are designated Rural and Low Density Residential on the Future Land Use map in the draft of the 2019 Phoenixville Regional Comprehensive Plan update.

**COMMENTS:**

3. The Township should review the wording in the definition of the term “Green”, the phrase “...at least...” We suggest replacing it with the term “at a minimum” if that is the intent.
4. In the revised Purpose statement for the FR of Section 370-15, references to clustering of single family detached dwellings are deleted. It would appear that existing Subsection 370-18, that addresses Special Provisions for averaging of lot sizes, is also deleted. For reasons of consistency of codification, we recommend that the subsection reference be listed as “Reserved”.
5. At several locations in the provisions for the proposed Conservation Overlay District (CO), references to Table 370-228.A are listed, however no table with this designation is included in our copy of the amendment. The Township should verify these references; the intent may be to reference Table 370-229.A, etc.
6. The minimum lot area figure for Option 2 in Table 370-230.A is listed as 60 square feet, it appears that this figure should be 60,000 square feet; this figure should be verified/corrected prior to adoption.

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

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

Sincerely,

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

Glenn Bentley  
Senior Review Planner



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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West Chester, PA 19380-0990  
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August 21, 2019

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

Re: Zoning Ordinance Amendment – Definitions, Accessory Uses and Temporary Signs  
# Schuylkill Township - ZA-08-19-16016

Dear Mr. Mentry:

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 August 2, 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. Two definitions, related to the heights of structures/buildings and garaging cars, are added and two existing definitions are revised;
  - B. A separation distance requirement of 200 feet between gasoline pumps at convenience stores and surrounding uses is added to Section 370-169;
  - C. Maximum height and area provisions related to Accessory uses are added to Section 370-132;
  - D. Section 370-126 "Projections into required yards" and Section 370-132 "Accessory uses" are revised;
  - E. Section 370-141.A is revised to apply the definitional changes in A above;
  - F. The provisions related to signs for yards sales and other singular commercial events are removed and replaced in Section 370-176.F; and
  - G. A subsection addressing Temporary Signs is added to the General Sign regulations of Section 370-178.K.

### COMMENTS:

2. The proposed zoning ordinance amendments are appropriate.

Page: 2

Re: Zoning Ordinance Amendment – Definitions, Accessory Uses and Temporary Signs

# Schuylkill Township - ZA-08-19-16016

**RECOMMENDATION: The County Planning Commission supports the adoption of 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



# 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

August 6, 2019

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

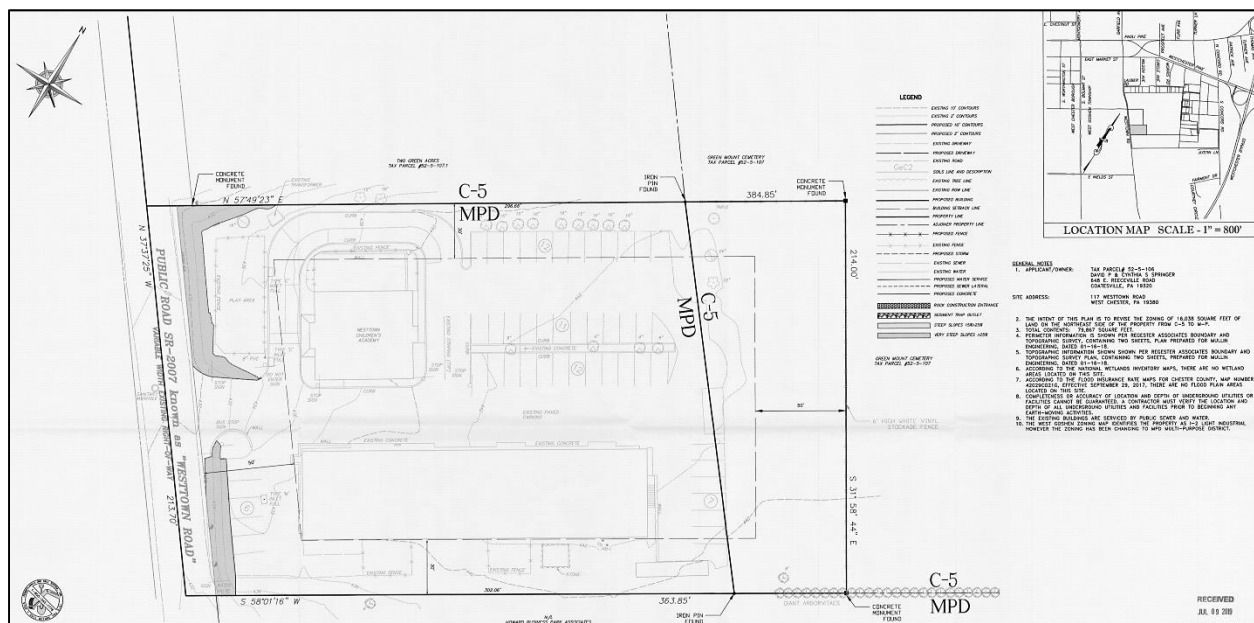
Re: Zoning Map Amendment – UPI# 52-5-106  
# West Goshen Township – ZM-07-19-15986

Dear Mr. LaLonde:

The Chester County Planning Commission has reviewed the proposed Zoning Map Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 9, 2019. We offer the following comments to assist in your review of the proposed amendment.

## DESCRIPTION:

- UPI# 52-5-106 (1.83 acres), situated on the east side of Westtown Road south of Lauber Road, is located in the MPD Multipurpose and C-5 General Highway Commercial zoning districts. West Goshen Township has received a zoning map amendment petition to change the zoning designation of the entire parcel to the MPD Multipurpose district. A zoning revision plan, prepared by Mullin Engineering, dated May 15, 2019, was provided for our review.



Plan Detail, Zoning Revision Plan for UPI# 52-5-106

BACKGROUND:

2. The County Planning Commission recently reviewed a subdivision proposal for this site. CCPC# SD-05-18-15431, “David P. & Cynthia S. Springer & Green Mount Cemetery”, dated May 21, 2018, addressed the conveyance of an 0.37 acre portion of UPI# 52-5-107-E, the site of the Green Mount Cemetery, to UPI# 51-5-106. According to our records, this subdivision plan was approved by West Goshen Township on July 17, 2018. We note that the portion of UPI# 52-5-106 that is currently zoned C-5 General Highway Commercial was the area that was conveyed from UPI# 52-5-107-E to UPI# 52-5-106 by the previously approved subdivision plan.

AREA EVALUATION:

The following land use planning policies and regulations are relevant to UPI# 52-5-106:

3. Adjacent Zoning: The land to the south and to the west is located in the MPD Multipurpose zoning district. The land to the north and to the east is located in the C-5 General Highway Commercial district.
4. Municipal Comprehensive Plan: The Future Development Plan Map in the Township’s 2019 Comprehensive Plan indicates that UPI# 52-5-106 is located in the “Commercial, Office, Industrial Infill” and “Existing Institutional Use” designations (it appears that the portion of this parcel in the “Existing Institutional Use” designation was the portion of UPI 52-5-107-E that was conveyed to UPI# 52-5-106 as part of the subdivision plan approved by the Township on July 17, 2018). The adjoining Green Mount Cemetery site is located in the “Existing Institutional Use” designation. The parcels to the south and to the west are located in the “Commercial, Office, Industrial Infill” designation. The adjoining parcel to the north is located in the “Commercial, Office, High-Density Residential” designation.

COMMENTS:

5. UPI# 52-5-106 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. The proposed zoning map amendment is consistent with the objectives of the **Suburban Center Landscape**. The proposed zoning map amendment also appears to be consistent with the Township’s 2019 Comprehensive Plan.
6. 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).

**RECOMMENDATION:** The County Planning Commission supports the adoption of the proposed zoning map amendment after consideration of the comments in this review.

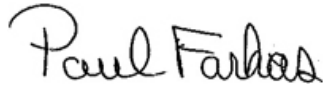
Page: 3

Re: Zoning Map Amendment – UPI# 52-5-106

# West Goshen Township – ZM-07-19-15986

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

Sincerely,

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

Paul Farkas  
Senior Review Planner

cc: David P. and Cynthia S. Springer



# 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

August 28, 2019

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

Re: Zoning Map Amendment – UPI# 52-5-106  
# West Goshen Township – ZM-08-19-16037

Dear Mr. LaLonde:

The Chester County Planning Commission has reviewed the proposed Zoning Map Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 20, 2019. We offer the following comments to assist in your review of the proposed amendment.

### DESCRIPTION:

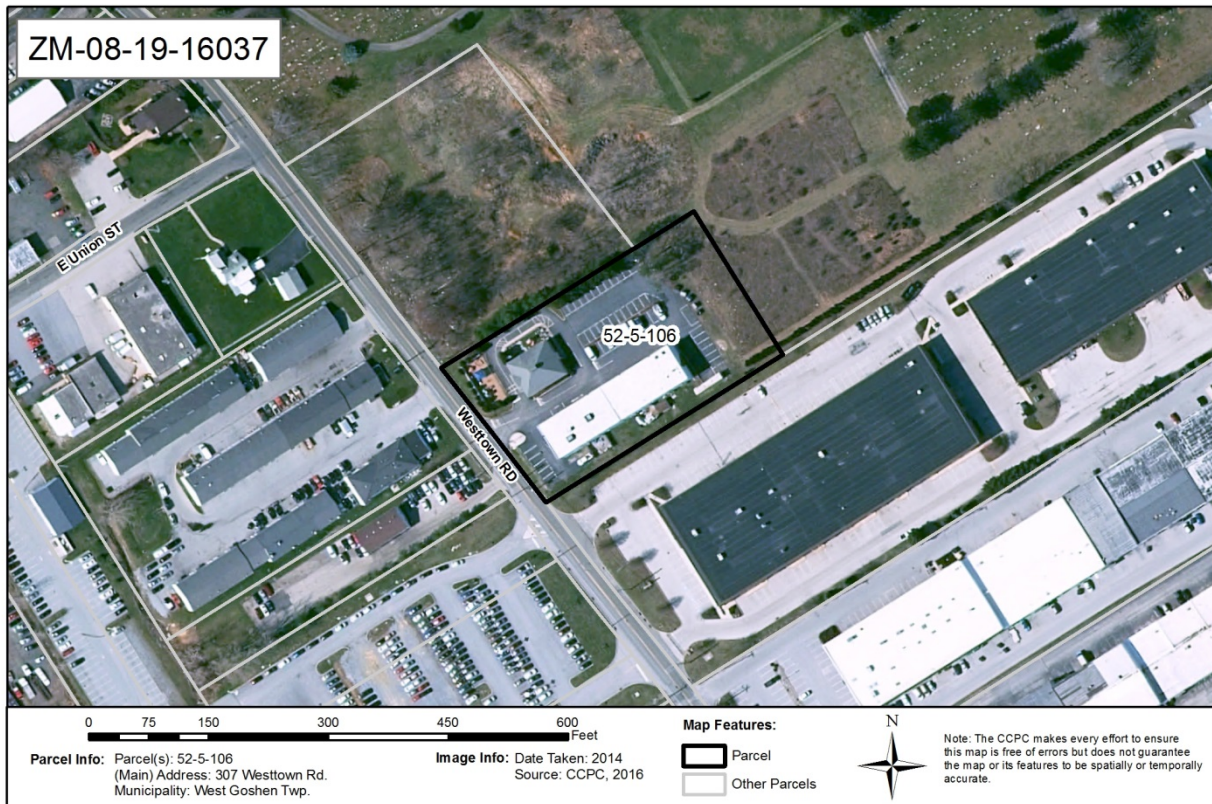
1. UPI# 52-5-106 (1.83 acres), situated on the east side of Westtown Road south of Lauber Road, is located in the MPD Multipurpose and C-5 General Highway Commercial zoning districts. West Goshen Township proposes to change the zoning designation of the entire parcel to the MPD Multipurpose district. A draft Township Zoning Map, dated August 20, 2019, was included with the amendment submission to the County Planning Commission.

### BACKGROUND:

2. The County Planning Commission previously reviewing a zoning map amendment petition which also addressed changing the zoning designation of the entire parcel to the MPD district (refer to CCPC# ZM-07-19-15986, dated August 6, 2019).

### COMMENTS:

3. UPI# 52-5-106 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. As stated in our previous review, the proposed zoning map amendment is consistent with the objectives of the **Suburban Center Landscape**. The proposed zoning map amendment also appears to be consistent with the Township's 2019 Comprehensive Plan.



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. While the draft Township Zoning Map and the header language of the draft Township Ordinance identify the UPI-Uniform Parcel Identifier of the site as UPI# 52-5-106, it is incorrectly identified in Section 1 of the draft Ordinance as UPI 52-2-106. This should be corrected by the Township.

**RECOMMENDATION:** The County Planning Commission supports the adoption of the proposed zoning map amendment after consideration of the comments in this review.

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

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

August 5, 2019

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

Re: Official Map Update  
# West Whiteland Township – OM-07-19-15976

Dear Mr. Weller:

The Chester County Planning Commission has reviewed the proposed Official Map Update as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 408(b). The referral for review was received by this office on July 1, 2019. We offer the following comments to assist in your review of the proposed Official Map.

### DESCRIPTION:

1. The Township proposes to adopt a new Official Map, which will replace the existing Official Map dated March 2, 2004. The draft Map, dated June 14, 2019, depicts the following map features:
  - A. Intersection Improvements;
  - B. Existing Trails;
  - C. Design/Construction Trails;
  - D. Proposed Trails;
  - E. Existing Sidewalks;
  - F. Proposed Sidewalks;
  - G. Roadway Improvements;
  - H. Streetscape Enhancements;
  - I. Other Township Lands;
  - J. Township Owned Parks; and
  - K. County Lands.
2. Section 4.B of the Official Map Ordinance states that the Official Map shall include all proposed sidewalk and trail alignments, intersection improvements, and streetscape enhancements identified in the Township Bicycle and Pedestrian Plan of 2019. The County Planning Commission reviewed the draft Bicycle and Pedestrian Plan, an amendment to the Township Comprehensive Plan, on May 23, 2019 (CCPC# CP-04-19-15868). According to our records, the Bicycle and Pedestrian Plan was approved by the Township on June 12, 2019.

### LANDSCAPES:

3. West Whiteland Township is located within the **Suburban Landscape** and **Suburban Center Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plans. The vision for

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

The proposed Official Map is consistent with the objectives of the **Suburban** and **Suburban Center Landscapes**. “Connect” Objective C of **Landscapes3** is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas, and develop multi-use trails to interconnect all communities. We commend the Township’s efforts in preparing the draft Official Map Update.

COMMENTS:

4. We recommend that the Township choose more distinct colors for the Township Owned Parks and County Lands map features. These two features appear to be identical on the draft map.
5. We recommend, for clarity purposes, that the Chester Valley Trail, all Township Owned Parks, and all Chester County Lands should be labeled on the Official Map.
6. The Township should verify that the proposed improvements, particularly the proposed sidewalks, identified in Recommendation #4 of the Bicycle and Pedestrian Plan (Complete Sidewalk Loop around Exton Square Mall, page 62) are accurately depicted on the Official Map.
7. The road name labels are placed on top of existing or proposed map features in a few locations on the draft map. For clarity purposes, we recommend that the road name labels be offset in these instances.
8. We suggest, for ease of use purposes, that the Township consider combining the “Design/Construction Trails” and “Proposed Trails” features into a single “Proposed Trails” feature.
9. We recommend that the Township should consider the delineation of the following information on the current draft map, and future amendments to the Official Map:
  - A. Flood control basins, floodways and flood plains, storm water management areas and drainage easements; and
  - B. Support facilities, easements and other properties held by public bodies (for community facilities and utilities).
10. The draft Official Map provided for our review is 11 inches by 17 inches (11”x17”). We recommend, for ease of use purposes, that larger-sized versions of this map should be available for the public and municipal officials.
11. The parcel boundaries, which are depicted by light grey lines, are often difficult to interpret. We suggest, for clarity purposes, that the Township consider darker-colored lines for parcel boundaries.

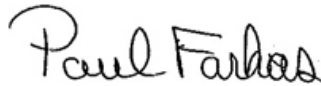
Page: 3  
Re: Official Map Update  
# West Whiteland Township – OM-07-19-15976

12. To assist in the Official Map's implementation, we recommend that all members of the Township Board of Supervisors, Planning Commission, and Zoning Hearing Board be provided with official copies after adoption.

**RECOMMENDATION: The Township should be commended for its ongoing use of the Official Map as part of its land use regulation system. We recommend that the Township consider the comments in this letter before approving the proposed Official Map Update.**

We request an official copy of the decision made by the Board of Supervisors, as required by Section 408(c) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

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

Paul Farkas  
Senior Review Planner

# Agricultural Security Area Reviews



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

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

TO:

Steven Herzog, Chairman  
Board of Supervisors  
East Fallowfield Township  
2264 Strasburg Road,  
East Fallowfield, PA 19320

Date:

August 29, 2019

Parcel:

47-4-6.6

Acreage\*:

70.41

Owner(s)\*:

Scott Farm Estates LLC

\*According to County Tax Assessment Records

### Review Timetable

On, August 8, 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 Scott M. Swichar, 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 September 20, 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

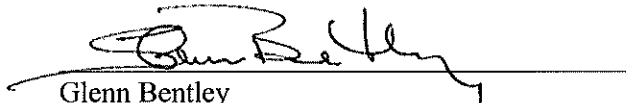
1. Does the municipal zoning for the parcel allow agriculture? Yes ☒ No ☐  
Comments: **Non intensive agriculture is permitted by right in the R-2 zoning district.**
2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes ☐ No ☒  
Comments: **The parcel is designated Residential Development in the Future Land Use map in the Township's 2015 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.**

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



# THE COUNTY OF CHESTER



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## PLANNING COMMISSION

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

Date:

August 29, 2019

Parcel:

61-4-10

Acreage\*:

11.22 acres

Owner(s)\*:

George S. & Jane M. Donze

\*According to County Tax Assessment Records

### Review Timetable

On, August 5, 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 September 19, 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 subject parcel is located within the AP-Agricultural Preservation zoning district.**
2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes ☒ No ☐  
Comments: **The parcel is designated Agriculture/Pasture on the Future Land Use map of the 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 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: Cuyler Walker, Esq., Township P.C. Chair  
Jake Michael, CCPC  
Geoff Shellington, Chester County Open Space Preservation Department



# THE COUNTY OF CHESTER



COMMISSIONERS  
Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

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

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

TO:

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

Date:

August 29, 2019

Parcel:

25-4-32

Acreage\*:

10.0 acres

Owner(s)\*:

Jean Baptiste Broillet IV & Julie  
Rebecca Foster

\*According to County Tax Assessment Records

### Review Timetable

On, August 22, 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 October 4, 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

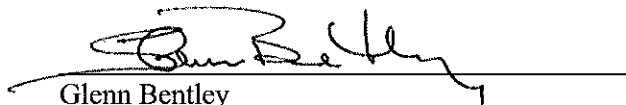
1. Does the municipal zoning for the parcel allow agriculture? Yes ☒ No ☐  
Comments: **The parcel is located in the Rural Conservation zoning district, which permits agriculture as a by-right use.**
2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes ☒ No ☐  
Comments: **The parcel is designated Rural on the Future Land Use map in the draft 2019 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 designated as a 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

# Discussion and Information Items

# Design and Technology

# Environment & Infrastructure

# Environment & Infrastructure Division

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August 2019

## US 202 Section 100 Operations Analysis

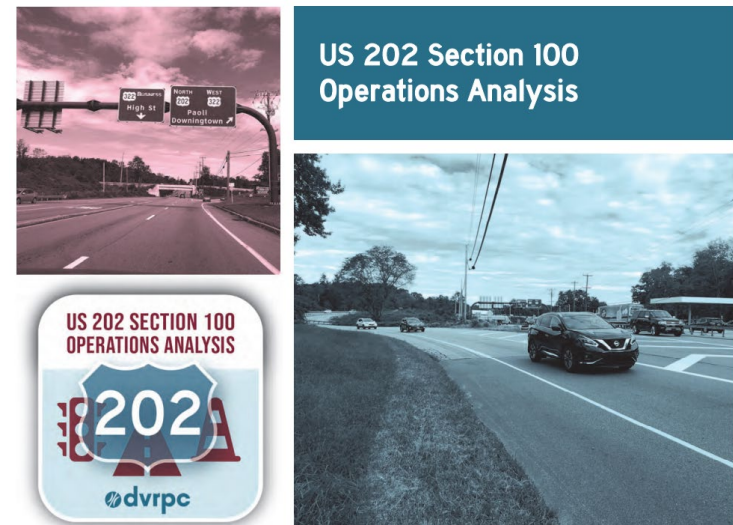
DVRPC's Office of Corridor Planning recently completed the US 202 Section 100 Operations Analysis, which investigated scenarios for improving the existing and future traffic congestion in the US 202 corridor south of the Matlack Street intersection. This work was the completion of Phase II of a three phase planning process as part of DVRPC's Unified Planning Work Program. Phase I (FY 18) was the data collection of crash data, historical speeds, and travel times. Phase III (FY 20) will evaluate section 200 between West Chester Pike (PA 3) and PA 100.

Working with representatives from PennDOT District 6-0, both West Goshen and Westtown Townships, and E&I staff, the DVRPC corridor planning group modeled three separate build scenarios. These three scenarios offered different variations on:

- eliminating the drop lane (or maintaining two lanes) southbound to where it would merge with South High Street;
- creating a straight/right option in the left lane with right turn only right lane on northbound 202 from South High Street; and,
- adding a left turn lane from eastbound Matlack Street to northbound 202.

All of the build scenarios exhibited a significant improvement over a no build scenario projected for the year 2045. On average, the build scenarios are a 50% improvement – or cut in half – the travel times versus the 2045 no build scenario. All of these proposed improvements can be provided within the existing right-of-way and paving footprint of the 202 corridor.

Next steps are to work with PennDOT District 6-0 staff to advance this project into preliminary engineering and secure the funding toward implementation. The full report in PDF format is available at the following link: <https://www.dvrpc.org/Reports/19022.pdf>



## Aiport Funding

On August 28<sup>th</sup>, Governor Tom Wolf announced \$13.7 million in grant funding for 29 airports statewide. The following are recipients in Chester County:

- Chester County/ G.O. Carlson Airport – \$1.1 million of state funds for expansion of the public-use areas in the terminal building, as well as ground access improvements.
- New Garden Airport - \$105,000 to design pavement rehabilitation of the airport access road.
- TOTAL: \$1,205,000 in Chester County.

For a complete listing of awards statewide, please refer to the online [press release](#).



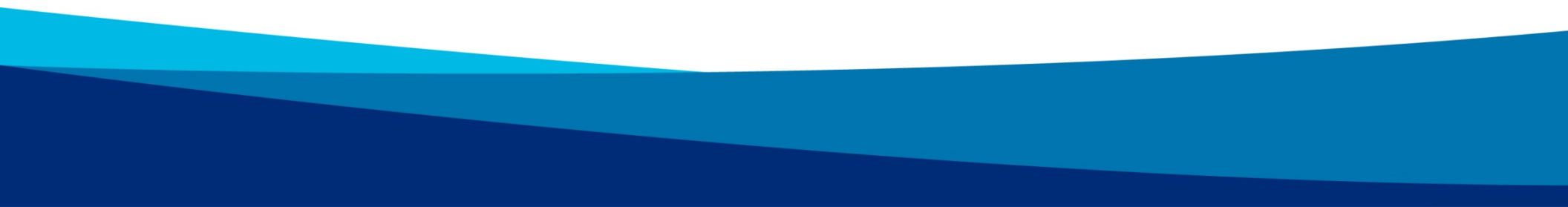
## Pipelines Update

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

- The PA PUC has extended comment period for their Advanced Notice of Proposed Rulemaking until September 11 at the request of the County (<https://stateimpact.npr.org/pennsylvania/2019/08/28/pucs-review-of-pipeline-safety-regulation-prompts-attacks-by-residents-groups-and-lawmakers/>)
- Governor Wolf visited a Sunoco drill site in Chester County near Boot Road and 202. He told pipeline opponents that while he agreed with some resident's and legislators concerns, he would not halt construction on the project. All three County Commissioners, Andy Dinniman, Carolyn Comitta, Kristine Howard, Chris Quinn, and others totaling over 100 attendees were present at the site.
- The County Commissioners have directed the Department of Emergency Services to take the lead on the creation of an independent pipeline safety evaluation, which will include hiring a national or international expert or experts who will create a comprehensive emergency preparedness plan for the Mariner East pipelines.
- The PUC closed their investigation into the Sunoco "backfire" at the Boot Road station, stating that the review was undertaken, reviewed and the matter was closed.
- The Chester County Commissioners approved a resolution establishing the Chester County Pipeline Safety Advisory Board to review any activity undertaken by pipeline operators throughout the county.  
[https://www.chesco.org/CivicAlerts.aspx?AID=979&fbclid=IwAR245xQf9NdNie-9U98lOW05-IJz3hs2v\\_357lKXlwQe51HZY4bZlDrBIwc](https://www.chesco.org/CivicAlerts.aspx?AID=979&fbclid=IwAR245xQf9NdNie-9U98lOW05-IJz3hs2v_357lKXlwQe51HZY4bZlDrBIwc)

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>

# Community Planning



# Community Planning

## Municipal Assistance Projects

September 2019

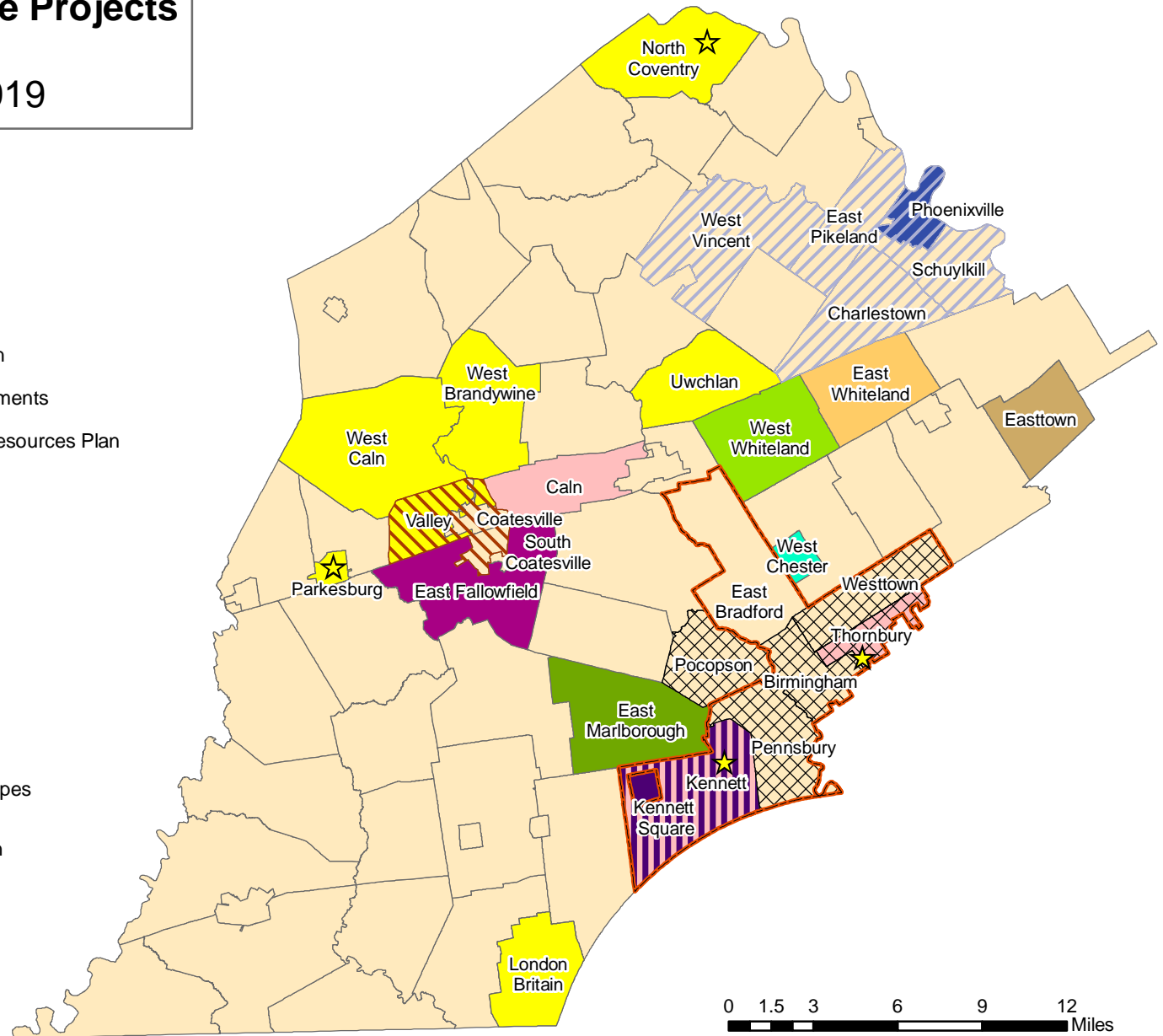


### Single Municipality

- Comprehensive Plan
- Zoning Ordinance
- Pedestrian Plan
- Open Space, Parks, and Recreation Plan
- Devon Visioning and Regulatory Amendments
- Open Space, Recreation, and Natural Resources Plan
- Village Master Plan
- Historic Resource Survey
- Corridor Study
- VPP In-Kind Contracts

### Regional Projects

- Brandywine Battlefield Heritage Interpretation Plan
- Brandywine Battlefield Strategic Landscapes Plan Phase 3
- Phoenixville Region Comprehensive Plan
- Kennett Square/Kennett Township Regulatory Updates
- Economic Development Study



0 1.5 3 6 9 12 Miles

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



# COMMUNITY PLANNING REPORT

September 2019 (Activities as of 08/31/19)

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. Caln Township – Zoning Ordinance Update

Percent Completed: 0%

Contract Term: TBD

Consultant: TBD

Monitor: TBD

*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.*

#### 2. East Fallowfield Township – Newlinville Village Master Plan

Percent Completed: 0%

Contract Term: TBD

Consultant: Ray Ott & Associates

Monitor: TBD

*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.*

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

Percent Completed: 0%

Contract Term: 6/19 – 5/21

Consultant: Brandywine Conservancy

Monitor: Kate Clark

*The kickoff meeting is now scheduled for September 26, 2019.*

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

Percent Completed: 40%      Contract Term: 12/18 – 11/20      Consultant: Natural Lands

Monitor: Chris Patriarca

*The task force reviewed and discussed trail connections at the August meeting.*

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

Percent Completed: 75%      Contract Term: 1/19 – 12/20      Consultant: Glackin Thomas Panzak

Monitor: Chris Patriarca

*The initial draft ordinance was forwarded from the task force to the Planning commission at their August meeting. The Planning Commission will start their review in September. The meetings are attracting significant public interest.*

**6. Kennett Township – Zoning Ordinance**

Percent Completed: 60%      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. The task force will start to review general regulations and supplemental regulations this fall.*

**7. 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.*

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

Percent Completed: 80%      Contract Term: 7/18 – 6/20      Consultant: Chester County Planning Commission

Lead Planner: Chris Patriarca

*The planning commission held the MPC mandated public meeting on August 21, 2019. They are expected to take action on the draft and forward to the Board of Supervisors at their September meeting.*

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

Percent Completed: 40%      Contract Term: 10/18 – 9/20      Consultant: Chester County Planning Commission

Lead Planner: Mark Gallant

*The priority chapters will be distributed to the task force for their review at the September and October meetings.*

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

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

Monitor: Kevin Myers

*A public meeting will be held September 4, 2019.*

**11. Thornbury Township – Zoning Ordinance**

Percent Completed: 65%      Contract Term: 10/18 – 9/20      Consultant: Chester County Planning Commission

Lead Planner: Chris Patriarca

*Numerous supplemental standards were reviewed in August.*

**12. 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.

**13. 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. *The next meeting will be held on September 26, 2019.*

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

Percent Completed: 80%

Contract Term: 8/17 – 1/20

Consultant: Brandywine Conservancy

Monitor: Chris Patriarca

*The planning commission is scheduled to have their MPC required public meeting in September.*

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

Percent Completed: 15%

Contract Term: 2/19 – 1/21

Consultant: Ray Ott & Assoc./N. Sarcinello

Monitor: Kate Clark

*The September meeting will discuss coordination for the October public open house.*

**16. West Chester Borough – High Street Corridor Study**

Percent Completed: 0%

Contract Term: TBD

Consultant: Traffic, Planning, & Design

Monitor: TBD

*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 WCU students will be invited to participate in data gathering.*

**17. West Whiteland Township – Historic Resource Survey Update**

Percent Completed: 0%

Contract Term: TBD

Consultant: Commonwealth Heritage Group

Monitor: TBD

*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 History of West Whiteland 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.*

## MULTI-MUNICIPAL

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

Percent Completed: 100%

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. *ABPP has accepted the products and provided compliments about them.*

### 19. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 0%

Contract Term: TBD

Consultant: Chester County Planning Commission

Lead Planner: Jeannine Speirs

*Phase 3 was awarded funding by the ABPP.*

### 20. Brandywine Battlefield Group – BB Heritage Interpretation Plan

Percent Completed: 0%

Contract Term: TBD

Consultant: Brandywine Conservancy

Monitor: TBD

*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.*

### 21. Coatesville Area – Economic Development Study

Percent Completed: 5%

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 was held August 6, 2019.*

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

Percent Completed: 70%

Contract Term: 5/18 – 4/20

Consultant: LRK/JVM Studio

Monitor: Kevin Myers

*Interim briefing meetings were held with the municipalities to coordinate this effort. Both municipalities are tracking independently at this point. The Borough anticipates beginning the adoption process in October 2019. The Township is further behind in reviewing/commenting on the draft materials due to several related ordinance projects.*

### 23. Phoenixville Region – Multimunicipal Comprehensive Plan

Percent Completed: 90%

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 underway. *East Pikeland and Phoenixville have adopted the plan; the others are scheduled to adopt in September.*

#### OTHER PROJECTS

- **Longwood Gardens Cooperative Planning Project** – Zoning Amendments; Susan Elks
- **CCEDC Coordination** - Libby Horwitz
- **Employment Data** – 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. Modena Borough – (August 2019)
14. North Coventry Township – Recreation Planning (May 2019)
15. Parkesburg Borough – Economic Study (May 2019)

16. Phoenixville Region – Comp Plan Amendment (June 2019)
17. Thornbury Township – Subdivision and Land Development Ordinance (2016)
18. Tredyffrin Township – Comprehensive Plan (June 2018)
19. Upper Uwchlan Township – Historic Resources Survey (July 2019)
20. West Bradford Township – Historic Resources Survey (July 2019)
21. West Brandywine/Honey Brook Townships – Trail Study (July 2019)
22. West Chester Borough – High Street Corridor (May 2019)
23. West Vincent Township – Park and Recreation Plan (July 2018)
24. West Whiteland Township – Historic Resource Study (April 2016, February 2018, July 2018, May 2019)
25. Willistown Township – (May 2019)

## **HISTORIC PRESERVATION**

### **1. Town Tours and Village Walks 2019**

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

STATUS: A series of 3 related lectures sponsored by CCHPN have been introduced, and will be incorporated into the 2019 schedule. The theme is “Our Villages Then and Now”. *The weather cooperated for the August tours. The Malvern tour brought in nearly 200 guests. The armchair tour of the Village of Sadsburyville held at Historic Yellow Springs was sold out. The first time on the town tour circuit, the Johnsontown in Downingtown tour brought in close to 350 guests. The last town tour, Brandywine Meadow Farm, celebrated the 25<sup>th</sup> anniversary with a visit from the Radnor Hunt and optional dinner also brought in close to 350 guests. Two more supper lectures are scheduled in October and December.*

### **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. *West Bradford Township was reimbursed for their sign through this grant.*

### 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 September 10, 2019.*
- **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** – *Scheduled for the afternoon of November 14, 2019 at Westminster Presbyterian Church. Two primary speakers are confirmed and a panel discussion will follow.*
- *Assistance is being provided to Franklin Township regarding zoning provisions, largely related to housing.*

## 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** – *Scheduled for October 8, 2019 at Victory in Parkesburg, will focus on managing your town as a destination, with a focus on farmers' markets/food trucks, breweries/wineries/distilleries, and short term rentals.*
- **Presentations** – None this month

# Landscapes3 Update

# 2020 Work Program Discussion

# Director's Report

# Public Comment