



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
October 9, 2019

AGENDA

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

Chairman

A. Chairman's Welcome

Chairman

2:05 p.m. 2. PRESENTATION

B. Elizabeth Smith, SEPTA, Director of Strategic Planning & Partnerships

2:25 p.m. 3. ACTION ITEMS

C. Public Comment on Agenda Items

D. Approval of Commission Meeting Minutes – September 11, 2019

Commission

E. Community Planning Month Proclamation

Commission

F. Act 247 Reviews – September 2019 Applications

Act 247 Team

1) Subdivision and Land Development Plan Reviews (10)

2) Comprehensive Plan, Zoning and Subdivision Ordinance
Amendment, Miscellaneous Reviews (6)

G. Act 537 Reviews- September 2019 Applications

Carol Stauffer

1) Major Applications (0)

2) Minor Applications (2)

Upper Oxford Township; Amos Esh; Somewhat Consistent

Upper Uwchlan Township; Village at Byers Station; Consistent

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

H. Environment and Infrastructure Division Update

Brian Styche

I. Community Planning Division Update

Susan Elks

1) Parkesburg Comprehensive Plan

Mark Gallant

J. Design & Technology Division Update

Paul Fritz

K. Landscapes3 Update and 2020 Work Program

Brian O'Leary

L. Directors Report

Brian O'Leary

M. Public Comment

3:45 p.m. 5. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission
September 11, 2019

Government Services Center
Suite 270
West Chester, PA 19380

MEMBERS PRESENT: Kevin Kerr, Chair; Dr. Douglas Fasick, Vice-Chair; Dan DiMucci; Stephanie Duncan; Michael Heaberg; Angela Thompson-Lobb.

STAFF PRESENT: Brian O'Leary, Director; Carol Stauffer, Assistant Director; Glenn Bentley; Wes Bruckno; Beth Cunliffe; Susan Elks; Paul Farkas; Paul Fritz; Gene Huller; Danielle Lynch; Brian Styche; Suzanne Wozniak.

VISITORS: Susan Hamley, Executive Director, Chester County Conference and Visitors Bureau; Chester County resident.

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission, held at the Government Services Center on Wednesday, September 11, 2019 was called to order at 2:00 P.M. by Chair Kevin Kerr.

Ms. Angela Thompson-Lobb was welcomed to the Planning Commission as the newest board member. Ms. Thompson Lobb lives in West Nottingham and is a small business owner. She is currently involved with the West Nottingham Historic Commission and Oxford Area Chamber of Commerce. For more information about Ms. Thompson-Lobb, please visit <http://news.chescoplanning.org/meet-new-planning-commission-board-member-angela-thompson-lobb/#more-3100>.

PRESENTATION:

Susan Hamley, Executive Director of the Chester County Conference & Visitors Bureau (CCCVB) presented information on the organization's partnership with the county and discussed the bureau's role, which is mainly focused on the promotion of the county's tourism attractions.

The vision of the bureau is for Chester County to be universally recognized as the premier Mid-Atlantic destination delivering experiences that are unsurpassed in quality and diversity. The bureau recently was accredited globally for its tourism efforts.

The Chester County Conference & Visitors Bureau has helped to organize the Citadel Country Spirit USA event, which was a three-day country music festival. This event took place for the first time in 2018 and was recently held again over the summer at the Ludwig's Corner Horse Show Grounds. The organization will also be hosting a two-day event, "Home Grown USA" on Sept. 19 and 20th 2020 at Ludwig's Corner Horse Show Grounds. The bureau continues to participate in trade shows, conferences and sales missions to develop relationships. Staff at the bureau work with tour operators in key countries which include Europe, China, and India to create awareness of the county.

The CCCVB has partnered with the county and has worked on several projects with CCPC including marketing, historic preservation, agricultural issues, wayfinding signage, and economic development initiatives.

PUBLIC COMMENT ON ACTION ITEMS:

There were no comments.

ACTION ITEMS:

Approval of Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE AUGUST 14, 2019 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. HEABERG, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 247 Reviews:

Subdivision and Land Development Reviews – August 2019:

There were 13 Subdivision and Land Development Reviews prepared in the month of August.

A MOTION TO APPROVE THE 13 SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR AUGUST 2019 WAS MADE BY MR. HEABERG, SECONDED BY MS. DUNCAN, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. DiMucci recused himself from the following application: LD-07-19-16011.

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

There were 25 Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, and Miscellaneous Reviews prepared in the month of August.

A MOTION TO APPROVE THE 25 COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR AUGUST 2019 WAS MADE BY MR. HEABERG, 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 August 2019.

There were no minor Act 537 plans for the month of August 2019.

Agricultural Security Areas:

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

A MOTION TO APPROVE THE AGRICULTURAL SECURITY AREA REVIEWS FOR EAST FALLOWFIELD, EAST MARLBOROUGH, AND WEST VINCENT TOWNSHIPS AS

PRESENTED WAS MADE BY DR. FASICK, SECONDED BY MR. DIMUCCI, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Design and Technology Division Update:

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

Currently, there are over 80 eTools available on Chescoplanning.org. This planning toolbox provides a series of actions available to municipalities and interested citizens. Staff are continuing to work on updating the existing eTools for easier navigation through graphic-rich pages and to be more concise for the audience.

Environment and Infrastructure Division Update:

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

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. Working with representatives from PennDOT District 6-0, both West Goshen and Westtown Townships, and CCPC 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 a right turn only right lane on northbound Route 202 from South High Street; and,
- Adding a left turn lane from eastbound Matlack Street to northbound Route 202.

Next steps are to work with PennDOT District 6-0 staff to advance this project into preliminary engineering and secure the funding toward implementation.

On August 28, 2019 Governor Tom Wolf announced \$13.7 million in grant funding for 29 airports statewide. The following are recipients in Chester County for a total of \$1,205,000:

- 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.

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

- The PA PUC has extended the comment period for their Advanced Notice of Proposed Rulemaking until September 11 at the request of the County.
- Governor Wolf visited a Sunoco drill site in Chester County near Boot Road and Route 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.

For more news, please visit the county’s Pipeline Information Center ‘Pipelines in the News’ webpage: <http://www.chescoplanning.org/pic/news.cfm>

Community Planning Division Update:

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

The Brandywine Battlefield phase III grant application was accepted and has been awarded. This project will cover where combat activity has occurred. Consultants are currently under consideration for this project.

The opportunity to submit for Round II of the Vision Partnership Program (VPP) was opened on September 3, 2019 with this round closing on October 25, 2019. Eleven municipalities attended the mandatory pre-submittal meetings, and no applications have been received yet.

The 2019 Town Tours & Village Walks, “Our Villages Then and Now” outdoor tours are now completed. Two supper lectures are scheduled for October and December 2019. <http://chescoplanning.org/HisResources/TownTours.cfm>

The housing choices committee met on September 10, 2019. The fall Housing Forum, “Creating A+ Homes” will be November 14, 2019, and will be held at the Westminster Church in West Chester.

The Urban Centers Forum “Your Town as a Destination” with a focus on farmers’ markets, food trucks, breweries/wineries/distilleries, and short term rentals will be held on Tuesday, October 8, 2019, 5:00 pm to 7:00 pm at Victory Brewing Company in Parkesburg.

Landscapes3 Update:

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

Sixty-one of seventy-three municipalities have endorsed Landscapes3 with one acknowledgment.

2020 Work Program Discussion:

Mr. O’Leary briefly discussed the work program for 2020. There have been several newer projects in the 2019 work program which will carry over to the 2020 work program.

New 2020 projects could include creating an inventory of open space ordinances, a green suburbs guide with new eTools, Brandywine Battlefield Phase III, housing eTools, an analysis of public land available for affordable housing, an inventory of the County’s largest employers, analysis of sewer and water needs, and Landscapes Suburban Center and Suburban design guides.

Director's Report:

On September 23, 2019, staff will attend the ribbon-cutting ceremony at the renovated Paoli train station. The project involved coordination between various entities including SEPTA, Amtrak, PennDOT, the Delaware Valley Regional Planning Commission (DVRPC), Chester County, and Tredyffrin Township as well as numerous public & private stakeholders.

Wes Bruckno, CCPC's Senior Review Planner will be celebrating 25 years with the County. Mr. Bruckno will attend a ceremony at the Commissioners' office for recognition on September 25, 2019.

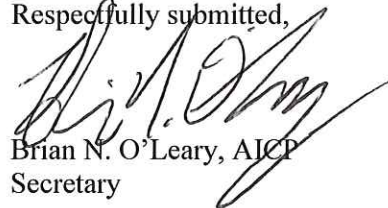
Public Comment:

A Chester County resident commented about congestion on the area highways and roads in the Exton area and asked what studies and planning are currently being done to address it and if they were available for viewing. Mr. Styche commented that studies have been completed to help alleviate traffic congestion in Exton. Mr. O'Leary added that the Transportation Improvement Inventory is available on CCPC's website and is currently being updated.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 3:43 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.

Community Planning Month Proclamation



PROCLAMATION


- WHEREAS:** Change is constant and affects all municipalities in Chester County, and community planning can help manage this change in a way that provides better choices for how people work and live; and
- WHEREAS:** Community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and
- WHEREAS:** Chester County has adopted a new comprehensive plan, *Landscapes3*, renewing a vision and strategy for balancing growth and preservation; and
- WHEREAS:** Chester County has begun implementing *Landscapes3* by preserving open space, supporting urban center infrastructure, expanding trails, supporting affordable housing, providing planning guidance, advocating for expanded public transportation and roads, collaborating with municipalities and other key partners, and pursuing a variety of community initiatives; and
- WHEREAS:** The celebration of National Community Planning Month provides the opportunity to publicly recognize the participation and dedication of the members of planning commissions and other citizen planners who have contributed their time and expertise to the improvement of Chester County; and
- WHEREAS:** We recognize the many valuable contributions made by professional community and regional planners in Chester County and extend our heartfelt thanks for the continued commitment to public service by these professionals.

NOW, THEREFORE, be it resolved that the Chester County Planning Commission Board hereby proclaims October 2019 as

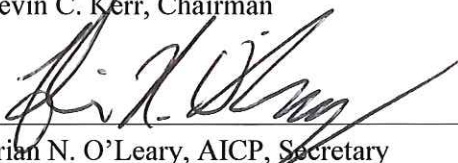
Community Planning Month

in Chester County in conjunction with the celebration of National Community Planning Month.

DATED this 9th day of October, 2019:



Kevin C. Kerr, Chairman



Brian N. O'Leary, AICP, Secretary

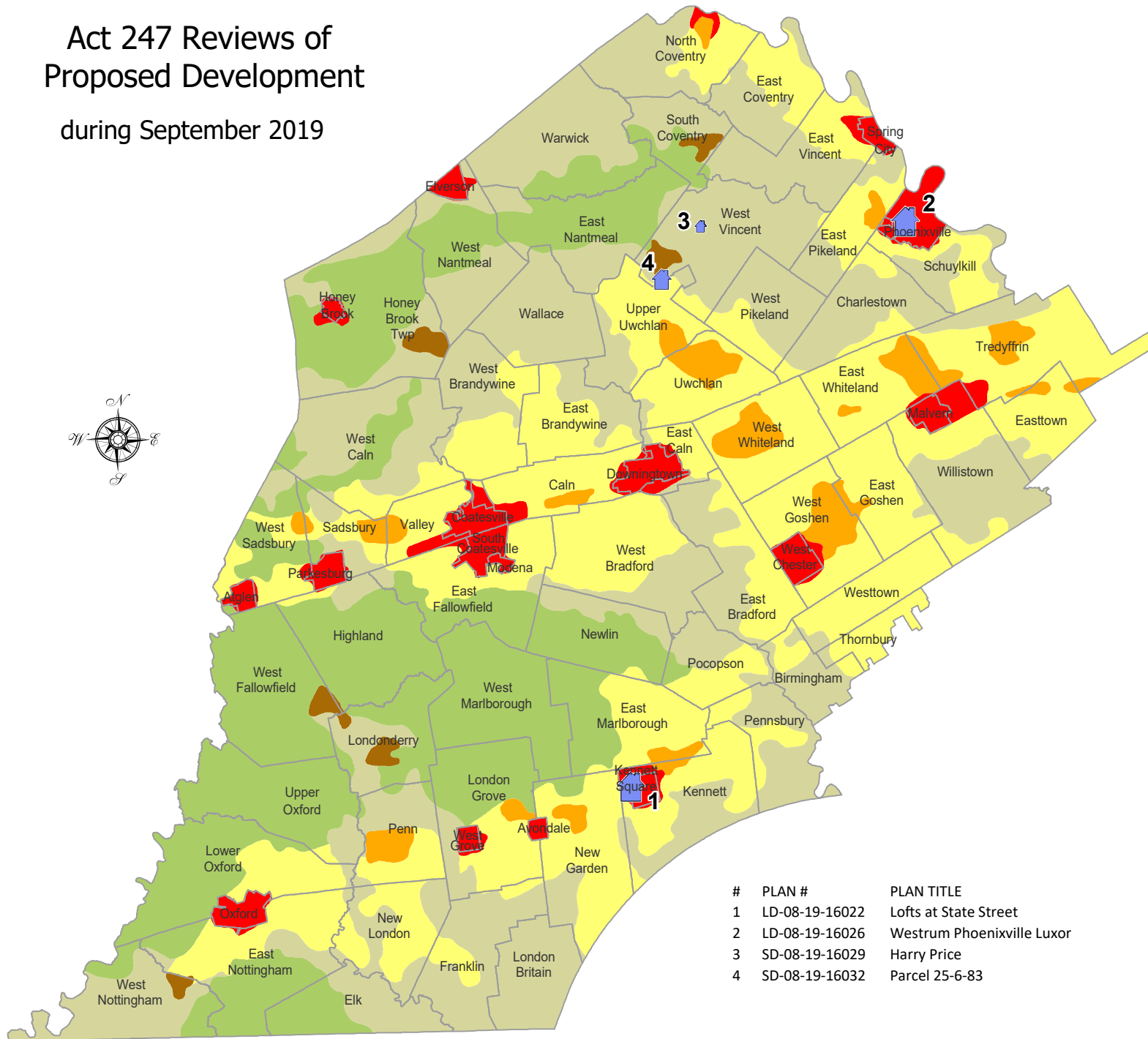
Attested By:

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development

during September 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-08-19-16022	Lofts at State Street
2	LD-08-19-16026	Westrum Phoenixville Luxor
3	SD-08-19-16029	Harry Price
4	SD-08-19-16032	Parcel 25-6-83

0 1.25 2.5 5 7.5 10
Miles

Subdivision and Land Development Reviews 9/1/2019 to 9/30/2019

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Charlestown Township	SD-08-19-16039	Paul Grafinger	9/19/2019	4.98	Single Family Residential	1		Residential Single Family Residential			Yes
Kennett Square Borough	LD-08-19-16022	Lofts at State Street	9/3/2019	2.35	Apartment	187		Residential Apartment			Yes
Kennett Square Borough	SD-08-19-16021	Lofts at State Street	9/3/2019	2.35	Apartment	1		Residential Apartment			Yes
London Britain Township	SD-08-19-16040	Eric R. Miller and Barbara T. Miller	9/12/2019	12.96	Single Family Residential	2		Residential Single Family Residential			Yes
Phoenixville Borough	LD-08-19-16026	Westrum Phoenixville Luxor	9/11/2019	4.09	Apartment	204		Residential Apartment			Yes
West Marlborough Township	SD-08-19-16038	Truitt Property	9/4/2019	15.00	Single Family Residential Institutional Agricultural	9		Residential Single Family Residential Institutional Agricultural Farm/Pasture Land			Yes
West Nantmeal Township	SD-08-19-16028	Emerson Farms, LLC	9/11/2019	363.46	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
West Vincent Township	SD-08-19-16029	Harry Price	9/3/2019	40.00	Single Family Residential	2		Residential Single Family Residential			Yes
West Vincent Township	SD-08-19-16032	Parcel 25-6-83	9/3/2019	8.65	Single Family Residential	3		Residential Single Family Residential			Yes
West Whiteland Township	LD-08-19-16044	Boot Road North Park	9/16/2019	31.59	Institutional	1		Institutional Park		750	Yes
Grand Totals of Subdivision and Land Development Reviews		10 Reviews		485.43 Acres		412 Lots/Units	0 Non-Res. Sq. Feet		Non-Res. Bldgs.	750 Linear Feet Roadway	

There are **10** plans consistent, **0** plans inconsistent, and **0** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 9/1/2019 to 9/30/2019

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
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No Unofficial Sketch Plan Evaluations were conducted during this timeframe.

Subdivision & Land Development Letters



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September 19, 2019

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

Re: Preliminary/Final Subdivision - Paul Grafinger
Charlestown Township - SD-08-19-16039

Dear Ms. Csete:

A preliminary/final subdivision plan entitled "Paul Grafinger", prepared by DL Howell & Associates, Inc., and dated August 15, 2019, was received by this office on August 23, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	on the west side of Hollow Road, north of Charlestown Road
Site Acreage:	4.98
Lots/Units:	1 lot
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural
UPI#:	35-4-12, 35-4-12.1

PROPOSAL:

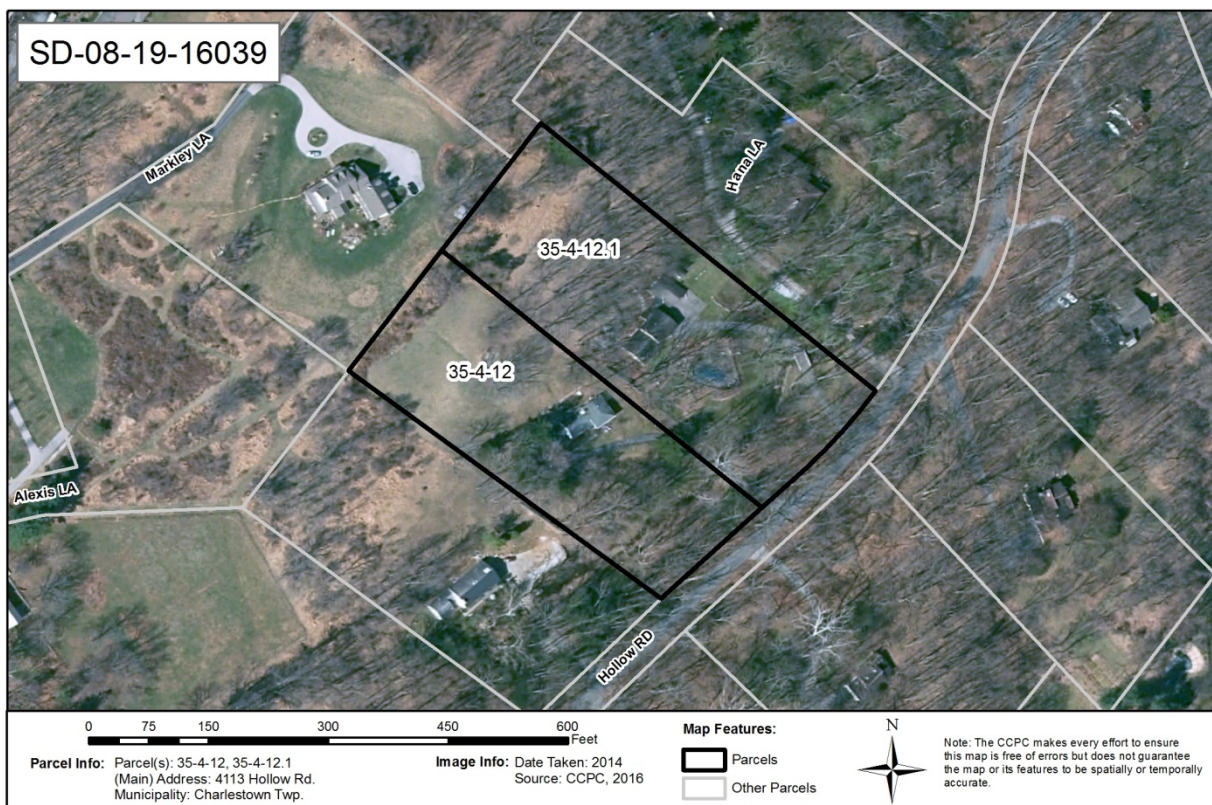
The applicant proposes the consolidation of two existing lots into a single lot. The project site is located in the FR-Farm Residential zoning district. No new sewage disposal or water supply is proposed.

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

COUNTY POLICY:

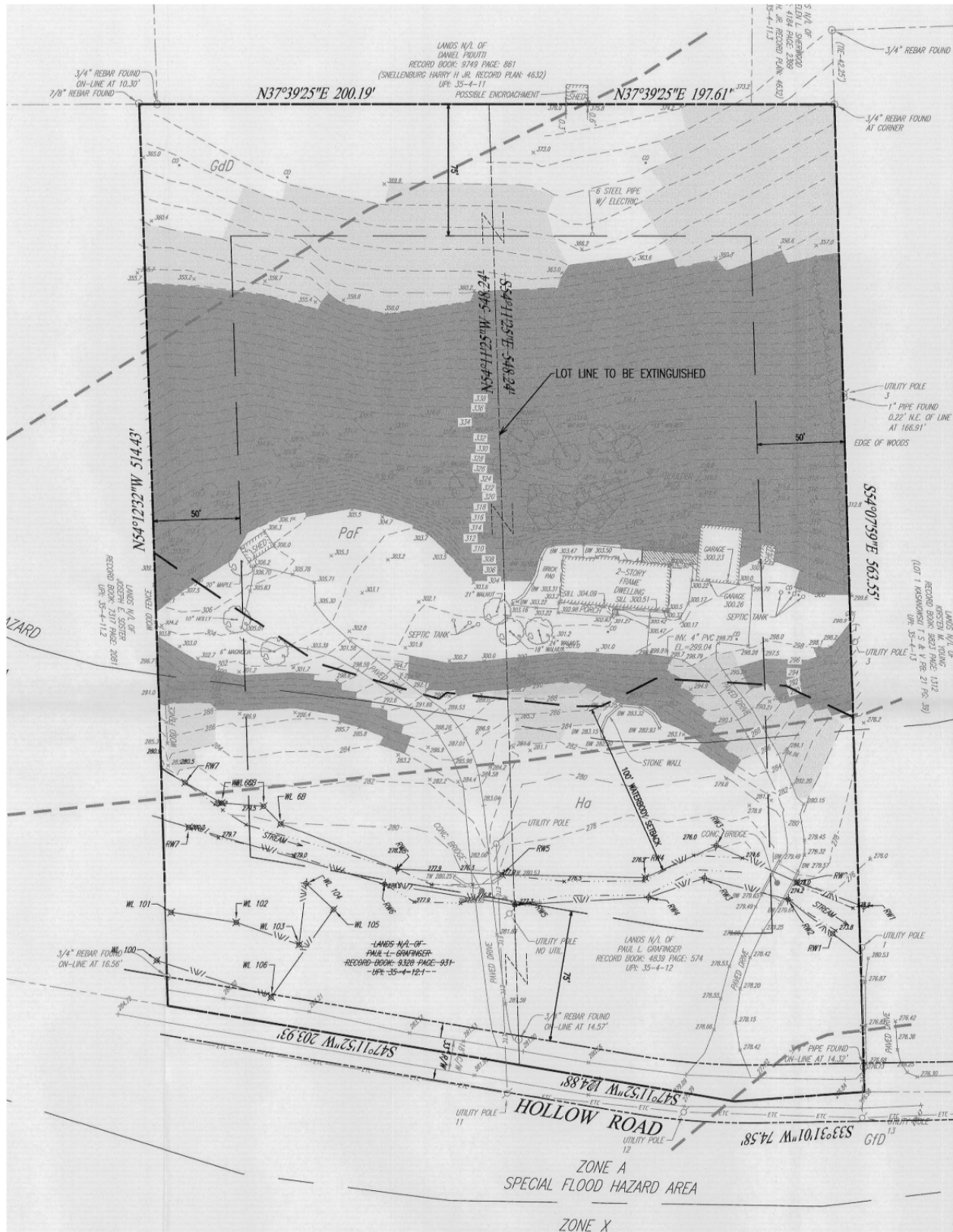
LANDSCAPES:

1. The project site is located within the **Rural Landscape** designation of **Landscapes3**, the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**. The site is designated as Rural in the 2019 Draft Phoenixville Regional Comprehensive Plan Future Land Use map.



ADMINISTRATIVE ISSUES:

2. The plan indicates that no construction is proposed by this plan; if this is the case General Notes #13 & #14 should be deleted because they are not applicable.
3. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.



Page: 4

Re: Preliminary/Final Subdivision - Paul Grafinger

Charlestown Township - SD-08-19-16039

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Paul Grafinger
DL Howell & Associates, Inc.



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September 3, 2019

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

Re: Preliminary Subdivision - Lofts at State Street
Kennett Square Borough - SD-08-19-16021 & LD-08-19-16022

Dear Mr. Drumheller:

A preliminary subdivision and land development plan entitled "Lofts at State Street", prepared by Advanced GeoServices, and dated August 2, 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 subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	on the north and south sides of West State Street, east of North Mill Road
Site Acreage:	2.35
Lots/Units:	3 lots/287 Apartments
Proposed Land Use:	Apartment
New Parking Spaces:	208
Municipal Land Use Plan Designation:	Character Area 6: Downtown
UPI#:	3-2-161, 3-2-222, 3-2-158, 3-2-221

PROPOSAL:

The applicant proposes the consolidation of 2 lots and the construction of 4 four-story apartment buildings with 187 apartment units, amenity spaces, below building parking garages and a parking lot with total parking for 208 vehicles. The project site, which will be served by public water and sewer, is located in the C-2 Secondary Commercial zoning district and the Revitalization & Additional Uses Overlay district.

Page: 2

Re: Preliminary Subdivision - Lofts at State Street

Kennett Square Borough - SD-08-19-16021 & LD-08-19-16022

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

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a zoning ordinance amendment that is associated with this development. That review, CCPC# ZA-05-19-15914, dated June 3, 2019, which addressed the creation of the Revitalization/Additional Uses of Properties Overlay district, which is applicable to the C-2 Secondary Commercial base district. was adopted by the Borough on June 17, 2019.

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

PRIMARY ISSUES:

4. The Borough and the applicant should discuss the design of the stormwater management system and its siting under the parking levels of the proposed apartment buildings. The complexities of such a system would be significant such as how to avoid soil compaction, how to assure foundation stability and the depth to groundwater due to the proximity of the Red Clay Creek. The applicant's engineer should explain how the system will function and how it can be accessed when maintenance will be required. The Borough and the applicant should consider stormwater management alternatives, such as Green Roofs, and/or pervious pavement for Bernard Alley. Detailed comments are listed in the following section of this review.

STORMWATER CONSIDERATIONS:

5. The project site is located in the West Branch of Red Clay Creek watershed, which is listed as siltation-impaired by the Pennsylvania Department of Environmental Protection (PADEP). The Red Clay Creek lies within the Christina Basin, which has established

nutrient and sediment load reductions defined in the corresponding Christina Basin Total Maximum Daily Loads (TMDL) reports (see Table 1 for details).

- a. The primary source of urban sediment pollutant loadings is widely considered to be stream channel erosion caused by excessive velocity and volume of urban stormwater runoff discharged into the stream. To contribute to achieving the Borough's required TMDL pollutant reduction and to avoid increasing the pollutant load, any additional measures that can be taken to reduce the total volume of runoff discharged from the site should be considered.
- b. Given that surface runoff from the project will drain directly into the West Branch of Red Clay Creek via the Borough's existing stormwater drainage lines, heightened vigilance in monitoring erosion and sediment (E&S) control measures is needed.
- c. Inspect E&S control measures daily during construction to ensure that they are meeting their intended functions and appropriately capturing sediment prior to entering any stormwater infrastructure.

Table 1: Kennett Square's Christina Basin TMDL Allocations for the Red Clay Creek Watershed

Pollutant	Baseline	TMDL Allocation	Reduction
Sediment	840.10 tons/year	405.41 tons/year	51.74%
Nitrogen	13.26 kg/day	6.63 kg/day	50.00%
Phosphorus	0.452 kg/day	0.151 kg/day	66.59%

6. The four planned subsurface detention basins (Basins B, C, D, and E) will be located under planned parking garages and the subsurface infiltration basin (Basin A) will be located under Parking Lot #1.
 - a. Care must be taken to ensure the system is designed to allow for safe conveyance of overflow volumes when total runoff exceeds the capacity of these subsurface systems. Will the overflow volumes be directed directly into the Borough's stormwater system on the project property, or will they flow over other properties and/or roadways before being collected or discharged to a stream. Caution should be taken to ensure the overflow will not create localized flooding or erosion of neighboring properties or roads.
 - b. This unusual location and stormwater design will require significantly different inspection methods and O&M practices. Ensure that the O&M plan is written with sufficient detail and explanation to ensure proper inspection, maintenance and function of the detention and infiltration facilities (and any other stormwater management features) over time. Regular inspection and removal of debris from both inlet and outlet structures is necessary to maintaining the designed function of these features.

- c. Ensure that sufficient access (including height clearance in the garage) is provided to these subsurface basins to allow entry of personnel and equipment to perform the required inspections and operation and maintenance, and to allow for any future repairs or improvements.
 - d. Personnel access for inspection and maintenance may also be necessary at the point where the stormwater pipes from the project connect to the Borough's stormwater system for the Borough's NPDES MS4 permit requirements.
- 7. Consider establishing additional trees or shrubs in the planned grassed areas along the south side of Buildings 2000, 3000, and 4000 and along the east side of Building 1000 to increase precipitation interception and foliar coverage of the site.
- 8. Given the high percentage of planned impervious cover, please consider incorporating additional "green infrastructure" into the design to reduce the volume of stormwater runoff. For example:
 - a. Installing a green roof on at least a small section of one of the planned buildings would provide an aesthetic outdoor area while reducing heating and cooling costs.
 - b. Incorporating porous paving materials into the plans for sidewalks constructed in the planned park between Buildings 3000 and 4000 and around Parking lot #1 would decrease stormwater runoff while maintaining an attractive curb appeal.
 - c. Using pre-cast concrete raingardens in Parking Lot #1 would attenuate direct stormwater runoff to the Borough's existing infrastructure that discharges to the West Branch of Red Clay Creek.
- 9. Given the development of new parking and sidewalk areas and the direct drainage to the West Branch of Red Clay Creek, consider establishing a de-icing plan and material storage area for the sidewalks and parking area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams. Monitoring 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.

DESIGN COMMENTS:

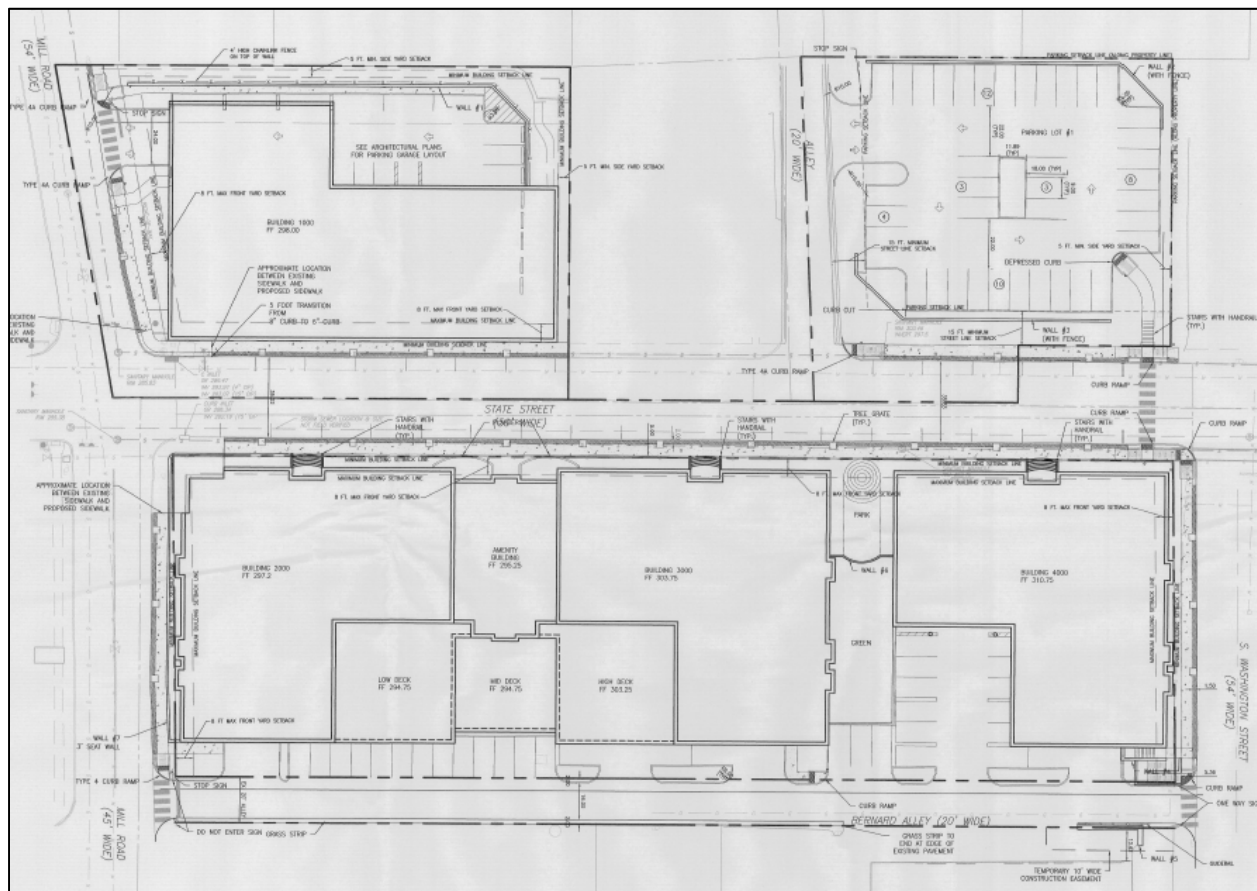
- 10. We recommend that the proposed sidewalks on both sides of State Street be widened to accommodate persons in wheelchairs, tree wells, trash receptacles, bicycle racks, street furniture and "Main Street" pedestrian traffic. The portion of the sidewalk between the tree wells and the structure appears to be less than 4 feet, which could impede the movement of wheelchair users. Wider sidewalks also help to reduce the sense of scale of the buildings for pedestrians and reduces the wind tunnel "venturi" effect between tall buildings, especially because State Street is aligned with the prevailing winds.



11. Building 1000 does not appear to have pedestrian access from State Street; it appears the street level pedestrian access to this building is from Mill Road adjacent to the garage entrance. Pedestrian access to a building from the major street frontage is an essential component of pedestrian friendly design. We recommend that a pedestrian access from State Street be incorporated into the design of Building 1000, with a location opposite the entrance to Building 2000 being the most appropriate.
12. The northern property lines of surface parking lot and Building 1000 abut a residential neighborhood, the Borough and the applicant should ensure that appropriate screening and buffering is provided between the proposed more intensive uses and the existing residences.
13. The Borough and the applicant should discuss the need for Work Force Housing in Kennett Square; we recommend that some of these units be included in the design.
14. The lighting plan indicates that the only external lighting associated with this project is proposed for the surface parking lot on the north side of State Street. We suggest that the sidewalks along all street frontages and Bernard Alley should be lighted to permit safe pedestrian circulation.
15. We recommend that the streetscaping elements that already exist in the downtown portion of State Street be extended to Mill Road to continue the theme along the corridor and enhance the pedestrian experience.
16. No elevations or renderings are provided with this plan submission. We understand that the proposed building height will be 47 feet, while the submission indicate that it will be less than 55 feet, the maximum height permitted in the overlay district. While this building height is appropriate, the Borough should consider having upper floors (greater than 3 stories) be stepped

back in addition to carefully evaluating the massing of the proposed structures in terms of façade breaks and architectural features to minimize the visual impact of these larger structures to fit into the historic context of Kennett Square Borough. Larger buildings should not be avoided, but the variation of façade, massing, fenestration, and architectural features are critical to ensuring larger buildings fit into older urban contexts, complement smaller historic structures, and maintain a pedestrian scale.

17. The Borough and the applicant may want to reconsider the use of *Gleditsia Triacanthos*, commonly known as Honey Locust, as the street trees for this project, because of its thorny trunk and branches and its aggressively invasive nature. We note that the tree wells shown on the landscaping plan details is only 3 feet square, while we note that this would provide more than 4 feet of clear sidewalk, this size of tree well may not be sufficient to foster reasonable growth and development of the street tree.



Detail of Sheet C100 of the plan

18. The Borough and the applicant should determine if the proposed 4 foot high chain link fence at the top of the existing retaining wall on the lot for Building 1000 is sufficient, also end treatments of this fence should be included to prevent people accessing the “wrong side” of the fence.

ADMINISTRATIVE ISSUES:

19. 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

Page: 7

Re: Preliminary Subdivision - Lofts at State Street

Kennett Square Borough - SD-08-19-16021 & LD-08-19-16022

from construction activities.

20. Local emergency service providers should review the plan to verify accessibility of emergency equipment to the proposed garage parking as well as the design, specifications and location of on-site emergency equipment and systems.
21. The applicant is requesting one waiver from the provisions of the Borough Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
22. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: StanAb LP
Advanced Geoservices, Attn: Daniel T. Wright, P.E.
Chester County Conservation District
Chester County Water Resources Authority



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

September 12, 2019

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

Re: Final Subdivision - Eric R. Miller and Barbara T. Miller
London Britain Township - SD-08-19-16040

Dear Ms. Matalon:

A final subdivision plan entitled "Eric R. Miller and Barbara T. Miller", prepared by Crossan-Raimato, Inc., and dated August 5, 2019, was received by this office on August 23, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	north side of North Creek Road, east of Mercer Mill Road
Site Acreage:	12.96
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Sensitive Resource Protection
UPI#:	73-3-9, 73-3-10

PROPOSAL:

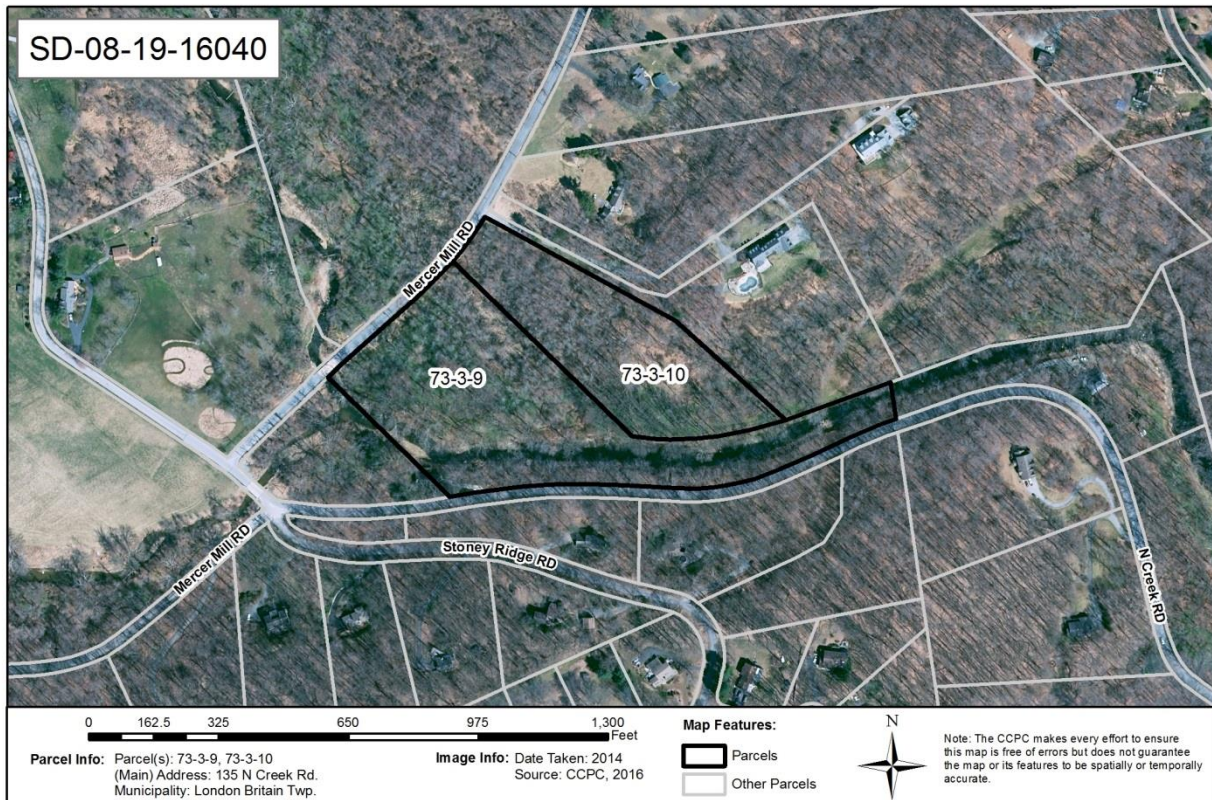
The applicant proposes the revising of the location of the property line between two (2) existing lots. The project site is located in the Residential/Agricultural zoning district. No new sewage disposal or water supply is proposed.

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

COUNTY POLICY:

LANDSCAPES:

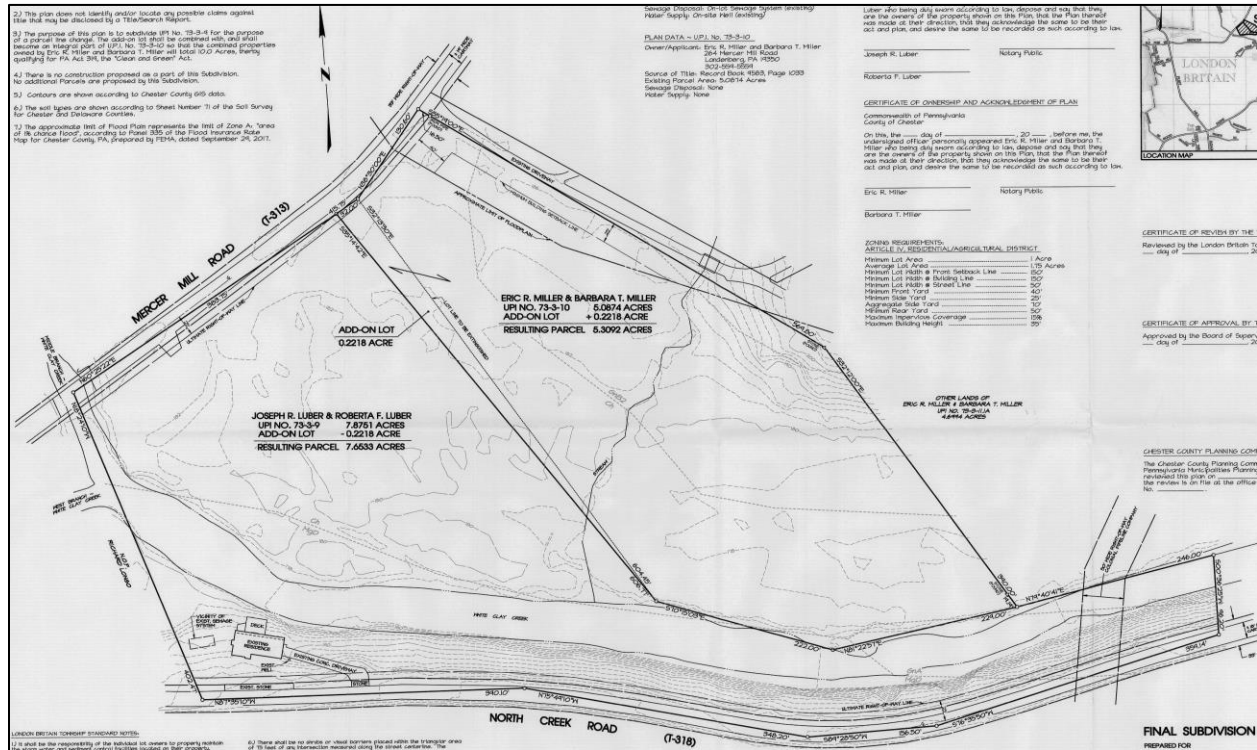
1. The project site is located within the **Rural Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant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



ADMINISTRATIVE ISSUES:

2. Plan note #3 indicates that the purpose of the proposed subdivision is for the applicant to increase the size of their holdings in order to meet the minimum area requirement for Act 319, the Clean and Green Act of 10.00 acres.
3. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

Page: 3
Re: Final Subdivision - Eric R. Miller and Barbara T. Miller
London Britain Township - SD-08-19-16040



Detail of the subdivision plan

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

Sincerely,

Glenn Bentley
Senior Review Planner

cc: Eric R. Miller and Barbara T. Miller
Joseph R. Luber and Roberta F. Luber
Crossan-Raimato, Inc.
Chester County Assessment Office



THE COUNTY OF CHESTER



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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

September 11, 2019

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

Re: Preliminary Land Development - Westrum Phoenixville Luxor
Phoenixville Borough - LD-08-19-16026

Dear Mr. Boelker:

A preliminary land development plan entitled "Westrum Phoenixville Luxor", prepared by Carroll Engineering Corporation, and dated August 8, 2019, was received by this office on August 12, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	on the north side of Wheatland Street, east of Paradise Street
Site Acreage:	4.09
Lots/Units:	204
Proposed Land Use:	Apartment
New Parking Spaces:	288
Municipal Land Use Plan Designation:	Mixed Use
UPI#:	15-8-25.1

PROPOSAL:

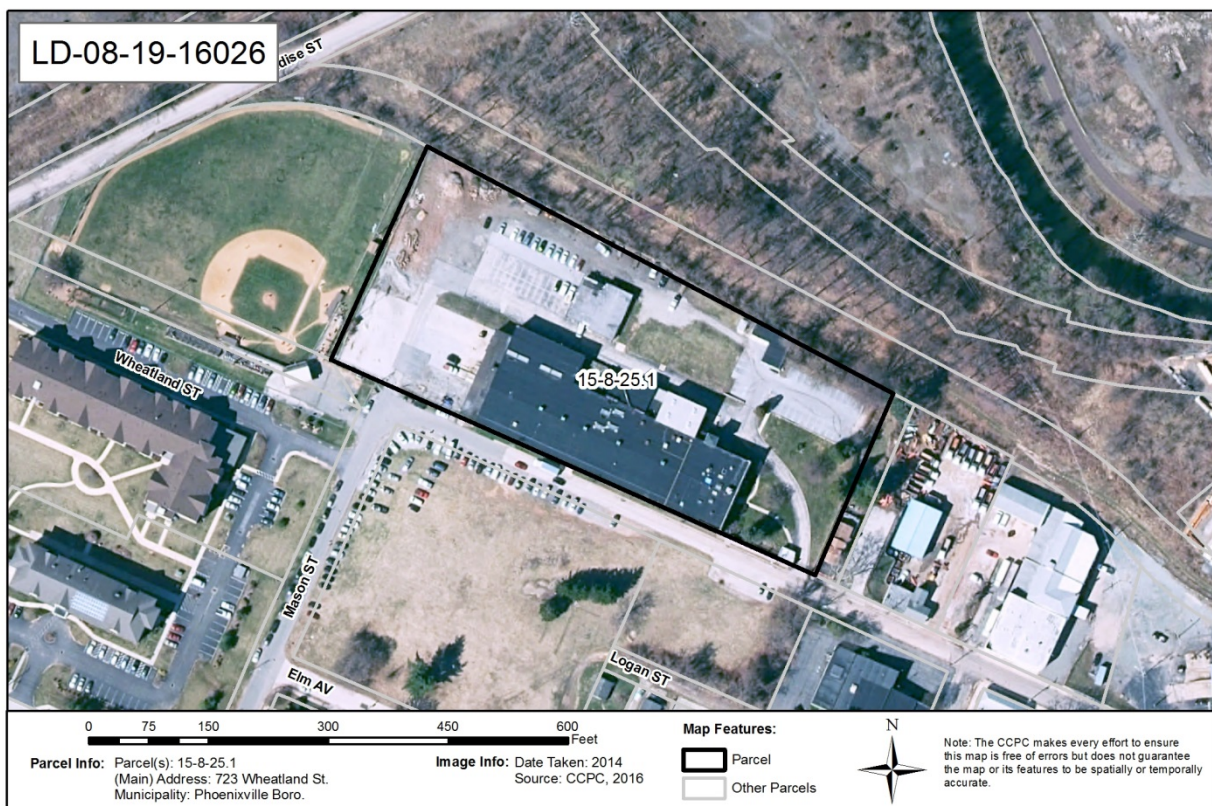
The applicant proposes the construction of a four-story apartment building with 204 residential units, and 288 parking spaces. The project site, which will be served by public water and public sewer, is located in the MI-Mixed Use Infill zoning district.

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

COUNTY POLICY:

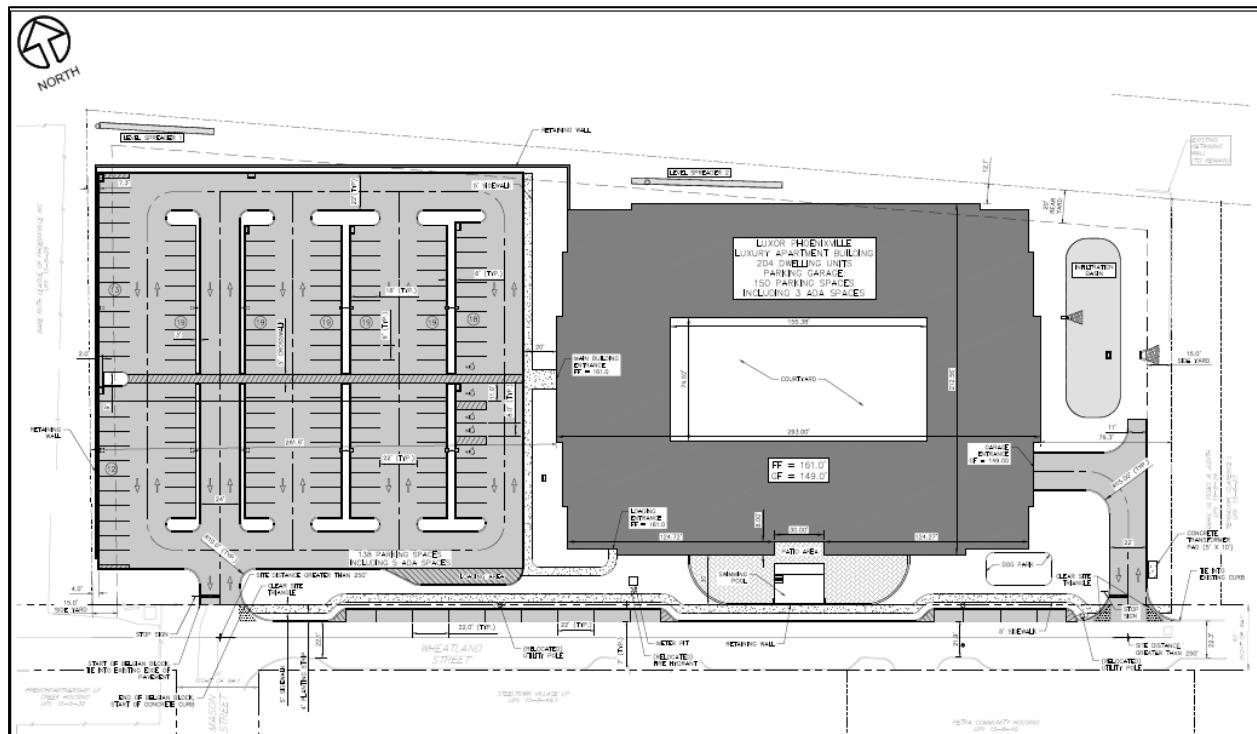
LANDSCAPES:

1. The project site is located within the **Urban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed land development is consistent with the objectives of the **Urban Center Landscape**. The Future Land Use map in the draft 2019 Phoenixville Region Comprehensive Plan designates this site as Mixed Use. The proposed use is consistent with this designation.



WATERSHEDS:

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



Detail of Sheet C-101 of the plan

PRIMARY ISSUES:

Design Issues:

3. The plan shows that the front façade of the building on Wheatland Street will be dominated by a pool/patio area sited behind a retaining wall. This eliminates the opportunity for a well-defined main access to the facility for both drivers and pedestrians. We recommend that the building have a main front entrance with a portico so residents and visitors can be dropped off or picked up under cover. The civic frontage of the facility could be further enhanced by relocating the dog park and loading entrance to the rear or side of the building. The Borough and the applicant should discuss other overall layouts for the apartment building and the parking at this site.
4. We suggest that the layout of the surface parking lot aisles be reoriented to an east-west alignment with a protected center pedestrian path incorporated into the design to provide safer pedestrian access to and from the building and the baseball field. The reoriented parking lot layout could also provide access to the under-building parking, and if two access points to this parking were constructed then a one-way circulation route could be created and parking aisle width could be reduced. Moving the access to the subsurface parking to the west side of the building would make space available on the east side for the pool/patio and dog park. We suggest that this reorientation may result in less impervious surface for the same number of spaces and provide more green space for landscaping or stormwater management.
5. The original factory office at the east end of the existing structure could be considered historic. The Borough and the applicant should discuss preservation of this portion of the existing factory complex. We suggest that it could be refurbished and incorporated into the overall design of the facility. In urban centers across the country repurposed factory buildings have become very desirable for residential living. This particular site offers the developer the opportunity to create a sense of place by incorporating the existing building's link to the Borough's industrial history.

Stormwater Management:

6. The Post Construction Stormwater Management Plan shows that stormwater runoff from the planned parking area (approximately 1.3 acres) will be directed into Level Spread 1. Typical designs for level spreaders do not result in substantial runoff and peak rate reductions, and thus the Pennsylvania Stormwater Best Practices Manual (Section 6.8.1) only recommends their use as a standalone practice for drainage areas with less than 500 square feet of impervious coverage. We recommend that the applicant and Borough consider the following issues:
 - a. Ensure that this system is designed to infiltrate the predevelopment total runoff volume for the two-year, twenty-four hours-hour storm event.
 - b. Implement inlet control measures, such as inlet hoods, which will capture debris, trash, and floating sediment to reduce the clogging of perforation clogging.
 - c. Ensure that this system is designed to allow for the safe conveyance of overflow volumes when the total runoff exceeds its capacity.
 - d. Ensure that any overflow is not directly diverted to French Creek or its adjacent riparian area prior to entering an appropriate stormwater best management practice (BMP).
 - e. Provide sufficient access to allow personnel and equipment to perform the required inspections and operation and maintenance, and to allow for any future repairs or improvements.
 - f. If it is determined that the planned structure does not meet infiltration and peak rate requirements, then the applicant should consider implementing additional BMPs, such as subsurface infiltration basins below the parking area, to capture and infiltrate the appropriate runoff volume.
7. The planned outlet and emergency spillway for Basin 1 directs excess flow onto the adjacent downhill property, which could result in erosion and other maintenance issues for this landowner. The applicant should consider re-directing the outlet from this basin to the north to minimize impacts to downhill property owners.
8. The Post Construction Stormwater Management Plan Notes include the installation of a vegetated swale (BMP 6.4.8). It is unclear from the plan document where this BMP will be installed and what drainage area it will capture. The applicant should clearly denote the proposed location of this BMP in the Post Construction Stormwater Management Plan and demarcate the planned drainage area.
9. Given the high percentage of planned impervious coverage, the applicant should consider incorporating porous paving materials into the planned sidewalks and courtyard to decrease stormwater runoff.
10. According to the information available for our review, it appears that all drainage from the planned apartment building will be directed into Basin 1 and Level Spreader 2. The applicant should ensure that all roof drains have appropriate measures (e.g. leaf traps, gutter guards, or regular cleanouts) to prevent clogging by unwanted debris, and include requirements for regular inspection of these features in the operation and maintenance plan to ensure this system functions as designed.
11. The applicant should consider using a native raingarden seed mix to naturalize the infiltration basin area.

Page: 5

Re: Preliminary Land Development - Westrum Phoenixville Luxor

Phoenixville Borough - LD-08-19-16026

12. Given 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 area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff 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:

13. We suggest that the Borough'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.
14. The applicant should assure the Borough that any soil contamination issues associated with former uses at this site have been remediated to meet all federal, state and local standards.
15. The local emergency service providers should review the plan to ensure that emergency service equipment will be able to access the garage levels of this facility.
16. The plan shows an extensive retaining wall on the north and west sides of the surface parking lot, the Borough engineer should review the design and specifications of the retaining wall. Also the need for protective fencing along the top of the retaining wall should be determined.
17. The Borough and the applicant should discuss how this facility will be connected to the Borough's system of trails and sidewalks.
18. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Glenn Bentley
Senior Review Planner

cc: CSW Wheatland Associates, L.P.
Carroll Engineering Corporation
Chester County Conservation District
Chester County Water Resources Authority



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

September 4, 2019

Shirley K. Walton, Secretary
West Marlborough Township
1300 Doe Run Road
Coatesville, PA 19320

Re: Final Subdivision - Truitt Property
West Marlborough Township - SD-08-19-16038

Dear Ms. Walton:

A final subdivision plan entitled "Truitt Property", prepared by Della Penna Engineering, Inc., and dated December 21, 2016, and last revised on August 16, 2019, was received by this office on August 23, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	southeast corner of Doe Run Road and Wilson Road
Site Acreage:	15.00
Lots/Units:	9 lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Agriculture
UPI#:	48-4-16.1

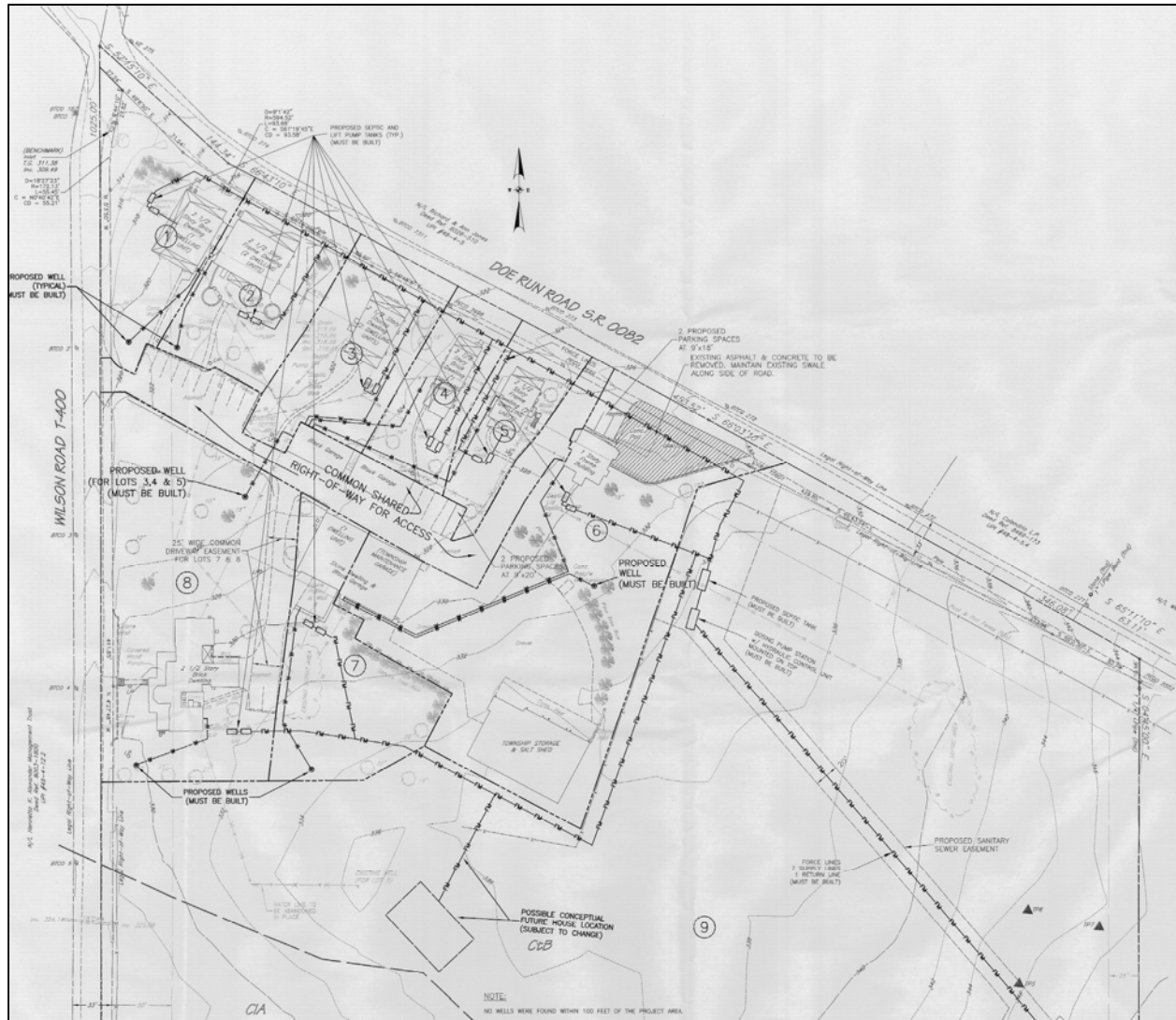
PROPOSAL:

The applicant proposes a minor revision to the out bounds of 5 lots in the historic village of Doe Run. The project site, which will be served by on-site water and sewer, is located in the HV-Historic Village Residential zoning district.

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

BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision plan for this site. That review, CCPC# SD-01-17-14657, dated January 20, 2017, which addressed the creation of 9 lots for 9 existing residences, was approved by the Township on September 5, 2017.



Detail of Sheet 2 of the plan

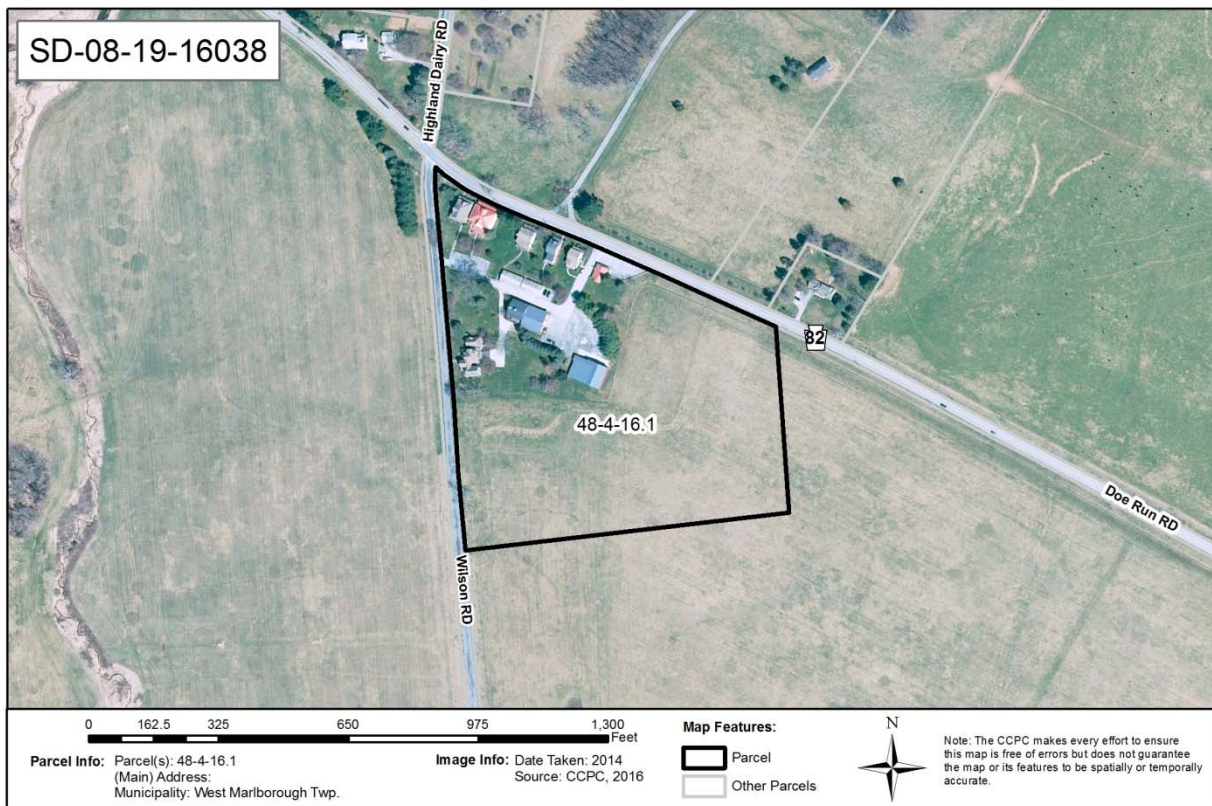
COUNTY POLICY:

LANDSCAPES:

- 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**.

PRIMARY ISSUES:

- The proposed revisions to the property lines are logical and appropriate.



ADMINISTRATIVE ISSUES:

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

Sincerely,

Glenn Bentley
Senior Review Planner

cc: Ruth M. and Nancy E. Truitt
Della Penna Engineering, Inc.
Chester County Health Department



THE COUNTY OF CHESTER



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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

September 11, 2019

Deborah M. Kolpak, Secretary/Treasurer
West Nantmeal Township
455 North Manor Road, PO Box 234
Elverson, PA 19520

Re: Final Subdivision - Emerson Farms, LLC
West Nantmeal Township - SD-08-19-16028

Dear Ms. Kolpak:

A final subdivision plan entitled "Emerson Farms, LLC", prepared by Concord Land Planners and Surveyors, Inc., and dated March 26, 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:	Southwest intersection of North Manor Road (State Route 82) and Creek Road (State Route 4029), west of Wyebrook Road
Site Acreage:	363.46 acres
Lots:	2 proposed lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	Rural Residential
UPI#:	23-5-79, 23-4-66, 23-5-71.1A (and UPI 23-5-78-E; see comment 2 below)

PROPOSAL:

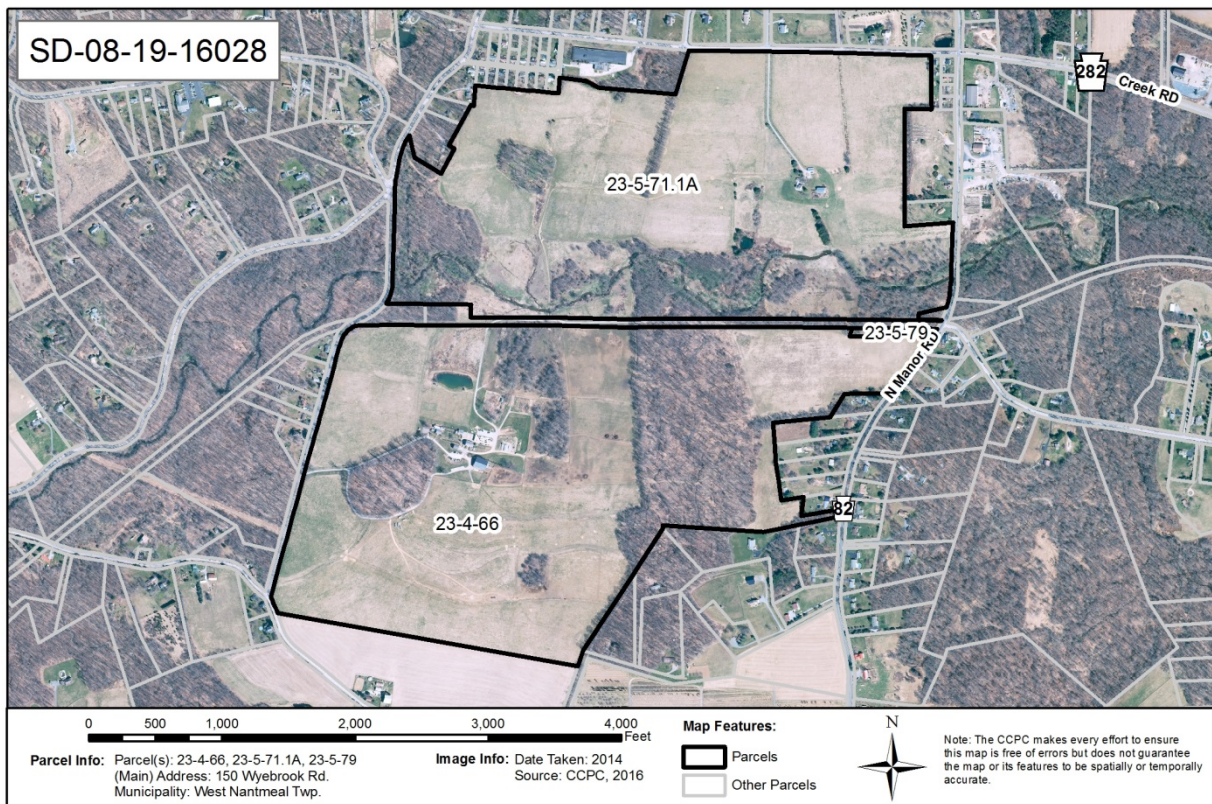
The applicant's subdivision plan proposes the adjustment of the lot lines separating three lots to create two lots. The site, which is served by on-lot water and sewer facilities, is located in the West Nantmeal Township R-1 Agricultural Preservation zoning district. The site contains agricultural structures and dwellings but no additional development is proposed.

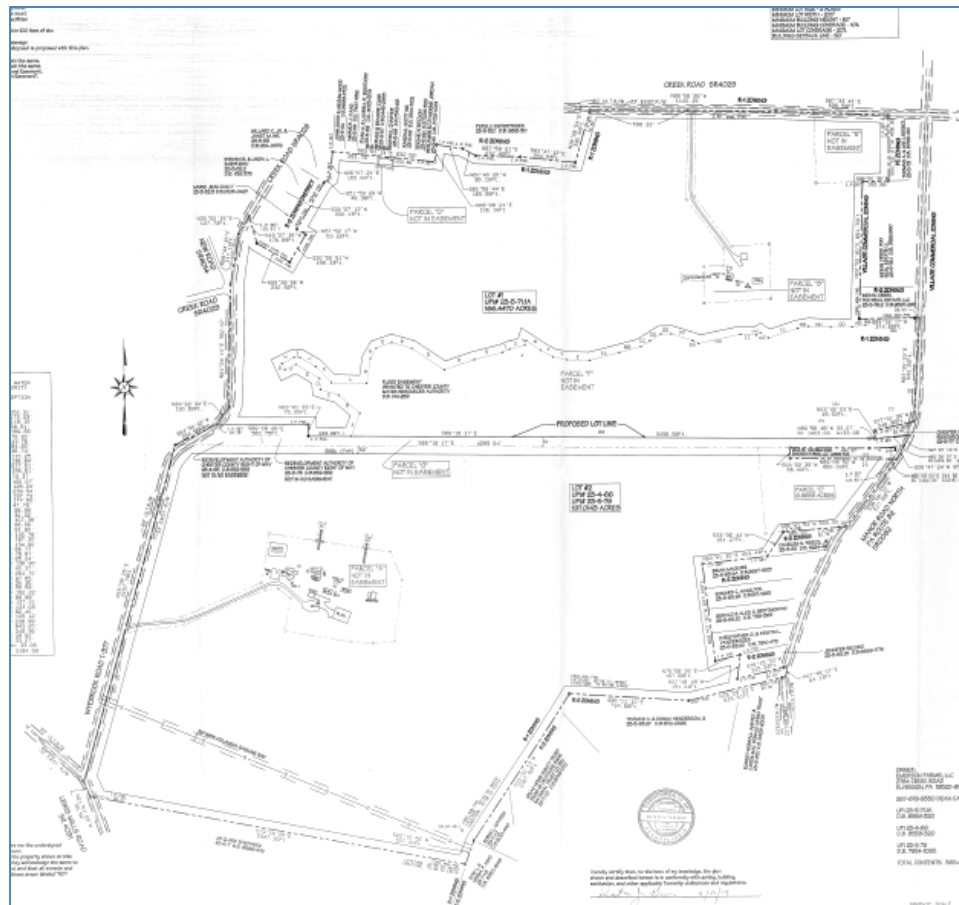
RECOMMENDATION: We recommend that the Township deny approval of this plan because the ownership of Chester County parcels is not correctly shown, and the subdivision as proposed could complicate the eventual construction of the North Struble Trail extension. Furthermore, we recommend that the Township take no action that could limit the future development of this section of the North Struble Trail extension. See Comment 2.

COUNTY POLICY:

LANDSCAPES:

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





*Detail of Emerson Farms, LLC
Final Subdivision Plan*

PRIMARY ISSUES:

2. The applicant's plan includes parcel ownership information that does not correspond with County parcel records:

- The applicant's plan includes a note indicating that a portion of parcel numbers UPI 23-4-66 and UPI 23-5-79 includes an area that is subject to a Redevelopment Authority of Chester County right-of-way. However, Chester County records show that UPI 23-5-78-E (which is located to the south of UPI 23-5-71.1A and to the north of UPI 23-4-66 and UPI 23-5-79, and which the applicant apparently shows as being part of UPI 23-4-66 and UPI 23-5-79) is owned in fee by Chester County, and is not a right-of-way as shown on the plan.

Our records indicate that this parcel was purchased by the Chester County Redevelopment Authority and conveyed to the County Parks Department in the 1990s for the purpose of creating a trail. The applicant should indicate that UPI 23-5-78-E is owned in fee by Chester County.

- The plan indicates that UPI 23-4-65, located at the western portion of the applicant's parcel, is subject to a Redevelopment Authority of Chester County right-of-way. County records show that UPI 23-4-65 is owned in fee by the Redevelopment Authority and is not a right-of-way. The

applicant should correct the ownership information regarding UPI 23-4-65.

The applicant should review the information related to each parcel included in this plan to ensure that the information corresponds to County records.

3. Parcel UPI 23-5-78-E was included in the County's 2015 North Struble Trail Feasibility Study at: <http://www.chescoplanning.org/transportation/StrubleTrail.cfm>. A critical recommendation of the North Struble Trail Feasibility Study relates to the Glenmore Village to Wyebrook Farm Road segment, which is included within the applicant's tract. The Feasibility Study for this section notes that:

- This 2.9-mile segment would physically accommodate a Multi-Use Trail with Adjacent Bridle Path.
- Chester County and Wallace Township owns the entire segment except for one parcel owned by PECO.
- This segment could serve as an independent recreational facility.
- Security measures are needed around the Water Resources Authority Dry Dam flood control facility.

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies North Manor Road (State Route 82) as a major collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements.

The County Multimodal Circulation Handbook classifies Creek Road (State Route 4029) as a local distributor. The Handbook recommends a 50 foot-wide right-of-way for local distributor roads. We recommend that the applicant and the Township contact PennDOT to determine the appropriate rights-of-way to be reserved for these sections of North Manor Road and Creek Road, and that these areas be identified as dedicated rights-of-way and be offered for dedication to PennDOT.

5. We suggest that the applicant also clearly show the boundary between County owned parcels UPI 23-5-78-E and UPI 23-4-65-E.
6. The Lot #2 boundary line that coincides with southern line of UPI 23-5-78-E should be of similar line weight to the other perimeter boundary lines.
7. We note that standard drafting convention is to show building setback lines as a dashed line and not as a continuous or solid line.

ADMINISTRATIVE ISSUES:

8. It is acknowledged that the Chester County Water Resources Authority (CCWRA) flood easements related to the Barneston Regional Flood Control Facility are clearly shown on the plan drawings. Although current plans indicate no development, land clearing, grading, or earth disturbance is planned within the CCWRA easements, please be advised that any such future

Page: 5
Re: Final Subdivision - Emerson Farms, LLC
West Nantmeal Township - SD-08-19-16028

activities must be approved by CCWRA and performed in a manner that complies with the CCWRA easements so as not to diminish or impact the flood storage capacity of the Facility. Related questions can be directed to CCWRA (610-344-5400).

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Concord Land Planners and Surveyors, Inc.
Emerson Farms, LLC
Dean W. and Emelie Carlson
Pat Bokovitz, Director, Chester County Department of Community Development
Brianne L. Zanin, Director, Chester County Department of Open Space Preservation
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Brian Styche, RLA, AICP, Chester County Planning Commission, Director of Environment and Infrastructure
Chester County Water Resources Authority



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West Chester, PA 19380-0990
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September 3, 2019

Kathryn Shillenn, Secretary
West Vincent Township
729 St. Matthews Road
Chester Springs, PA 19425

Re: Final Subdivision - Harry Price
West Vincent Township - SD-08-19-16029

Dear Ms. Shillenn:

A final subdivision plan entitled "Harry Price", prepared by DL Howell & Associates, Inc., and dated August 6, 2019, was received by this office on August 16, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	on the north side of Jaine Lane, west of Birchrun Road
Site Acreage:	40.00
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural
UPI#:	25-3-101.1B

PROPOSAL:

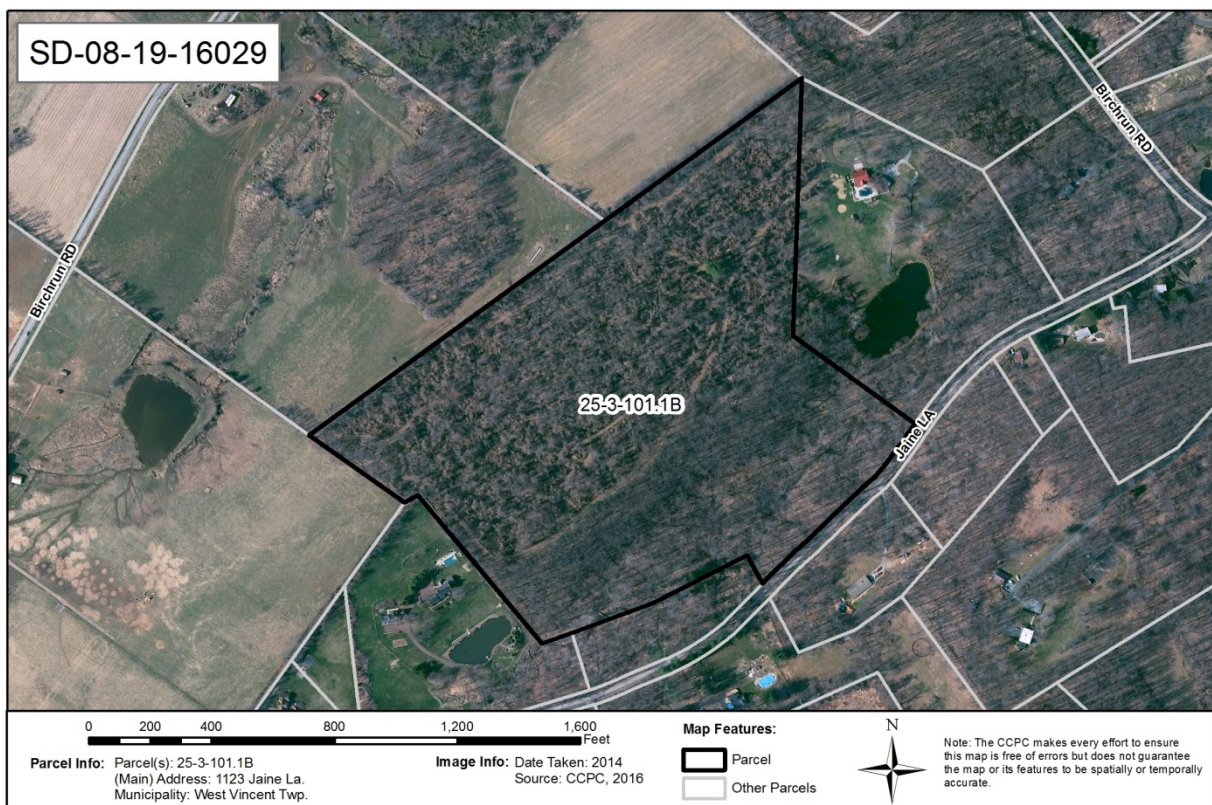
The applicant proposes the creation of 2 lots from the existing 40.00 acre parent tract. The project site, which will be served by onsite water and onsite sewer, is located in the R-3 Residential zoning district. No development activity is proposed.

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

COUNTY POLICY:

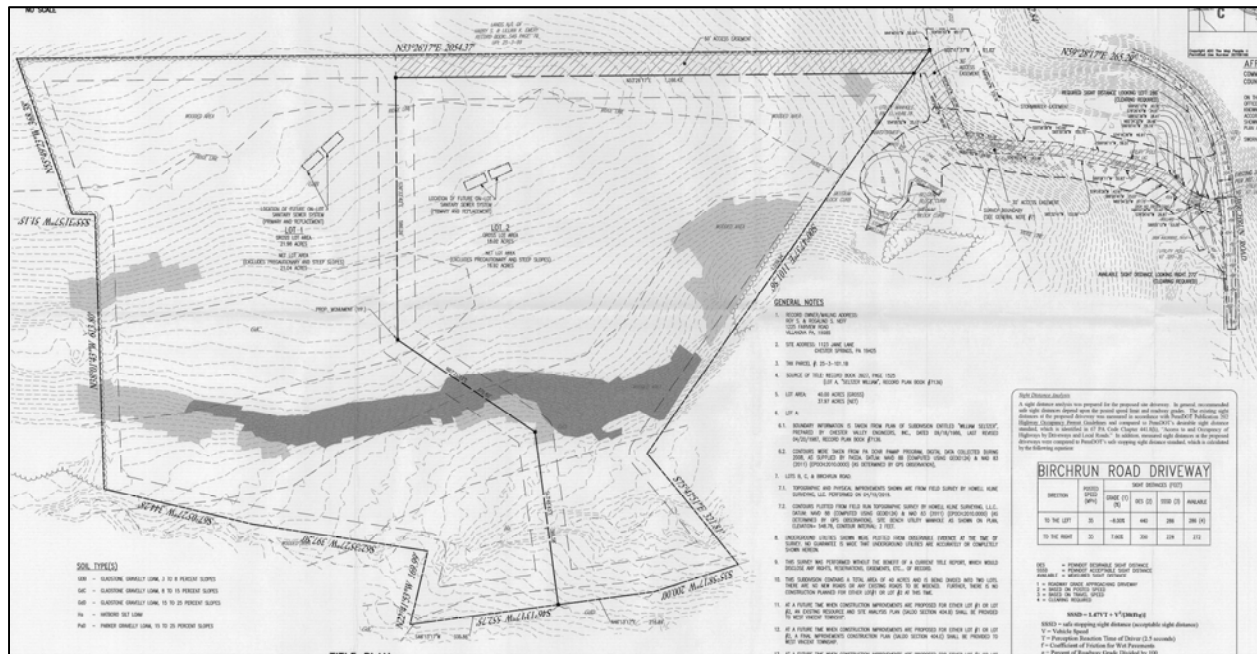
LANDSCAPES:

1. The project site is located within the **Rural Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**. This site is designated as Rural in the draft of the 2019 Phoenixville Regional Comprehensive Plan Future Land Use map.



PRIMARY ISSUES:

2. Because of the location within the **Rural Landscape**, the steep slopes, extensive woodlands and limited access to this tract, we recommend that the proposed lots be deed restricted from further subdivision. This tract is also in close proximity to a significant area of protected open space, the applicant should consider placing the property under a conservation easement.
3. The Township should verify that the proposed driveway is consistent with the Design Standards of Section 606 of the Subdivision and Land Development Ordinance, particularly Section 606.M related to shared driveways.



Detail of the Subdivision Plan

4. The southern property line appears to be in the vicinity of Jaine Lane, however this road is not shown on the plan. While we acknowledge that the proposed access point is on Birchrun Road, we suggest that details related to Jaine Lane be shown on the plan especially if the southern property line falls within the road or the right-of-way.
5. While we note the content of plan notes # 7.1 and 7.2 related to the topography of the site; no elevations are shown for existing contour lines. This should be corrected prior to the Township taking action on this submission.
6. Because of the sensitive natural features found on this site, we recommend that when construction is proposed that the design create minimum disturbance of the woods and steep slopes.

ADMINISTRATIVE ISSUES:

7. According to County Tax Assessment records, the project site 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.
8. The applicant is requesting nine (9) 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. We acknowledge that plan shows primary and replacement sanitary sewage disposal areas, the Township should determine if proposed well locations should be shown on the plan.

Page: 4
Re: Final Subdivision - Harry Price
West Vincent Township - SD-08-19-16029

10. 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 West 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,

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: Roy S. & Rosalind S. Neff c/o Harry Price
DL Howell & Associates, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Assessment Office



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

September 3, 2019

Kathryn Shillenn, Secretary
West Vincent Township
729 St. Matthews Road
Chester Springs, PA 19425

Re: Final Subdivision - Parcel 25-6-83
West Vincent Township - SD-08-19-16032

Dear Ms. Shillenn:

A final subdivision plan entitled "Parcel 25-6-83", prepared by Edward B Walsh & Associates Inc, and dated January 15, 2019, was received by this office on August 16, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	on the south side of Black Horse Road, east of Pottstown Pike
Site Acreage:	8.65
Lots/Units:	3 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural
UPI#:	25-6-83

PROPOSAL:

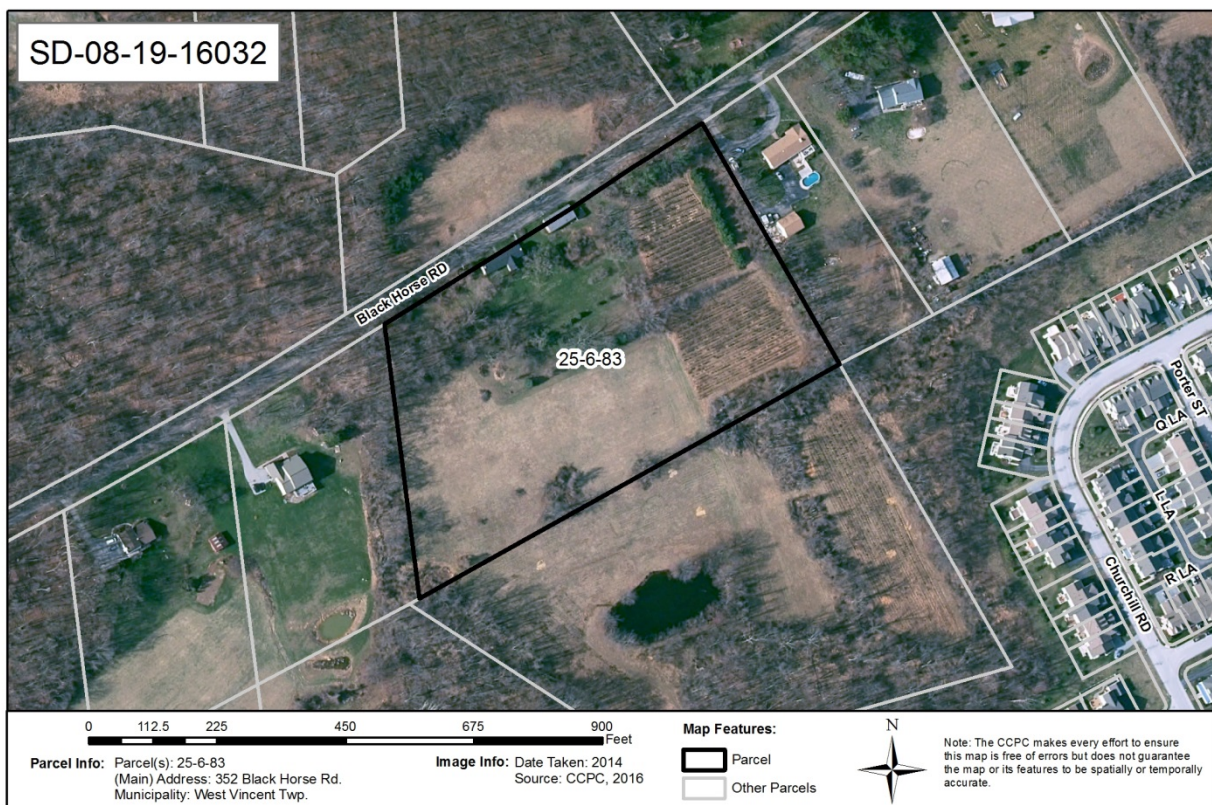
The applicant proposes the creation of 3 lots from an 8.65 acre parent parcel. The project site, which will be served by onsite water and onsite sewer, is located in the R-2 zoning district.

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

COUNTY POLICY:

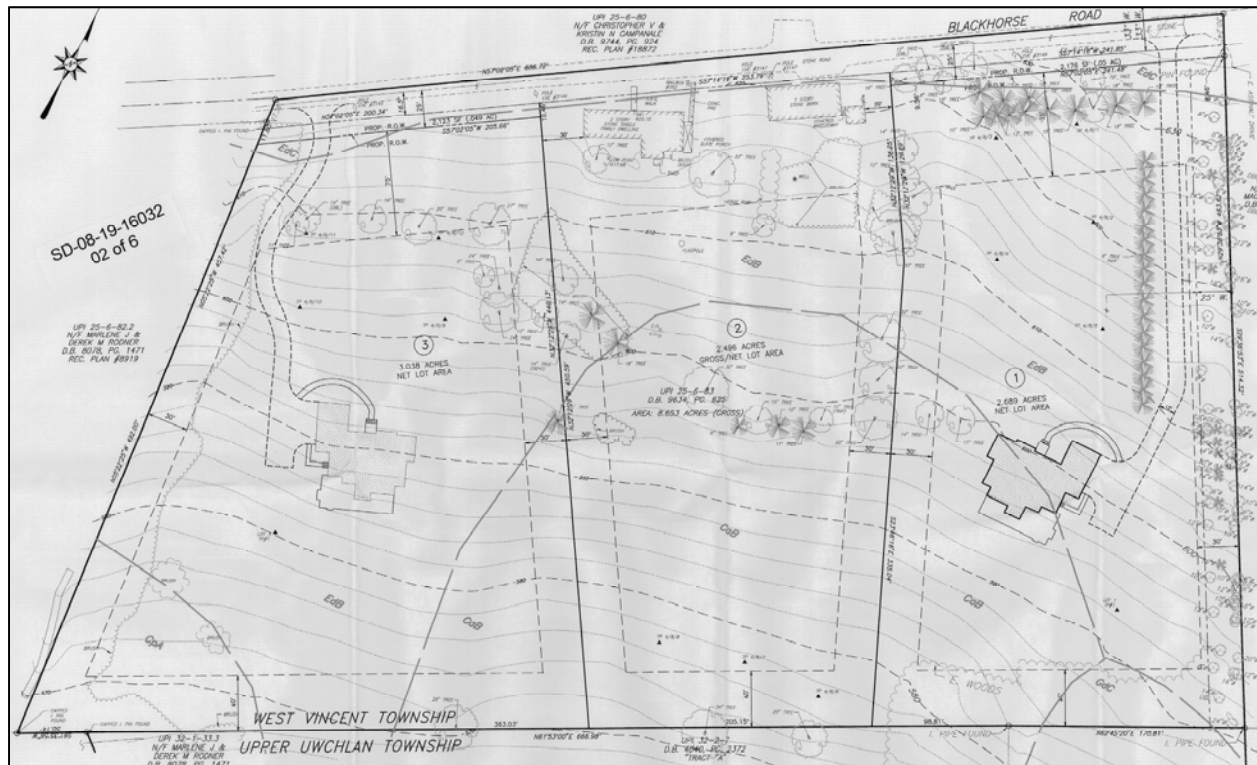
LANDSCAPES:

1. The project site is located within the **Rural Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan and is adjacent to the **Suburban Landscape**, which begins south of the rear property line of the proposed lots. The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**. The tract is designated Rural on the 2019 Draft Phoenixville Regional Comprehensive Plan Future Land Use map.



PRIMARY ISSUES:

2. The applicant should consider swapping the location of the proposed dwellings and the primary and replacement sewage absorption areas. This would place the drain fields down gradient of the dwellings and wells and eliminate the need for lift pump, which should make the systems simpler and more reliable.



Detail of Sheet 2 of the plan

ADMINISTRATIVE ISSUES:

3. We note that the plan shows proposed lots 1 and 3 with a 25 foot-wide right-of-way on the south side of Blackhorse Road; we recommend that the area within the expanded right-of-way be offered for dedication to the Township to accommodate future road and utility improvements.
4. 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 West 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: Robert Johnson
Edward B. Walsh and Associates, Inc.
Chester County Health Department
Chester County Conservation District



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

September 16, 2019

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

Re: Preliminary/Final Land Development - Boot Road North Park
West Whiteland Township - LD-08-19-16044

Dear Mr. Weller:

A Preliminary/Final land development plan entitled "Boot Road North Park", prepared by CES Engineering and dated April 9, 2019, was received by this office on August 29, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	North side of Boot Road (State Route 2020), to the west of Pottstown Pike (State Route 100)
Site Acreage:	31.59 acres
Proposed Land Use:	Park, ballfields
New Parking Spaces:	82 spaces
Municipal Land Use Plan Designation:	OS-Parks, Permanent Open Space & Resource Conservation
UPI#:	41-5-147-E, 41-5R-194-E

PROPOSAL:

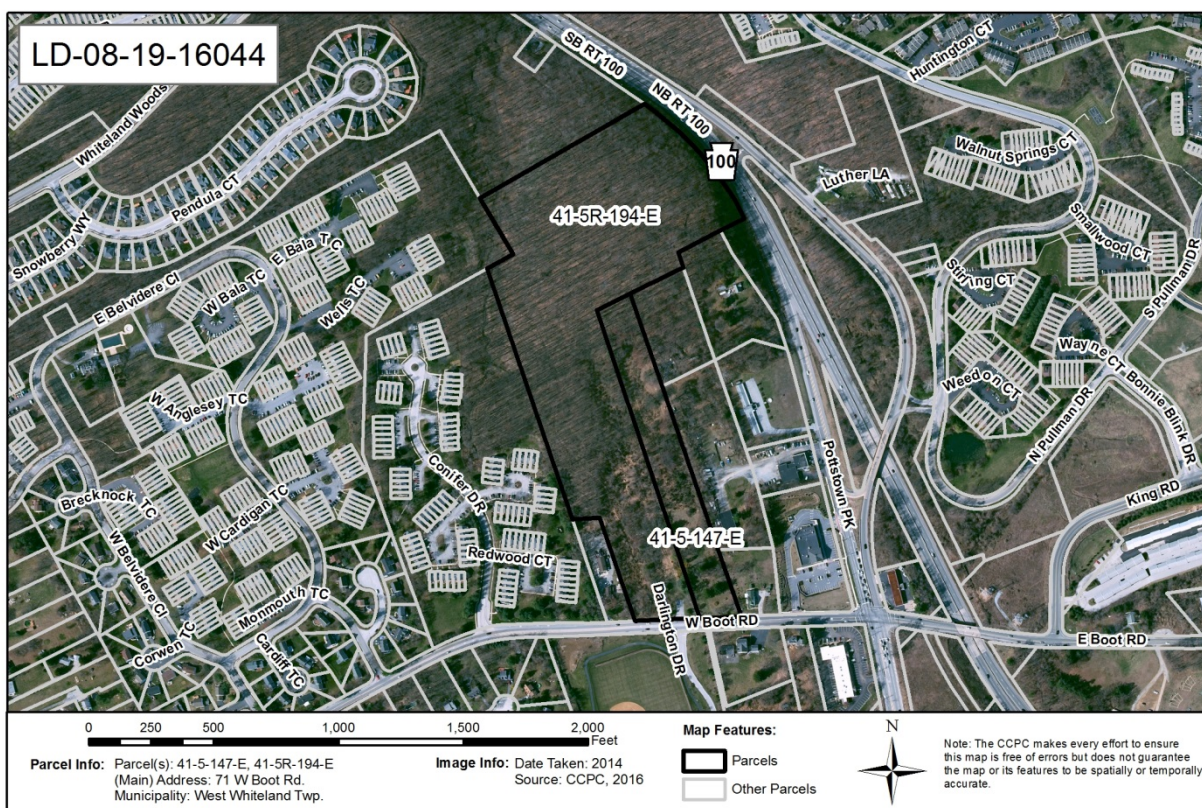
The applicant proposes the construction of a recreational area including two ballfields and 82 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the West Whiteland Township R-3 Residential zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

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

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

Page: 4

Re: Preliminary/Final Land Development - Boot Road North Park

West Whiteland Township - LD-08-19-16044

6. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed, and access the facility to address on-site emergencies.
7. A designated pedestrian crossing should be considered between the proposed 34 parking space lot and the sidewalk system.
8. We recommend a small drop-off/pick-up area along the main driveway in the area just north of the proposed 24' x 44' pavilion.
9. It would be desirable if the Township could incorporate some natural trails into the undeveloped area on the site and to the north of the site. The trails could be used both by the public at large and those who may not be interested in baseball games.

ADMINISTRATIVE ISSUES:

10. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
11. The applicant 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.
12. 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.
13. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

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



Wes Bruckno, AICP
Senior Review Planner

cc: CES Engineering
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

9/1/2019 to 9/30/2019

The staff reviewed proposals for:

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

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Charlestown Township	ZA-08-19-16046	9/25/2019	Proposed - Zoning Ordinance Amendment Adding definitions, short term lodging, pipeline above ground facilities, revising conditional use uses, etc.	Consistent
East Goshen Township	SA-08-19-16031	9/18/2019	Proposed - SLDO Amendment The Township proposes the addition of design and development standards for the proposed TND-1 and TND-2 Goshenville Overlay Districts, along with the addition of Appendix A - General Manual of Written and Graphic Design Standards, for the proposed TND-1 and TND-2 Overlay Districts.	Consistent
East Goshen Township	ZA-08-19-16030	9/18/2019	Proposed - Zoning Ordinance Amendment The Township proposes the addition of the Traditional Neighborhood Development: TND-1 Goshenville Overlay District, and the Traditional Neighborhood Development: TND-2 Goshenville Overlay District to the Township Zoning Ordinance. Applicability and conditions of eligibility, intent, use regulations, area and bulk requirements, and special design and development standards are provided for each overlay district.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Goshen Township	ZA-08-19-16045	9/24/2019	Proposed - Zoning Ordinance Amendment The Township proposes to add "Business Park Apartments" to the list of uses permitted by conditional use in the BP Business Park district. A definition, specific intent statement, signage, area and bulk, and parking standards are provided.	Consistent
Honey Brook Township	ZM-08-19-16041	9/16/2019	Proposed - Zoning Map Amendment Rezoning 22-8-77.2 from MUR Mixed Use Residential to MUC Mixed Use Commercial	Consistent
New Garden Township	OM-08-19-16043	9/11/2019	Proposed - Official Map The submission presents New Garden Township's first Official Map and Ordinance.	Consistent

TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES 3: 6
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 6

Ordinance Review Letters



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Executive Director

PLANNING COMMISSION

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

September 25, 2019

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

Re: Zoning Ordinance Amendment – Various Amendments
Charlestown Township - ZA-08-19-16046

Dear Ms. Csete:

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 30, 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. 16 new definitions;
 - B. The use regulations for conditional uses are revised to add a provision to the regulation of pipelines which states that “no above ground structures related to pipelines shall be permitted” within specified districts including: FR-Farm Residential, R-1 Residential, PRD-Planned Residential, I-Institutional, NC-1 Neighborhood Commercial 1, Neighborhood Commercial 2 districts. Other uses are also revised.
 - C. A new subsection, 27-407, is added to the Farm Residential District entitled “Conditional Use Standards and Criteria for Short Term Lodging”;
 - D. The uses permitted by conditional use in the PRD-2 and PRD-3 are referenced;
 - E. The permitted conditional uses in the I/O/B Industrial/Office/Business districts are expanded;
 - F. The Printing, publishing, lithographing, binding or similar processes use is deleted from the conditional uses permitted in the B-1 Business district;
 - G. New subsections are added to Part 10 the I/O/B Industrial/Office/Business provisions addressing Logistics Parks or Logistics Center, Self Storage Facilities, Heliports, Junk Yards and Garden Center/Plant Nurseries;
 - H. Section 1809, Standards for Approval of Conditional Uses by the Board of Supervisors is replaced in its entirety;
 - I. A new subsection, 27-1811 Standards and Criteria for Group Homes is added;

- J. The permitted conditional uses in the TND-Traditional Neighborhood Development district are revised;
- K. The permitted conditional uses in Area 3 of the TND-Traditional Neighborhood Development district are revised to add convenience store and,
- L. A subsection, 27-2221.5, is added addressing convenience stores.

LANDSCAPES:

- 2. Charlestown Township is located within the **Rural** and **Suburban Landscape** designations of **Landscapes3**, the 2018 County Comprehensive Plan. The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The Township has three areas designated as **Suburban Landscape**. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided.

COMMENTS:

- 3. The Township Solicitor should review the provisions that prohibit above ground structures related to pipelines. This limitation is proposed in multiple zoning districts. We note that the location of the above ground structures, such as release valves, must also take public safety and their spacing along the pipeline into consideration when determining their best location. In some cases, this may be within a district where their prohibition is being proposed. In addition, state and federal standards may apply that could be at odds with this zoning standard. The Chester County Pipeline Information Center includes model standards for Surface Uses Affiliated with Transmission Pipelines on its Resources Pages, which are considered compliant with the above regulations. The Resources webpage also includes a number of other pipeline related ordinance standards, particularly for setbacks from existing pipelines, that the Township may want to consider including in their land use regulations.
The ordinance standards can be accessed at: <http://www.chescoplanning.org/pic/Resources.cfm>
- 4. We note that the provisions related to Short Term Lodging of Section 27-407, do not contain any language regarding the provision of meals. If this factors into the Township's intent for the use, then it should be added to the proposed language. We suggest that the Township review a recently added eTool on this topic at: <http://www.chescoplanning.org/MuniCorner/eTools/15-ShortTermRentals.cfm>.
- 5. Group Homes and their residents should generally be treated similar to other families within a municipality. We suggest that the Township Solicitor review the Group Home provisions (proposed Section 27-1811), such as those requiring a minimum separation distance and which strictly limit the number of residents, to assess their consistency with the provisions of the Fair Housing Act prior to adoption.
- 6. The Township should reconsider the prohibition of white exterior color for Logistics Park or Logistics Centers buildings as proposed for Section 27-1008.1.K. We suggest that white is the best color for reflecting passive solar gain and for large structures; having a white exterior can result in significant energy saving during the summer months.

Page: 3
Re: Zoning Ordinance Amendment – Various Amendments
Charlestown Township - ZA-08-19-16046

7. The Township should consider the need for provisions that regulate multi-story self-storage facilities in Section 27-1009; a multi-story facility has been recently proposed in Phoenixville Borough.
8. The Township should reconsider prohibiting the parking of motor vehicles, boats, trailers, campers, construction vehicles and construction equipment at Self Storage Facilities. With adequate screening and other appropriate design standards these facilities could provide parking for these vehicles, which are subject to parking prohibitions in a variety of zoning districts.
9. The Township should review the provisions of Section 27-2204.3.A. The figures used in this provision have no reference to verify compliance against. For example does the 10% figure relate to the total number of single-family detached dwellings in the Township and does the total of seven such accessory dwelling units also apply to the entire Township. This provision should be clarified.

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

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

September 18, 2019

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

Re: Zoning Ordinance Amendment and Subdivision and Land Development Ordinance Amendment –
Traditional Neighborhood Development TND-1 and TND-2 Goshenville Overlay Districts
East Goshen Township – ZA-08-19-16030 and SA-08-19-16031

Dear Mr. Smith:

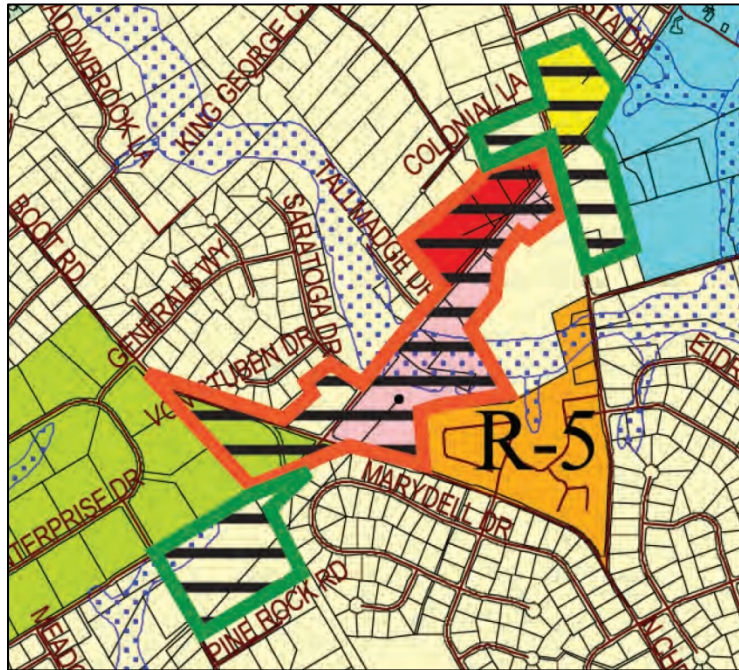
The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment and Subdivision and Land Development Ordinance (SLDO) Amendment submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Sections 609(e) and 505(a), respectively. The referral for review was received by this office on August 19, 2019. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

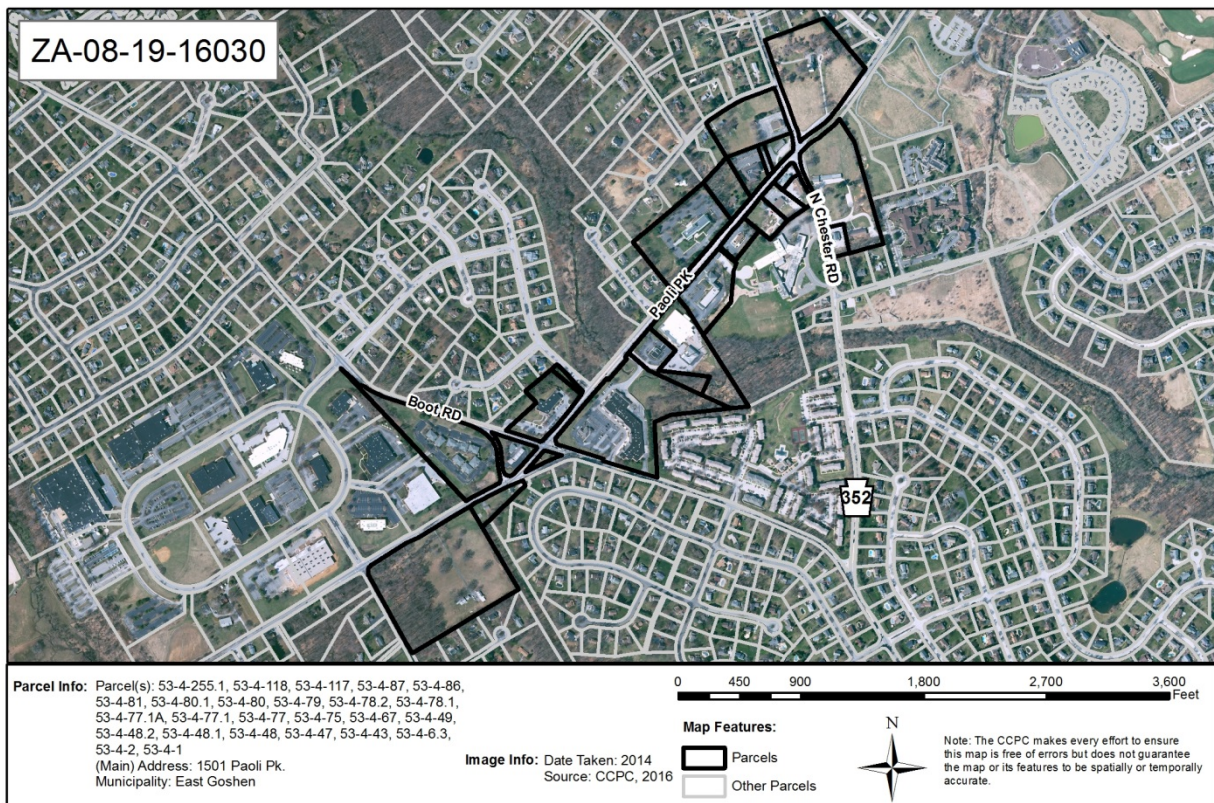
1. The Township proposes the addition of the Traditional Neighborhood Development: TND-1 Goshenville Overlay District (proposed Section 240-61), and the Traditional Neighborhood Development: TND-2 Goshenville Overlay District (proposed Section 240-62) to the Township Zoning Ordinance. Applicability and conditions of eligibility, intent, use regulations, area and bulk requirements, and special design and development standards are provided for each overlay district. We also note that, while the TND-1 Overlay District will promote a mix of non-residential and residential uses, the TND-2 Overlay District will generally be limited to residential uses.

Additionally, a General Manual of Written and Graphic Design Standards is provided for the TND-1 and TND-2 Overlay Districts (Appendix A and Appendix B, respectively). Furthermore, definitions for the following terms are proposed to be added to Section 240-6: Artisan Shop, Build-To Line, Outdoor Dining, Pedestrian Gathering Area, Pop-Use Use, Revitalization, Streetscape, and TND Open Space.

2. The amendment submission from the Township included a draft Township Zoning Map (last revised April 5, 2019) depicting the location of the TND-1 and TND-2 Overlay Districts. The map inset from the draft Zoning Map is provided on page 2.
3. The Township also proposes the following amendments to its SLDO: add Section 205-75, pertaining to design and development standards for the TND-1 and TND-2 Overlay Districts; and add Appendix A – General Manual of Written and Graphic Design Standards for the TND-1 and TND-2 Overlay Districts.



Map Inset, Draft Township Zoning Map: Proposed TND-1 Overlay District (red outlined area), and Proposed TND-2 Overlay Districts (green outlined areas)



Location Map: Parcels in proposed TND-1 and TND-2 Overlay Districts, based upon the Map Inset in the draft Township Zoning Map

Page: 3

Re: Zoning Ordinance Amendment and Subdivision and Land Development Ordinance Amendment – Traditional Neighborhood Development TND-1 and TND-2 Goshenville Overlay Districts
East Goshen Township – ZA-08-19-16030 and SA-08-19-16031

AREA EVALUATION:

4. Existing Zoning: The proposed TND-1 Overlay District would apply to parcels situated in the Township's C-2 Local Convenience Commercial; C-5 Government, Finance and Office; BP Business Park; and R-2 Low Density Residential zoning districts. The TND-2 Overlay District would apply to parcels situated in the R-2 Low Density Residential and R-3 Medium Density Residential zoning districts.
5. Water and Sewer Facilities: According to County mapping records, this area of the Township is served by public water and public sewer facilities.
6. Municipal Comprehensive Plan: The Future Land Use Plan (page 6-1) in the Township's 2015 Comprehensive Plan indicates that the TND-1 Overlay District is situated in the Commercial and Town Center designations. The eastern TND-2 Overlay District, generally located on the east side of North Chester Road and the north and south side of Paoli Pike, is situated located in the Low Density Residential and Medium Density Residential designations. The western TND-2 Overlay District, located on the south side of Paoli Pike west of Boot Road, is situated in a Low Density Residential designation. Additionally, the Overlay Districts are located within the Paoli Pike Corridor overlay area.

LANDSCAPES:

7. The proposed TND-1 and TND-2 Overlay Districts are located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. Additionally, a portion of the TND-1 Overlay District, situated along an unnamed tributary to Ridley Creek, is located in a **Natural Landscape** Overlay designation. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources.

The proposed zoning ordinance and SLDO amendments are consistent with the objectives of the **Suburban Landscape**. We acknowledge and endorse that the intent of the Overlay Districts, as specified in proposed Sections 240-61.B and 240-62.B of the Zoning Ordinance, includes the implementation the Township's 2015 Comprehensive Plan, the implementation of the Paoli Pike Corridor Master Plan (adopted December 19, 2017), and to promote walkability.

Additionally, we acknowledge the Township's ongoing efforts in the preservation of the historic resources in Goshenville. *Landscapes3* recognizes these significant historical landscapes as an overlay area on the Landscapes Map. Overlay areas do not replace the underlying landscape categories, but they identify areas where continued preservation of these resources is a high priority. Development within or adjacent to historic resources should apply context-sensitive design to integrate with distinctive cultural features.

Page: 4

Re: Zoning Ordinance Amendment and Subdivision and Land Development Ordinance Amendment –
Traditional Neighborhood Development TND-1 and TND-2 Goshenville Overlay Districts
East Goshen Township – ZA-08-19-16030 and SA-08-19-16031

COMMENTS:

Zoning Amendment Comments:

8. For clarity purposes, the Township should provide the list of parcels to be located in the TND-1 and TND-2 Overlay Districts. We note that, while our location map at the bottom of page 2 is based upon the map inset in the draft Township Zoning Map, it may not accurately reflect the parcels to be included in the overlay districts due to the small size of the map inset.
9. In its review of the proposed design standards, the Township should avoid the use of language which may be difficult to enforce. For example, the Design Standards for temporary uses in Sections 240-61.F.(1)(c)[4] through 240-61.F.(1)(c)[6] state that such uses “shall minimize impacts on surrounding and nearby properties,” “shall not cause vehicular traffic/parking problems, or put pedestrian safety at risk,” and “shall be located in an area with sufficient open space available to conduct the proposed use.” We suggest that some design standards be moved into the Legislative Intent Category, be provided with a measure of specificity to allow application or enforceability, or be removed to reduce the number of subjective design standards.
10. The Township should clearly identify how food trucks will be regulated. Design Standard 240-61.F.(1)(c)[3] states that temporary uses may include pop-up markets, pop-up festivals/events, pop-up art shows, food trucks/vendors, food stands, etc. However, the proposed definition of Pop-Up Use, which will be a by-right use in the TND-1 Overlay District, does not specifically reference food trucks.
11. The Township should provide their rationale for requiring conditional use approval for a lot or building containing more than one commercial or office establishment in the TND-1 Overlay District (Section 240-61.C(2)(a)). We suggest that the Township, in order to encourage development in the TND-1 Overlay District, consider allowing a lot or building with two or more commercial or office establishments as a by-right use. Alternatively, the Township could provide a higher upper limit for the number of commercial or office establishments permitted by-right, above which conditional use approval would be required (for example, permitting up to three establishments by-right, while requiring conditional use approval for four or more establishments).
12. As an incentive for historic preservation, we recommend that the Township allow the development of semidetached dwellings and townhouse dwellings in accordance with the development standards in the TND-2 Overlay District, only when the historic resources on the project site are preserved. We note that the Historic Resources Map (page 13-1) in the Township’s Comprehensive Plan indicates that all four parcels within the eastern TND-2 Overlay District contain Class 1 or Class 2 historic resources.
13. The draft Ordinance contains three text annotations (stricken text) depicting proposed revisions. These annotations are located at:
 - Section 240-61.D.(1) – the first line underneath Minimum building height;
 - Section 240-61.D.(2) - Maximum Density; and
 - Section 240-62.E.(2)(g).

The Township should ensure that all such annotations are removed from the approved document.

Page: 5

Re: Zoning Ordinance Amendment and Subdivision and Land Development Ordinance Amendment – Traditional Neighborhood Development TND-1 and TND-2 Goshenville Overlay Districts
East Goshen Township – ZA-08-19-16030 and SA-08-19-16031

14. 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).

SLDO Amendment Comments:

15. The Township should verify the accuracy of the Article and Section references provided on page 1 of the draft SLDO Ordinance and page 1 of Appendix A. Page 1 of the draft SLDO Ordinance indicates that proposed Section 205-75 will be added to the Township SLDO within “Article IX. Special Development and Design Standards.” However, our copy of the Township SLDO identifies Article IX as “Development and Design Standards,” and it also indicates that existing Section 205-74 is part of Article X. Amendments, Penalties and Appeals.
16. There are two design standards on page 10.1 of Appendix A that are identified as Design Standard 205-75.A.(10)(g), and the text in the second design standard identified as 205-75.A.(10)(g), pertaining to retaining walls, is identical to the text in Design Standard 205-75.A.(10)(h) on page 10.2 of Appendix A. This should be clarified by the Township.
17. As currently written, Design Standard 205-75.A.(10)(h) on page 10.2 of Appendix A, which states that retaining walls utilized to enable the trail in narrow areas shall be pre-cast stone “that is referential to Historic Goshenville,” seems more like a legislative intent statement than a design standard. We recommend that Township should provide specific design standard(s) for retaining walls that can objectively be enforced.
18. While we acknowledge that Design Standard 205-75.A.(12)(b) states that internal street networks shall be designed and built as an interconnected network, we recommend that the Township add design standard(s) pertaining to the interconnection of parking areas, driveways and adjacent residential uses.
19. While the protection of historic resources is identified within the legislative intent statements, we suggest that the Township include a specific set of historic preservation design guidelines that addresses issues such as massing, scale and materials that is not already addressed in these amendments or in Article VI-Historic Preservation of the Township Zoning Ordinance.

We note that the Historic Resources Map (page 13-1) in the Township’s Comprehensive Plan indicates that all four parcels within the eastern TND-2 Overlay District contain Class 1 or Class 2 historic resources, and Action Item 13.2.1.1 on page A-9-1 of the Comprehensive Plan Appendix recommends that the Township create graphic design guidelines to illustrate appropriate techniques for building protection and rehabilitation of historic resources. “Appreciate” Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

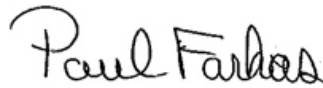
RECOMMENDATION: The County Planning Commission commends East Goshen Township’s efforts in preparing these amendments. The Township should consider the comments in this letter before acting on the proposed zoning ordinance and subdivision and land development ordinance amendments.

Page: 6

Re: Zoning Ordinance Amendment and Subdivision and Land Development Ordinance Amendment –
Traditional Neighborhood Development TND-1 and TND-2 Goshenville Overlay Districts
East Goshen Township – ZA-08-19-16030 and SA-08-19-16031

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

Sincerely,

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

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

September 24, 2019

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

Re: Zoning Ordinance Amendment – Business Park Apartments, BP Business Park Zoning District
East Goshen Township – ZA-08-19-16045

Dear Mr. Smith:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was initially received by this office on August 29, 2019, and a revised version of this amendment was received on September 10, 2019; this review addresses the revised version of the amendment received on September 10, 2019. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Add a definition for the term “Business Park Apartments” to Section 240-6.B;
 - B. Amend the Specific Intent Statement of the BP Business Park District in Section 240-21.A;
 - C. Add “Business Park Apartments in accordance with the standards in Section 240-29 and on a lot or lots that have frontage on an arterial road” to the list of uses permitted by conditional use in the BP Business Park District;
 - D. Add Section 240-22.Q, pertaining to signage for business park apartments and convenience commercial facilities in a Business Park Apartment development;
 - E. Amend Section 240-29, pertaining to design standards for all apartment developments, including Business Park Apartments in the BP Business Park District; and
 - F. Add Minimum Off-Street Parking Space Requirements for Business Park Apartments to Section 240-33.A. 1.3 parking spaces will be required for each one (1) bedroom dwelling unit, and 1.6 spaces will be required for each two (2) bedroom dwelling unit.
2. The zoning amendment submission from the Township included a sketch plan. This sketch plan, entitled “The Hicks Tract,” prepared by DL Howell, and dated August 12, 2019, depicts the construction of 170 apartment units in two three-story buildings, and 286 parking spaces, on an 8.1 acre site (UPI# 53-4-166 and 53-4-167) situated on the north side of Paoli Pike at its intersection with Meadow Drive, in accordance with the proposed ordinance standards. Our comments on this sketch plan begin on page 3 of this review letter.

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

Area Evaluation, BP Business Park District:

3. **Township Comprehensive Plan:** The BP Business Park zoning district is situated on the north side of Paoli Pike, between Boot Road to the east and the East Goshen/West Goshen border to the west. The Future Land Use Plan (page 6-1) in the Township's 2015 Comprehensive Plan indicates that the BP zoning district is located in the Business Park Industrial and Paoli Pike Corridor designations. We also note that the Township Comprehensive Plan (page 14-1) indicates that the list of Higher Land Use Intensity Areas that can be enhanced and/or improved and/or energized includes the Goshen Corporate Park, which is located within this zoning district. Additionally, the Comprehensive Plan (Goal 6 on page A-3-1 of the Appendix) states that the Township should provide for a diverse mix of residential, commercial and other land uses in a way that enhances the Township's suburban character, builds community, and respects natural and historic resources.
4. **Water and Sewer Service:** According to County mapping records, this area of the Township is served by public water and public sewer facilities.

LANDSCAPES:

5. The Township's BP Business Park district is generally located within the **Suburban Center Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The easternmost area of the district is located in the **Suburban Landscape** designation, and the portion of the district along the East Branch of the Chester Creek is also located in a **Natural Landscape Overlay** designation.

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

COMMENTS – ZONING ORDINANCE AMENDMENT:

6. We suggest that the Township consider only allowing Business Park Apartments as a bonus in the BP Business Park District if the following elements are provided: trail improvements, preservation of historic resources, underground parking, and the inclusion of affordable housing units. "Live" Objectives A and B of ***Landscapes3***, the 2018 County Comprehensive Plan, support the provision of diverse and affordable housing to meet the needs of all residents. Additional information on this issue is available online at:
<http://www.chescoplanning.org/Landscapes3/3d2-LiveRec.cfm>.

Page: 3

Re: Zoning Ordinance Amendment – Business Park Apartments, BP Business Park Zoning District
East Goshen Township – ZA-08-19-16045

7. The Township may want its Solicitor to review Section 240-29.C.(8) of the proposed ordinance, which states that no dwelling unit within an apartment development shall contain more than two bedrooms. If it does not do so already, the Township may want to allow three bedroom apartments in some locations to accommodate families.
8. For clarity purposes, we suggest that Section 240-20.C.(5) be revised to provide two separate columns for the setback standards (one column for Business Park Apartments, and a second column for apartments permitted elsewhere in the Township). This section is difficult to interpret as currently formatted.
9. Proposed Section 240-33.B.7 provides the minimum off-street parking space requirements for one (1) and two (2) bedroom units for Business Park Apartments. For clarity purposes, the Township should also identify the minimum off-street parking space requirement for any efficiency or studio apartments proposed as part of a Business Park Apartment development.
10. The Township should examine the adequacy of the existing landscaping/buffer provisions in its zoning ordinance. No additional landscaping/buffer standards are provided as part of the current zoning amendment. There is a farm to the west of the site, so buffering should be provided on the more intensely proposed site.
11. We recommend that the proposed standards require building elevations to be submitted as part of the conditional use application.
12. We suggest that the Township consider limiting the number of apartment units to be permitted in Goshen Corporate Park. This is because this is the only commercial business park area in the Township, while there are many residentially zoned areas in the Township.

COMMENTS – SKETCH PLAN:

We offer the following comments, primarily focused on design-related issues and concerns, to assist the applicant and the Township in its review of the sketch plan prior to an official submission.

13. Sketch Plan Summary:

Location:	the north side of Paoli Pike at its intersection with Meadow Drive
Site Acreage:	8.1
Proposed Land Use:	170 apartment units
Municipal Land Use Plan Designation:	Business Park Industrial
UPI#:	53-4-166, 53-4-167

14. Description: The applicant proposes the construction of 170 apartment units in two three-story buildings. A total of 286 parking spaces will be provided, including 175 parking spaces in a below ground parking garage underneath the western building. Vehicular access will be provided from two driveway entrances onto Enterprise Drive, and also from Paoli Pike at its intersection with Meadow Drive. The August 20, 2019 Township Board of Supervisors meeting minutes indicate that the applicant proposes that about ten percent (10%) of the units will be reserved for short-term rentals to serve the businesses in the Goshen Corporate Park.

15. **Landscapes**: The project site is located within the **Suburban Center Landscape** and **Natural Landscape** designations of **Landscapes3**, the 2018 County Comprehensive Plan. While multifamily residential development is an appropriate use in the **Suburban Center Landscape**, careful consideration of any future development activity on this site is required due to historic preservation issues and environmental constraints (particularly the 100-year floodplain).
16. While 2014 aerial photography indicates that there are several existing buildings/structures on UPI# 53-4-167, the sketch plan indicates that only an existing dwelling will remain. The Historic Resources Map in the Township's 2015 Comprehensive Plan identifies that UPI# #53-4-167 contains a Class 2 Historic Resource. It is our understanding that the existing dwelling to remain is an historic structure, and that this historic structure will be retained and renovated for a possible restaurant space.

Any rehabilitation and change including additions to the farm house should be compatible with its historic and architectural character and should be reviewed by the Township Historical Commission. The barn should also be preserved and reused as part of the development. Reusing both of these structures will make the development more unique and locally oriented. The Township should reserve taking action on an official plan submission for this site until the proposal has been reviewed by the Township's Historical Commission.

We suggest that the applicant and Township investigate the feasibility of a revised site plan which preserves the viewshed from Paoli Pike for the existing dwelling. The existing mature trees on this site should be retained as part of this buffering. "Appreciate" Objective A of **Landscapes3**, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at:

www.chescoplanning.org/Landscapes3/lc-Appreciate.cfm

17. We acknowledge, and endorse, that sidewalks will be provided within the development, which extend to Enterprise Drive and to the proposed 10 foot wide trail along the north side of Paoli Pike. Sidewalks are an essential design element in the **Suburban Center Landscape**. We recommend that a crosswalk area be provided on Enterprise Drive in order to provide direct pedestrian access to the existing walkway on the north side of Enterprise Drive. Additionally, the applicant and Township should consider providing direct access (sidewalk and crosswalk areas) to the existing dwelling from Enterprise Drive and the western apartment building. The sketch plan indicates that pedestrian access will only be provided on the south side of the existing dwelling.
18. The August 7, 2019 Traffic Evaluation, prepared by Traffic Planning and Design, Inc., indicates that the proposed access and roadway configurations on Paoli Pike (State Route 2014) will need to be further evaluated through the Highway Occupancy Permit (HOP) process, including sight distance evaluation, consideration for traffic signalization, etc. Additionally, the August 20, 2019 Township Board of Supervisors meeting minutes indicate that the applicant has proposed road improvements to Paoli Pike to mitigate traffic problems, including adding a center left turn lane, and applying to PennDOT for a new traffic signal at Meadow Drive. We recommend that the applicant and Township, in consultation with PennDOT, determine if any additional right-of-way is required for Paoli Pike, in order to accommodate the transportation improvements that will be required for this project. Consideration should be provided for eliminating the driveway entrance on Paoli Pike, to minimize potential traffic impacts on Paoli Pike.

Page: 6

Re: Zoning Ordinance Amendment – Business Park Apartments, BP Business Park Zoning District
East Goshen Township – ZA-08-19-16045

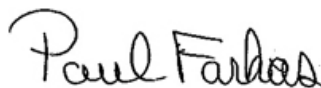
The County Planning Commission's Multimodal Circulation Handbook (2016 Update) classifies Paoli Pike as a minor arterial road. The Handbook (page 183) recommends a 100 foot-wide right-of-way for minor arterial roads in suburban areas to accommodate future road and infrastructure improvements. The Circulation Handbook is available online at:

www.chescoplanning.org/resources/PubsTransportation.cfm.

19. The applicant and Township should consider providing dedicated bicycle parking. Bicycle racks should be located in visible areas near building entrances and/or areas of pedestrian activity such as bus shelters, and they should be located under a shelter or building overhang to provide shelter from the elements. Additional information on this topic is provided in the County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at: www.chesco.org/documentcenter/view/27029.
20. The site contains land within the 100 year floodplain, and the proposed western building is in very close proximity to the floodplain limit shown on the sketch plan. We note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems. The applicant should contact both of these agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan. Additionally, utilities should be provided above the base flood elevation.
21. County mapping records indicate the site contains areas of hydric (wet) soils (CaB Califon, and Ha Hatboro) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. If construction occurs on this site, on-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to insure that off-site drainage conditions are not negatively affected.
22. 2014 aerial photography indicates that a portion of the site contains mature trees. We suggest that the applicant and Township preserve as many of these trees as possible, along with using proper methods to protect them during construction.

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

cc: 1351 Paoli Pike Associates, c/o Hankin Group



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

September 16, 2019

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

Re: Zoning Map Amendment - Rezoning UPI # 22-8-77.2 from MUR to MUC
Honey Brook Township - ZM-08-19-16041

Dear Mr. Landes:

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

DESCRIPTION:

The Township proposes to rezone UPI # 22-8-77.2 from MUR Mixed Use Residential to MUC Mixed Use Commercial. This parcel is located on the south side of Horseshoe Pike, west of Rockville Drive

BACKGROUND:

The Chester County Planning Commission reviewed an earlier rezoning proposal that included this parcel with other parcels. That review, CCPC# ZM-05-19-15912, was forwarded to the Township in a letter dated June 3, 2019.

We request that the Township clarify whether the parcels that were proposed for rezoning in the earlier review, and which are not part of this current submission, are still proposed for rezoning.

LANDSCAPES:

1. The parcel that is proposed for rezoning is located in the **Rural Center Landscape** designation of **Landscapes3**, the 2018 County Comprehensive Plan. The vision of the **Rural Center Landscape** often evolves from a village at an historic crossroads that has expanded over time. The vision for the **Rural Center Landscape** is as a community focal point for the surrounding rural and agricultural areas that accommodates limited growth, with transportation infrastructure and amenities provided at a village scale and character. The proposed rezoning is consistent with the objectives of the **Rural Center Landscape**.

Page: 2

Re: Zoning Map Amendment - Rezoning UPI # 22-8-77.2 from MUR to MUC

Honey Brook Township - ZM-08-19-16041

COMMENTS:

2. Although this current rezoning only includes one of the parcels that were included in the proposed rezoning that was reviewed by the Chester County Planning Commission in our letter of June 3, 2019, we have no further comments on the current submission. In that previous review, we included the following relevant comments:

“The 2015 Honey Brook Township and Borough Multi-Municipal Comprehensive Plan’s Future Land Use Plan (Figure 1a) appears to place the areas that are proposed for rezoning within the “Mixed use–Residential” category, although there are areas of “Mixed use–Retail/Commercial” in the vicinity. We note that the areas that are proposed for rezoning were previously placed within commercial districts prior to the adoption of the 2015 Multi-Municipal Comprehensive Plan. These parcels also appear to be currently occupied by commercial or residential land uses.

If the Township proceeds with the zoning map revision, the Township should ensure that the draft zoning map amendment is generally consistent with its Comprehensive Plan, as set forth in Section 603(j) of the Pennsylvania Municipalities Planning Code. We suggest that the Township consider amending its Comprehensive Plan to ensure consistency with the proposed rezoning.

Prior to taking action on this amendment, the Township should ensure that it has met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Pennsylvania Municipalities Planning Code.”

RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning map 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
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Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

September 11, 2019

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

Re: Official Map and Ordinance
New Garden Township - OM-08-19-16043

Dear Mr. Scheivert,

The Chester County Planning Commission has reviewed the proposed Official Map 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 August 28, 2019. We offer the following comments to assist in your review of the proposed Official Map.

DESCRIPTION:

1. The proposed New Garden Township Official Map Draft, dated August 21, 2019 depicts the following:
 - A. Township owned properties, land under conservation easement, land under agricultural easement, HOA restricted open space, community facilities (owned by others), land proposed for future conservation easement, the 100 year floodplain, future road right-of-way, existing sidewalks, existing trails and proposed trail easements;
 - B. The submission also included ordinance language to be adopted as a new Chapter (Chapter 123) of the Township Code, which addresses the functions and controls of the Official Map.

LANDSCAPES:

2. The majority of New Garden Township is located within the **Suburban Landscape** designation of **Landscapes3**, the 2018 County Comprehensive Plan. The Township has an area of Suburban Center Landscape surrounding Toughkenamon, a portion of the southwestern corner of the Township is Rural Landscape and a small area of Agricultural Landscape occurs in the north central area of the Township. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and

Page: 2
Re: Official Map and Ordinance
New Garden Township - OM-08-19-16043

affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed Official Map and Ordinance should be an effective tool in helping Township officials to meet the recommendations of both Landscapes3 and the Township Comprehensive Plan.

COMMENTS:

3. The Township's 2018 Comprehensive Plan contains a New Road Connections map that shows three potential linkages in the vicinity of Toughkenamon. The Township should consider including these linkages on the Official Map. The Township should also consider including areas identified for improvements in the Comprehensive Plan related to the Route 41 Corridor Focus Area on the Official Map. This would include the consistent two-lane cross-section with center turning lane, safety and operation improvements at intersections and creating a cohesive streetscape along the corridor.
4. While we note that the Legend lists areas within the 100 year floodplain, no areas of floodplain are actually shown on the draft Official Map. The Township should verify that the mapping is correct.
5. 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 also be available for the public and municipal officials.
6. 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 their efforts in introducing the Official Map into their land use regulation system. We recommend that the Township consider the comments in this letter before adopting the proposed Official Map and Ordinance.

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 plans and ordinances.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Bentley", with a stylized flourish at the end.

Glenn Bentley
Senior Review Planner

cc: Thomas Comitta Associates

Act 537 Reviews

Minor Revisions



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

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

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

Project Name & Municipality Amos S. & Mary S. Esh, Upper Oxford Township

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

1. Date plan received by county planning agency. August 02, 2019
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency September 10, 2019

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Agricultural Landscape. The vision for the Agricultural Landscape is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. On-lot sewage disposal is supported in this landscape, except where public health requires alternatives. While this proposal is inconsistent with the vision of the Agricultural Landscape, the Planning Commission is aware that this project is located in the "Village" designation of the Oxford Region Comprehensive Plan.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met <u>While the vision for the Agricultural Landscape is very limited development occurring at very low densities, the proposed subdivision is consistent with the Oxford Region's "Village" designation, which includes the village of Russellville, and supports limited development that expands on existing villages. As presented, this proposal is generally consistent with the existing land use and the Oxford Region Comprehensive Plan.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, the Big Elk Creek. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: <u>The project will disturb a significant amount of prime agricultural land which is inconsistent with the Landscapes3 Vision for Agriculture which seeks to support very limited growth, and growth that is primarily related to agricultural uses in an effort to preserve prime agricultural soils and farming operations.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project?
<u>Not Known. The applicant's submission indicates there are one or more sites of concern, but it does not demonstrate that potential conflicts have been resolved with the U.S. Fish and Wildlife Service.</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

18.

Name, Title and signature of person completing this section:

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

Signature: _____

Date: 9/10/2019Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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

PC53-09-19-16051

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

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

cc: Elizabeth Mahoney, PaDEP
 Chester County Health Department
 Amos S. & Mary S. Esh, Site Contact
 Jane Daggett, Upper Oxford Township
 Jeff Miller, Evans Mill Environmental LLC



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

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

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

Project Name & Municipality The Village at Byers Station, Upper Uwchlan Township

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

1. Date plan received by county planning agency. July 30, 2019
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency September 04, 2019

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 et seq.)? <u>Landscapes3, the Chester County Comprehensive Plan, was adopted in 2018. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Livable Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Suburban Center Landscape. The vision for the Suburban Center Landscape is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Public sewer systems are supported in this landscape when available.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency <u>Landscapes3 Protect Objective A states: "Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth." According to PA Code Title 25, Chapter 93, this proposal is located in a watershed or sub-watershed that has a stream use designated as High Quality Waters, Pickering Creek watershed. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation. Additionally, Watersheds Objective 6-8 states: "Plan water supply and wastewater sources and facilities that seek to maintain the natural watershed balance of each subdivision." A water supply increase of 10,000 gpd or more may be required to accommodate the proposed discharge for this project. The applicant can achieve consistency with Watersheds by identifying current and future water and wastewater demand for the project's public water/wastewater service area(s); identifying alternatives for meeting the project's water demand; and identifying the project's impacts to surface/ground water quality and quantity.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

18.

Name, Title and signature of person completing this section:

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

Signature: _____

Date: 9/3/2019Name of County or Areawide Planning Agency: Chester County Planning Commission

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

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

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

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

PC53-09-19-16047

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

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

cc: Elizabeth Mahoney, PaDEP
 Chester County Health Department
 Robert Dwyer, Site Contact
 Gwen Jonik, Upper Uwchlan Township, Planning Commission
 William Rearden, Bohler Engineering Inc.

Discussion and Information Items

Environment & Infrastructure

Environment & Infrastructure Division

September 2019

Act 13 Awards

The CFA announced awards for Act 13 programs on September 17th. The following are Chester County recipients

GREENWAYS, TRAILS AND RECREATION (GTR)

- East Whiteland Township - Sidley Road to Chester Valley Trail Connection Design - \$250,000
- East Bradford Township - Plum Run Greenway and Trail Design and Engineering - \$65,000

SEWAGE FACILITIES PROGRAM

- Upper Uwchlan Township - Upper Uwchlan Township Act 537 Plan - \$32,610

WATERSHED RESTORATION AND PROTECTION

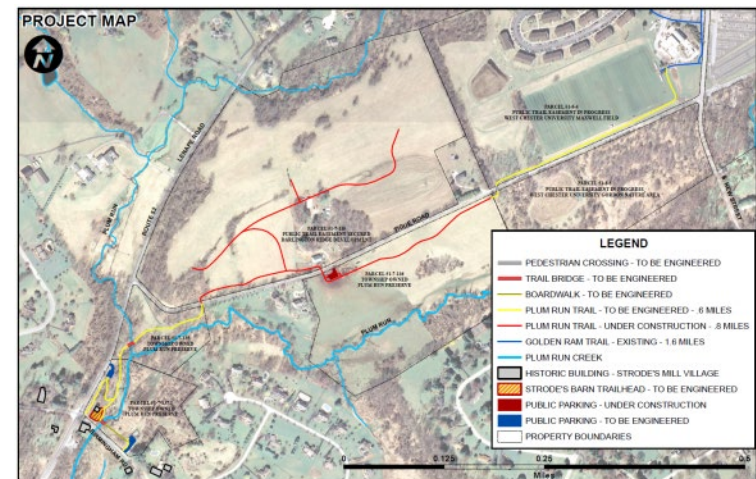
- Brandywine Red Clay Alliance - Plum Run Stream Restoration - \$244,867
- Avondale Borough - Streambank Stabilization - East Branch White Clay Creek - \$176,682

TOTAL ALL PROGRAMS: \$769,159

The full listing of approved projects across the commonwealth may be found here: <https://dced.pa.gov/download/Approved%20Projects%202019-09-17%20-%20Act%2013%20Programs/?wpdmdl=67196>



East Whiteland Township



East Bradford Township

Paoli Ribbon Cutting

On Monday September 23rd, Federal, State and Local dignitaries gathered for a ribbon cutting event to celebrate the opening of the newly improved Paoli SEPTA /Amtrak station. Remarks were delivered by representatives from Amtrak, SEPTA, PennDOT Central Office as well as the local PA Senate and PA House legislators while the crowd cheered through an unusually warm day and a swarm of lanternflies. Chester County Commissioners' Chair Michelle Kichline - an original member of the Paoli Task Force took the opportunity to thank the many local constituents and members of the business community who were steadfast in their support for these long awaited phase one improvements. The ribbon cutting officially opened the newly constructed ADA access improvements that include elevators, stairs and walkways to a center high platform and multimodal access & parking improvements. Future development phases at Paoli include the North Valley Road replacement bridge, an intermodal station complex with high-level outside platforms; and, a 600+ space commuter parking garage with first floor retail.



Paoli Station

Trails, Trains and Traffic – December 4th!

The Environment & Infrastructure division and other CCPC staff are currently preparing for our first 'Trails, Trains and Traffic' public forum/event to be held on Wednesday, December 4th from 5:30 to 7:30 pm at the West Whiteland Township Building (101 Commerce Dr, Exton, PA 19341). This event will feature current updates on the status of trail developments, upgrades to our regional rail stations along the Keystone Corridor, and major roadway / highway improvement projects. The meeting will also serve as a public meeting for our current Active Transportation Inventory (ATI) project as E&I division staff will be presenting the initial results from our review of all of Chester County's 73 municipalities. The meeting format will include an open house followed by brief presentations on each topic and wrapping with a Q&A session to address attendee questions. Please mark your calendar and we hope to see you there on December 4th!



Pipelines Update

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

- Mariner East was fined another \$319,000 for violations by PADEP
- PA Court says that Senator Dinniman does not have legal standing to challenge the construction and operation of Mariner East
- Chester County Commissioners have established a Pipeline Safety Advisory Board to identify areas of best practice in pipeline safety; to review and make recommendations on local and County policies and procedures regarding emergency response and planning; provide recommendations to increase transparency and public engagement
- Chester County DA (and First Assistant DA) served Sunoco with formal notice of the intent to file a civil nuisance suit unless the company corrects problems including exposed pipes, leaks, and inadvertent returns.
- Over 2,700 comments were filed with the PA PUC for the Advanced Notice of Proposed Rulemaking regarding hazardous liquids pipelines.

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

October 2019

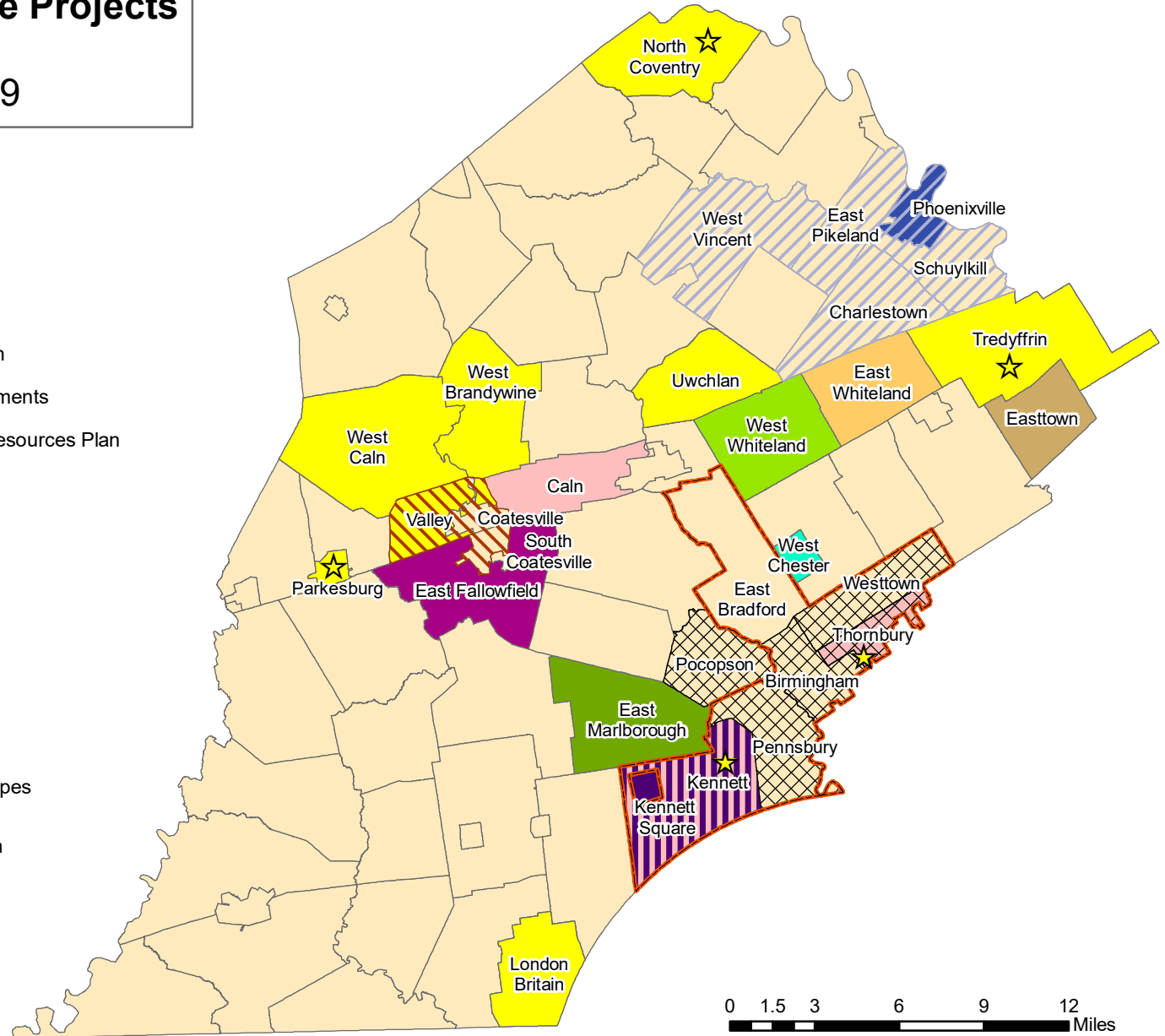


Single Municipality

- 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

October 2019 (Activities as of 09/30/19)

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: TBD

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: 5%

Contract Term: 6/19 – 5/21

Consultant: Brandywine Conservancy

Monitor: Kate Clark

The kick off meeting was held on September 26, 2019. The task force reviewed background materials which included base mapping of preserved open space, draft vision statements, and survey materials. The next meeting is planned for November 6, 2019 with an anticipated public meeting date of November 13, 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 continue their review in October.* The meetings are attracting significant public interest.

6. Kennett Township – Zoning Ordinance

Percent Completed: 65% 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: 90% Contract Term: 7/18 – 6/20 Consultant: Chester County Planning Commission

Lead Planner: Chris Patriarca

The planning commission made a favorable recommendation to the Board of Supervisors at their September meeting on the plan. Act 247 review is expected to continue through early November.

9. Parkesburg Borough – Comprehensive Plan and Revitalization Plan

Percent Completed: 50% Contract Term: 10/18 – 9/20 Consultant: Chester County Planning Commission

Lead Planner: Mark Gallant

The priority chapters have been distributed to the task force for their review at the September and October meetings.

10. Phoenixville Borough - Pedestrian Accessibility Plan

Percent Completed: 90% Contract Term: 5/18 – 10/19 Consultant: McMahon Associates

Monitor: Kevin Myers

A public meeting was held September 4, 2019. *A draft plan has been released for review. An extension will be necessary to accommodate plan adoption.*

11. Thornbury Township – Zoning Ordinance

Percent Completed: 75% Contract Term: 10/18 – 9/20 Consultant: Chester County Planning Commission

Lead Planner: Chris Patriarca

Supplemental standards, signs, and parking were reviewed in September.

12. Tredyffrin Township – Comprehensive Plan

Percent Completed: 0%

Contract Term: 10/19 – 9/21

Consultant: Chester County Planning Commission

Lead Planner: Chris Patriarca

The Planning Commission will be acting as the consultant to Tredyffrin Township in the development of a focused comprehensive plan. The plan will focus on those issues of greatest priority to the Township and provide recommendations to assist the Township with future strategic efforts. It is anticipated that economic development, connectivity, parks and recreation, historic preservation, and environmental resources will be focus areas, although these topics may be revised during the planning process. There will also be a chapter devoted to land use and housing, which may provide recommendations based on distinct geographic regions of the township. Renderings will be included to illustrate selected recommendations. Project kick-off is anticipated for October.

13. Uwchlan Township – Comprehensive Plan and Official Map Update

Percent Completed: 40%

Contract Term: 8/18 – 7/20

Consultant: Robert Smiley

Monitor: Mark Gallant

Chapters 4 – Plan Elements and Implementation Strategies were discussed at the September 19, 2019 meeting.

14. 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 September 26, 2019 focused on 1st draft outlines for the Economic Development and Community Facilities Chapters and the 2nd draft of outlines for Neighborhood Investments, Resource Conservation, and Community Character. The next meeting will be held on October 24, 2019.

15. West Brandywine Township – Comprehensive Plan Update

Percent Completed: 90%

Contract Term: 8/17 – 1/20

Consultant: Brandywine Conservancy

Monitor: Chris Patriarca

The planning commission held their MPC required public meeting in September and made a favorable recommendation to the Board of Supervisors. The Board is anticipated to make their formal 247 referral in the second week of October and hold their public hearing for plan adoption in December.

16. 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 discussed coordination for the upcoming October public open house.

17. 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.

18. West Whiteland Township – Historic Resource Survey Update

Percent Completed: 0%

Contract Term: TBD

Consultant: Commonwealth Heritage Group

Monitor: Jeannine Speirs

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. *The project is anticipated to start in November.*

MULTI-MUNICIPAL

19. Brandywine Battlefield Strategic Landscapes Plans – Phase 3

Percent Completed: 0%

Contract Term: 8/19 – 12/22

Consultant: Chester County Planning Commission

Lead Planner: Jeannine Speirs

Phase 3 was awarded funding by the ABPP. *Nineteen organizations provided letters of support for the grant application and are thrilled about the award. They include US Senators Toomey & Coons, US Representative Houlahan, PA Senator Killion, PA Representatives Comitta & Barrar, Delaware County Planning, New Castle County Department of Land Use, Museum of the American Revolution, and the Townships of Pennsbury, Westtown, Chadds Ford, and Pocopson, among other parties.*

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. *Initial market profiles were presented by the consultant in September.*

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. East Coventry Township – Recreation Planning (May 2019)
3. East Pikeland Township – Zoning Amendments (May 2019)
4. Elverson Borough – Trail Study (July 2019)
5. Franklin Township – Zoning Amendments and Comprehensive Plan (May 2019)
6. Kennett Square Borough – Parking & Pedestrian Mobility (May 2019)
7. Kennett Township – (May 2019)
8. Londonderry Township – (May 2019)
9. Malvern Borough – (May 2019)
10. Modena Borough – (August 2019)
11. North Coventry Township – Recreation Planning (May 2019)

12. Parkesburg Borough – Economic Study (May 2019)
13. Phoenixville Region – Comp Plan Amendment (June 2019)
14. Thornbury Township – Subdivision and Land Development Ordinance (2016)
15. Tredyffrin Township – Comprehensive Plan (June 2018)
16. Unionville Region – Comprehensive Plan (September 2019)
17. Upper Uwchlan Township – Historic Resources Survey (July 2019)
18. West Bradford Township – Historic Resources Survey (July 2019)
19. West Brandywine/Honey Brook Townships – Trail Study (July 2019)
20. West Vincent Township – Park and Recreation Plan (July 2018)
21. 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: Two more supper lectures are scheduled in October and December. *It was a great summer despite downpours and heat, with 2,200 participants thus far.*

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: The plan led by the Brandywine Conservancy and Birmingham Township for interpretation of the Battlefield was awarded funding 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 continue.

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:
 - o Reynard's Mill Road Bridge #167 – in design
 - o Pigeon Creek Bridge #207 – in design
 - o Latshaw's Mill Bridge #255 – Historical Commission approved design
 - o Jefferis Bridge #111 - preliminary
 - o Watermark Bridge #21 – no adverse effect
 - o Keim Street Bridge #220 – adverse effect, finalizing MOA
- Fricks Lock Schuylkill River Trail head development
- Crebilly Farm, Westtown Township, and the Route 926/202 intersection project
- Assistance with Act 247 reviews and comprehensive planning as requested by peers
- National Reg. Nominations: Langoma Mansion, West Nantmeal Township; Passtown Elementary School, Valley Township; Beaver Creek Milling District, Caln & East Brandywine Townships, Kennett Square Borough Update.

6. Heritage Tourism/Education:

- Iron and Steel Heritage Partnership: Assisting Natural Lands Trust/Hopewell Big Woods Project to develop a scenic byway management plan application for Route 23 from Valley Forge National Historical Site to Elverson Borough. Managing a heritage tourism consortium of destinations and sites. 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. *The KURC has rented an office in Kennett Borough.*
- Rural History Confederation: Chester County Facilities & Parks' representatives coordinate activities.
- Harriet Tubman Scenic Byway Initiative: Interest is growing in developing Kennett Borough as a focus for underground railroad interpretation as part of the initiative, which extends from the Harriett Tubman Underground Railroad National Historical Park to Independence Mall in Philadelphia.
- Campaign of 1777: See Brandywine Battlefield Task Force.
- The first Heritage Center and Kiosk opened in Marshalltown Village in late 2018. Heritage Center initiatives underway in Kennett Square, Phoenixville, Chadds Ford, and East Bradford.

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

HOUSING

- **Housing Choices Committee** – *The next meeting is TBD.*
- **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 complete* (Granite Ridge and Phoenixville), 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, *including mixed-use development, traditional neighborhood development, breweries, and short-term rentals.*
- **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
- *DVRPC TCDI representative.*

Design and Technology

Landscapes3 Update

Director's Report

Public Comment