



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
November 13, 2019

AGENDA

- 2:00 p.m. 1. CALL TO ORDER *Chairman*
- A. Chairman's Welcome *Chairman*
- 2:05 p.m. 2. PRESENTATION
- B. Dale P. Gravett, Executive Director, The Housing Authority of the County of Chester
- 2:25 p.m. 3. ACTION ITEMS
- C. Public Comment on Agenda Items
- D. Approval of Commission Meeting Minutes – October 9, 2019 *Commission*
- E. Act 247 Reviews – October 2019 Applications *Act 247 Team*
- 1) Subdivision and Land Development Plan Reviews (21)
- 2) Comprehensive Plan, Zoning and Subdivision Ordinance Amendment, Miscellaneous Reviews (23)
- F. Act 537 Reviews- October 2019 Applications *Carol Stauffer*
- 1) Major Applications (0)
- 2) Minor Applications (3)
- Birmingham Township; Jim and Susie Zaslavsky; Consistent
- Honey Brook Township; Ephraim Stoltzfus; Consistent
- London Grove Township; Carol Yourgalite; Consistent
- G. Agricultural Security Areas *Glenn Bentley*
- 1) East Coventry Township (2) single parcels
- 2:30 p.m. 4. DISCUSSION AND INFORMATION ITEMS
- H. 2020 Communications Plan *Brian O'Leary*
- I. Community Planning Division Update *Susan Elks*
- J. Design & Technology Division Update *Paul Fritz*
- K. Environment and Infrastructure Division Update *Brian Styche*
- 1) Transportation Improvement Inventory *Eric Quinn*

L. Landscapes3 Update

Brian O'Leary

M. 2020 Commission Schedule – Offsite Meeting

Brian O'Leary

N. Directors Report

Brian O'Leary

O. Public Comment

3:45 p.m. 5. ADJOURNMENT

Action Items



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MINUTES: Regular Monthly Meeting
Chester County Planning Commission
October 9, 2019

Government Services Center
Suite 270
West Chester, PA 19380

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

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

VISITORS: Elizabeth Smith, P.E., PMP, Assistant Treasurer, Strategic Initiatives at Southeastern Pennsylvania Transportation Authority (SEPTA)

CALL TO ORDER:

The regular monthly meeting of the Chester County Planning Commission, held at the Government Services Center on Wednesday, October 9, 2019 was called to order at 2:05 P.M. by Chair Kevin Kerr.

PRESENTATION:

Elizabeth Smith, P.E., PMP, Assistant Treasurer, Strategic Initiatives at Southeastern Pennsylvania Transportation Authority (SEPTA) presented information and discussed her role with SEPTA.

SEPTA brings about \$174 million in economic impacts to Chester County along with 1,300 jobs and \$72 million in earnings, according to the *SEPTA Drives the Economy of Pennsylvania* report.

SEPTA's Fiscal Year 2020 capital budget was approved by the organization's board in July. Some of the Chester County projects include real-time information upgrades, bus purchases, new bi-level vehicles, Phase 3 of the Frazer Rail Shop and Yard Upgrade, Phases 2 and 3 of the Exton Station, and Phase 2 of the Paoli Station.

In March 2019, SEPTA and the Chester County Commissioners announced an agreement to bring back regional rail service to the City of Coatesville that ceased operations in 1996. The proposed new service will extend SEPTA train operations beyond the current terminus in Thorndale to a new station in Coatesville.

SEPTA is embarking on a bus network project that will look at the region's current network and determine necessary changes. This new project will help connect more people to more places in the region, Smith said.

Chester County currently has eight bus routes but could have more after this process, according to Smith. This initiative will be heavily influenced by outreach and conversations with customers and committees will be formed in late 2019 and early 2020.

Learn more about SEPTA: <http://www.septa.org/>

PUBLIC COMMENT ON ACTION ITEMS:

There were no comments.

ACTION ITEMS:

Community Planning Month Proclamation:

A MOTION TO APPROVE THE COMMUNITY PLANNING MONTH PROCLAMATION WAS MADE BY MR. HAMMOND, SECONDED BY MR. HEABERG, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION. MR. HAMMOND ABSTAINED.

Approval of Minutes:

A MOTION TO APPROVE THE MINUTES FOR THE SEPTEMBER 11, 2019 MEETING OF THE CHESTER COUNTY PLANNING COMMISSION WAS MADE BY MR. SHANE, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION. MR. HAMMOND ABSTAINED.

Act 247 Reviews:

Subdivision and Land Development Reviews – September 2019:

There were 10 Subdivision and Land Development Reviews prepared in September.

A MOTION TO APPROVE THE 10 SUBDIVISION AND LAND DEVELOPMENT REVIEWS FOR SEPTEMBER 2019 WAS MADE BY MR. DIMUCCI, SECONDED BY DR. FASICK, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Mr. Hammond recused himself from the following applications: SD-08-19-16021; LD-08-19-16022; and LD-08-19-16044.

Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, Miscellaneous Reviews – September 2019:

There were 6 Comprehensive Plan, Zoning and Subdivision Ordinance Amendments, and Miscellaneous Reviews prepared in September.

A MOTION TO APPROVE THE 6 COMPREHENSIVE PLAN, ZONING AND SUBDIVISION ORDINANCE AMENDMENTS AND MISCELLANEOUS REVIEWS FOR SEPTEMBER 2019 WAS MADE BY DR. FASICK, SECONDED BY MR. HAMMOND, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

Act 537 Reviews:

There were no major Act 537 plans in September 2019.

There were two minor Act 537 plans in September 2019.

A MOTION TO APPROVE THE 2 MINOR ACT 537 PLANS FOR SEPTEMBER 2019 WAS MADE BY MR. HAMMOND, SECONDED BY MR. DIMUCCI, AND PASSED BY UNANIMOUS VOTE OF THE COMMISSION.

DISCUSSION AND INFORMATION ITEMS:

Environment and Infrastructure Division Update:

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

The Commonwealth Financing Authority (CFA) announced awards for Act 13 programs on September 17, 2019. The following are Chester County recipients:

Greenways, Trails, and recreation:

- 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.

On Monday, September 23, 2019, 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. 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 the 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-level platform and multimodal access and parking improvements.

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 4, 2019, from 5:30 to 7:30 pm at the West Whiteland Township Building. 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. E&I division staff will be presenting the initial results from our review of all of Chester County's 73 municipalities

for our current Active Transportation Inventory (ATI) project. The meeting format will include an open house followed by brief presentations on each topic and wrapping up with a Q&A session to address attendee questions.

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

- Mariner East was fined another \$319,000 for violations by Pennsylvania Department of Environmental Protection.
- The PA Court ruled that Senator Dinniman does not have legal standing to challenge the construction and operation of Mariner East.
- The Chester County Commissioners 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; and to provide recommendations to increase transparency and public engagement.
- The Chester County 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 Public Utility Commission for the Advanced Notice of Proposed Rulemaking regarding hazardous liquids pipelines.

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

The fall Housing Forum, “Creating A+ Homes” will be held on Thursday, November 14, 2019, at the Westminster Church in West Chester.

Mr. Gallant updated the Commission on the Parkesburg Borough comprehensive and revitalization plan. This project began in October 2018 and is scheduled to be completed by September 2020. The last comprehensive plan update for the borough was in 2002.

Priorities for Parkesburg include community amenities and resources, circulation, connectivity and safety, economic development and revitalization, borough services and land use and community character.

The first public meeting occurred in January 2019 with public participation at approximately 130. A second public meeting was held in May 2019 at the Parkesburg Final Friday event with approximately 50 members of the community attending.

The technology available to the Planning Commission was useful in creating visions for the community such as drone photos and renderings created by the Design and Technology Division.

A full draft of the comprehensive plan is scheduled to be available in January 2020.

Design and Technology Division Update:

Mr. Fritz discussed continuing projects for 2019 within the Design & Technology Division and gave a quarterly update on plan reviews. There were 859 single family unit reviews for 2019 which is on pace with 2018 counts. Apartment reviews have decreased from previous years and townhome reviews seem to be on a downward trend compared to 1,500 units at this time in 2018. Twin homes have exceeded from previous years with 268 units proposed in 2019. Mr. Fritz noted that there has been a revision to a zoning amendment in Caln Township, focused on the Lloyd farm.

An updated conditional use plan for development at the Crebilly Farm property was submitted. This plan shows a reduction in townhomes and an increase of single-family homes with no changes to open space.

Landscapes3 Update and 2020 Work Program Discussion:

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

Currently, sixty-two of seventy-three municipalities have endorsed Landscapes3 with two acknowledgments.

A draft copy of CCPC's 2020 work program was provided to the Commission. Mr. O'Leary reviewed 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 climate action plan, a green suburbs guide with new eTools, an Earth Day celebration, housing eTools, an analysis of public land available for affordable housing, an analysis of housing costs, an analysis of housing needs for an aging population, an A+ homes video, Census Complete Count Committee outreach, a commercial landscapes report on Main Streets, an inventory of the County's largest employers, a local active transportation plan, an analysis of sewer and water needs, a transportation event, Landscapes Suburban Center and Suburban design guides, and new VPP projects prepared by CCPC. The work program also includes 24 other projects for 2020 plus much regularly recurring work.

Director's Report:

CCPC submitted 2020 work program requests to Delaware Valley Regional Planning Commission (DVRPC), which will be discussed on Friday, October 11, 2019. These included public transportation in Phoenixville, a Downingtown area traffic analysis, and a freight study for the County.

The Chester County Census 2020 Complete Count Committee third meeting will be held on Tuesday, October 15, 2019, at the GSC.

An Environment and Energy Committee will guide task members on creating a climate action plan.

The Fall Planners' Forum was held on Tuesday, October 1, 2019, at the Yellow Springs Inn. Approximately 60 people attended the event.

Mr. O'Leary will present information on the Return on Environment at an upcoming Brandywine Subscribers meeting.

Staff will be attending the annual Pennsylvania Chapter of the American Planning Association conference in Reading, Pennsylvania October 20 - 22, 2019.

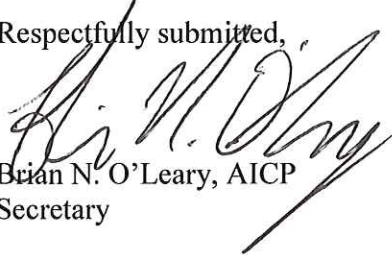
Public Comment:

There were no public comments.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 4:08 PM.

Respectfully submitted,


Brian N. O'Leary, AICP
Secretary

BNO/slw

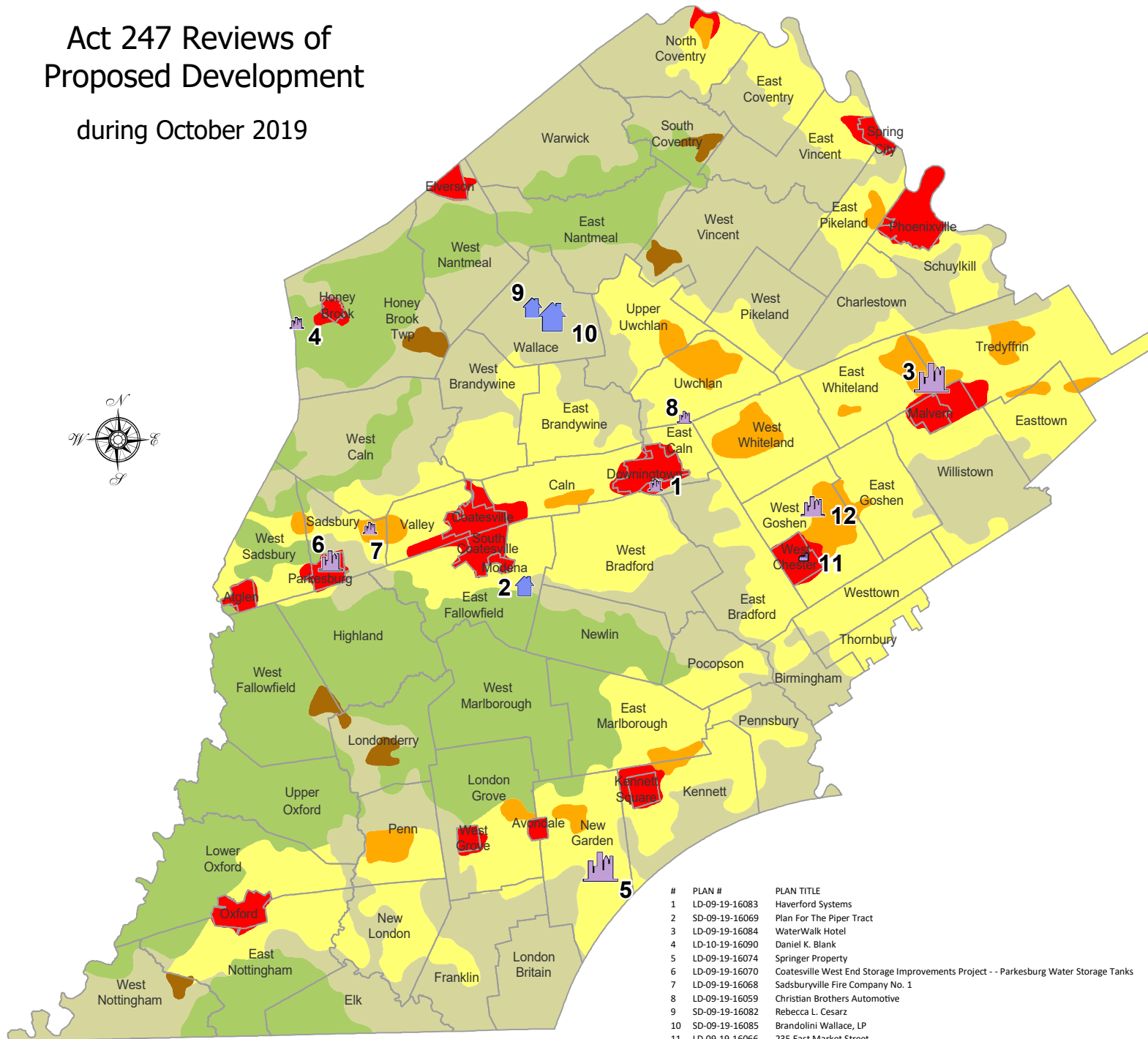
Note: Complete reports are a part of the Chester County Planning Commission files and can be reviewed at the Planning Commission Office.

Act 247 Reviews

Subdivision & Land Development

Act 247 Reviews of Proposed Development

during October 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-09-19-16083	Haverford Systems
2	SD-09-19-16069	Plan For The Piper Tract
3	LD-09-19-16084	WaterWalk Hotel
4	LD-10-19-16090	Daniel K. Blank
5	LD-09-19-16074	Springer Property
6	LD-09-19-16070	Coatesville West End Storage Improvements Project -- Parkesburg Water Storage Tanks
7	LD-09-19-16068	Sadsburyville Fire Company No. 1
8	LD-09-19-16059	Christian Brothers Automotive
9	SD-09-19-16082	Rebecca L. Cesarz
10	SD-09-19-16085	Brandolini Wallace, LP
11	LD-09-19-16066	235 East Market Street
12	LD-09-19-16049	1035 Saunders Lane

0 1.25 2.5 5 7.5 10
Miles

Subdivision and Land Development Reviews 10/1/2019 to 10/31/2019

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Caln Township	SD-09-19-16057	Jane Kennedy	10/1/2019	0.68	Townhouse	2		Residential Townhouse			N/R
Charlestown Township	SD-09-19-16072	2045 - 2061 Union Hill Road	10/14/2019	21.40	Single Family Residential	2		Residential Single Family Residential			Yes
East Bradford Township	SD-09-19-16067	Christopher H. & Susan H. Thomas	10/4/2019	23.34	Single Family Residential	2		Residential Single Family Residential			Yes
East Caln Township	LD-09-19-16083	Haverford Systems	10/16/2019	1.99	Commercial	1	3,000	Commercial Addition to Existing	1		Yes
East Fallowfield Township	SD-09-19-16069	Plan For The Piper Tract	10/14/2019	34.38	Single Family Residential	6		Residential Single Family Residential			Yes
East Whiteland Township	LD-09-19-16084	WaterWalk Hotel	10/23/2019	6.43	Commercial	2	126,220	Commercial Hotel/Resort/Inn	2		Yes
Honey Brook Township	LD-10-19-16090	Daniel K. Blank	10/24/2019	8.00	Industrial	1	5,000	Industrial Manufacturing	1		Yes
London Grove Township	SD-09-19-16058	Carol M. Yourgalite	10/2/2019	49.49	Single Family Residential Agricultural	2		Residential Single Family Residential Agricultural Farm/Pasture Land			Yes
New Garden Township	LD-09-19-16074	Springer Property	10/14/2019	9.52	Commercial	1	107,900	Commercial Unique	4		Yes
Parkesburg Borough	LD-09-19-16070	Coatesville West End Storage Improvements Project - - Parkesburg Water Storage Tanks	10/16/2019	14.00	Institutional	1	10,054	Institutional Utility	1		Yes
Phoenixville Borough	LD-09-19-16064	Black Rock Sanctuary	10/7/2019	136.74	Institutional	1		Institutional Park			Yes
Sadsbury Township	LD-09-19-16068	Sadsburyville Fire Company No. 1	10/7/2019	0.70	Institutional	1	4,288	Institutional Emergency Services	1		Yes
Thornbury Township	SD-09-19-16054	Eric C. Hansen	10/2/2019	8.97	Single Family Residential	1		Residential Single Family Residential			N/R

Subdivision and Land Development Reviews 10/1/2019 to 10/31/2019

Municipality	Plan #	Title	Review Date	Acreage	Land Use	Lots/Units	Non-Res. Sq. Footage	Structure Use	Non-Res. Bldgs.	Roads (L. Feet)	Landscapes3 (Yes, No, N/R)
Upper Uwchlan Township	LD-10-19-16093	Starbucks at Eaglepointe Village	10/25/2019	14.15	Commercial	1		Commercial Building Conversion			Yes
Uwchlan Township	LD-09-19-16059	Christian Brothers Automotive	10/10/2019	1.26	Commercial	1	6,257	Commercial Unique	1		Yes
Wallace Township	SD-09-19-16082	Rebecca L. Cesarz	10/18/2019	9.08	Single Family Residential	4		Residential Single Family Residential			Yes
Wallace Township	SD-09-19-16085	Brandolini Wallace, LP	10/25/2019	193.47	Single Family Residential	101		Residential Single Family Residential		9,041	Yes
Warwick Township	SD-10-19-16109	Natural Lands Trust, Inc.	10/16/2019	83.00	Industrial	2		Industrial			Yes
West Chester Borough	LD-09-19-16066	235 East Market Street	10/18/2019	0.06	Apartment Commercial	5	938	Residential Apartment Commercial Retail	1		Yes
West Goshen Township	LD-09-19-16049	1035 Saunders Lane	10/4/2019	4.39	Industrial	1	28,094	Industrial	2		Yes
Willistown Township	SD-10-19-16087	Thomas and Karen McDonough	10/25/2019	8.75	Single Family Residential	3		Residential Single Family Residential			N/R
Grand Totals of Subdivision and Land Development Reviews		21 Reviews		629.80 Acres		141 Lots/Units	291,751 Non-Res. Sq. Feet		14 Non-Res. Bldgs.	9,041 Linear Feet Roadway	

There are **18** plans consistent, **0** plans inconsistent, and **3** plans with no relevance to **Landscapes3**.

Unofficial Sketch Plan Evaluations 10/1/2019 to 10/31/2019

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

Subdivision & Land Development Letters



THE COUNTY OF CHESTER



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October 1, 2019

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

Re: Preliminary/Final Subdivision - Jane Kennedy
Caln Township - SD-09-19-16057

Dear Mrs. Denne:

A preliminary/final subdivision plan entitled "Jane Kennedy", prepared by Herbert E. MacCombie and dated May 11, 2019, was received by this office on September 11, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	South side of Foundry Street, east of Eleventh Avenue
Site Acreage:	0.68 acres
Lots/Units:	One lot; to be divided into two lots with one dwelling each
Proposed Land Use:	Townhouse
Municipal Land Use Plan Designation:	Planned Residential Community
UPI#:	39-3L-12

PROPOSAL:

The applicant proposes the creation of two lots from one lot. The site, which is served by public water and sewer facilities, is located in the Caln Township R-4 Residential zoning district. The site contains one duplex dwelling, and no additional development 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 site is located within the **Urban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed subdivision is consistent with the objectives of the **Urban Center Landscape**.



ADMINISTRATIVE ISSUE:

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

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

Sincerely,

Wes Bruckno

Wes Bruckno, AICP
Senior Review Planner

cc: Herbert E. MacCombie
Jane Kennedy



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October 14, 2019

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

Re: Preliminary/Final Subdivision - 2045 - 2061 Union Hill Road
Charlestown Township - SD-09-19-16072

Dear Ms. Csete:

A preliminary/final subdivision plan entitled "2045 - 2061 Union Hill Road", prepared by Chester Valley Engineers, Inc., and dated September 17, 2019, was received by this office on September 20, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	south side of Union Hill Road, west of White Horse Road
Site Acreage:	21.40
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	35-4-71, 35-4-71.3

PROPOSAL:

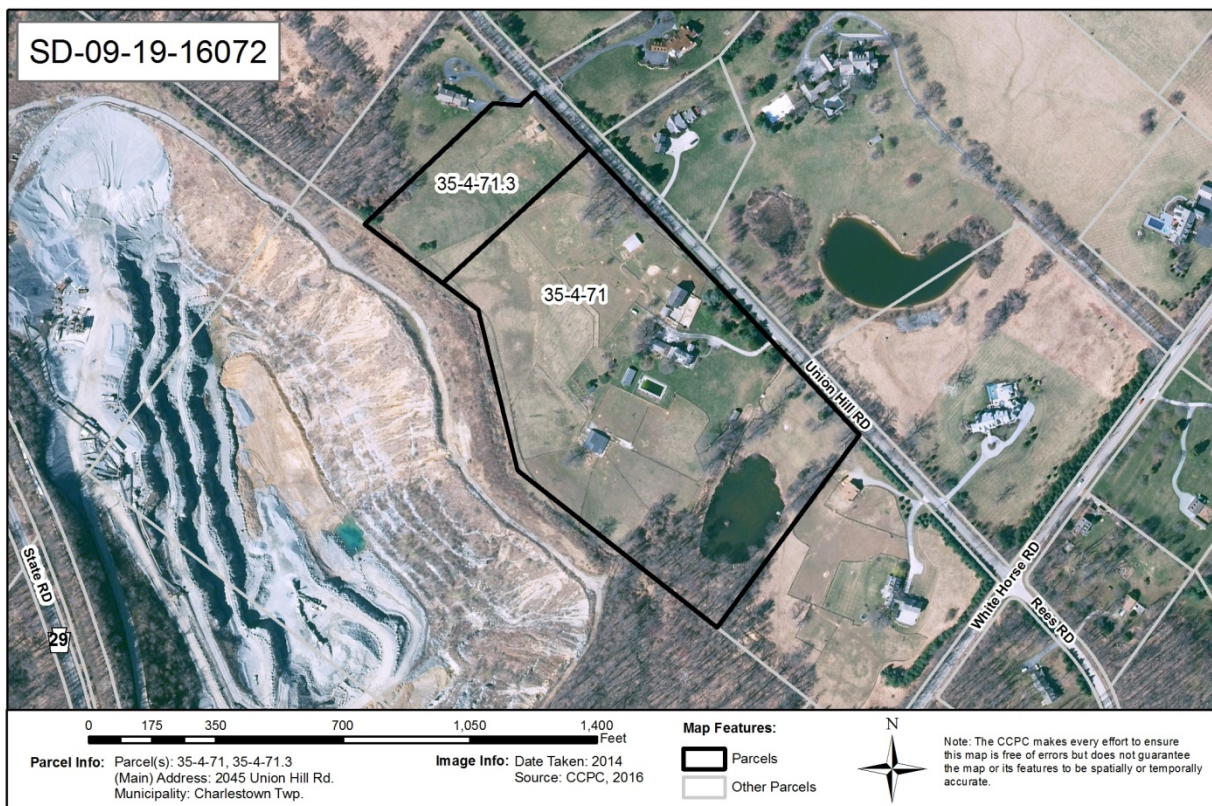
The applicant proposes the phased transfer of two parcels to the adjoining lot: 1.79 acres in 2019 and 1.31 acres in 2020. The project site is located in the FR-Farm Residential zoning district. No new sewage disposal or water supply is proposed.

RECOMMENDATION: The County Planning Commission recommends that the 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 primarily located within the **Rural Landscape**, with the western portion of these lots located in the **Suburban Landscape** designation 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 **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed subdivision is consistent with the objectives of the **Rural Landscape**.



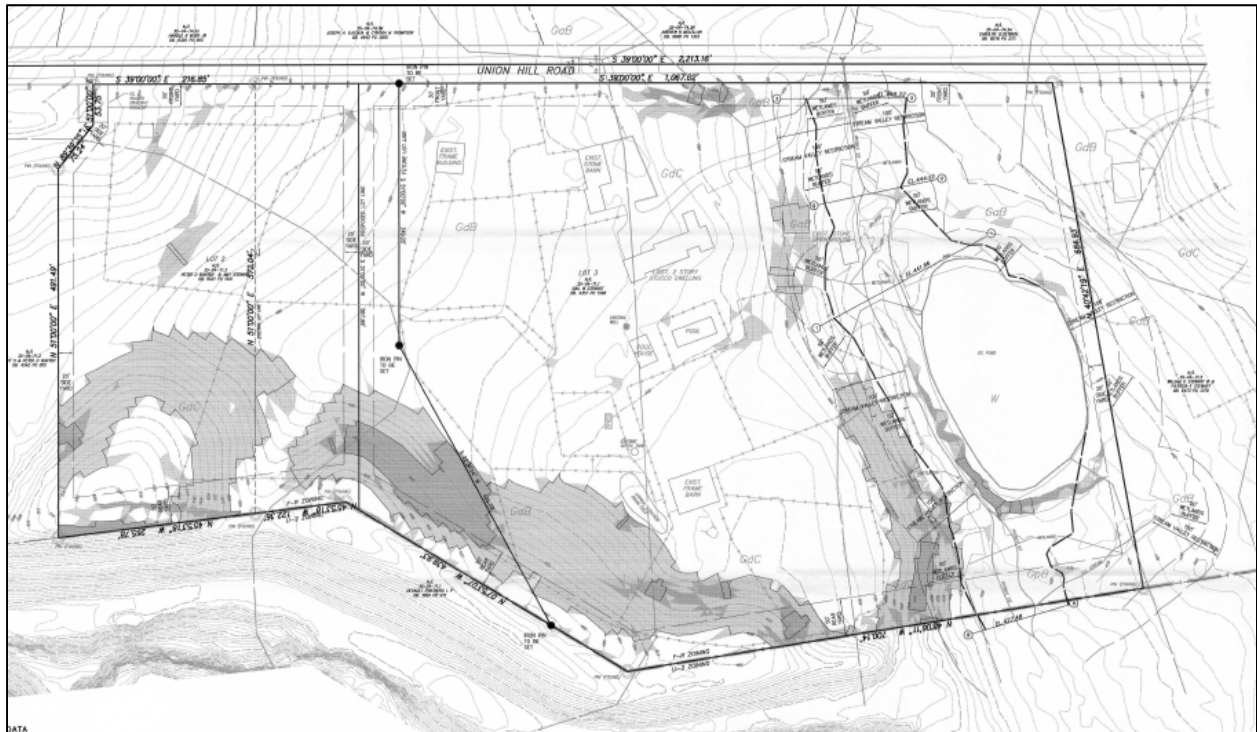
ADMINISTRATIVE ISSUES:

2. Lot #3 on the plan is identified as Tax Parcel number 35-4-71.1, but should be listed as Tax Parcel number 35-4-71. This should be corrected prior to the Township taking action on this submission.
3. The plan should include a north arrow.
4. We acknowledge and endorse the deed restriction outlined in plan note #4.

Page: 3

Re: Preliminary/Final Subdivision - 2045 - 2061 Union Hill Road

Charlestown Township - SD-09-19-16072



Detail of the subdivision plan

5. According to County Tax Assessment records, Lot #3 of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
6. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Glenn Bentley
Senior Review Planner

cc: Amy & Peter Buntent
Gail Stewart
Chester Valley Engineers, Inc. Attn: Neil Camens
Chester County Assessment Office



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October 4, 2019

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

Re: Final Subdivision - Christopher H. & Susan H. Thomas
East Bradford Township – SD-09-19-16067

Dear Ms. Cantlin:

A Final Subdivision Plan entitled "Christopher H. & Susan H. Thomas", prepared by Yerkes Associates Inc., and dated May 25, 2018, was received by this office on September 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.

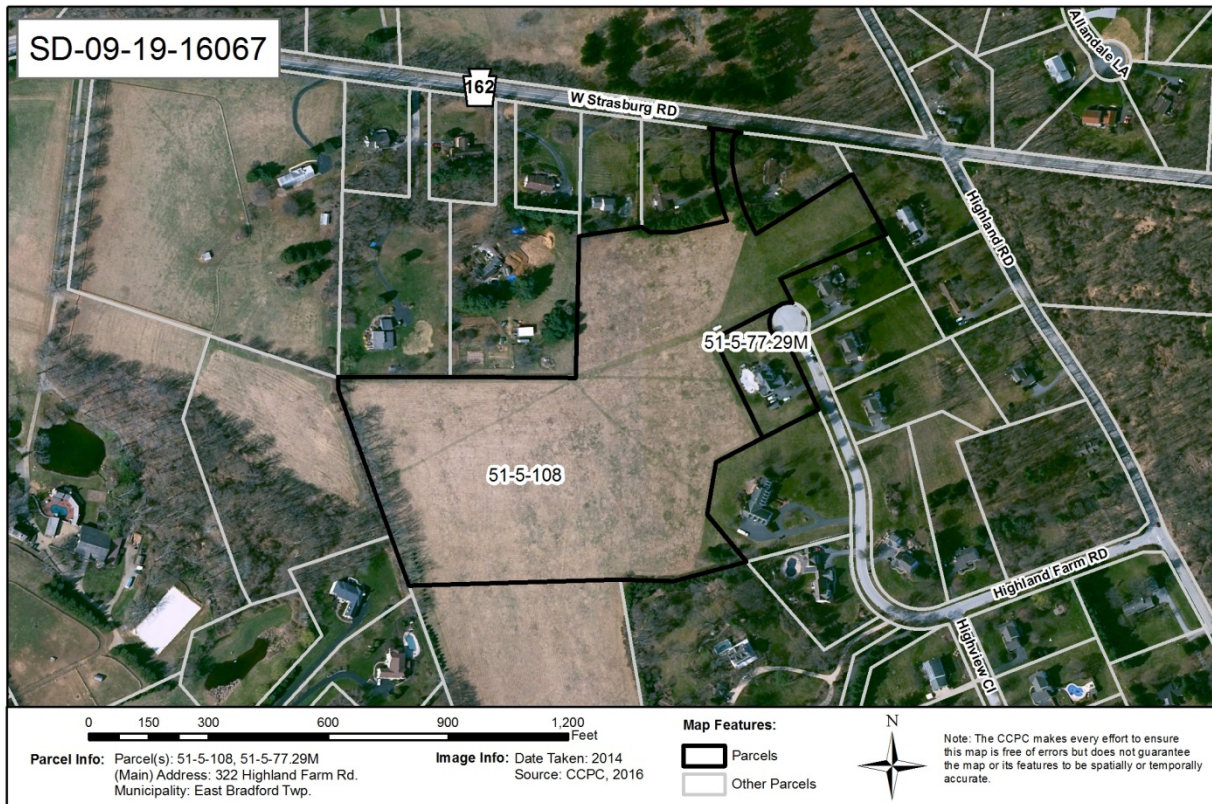
PROJECT SUMMARY:

Location:	at the end of Highland Farm Road, west of Highland Road
Site Acreage:	23.34
Lots/Units:	2 Lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	51-5-108, 51-5-77.29M

PROPOSAL:

The applicant proposes the conveyance of Parcel A, a 1.14 acre portion of Lot 1, to Lot 2. An accessory building will be constructed on proposed Lot 2. No new sewage disposal or water supply is proposed as part of the current plan submission. The project site is located in the R-3 Residential zoning district.

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



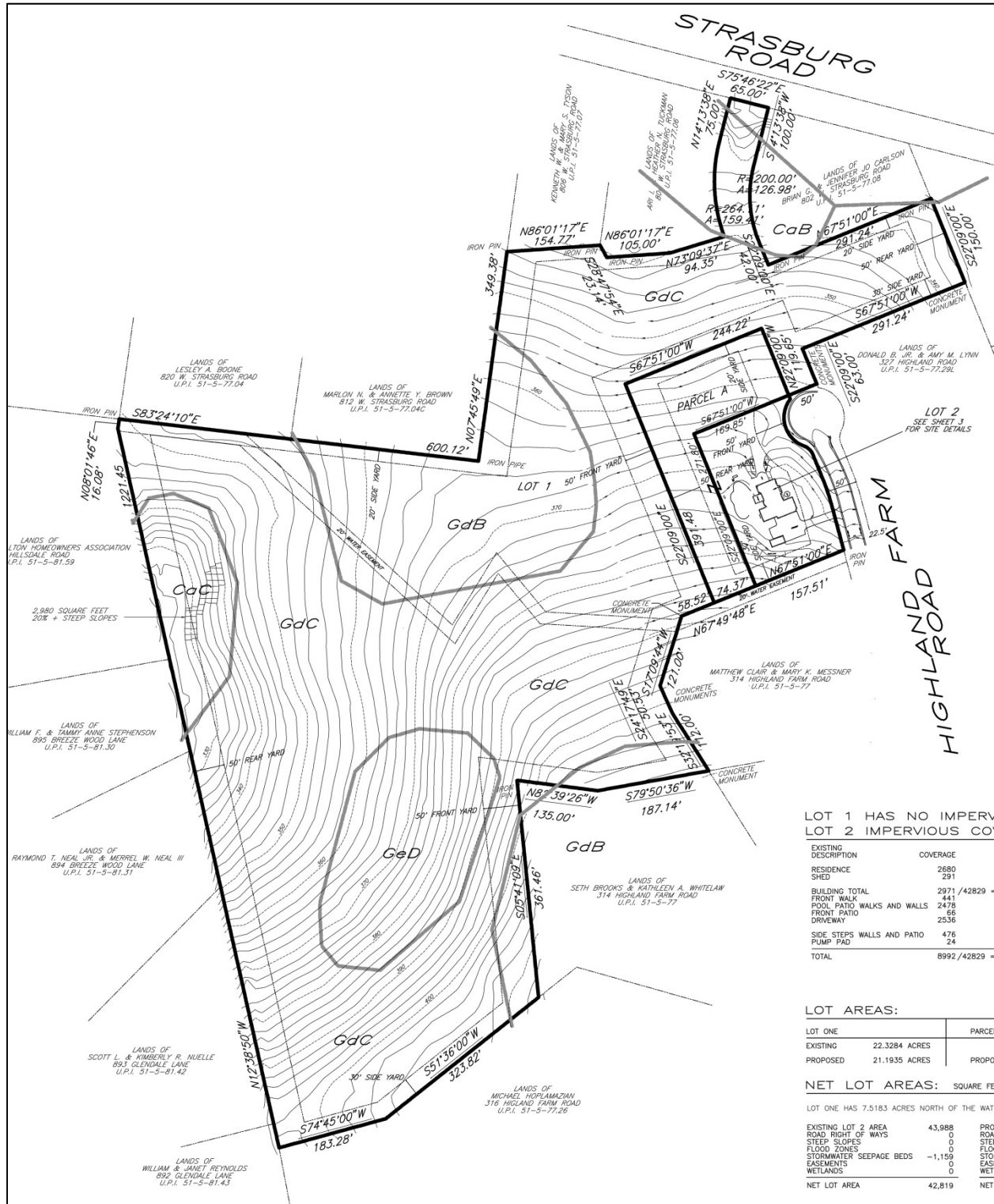
COUNTY POLICY:

LANDSCAPES:

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

PRIMARY ISSUES:

2. It appears that the remaining acreage of Lot 1, which has limited roadway frontage, is capable of being further subdivided. Additionally, UPI# 51-5-108 is located within the open space priority designation shown on Map 7-Future Open Space Protection Priorities of the Township's Comprehensive Plan. If development is being considered for the remainder of this parcel, we encourage the applicant to submit a sketch plan for any future development of this parcel. A sketch plan allows the applicant to take advantage of County and municipal expertise and consider design recommendations prior to preparing a fully engineered preliminary or final plan.



Site Plan Detail, Sheet 1: Final Subdivision - Christopher H. & Susan H. Thomas

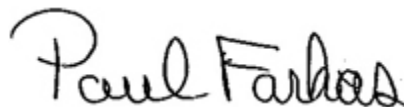
Page: 4
Re: Final Subdivision - Christopher H. & Susan H. Thomas
East Bradford Township – SD-09-19-16067

ADMINISTRATIVE ISSUES:

3. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
4. According to County Tax Assessment records, UPI# 51-5-108 appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
5. The applicant should verify the accuracy of the metes and bounds of the project site, particularly Lot 1 (the information presented on the plan does not match the parcel configuration in the County Lands Records System).
6. While Note 3 on Sheet 1 provides a reference to a “Lot 3”, there is no Lot 3 shown on the site plan itself. This should be clarified by the applicant.
7. Sheet 5 contains a reference to the Radnor Township Stormwater Management Ordinance. This should be corrected by the applicant.
8. The site plan should be revised to depict county review, municipal review and municipal approval dates in the correct calendar year (2019, rather than 2018).
9. While General Note 17 on Sheet 2 and General Note 2 on Sheet 4 both state “See Sheet X for Construction Notes and Details,” the Construction Notes and Details are actually provided on Sheet 7. This should be corrected by the applicant.
10. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Christopher H. & Susan H. Thomas
Yerkes Associates, Inc.
Chester County Assessment Office



THE COUNTY OF CHESTER



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Kathi Cozzone
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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

October 16, 2019

Barbara Kelly, Manager
East Caln Township
110 Bell Tavern Road
Downingtown, PA 19335

Re: Preliminary Land Development - Haverford Systems
East Caln Township - LD-09-19-16083

Dear Ms. Kelly:

A preliminary land development plan entitled "Haverford Systems", prepared by Edward B. Walsh & Associates, Inc. and dated July 15, 2019, was received by this office on September 27, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	North side of Robbins Road, east of Brandywine Avenue
Site Acreage:	1.99 acres
Lots/Units:	1 lot/1 structure addition
Non-Res. Square Footage:	3,000 square feet
Proposed Land Use:	Addition to existing warehouse
New Parking Spaces:	No new spaces
Municipal Land Use Plan Designation:	Industrial
UPI#:	40-3-11.25

PROPOSAL:

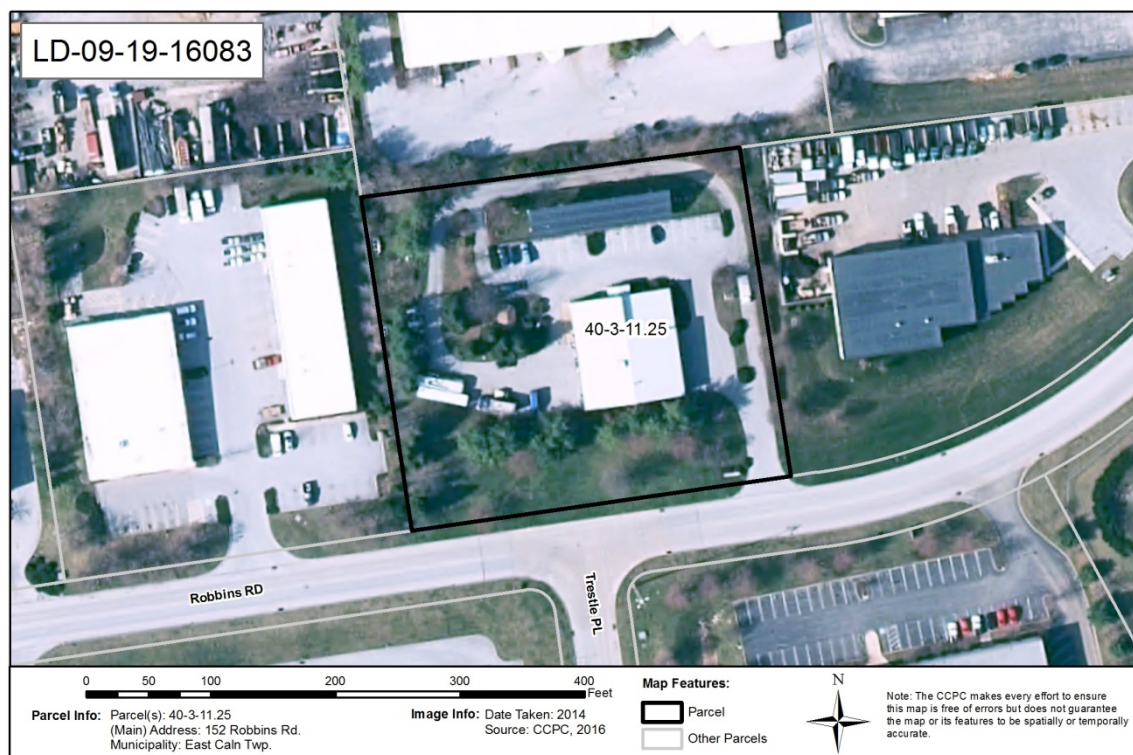
The applicant proposes the construction of a 3,000 square foot addition to a warehouse. No change to the site's access onto Robbins Road is proposed. The site, which will be served by public water and on-lot sewer facilities, is located in the East Caln Township I-1 Industrial zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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



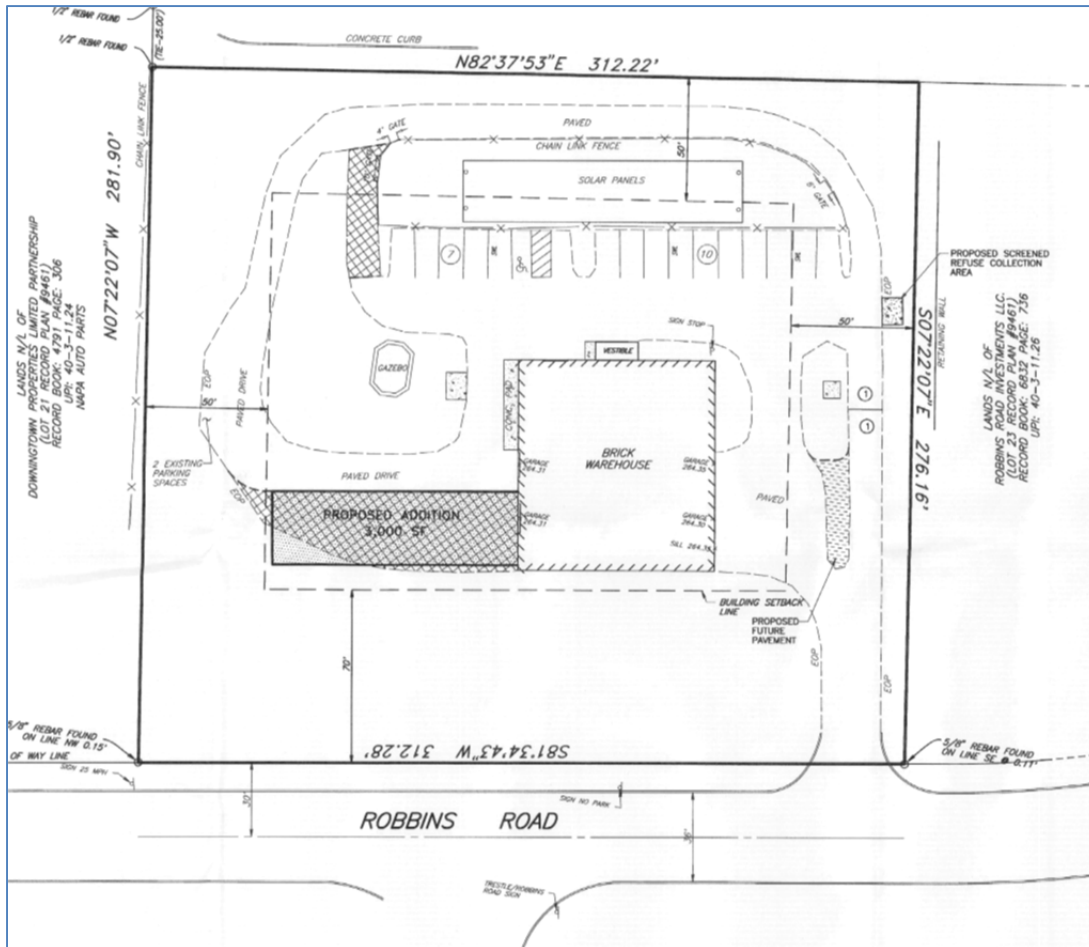
WATERSHEDS:

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

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

PRIMARY ISSUES:

3. A connector segment of the Chester Valley Trail is proposed to pass by this site; and is proposed to be within the right-of-way of Robbins Road. We recommend that the Township be sensitive to the future location of the Trail along this portion of Robbins Road, and ensure that the proposed improvements to this site will not compromise the implementation of the Trail in this area.



*Detail of Haverford Systems
Preliminary Land Development Plan*

ADMINISTRATIVE ISSUES:

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

Page: 4
Re: Preliminary Land Development - Haverford Systems
East Caln Township - LD-09-19-16083

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Edward B. Walsh & Associates Inc.
152 Robbins Road Associates, Inc.
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



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Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

October 14, 2019

Lisa Valaitis, Secretary
East Fallowfield Township
2264 Strasburg Road
East Fallowfield, PA 19320

Re: Preliminary Subdivision - Plan For The Piper Tract
East Fallowfield Township - SD-09-19-16069

Dear Ms. Valaitis:

A preliminary subdivision plan entitled "Plan For The Piper Tract", prepared by JMR Engineering LLC and dated August 22, 2019, was received by this office on September 19, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	North side of Strasburg Road (State Route 3062), west of Sycamore Lane
Site Acreage:	34.38 acres
Lots:	6 lots proposed (two lots currently)
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	RI-Residential Infill and RD-Residential Development
UPI#:	47-5-78, 47-8-21

PROPOSAL:

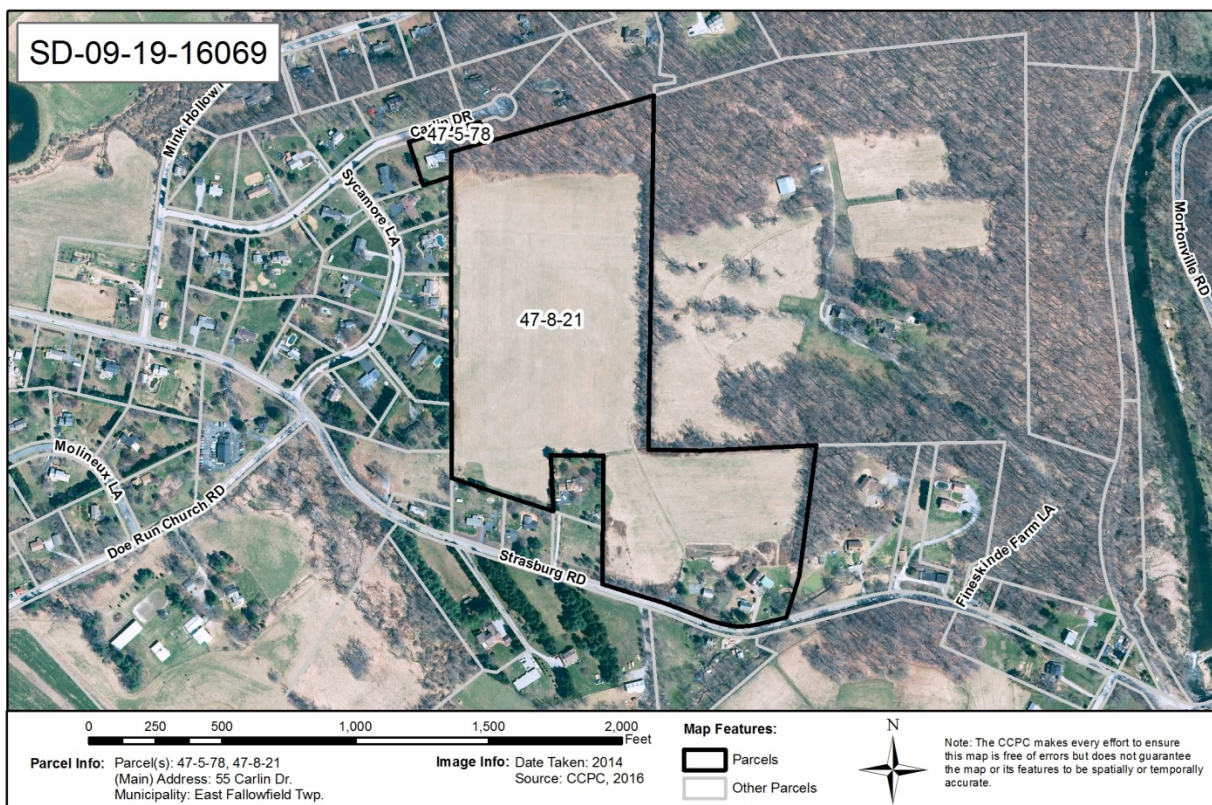
The applicant proposes the creation of six lots from a tract containing two lots. The site, which is served by on-site water and on-site sewer facilities, is located in the East Fallowfield Township R-1 Low Density Residential and R-2 Medium Density Residential zoning district. The tract contains three dwellings; one additional dwelling is proposed.

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

COUNTY POLICY:

LANDSCAPES:

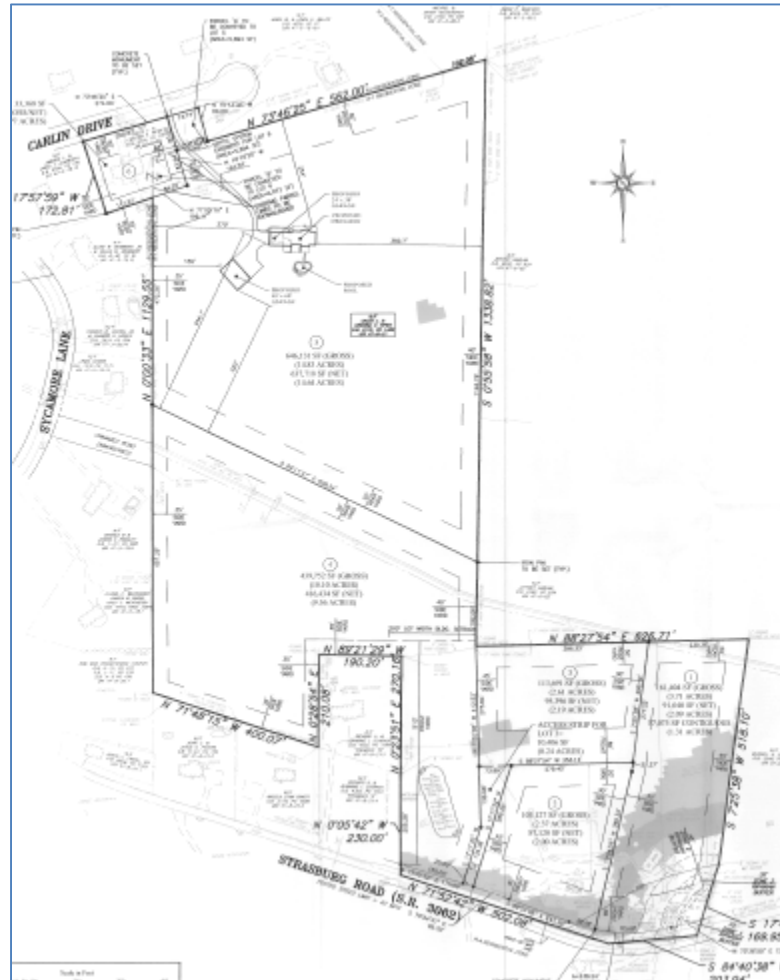
1. The site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density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



WATERSHEDS:

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

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



*Detail of
Plan For The Piper Tract
Preliminary Subdivision Plan*

PRIMARY ISSUES:

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Strasburg Road (State Route 3062) as a major collector road. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Strasburg Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
4. The plan should show the proposed well and on-lot sewage disposal area locations for Lot 3 and Lot 6. On-lot sewage disposal area locations for Lots 2 and 3 should also be shown. This is necessary to verify that minimum isolation distances between wells and sewage absorption areas and other features can be achieved.

Page: 4
Re: Preliminary Subdivision - Plan For The Piper Tract
East Fallowfield Township - SD-09-19-16069

ADMINISTRATIVE ISSUE:

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: JMR Engineering LLC
Caleb and Christina Piper
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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PLANNING COMMISSION

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

October 23, 2019

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

Re: Preliminary/Final Land Development - WaterWalk Hotel
East Whiteland Township – LD-09-19-16084

Dear Mr. Barner:

A Preliminary/Final Land Development Plan entitled "WaterWalk Hotel", prepared by Taylor Wiseman & Taylor, and dated September 13, 2019, was received by this office on September 27, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land Development for your consideration.

PROJECT SUMMARY:

Location:	south side of Matthews Road, along the East Whiteland/Tredyffrin Township municipal border
Site Acreage:	6.43
Lots/Units:	1 lot; 2 units
Non-Res. Square Footage:	126,220
Proposed Land Use:	Hotel
New Parking Spaces:	186
Municipal Land Use Plan Designation:	High Density Mixed Use
UPI#:	42-5-1.1

PROPOSAL:

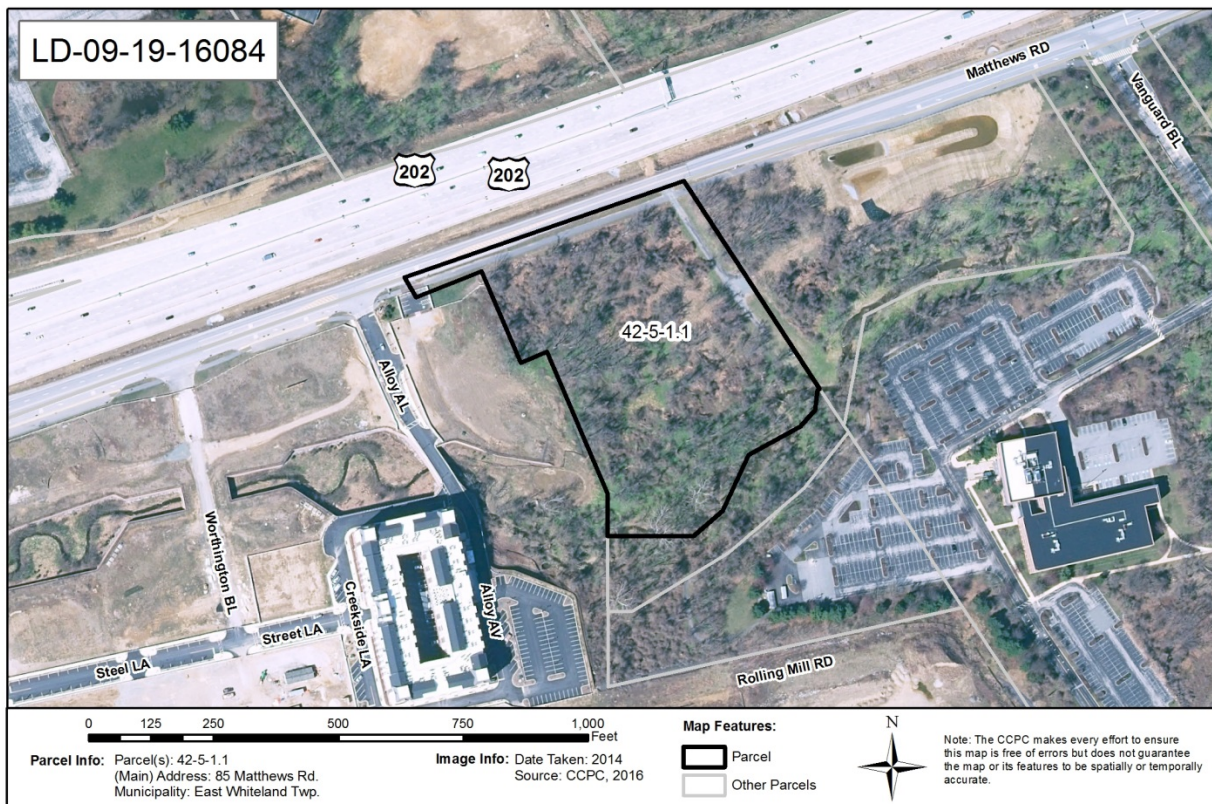
The applicant proposes the construction of two four-floor hotel buildings totaling 126,220 square feet, and 186 parking spaces. Vehicular access will be provided from two driveway entrances on Matthews Road, and vehicular connectivity will also be provided from the adjoining Uptown Worthington site to the west. The project site, which will be served by public water and public sewer, is located in the Regionally Oriented Commercial-Residential Overlay (ROC/R Overlay) zoning district. Building elevations were included with the plan submission to the County Planning Commission.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the issues pertaining to the Chester Valley Trail discussed in comments #3 through #8, and all Township issues should be resolved before action is taken on this land development plan.

COUNTY POLICY:

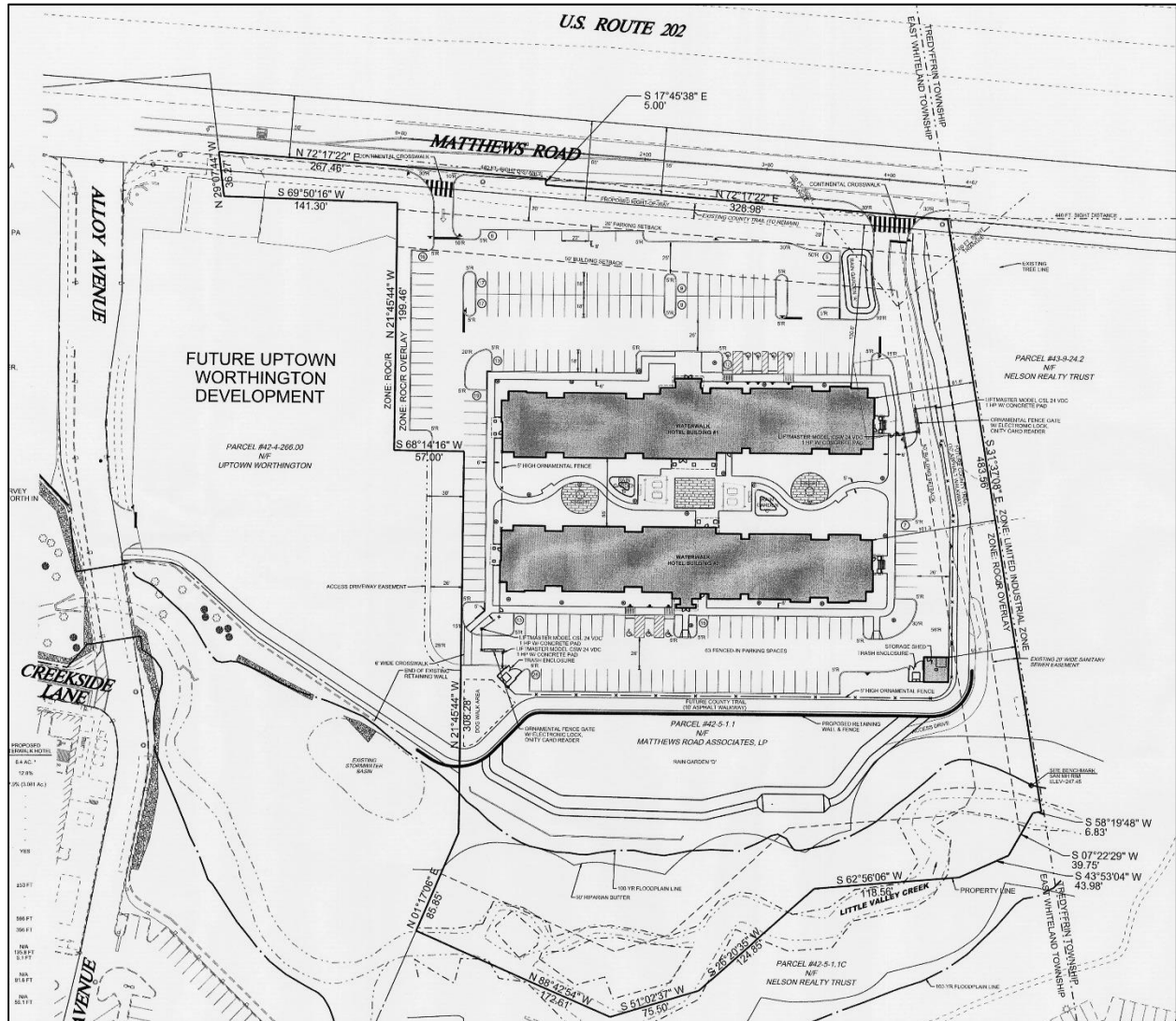
LANDSCAPES:

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



WATERSHEDS:

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



Site Plan Detail, Sheet 3: Preliminary/Final Land Development - WaterWalk Hotel

PRIMARY ISSUES:

Chester Valley Trail:

3. The project site is located along the south side of the Chester Valley Trail. The site plan depicts that both driveway entrances on Matthews Road will traverse the existing Chester Valley Trail corridor, which, according to a site plan note on Sheet 3, will remain. Additionally, the site plan depicts a "Future County Trail" corridor along the eastern and southern portion of the project site, extending to Alloy Avenue on the adjoining Uptown Worthington site to the west, which, according to the information provided on Sheet 4-Overall Site Plan, will connect to the County Trail corridor to the west.

Chester County has an existing trail easement agreement to allow the labeled "Existing County Trail – To Remain." This agreement allows for the potential relocation of the existing trail by the Owner to an alternative location as shown and labeled on the plans as "Future County Trail." The County does not desire this trail relocation and prefers that the existing alignment remain as constructed along the Matthews Road frontage.

4. The site plan depicts the location of sidewalks around the perimeter of both buildings. Sidewalks are an essential design element in the Suburban Center Landscape. However, direct pedestrian access is not provided to the Chester Valley Trail. We recommend that sidewalks/crosswalk areas be provided to the Chester Valley Trail. The applicant and Township should coordinate the location and design of these pedestrian connection(s) with the Chester County Department of Facilities (telephone # 610-344-6220).
5. It is recommended that the applicant and Township consider the potential for publicly accessible trail amenities along the Matthews Road frontage. Frequently requested trail user amenities include benches, bike racks, dedicated trail parking spaces, and water fountains.
6. The County Trail restoration paving detail shall match the pavement cross section of the existing trail pavement cross section (1.5" depth 9.5 mm/4" depth 25mm/8" depth 2A subbase).
7. Evergreen landscape planting locations along the Chester Valley Trail shall be reviewed and revised accordingly such that future growth does not impact the trail or the 3' clear zone along the trail pavement edge. Additionally, the sight line of approaching trail users should be considered at the eastern driveway.
8. The new driveway crossings of the Chester Valley Trail shall be designed to County trail development standards to include: curb cuts, truncated dome warning surfaces, trail stop signs and stop bars, offset trail gates on each trail approach to driveways, and appropriate vehicular warning signage for traffic turning right from Matthews Road into trail crosswalks and for driveway exit as it approaches the trail crossing.

Access and Circulation:

9. Sidewalks/crosswalk areas should be provided to permit direct pedestrian access from the hotel buildings to the adjoining Uptown Worthington development to the west.
10. The Parking Requirements table on Sheet 3 indicates the applicant is proposing 28 more parking spaces than required by the Township Zoning Ordinance. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether the number of proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
11. 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. We note that a Maneuverability and Signage Plan is provided on Sheet 7.
12. 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.

Design Issues:

13. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 9) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
14. The site plan depicts the location of a retaining wall and fence along the south side of the parking area and Future County Trail corridor. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.

Natural Features Protection:

15. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.
16. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes and other karst features. These features can present risk of collapse and groundwater contamination that often can be overcome and avoided with careful stormwater management design. The location, type, and design of stormwater facilities and best management practices (BMPs) should be based on a site evaluation conducted by a qualified licensed professional that ascertains the conditions relevant to formation of karst features, and the PA BMP Manual or other design guidance acceptable to the Municipal Engineer.
17. The site contains areas of hydric (wet) soils (Ho Holly) 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.
18. The Township should confirm that the site plan complies with the riparian buffer protection requirements in Section 200-56 of the Township Zoning Ordinance. *Landscapes3* supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective B, page 63).
19. The plan documents show the presence of four monitoring wells located throughout the site.
 - A. The applicant should identify the purpose of these wells and note if any will be removed. If any wells will be removed, the applicant should ensure that they are removed in accordance with Chester County Health Department standards.

- B. The applicant should note if any monitoring efforts have shown that residual subsurface contamination is present. If subsurface contamination is present, the applicant should describe the impact of infiltration from the planned permeable paving materials in the courtyard area on groundwater resources.
 - C. The applicant should identify if the installation of any additional wells will be needed for long-term groundwater monitoring.
20. The applicant is requesting a waiver from Section 175-41.C.(4) of the Township Subdivision and Land Development Ordinance, pertaining to maximum number of trees that may be cut or removed. The design waiver note on Sheet 3 states that, due to the limited space on the property, the applicant will plant 21 replacement trees on-site (where 61 trees are required) and will pay a fee-in-lieu of planting the balance. Removal of trees will contribute to higher stormwater runoff volumes and increased thermal stress to this system. If the requirements of this provision cannot be met, then the applicant and Township should consider the following issues:
- A. Reducing the limits of disturbance and tree removal to the greatest extent practical to reduce the number of trees that will be removed from the site.
 - B. Planting additional native tree and shrub species within the tree preservation areas and along the riparian corridor of Little Valley Creek to improve the density and quality of the forested riparian buffer.
 - C. Including a green roof on a section of the planned hotel roof. Green roofs reduce the volume of stormwater runoff while also providing an aesthetic outdoor area and reducing heating and cooling costs.
 - D. Placing orange construction fencing at or beyond the drip line of all trees that are intended to remain on site to limit inadvertent impacts from construction equipment to root zones and long-term tree health and to prevent unintended intrusion into woodland areas.

Stormwater Management:

21. Land disturbance and land development activities that occur within the (East) Valley Creek watershed must comply with the applicable stormwater management ordinance standards as approved in the ***Valley Creek Watershed Act 167 Stormwater Management Plan*** (February 2011). We acknowledge that the design of the proposed stormwater management facilities includes rain gardens. The County Planning Commission endorses the use of innovative stormwater management practices.
22. The applicant should consider using naturalized basin designs for planned Raingarden D. Features of naturalized basins, including natural low-flow channels, sediment forebays, and seeding with native plant species, can increase water storage and evapotranspiration, increase nutrient uptake and sediment reduction, and provide additional wildlife habitat.

23. The project site is located in the (East) Valley Creek watershed, which is listed by the Pennsylvania Department of Environmental Protection (PA DEP) as siltation-impaired. To help reduce sediment loads entering the stream, the applicant and Township should consider the following issues:
- A. Ensure that sufficient energy dissipation and erosion protection features are installed at each point of stormwater discharge. These features also need to be addressed in the operation and maintenance plan to ensure their continued function to reduce erosion and avoid formation of erosion gullies.
 - B. Ensure contractors closely adhere at all Erosion and Sediment Control Measures that are outlined in the Plan.
 - C. Inspect all erosion and sediment control measures after each precipitation event during construction to ensure that all measures are meeting their intended functions and are appropriately capturing sediment prior to entering any stormwater infrastructure or discharging off-site.
 - D. Reduce road surface area, increase tree and vegetative cover, and limit ground disturbance to the greatest extent practicable to reduce stormwater runoff volume and limit streambank erosion in Little Valley Creek.
 - E. Incorporate additional permeable paving material, if site conditions are suitable, in the design for sidewalks in the court yard areas and parking spaces on the downhill side of the parking lots.
24. 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, roadways, and parking areas 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.

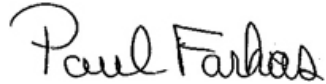
ADMINISTRATIVE ISSUES:

25. Plan details should be added that depict the proper specifications for accessible parking spaces.
26. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
27. 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: 8
Re: Preliminary/Final Land Development - WaterWalk Hotel
East Whiteland Township – LD-09-19-16084

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Oakwood WaterWalk Hotel
WaterWalk Management, LLC
Taylor Wiseman & Taylor
Matthews Road Associates LP
Chester County Conservation District
Matt Baumann, Assistant Manager, Tredyffrin Township
David Stauffer, Chester County Department of Facilities
Robert J. Kagel, County Administrator, County of Chester
Chester County Water Resources Authority



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

October 24, 2019

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

Re: Final Land Development - Daniel K. Blank
Honey Brook Township - LD-10-19-16090

Dear Mr. Landes:

A final land development plan entitled "Daniel K. Blank", prepared by Della Penna Engineering, Inc., and dated September 16, 2019, was received by this office on September 30, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	north side of Meadville Road, east side of the County line
Site Acreage:	8.00
Lots/Units:	1 lot
Non-Res. Square Footage:	5,000
Proposed Land Use:	Manufacturing
New Parking Spaces:	12
Municipal Land Use Plan Designation:	Rural/Agriculture
UPI#:	22-6-22.3

PROPOSAL:

The applicant proposes the construction of a 5,000 square foot industrial building and 12 parking spaces. The project site, which will be served by onsite water and onsite sewer, is located in the Agricultural zoning district.

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

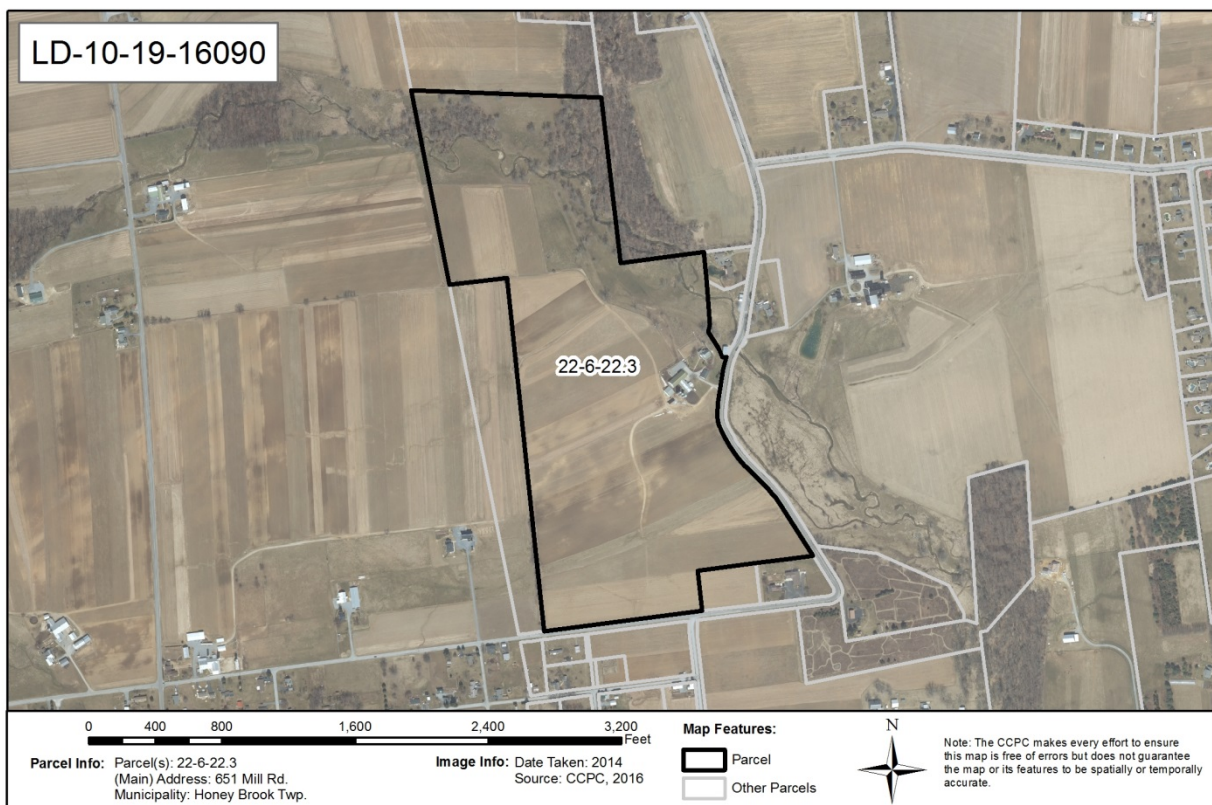
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a subdivision plan for this site. That review, CCPC# SD-02-19-15774, dated March 11, 2019, which addressed the consolidation of two parcels that comprise the site of the current land development proposal. Our records indicate that the plan was approved by the Township on March 13, 2019.

COUNTY POLICY:

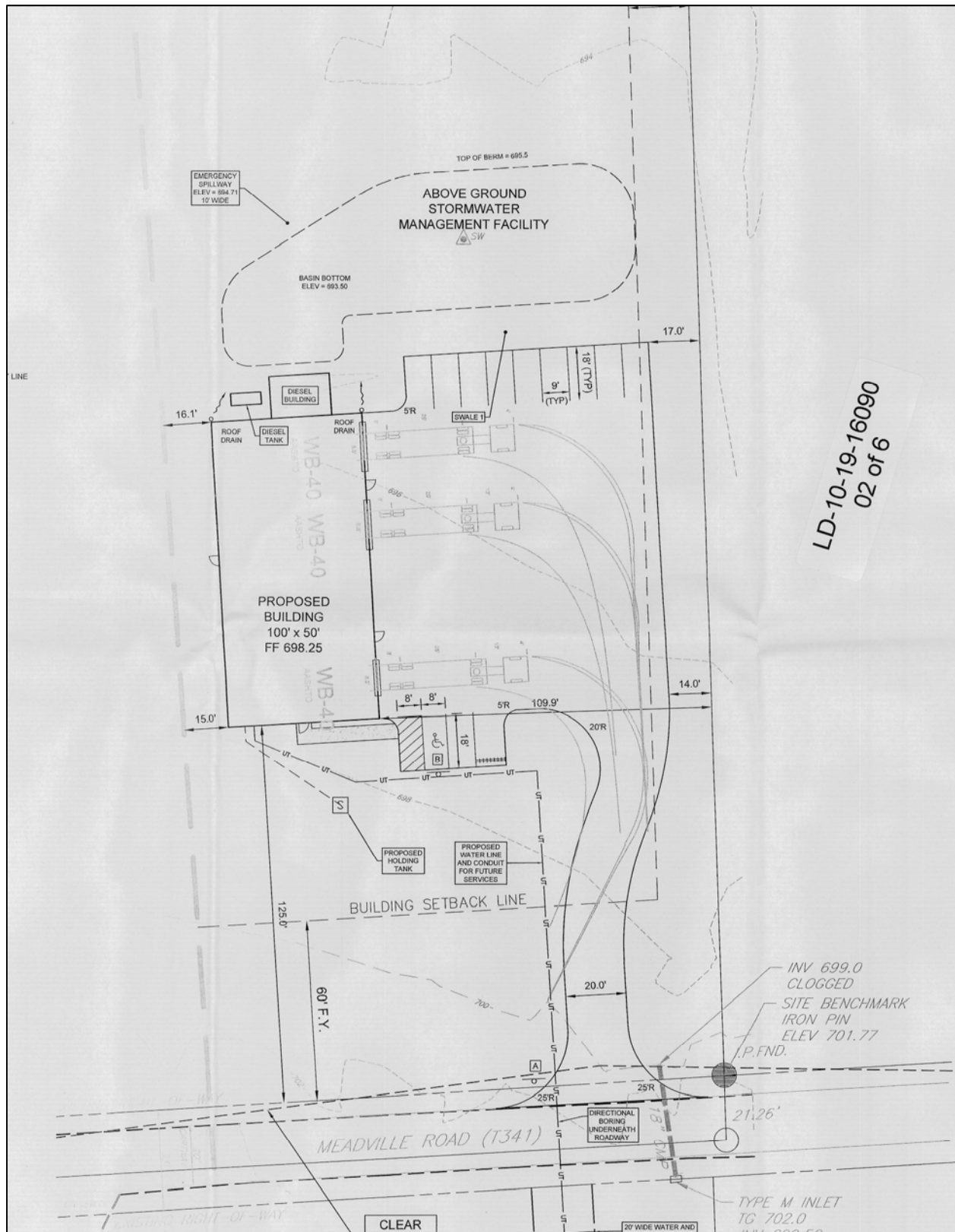
LANDSCAPES:

2. 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 land development is consistent with the objectives of the **Agricultural Landscape**.



WATERSHEDS:

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



Detail of sheet 2 of the land development plan

Page: 4

Re: Final Land Development - Daniel K. Blank

Honey Brook Township - LD-10-19-16090

PRIMARY ISSUES:

4. The Township should be satisfied that the diesel fuel tank is sited in a location that permits access for refilling the tank and that the plan includes measures that would contain the fuel in the case of a leak or fuel spill. It is important to prevent spilled fuel from entering the stormwater basin and contaminating the headwaters of the Brandywine Creek.
5. Local emergency service providers should review the plan to verify accessibility of their equipment and proposed emergency service equipment specifications and placement.

ADMINISTRATIVE ISSUES:

6. The plan indicates that a variance was been granted on July 1, 2019. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board, and any conditions of approval issued by the Board should be indicated on the final plan.
7. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
8. 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 Honey Brook Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Glenn Bentley
Senior Review Planner

cc: Daniel K. Blank
Paul S. Blank
Della Penna Engineering, Inc.
Chester County Health Department
Chester County Conservation District



THE COUNTY OF CHESTER



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PLANNING COMMISSION

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

October 2, 2019

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

Re: Final Subdivision - Carol M. Yourgalite
London Grove Township - SD-09-19-16058

Dear Mr. Battin,

A final subdivision plan entitled "Carol M. Yourgalite", prepared by Crossan-Raimato, Inc, and dated August 26, 2019, was received by this office on September 12, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	north side of East Avondale Road, west of South Guernsey Road
Site Acreage:	49.49
Lots/Units:	2 lots
Proposed Land Use:	Single Family Residential, Farm/Pasture Land
Municipal Land Use Plan Designation:	RLD-Residential Low Density
UPI#:	59-11-4

PROPOSAL:

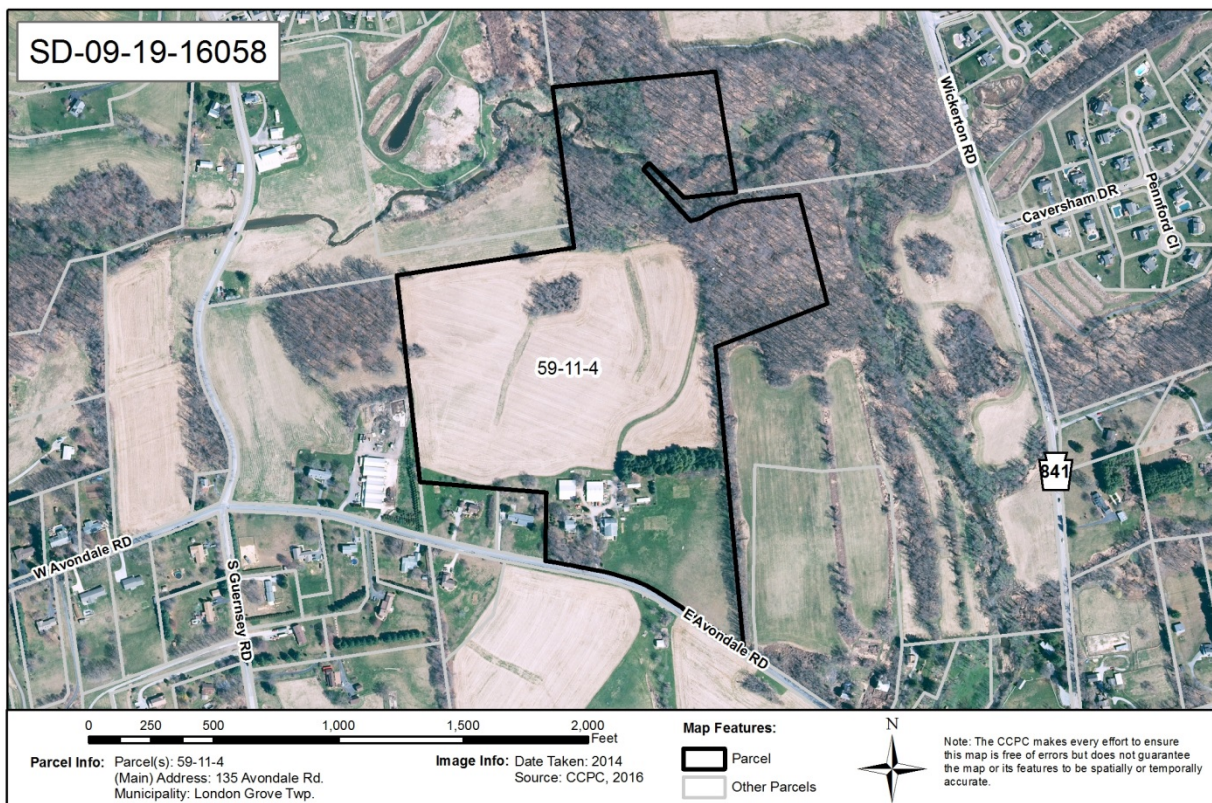
The applicant proposes the creation of 2 lots. The project site, which will be served by on-site water and sewer, is located in the RR-Rural Residential zoning district.

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

COUNTY POLICY:

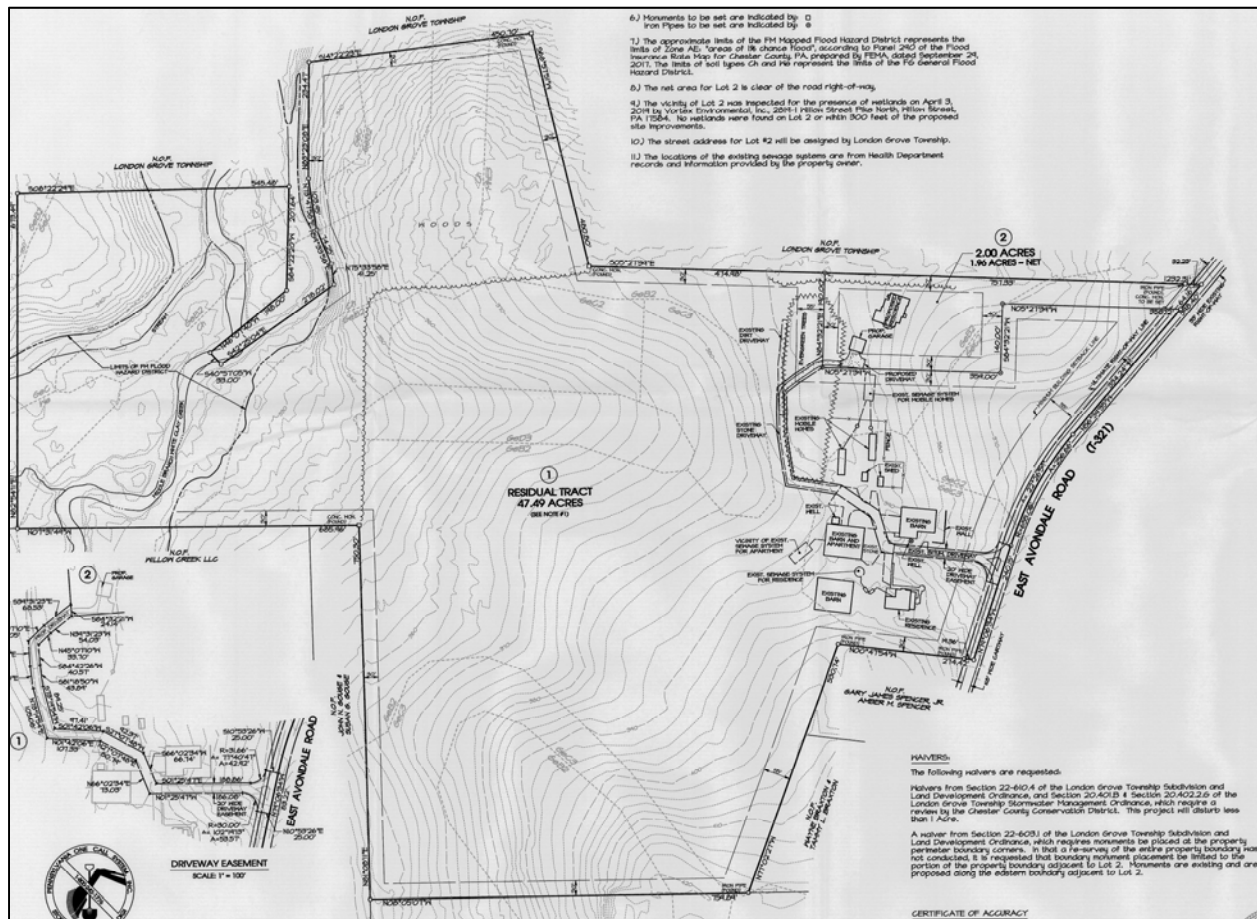
LANDSCAPES:

1. The 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. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
3. The applicant is requesting two waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.



Detail of the subdivision plan

4. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies East Avondale Road as a minor collector road. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of East Avondale Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to the appropriate agency.
5. Details of any use restrictions proposed as part of the access easement should be incorporated into the deeds of both parcels.
6. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office and the Health Department.

Page: 4

Re: Final Subdivision - Carol M. Yourgalite

London Grove Township - SD-09-19-16058

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

Sincerely,

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: Carol M. Yourgalite
Shane Braxton
Crossan-Raimato, Inc.
Chester County Health Department
Chester County Conservation District
Chester County Assessment Office



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

October 14, 2019

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

Re: Preliminary/Final Land Development - Springer Property
New Garden Township - LD-09-19-16074

Dear Mr. Scheivert:

A preliminary/final land development plan entitled "Springer Property", prepared by Hillcrest Associates, Inc., and dated September 11, 2019, was received by this office on September 26, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	on the north side of Gap Newport Pike, west of Sharp Road
Site Acreage:	9.52
Lots/Units:	1 lot
Non-Res. Square Footage:	107,900
Proposed Land Use:	Unique
New Parking Spaces:	9
Municipal Land Use Plan Designation:	Site Sensitive Residential
UPI#:	60-4-35

PROPOSAL:

The applicant proposes the construction of a 107,900 square foot commercial building, and 9 parking spaces. The project site, which will be served by public water and onsite sewer, is located in the UD-Unified Development zoning district.

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

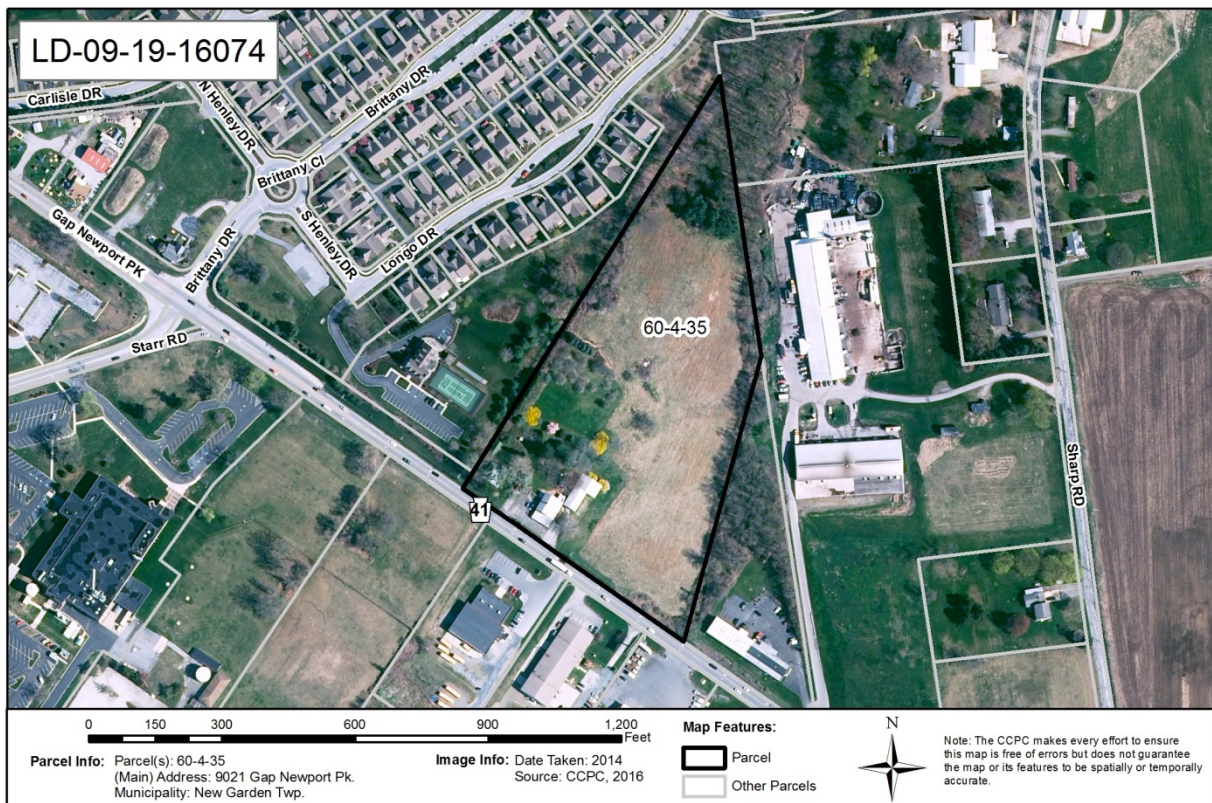
BACKGROUND:

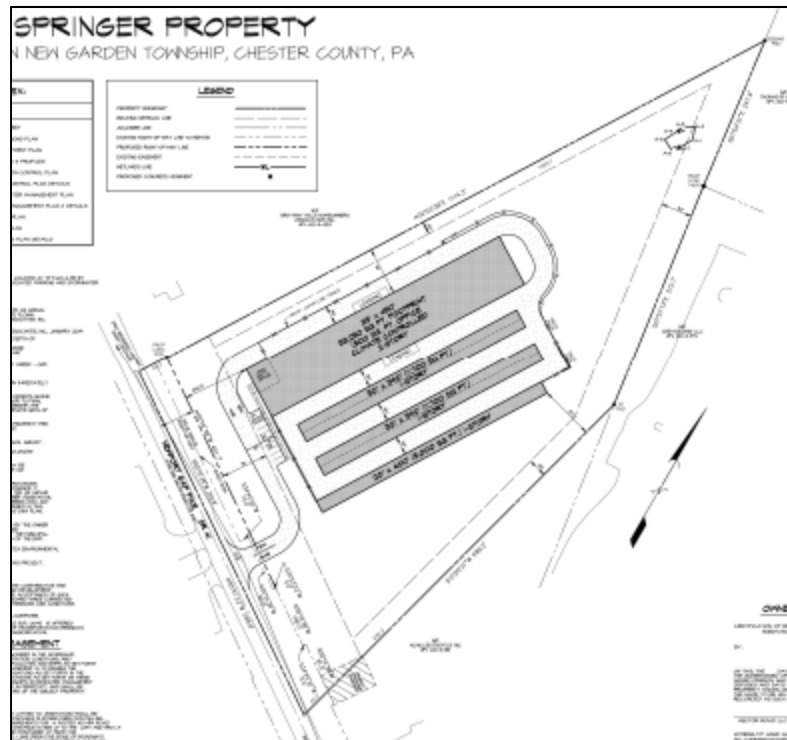
1. The Chester County Planning Commission has previously reviewed a sketch land development proposal for this site. That review, CCPC# LD-07-19-15998, dated August 2, 2019, addressed the demolition of an existing residence and barn and the construction of four storage buildings and an office totaling 116,400 square feet with 9 parking spaces.

COUNTY POLICY:

LANDSCAPES:

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





Detail of Sheet 1A of the land development plan

WATERSHEDS:

3. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Eastern Branch subbasin of the White 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. In our previous review we recommended adaptive reuse of the existing historic structures on this site; we continue to support this recommendation. The current submission indicates that the house and barn will be demolished. The Township should ensure that its Historical Commission reviews the plan in regard to preservation or adaptive reuse of the historic structures on this site.
5. The Township's 2018 Comprehensive Plan recommends that this section of Route 41 should have a cohesive streetscape. In support of this, we recommend that the storage buildings feature a pitched roof and other design features on the elevations facing Route 41 to improve the visual impression of the facility.
6. We acknowledge the offer of dedication of additional right-of-way on the north side of Route 41, the land within should be offered for dedication to the appropriate agency.

Page: 4

Re: Preliminary/Final Land Development - Springer Property

New Garden Township - LD-09-19-16074

ADMINISTRATIVE ISSUES:

7. The applicant is requesting four (4) 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.
8. The local emergency service providers should be given 24 hour access to the facility to respond to issues such as a fire in a timely fashion. They should also review the plan to ensure that the site is accessible for their equipment and to verify the design and specifications of on-site emergency service equipment.
9. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Hector Road, LLC
Hillcrest Associates, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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

October 16, 2019

Neil Vaughn, Manager
Parkesburg Borough
315 West First Avenue Building 1
Parkesburg, PA 19365

Re: Final Land Development - Coatesville West End Storage Improvements Project - Parkesburg
Water Storage Tanks
Parkesburg Borough - LD-09-19-16070

Dear Mr. Vaughn:

A final land development plan entitled "Coatesville West End Storage Improvements Project - Parkesburg Water Storage Tanks", prepared by HRG Engineering & Related Services and dated September 16, 2019, was received by this office on September 19, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	North side of Chapel Avenue, east of Green Street
Site Acreage:	14.00 acres
Lots:	1 lot
Non-Res. Square Footage:	10,054 square feet
Proposed Land Use:	Utility
Municipal Land Use Plan Designation:	Urban Residential
UPI#:	8-4-5-U

PROPOSAL:

The applicant proposes the construction of two above-ground water storage facilities totaling 10,054 square feet, replacing an existing booster station, relocating an existing generator, and retiring an existing reservoir. The site is served by public water facilities and does not require sewer facilities, it is located in the Parkesburg Borough R-2 Residential zoning district.

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

Page: 2

Re:

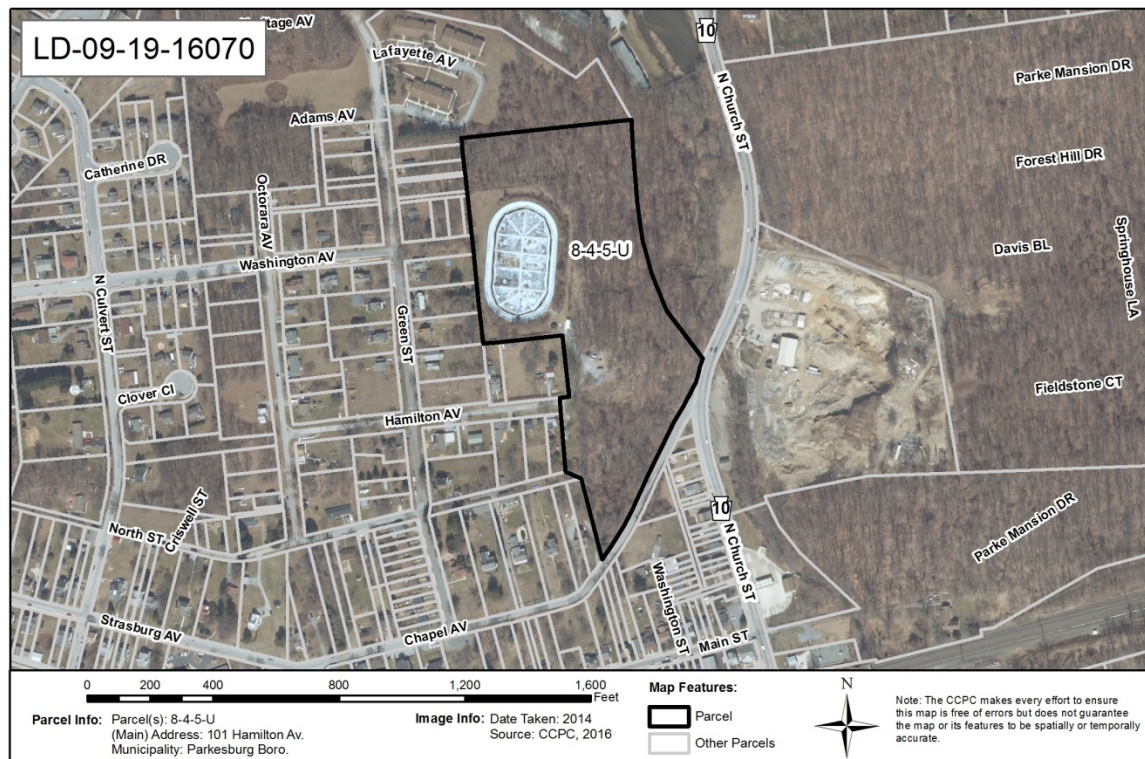
Re: Final Land Development - Coatesville West End Storage Improvements Project - Parkesburg
Water Storage Tanks

Parkesburg Borough - LD-09-19-16070

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

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

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

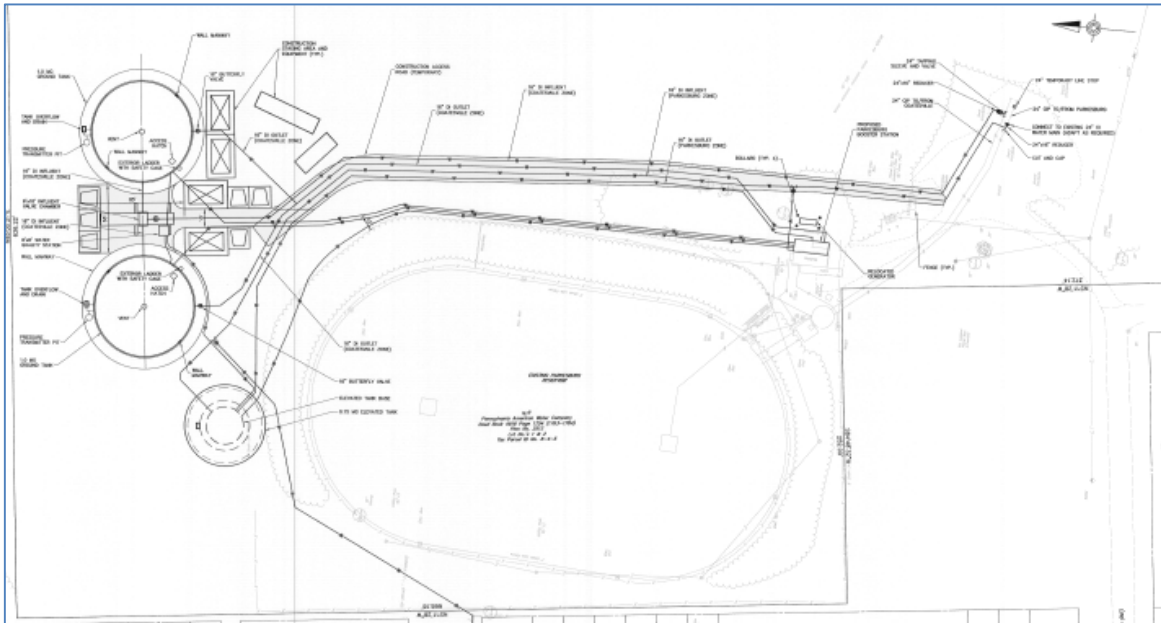
Watersheds can be accessed at www.chesco.org/water.

Page: 3

Re:

Re: Final Land Development - Coatesville West End Storage Improvements Project - Parkesburg Water Storage Tanks

Parkesburg Borough - LD-09-19-16070



***Detail of Coatesville West End Storage Improvements Project - Parkesburg Water Storage Tanks
Final Land Development Plan***

NATURAL FEATURES PROTECTION:

3. Construction of the new water storage tanks will result in substantial disturbance to the woodlands on the north end of the property and to land area adjacent to steep slopes. To improve runoff attenuation, increase infiltration, and to aid in re-naturalizing the site, consider planting trees on the site of the demolished reservoir. Consider contacting the Brandywine Red Clay Alliance to inquire about partnering on any tree planting efforts.
4. Reducing surface compaction on the re-graded site of the demolished reservoir is imperative to promoting revegetation and facilitating infiltration. Consider taking additional efforts to avoid compacting the top 12" of material on this site during the re-grading efforts, such as limiting vehicular traffic, adding organic material, or aerating the site.
5. We acknowledge and support marking all limits of disturbance on the site during construction. Consider placing orange construction fencing at or beyond the drip line of all trees that are intended to remain on site to limit inadvertent impacts to root zones and long-term tree health and to prevent unintended intrusion into woodland areas.

STORMWATER CONSIDERATIONS:

6. The project site is located in the Little Buck Run watershed, which is listed by the Pennsylvania Department of Environmental Protection (PA DEP) as siltation-impaired. Additionally, Parkesburg Borough has a required annual sediment load reduction of .054 tons per day (from 0.143 to 0.089 tons per day, a 37.9% reduction) included in the Christina River Basin TMDL

Page: 4

Re:

Re: Final Land Development - Coatesville West End Storage Improvements Project - Parkesburg
Water Storage Tanks

Parkesburg Borough - LD-09-19-16070

report for bacteria and sediment. To help achieve this required sediment reduction and avoid increased pollutant loads, consider the following:

- a. Inspect all erosion and sediment control measures after each precipitation event during construction to ensure that all measures are meeting their intended functions and appropriately capturing sediment prior to entering any stormwater infrastructure or discharging off-site.
- b. The primary source of urban and suburban sediment pollutant loadings is widely considered to be stream channel erosion caused by excessive velocity and volume of stormwater runoff discharged into the stream. To contribute to achieving the Borough's required TMDL sediment reduction and to avoid further increasing the sediment load, any additional measures that can be taken to reduce the total volume of runoff discharged from the site should be considered, such as reducing road surface area, increasing tree and vegetative cover, and limiting ground disturbance to the greatest extent practicable.
- c. After completion of the project and site stabilization, continue to monitor the site for erosion caused by surface drainage. If any erosion is found, please repair the eroded areas as quickly as possible to avoid further expansion. This is especially important on freshly disturbed soils on steep slopes.

TRAIL CONSIDERATIONS:

7. As part of the ongoing update to the Parkesburg Borough Comprehensive Plan, to be adopted in late 2020, there has been discussion of a trail that did exist, does exist, or could exist along the north side of Chapel Avenue through the subject parcel. A future trail connection may also provide a connection to Hamilton Ave. We suggest that some discussion of this matter and some potential public access to the undeveloped portions of this large and wooded site be considered during the land development for the water plant improvement with the understanding that the improvement of the plant does not affect the existing or potential trail "alignment." This might be an opportunity for a discussion regarding a potential trail along Chapel Avenue and/or to Hamilton Avenue. One possibility could be to initiate the potential easement or other arrangement (permission) for a future trail with the property owner.

ADMINISTRATIVE ISSUES:

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

Page: 5

Re:

Re: Final Land Development - Coatesville West End Storage Improvements Project - Parkesburg
Water Storage Tanks

Parkesburg Borough - LD-09-19-16070

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

Wes Bruckno, AICP
Senior Review Planner

cc: HRG Engineering & Related Services
American Water
Pennsylvania American Water Company
Chester County Conservation District
Chester County Water Resources Authority



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

October 7, 2019

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

Re: Preliminary/Final Land Development - Black Rock Sanctuary
Phoenixville Borough - LD-09-19-16064

Dear Mr. Boelker:

A preliminary/final land development plan entitled "Black Rock Sanctuary", prepared by Navarro & Wright, and dated May 9, 2019, was received by this office on September 18, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	on the east side of Black Rock Road, north of Canal Street
Site Acreage:	136.74
Lots/Units:	1 lot
Proposed Land Use:	Park
New Parking Spaces:	34
Municipal Land Use Plan Designation:	Rural
UPI#:	15-3A-14-E, 15-3-10-E, 15-3-12-E

PROPOSAL:

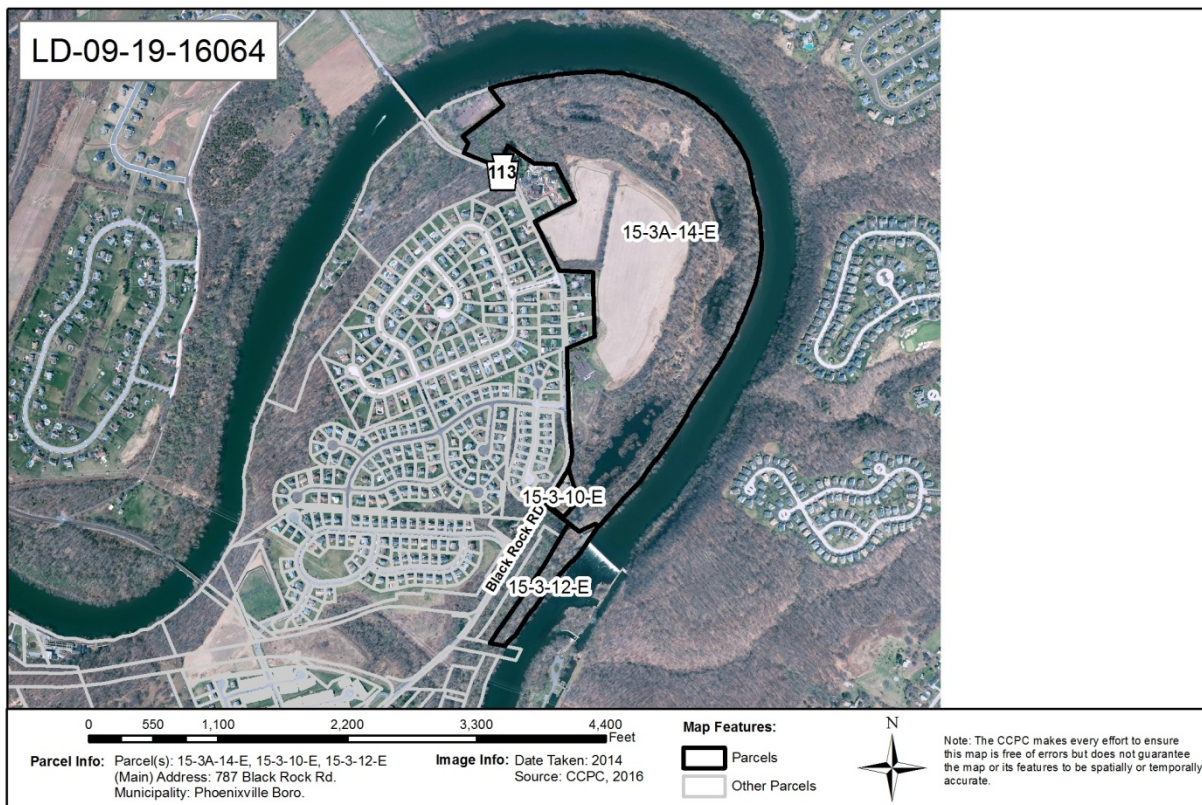
The applicant proposes the construction of a trailhead, portage, ramps and 34 parking spaces. The project site is located in the RI-Residential Infill zoning district. No water or sewer service is proposed.

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:

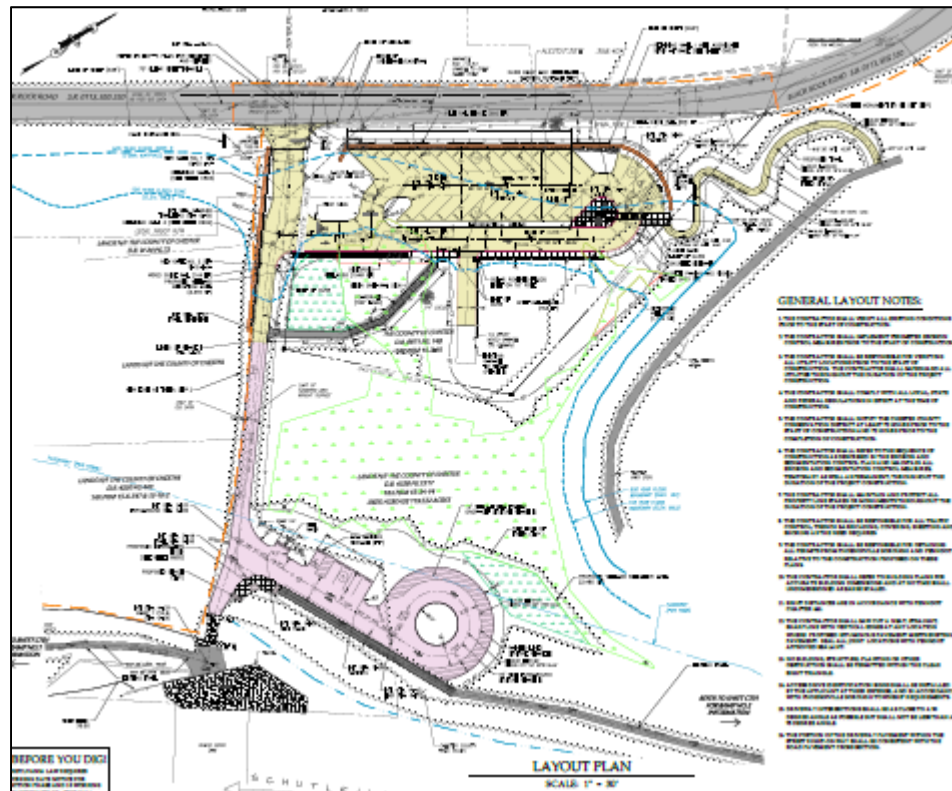
LANDSCAPES:

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**. This project also supports Objective B of the Connect Goal, which states “Provide universally accessible sidewalks, trails and public transit connections to create a continuous active transportation network within the designated growth areas and develop multi-use trails to interconnect with all communities.



WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the direct drainages of the Schuylkill River watershed. *Watersheds*' highest priority land use objectives within this watershed are: implementation of comprehensive stormwater management, restoration of the water quality of “impaired” streams, and protection of vegetated riparian corridors. *Watersheds* can be accessed at www.chesco.org/water.



Detail of Sheet 6 of the plan

PRIMARY ISSUES:

3. We recommend that a sidewalk be added to north side of the drive. We also recommend that the site design take into consideration how a potential pedestrian linkage be constructed between Riverwalk residential community on the west side of Black Rock Road (Route 113) and the trailhead site could be accommodated (i.e. crosswalk, additional sidewalk along the north side of the entry drive, etc.)
4. It is unclear whether trailer parking will be accommodated at the phase II turnaround or if it only for drop-off. Appropriate signage should be installed.
5. The existing dwelling on this site is the historic Lodzuk residence. We understand that demolition mitigation measures have previously been discussed and we note the "Interpretive Sign" shown on the plan located on the concrete pad at the north end of the main parking lot. We also understand that a Historic Structures Report has been completed as part of the mitigation measures. Objective C of the Appreciate Goal of Landscapes3 states: "Preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character."
6. The applicant should consider measures that warn boaters and canoeists of the dangers associated with the dam across the Schuylkill River.

ADMINISTRATIVE ISSUES:

7. The applicant is requesting eleven (11) waivers from the provisions of the Borough Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

Page: 4

Re: Preliminary/Final Land Development - Black Rock Sanctuary

Phoenixville Borough - LD-09-19-16064

8. The Borough and the applicant should verify the need for an archaeological survey of the areas of disturbance.
9. The plan should indicate whether a Highway Occupancy Permit will be required for the access drive from Black Rock Road (State Route 113).
10. The Borough should verify that all necessary ordinance relief measures to permit grading in steep slope areas have been granted and that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.
11. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,

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

Glenn Bentley
Senior Review Planner

cc: Chester County Facilities Department, Attn: David T. Stauffer, Capital Projects Coordinator
Navarro & Wright, Consulting Engineers, Inc.
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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

October 7, 2019

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

Re: Preliminary Land Development - Sadsburyville Fire Company No. 1
Sadsbury Township - LD-09-19-16068

Dear Ms. Shank:

A preliminary land development plan entitled "Sadsburyville Fire Company No. 1", prepared by Commonwealth Engineers Inc., and dated September 5, 2019, was received by this office on September 18, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	East and west sides of First Avenue, south of Ramsey Alley
Site Acreage:	0.70 acre
Lots/Units:	1 lot/1 structure addition
Non-Res. Square Footage:	4,288 square feet
Proposed Land Use:	Emergency Services
New Parking Spaces:	No additional spaces proposed
Municipal Land Use Plan Designation:	Village
UPI#:	37-4-55.1, 37-2Q-44-E

PROPOSAL:

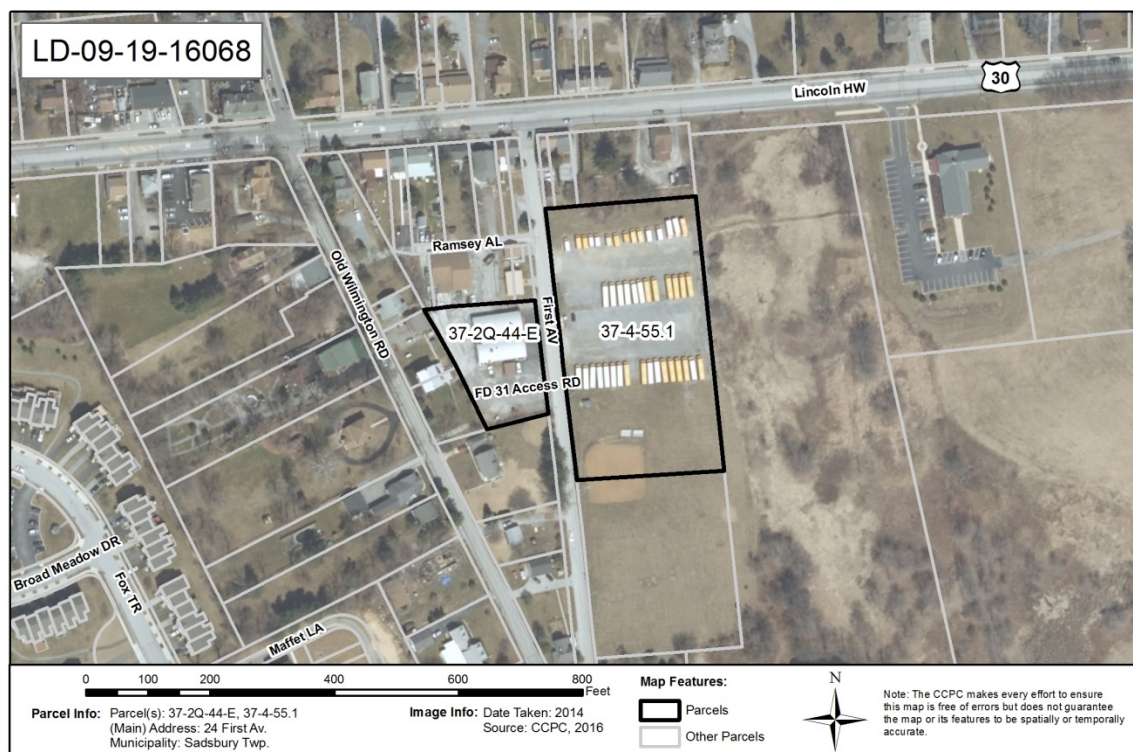
The applicant proposes the construction of a 4,288 square foot addition to the Sadsburyville Fire Company No. 1 facility. The site, which is served by on-site water and public sewer facilities, is located in the Sadsbury Township SV Sadsburyville Village zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

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

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

Page: 4

Re: Preliminary Land Development - Sadsburyville Fire Company No. 1

Sadsbury Township - LD-09-19-16068

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

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

Sincerely,

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: Sadsburyville Fire Company No. 1
Commonwealth Engineers Inc.,
Chester County Conservation District



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Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

October 2, 2019

Teresa DeStefano, Planning Commission Secretary
Thornbury Township
8 Township Drive
Cheyney, PA 19319

Re: Final Subdivision - Eric C. Hansen
Thornbury Township – SD-09-19-16054

Dear Ms. DeStefano:

A Final Subdivision Plan entitled "Eric C. Hansen", prepared by G. D. Houtman & Son, Inc., and dated July 15, 2019, was received by this office on September 10, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

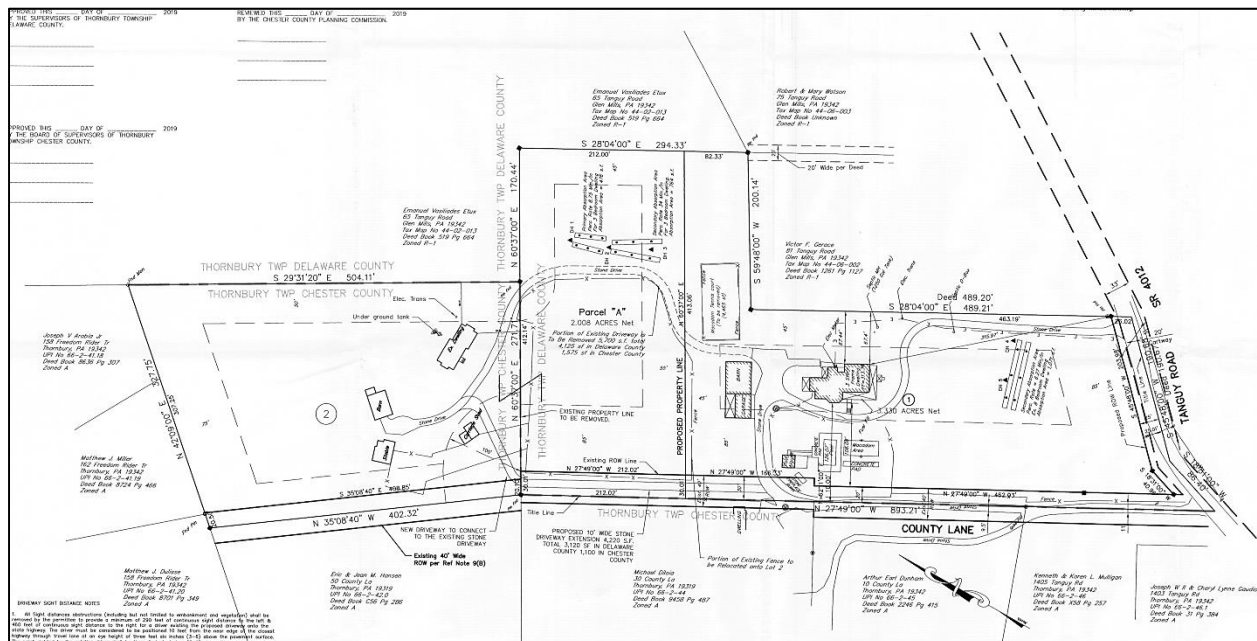
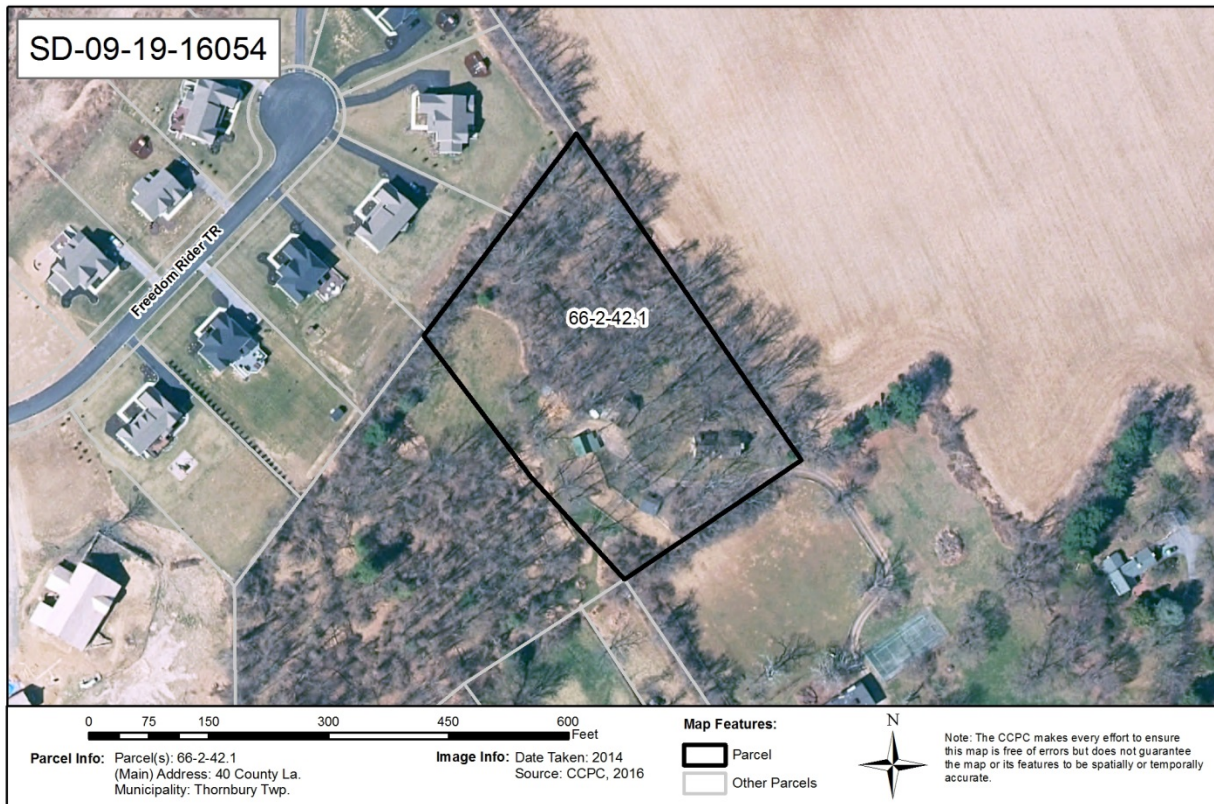
PROJECT SUMMARY:

Location:	south of Freedom Rider Trail, along the County border
Site Acreage:	8.97
Lots/Units:	1 Lot
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Township Residential
UPI#:	66-2-42.1

PROPOSAL:

The applicant proposes the conveyance of Parcel A, a 2.0 acre portion of a residential lot in Thornbury Township Delaware County, to UPI# 66-2-42.1 in Thornbury Township Chester County. No new sewage disposal or water supply is proposed as part of this plan submission. The portion of the site in Chester County is zoned A Agricultural and Residential.

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



Site Plan Detail, Sheet 1: Final Subdivision - Eric C. Hansen

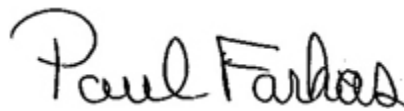
Page: 3
Re: Final Subdivision - Eric C. Hansen
Thornbury Township – SD-09-19-16054

ADMINISTRATIVE ISSUES:

1. The applicant should clearly identify the location of the on-site water facilities for the existing residence on Lot 2. We note that, while the site plan depicts the location of two wells on Lot 1, no wells are depicted on Lot 2 or Parcel A. If the existing on-site water facilities for Lot 2 are located on another parcel, then the details of this arrangement should be incorporated into the deeds of the appropriate lots.
2. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Eric Hansen
G.D. Houtman & Son, Inc.
Jeff Seagraves, Manager, Thornbury Township, Delaware County



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
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PLANNING COMMISSION

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

October 25, 2019

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

Re: Land Development – Starbucks at Eaglepointe Village
Upper Uwchlan Township - LD-10-19-16093

Dear Ms. Jonik:

The Chester County Planning Commission has reviewed the proposed final land development plan as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code. The referral for review was received by this office on October 7, 2019. We offer the following comments to assist in your review of the proposed land development.

PROJECT SUMMARY:

Location:	west side of Route 100, opposite the intersection with Byers Rd.
Site Acreage:	14.15
Lots/Units:	1 lot
Non-Res. Square Footage:	Existing-no additional footage proposed.
Proposed Land Use:	Starbucks Coffee House with drive-through
Municipal Land Use Plan Designation:	C-1 Village District
UPI#:	32-4-38.11

PROPOSAL:

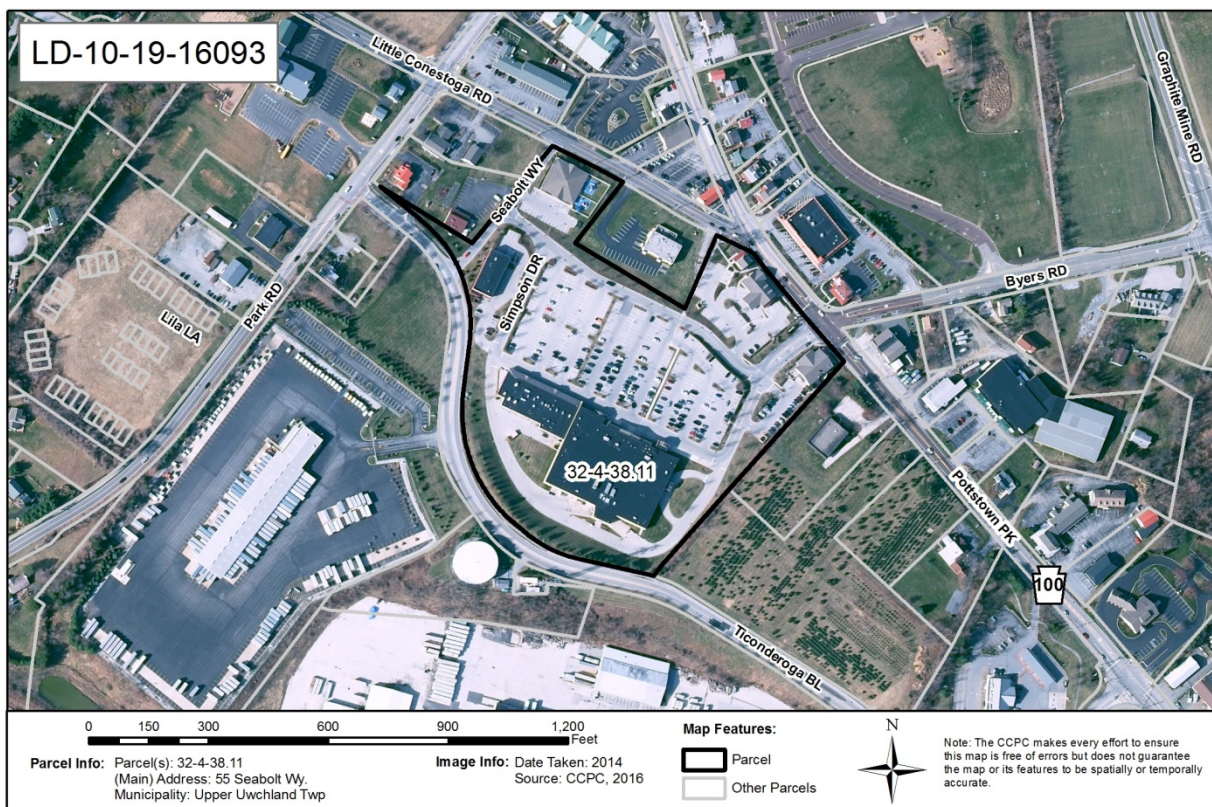
The applicant proposes the conversion of an existing bank building into a Starbucks Coffee House and redesign of the drive-through lanes. The project site is located in the C-1 Village zoning district; no new sewage disposal or water supply is proposed.

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

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

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

PRIMARY ISSUES:

3. The plan indicates the applicant received conditional use approval on July 24, 2019. The Township should verify that all applicable conditions of approval have been incorporated into the final plan.

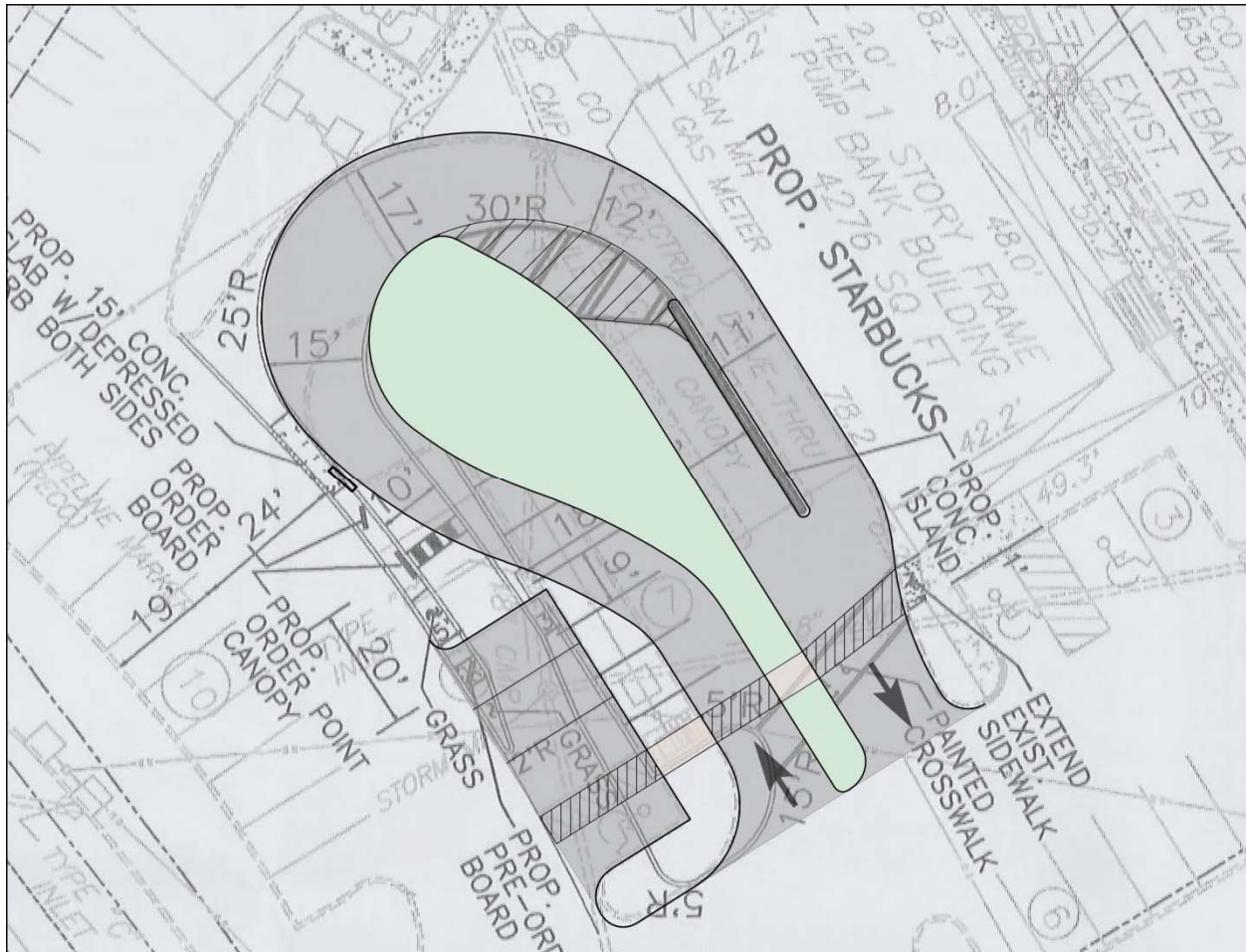


Detail of the cover sheet of the plan

4. The circulation plan for the revised drive-through facilities creates several crossing movements for vehicles using the drive-through and those using the parking. It appears that vehicles using the escape lane could encounter vehicles head-on intending to park in one of the seven parking stalls located between the ordering station and the pick up window. The plan does not indicate any proposed one-way arrows on the pavement so the proposed approach to this parking bay is unclear. We recommend that the drive-through circulation be separated from parking areas to provide safer vehicle and pedestrian movement. The sketch on page 4 illustrates an alternative layout for the drive-through and escape lane. This illustration also depicts a relocated order board to allow for additional stacking.
5. If the applicant is considering using a mobile pick up area, it should be detailed on the plan.

ADMINISTRATIVE ISSUES:

6. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
7. 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.



Alternate drive-through lane design

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

Sincerely,

Glenn Bentley
Senior Review Planner

cc: Eagle Retail Associates, L.P.
Edward B. Walsh & Associates, Inc.
Chester County Conservation District



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Brian N. O'Leary, AICP
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October 10, 2019

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

Re: Preliminary/Final Land Development - Christian Brothers Automotive
Uwchlan Township - LD-09-19-16059

Dear Ms. Giordano:

A preliminary/final land development plan entitled "Christian Brothers Automotive", prepared by HC Engineering and dated August 21, 2019, was received by this office on September 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:	Northwest intersection of West Uwchlan Avenue (State Route 113) and Peck Road
Site Acreage:	1.26 acres
Lots/Units:	1 lot; one structure proposed
Non-Res. Square Footage:	6,257 square feet
Proposed Land Use:	Automotive repair
New Parking Spaces:	31 spaces
Municipal Land Use Plan Designation:	Commercial
UPI#:	33-7-40.1

PROPOSAL:

The applicant proposes the construction of a 6,257 square foot commercial building and 31 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Uwchlan Township PC-Planned Commercial zoning district.

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



COUNTY POLICY:

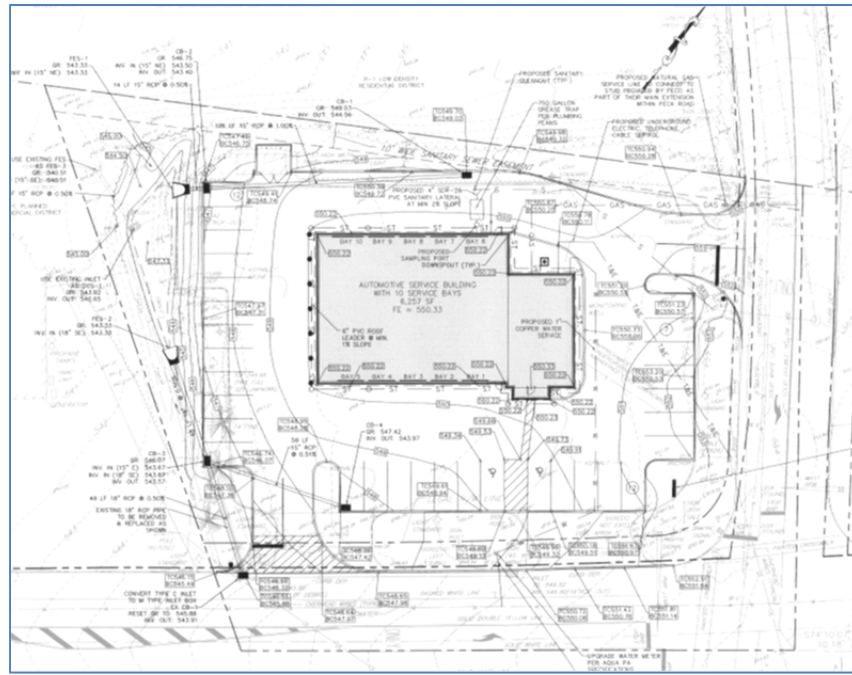
LANDSCAPES:

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

WATERSHEDS:

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

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



***Detail of Christian Brothers Automotive
Preliminary/Final Land Development Plan***

PRIMARY ISSUES:

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies West Uwchlan Avenue (State Route 113) as a major arterial. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads to accommodate future road and infrastructure improvements.

Township Engineer EB Walsh prepared a plan for widening State Route 113 between Peck Road and the Route 30 Bypass in 2015. We suggest that the applicant and the Township work together to determine how the applicant's land development plan could help implement the Route 113 widening plan.

We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of West Uwchlan Avenue. We also suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

4. We commend the applicant for removing one of the existing driveways on West Uwchlan Avenue. We also suggest that the Township consider encouraging the applicant to work with the owner of the site to the west, UPI # 33-7-40.3, to investigate the possibility of creating a common driveway that could serve both parcels. A common driveway could increase the safety of vehicles entering West Uwchlan Avenue by improving sight distances.

5. “Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. We recommend the installation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Suburban Landscape**.
6. We suggest that the applicant indicate whether vehicles offered for sale (or displayed for any reason) will be placed in the landscaped area along West Uwchlan Avenue. We recommend that such an activity should be discouraged because it can interfere with the landscaping in this area, impede sight distances and create visual distractions for drivers on West Uwchlan Avenue.
7. We suggest that left turns should be prohibited when exiting the West Uwchlan Avenue driveway.
8. The applicant should indicate whether there will be any vehicles in a disassembled, unregistered or unlicensed condition on the site, and where they will be located.
9. A variance was granted for the reduction of required parking at this facility. The Township may wish to consider whether the parking requirements for facilities of this type are excessive. In the future, the Township may wish to consider lowering these parking standards to reduce the number of variance requests.
10. Sheet C2.2 includes a detail relating to a rain garden. The applicant should clarify where the raingarden will be located on the site. We support the use of raingarden seed mix to naturalize the infiltration basin area. The applicant should consider selecting seed mixes that contain the greatest percentage of native vegetation.
11. We recommend that the applicant consider the need for oil/water separators in the stormwater management system. This would reduce the risk of spilled petroleum products from entering the stormwater system and possible contamination of the watershed.
12. The Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
13. We suggest that all site and sign lighting should be downward-pointing to limit “skyglow” and reduce glare on surrounding roads. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the facility.

NATURAL FEATURES PROTECTION:

14. Aerial imagery shows a gas station was previously located on this site and was demolished in 2014. It is unclear from the current plan documents if all subsurface fuel tanks and associated infrastructure have been previously removed from the site. If any additional subsurface infrastructure will be removed as a component of this project, please ensure its complete removal from the site and its proper disposal.
15. The Existing Conditions and Demolition Plan shows a monitoring well is located near the east side of the proposed automotive service building.
 - a. Clarify the purpose of this well and note if it will be removed. If this well will be removed, please ensure that it is removed in accordance with Chester County Health Department Standards.

- b. Have any monitoring efforts shown if residual subsurface contamination is present?
- c. Note if the installation of any additional wells will be needed for long-term groundwater monitoring.

STORMWATER CONSIDERATIONS:

16. Within the information available for our review, there was no plan detailing the operation, maintenance, and inspection requirements for proposed stormwater infrastructure. Please ensure an operation, maintenance, and inspection plan is included that:
 - a. clearly defines the entity responsible for long-term operation, maintenance, and inspection of all stormwater infrastructure;
 - b. denotes the required frequency of routine inspections;
 - c. defines the when additional inspections for damage or debris is required ;
 - d. describes the maintenance actions necessary to ensuring all implemented stormwater practices continue to function as designed (e.g. addressing erosion at outlets, etc.)
 - e. complies with all other applicable standards in Sections 214-36 and 214-37 of the Township's Stormwater Management Ordinance.
17. A waiver is requested from Section 214-25.B (12) of the Township's Stormwater Management Ordinance, which requires stormwater pipes to be a minimum of 18" in diameter. Recent data indicates that intense rainfall events will become more frequent in the coming decades. Increased intense storm events coupled with reduced pipe size could result in more frequent overflows of unmanaged stormwater onto down-gradient properties. Please ensure sufficient justification exists to warrant consideration of a waiver, that the waiver request meets the waiver requirements of the stormwater ordinance, and that any unintended runoff impacts are avoided to the maximum extent possible.
18. We note that all proposed building roof leaders will drain into the stormwater system. Please ensure the following:
 - a. all roof drains have appropriate measures (e.g. leaf traps, gutter guards, or regularly scheduled cleanouts) to prevent clogging by unwanted debris;
 - b. requirements for regular inspection and cleanout of these features are included in the operation and maintenance plan to ensure this system functions as designed;
 - c. the system will not provide a conduit for any pollutant discharge into the stormwater system;
 - d. the system complies with Section 214-42 of the Township's Stormwater Management Ordinance.
19. Given past occurrences of highly variable flows and extreme runoff volumes within this watershed (locally known as Ludwig's Run), and the high percentage of impervious cover on the site, the applicant should consider utilizing permeable paving materials in suitable locations (e.g. the planned sidewalk and parking spaces) to increase infiltration and decrease runoff volumes.
20. We note and support the reduction in total impervious surface area; however, the current planned reduction does not meet the 20% reduction threshold that is required for exemption from the Township's peak flow rate control requirements outlined in Section 214-22 and Table 22.1 of the Stormwater Management Ordinance. Please ensure that the current stormwater practices are designed to meet the Township's peak flow rate control requirements.

Page: 6

Re: Preliminary/Final Land Development - Christian Brothers Automotive

Uwchlan Township - LD-09-19-16059

21. The applicant should consider using a native raingarden seed mix to naturalize the planned vegetated swale.
22. 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:

23. 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.
24. 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.
25. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Christian Brothers Automotive
Lukoil North America LLC
HC Engineering
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



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

October 18, 2019

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

Re: Preliminary Subdivision and Land Development - Rebecca L. Cesarz
Wallace Township - SD-09-19-16082

Dear Ms. Randzin:

A preliminary subdivision and land development plan entitled "Rebecca L. Cesarz", prepared by Commonwealth Engineers Inc., and dated August 1, 2019, was received by this office on September 27, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development plan for your consideration.

PROJECT SUMMARY:

Location:	north side of Fairview Road, west of Creek Road
Site Acreage:	9.08
Lots/Units:	4 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Village Mixed Use
UPI#:	31-4A-2

PROPOSAL:

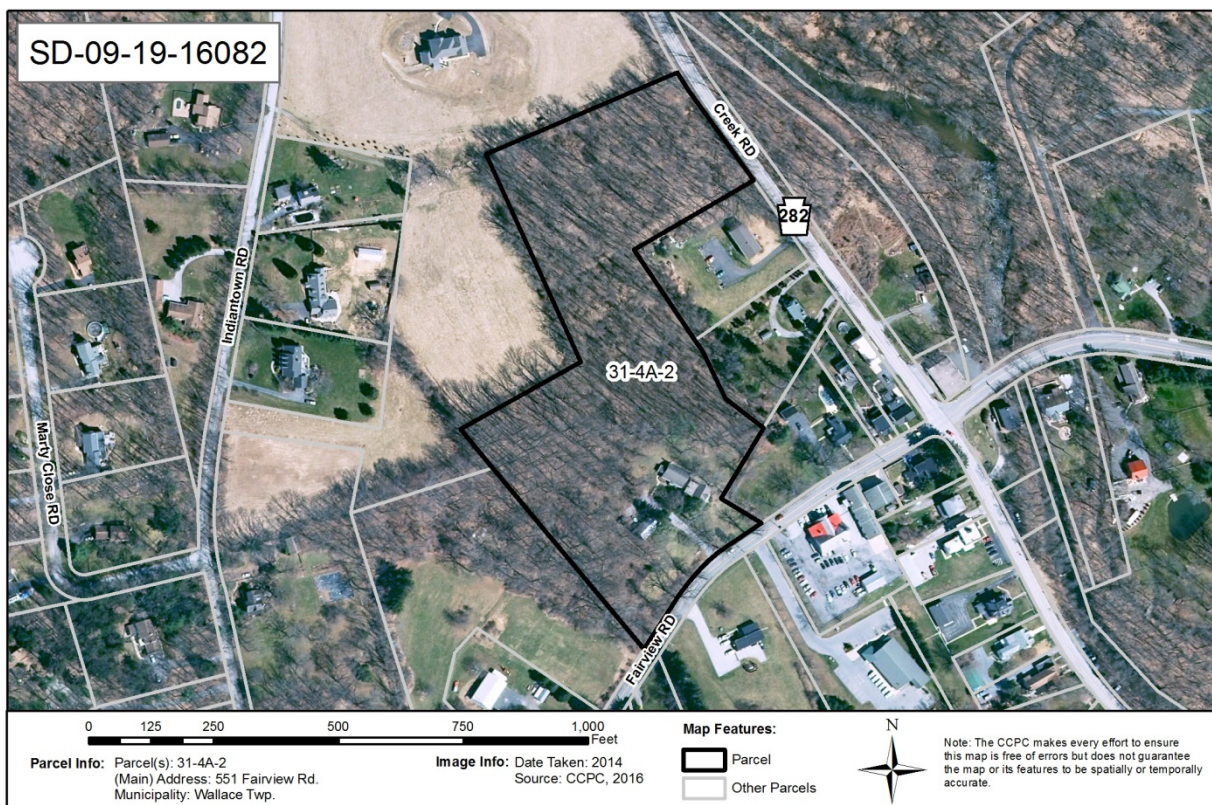
The applicant proposes the creation of 3 new residential lots from a 9.08 acre parent parcel; a fourth parcel is created for the existing residence at the south end of the tract. The project site, which will be served by onsite water and public sewer, is located in the C-Commercial zoning district.

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



WATERSHEDS:

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



Detail of Sheet 4 of the plan

PRIMARY ISSUES:

3. The proposed driveway configuration is complex and creates excessive impervious coverage. We recommend that the single shared driveway be extended further into the site before the individual drives branch off to the dwellings. A wider driveway cross-section could be used to permit vehicles to pass each other, but still result in less impervious coverage than the proposed configuration.
4. The plan and aerial photography indicate that the majority of the site is wooded. We acknowledge the Tree Protection Measures and Notes and the Tree Removal and Replacement Summary on sheet 2 of the plan. We recommend that the removal of trees should be limited to the minimum area needed for the dwellings and support facilities, and the limit of tree removal should be shown on the plan. Any grading within the area of the dripline (the perimeter of the tree's branches) of the trees to be preserved increases the possibility of tree damage.
5. The narrative report submitted with the plan indicates that there is a potential impact related to a threatened or endangered species on this site. The applicant should provide the Township with the results of a species habitat survey and documentation that the plan has been reviewed and approved by the appropriate state and federal agencies regarding the federally threatened species area and buffer zone.
6. Details of any access easements and shared driveway maintenance agreements should be incorporated into the deeds of the proposed lots.
7. Sheet #2 of the plan shows a Bell right-of-way that crosses proposed lot #2, which is identified as "Assumed Abandoned"; the applicant should verify the status of this right-of-way and indicate it on the final plan.

Page: 4

Re: Preliminary Subdivision and Land Development - Rebecca L. Cesarz
Wallace Township - SD-09-19-16082

ADMINISTRATIVE ISSUES:

8. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
9. The applicant is requesting one (1) waiver from the provisions of the Township Subdivision and Land Development Ordinance (SLDO) and two (2) waivers from the provisions of the Stormwater Management Ordinance. The Township should verify whether the request for waivers from the provisions of the Stormwater Management Ordinance is appropriate or whether relief from these provisions would require a variance. SLDO 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.
10. We endorse the provision of additional right-of-way on Creek and Fairview Road; the areas within the right-of-way should be offered for dedication to the appropriate agency.
11. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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

Sincerely,



Glenn Bentley
Senior Review Planner

cc: Planebrook Partners, LLC
Commonwealth Engineers, Inc.
Chester County Health Department
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



THE COUNTY OF CHESTER



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October 25, 2019

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

Re: Preliminary Subdivision - Brandolini Wallace, LP
Wallace Township - SD-09-19-16085

Dear Ms. Randzin:

A preliminary subdivision plan entitled "Brandolini Wallace, LP", prepared by Inland Design, and dated August 22, 2019, was received by this office on September 27, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	South side of Fairview Road and the west side of Devereux Road
Site Acreage:	193.47 acres
Lots:	101 lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural Density
UPI#:	31-4-58, 31-4-60.1

PROPOSAL:

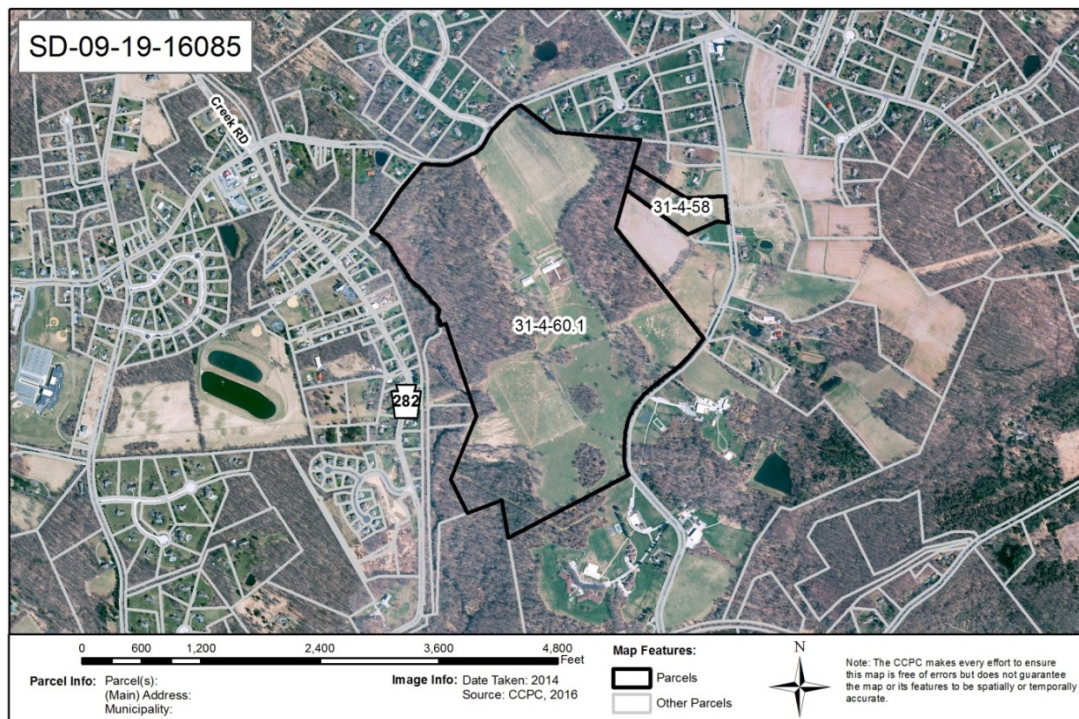
The applicant proposes the creation of 101 lots. The site, which will be served by on-site water and community sewer facilities, is located in the Wallace Township FRR Flexible Rural Residential zoning district.

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

COUNTY POLICY:

LANDSCAPES:

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



WATERSHEDS:

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

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

PRIMARY ISSUES:

3. The plan shows only a single access to serve the site, which is located on Fairview Road opposite Howson Lane, with an emergency access to Devereux Road at the east end of the development. The County Planning Commission's Multimodal Circulation Handbook (2016 Update) recommends that a maximum of 24 dwelling units utilize a single access point. The applicant should consider other opportunities for access to this property for secondary and/or emergency purposes. Additional information on this topic is available online at:
www.chesco.org/documentcenter/view/27034.
We recommend that the proposed emergency access to Devereux Road be constructed as a permanent public road access to the 101 lot residential development.
4. The proposed development site is traversed by twin natural gas transmission pipelines operated by Texas Eastern. We suggest that the applicant contact the pipeline operator to ensure that the application does not result in any encroachments into the pipeline right-of-way. We recommend that the plan include the field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page:
<http://www.chescoplanning.org/pic/operators.cfm>.

Our records indicate that this pipeline is in active use. To ensure the safety of future residents, we suggest that the applicant relocate the houses farther from the natural gas transmission pipeline.
5. The plan indicates that an existing PECO right-of-way that traverses the tract at the southern end of the proposed development. The applicant should contact PECO to obtain use restrictions associated with this existing right-of-way. The details and any use restrictions associated with this right-of-way should be incorporated into the deeds of the affected parcels. The applicant should provide the Township with appropriate documentation that PECO has reviewed and approved the proposed development activity within the existing right-of-way.
6. The plan shows a "conceptual perimeter trail". We recommend that all trail location and design details be incorporated into the final plan, and we also recommend that the trails be constructed prior to the Township issuing any building occupancy permits for this development. We also recommend that the applicant utilize all-weather materials in the construction of this trail, which will accommodate a wider variety of uses, and be universally-accessible.
7. Figure 5-1 "Recreation Recommendations" in the Township's 1993 Open Space, Recreation and Environmental Resources Plan shows the applicant's tract as within a "Potential Neighborhood Park Service Area". Also, the Struble Trail is planned for the Creek Road area to the west of the site. We suggest that the applicant provide for a potential connection between the "conceptual perimeter trail" and the Struble Trail.
8. We endorse the overall design that provides the lots with direct frontage onto the greens, and the use of side-entry garages. We recommend that Lots 91 and 92 be relocated to enlarge the open space of Green #6 and give all surrounding lots in this area frontage on the green space. We also suggest that the applicant provide sidewalks along at least one side of the roads; sidewalks can complement the accessibility offered by the proposed conceptual perimeter trail.

9. Green #5 may be too small to achieve its full potential as accessible open space. We suggest that this Green be enlarged to include a depth equal at least to the depth of Greens #3 and #4. Additionally, we suggest that Green #2 include more landscaping and perhaps include a visual focal point such as a gazebo or similar site amenity.

NATURAL FEATURES PROTECTION:

10. The proposed lots are laid out in a generally north-south direction in the developable land that is bounded on the west side by the East Branch of the Brandywine Creek and on the east side by a tributary of the Brandywine Creek. Both stream corridors are subject to wetlands and hydric soils, which amount to 35.5 acres, steep slopes totaling 9.04 acres and significant areas of woodlands.
11. The site contains wetlands. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977). The Pennsylvania Department of Environmental Protection regulates all activities that affect bodies of water, including wetlands, under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact both of these agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.
12. The Township should verify that all necessary ordinance relief measures to permit grading in steep slope areas have been granted and that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.
13. The site contains areas of hydric (wet) soils, 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.



Detail of Brandolini Wallace, LP Preliminary Subdivision Plan

Page: 5
Re: Preliminary Subdivision - Brandolini Wallace, LP
Wallace Township - SD-09-19-16085

ADMINISTRATIVE ISSUES:

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner

cc: Inland Design
Brandolini Wallace, LP
Chester County Health Department
Chester County Conservation District
US Fish and Wildlife Services



THE COUNTY OF CHESTER



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Executive Director

PLANNING COMMISSION

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

October 16, 2019

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

Re: Final Subdivision - Natural Lands Trust, Inc.
Warwick Township - SD-10-19-16109

Dear Ms. Grimley:

A final subdivision plan entitled "Natural Lands Trust, Inc.", prepared by Regester Associates Inc., and dated September 9, 2019, was received by this office on October 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:	the west side of Trythall Road, south of Northside Road
Site Acreage:	83.00
Lots/Units:	2 lots
Proposed Land Use:	Conservation/Industrial
UPI#:	19-5-31.1A, 19-5-31.3, 19-5-32, 19-5-18

PROPOSAL:

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

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

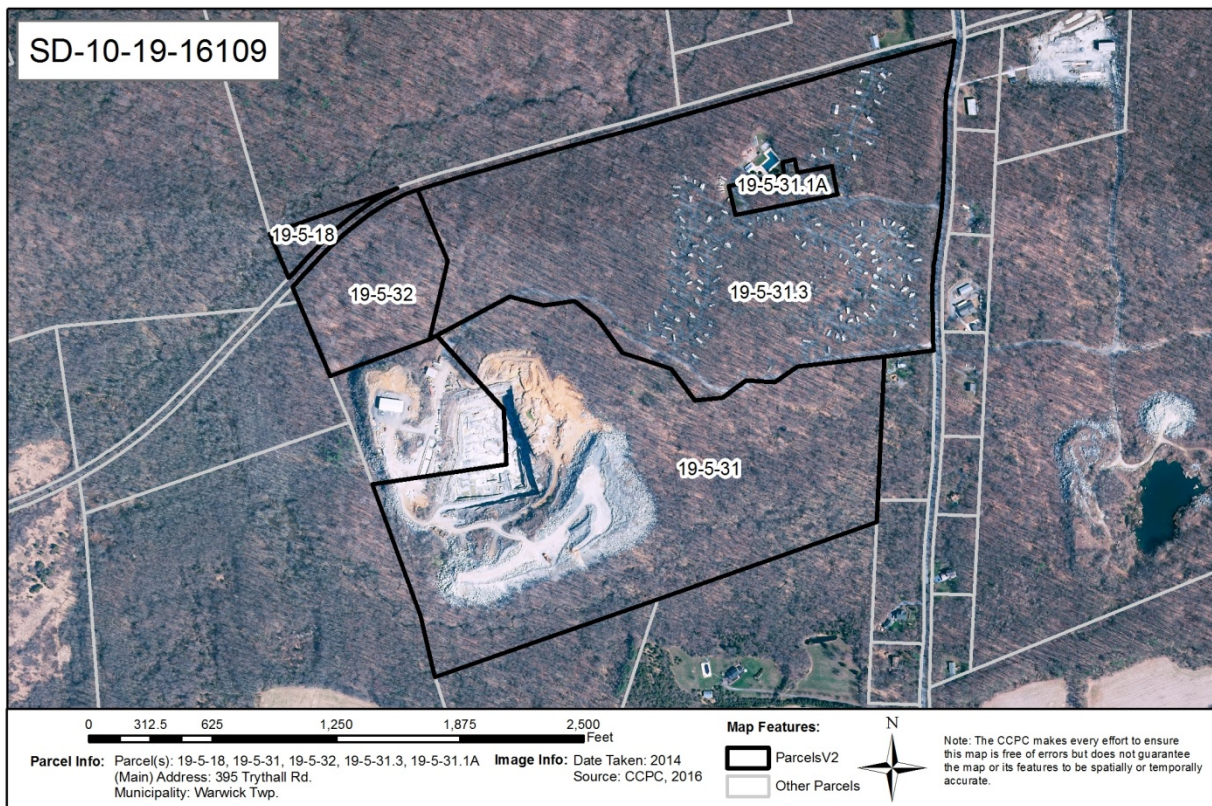
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# LD-9-13-8496, dated September 20, 2013, which addressed the construction of a 6,197 square foot stone cutting building.

COUNTY POLICY:

LANDSCAPES:

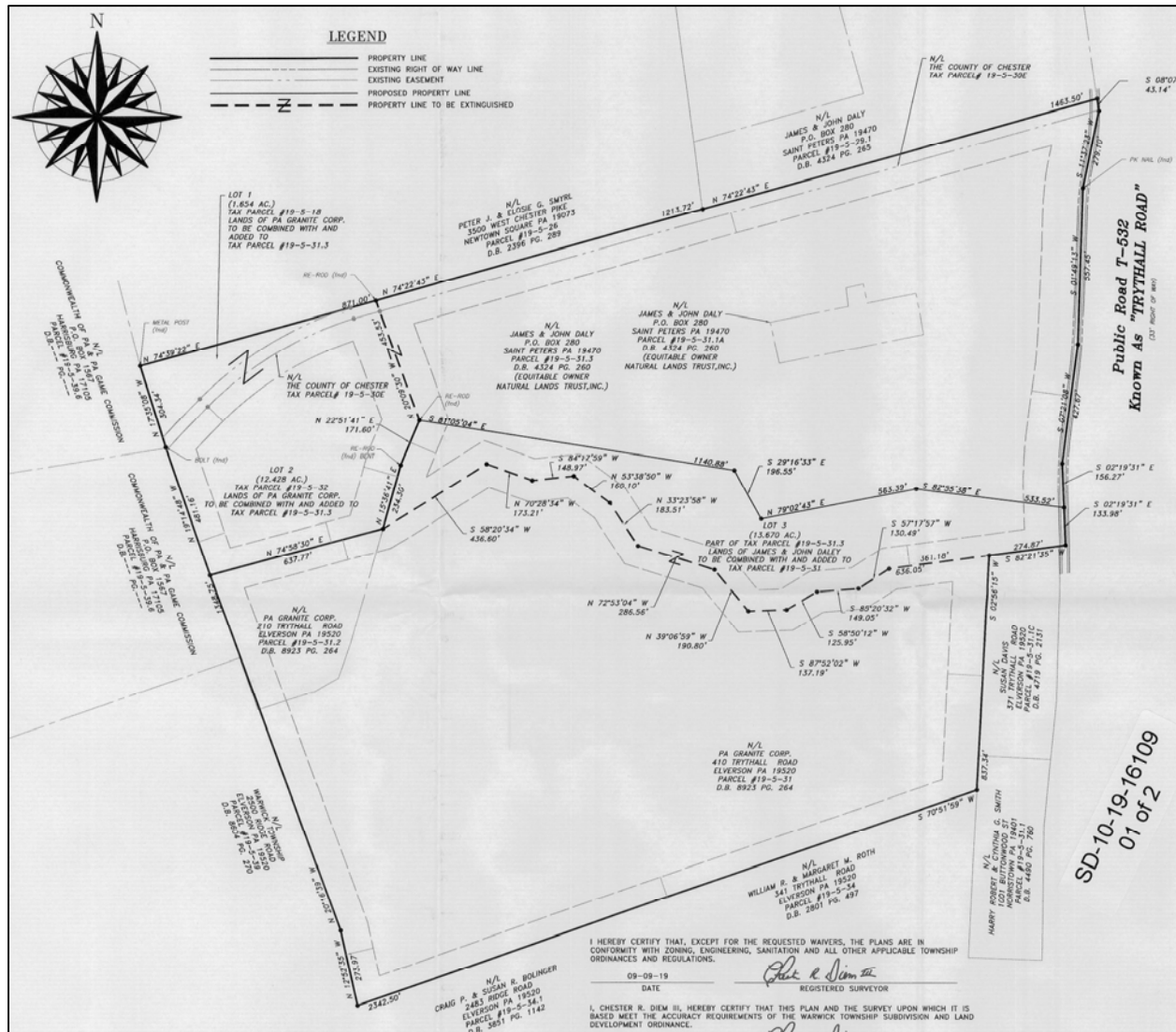
2. The project site is located within the **Rural Landscape** and **Natural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The **Rural Landscape** consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape**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



PRIMARY ISSUES:

3. The plan shows a former railroad corridor that traverses the north end of the site. The plan indicates that this corridor is owned by Chester County, however because of the complexities of reversion of former railroad property, we would request that at some point in the future an easement be created to permit the County to develop a paved trail across these properties as an extension of the County trail network.

4. It appears that the revised property line will permit the access drive to the PA Granite quarry site to be located entirely on their property.



Detail of Sheet #1 of the subdivision plan

ADMINISTRATIVE ISSUES:

5. According to County Tax Assessment records, two of the parcels of the proposed subdivision are to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
6. According to County Tax Assessment records, two of the parcels of the proposed subdivision appear to be subject to an Act 515 covenant. We advise the applicant to contact the Chester County Tax Assessment Office (telephone #610-344-6105) regarding this subdivision.

Page: 4

Re: Final Subdivision - Natural Lands Trust, Inc.

Warwick Township - SD-10-19-16109

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

Sincerely,

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: PA Granite Corporation
Natural Lands Trust, Inc.
David Stauffer, Chester County Capital Projects Coordinator
Chester County Assessment Office



THE COUNTY OF CHESTER



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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

October 18, 2019

Kevin Gore, Director of Building, Housing & Codes Enforcement
West Chester Borough
401 E. Gay Street
West Chester, PA 19380

Re: Preliminary Land Development - 235 East Market Street
West Chester Borough – LD-09-19-16066

Dear Mr. Gore:

A Preliminary Land Development Plan entitled "235 East Market Street", prepared by Commonwealth Engineers Inc., and dated September 9, 2019, was received by this office on September 18, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed Land Development for your consideration.

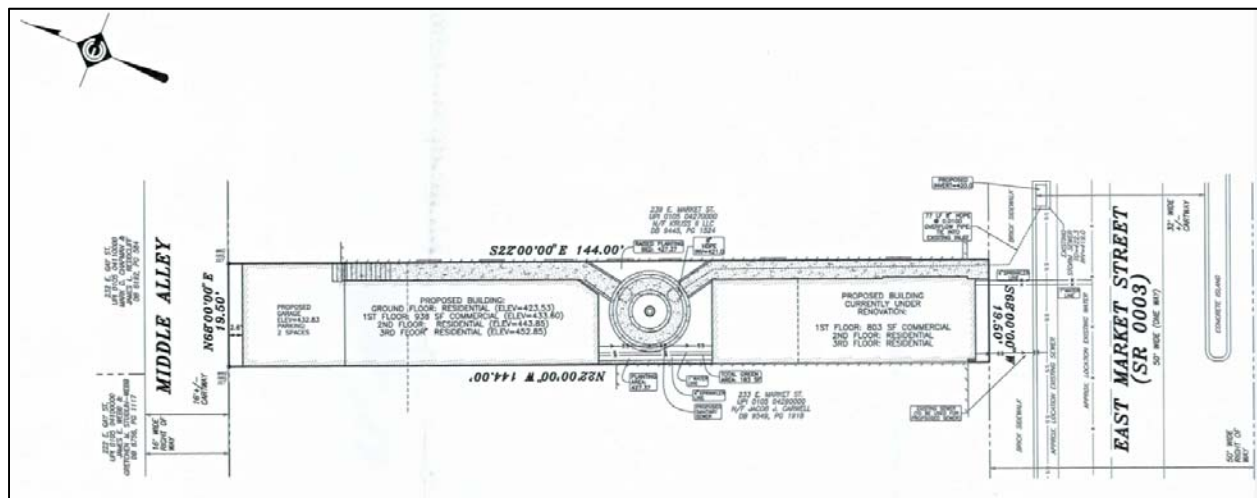
PROJECT SUMMARY:

Location:	north side of East Market Street, east of North Matlack Street
Site Acreage:	0.06
Lots/Units:	5 Units
Non-Res. Square Footage:	938
Proposed Land Use:	4 apartment units, 1 commercial retail unit
New Parking Spaces:	2
Municipal Land Use Plan Designation:	TC Town Center
UPI#:	1-5-428

PROPOSAL:

The applicant proposes the construction of a four-floor mixed use building behind the existing building along East Market Street, which, according to the site plan, is currently under renovation. The Act 247 County Referral Form indicates that four apartment units and one commercial retail unit will be provided. The project site, which will be served by public water and public sewer, is located in the TC Town Center (Block Class B) 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.



Site Plan Detail, Sheet 1: Preliminary Land Development - 235 East Market Street

COUNTY POLICY:

LANDSCAPES:

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

WATERSHEDS:

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

PRIMARY ISSUES:

3. Map #2: Historic Resources Inventory in the Borough's 2011 Historic Preservation Plan identifies the site as a parcel with an historic resource contributing to the Downtown Historic District. It is our understanding that this project was recommended for approval, with conditions, by the Borough's Historical and Architectural Review Board at its September 27, 2018 meeting. The County Planning Commission supports the adaptive reuse of historic structures, along with infill development, within the **Urban Center Landscape**. "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.

ADMINISTRATIVE ISSUES:

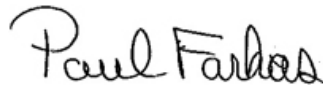
4. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality. We acknowledge that the design of the proposed stormwater management facilities includes rain gardens. The County Planning Commission endorses the use of innovative stormwater management practices.
5. The Stormwater Facility Management, Inspection & Maintenance Notes on Sheet 3 indicate that the owner(s) of the property will be responsible for the maintenance of the stormwater management facilities. Ongoing efforts by the municipality may be needed to educate property owners so that they can fully understand and fulfill their operation and maintenance requirements for these facilities.
6. While General Note 2 indicates that the area of the site is 0.5 acres, the Zoning Table on Sheet 1 and County records indicate that it is actually 0.06 acres. This should be corrected by the applicant.

Page: 4
Re: Preliminary Land Development - 235 East Market Street
West Chester Borough – LD-09-19-16066

7. While the Zoning table on Sheet 1 indicates that the site is located in the Borough's Retail Overlay District, it is our understanding that the site is situated outside of the overlay district. This should be clarified by the applicant.
8. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Chester 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 that reads "Paul Farkas". The signature is written in a cursive, slightly stylized font.

Paul Farkas
Senior Review Planner

cc: Gateway Solution Rentals, LLC
Commonwealth Engineers, Inc.



THE COUNTY OF CHESTER



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Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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

October 4, 2019

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

Re: Preliminary/Final Land Development - 1035 Saunders Lane
West Goshen Township – LD-09-19-16049

Dear Mr. LaLonde:

A Preliminary/Final Land Development Plan entitled "1035 Saunders Lane", prepared by DL Howell & Associates, Inc., and dated December 28, 2018, was received by this office on September 4, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	the northeast corner of Phoenixville Pike and Saunders Lane
Site Acreage:	4.39
Lots/Units:	1 Lot
Non-Res. Square Footage:	28,094
Proposed Land Use:	18,094 square foot wholesale sales and office building, and 10,000 square foot addition to existing auto body repair shop
New Parking Spaces:	74
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-3-94.2A

PROPOSAL:

The applicant proposes the construction of an 18,094 square foot wholesales sales and office building, along with the construction of a 10,000 square foot addition to an existing automobile body repair shop. An overall total of 74 parking spaces will be provided. The project site, which will be served by public water and public sewer, is located in the I-2 Light Industrial zoning district.

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

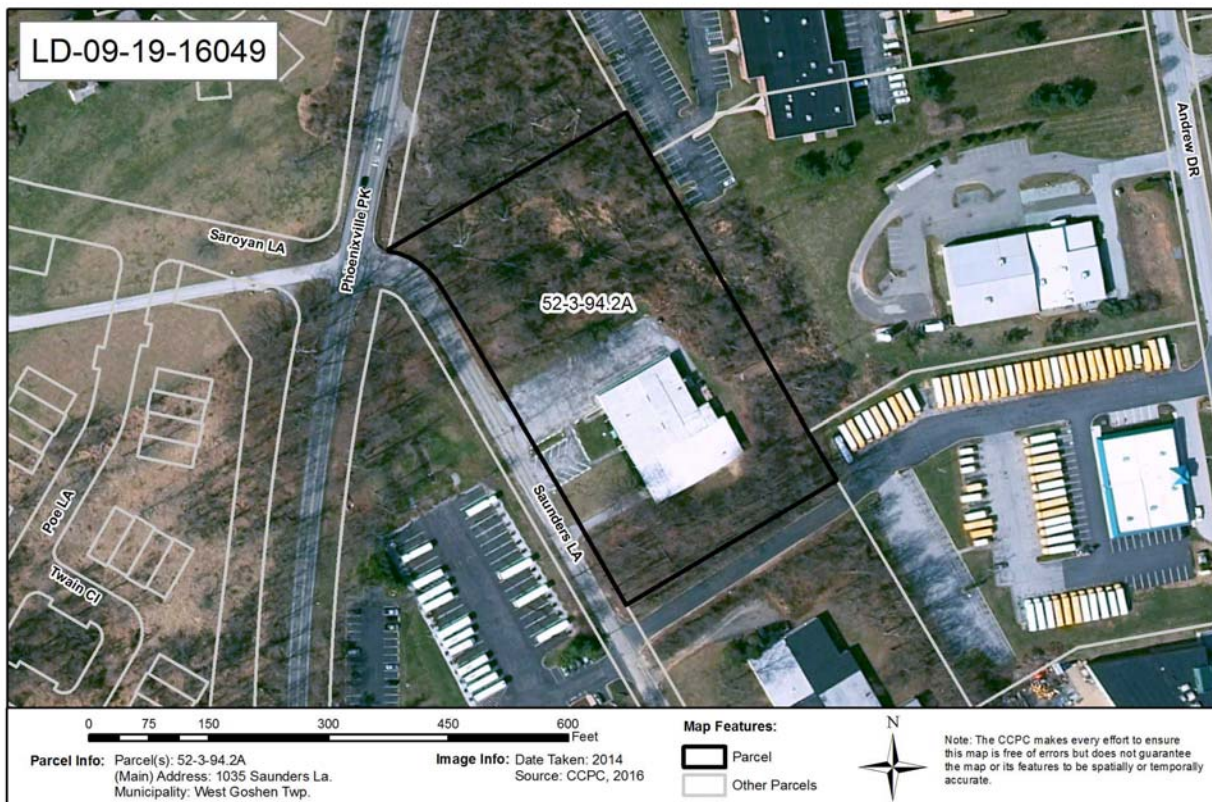
COUNTY POLICY:

LANDSCAPES:

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

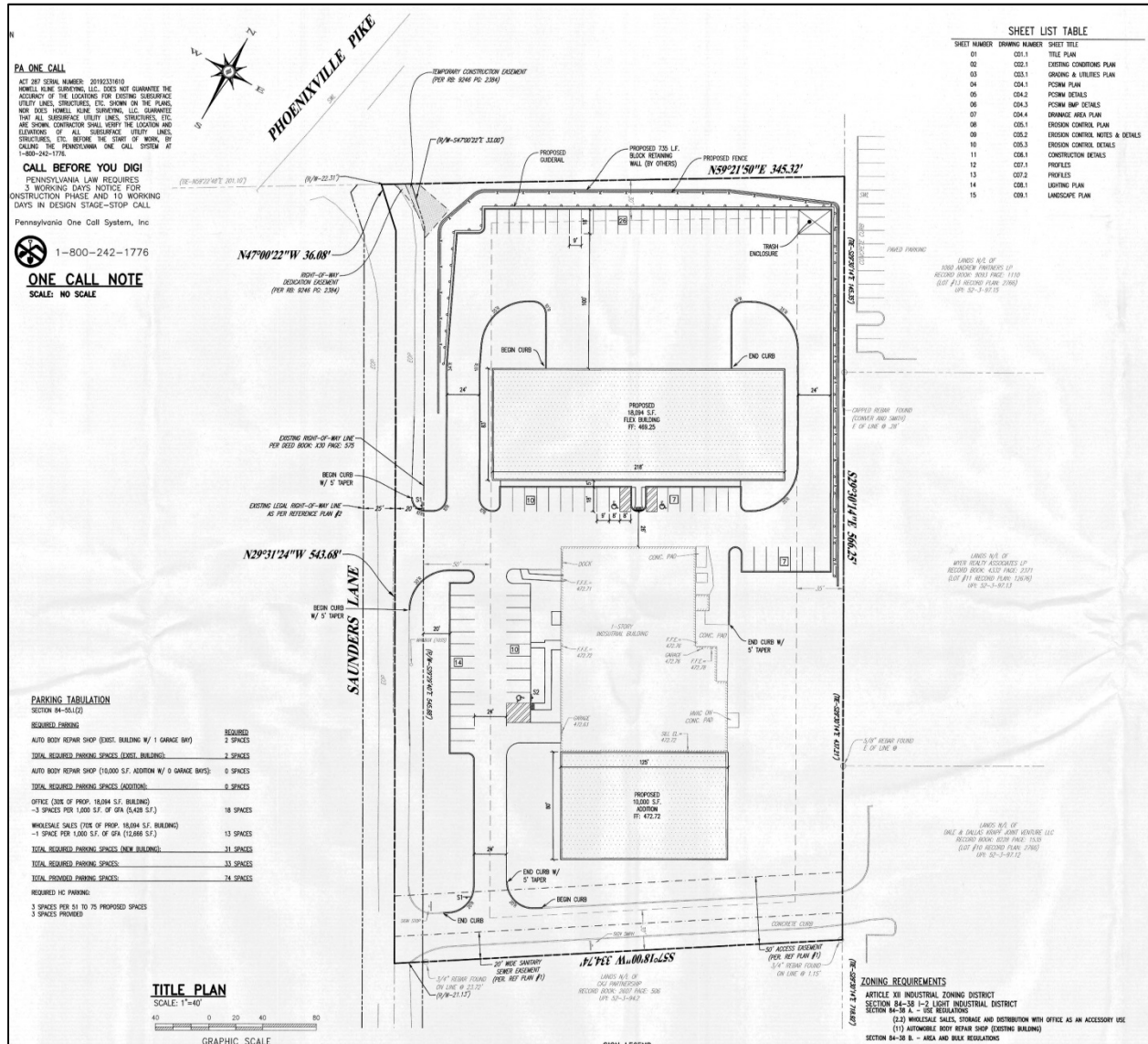
WATERSHEDS:

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



Page: 3

Re: Preliminary/Final Land Development - 1035 Saunders Lane
West Goshen Township – LD-09-19-16049



Site Plan Detail, Sheet 1: Preliminary/Final Land Development - 1035 Saunders Lane

PRIMARY ISSUES:

- The Parking Tabulation table on Sheet 1 indicates the applicant is requesting 41 more parking spaces than required by the Township Zoning Ordinance. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether the number of proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
- The Township should verify that the design of the proposed outdoor lighting plan (Sheet 14) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

Page: 4

Re: Preliminary/Final Land Development - 1035 Saunders Lane

West Goshen Township – LD-09-19-16049

ADMINISTRATIVE ISSUES:

5. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality. We acknowledge that snout oil and debris stops will be provided in the stormwater management system.
6. The site plan depicts the location of a retaining wall along the northern parcel boundary, and we acknowledge the site plan identifies on Sheet 1 that the Township Zoning Hearing Board, on June 26, 2019, granted a variance to allow a retaining wall up to seven feet in height in the front yard. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.
7. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
8. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Blue Mountain Construction
1035 Property Group, LLC
DL Howell & Associates, Inc.
Chester County Conservation District



THE COUNTY OF CHESTER



COMMISSIONERS

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Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

October 25, 2019

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

Re: Final Subdivision - Thomas and Karen McDonough
Willistown Township – SD-10-19-16087

Dear Ms. Slook:

A Final Subdivision Plan entitled "Thomas and Karen McDonough", prepared by Herbert E. MacCombie, and dated November 13, 2017, was received by this office on October 1, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

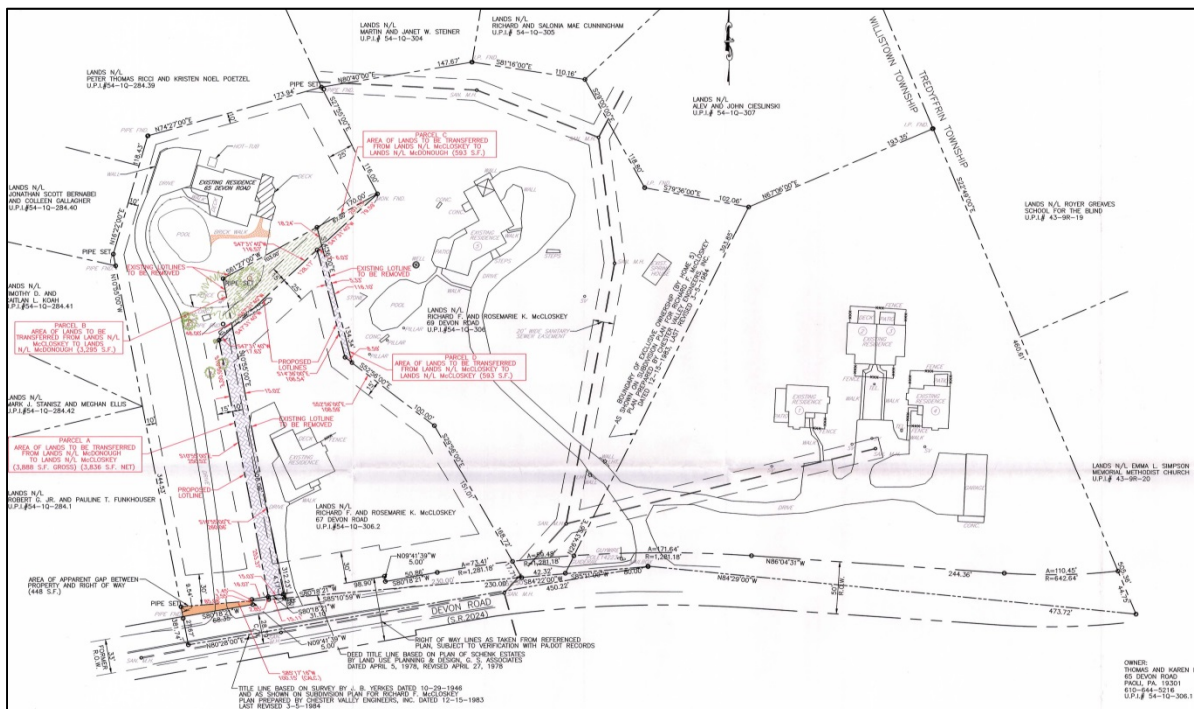
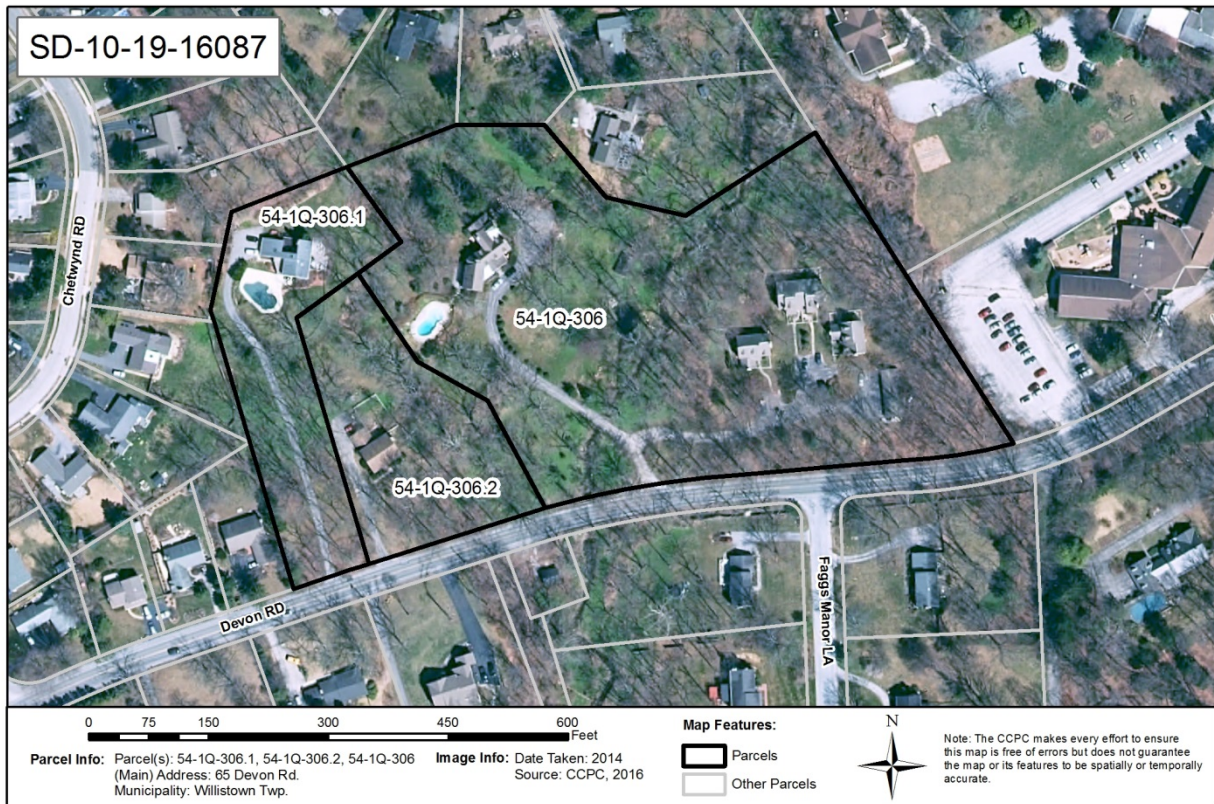
PROJECT SUMMARY:

Location:	north side of Devon Road, east of South Cedar Hollow Road
Site Acreage:	8.75
Lots/Units:	3 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Suburban (Medium-High Density)
UPI#:	54-1Q-306.1, 54-1Q-306, 54-1Q-306.2

PROPOSAL:

The applicant proposes four lot conveyances amongst three residential parcels. No development activity is proposed as part of the current plan submission, and the plan indicates that an equal amount of land will be exchanged so that there is no change in existing lot areas. The project site is located in the R-3 Residence 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.



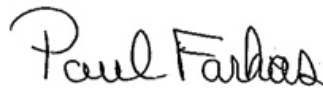
Site Plan Detail - Final Subdivision - Thomas and Karen McDonough

Page: 3
Re: Final Subdivision - Thomas and Karen McDonough
Willistown Township – SD-10-19-16087

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Thomas and Karen McDonough
Herbert E. MacCombie

Proposed Plan and Ordinance Reviews



ORDINANCE PROPOSALS

10/1/2019 to 10/31/2019

The staff reviewed proposals for:

	Total
Comprehensive Plans	1
Conditional Use Applications	3
Subdivision and Land Development Ordinance (SLDO) Amendments	5
Zoning Ordinance Amendments	14
TOTAL REVIEWS	23

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
Avondale Borough	ZA-09-19-16081	10/14/2019	Proposed - Zoning Ordinance Amendment Airport Zones and Safety Provision Ordinance.	Consistent
Birmingham Township	ZA-09-19-16053	10/1/2019	Proposed - Zoning Ordinance Amendment The Township proposes to delete Section 122-105, Cellular Communications Antennas, of the Township Zoning Ordinance in its entirety, to be replaced by the proposed language in Section 5 of the draft Ordinance, entitled Wireless Communications Facilities.	Consistent
Caln Township	ZA-09-19-16048	10/1/2019	Proposed - Zoning Ordinance Amendment Mini Storage	Consistent
Caln Township	ZA-09-19-16086	10/28/2019	Proposed - Zoning Ordinance Amendment Continuing Care/Age Qualified Community Overlay in the R-2 District	Consistent
East Bradford Township	CU-09-19-16075	10/23/2019	Proposed - Conditional Use The applicant proposes to establish a major home occupation (power washing services for both commercial and residential customers) at his 1.0 acre residence located on the west side of Clover Hill Drive south of Lucky Hill Road.	Not Relevant

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
East Bradford Township	ZA-09-19-16055	10/1/2019	Proposed - Zoning Ordinance Amendment The Township proposes to amend the area and bulk regulations, pedestrian connectivity, and stormwater management basin standards of the R-Residential Overlay District in Article XXV of the Township Zoning Ordinance.	Not Relevant
East Coventry Township	ZA-09-19-16063	10/2/2019	Proposed - Zoning Ordinance Amendment pool setback	Not Relevant
East Marlborough Township	SA-09-19-16060	10/1/2019	Proposed - SLDO Amendment Revising the provisions associated with fees charged for provision of emergency services.	Not Relevant
East Marlborough Township	ZA-09-19-16062	10/15/2019	Proposed - Zoning Ordinance Amendment Amending various provisions.	Consistent
East Vincent Township	CU-10-19-16088	10/23/2019	Proposed - Conditional Use Revising Conditional Use approval	Consistent
East Whiteland Township	SA-09-19-16080	10/25/2019	Proposed - SLDO Amendment The Township proposes various amendments to the street and intersection requirements in its Subdivision and Land Development Ordinance, along with the addition of new sidewalk, crosswalk, path, trail, bicycle lane and shoulder requirements. The County Planning Commission has reviewed two earlier versions of this amendment, the latest of which occurred on August 8, 2019 (CCPC# SA-07-19-15995).	Consistent
East Whiteland Township	ZA-09-19-16079	10/16/2019	Proposed - Zoning Ordinance Amendment The Township proposes to delete the following sections in Article XIII-Signs of the Township Zoning Ordinance in their entirety: Section 200-82.C, related to special signs in all districts; and Section 200-89, Special Signs.	Not Relevant
Kennett Square Borough	SA-09-19-16061	10/15/2019	Proposed - SLDO Amendment Clarifying the provisions related to a Fee in Lieu of dedication of land for Park or Recreational Facilities.	Consistent
Kennett Township	ZA-09-19-16065	10/1/2019	Proposed - Zoning Ordinance Amendment Revising the wording of a recently adopted zoning ordinance amendment.	Not Relevant
London Grove Township	SA-09-19-16076	10/3/2019	Proposed - SLDO Amendment Deleting the No Parking on any street provision.	Not Relevant

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
North Coventry Township	CP-09-19-16077	10/24/2019	Proposed - Comprehensive Plan Comprehensive Plan Update	Consistent
West Bradford Township	ZA-10-19-16099	10/24/2019	Proposed - Zoning Ordinance Amendment Adding a definition for Accessory Suite, permitting the use by conditional use in the R-1 and R-1C and adding supplemental regulations to the uses permitted by conditional use.	Consistent
West Chester Borough	ZA-09-19-16050	10/4/2019	Proposed - Zoning Ordinance Amendment The Borough proposes to add "Unified Mixed-Use Development" as a by-right use in the CS Commercial Service District, on sites with frontage on Market Street, Gay Street, Strasburg Road, Downingtown Pike or Hannum Avenue. The Borough also proposes to change the zoning designation of UPI# 1-5-478-E (4.3 acres), located at the southwest corner of East Market Street and South Worthington Street, from NC-2 Neighborhood Conservation to CS Commercial Service.	Consistent
West Goshen Township	ZA-09-19-16078	10/25/2019	Proposed - Zoning Ordinance Amendment The Township proposes the creation of a new zoning district, the R-3C Residential Infill District. The Township also proposes to apply the R-3C district to the area situated on the south side of Paoli Pike between Five Points Road to the west and the West Chester Area School District East High School/Fugett Middle School site to the east that is currently zoned R-3 Residential.	Consistent
West Nantmeal Township	ZA-09-19-16056	10/2/2019	Proposed - Zoning Ordinance Amendment Mobile Home Park dimensional regulations	Consistent
Westtown Township	CU-09-19-16071	10/18/2019	Proposed - Conditional Use The applicant proposes the creation of 319 residential lots (184 single family lots and 135 townhouse lots), and 196.94 acres of open space, on a 322.36 acre site situated on the west side of Route 202, between Street Road (Route 926) and West Pleasant Grove Road.	Inconsistent
Willistown Township	SA-10-19-16092	10/25/2019	Proposed - SLDO Amendment The Township proposes to amend the lighting fixture design standards in Section 123-39.C(2)(c) of its SLDO, by replacing the term billboards in the first sentence of this section with the term off-premises signs.	Consistent
Willistown Township	ZA-10-19-16091	10/25/2019	Proposed - Zoning Ordinance Amendment The proposed amendments to the signage standards in the Township Zoning Ordinance include the addition of standards for electronic signs in Section 139-111 .C, which shall be permitted only when authorized by the Board of Supervisors as a conditional use.	Consistent

MUNICIPALITY	FILE NO.	REVIEW DATE	TOPIC	LANDSCAPES3 CONSISTENCY
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TOTAL NUMBER OF ORDINANCE PROPOSALS WITH RELEVANCE TO LANDSCAPES 3: 16
TOTAL NUMBER OF ORDINANCE PROPOSALS CONSISTENT WITH LANDSCAPES3: 15

Ordinance Review Letters



THE COUNTY OF CHESTER



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

PLANNING COMMISSION

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October 14, 2019

Becky Brownback, Secretary
Avondale Borough
PO Box 247
Avondale, PA 19311

Re: Zoning Ordinance Amendment – Airport Hazard Zone Overlay
Avondale Borough - ZA-09-19-16081

Dear Ms. Brownback:

The Chester County Planning Commission has reviewed the proposed Avondale Borough 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 September 27, 2019. We offer the following comments to assist in your review of the proposed Avondale Borough Zoning Ordinance amendment.

DESCRIPTION:

The Borough proposes to add an Airport Hazard Zone Overlay to its Zoning Ordinance. This is required because of the proximity of the New Garden Airport to the Borough. The amendment identifies the Approach, Horizontal, Conical, and Transitional Surface Zones that extend from the surface of the New Garden Airport (in all directions), and restricts the height of structures that may be located within these zones. Provisions are also included that restrict electrical interference with aircraft navigational or radio signals, and restricts glare that may create a hazard to air navigation. Provisions for variances are also included. Existing land uses within the Airport Hazard Zone Overlay are not required to be removed or changed, but any proposed change to a land use within the Airport Hazard Zone Overlay will be subject to the provisions in this amendment.

The amendment cites the provisions of the Pennsylvania State Airport Zoning Act, the Pennsylvania Aviation, Code, and the Federal Aviation Regulation Part 77. The amendment was submitted to the Chester County Planning Commission by the Borough Solicitor.

RECOMMENDATION: The County Planning Commission supports the adoption of the proposed Avondale Borough Zoning Ordinance amendment.

Page: 2

Re: Zoning Ordinance Amendment – Airport Hazard Zone Overlay

Avondale Borough - ZA-09-19-16081

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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October 1, 2019

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

Re: Zoning Ordinance Amendment – Wireless Communications Facilities
Birmingham Township – ZA-09-19-16053

Dear Ms. Nelling:

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 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. Delete the definition of Cell Site in Section 122-6.
 - B. Amend the definition of Antenna in Section 122-6;
 - C. Amend the text in Section 122-48.C(8), pertaining to wireless communications facilities as a use permitted by conditional use in the C-1 Highway Commercial zoning district;
 - D. Add wireless communications facilities to the list of uses permitted by conditional use in the C-2A Limited Highway - Commercial zoning district; and
 - E. Delete Section 122-105, Cellular Communications Antennas, in its entirety, to be replaced by the proposed language in Section 5 of the draft Ordinance, entitled Wireless Communications Facilities. The proposed standards include 18 new definitions, Purpose and Intent statements, General and Specific Requirements for Non-Tower Wireless Communications Facilities, and General and Specific Requirements for Tower-Based Wireless Communications Facilities.

COMMENTS:

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

Page: 2

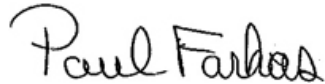
Re: Zoning Ordinance Amendment – Wireless Communications Facilities

Birmingham Township – ZA-09-19-16053

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

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

Sincerely,

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

Paul Farkas
Senior Review Planner



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October 1, 2019

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

Re: Zoning Ordinance Amendment - Mini Warehouse or Self-Storage Facility in the C-1 Highway Commercial District
Caln Township - ZA-09-19-16048

Dear Mrs. Denne:

The Chester County Planning Commission has reviewed the proposed Caln Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 3, 2019. We offer the following comments to assist in your review of the proposed Caln Township Zoning Ordinance amendment.

DESCRIPTION:

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

LANDSCAPES:

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

BACKGROUND:

3. The Chester County Planning Commission reviewed an earlier version of this amendment, and our comments were forwarded to the Township in a letter dated August 26, 2019 (refer to CCPC # ZA-08-19-16017). In that letter, we suggested that the Township revise Section 155-84.A of the Zoning Ordinance to specify that mini warehouse or self-storage units will be permitted in the C-1 Highway Commercial District, as well as within the I-2 Zoning District and the I-1 Zoning District as currently written. The current submission addresses that suggestion. We have no additional comments on the current amendment.

Page: 2

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

Caln Township - ZA-09-19-16048

RECOMMENDATION: The County Planning Commission supports the adoption of the proposed Caln Township Zoning Ordinance amendment.

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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October 28, 2019

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

Re: Zoning Ordinance Amendment - Age Qualified Overlay District in the R-2 District; Bulk and Lot Requirements
Caln Township - ZA-09-19-16086

Dear Mrs. Denne:

The Chester County Planning Commission has reviewed the proposed Caln Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 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:
 - Add definitions of "Age Qualified Residential Development" and "Tract Area";
 - Add an "AQ-Age Qualified Overlay District" in the R-2 Low to Medium Density Residential District;
 - List by-right uses that will be permitted within the "AQ-Age Qualified Overlay District", and bulk, lot and dimensional requirements;
 - Amend the zoning map to identify where the "Age Qualified Residential Overlay District" will be permitted, i.e., in an area to the south of Manor Avenue (State Route 322) and east of North Lloyd Avenue.

BACKGROUND:

2. The Chester County Planning Commission reviewed an earlier related amendment, and our comments were forwarded to the Township in a letter dated November 21, 2018 (refer to ZA-11-18-15657).

LANDSCAPES:

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

COMMENTS:

4. The area to which this amendment applies is adjacent to an important “gateway” entrance to the *Landscapes3* **Urban Landscape** located to the south along Manor Avenue and leading into the Borough of Downingtown. Due to the prominence of this area and the potential impact and intensity of an Age Qualified Residential Development, we suggest that the Township regulate the proposed Age Qualified Residential Development by conditional use or by special exception, rather than as a by-right use. This will permit the Caln Township Board of Commissioners or the Caln Township Zoning Hearing Board to impose reasonable conditions on plan applications. The Board of Commissioners or the Zoning Hearing Board would also be permitted to “...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance.” (Municipalities Planning Code, Section 912.1., and 913.2(a)). The Township could also use the conditional use or special exception process to help emphasize the positive qualities of this area and improve its “sense of place” during its review of development proposals.
5. An earlier related amendment included a mix of land uses in a proposed “Commercial Use Area of the Age Qualified Community Overlay District” in an area along Route 322 in the northern portion of the R-2 District, which could help create opportunities for the provision of goods and services to residents without the need for the residents to use automobiles. The non-residential element of the amendment appears to have been removed in the current submission. We suggest that some related commercial activities could still be appropriate in this area, and recommend that the Township reconsider whether some limited commercial uses should be permitted.

Regardless of whether the Township provides for a commercial aspect to this overlay district, we suggest that special consideration be given to linking the residential element of this area with the existing and future commercial activities that could be permitted in adjacent areas. Convenient access to retail and professional services will be improved if the Age Qualified Development and the commercial areas are provided with extensive sidewalk and trail systems.

We suggest that this pedestrian access should form a major part of the Township’s review of any proposed Age Qualified Development. Sidewalks are an essential design element for new construction in the **Suburban Landscape**. We recommend that sidewalks be required along both sides of all roadways. The Township should refer to the Pedestrian Facilities Design Element of the County Planning Commission’s Multimodal Circulation Handbook (2016 Update) for additional recommendations regarding pedestrian facilities, which is available online at: www.chesco.org/documentcenter/view/27042.

Re: Zoning Ordinance Amendment - Age Qualified Overlay District in the R-2 District; Bulk and Lot Requirements

Caln Township - ZA-09-19-16086

6. The proposed alignment of the Beaver Creek Trail, a part of the Chester Valley Trail extension, is proposed to pass along the southern boundary of the Age Qualified Overlay District (i.e., adjacent to Lloyd Park). The applicant for an Age Qualified Development should provide for a potential multi-use trail in this area, or at least provide an easement to permit the future construction of the Trail.

We also request that the applicant provide a trail access along the east site of Lloyd Avenue that will connect with the Beaver Creek Trail. The Township should contact David Stauffer at the Chester County Department of Facilities Management to discuss the Beaver Creek Trail.

7. Section 155-48.C.(5) of the amendment permits a maximum impervious lot coverage of 70 percent. This exceeds other municipal regulations for similar developments, which typically limit impervious coverage to significantly less than 50 percent. (By comparison, Caln Township Zoning Ordinance Section 155-56 "Residential cluster developments" requires that at least 50 percent of the gross area of the development be set aside as common open space.)

Also, proposed Caln Township Zoning Ordinance Section 155-48.D.(4)(a) requires two off-street parking spaces per dwelling; current zoning practices often require as few as 1.5 spaces per dwelling for age-qualified dwellings. However, the requirement for two spaces per unit may be appropriate if the amendment provides for required visitor parking, which could be located on off-street lots or along the roads. (We note that the Caln Township Zoning Ordinance Section 155-139 currently also requires two spaces per age qualified dwelling unit.)

8. We suggest that age qualified developments be provided with public transit opportunities. 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/27031.
9. Proposed Age Qualified communities should be designed with contingencies for emergency access. Additional information on this topic is available online at: www.chesco.org/DocumentCenter/View/27034. The Township's emergency service providers should be requested to review proposed plans to ensure that safe access and egress will be provided.
10. As part of the review of any development proposal for this site, we suggest that a historic resources report be prepared to assess any historic resource that may be present. Historic structures should be considered for incorporation into the site, and are often repurposed as community amenities.
11. Opportunities for outdoor recreation should be a required part of any proposed Age Qualified Development, which should be centrally-located and conveniently accessible from all parts of the development. Age qualified communities and continuing care retirement communities in other municipalities often include outdoor areas placed in central locations that can form common community gathering places, and can help create a "sense of place" for residents. Stormwater management facilities such as basins can also potentially be designed to serve as aesthetic and recreational site amenities as well as providing stormwater management purposes, and can include trails that pass around or nearby such facilities.

The Ordinance should also include standards for open space design, parking location standards including landscaping to break up expanses of asphalt, and architectural designs for both

Page: 4

Re: Zoning Ordinance Amendment - Age Qualified Overlay District in the R-2 District; Bulk and Lot Requirements

Caln Township - ZA-09-19-16086

residential and non-residential buildings. Some municipalities include a design palette of recommended building designs, finishes, roof lines, signage, wall and fencing standards that represent a unified guideline for proposed developments. Such design guidelines would not constitute required standards, but reflect desired municipal policies and preferences.

12. The Township should ensure that the Matrix Charts at the end of the Zoning Ordinance, which contain related use, bulk and lot regulations, be updated to show the Age Qualified Residential Development amendment.
13. Prior to taking action on this amendment, the Township should ensure that the draft zoning map amendment is generally consistent with its Comprehensive Plan, as set forth in Sections 603(j) of the Municipalities Planning Code. (The 2017 Caln Township Comprehensive Plan's Land Use & Housing Plan designates this area within the "Older Adult Residential Option" overlay over a Medium Low Density Residential and Medium Density Residential areas.)
14. Prior to taking action on this amendment, the Township should also ensure that it has met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the Municipalities Planning Code.
15. We also note that the text of the amendment uses the term, "AQ-Age Qualified Overlay District", while "Exhibit A-Zoning Map Changes" uses the term, "AQ-Age Qualified Residential Overlay District". A common designation should be used.

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

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: David Stauffer, Chester County Department of Facilities Management



THE COUNTY OF CHESTER



COMMISSIONERS

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

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October 23, 2019

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

Re: Conditional Use - Sean Gallagher
East Bradford Township – CU-09-19-16075

Dear Ms. Cantlin:

A Conditional Use Application entitled "Sean Gallagher", dated July 15, 2019, was received by this office on September 23, 2019. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of East Bradford Township.

PROJECT SUMMARY:

Location:	west side of Clover Hill Drive, south of Lucky Hill Road
Site Acreage:	1.0
Lots/Units:	1 Lot
Proposed Land Use:	Major Home Occupation
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Rural Residential
UPI#:	51-6-15.1K

PROPOSAL:

The applicant proposes to establish a major home occupation (power washing services for commercial and residential customers). The project site is located in the R-1 Residential zoning district. We note that major home occupations are permitted by conditional use in the R-1 District, in accordance with the standards set forth in Section 115-48 of the Township Zoning Ordinance.

RECOMMENDATION: The Township should consider the comments in this letter before acting on the conditional use application.



PRIMARY ISSUES:

1. The application indicates that, in addition to power washing units stored inside the two-car garage, there is a 250 gallon bleach tote located in the rear yard, with spill containment units situated under the tote in case of leakage. The Township should verify that the proposed bleach tote storage arrangement complies with Section 115-48.D of the Township Zoning Ordinance, which states that there shall be no exterior display, sale or storage of materials, products or refuse related to the conduct of the major home occupation.
2. The application indicates that the spill containment system for the bleach tote has been inspected and approved by the PA Department of Environmental Protection. The Township should request documentation of this permit before taking action on the conditional use application.

We appreciate the opportunity to comment on this proposal.

Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

cc: Sean Gallagher



THE COUNTY OF CHESTER



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October 1, 2019

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

Re: Zoning Ordinance Amendment – R-Residential Overlay District
East Bradford Township – ZA-09-19-16055

Dear Ms. Cantlin:

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

DESCRIPTION:

1. The Township proposes the following amendments to the R-Residential Overlay District in Article XXV of the Township Zoning Ordinance:
 - A. Amend the total tract density, building coverage, lot coverage, principal building height, maximum residential building length, maximum residential building depth, and community space standards set forth in Section 115-154;
 - B. Amend the pedestrian connectivity standards in Section 115-155.A(5); and
 - C. Amend the stormwater management standards in Section 115-155.A(6).

BACKGROUND:

2. The County Planning Commission reviewed the draft R-Residential Overlay District standards on April 22, 2019 (CCPC# ZA-03-19-15836). According to our records, this zoning amendment was adopted by the Township on July 9, 2019.
3. The County Planning Commission previously reviewed a conditional use application pertaining to the construction of 60 townhouse units on a 6.10 acre site situated on the southwest corner of West Strasburg Road (Route 162) and North Bradford Avenue, in accordance with the proposed R-Residential Overlay District standards (CCPC# CU-03-19-15845, "West Chester Towns," dated April 22, 2019). The July 9, 2019 Township Board of Supervisors meeting minutes indicate that conditional use approval was granted by the Township, with 34 conditions of approval.

Page: 2
Re: Zoning Ordinance Amendment – R-Residential Overlay District
East Bradford Township – ZA-09-19-16055

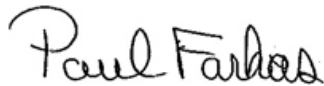
COMMENTS:

4. It is our understanding that the purpose of this zoning amendment is to revise the R-Residential Overlay District standards to mirror the revised concept plan for the West Chester Towns development. We have no additional comments on the proposed R-Residential Overlay District standards. The Township should proceed in accordance with its Solicitor's recommendation on this zoning amendment.

RECOMMENDATION: The Township should proceed in accordance with its Solicitor's recommendation on this zoning amendment.

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

Sincerely,

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

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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October 2, 2019

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

Re: Zoning Ordinance Amendment – Pool Setbacks
East Coventry Township - ZA-09-19-16063

Dear Mr. Rinehart:

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

DESCRIPTION:

1. The Township proposes to amend its Zoning Ordinance by changing the minimum setback for accessory pools from 20 feet to 10 feet from the nearest property line, as measured from the outside edge of the permanent or semi-permanent improvements surrounding the body of water. (The current regulation requires a setback of 20 feet from any property line, without reference to the permanent or semi-permanent improvements surrounding the body of water.)

COMMENT:

2. Many municipalities require a minimum setback of 10 feet from the outside edge of the pool surroundings. Prior to administering this provision, we suggest that the Township determine whether the "outside edge of the permanent or semi-permanent improvements surrounding the body of water" would include pool landscaping.

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

Page: 2

Re: Zoning Ordinance Amendment – Pool Setbacks

East Coventry Township - ZA-09-19-16063

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 with a long horizontal stroke at the end.

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

October 1, 2019

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

Re: Subdivision and Land Development Ordinance Amendment – Emergency Service Fees
East Marlborough Township - SA-09-19-16060

Dear Ms. Prysock:

The Chester County Planning Commission has reviewed the proposed subdivision and land development ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on September 12, 2019. We offer the following comments to assist in your review of the proposed subdivision and land development ordinance amendment.

DESCRIPTION:

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

1. Revision of the fees associated with mitigating the costs of providing emergency services to new lots or units. The fee for residential subdivision or land development is increased to \$400 for each approved lot or unit. The fee for non-residential subdivision or land development is increased to \$400 for each 1,000 square feet of aggregate floor area (or part thereof) of all stories of approved building construction. The fees are adjusted annually based on a calculation included in the provisions. The distribution of the fees is included in the final section of the amended language with 75% going to the fire and rescue services and 25% going to the ambulance and emergency medical services.

COMMENTS:

2. We recommend that the Township consider an alternate approach to listing these fees and addressing annual increases in the subdivision and land development ordinance. Rather than listing the fees in the ordinance, the ordinance could include a reference to the Township's Schedule of Fees, where the fees would be listed. The fees could be adjusted annually without going through the ordinance amendment process as required by the Pennsylvania Municipalities Planning Code,

Page: 2

Re: Subdivision and Land Development Ordinance Amendment – Emergency Service Fees

East Marlborough Township - SA-09-19-16060

(MPC). This should eliminate the need to hold a hearing and streamline the process of adjusting the fees. In addition, we recommend that the Township Solicitor review all aspects of the set aside fee process for consistency with the MPC.

3. The Township should review the codification of the proposed amendment, the submission indicates that the revisions are proposed for Section 408.B.6.c, based on our review of the Township's subdivision and land development ordinance available on the Township's website the codification should be Section 408.C.6.c.

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



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October 15, 2019

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

Re: Zoning Ordinance Amendment – Various Ordinance Amendments
East Marlborough Township - ZA-09-19-16062

Dear Ms. Prysock:

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 September 16, 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. Thirty-nine definitions in Section 202 are added or revised;
 - B. Outdoor Recreational Facilities and No-Impact Home Occupation uses are added as by-right uses to the AP Agricultural Preservation and R-B Residential B zoning districts;
 - C. The maximum lot coverage provisions are revised in the R-B Residential B and R-M Residential Multi-Family districts;
 - D. No-Impact Home Occupation use is added to the by-right uses in the R-M Residential Multi-Family, C-1 Village Commercial, WMU Willowdale Multiple Use, LMU-Limited Multiple Use, LI-Limited Industrial and ESI-Educational, Scientific and Institutional districts;
 - E. The area and bulk provisions for single-family dwellings, lots not serviced by central water and sewer systems and lots serviced by central water and sewer systems in the R-M Residential Multi-Family district are revised;
 - F. The building setback provisions for Townhouses in the R-M Residential Multi-Family, WMU Willowdale Multiple Use, MU-Multiple Use, LMU-Limited Multiple Use and LI-Limited Industrial districts are revised;
 - G. The spacing requirements for Mobile Home units in the R-M Residential Multi-Family district are revised;
 - H. The area and bulk provisions are revised for lots not serviced by central water and sewer systems, lots serviced by central water and sewer systems and lots served by either central water or sewer systems in the C-1 Village Commercial district;
 - I. The maximum lot coverage provisions throughout the ordinance are revised to indicate that

- the percentage is calculated on the Adjusted Lot Area and revise the percent coverage;
- J. Indoor Recreational Facilities (not more than 2,000 sq. ft.) and No-Impact Home Occupation uses are added as by-right uses to the WMU Willowdale Multiple Use and the MU-Multiple Use districts;
- K. The area and bulk provisions for single-family dwellings, lots not serviced by central water and sewer systems and lots serviced by central water and sewer systems in the WMU Willowdale Multiple Use district are revised;
- L. Indoor Recreational Facilities (not more than 2,000 sq. ft.) is added as a by-right use to the C-2 Highway Commercial district, Indoor Recreational Facilities with more than 2,000 sq. ft. and Medical Marijuana Dispensaries are permitted by conditional use in the C-2-Highway Commercial district;
- M. Accessory structures are not permitted in the Front, Side and Rear yards in the C-2-Highway Commercial district;
- N. Accessory Structures are prohibited from being placed in Front Yards throughout the ordinance
- O. Additional requirements for Drive In restaurants of Section 904.D are deleted;
- P. Limited Industrial use is added to those uses permitted by conditional use in the LI-Limited Industrial zoning district;
- Q. The area and bulk provisions for Two-Family Dwellings in the LI-Limited Industrial district are revised;
- R. Accessory Structures are not permitted in front of the dwelling or more than 10 feet from the side or rear of the Dwelling for Footprint Lots in the LI-Limited Industrial district;
- S. A Child Day Care Facility is added to the permitted Accessory uses for a school in the ESI-Educational, Scientific and Institutional district;
- T. The area requirements for single family units in a PRD is revised to add a 25 foot minimum in side and rear yards for swimming pools;
- U. In Article XVI, Lot Averaging and Cluster Development, the initial Purpose statement is revised to add Watercourse and Wetlands to the critical natural features intended to be protected and the Eligibility provisions are clarified;
- V. Section 1604 Lot Averaging Controls is revised to clarify the calculation provisions;
- W. The definitions of Free-Standing Sign and Monument Sign in Section 1702 are revised;
- X. Section 1703.J related to temporary signs is expanded to add a provision regarding the placement of such signs and obstruction of sight lines on streets. The requirements for Temporary Signs in Commercial, Multiple Use and Limited Industrial districts are specified in Section 1704.D;
- Y. Two minor revisions are made to the General Regulations for signs in Section 1705;
- Z. The Slope Control Regulations of Section 1809.A, B & C are extensively revised;
- AA. The Off-Street parking regulations of Section 1812 are revised;
- BB. Section 1813 Bed and Breakfast Operations are revised;
- CC. The Wetland and Riparian Protection provisions of Section 1820 are extensively revised;
- DD. The Forestry and Timber Harvesting provisions of Section 1821 are extensively revised;
- EE. The Conservation of Trees and Natural Resources provisions of Section 1822 are extensively revised;
- FF. The Fence and Wall Regulations of Section 1823 are revised;
- GG. The Alternative Energy System Regulations of Section 1824 are revised;
- HH. A new Section 1825 is added entitled “Protection of Environmental Trust Resources”. The purpose of this Section is to implement the duty of the Township under Article I, §27 of the Pennsylvania Constitution to serve as a trustee for conservation of the public natural or historic resources protected under Article I, §27 for all citizens of the Commonwealth, including future generations and to protect the rights guaranteed under Article I, §27.;
- II. The provisions of Section 1903, Non-Conforming Lots are revised;
- JJ. The provisions of Section 2004, Permits are revised; and

KK. Subsection, 2008.B.3, addressing procedures related Conditional Use submissions, is revised;

LANDSCAPES:

2. The Township is located within the **Suburban Landscape** and **Agricultural Landscape** designations of **Landscapes3**, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The vision for the **Agricultural Landscape** is very limited development occurring at very low densities to preserve prime agricultural soils and farm operations. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. While the proposed zoning ordinance amendment addresses a wide variety of topics, its primary focus appears to be on the conservation of the Township's natural resources. Overall, these amendments are positive and consistent with Landscapes3 policies for resource protection.

COMMENTS:

3. Prior to adoption, the Township Solicitor should review the definition of the term "Family" and its limitations of the number of unrelated individuals in terms of how it relates to the regulation of group homes to assess its consistency with the provisions of the Fair Housing Act.
4. The definition of the term "Forestry" as proposed in the amendment differs from the definition listed in the Municipalities Planning Code (MPC) by expanding the scope of the term.
5. The Township should clarify the differences between the term "Home Occupation" and the term "No-impact Home Occupation". Both are revised in the ordinance amendment and there appears to be some possible overlap between these two uses related to what percentage of structure or ground floor is permitted to be used for these uses.
6. We suggest an addition to the Timber Harvesting definition indicating that exclusion #2 in the definition, "The removal of trees pursuant to a Township approved subdivision..." is regulated under Woodland protection in this ordinance. (See also comment #9)
7. We endorse the proposed language in Section 1703.J.3 related to signage obstructing a driver's sight lines on streets and interior roads. However, we suggest that the provision apply to all signs, not just temporary signs.
8. The Parking Design Standards provision that requires electric vehicle charging stations or access to an electric outlet for private charging equipment is required for any parking lot with five or more vehicles could be construed as burdensome for smaller business operations. A ten vehicle parking lot may be a more equitable starting point.
9. While we commend the Township on their strong and comprehensive resource protection measures, we suggest the Township Solicitor review the proposed language related to Forestry and Timber Harvesting, for consistency with ACRE (Act 38) and the recent decisions of the State Attorney General's office related to timber harvesting which can be viewed at <http://www.attorneygeneral.gov/resources/acre/>. The recently updated publication "Forest

Page: 4

Re: Zoning Ordinance Amendment – Various Ordinance Amendments

East Marlborough Township - ZA-09-19-16062

Management and Timber Harvesting in Pennsylvania” by Penn State Extension is available at: <https://extension.psu.edu/forest-management-and-timber-harvesting-in-pennsylvania>. We note that the model ordinance in this publication has been determined by the Attorney General to be consistent with ACRE.

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

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

Sincerely,

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

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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October 23, 2019

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

Re: Conditional Use - Reserve at French Creek Lot 30
East Vincent Township - CU-10-19-16088

Dear Ms. Flagg:

A conditional use plan entitled "Reserve at French Creek Lot 30", prepared by STA Engineering, Inc., and dated July 25, 2019, was received by this office on September 30, 2019. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of East Vincent Township. This review does not replace the need for an official referral by East Vincent Township of a preliminary or final subdivision plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	North side of Valley Creek Lane, west of Buckwalter Road.
Site Acreage:	1.17 acres
Lots/Units:	1 lot
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential Infill
UPI#:	21-5-207.2-E

PROPOSAL:

The applicant proposes to revise the conditional use approval granted August 3, 2005, to create 2 single-family residential lots from a single lot that was approved to provide 6 condominium units within an existing historic barn. The project site, which will be served by public water and sewer, is located in the MR-Moderate Density Residential zoning district.

RECOMMENDATION: The Township should consider the comments in this letter before acting on the conditional use application.

BACKGROUND:

1. The submission indicates that the applicant received the original conditional use approval on August 3, 2005 (CU05-01) for forty-two single-family building lots and one lot containing the existing barn approved for conversion into six condominium units.

LANDSCAPES:

2. The project site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. While the proposed subdivision is consistent with the objectives of the **Suburban Landscape** as far as location, it is inconsistent with Objective C of the Appreciate Goal of *Landscapes3* which states: "Preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character."

WATERSHEDS:

3. *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.

PRIMARY ISSUES:

4. While it is not stated in the applicant's conditional use application, the subdivision of lot 30 to create two single-family lots will necessitate the demolition of the historic Issac Schlichter barn. It is our opinion that in order to change the conditional use review pertaining to the barn the Pennsylvania Historical and Museum Commission (PHMC) needs to be consulted. Our Heritage Preservation Coordinator is verifying this with the state; no action should be taken on this submission until the PHMC has issued a decision.
5. Both the Township and the County have adopted policies that support the preservation of historic resources. Priority Issue #4 in the East Vincent Township Comprehensive Plan is the Resource Protection Plan. The goal of this plan is to "Protect historic and natural resources to retain the township's rural character and capitalize on their health, quality of life and economic benefits." Objective C of the Appreciate Goal of *Landscapes3* states: "Preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character." The original conditional use submission for this development was to permit the use of the Open Space Development Option, we note that three transferred development rights were required to permit the proposed density of units 42 single units and 6 condominium units in the existing barn. The original conditional use submission was approved on August 3, 2005.

Page: 3

Re: Conditional Use - Reserve at French Creek Lot 30

East Vincent Township - CU-10-19-16088

We appreciate the opportunity to comment on this proposal. Approval of this conditional use does not imply approval of the proposed subdivision plan, nor release the requirement of the applicant to submit a subdivision plan under other Township ordinances and the Pennsylvania Municipalities Planning Code.

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: CG Homes
STA Engineering, Inc.



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

October 25, 2019

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

Re: Subdivision and Land Development Ordinance Amendment – Streets and Sidewalks
East Whiteland Township – SA-09-19-16080

Dear Mr. Barner:

The Chester County Planning Commission has reviewed the proposed Subdivision and Land Development Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on September 26, 2019. We also note that a clean copy and an annotated copy of the draft Ordinance were provided to the County Planning Commission. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Subdivision and Land Development Ordinance:
 - A. Add definitions for the following terms to Section 175-6: Bicycle Lane; Bicycle Infrastructure; Bus Stop Loading Pad; Curb; Multi-use Trail; On-Street Parking Lane; Pedestrian Infrastructure; Path; Residential Street; Shared Lane; Shoulder; Sidewalk; Single Access Street; Striped Shoulder with Buffer; Travel Lane; and Verge (Verge Area);
 - B. Amend the existing definition of Crosswalk in Section 175-6;
 - C. Amend Section 175-29 - Single access streets (including cul-de-sac and loop streets), Section 175-30 – General street requirements; Section 175-31 – Street widths; Section 175-32 – Street design; Section 175-33 – Street intersections; Section 175-34 – Street construction; and Section 175-39 – Alleys; driveways; easements; transmission lines; and
 - D. Add Section 175-41.2 – Sidewalks, Paths, Multi-Use Trails, and On-Road Bicycle Infrastructure.

COMMENTS:

2. The County Planning Commission has previously reviewed two earlier versions of this draft amendment, the latest of which occurred on August 8, 2019 (CCPC# SA-07-19-15995). The revisions in the latest version of this amendment are generally minor in nature. We have no additional comments on the latest version of this amendment.

Page: 2

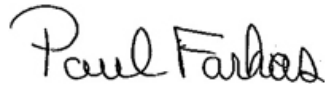
Re: Subdivision and Land Development Ordinance Amendment – Streets and Sidewalks

East Whiteland Township – SA-09-19-16080

RECOMMENDATION: The County Planning Commission supports the adoption of the proposed Subdivision and Land Development Ordinance Amendment.

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

Sincerely,

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

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



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Executive Director

PLANNING COMMISSION

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

October 16, 2019

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

Re: Zoning Ordinance Amendment – Special Sign Regulations
East Whiteland Township – ZA-09-19-16079

Dear Mr. Barner:

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

DESCRIPTION:

1. The Township proposes to delete the following sections in Article XIII-Signs of the Township Zoning Ordinance in their entirety:
 - A. Section 200-82.C, related to special signs in all districts; and
 - B. Section 200-89, Special Signs.

BACKGROUND:

2. The County Planning Commission previously reviewed a zoning amendment which also proposed to delete Section 200-82.C and Section 200-89, along with deleting two other sections in Article XIII-Signs (CCPC# ZA-01-18-15260, dated February 8, 2018). We have no record that this prior zoning amendment was adopted by the Township.

COMMENTS:

3. The proposed revisions appear to be appropriate.

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

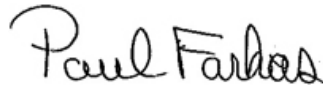
Page: 2

Re: Zoning Ordinance Amendment – Special Sign Regulations

East Whiteland Township – ZA-09-19-16079

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

Sincerely,

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

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

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PLANNING COMMISSION

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October 15, 2019

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

Re: Subdivision and Land Development Ordinance Amendment – Fee-in-Lieu Funds
Kennett Square Borough - SA-09-19-16061

Dear Mr. Drumheller:

The Chester County Planning Commission has reviewed the proposed subdivision and land development ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on September 12, 2019. We offer the following comments to assist in your review of the proposed subdivision and land development ordinance amendment.

DESCRIPTION:

The Borough of Kennett Square proposes the following amendments to its subdivision and land development ordinance:

1. Adding two words to clarify the provision relating to the handling of fee-in-lieu funds collected in lieu of lands dedicated for Parks or Recreational Facilities as required in Section 18-7.1 of the subdivision and land development ordinance.

RECOMMENDATION: The Chester County Planning Commission has no planning issues with this subdivision and land development ordinance amendment.

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

Sincerely,

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



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Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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October 1, 2019

Mr. Eden R. Ratliff, Manager
Kennett Township
801 Burrows Run Road
Chadds Ford, PA 19317

Re: Zoning Ordinance Amendment - Revising the Transfer of Development Rights provisions
Kennett Township - ZA-09-19-16065

Dear Mr. Ratliff:

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 September 19, 2019. We offer the following comments to assist in your review of the proposed zoning ordinance amendment.

DESCRIPTION:

1. The Township proposes the following amendment to its zoning ordinance:
 - A. Removing the phrase "...and approved building square footage..." from Sections 240-2609.B and Section 240-2610.B of the recently adopted TDR zoning ordinance revisions.

BACKGROUND:

2. The County Planning Commission has recently reviewed amendments to the Township's Transfer of Development Rights ordinance language; that review, ZA-07-19-16001, was dated August 12, 2019. Prior to the August 2019 review, we reviewed two TDR related submissions. The first review, ZA-9-15-12586 dated October 8, 2015, was adopted by the Township on November 18, 2015. More recently, ZA-06-19-15941 was reviewed on July 9, 2019, which addressed revisions related to generating TDRs from "other resources."

Page: 2

Re: Zoning Ordinance Amendment - Revising the TDR provisions

Kennett Township - ZA-09-19-16065

RECOMMENDATION: The Planning Commission has no comments on the most recently proposed zoning ordinance amendment and supports its adoption.

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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October 3, 2019

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

Re: Subdivision and Land Development Ordinance Amendment – Deleting the “No Parking on any street” provision
London Grove Township - SA-09-19-16076

Dear Mr. Battin:

The Chester County Planning Commission has reviewed the proposed subdivision and land development ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 505(a). The referral for review was received by this office on September 20, 2019; the submission also included associated revisions to Chapter 15, of the Township's Code of Ordinances, these ordinances were not reviewed under the MPC requirements. We offer the following comments to assist in your review of the proposed subdivision and land development ordinance amendment.

DESCRIPTION:

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

1. Deleting Section 22-612.2.A(2) of the subdivision and land development ordinance, which prohibits parking on any street in the Township.

RECOMMENDATION: The Chester County Planning Commission supports the adoption of the proposed subdivision and land development ordinance amendment.

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

Sincerely,

Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



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October 24, 2019

Kevin F. Hennessey, Manager
North Coventry Township
845 South Hanover Street
Pottstown, PA 19465

Re: Comprehensive Plan Update
North Coventry Township - CP-09-19-16077

Dear Mr. Hennessey:

The Chester County Planning Commission has reviewed the proposed North Coventry Township Comprehensive Plan update as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 301.3. The referral for review was received by this office on September 24, 2019. We offer the following comments to assist in your review of the proposed North Coventry Township Comprehensive Plan update.

DESCRIPTION:

1. North Coventry Township has prepared a fully updated Comprehensive Plan to replace its current 2001 Comprehensive Plan.

LANDSCAPES:

2. North Coventry Township is located within the **Rural, Suburban, Suburban Center and Urban Center 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 vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided.

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

The 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 Comprehensive Plan Update is consistent with all of these **Landscape** designations, and is also consistent with the ***Landscapes3*** Implementation recommendations, at <https://www.chescoplanning.org/Landscapes3/3a-PreserveImp.cfm>

The Borough of Pottstown and the Townships of West Pottsgrove and Lower Pottsgrove are located to the north of North Coventry Township. These three municipalities participated in the 2015 Pottstown Metropolitan Regional Comprehensive Plan of 2015. East Coventry Township is also in the region. The Pottstown Metropolitan Region Future Land Use Map places the areas to the north of North Coventry Township within Conservation, and Secondary Growth Area designations.

The Borough of Pottstown occupies most of the boundary with North Coventry Township to the north. The 2014 Pottstown Future Land Use Plan places the entire boundary with North Coventry Township, which is formed by the Schuylkill River, within the Parks and Open Space future land use category. The land uses to the north of this Parks and Open Space future land use category, which are also to the north of a railroad corridor, are identified as Light Manufacturing/Office, Institutional, Town Residential, and Heavy Manufacturing.

North Coventry has participated with the Federation of Northern Chester County communities, which adopted the Regional Resource Protection Plan in 2006 and a regional Parks, Recreation, and Open Space Plan in 2012. The draft North Coventry Comprehensive Plan is consistent with these Plans.

The Township's relationship to adjacent municipal zoning and land use patterns is more fully described on page 15 and in Appendix B of the draft Comprehensive Plan.

COMMENT:

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

RECOMMENDATION: The County Planning Commission commends the Township on updating its Comprehensive Plan. The Planning Commission supports the adoption of the Comprehensive Plan.

Page: 3
Re: Comprehensive Plan Update
North Coventry Township - CP-09-19-16077

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

Sincerely,

A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style with a horizontal line extending from the end of the name.

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

October 24, 2019

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

Re: Zoning Ordinance Amendment – Accessory Suites
West Bradford Township - ZA-10-19-16099

Dear Mr. Yaich:

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

DESCRIPTION:

1. The Township proposes the following amendments to its zoning ordinance:
 - A. Adding a definition for “Accessory Suite” to Section 450-8 Terms defined;
 - B. Adding Accessory Suites to those uses permitted by conditional use in the R-1 Residential zoning district;
 - C. Adding Accessory Suites to those uses permitted by conditional use in the R-1C Residential zoning district;
 - D. Adding a new subsection to Section 450-64.H to the Supplementary Regulations for uses permitted by conditional use addressing Accessory Suites.

LANDSCAPES:

2. The zoning districts affected by the proposed amendment are located within the **Suburban and Rural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community

Page: 2
Re: Zoning Ordinance Amendment – Accessory Suites
West Bradford Township - ZA-10-19-16099

facilities should be provided. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed Accessory Suite use is consistent with the objectives of both the **Suburban and Rural Landscapes**.

COMMENTS:

3. The Township should consider how the zoning officer will verify that the occupants of an accessory suite are related to or employed by the owner, if they are the same as listed on the Certificate of Occupancy and that conditions listed in Section 450.64.H(2)(h) remain applicable. The Township could also consider an annual inspection of the Accessory Suite to ensure compliance.
4. In order to encourage affordable housing and support for aging residents, the Township should consider allowing accessory suites as a by-right or special exception use. The requirements listed for this use seem to be sufficient to ensure that the use is neither a nuisance or against the public interest. The Township should review the following Planning Tool available on the Commission's website:
<http://www.chescoplanning.org/MuniCorner/eTools/14-AccessoryUnits.cfm> for additional information on accessory suites. The County Planning Commission supports the development of non-traditional housing, including accessory dwelling units to provide a wider range of housing needs.

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,



Glenn Bentley
Senior Review Planner



THE COUNTY OF CHESTER



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Terence Farrell

Brian N. O'Leary, AICP
Executive Director

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October 4, 2019

Kevin Gore, Director of Building, Housing & Codes Enforcement
West Chester Borough
401 E. Gay Street
West Chester, PA 19380

Re: Zoning Ordinance Amendment – Unified Mixed-Use Development; and
Zoning Map Amendment – UPI# 1-5-478-E
West Chester Borough – ZA-09-19-16050

Dear Mr. Gore:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment and 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 September 5, 2019. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. The Borough proposes the following amendments to its Zoning Ordinance:
 - A. Add definitions for the following terms to Section 112-7: Unified Mixed-Use Development and Affordable Housing. We note that the definition of Unified Mixed-Use Development states that it is a use on land with frontage on Market Street, Gay Street, Strasburg Road, Downingtown Pike, or Hannum Avenue;
 - B. Amend the Purpose statement of the CS Commercial Service zoning district in Section 112-34; and
 - C. Add Section 112-35.D, Unified Mixed-Use Development. The purpose of this use, as set forth in Section 112-35.D(1), is to provide an alternative set of provisions for the development of properties in the CS Commercial Service District, where, as a by-right development alternative, affordable housing is provided in combination with community facilities and/or neighborhood amenities. Controlling regulations, size and location, use, height, area and bulk, parking, and internal zero lot line standards are also provided.
2. The Borough also proposes to change the zoning designation of UPI# 1-5-478-E (4.3 acres), the site of Charles A. Melton Arts & Education Center, which is located at the southwest corner of East Market Street and South Worthington Street, from NC-2 Neighborhood Conservation to CS Commercial Service, as specified in Section 2 of the draft Ordinance. A draft Borough Zoning Map ("Exhibit A," dated September 4, 2019) was also included with the zoning amendment submission. It is our understanding that the purpose of the zoning ordinance and zoning map amendment is to allow the construction of affordable housing on the site of the Charles A. Melton Arts & Education Center.

Page: 2

Re: Zoning Ordinance Amendment – Unified Mixed-Use Development; and
Zoning Map Amendment – UPI# 1-5-478-E

West Chester Borough – ZA-09-19-16050



Area Evaluation, UPI# 1-5-478-E

3. Adjacent Zoning: The land on the north side of East Market Street is zoned CS Commercial Service. The land on the east side of South Worthington Street is zoned either CS or NC-2 Neighborhood Commercial. The land on the south side of East Minor Street is zoned NC-2. The adjoining parcels to the west are zoned either CS or NC-2.
4. Municipal Comprehensive Plan: The Future Land Use Plan Map in the Borough's Comprehensive Plan indicates the site is located in a Major Community or Cultural Facility designation.
5. Water and Sewer Service: According to County mapping records, this site is served by public water and public sewer facilities.

LANDSCAPES:

6. The Borough's CS Commercial Services zoning districts are located within the **Urban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. Additionally, a portion of the eastern CS zoning district along an unnamed tributary to East Branch Chester Creek, and a portion of the western CS zoning district along an unnamed tributary to Taylor Run, are located in the **Natural Landscape** Overlay designations.

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.

Page: 3

Re: Zoning Ordinance Amendment – Unified Mixed-Use Development; and
Zoning Map Amendment – UPI# 1-5-478-E
West Chester Borough – ZA-09-19-16050

Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. 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 zoning map amendments are consistent with the objectives of the **Urban Center Landscape**. We endorse the Borough's efforts towards providing affording housing. "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. We also acknowledge that the Borough's Comprehensive Plan recommends that the Borough investigate strategies to provide additional affordable housing (page 14), and amend the existing CS Commercial Services zoning district and other development regulations to extend the existing mixed-use historic character of the Downtown to these areas (page 25).

COMMENTS:

7. In its review of the proposed Unified Mixed-Use Development standards, the Borough should determine if greater side and rear yard setbacks are required, particularly due to the maximum by-right building height for unified mixed-use development (45 feet) being higher than the maximum by-right building height for permitted principal uses in the CS District (35 feet). For example, while the minimum rear yard setback in the CS district is 35 feet, which increases to 45 feet where the CS district adjoins a residential district, the proposed rear yard setback for the unified mixed-use development is only 10 feet.
8. Section 112-35.D.(6)(b)[2] requires a minimum of 0.8 average parking spaces per apartment unit when located near transit facilities. The Chester County Planning Commission advocates for a reduction in required parking within **Urban Center Landscapes** and in residential developments located in multi-modal contexts. The Borough should consider whether a tiered parking requirement should be applied to single-, double- and three-bedroom apartment units in this context.
9. Section 112-35.D.(3) states that "Buildings may include a combination of use components, but at least 50% of the gross floor area of all buildings in the UMUD must be affordable housing." We suggest that the Borough clarify the term "gross floor area" or instead link the 50% requirement to dwelling units.
10. Prior to taking action on this amendment, the Borough 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).
11. If the Borough revises the zoning map as proposed it should also consider revising the future land use map to support residential uses in the area.

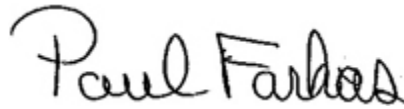
RECOMMENDATION: We commend the Borough's efforts towards providing affordable housing, as set forth in the Borough's Comprehensive Plan. The Borough should consider the comments in this letter before acting on the proposed zoning ordinance and zoning map amendment.

Page: 4

Re: Zoning Ordinance Amendment – Unified Mixed-Use Development; and
Zoning Map Amendment – UPI# 1-5-478-E
West Chester Borough – ZA-09-19-16050

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

Sincerely,

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

Paul Farkas
Senior Review Planner

cc: Charles A. Melton Arts & Education Center



THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP
Executive Director

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October 25, 2019

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

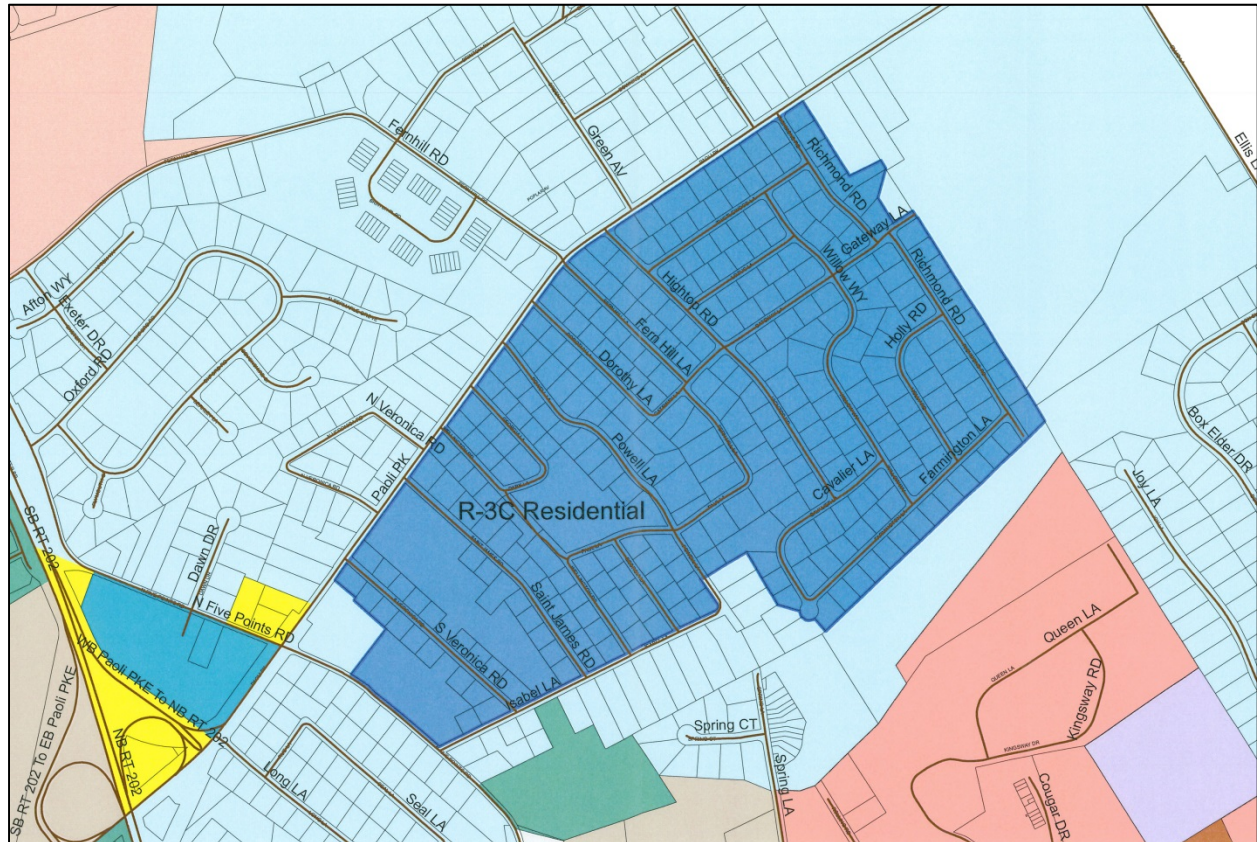
Re: Zoning Ordinance and Zoning Map Amendment – R-3C Residential Infill District
West Goshen Township – ZA-09-19-16078

Dear Mr. LaLonde:

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

DESCRIPTION:

1. West Goshen Township proposes the creation of a new zoning district, the R-3C Residential Infill District. Use regulations, area and bulk regulations, and design standards that apply to single-family detached dwellings are provided. Additionally, while no minimum lot area is specified, the proposed ordinance language requires a minimum development tract area of 3.5 gross acres, and permits a maximum of 4.0 dwelling units per acre averaged over the development tract.
2. The Township also proposes to apply the R-3C Residential Infill zoning district to the area of the Township situated on the south side of Paoli Pike between Five Points Road to the west and the West Chester Area School District East High School/Fugett Middle School site to the east that is currently zoned R-3 Residential. A detail from Exhibit A of the draft Ordinance, which depicts the location of the proposed R-3C district, is provided on page 2 of this review letter. Additionally, the amendment includes a list of the properties in the proposed R-3C Residential Infill District (Exhibit B).
3. While no purpose statements are provided in the draft Ordinance, it is our understanding that the purpose of this amendment is to allow for the development of an unspecified blighted property, and to make almost 300 parcels conforming lots. While the minimum lot area in the R-3 District for single-family detached dwellings ranges from 18,000 square feet for lots with public sewer and water service to 30,000 square feet for lots with both on-site sewer and water services, there is no minimum lot area in the proposed R-3C district. According to County mapping records, approximately 90 percent of the parcels in the proposed R-3C District are less than 18,000 square feet. The Township's Comprehensive Plan states that providing for more affordable housing may mean reducing or eliminating minimum lot size requirements (page 65).



Detail, Exhibit A: Proposed R-3C Residential Infill District

AREA EVALUATION:

4. Existing Zoning: The parcels located in the proposed R-3C Residential Infill Designation are currently zoned R-3 Residential.
5. Adjacent Zoning: With the exception of one parcel on the south side of Isabel Lane east of Five Points Road zoned R-4 Residential, all adjoining parcels are also zoned R-3 Residential.
6. Municipal Comprehensive Plan: The majority of the proposed R-3C district is located in the Residential Infill Development designation on the Future Development Plan in the Township's 2019 Comprehensive Plan. The remaining parcels are located in the Existing Institutional Use and Existing Private Open Space/Recreation designations.
7. Water and Sewer Facilities: According to County mapping records, this area of the Township is currently served by public water and public sewer facilities.

LANDSCAPES:

8. The proposed R-3C district is located within the **Suburban Center Landscape** designation of **Landscapes3**, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated

multimodal network. While single-family residential zoning, at the proposed density in the proposed R-3C District, is appropriate in a **Suburban Center Landscape** designation, the Township should ensure that the proposed standards will result in redevelopment and infill development consistent with the existing neighborhood development pattern.

COMMENTS:

9. The Township should ensure that this amendment is generally consistent with its municipal Comprehensive Plan, as set forth in Section 603(j) of the PA Municipalities Planning Code (PA MPC). One of the priority issues identified in the Township's Comprehensive Plan (page 5) is to protect the existing housing stock. Additionally, the Comprehensive Plan states that development in the Residential Infill designation "would occur on parcels that can accommodate additional development or redevelopment and would conform to the existing neighborhood physical form (lot dimensions, setbacks, building height, etc.) in order to preserve the neighborhood character" (page 54).

While the draft Ordinance language addresses new development on tracts greater than 3.5 acres, the Township should determine how current landowners will be able to legally conduct renovation work on their homes/lots in accordance with the proposed district standards. Provisions should be added that address lots existing at the time of adoption as well (County mapping records indicate that only 3 parcels in the proposed R-3C district are greater than 3.5 acres). Consideration should also be provided for a minimum lot area requirement, where a majority (though not necessarily all) of the parcels are in compliance with the proposed standards.

10. The Township should consider a lower maximum number of dwelling units permitted per acre (3 or 3.5 dwelling units per acre, instead of 4), in order to ensure that new development will conform to the existing neighborhood physical form. According to County mapping records, the mean parcel size in the proposed R-3C district is approximately 15,000 square feet, which equates to just under 3 units per acre.
11. The Township should include purpose statements for the proposed R-3C district which are consistent with the Comprehensive Plan policies for this area.
12. While accessory uses such as swimming pools, noncommercial athletic courts, and in-law suites are permitted in the R-3 District, they are not included in the list of accessory uses permitted in the R-3C district. Additionally, the proposed R-3C district will not permit any of the uses currently permitted by special exception or conditional use in the R-3 district. In its review of the proposed ordinance language, the Township should recognize that any of these existing uses within the proposed R-3C zoning district will become non-conforming uses with the adoption of this amendment.
13. The Township should consider the rationale for not allowing in-law suites as an accessory use in the R-3C District. The Township's Comprehensive Plan (page 65) recommends that the Township amend its zoning ordinance to permit non-traditional housing types such as accessory dwelling units in residential zoning districts. Additionally, the online copy of the Township Code indicates that, on December 14, 2016, the Township amended its Zoning Ordinance to permit in-law suites as an accessory use in the R-2, R-3 and R-4 Residential zoning districts. The County Planning Commission supports the development of non-traditional housing in appropriate areas, including accessory dwelling units, to address a wider range of housing needs.

Page: 4

Re: Zoning Ordinance and Zoning Map Amendment – R-3C Residential Infill District

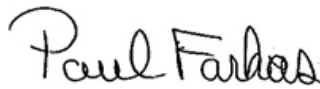
West Goshen Township – ZA-09-19-16078

14. In its evaluation of the proposed zoning map amendment, the Township should consider extending the R-3C district to the adjoining residential areas to the north and to the west currently zoned R-3 Residential that have similar lot areas to the parcels in the proposed R-3C district.
15. Prior to taking action on this amendment, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).

RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance and 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 "Paul Farkas". The signature is written in a cursive style with a large, looped "P" and "F".

Paul Farkas
Senior Review Planner



THE COUNTY OF CHESTER



COMMISSIONERS

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Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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October 2, 2019

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

Re: Zoning Ordinance Amendment - Mobile Home Park Dimensional Regulations
West Nantmeal Township - ZA-09-19-16056

Dear Ms. Kolpak:

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

DESCRIPTION:

1. The Township proposes to add a special provision allowing an unattached porch at the principal entrance to the mobile home dwelling, with maximum dimensional provisions, as well as bulk and lot provisions to its mobile home park regulations.

COMMENTS:

2. Proposed Section 611.(D)(10) would permit an "unattached porch" to be placed at the principal entrance to the mobile home dwelling, with a maximum projection of not more than ten feet into the required setback, as well as other dimensional provisions. Such allowable projections are commonly found in other municipal ordinances. However, we suggest that there may be occasions where specific construction conditions would require a mobile home porch to be attached to the mobile home dwelling; therefore, we suggest that the amendment omit any reference to whether the porch is unattached or attached.
3. The area and bulk regulations in proposed Section 611.(H) are appropriate, and which also includes a correction to the current Ordinance that refers to an unrelated Section.

Page: 2

Re: Zoning Ordinance Amendment - Mobile Home Park Dimensional Regulations

West Nantmeal Township - ZA-09-19-16056

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

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

Sincerely,

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

Wes Bruckno, AICP
Senior Review Planner



THE COUNTY OF CHESTER



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October 18, 2019

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

Re: Conditional Use – The Robinson Tract
Westtown Township - CU-09-19-16071

Dear Mr. Ethridge:

A Conditional Use Plan entitled "The Robinson Tract", prepared by ESE Consultants, Inc., and dated August 9, 2019, was received by this office on September 19, 2019. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of Westtown Township. This review does not replace the need for an official referral by Westtown Township of a preliminary or final subdivision plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	west side of Route 202, between Street Road (Route 926) and West Pleasant Grove Road
Site Acreage:	322.36
Proposed Land Use:	184 single family residential lots, 135 townhouse lots
Municipal Land Use Plan Designation:	Neighborhood Conservation, Open Space and Greenway
UPI#:	67-4-29, 67-4-29.1, 67-4-29.2, 67-4-29.3, 67-4-29.4, 67-4-30, 67-4-31, 67-4-33, 67-4-33.1, 67-4-32, 67-4-134

PROPOSAL:

The applicant proposes the creation of 319 residential lots (184 single family lots and 135 townhouse lots), and 196.94 acres of open space. There are existing residences on Lots A and B. Additionally, existing buildings will be converted into a Community Club building, with 26 parking spaces, and an Amenity Center, with 54 parking spaces. The Application Narrative indicates that the proposed development will be served by public water, and either on-site (community) sewer or public sewer. The project site, which is located in the A/C Agricultural/Cluster Residential and R-1 Residential zoning districts, is being developed under the Flexible Development Procedure Requirements set forth in Article IX of the Township Zoning Ordinance, which requires conditional use approval.

RECOMMENDATION: The County Planning Commission recommends that the applicant and Township should consider a revised site plan in which the proposed development activity is located, to the greatest extent possible, on the eastern portion of the site in accord with the site design, historic preservation, and access and circulation recommendations identified in this review.

BACKGROUND:

1. The County Planning Commission previously reviewed a conditional use application for this site. CCPC# CU-11-16-14546, dated December 7, 2016, addressed the creation of 319 residential lots (202 single-family residential and 117 townhouse lots), and 197.2 acres of open space. According to our records, this prior conditional use application was denied by the Township.

We acknowledge that the revisions depicted on the current plan submission include providing a higher percentage of townhouse lots, along with the construction of a collector road from West Pleasant Grove Road to Route 926 that is generally in alignment with the proposed collector road corridor depicted on the Roadway Functional Classifications map in the Township's 2019 Comprehensive Plan. We also acknowledge that an Active Recreation Plan (Sheet 50) was included with the current application. Furthermore, the current submission included conservation design plans (Sheets 3 through 11), which depict primary and secondary conservation areas, along with scenic views. The County Planning Commission supports the preservation of scenic viewsheds, in this specific instance the scenic views from West Pleasant Grove Road, New Street and Route 926.

2. The County Planning Commission recently reviewed two zoning amendments pertaining to revisions to the A/C Agricultural/Cluster Residential district and the Flexible Development Procedure standards in Article IX of the Township Zoning Ordinance, the latest of which occurred on July 26, 2019 (CCPC# ZA-07-19-15979). It is our understanding that, while the Township adopted these zoning amendments on August 19, 2019, the current conditional use application is being reviewed under the zoning ordinance in effect on August 16, 2019.

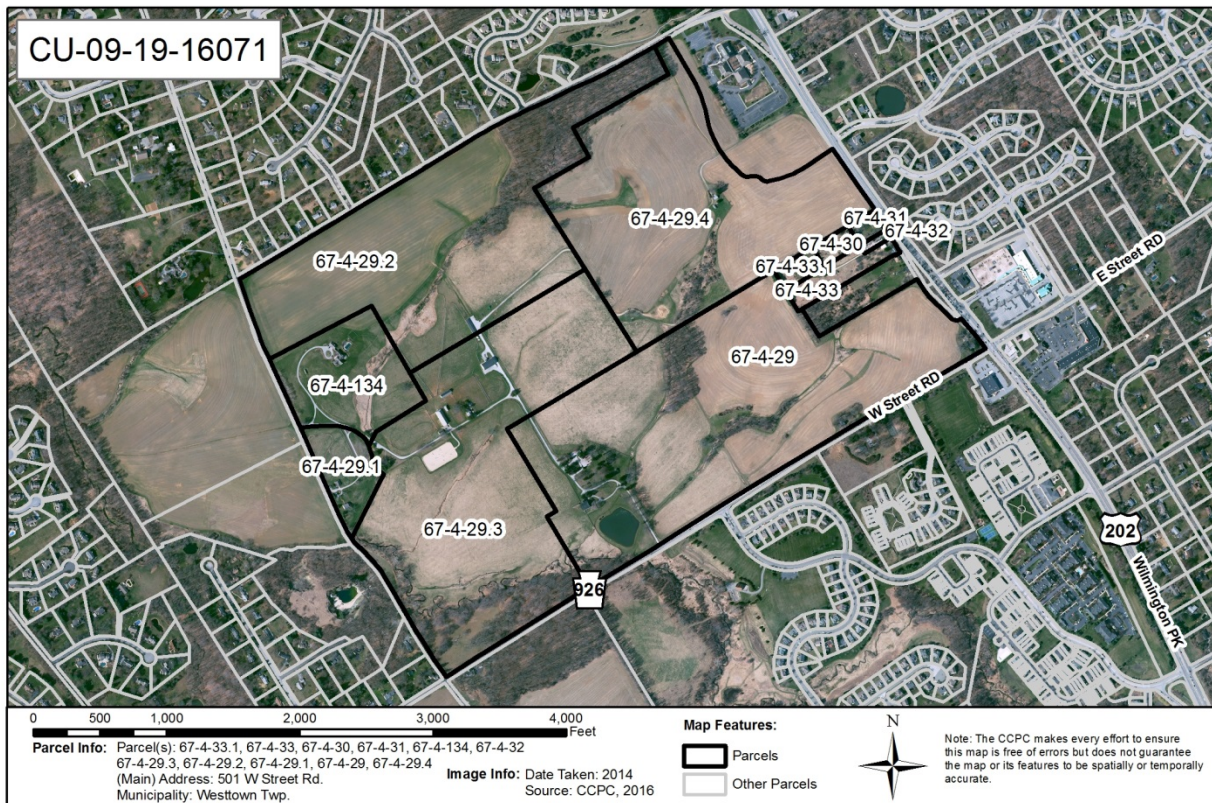


Figure 1: Location Map – The Robinson Tract (aka Crebilly Farm)

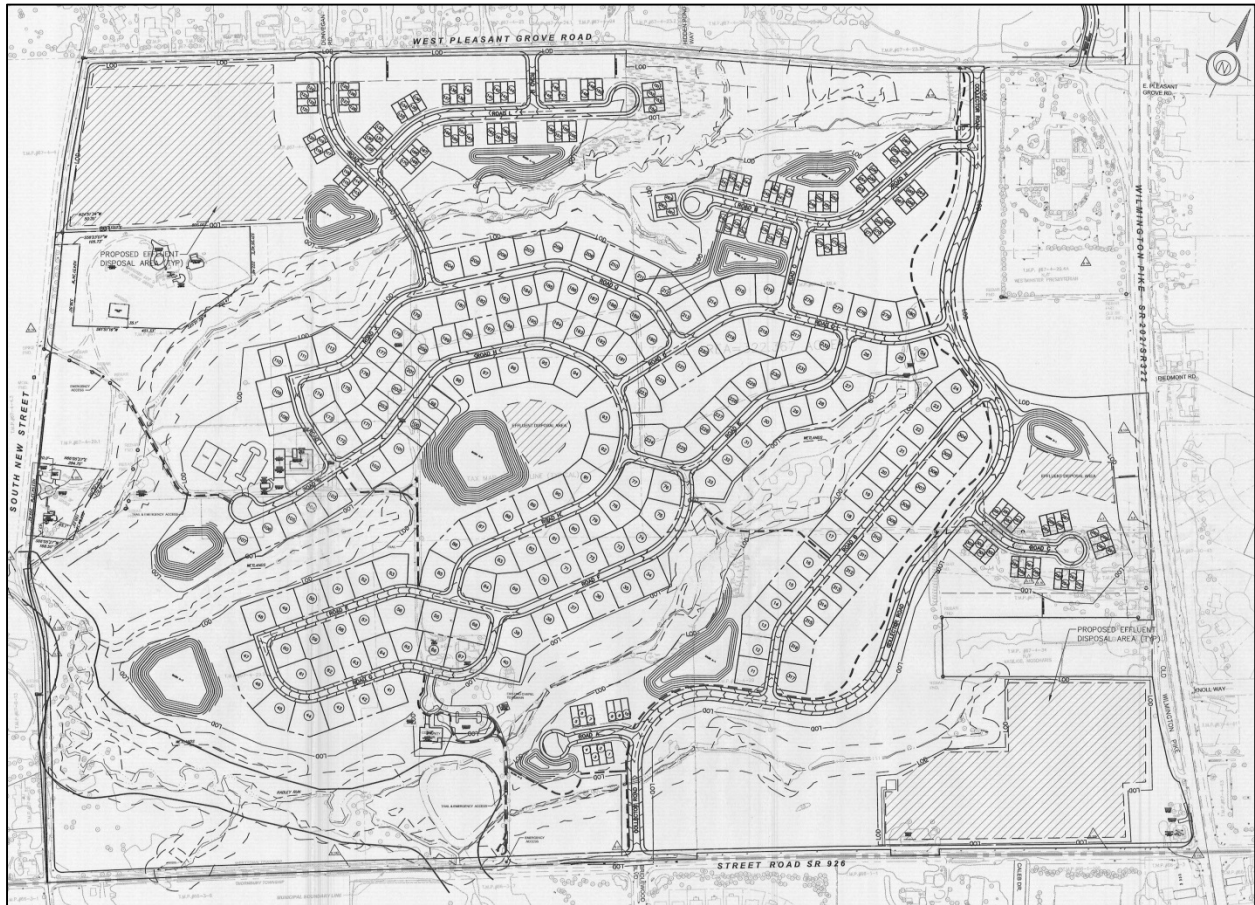


Figure 2: Site Plan Detail, Sheet 12, Conditional Use Application, The Robinson Tract

LANDSCAPES:

3. While the eastern portion of the project site is located within the **Suburban Landscape** designation of **Landscapes3**, the 2018 County Comprehensive Plan, the central and western portions are located in the **Rural Landscape** and **Brandywine Battlefield** Overlay designations. Additionally, the **Natural Landscape** designation extends across the entire tract. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. 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. **Landscapes3** recognizes the Brandywine Battlefield as an overlay area on the Landscapes Map. Development within or adjacent to the Brandywine Battlefield should preserve key lands, adaptively reuse historic resources, and apply context-sensitive design to integrate with distinctive cultural features and the nationally significant cultural landscape.

While single family detached and townhouse development is an appropriate use in a **Suburban Landscape** designation, the proposed residential development on the western portion of the site is not consistent with the goals and objectives of the **Rural Landscape** designation nor is it consistent with the historic resource and context preservation policies of **Landscapes3**. In order for the proposed development of the Robinson Tract to be generally consistent with **Landscapes3**, the applicant and Township should consider the development of a revised site plan in which the proposed development activity is located, to the greatest extent possible, on the eastern portion of the site (this issue is further discussed in comment #5).

WATERSHEDS:

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

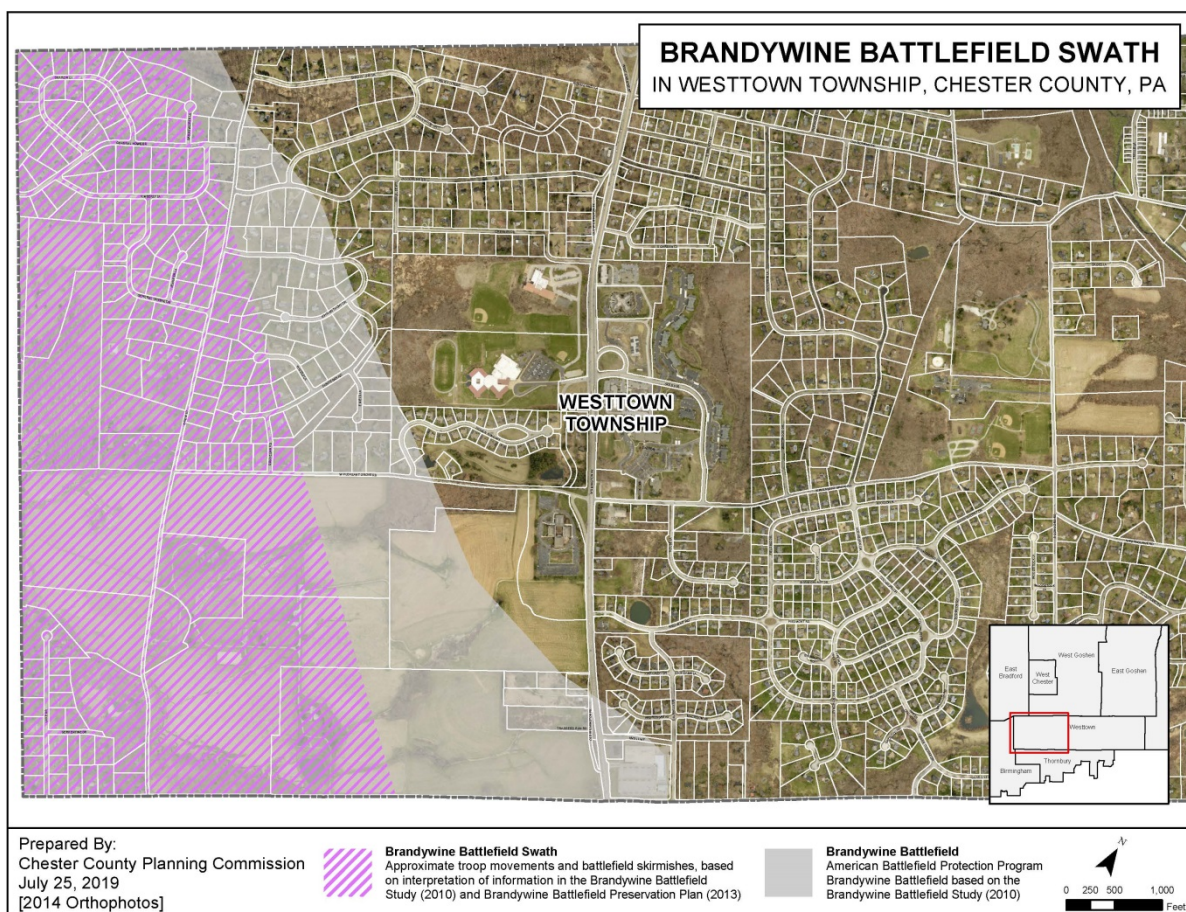


Figure 3: Brandywine Battlefield Swath, Approximate troop movements and battlefield skirmishes

PRIMARY ISSUES:

Site Design/Historic Preservation:

5. The County Planning Commission recommends that the applicant and Township consider the development of a revised site plan in which the proposed development activity is located, to the greatest extent possible, on the eastern portion of the site outside of the **Rural Landscape** designation, and outside of the Brandywine Battlefield, particularly the area of approximate troop movements and battlefield skirmishes shown in Figure 3 on page 4 as the “Brandywine Battlefield Swath.” This will also provide some protection for the Crebilly Farm which is eligible for the National Register as a gentleman’s farm. Additionally, we note that the Westtown Inn (aka Darlington Corners Inn, built circa 1820) at the northwest corner of the Route 202 and Route 926 is eligible for the National Register of Historic Places. “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.

Figure 4, which was also provided in our previous review letter, provides a conceptual illustration of how development activity on the Robinson Tract can be located outside of the majority of the Rural Landscape and Brandywine Battlefield area. The County Planning Commission would be happy to work with the applicant and the Township on alternative sketch plans of the site that have a higher proportion of townhomes, along with more open space provided on the portion of the tract located in the Rural Landscape.

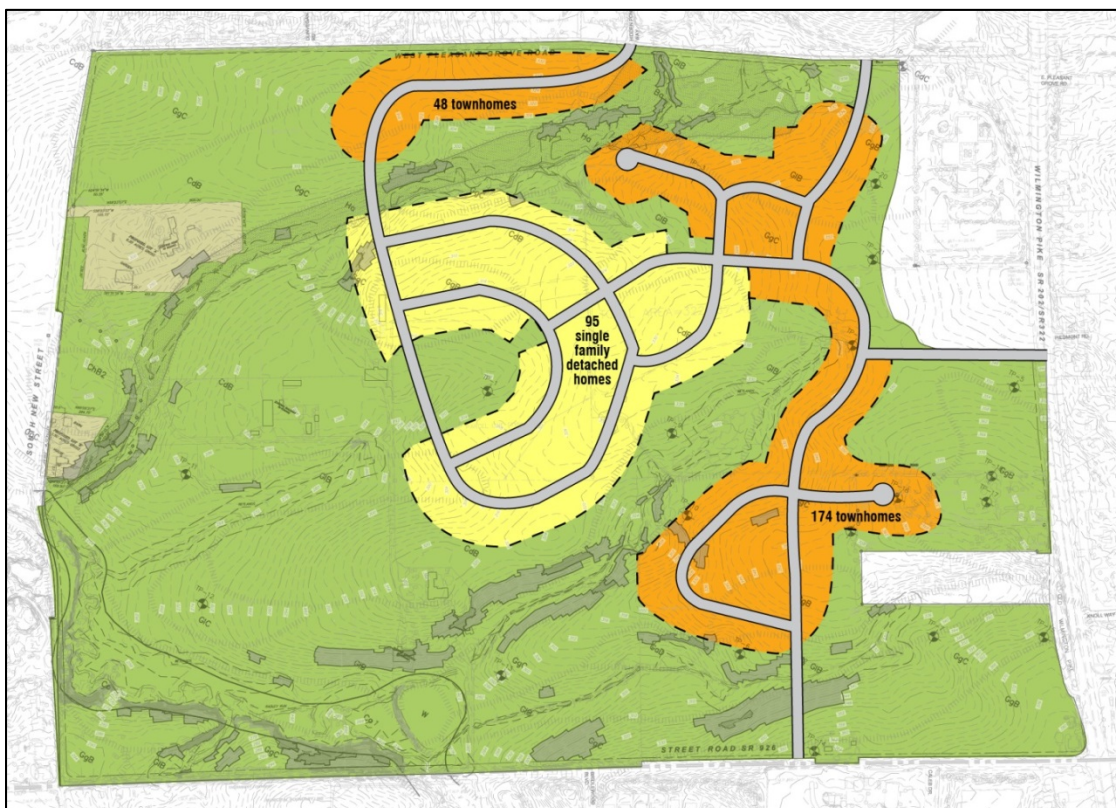


Figure 4: Chester County Planning Commission's conceptual illustration of development on the Robinson Tract (December 7, 2016)

6. As stated in our previous review, the applicant and Township should investigate the feasibility of moving the Westtown Inn further from the Route 202/Route 926 intersection in order to allow future improvements to this intersection while preserving this historic resource.
7. For clarity purposes, the applicant should provide a comprehensive list of all buildings/structures on the project site, which identifies what will happen to each building/structure (whether it will remain as is, be adaptively reused, or demolished). While we acknowledge that a report outlining the physical description of the structures on the site was included with the submission to the County Planning Commission, we note that this report, dated December 13, 2016, pre-dates the March 27, 2017 correspondence from the Pennsylvania State Historic Preservation Office (PA SHPO) that the Crebilly Farm is eligible for the National Register of Historic Places.
8. The applicant should clearly identify how access will be provided to all proposed open space areas, for both the uses of residents and for maintenance purposes. In general, the applicant should strive to provide access to the open space from each area or neighborhood within the development, without the need for users to travel significant distances or cross an excessive number of streets. The open space portion of the site should be conserved via easements.
9. For clarity purposes, the applicant should identify if the proposed open space areas will be deed restricted. If not, the Township should consider requiring the open space areas be deed restricted from further development.
10. The application materials indicate that the garage entrances will be located on the front of the townhouse units. We suggest that the end units be oriented so that the garages are side-loaded.
11. Land conservation is an option. The County would be happy to work with the applicant, Township and conservancies to preserve this property.

Access and Circulation:

12. Primary vehicular access to the site will be provided from a collector road that extends from West Pleasant Grove Road to Route 926 at its intersection with Bridlewood Boulevard. Additionally, two road connections onto Pleasant Grove Road west of the proposed collector road will be provided. The Transportation Impact Study prepared by McMahon Associates, Inc., and dated August 13, 2019, states that a traffic signal will be installed at the Collector Road/Route 926/Bridlewood Boulevard intersection, when warranted in accordance with PennDOT criteria (page 22). The Study also recommends that the applicant will complete traffic signal retiming optimization of the Route 926/New Street and Route 202/Route 926 intersections.

Both the Township Engineer and PennDOT should review the findings in the Transportation Impact Study. In particular, the Township should examine the impacts the additional traffic will have upon the existing residences along West Pleasant Grove Road. Additionally, the Collector Road/Route 926/Bridlewood Boulevard intersection should be in a closed loop signal system with the other existing signals along Route 926 in the immediate vicinity of the project site.

Furthermore, the applicant should identify the location of the proposed improvements to the Route 202/Route 926 intersection that are being proposed by PennDOT on the site plan. The applicant should dedicate any required right-of-way, and potentially build the improvements that are on the applicant's site.

The Collector Road will assuredly have higher volumes from both site (20-30%) and off site (70-80%) cut through traffic (as noted on page 23 of the Transportation Impact Study), and is presumed to have a maximum speed limit of 35 miles per hour, though that is not stated in the Transportation Impact Study. During peak hours, some traffic may divert onto Road B, particularly southbound as a means to shortcut the Collector Road. The internal roadways with house frontage, such as Road B, are assumed to be 25 miles per hour, and consideration should be given toward the installation of traffic calming measures such as speed humps on Road B to discourage any cut through traffic.

13. The applicant should show on the plans the two lanes of egress at the Collector Road/Route 926/Bridlewood Boulevard intersection, as recommended in the Transportation Impact Study, particularly since the applicant will be making these improvements.
14. While the site plan depicts the location of six foot wide asphalt trails within the eastern and central portion of the site, the site plan does not indicate that sidewalks will be provided, particularly on the eastern portion of the site. Sidewalks should be provided along all interior roadways, on both sides. The proposed 50 foot wide rights-of-way and 24 foot roadways leave ample space for the placement of a minimum five foot sidewalk. Residents should not be forced to walk within the roadways. Direct pedestrian access (sidewalks and crosswalk areas) should also be provided to the adjoining Westminster Presbyterian Church site located at the southwest corner of the Route 202/West Pleasant Grove Road intersection.

Additionally, the Trails and Bikeways Map in the Township's 2019 Comprehensive Plan depicts the location of a trail corridor that generally extends around the perimeter of the site to the west of the connector road corridor, with trail connections to the north. The Township's 2014 Open Space, Recreation and Environmental Resources Plan Update (page 19) states that this trail "would be a much needed amenity for the western end of the Township." Crosswalks should be provided as part of this pedestrian trail network.

15. If the six foot wide asphalt trails are to be available for public use and are to permit both pedestrians and bicyclists, these trails should be a minimum of 8 feet and preferably 10 feet wide, as is the standard for a multi-use trail. Additional information on this topic is provided in the Shared Use Facilities Design Element of the Chester County Multi-Modal Circulation Handbook (2016 Update). This information is available online at:
<https://www.chescoplanning.org/municorner/MultiModal/03-SharedFacs.cfm>
16. Direct pedestrian access, including trail connections within open space areas, should be provided to all proposed recreation facilities. While we acknowledge that the proposed trail network extends to the community club building on the southern portion of the site, it does not appear to extend to the activity center. The applicant and Township should refer to the Pedestrian Facilities Design Element of the Chester County Multi-Modal Circulation Handbook (2016 Update) in its design of the pedestrian facilities for this development. This information is available online at:
<http://www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm>.
17. The site plan depicts the location of two emergency access connections (one onto Street Road west of the Collector Road/Route 926/Bridlewood Boulevard intersection, and one onto South New Street). However, no design details for these emergency access connections are provided. This should be clarified by the applicant. We recommend the applicant and Township refer to the Emergency Access design element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the emergency access connections. This information is available online at: www.chesco.org/DocumentCenter/View/27034.

Natural Features Protection:

18. The 2015 Chester County Natural Heritage Inventory, which is available online at chescoplanning.org/natresources/ResourcesChesco.cfm, indicates the southwest corner of the project site is located within the core habitat of the Brinton's Quarry Serpentine Barren Natural Heritage Area (NHA) included in the Pennsylvania Natural Diversity Index (PNDI), which hosts five plant species of concern. *Landscapes3* recognizes NHA core habitat areas as natural resource priority protection areas. Protecting natural areas helps ensure that the critical functions these areas provide will not diminish due to development. Development on this portion of the site could be detrimental to the NHA species population, if they exist on the site. We recommend that the applicant and Township contact the PA Department of Conservation and Natural Resources, Pennsylvania Natural Heritage Program (<http://www.naturalheritage.state.pa.us> or RA-HeritageReview@pa.gov) for further information on this matter.
19. The site plan depicts that development activity will occur in existing steep slope areas. The Township should verify that the design of the slopes is consistent with all applicable ordinance requirements in Section 170-402 of the Township Zoning Ordinance ("Steep Slope Conservation District") related to permitted grades, the design and specifications of retaining walls and slope stabilization.
20. While a plan note on Sheets 2, 3 and 11 indicate that the floodplain information is taken from maps dated September 29, 2017, a plan note on Sheet 5 indicates that floodplain information was taken from maps dated September 29, 2006. This should be clarified by the applicant.
21. The site contains wetlands and hydric soil areas. The applicant should contact the U.S. Army Corps of Engineers and Pennsylvania Department of Environmental Protection to determine if the proposed development activity will require a wetlands permit. On-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to ensure that off-site drainage conditions are not negatively affected.
22. We suggest that the applicant and Township investigate the feasibility of increasing the riparian buffers provided along the creeks that traverse the project site, and do stream bank stabilization and tree plantings along these corridors. *Landscapes3* supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective B, page 63).
23. The site plan indicates that the Collector Road will cross a stream to the immediate north of Route 926. The applicant should be aware that an encroachment permit may be required by the Pennsylvania Department of Environmental Protection in accordance with Section 105.293 of its Rules and Regulations. The applicant should supply information on the installation technique and materials to ensure that there will be no stream degradation (or seepage of effluent into the stream).

Zoning Ordinance Compliance:

24. While Sheet 12-Overall Lot Layout provides a brief list of the tract area, proposed density and proposed impervious coverage of the development, it does not provide a zoning compliance table. This should be clarified by the applicant.

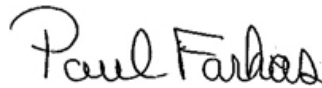
Page: 9
Re: Conditional Use – The Robinson Tract
Westtown Township - CU-09-19-16071

Stormwater Management:

25. 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.
26. The applicant and the Township should consider “naturalizing” the stormwater management basin by adding additional landscaping/vegetative screening to soften the appearance of the facilities.

We appreciate the opportunity to comment on this proposal. Approval of this conditional use does not imply approval of the proposed subdivision plan, nor release the requirement of the applicant to submit a subdivision plan under other Township ordinances and the Pennsylvania Municipalities Planning Code.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Toll PA XVIII, L.P.
ESE Consultants, Inc.
Crebilly Farm Associates, L.P.
Teresa DeStefano, Planning Commission Secretary, Thornbury Township
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

October 25, 2019

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

Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments - Signage
Willistown Township – ZA-10-19-16091 and SA-10-19-16092

Dear Ms. Slook:

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, Section 609(e) and Section 505(a), respectively. The referral for review was received by this office on October 7, 2019. We offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:
 - A. Remove the phrase “(including freestanding signs)” from the following sections: 139-110.J(1)(c), 139-110.J(1)(g), 139-110.J(4), 139-110.1.A(1), and 139-110.1.B(1);
 - B. Replace the term “freestanding” with “ground” in Section 139-166.A(3)(b);
 - C. Change the maximum area of off-premises signs set forth in Section 139-110.J(1)(h) from 24 square feet to 40 square feet;
 - D. Amend subsections (1), (2), (3) and (5) of Section 139-111.C, pertaining to lighting or illuminating of signs. The proposed revisions include the addition of standards for electronic signs, which shall be permitted only when authorized by the Board of Supervisors as a conditional use. We note that Section 139-111.C(4), which states that the illumination of signs is limited to a list of specific commercial and industrial zoning districts, and also states that the illumination of signs within 400 feet of a residential use shall not be permitted, is not proposed to be revised as part of this zoning amendment;
 - E. Amend Section 139-111.F, by deleting the reference to the maximum permitted height for freestanding signs; and
 - F. Add Section 139-111.P, Nonconforming Signs.
2. The Township also proposes to amend the lighting fixture design standards in Section 123-39.C(2)(c) of its SLDO, by replacing the term billboards in the first sentence of this section with the term off-premises signs.

Page: 2

Re: Zoning Ordinance and Subdivision and Land Development Ordinance Amendments - Signage
Willistown Township – ZA-10-19-16091 and SA-10-19-16092

COMMENTS:

3. The County Planning Commission recommends the reasonable regulation of changeable message signs because they are designed to compete for drivers' attention. We suggest that the Township the Digital and Electronic Signs Planning Tool on the Commission's website for additional issues to consider prior to finalizing the proposed ordinance language. This tool, which includes links to model ordinance language, is available online at:
www.chescoplanning.org/MuniCorner/Tools/DigitalSigns.cfm.

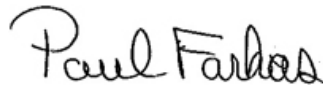
Another source of information that the Township should review is the research from the American Association of State Highway and Transportation Officials (AASHTO), regarding roadside advertising and driver distraction, which is summarized at:
<http://www.chescoplanning.org/municorner/etools/pdf/NAHBAFINAL-Wachtel.pdf>.

4. The second to last sentence in Section 139-111.C(3)(a), which states that the change in message for an electronic sign "shall consist of a seamless, imperceptible transition from one image to the next," is vaguely written. We suggest that the Township specify a maximum transition time between changes in the message (for example, one second).

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

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

Sincerely,



Paul Farkas
Senior Review Planner

Act 537 Reviews

Act 537 Reviews for Chester County

October 2019

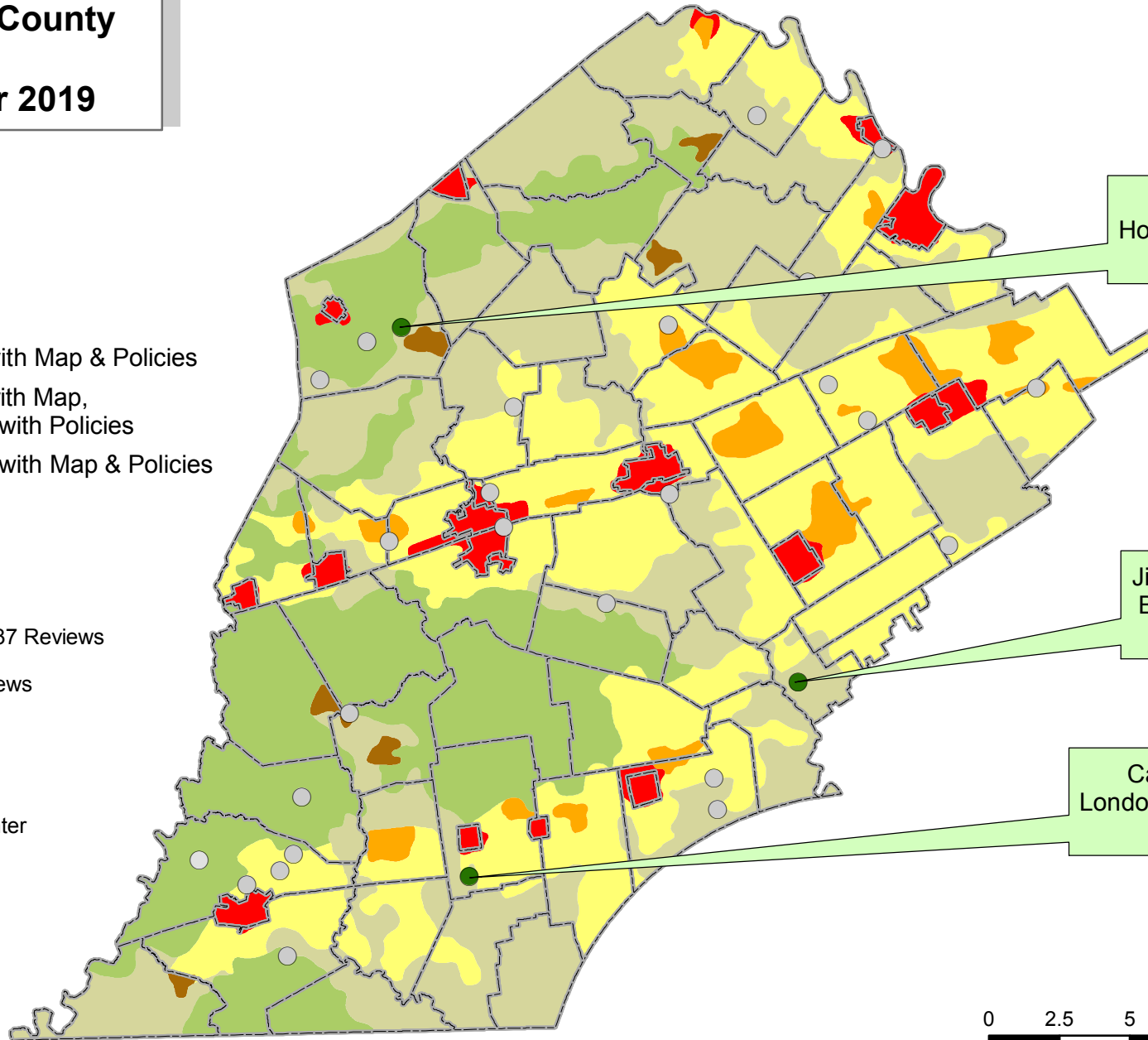


- Consistent with Map & Policies
- Consistent with Map,
Inconsistent with Policies
- Inconsistent with Map & Policies

Legend

- October Act 537 Reviews
- Previous Reviews

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



0 2.5 5 7.5 10
Miles

Map prepared November 2019

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



ENVIRONMENTAL PLANNING ACTIVITIES

Sewage Facilities Planning

MAJOR REVISIONS TO MUNICIPAL PLANS:

None

MINOR REVISIONS TO MUNICIPAL PLANS:

Birmingham Township, Jim & Susie Zaslavsky

The applicant is proposing a 1-lot residential development on 10.03 acres. The site is located on Meetinghouse Road, approximately ½ mile from the intersection with Creek Road. The amount of wastewater to be generated for the proposal is 600 gpd. The project is to be served by an individual on-lot sewage disposal system. This project is designated as a Rural Landscape, and is consistent with *Landscapes3*.

Honey Brook Township, Ephraim Stoltzfus

The applicant is proposing a 1-lot residential development on 60 acres (residence on 5 acres, remainder to be continued agricultural use as a dairy farm). The site is located Grandview Circle. The amount of wastewater to be generated for the proposal is 600 gpd. The project is to be served by an individual on-lot sewage disposal system. This project is designated as a Rural and Agricultural Landscape, and is consistent with *Landscapes3*.

London Grove Township, Carol Yourgalite

The applicant is proposing a 2-lot residential subdivision on 49.49 acres. The site is located on Avondale Road, approximately 1/3 mile from the intersection with Wickerton Road (SR 841). The amount of wastewater to be generated for the proposal is 2,000 gpd. The project is to be served by individual on-lot sewage disposal systems. This project is designated as a Rural Landscape, and is consistent with *Landscapes3*.

Action Requested

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

11/13/19

Minor Revisions



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

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

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

Project Name & Municipality Jim & Susie Zaslavsky, Birmingham Township

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

1. Date plan received by county planning agency. September 17, 2019
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency October 29, 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 Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer service to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency |
| <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: 10/29/2019Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS** (See Section D of instructions)

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

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.

PC53-10-19-16119

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
 Jim and Susie Zaslavsky, Site Contact
 Jennifer and Scott Boorse,
 Edward Beideman, Willow Run Consulting, Inc



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

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

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

Project Name & Municipality Ephraim Stoltzfus, Honey Brook Township

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

1. Date plan received by county planning agency. September 24, 2019
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency October 31, 2019

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

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 <i>et seq.</i>)? <u>Landscapes2, the Chester County Comprehensive Plan, was adopted in 2009. Watersheds, the Chester County Comprehensive Plan Integrated Water Resources Element, was adopted in 2002.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Is this proposal consistent with the comprehensive plan for land use? <u>According to the Livable Landscapes map adopted in 2018, the proposed subdivision/land development includes land designated as the Rural and Agricultural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The 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 both of these landscapes.</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. These streams are given high priority when considering watershed protection measures. The applicant may need to conduct further coordination with DEP or other agencies in order to comply with the water quality standards set forth in this regulation.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation? If no, describe inconsistencies: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Does this project propose encroachments, obstructions, or dams that will affect wetlands?
If yes, describe impact: |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Will any known historical or archaeological resources be impacted by this project? Not Known.
If yes, describe impacts |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Will any known endangered or threatened species of plant or animal be impacted by the development project? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is there a county or areawide zoning ordinance? |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Does this proposal meet the zoning requirements of the ordinance? N/A |

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

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

18.

Name, Title and signature of person completing this section:

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

Signature: _____

Date: 10/31/2019Name of County or Areawide Planning Agency: Chester County Planning CommissionAddress: Government Services Center, Suite 270601 Westtown RoadP.O. Box 2747West Chester, PA 19380-0990Telephone Number: (610) 344-6285**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

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

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.

PC53-10-19-16125

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
 Ephraim Stoltzfus, Site Contact
 Steven Landes, Honey Brook Township
 Ross Wolford, Environmental Design Service, Inc.



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

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

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

Project Name & Municipality Carol M. Yourgalite, London Grove Township

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

1. Date plan received by county planning agency. September 10, 2019
2. Date plan received by planning agency with areawide jurisdiction N/A Agency name N/A
3. Date review completed by agency October 23, 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 Rural Landscape. The vision for the Rural Landscape is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. On-lot sewage disposal, or very limited public or community sewer systems to serve cluster development or concentrations of failing on-lot sewage systems, is supported in this landscape.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Does this proposal meet the goals and objectives of the plan?
If no, describe goals and objectives that are not met |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Is this proposal consistent with the use, development, and protection of water resources?
If no, describe inconsistency |
| <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 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 does not demonstrate that there will be no impact, or that potential conflicts have been resolved with the appropriate agencies.</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)	
-----	----	--------------------------------------	--

- | | | | |
|-------------------------------------|-------------------------------------|-----|--|
| <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: 10/23/2019Name 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.

This project was reviewed under Act 247 as Case SD-09-19-16058.

PC53-10-19-16105

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
 Shane Braxton, Site Contact
 Kenneth Battin, EFO, MPA, London Grove Township
 Kenneth Crossan, Crossan-Raimato, Inc

Agricultural Security Area Reviews



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

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

TO:

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

Date:

October 29, 2019

Parcel:

18-4-180

Acreage*:

16.00

Owner(s)*:

Chad Westfall & Morgen
Westfall

*According to County Tax Assessment Records

Review Timetable

On, September 20, 2019 the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by David G. Kraynick, Township Manager, representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by November 2, 2019.

Soils

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

Comments:

Local Planning

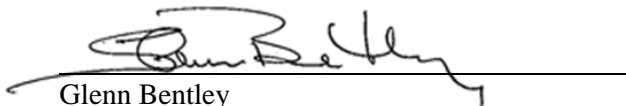
1. Does the municipal zoning for the parcel allow agriculture? Yes ☒ No ☐
Comments: **The parcel is located in the FR-Farm Residential zoning district, which permits agriculture as a by-right use.**
2. Does the proposed agricultural use of the parcel comply with the future land use of the parcel, as mapped in the municipal comprehensive plan? Yes ☒ No ☐
Comments: **The parcel is located outside the growth boundary shown on the Future Land Use map in the 2003 Comprehensive Plan.**
3. Does the proposed agricultural use of the parcel comply with *Landscapes3*, the Chester County Comprehensive Plan? Yes ☒ No ☐
Comments: **The parcel is located in the Rural Landscape.**

Agricultural Lands

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

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

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


Glenn Bentley
Senior Review Planner

GPB/ncs

cc: Walter Woessner, Jr., Township P.C. Chair
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department



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

TO:

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

Date:

October 29, 2019

Parcel:

18-4-181

Acreage*:

12.90

Owner(s)*:

Chad Westfall & Morgen
Westfall

*According to County Tax Assessment Records

Review Timetable

On, September 20, 2019 the Chester County Planning Commission received a request from your municipality to review the above listed parcel for addition to your municipality's existing ASA. This proposal was submitted by David G. Kraynick, Township Manager, representing your municipality. Following Act 43, the CCPC has 45 days to review this submission, which means that our review must be completed by November 2, 2019.

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Comments:

Local Planning

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Agricultural Lands

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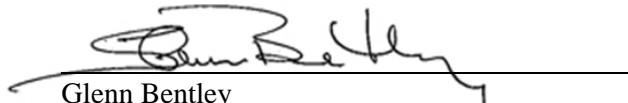
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Comments:

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

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


Glenn Bentley
Senior Review Planner

GPB/ncs

cc: Walter Woessner, Jr., Township P.C. Chair
Jake Michael, CCPC
Geoff Shellington, Chester County Open Space Preservation Department

Discussion and Information Items

2020 Communications Plan



Chapter 2

Communications Plan

The Communications Plan is divided into two parts – a discussion of general communications initiatives and recommendations for the communications of specific projects.

General Communication

Communication is a key aspect of the planning commission’s work, and there are a variety of communications actions designed to reach all audiences. In addition, the four general audiences often warrant specific outreach efforts because of the different perspectives these audiences have about planning issues.

Actions for All Audiences

New Initiatives for 2020

Description	Staff Lead	Status
Develop a more robust calendar of events and planning-related forums that can guide department efforts for the full year.	O’Leary	In Progress
Direct more people to the website.	Oakley	Researching

Ongoing Initiatives

Description	Staff Lead	Status
Maintain three websites: ChescoPlanning.org, Chesco.org/planning, and ChescoRideGuide.org. Increase the use and prominence of the news and announcement area of the ChescoPlanning website.	Oakley	Ongoing
Post daily to Facebook, with images accompanying text, informal language and short blurbs on projects, activities, news, events, funding opportunities, and planning stories.	Oakley	Ongoing - Daily
Post daily to Twitter more newsworthy announcements limited to 280 characters.	Oakley	Ongoing - Daily
Post daily to LinkedIn, with images accompanying text, formal language, and an emphasis on stories that are relevant to professionals involved in planning and development.	Oakley	Ongoing - Daily
Highlight a “photo of the week” from Flickr including photos in other outreach materials.	Oakley	Ongoing - Weekly
Post to Instagram the photo of the week with heavy use of hashtags (i.e. #PhotoOfTheWeek and #ChescoPlanningPhotos).	Oakley	Ongoing - Weekly

Emphasize that YouTube houses videos, which can be pushed via other social media outlets and the website.	Oakley	Ongoing – as needed
Send monthly eNewsletter to about 800 subscribers.	Oakley	Ongoing
Conduct group email campaigns on a case-by-case basis.	Admin Staff	Ongoing
Participate in key partner events (i.e. CCATO, TMACC, DVRPC, etc.). When feasible, have tables at events with table-top displays about CCPC services and specific projects.	All Staff	Ongoing <i>(Note: Keep list of examples)</i>

Actions for Municipal Audiences

New Initiatives for 2020

Description	Staff Lead	Status
Attend or present at PSATS conference to understand issues and “hot topics” for local officials.	O’Leary	Spring 2020
Develop a strategy for marketing projects upon completion, including, but not limited to, promoting implementation efforts.	Oakley	Needs manager work session.

Ongoing Initiatives

Description	Staff Lead	Status
Maintain Grant Opportunities webpage in Municipal Corner	Oakley	Ongoing
Present at CCATO Spring and Fall conferences.	Management	
Conduct topic-specific sessions for CCATO.	Management	
Write content for CCATO email blasts/newsletters	TBD	Ongoing
Meet with CCATO board annually to discuss topics of interest.	O’Leary	
Coordinate with CCATO on municipal directory.	Zak	4 th Quarter
Send welcome letter and packet to all newly elected officials, planning commission members, and municipal managers.	O’Leary	1 st Quarter
Encourage new officials to participate in the PMPEI training.	O’Leary	
Update and distribute brochure about CCPC’s function and services.	Zak	
Produce timely analysis of important issues for local officials through eTools, news, and social media.	Stauffer	Ongoing
Enhance municipal area of the website with examples of municipal work and a list of CCPC services for municipalities.	Oakley	Ongoing
Bring Chester County planners together biannually at a Planners’ Forum to discuss current issues and planning	O’Leary	Spring and Fall

needs of local municipalities.		
Email municipal managers with CCPC updates.	O'Leary	2 times/year
Attend and present at Chester County Manager's Annual Consortium meeting.	Management	
Attend and present at Chester County Secretary's Meetings.	Management	
Present new information at engineering association's continuing education seminars.	Management	
Present new information at Bar's continuing education seminars.	Management	

Actions for Project Implementation Audiences

New Initiatives for 2020

Description	Staff Lead	Status
Encourage and coordinate with partners to co-host events.	O'Leary	

Ongoing Initiatives

Description	Staff Lead	Status
Provide articles and other content for newsletters and outreach efforts to other county departments and implementation partners.	TBD	Ongoing
Market partners' major planning/educational public events and ask them to do the same for CCPC.	Oakley	Ongoing
Present on specific topics to conferences and gatherings organized by implementation partners.	Management	Ongoing
Integrate projects and plans of other county departments into CCPC's planning work.	O'Leary	Ongoing
Offer to help other county departments with planning-related studies they're conducting or other activities.	O'Leary	Ongoing

Actions for Funding and Policymaking Audiences

Ongoing Initiatives

Description	Staff Lead	Status
Feature planning success or “fun facts” stories using testimonials – municipal, open space, or development.	TBD	Ongoing
Ask partners to highlight CCPC projects and successes in their communication materials	Oakley	Ongoing
Continue to pursue awards for Planning Commission projects.	Stauffer	Ongoing
Send monthly email update to commissioners on current activity in the Planning Commission.	O’Leary	Ongoing
Invite county commissioners to CCPC sponsored events.	Management	Ongoing
Provide status of transportation priority projects meetings and map high priority projects for state representatives.	Styche	
Attend legislative breakfasts sponsored by partners, such as the Conservation District, TMAs, and Chambers.	O’Leary	Ongoing
Send welcome packet about planning and CCPC to new representatives and senators.	O’Leary	1 st Quarter
Meet on a periodic basis with each state representative or senator to determine current issues of concern.	O’Leary	

Actions for the Public

New Initiatives for 2019

Description	Staff Lead	Status
Create video with explanation of CCPC’s role and services.	O’Leary	

Ongoing Initiatives

Description	Staff Lead	Status
Tell stories, particularly about people, in planning documents and on the website.	TBD	Ongoing
Create posters on public topics for display at kiosks and other locations highlighting interesting topics.	Zak	Ongoing
Have interactive booths with planning info at events.	All Staff	Ongoing
Hand out brochures at major events.	All Staff	Ongoing

Communicating Work Program Projects

Work program projects will need to be communicated to targeted audiences for both participation and implementation. Usually, individual projects will have their own communications approach, although some projects may be combined for their communications.

Process for Communicating Work Program Projects

For most projects, the following steps should be followed. In some cases, all of these steps may not be needed.

1. Prior to meeting with the communications team, planners should ask themselves:
 - a. Why are we doing this project?
 - b. Who is our audience?
2. Hold a pre-project scoping meeting that includes a discussion of the communications outreach and confirm assigned outreach level (I, II, or III).
3. Focus the initial outreach efforts on participation.
4. Hold a mid-project scoping meeting that assesses how the communications outreach is working and make adjustments, as necessary.
5. While continuing to encourage participation, begin outreach focused on either implementation or conveying information.
6. Hold an end of project meeting to determine potential ongoing communications outreach needed to help implement the project and discuss the successes (and failures) of outreach efforts.

Each project will be assigned a Communications level which reflects the amount of work that might be used on the project. The following categories generally describe the types of communications work that might fall within each level, although these can be varied as necessary. See the appendix for detailed list of potential communication activities.

Level I

A level I project pertains to a single event or entity. It also can be a simple brochure, tool, or study about one topic. This type of project may have a limited audience such as a single municipality.

Examples: Planners' Forum, Urban Centers Forum, comprehensive plan or zoning ordinance for one municipality, brochure, tool, annual housing report, etc.

Level II

A level II project spans over a couple of months to up to two years and includes more than one audience group. It also would include projects that have a couple of public meetings, events, an in-depth study, etc. Coordination with the executive director may be necessary.

Examples: Chester Valley Trail West Study, Phoenixville Region Multimodal Study, etc.

Level III

A level III project spans over one to three years and includes multiple audiences. The project would include multiple public meetings, hearings and events. Coordination with the executive director and the Chester County Commissioners is often necessary.

Example: Landscapes3, Open Space Initiatives (summit and study), etc.

Communications Approach for Work Program Projects

Goal Area	Project Name	Level	Primary Audience and Message to Encourage Participation	Primary Audience and Message to Encourage Implementation
Preserve	Open Space Initiatives - Open Space Summit - Municipal Ordinances	I	Municipal Officials, Policymakers, and Open Space Advocates - Zoning is an important tool for open space preservation - Public remains very interested in open space preservation	Municipal Officials and Policymakers - Zoning tools can help preserve open space without spending money
Preserve	Open Space Inventory	I	Conservancies, Land Trusts, and Municipal Officials - The inventory provides important information for better planning	Conservancies, Land Trusts, and Municipal Officials, and Policymakers - Progress is being made on open space preservation; so, let's keep doing it - There is still room for economic development with open space preservation
Protect	Climate Action Plan	III	Public - The county wants to protect the environment - Everyone must work together to address climate change	County and Municipal Officials - Public is very interested in addressing climate change - There are tools for addressing climate change
Protect	Natural Resource Initiatives - Inventory of Ordinance - Outreach Program	II	Municipal Officials - Free assistance is available for natural resource ordinance work - There are many benefits to natural resource protection	Municipal Officials - Many communities have adopted these standards. It is not out of the norm.
Protect	Support for Watersheds Plan Update	I	Municipal Officials and Conservation Organizations - This update will help with your MS4 requirements - Municipalities will be required to adopt the ACT 167 elements	Municipal Officials and Conservation Organizations - Implementation will not until after 2019 (after plan adoption)
Protect	Earth Day 2020 - Earth Day celebration - Green and Sustainable Suburbs	III	Public and Municipal Officials - 20 th anniversary of Earth Day - Suburbs can be "green" places	Municipal Officials - There are zoning tools and other actions municipalities can take to improve the environment
Appreciate	Brandywine Battlefield Plan Phase 3	I	Historic Preservation Organizations, and Municipalities - Knowledge about the battle has improved, and a new plan is needed to reflect this - Funding is available for preservation of battlefield properties, which helps municipalities limit sprawl development	Municipal Officials and Policymakers - The Brandywine Battlefield is of national significance and deserves to be protected - Progress has been made on protection, but development threats remain

Appreciate	Adaptive Reuse Design Guide	II	Municipalities and Historic Preservation Organizations - Demonstrating to property owners and developers the feasibility of reusing historic buildings will help preserve these buildings	Property Owners, Developers, and Municipalities - Using these guidelines will make it easier to judge if your proposed changes are appropriate, potentially saving money in the long run
Appreciate	Town Tours and Village Walks	II	Historic Preservation Organizations, and Municipalities - Highlight all the great preservation your community has done - Provide a different type of activity for your citizens	Public, Municipal Officials - Learn about our shared history
Live	Housing Initiatives - Zoning eTools - Public Land for Housing - Cost of Housing - Aging Needs - A+ Homes video - Housing Summit	III	CC Community Development, CC Economic Development, Municipal Officials, Developers - Housing affordability is an issue that affects businesses and residents	Municipal Officials and developers - Other municipalities have adopted ordinances supporting affordable housing - These ordinances can require good design - There are many places in Chester County for higher density housing
Live	Housing Units Built and Sales Price Report	I	Not applicable	Municipal officials, Implementers, and Policymakers - Housing is expensive and affordability is an issue for employers and residents
Live	Complete Count Committee	III	Any Organization with direct contact with hard to count populations - Census needed for funding - Census helps with representation - We all need to know about who lives in the county	Any Organization with direct contact with hard to count populations - Outreach to this population must be done by trusted organizations with contacts in these communities, not by county government
Prosper	Redevelopment Map and Analysis	II	Municipal Officials, CC Economic Development, CC Community Development, CC Industrial Development - Identifying sites for redevelopment is a proactive approach to getting sustainable development	Municipal Officials and Developers - Tax rateables and jobs increase with redevelopment
Prosper	Urban Center Initiatives - Urban Center eTools - Urban Center Forum - Main Street Guide	II	Municipal Officials - There are many best practices that can help your urban community revitalize and have more economic development	Municipal Officials, the public, designers, and developers - Better design can ensure a higher quality of life, long term value, and expression of community identity.
Prosper	Nonresidential construction report	I	Not applicable	Municipal officials, Implementers, and Policymakers - Healthy business growth provides jobs for residents and a healthy tax base for municipalities.

Connect	Municipal Active Transportation	II	Municipal officials, policy makers: - codifying bike/ped improvements will increase their implementation through the land development process. - doing their own plans can guide their planning efforts of active transportation	Municipal officials, policy makers, bike/ped/transit advocates: - active transportation facilities foster healthy communities. - other municipalities have adopted these types of standards - better standards will make it easier for residents to move around and will attract business development
Connect	TII and TPP	I	Municipal/elected officials, transportation planning professionals: - participating in this process makes it more likely your project will get funding	Municipal officials: - funding is directed toward planned transportation improvements.
Connect	Brandywine Water Trail Study	II	Municipal officials, emergency personnel, eco-tourism: - this will improve safety and recreation opportunities	General public, eco-tourism: - another fun way to experience the Brandywine Valley/Greenway
Connect	Southern Chester County Circuit Trail Feasibility Study	II	Municipal officials, bike/ped advocates: - the trail can potentially follow a variety of routes, and your participation will assure it follows the best and least impactful route	Municipal officials, bike/ped advocates: - expanding the Circuit into southern Chester County will provide a popular amenity for residents
Connect	Interactive Trail Map and Inventory	I	Not applicable	General public / trail users: - tool for identifying trails, plan a trip.
Connect	Transportation Event – Trails, Trains, and Traffic	II	Municipal Officials, Policymakers, Public, and - keeping up to date on transportation planning will help planning efforts and understanding of funding problems	Municipal Officials and Policymakers - More money is needed to address transportation needs
Connect	Non-Transportation Infrastructure Needs	I	Not applicable	Partners, planners, policymakers: - understanding infrastructure needs can help with economic development
Connect	Pipeline Information Center	I	Not applicable	General public - lots of good information is here
Landscapes Map	Landscapes3 - Progress Report	I	Implementing Organizations - It's important to let the public and policymakers know what has been accomplished	Municipal Officials, Implementers, Policymakers - Much is being accomplished on Landscapes3 - Need to work together and continue providing resources to keep Landscapes3 momentum going
Landscapes Map	eTools	I	Implementing Organizations: - Coordinating with stakeholders with specific knowledge on eTool subjects will ensure the tools are	Municipal Officials, Implementers: - eTools provide practical guidance on planning tools and how to implement them

			as up-to-date and accurate as possible - links to partner websites included in eTools will help to highlight the work of their organizations	- The tools are useful for both a quick overview or in depth information on the topic - Implementing organizations that work with municipalities may find them useful for communicating ideas and methods to local communities and municipal officials
Landscapes Map	Vision Partnership Program - Update - In-kind - Grantees	II	Municipalities - It is important to coordinate with CCPC to make sure VPP meets your needs	Municipalities - There are planning dollars available for achieving your goals
Landscapes Map	Design Guides - Update - In-kind - Grantees	II	Not applicable	Municipalities and Developers - Designing to fit into community character will make the development review process better
Landscapes Map	Act 247 Reviews	I	Not applicable	Municipalities and Developers - The letters have ideas that will make the development work better, make the zoning easier to understand and enforce, and/or reduce negative impacts

Appendices

Appendix 1: 2019 Completed Tasks

Below are Communications Plan items completed in 2019, organized by audience.

All Audiences

- Distributed and promoted executive summary for *Landscapes3*.
- Developed a PowerPoint about planning in the county for use at presentations and to be posted online.
- Maintained three websites: ChescoPlanning.org, Chesco.org/planning, and ChescoRideGuide.org. Increased the use and prominence of the news and announcement area of the ChescoPlanning website.
- Posted daily to Facebook, with images accompanying text, informal language and short blurbs on projects, activities, news, events, funding opportunities, and planning stories.
- Posted daily to Twitter more newsworthy announcements limited to 280 characters.
- Posted daily to LinkedIn, with images accompanying text, formal language, and an emphasis on stories that are relevant to professionals involved in planning and development.
- Highlighted a “photo of the week” including photos in other outreach materials.
- Posted to Instagram the photo of the week with heavy use of hashtags (i.e. #PhotoOfTheWeek and #ChescoPlanningPhotos).
- Emphasized that YouTube houses videos, which can be pushed via other social media outlets and the website.
- Sent monthly eNewsletter to about 800 subscribers.
- Conducted group email campaigns on a case-by-case basis.
- Participated in key partner events (i.e. CCATO, TMAcc, DVRPC, etc.). When feasible, CCPC set up tables at events with table-top displays about CCPC services and specific projects.

Municipal Audiences

- Attended or presented at PSATS conference to understand issues and “hot topics” for local officials.
- Created and maintained “Grant Opportunities” in Municipal Corner of Website.
- Presented at CCATO Spring and Fall conferences.
- Wrote content for CCATO email blasts/newsletters.
 - Danielle sent newsletter content to CCATO for the *Return on Environment* and official Energov launch.
 - The 2019 CCATO Directory featured four articles about the CCPC and *Landscapes3* that Danielle wrote.
- Sent welcome letter and packet to all newly elected officials, planning commission members, and municipal managers.

- Encouraged new officials to participate in the PMPEI training.
- Updated and distributed brochure about CCPC's function and services.
- Produced timely analysis of important issues for local officials through eTools, news, and social media.
- Enhanced municipal area of the website with examples of municipal work and a list of CCPC services for municipalities.
- Coordinated with municipal officials on changes to the Vision Partnership Program.
- Brought Chester County planners together biannually at a Planners' Forum to discuss current issues and planning needs of local municipalities.
- Emailed municipal managers with CCPC updates.
- Reached out to municipal staff dealing with the public to make sure they are aware of CCPC services and information.
- Attended and presented at Chester County Manager's Annual Consortium meeting.

Project Implementation Audiences

- *Landscapes3* outreach materials/messages were sent/conveyed to stakeholder and steering committee members/agencies.
- Invited partner agencies to speak at monthly board meetings. Follow-up news post was written and shared.
- Provided articles and other content for newsletters and outreach efforts to other county departments and implementation partners.
 - Danielle provided content to several implementation departments throughout the year, including TMACC, GVF, Southern Chester County Chamber of Commerce, Western Chester County Chamber of Commerce, Chester County Historic Preservation Network, etc.
 - Danielle also provided content to several county departments, including Community Development, Health, Parks, Emergency Services, Water Resources Authority, and the Chester County Commissioners. She also wrote a special series of articles about the Department of Community Development's Community Revitalization Program that was featured on the front page of the *Daily Local News* over the course of four Sundays in September and October 2019.
- Marketed partners' major planning/educational public events and ask them to do the same for CCPC.
 - In collaboration with partners, Danielle marketed the *Return on Environment* and Open Space Summit which was a joint planning related project between our other and several internal county partners and many external partners. About 200 people attended the event and the report and summit received press coverage in several media local and national outlets, including *Forbes* magazine, NBC10's *@Issue* segment, CBS3, KYW 1060, WCHE 1520, *Daily Local News*, *Chester County Press*, and *County Lines* magazine. Danielle also wrote an article on behalf the Chester County Commissioners about the

Return on Environment for the County Commissioners Association of Pennsylvania's magazine.

- Presented on specific topics to conferences and gatherings organized by implementation partners.
- Integrated projects and plans of other county departments into CCPC's planning work.
- Offered to help other county departments with planning-related studies they're conducting or other activities.

Funding and Policymaking Audiences

- Sent state elected officials information on *Landscapes3*.
- Featured planning success or "fun facts" stories using testimonials – municipal, open space, or development.
- Asked partners to highlight CCPC projects and successes in their communication materials.
- Continued to pursue awards for Planning Commission projects and received the following awards in 2019:
 - County Planning Division of APA and the National Association of County Planners — Award of Excellence in the Comprehensive Plan — Large Jurisdiction Category for *Landscapes3*
 - National Association of Counties — Achievement Award in the Planning Category for *Landscapes3*
 - GVFTMA — Planning Leadership Award for Chester County's continued support of smart transportation investments which was further validated through the adoption of *Landscapes3*.
 - Pennsylvania Chapter of the American Planning Association – Award for Plans
- Sent monthly email update to commissioners on current activity in the Planning Commission.
- Invited county commissioners to CCPC sponsored events.
- Transportation Priority Projects (TPP) brochure was completed, which provided a status of TPP meetings and map high priority projects for state representatives.
- Attended legislative breakfasts sponsored by partners, such as the Conservation District, TMAs, and Chambers.
- Sent welcome packet about planning and CCPC to new representatives and senators.
- Met on a periodic basis with each state representative or senator to determine current issues of concern.

Public

- Told stories, particularly about people, in planning documents and on the website.
- Created posters on public topics for display at kiosks and other locations highlighting interesting topics.
- Had interactive booths with planning info at events.
- Handed out brochures at major events.

Appendix 2: Identified Audiences

There are four broad audiences for the planning commission's work. Although interaction with each of them is different, there is still often an overlap.

- Municipal-Level Planning and Development
 - Municipal officials (BOS, BC, PC, other MCD boards and staff)
 - Municipal service providers (engineers, attorneys)
 - Planning professionals (private sector planning firms, DVRPC, APA PA, APA, other county Planning Commissions)
 - Developers/247 applicants
 - Municipal organizations (CCATO, consortium)
- Project Implementers of County Planning Goals
 - PennDOT, TMAs, SEPTA (TMACC and GVFTMA)
 - Conservancies and Watershed Groups
 - County Departments
 - Utility Providers
 - Other State and Federal Agencies
- Funders and Policymakers for Planning Goals/Projects
 - Commissioners
 - State Representatives and Senate leaders
 - DVRPC
- Groups Affected by Planning and Development Implementation
 - County residents
 - County businesses and their associations (chambers, CCEDC)
 - Advocacy groups (CC2020, SAVE)
 - School districts/youth
 - Real estate agents
 - Planning educators (universities/programs)
 - Media (newspapers, online, etc.)

Appendix 3: Interaction with Identified Audiences

The type of interaction with each of the identified broad audiences varies because of their role.

Municipal Level Planning and Development

Why might municipalities listen to CCPC's messages? Generally, those working at the local municipal level are looking for clear guidance for their issues. At other times, they want to receive county funding.

- All land use planning and development is controlled at this level
- Municipal cooperation is critical to implement Landscapes3, particularly land use, but also other elements.
- Municipal officials change often, have to respond to constituent demands, have limited time, and may have priorities other than planning.
- CCPC's role with municipalities is advising officials to implement planning that is consistent with Landscapes3.
- CCPC provides planning consulting services and technical advisory documents to encourage efficient and mindful planning at the municipal level.

Project Implementers of County Planning Goals

Why might implementers of projects listen to CCPC's messages? The county has a direct role in deciding whether or not a project will move forward. The county commissioners are often involved in the decision making process.

- In addition to municipalities, there are many other stakeholders who directly implement county and/or Landscapes3 policies and goals.
- These implementing stakeholders typically focus on one aspect of planning implementation (e.g. transportation or open space).
- Often, CCPC or the county advocates for funds or implements the project. In other cases, the county coordinates with the implementing agency to make sure the project is done well and is consistent with Landscapes3.

Funders and Policymakers for Planning Goals/Projects

Why might funders and policymakers listen to CCPC's messages? They are most likely to listen when problems and solutions are clearly defined.

- The funders and policymakers of planning goals/projects often have many competing demands for funding and attention.
- Planning is often a forgotten or underplayed element of funding and policy decisions.
- Many "hot" topics relate back to planning in one way or another.

Groups Affected by Planning and Development Implementation

When might the general public listen to CCPC's messages? When they believe their voice can make a difference, are directly impacted by issues in the built environment, or are seeking general information.

- The general public and groups affected by planning generally do not pay attention to planning issues unless they are directly affected, perhaps by traffic congestion or unwanted neighboring development.

- Many members of the general public have specific issues that excite them (e.g. bicycling, preservation, or natural resource protection).

Appendix 4: Communication Tools

Communication and outreach to CCPC's partners take advantage of a wide range of tools to implement the goals and strategies identified.

Electronic media tools include: Electronic newsletter, email campaigns, ChescoPlanning.org home page, project specific websites, Facebook, Twitter, LinkedIn, Flickr, YouTube, Instagram, WordPress, EventBrite, and events calendar.

Publication tools include: Annual report, topic-specific newsletters, project publications, and project executive summaries.

Direct outreach tools include: One-on-one interviews, stakeholder groups, surveys, topic specific presentations to groups, general CCPC presentation to groups, participation in events, and a booth with snacks and water along trails or at public events.

Media tools include: Press releases, interviews with Radio/TV, editorials and articles, newspaper ads, commissioner meeting announcements, and CCPC board announcements.

Event tools include: Workshops, awards ceremonies, public presentations, "Big Name" speaker events, PMPEI training, and participation in bike to work day.

Branding tools include: Logo, slogan, brochure describing agency, brochures describing specific services, resumes and descriptions of planners, business cards, bookmarks, posters, table displays, and video on CCPC.

Appendix 5: Communication and Production Levels

Level I

A level I project pertains to a single event or entity. It also can be a simple brochure, tool, or study about one topic. This type of project may have a limited audience such as a single municipality.

Examples: Planners' Forum, Urban Centers Forum, comprehensive plan or zoning ordinance for one municipality, brochure, tool, annual housing report, etc.

- Social media posts: Facebook, LinkedIn, Twitter and Instagram
- ChescoPlanning homepage banner
- Monthly eNewsletters
- WordPress
- Flyers/Posters (printed or electronic)*
- Events calendar
- EventBrite
- "Save the Date" emails
- Event tables**

Level II

A level II project spans over a couple of months to up to two years and includes more than one audience group. It also would include projects that have a couple of public meetings, events, an in-depth study, etc. Coordination with the executive director may be necessary.

Examples: Chester Valley Trail West Study, Phoenixville Region Multimodal Study, etc.

- Social media posts: Facebook, LinkedIn, Twitter and Instagram
- Targeted/paid Facebook ad
- Facebook event
- ChescoPlanning homepage banner
- Monthly eNewsletters
- WordPress
- Flyers/Posters (printed or electronic)*
- Events calendar
- EventBrite
- “Save the Date” emails
- Event tables**
- Event planning**
- Webpages
- Surveys
- PowerPoint presentations*
- Executive summaries*
- Photos*
- Partner toolkits
- Press releases
- Text message and email alerts via ReadyChesco

Level III

A level III project spans over one to three years and includes multiple audiences. The project would include multiple public meetings, hearings and events. Coordination with the executive director and the Chester County Commissioners is often necessary.

Example: Landscapes3, Open Space Initiatives (summit and study), etc.

- Social media posts: Facebook, LinkedIn, Twitter and Instagram
- Targeted/paid Facebook ad
- Facebook event
- ChescoPlanning homepage banner
- Monthly eNewsletters and/or topic specific eNewsletters
- WordPress
- Flyers/Posters (printed or electronic)*
- Postcards*
- Events calendar
- EventBrite
- “Save the Date” emails
- Event tables**
- Event planning**
- Webpages
- Surveys

- PowerPoint presentations*
- Executive summaries*
- Photos*
- Partner toolkits
- Press releases
- Media advisories
- News articles
- Publications*
- Newspaper legal advertisements for public hearing
- Text message and email alerts via ReadyChesco
- Videos*
- Complex PowerPoint presentations*
- Audio blogs*
- ESRI Story Map*

*Requires coordination with the Communications Team and Technical Services Division.

**Requires coordination with the Communications Team and Admin Team.

Community Planning



Community Planning

Municipal Assistance Projects

November 2019

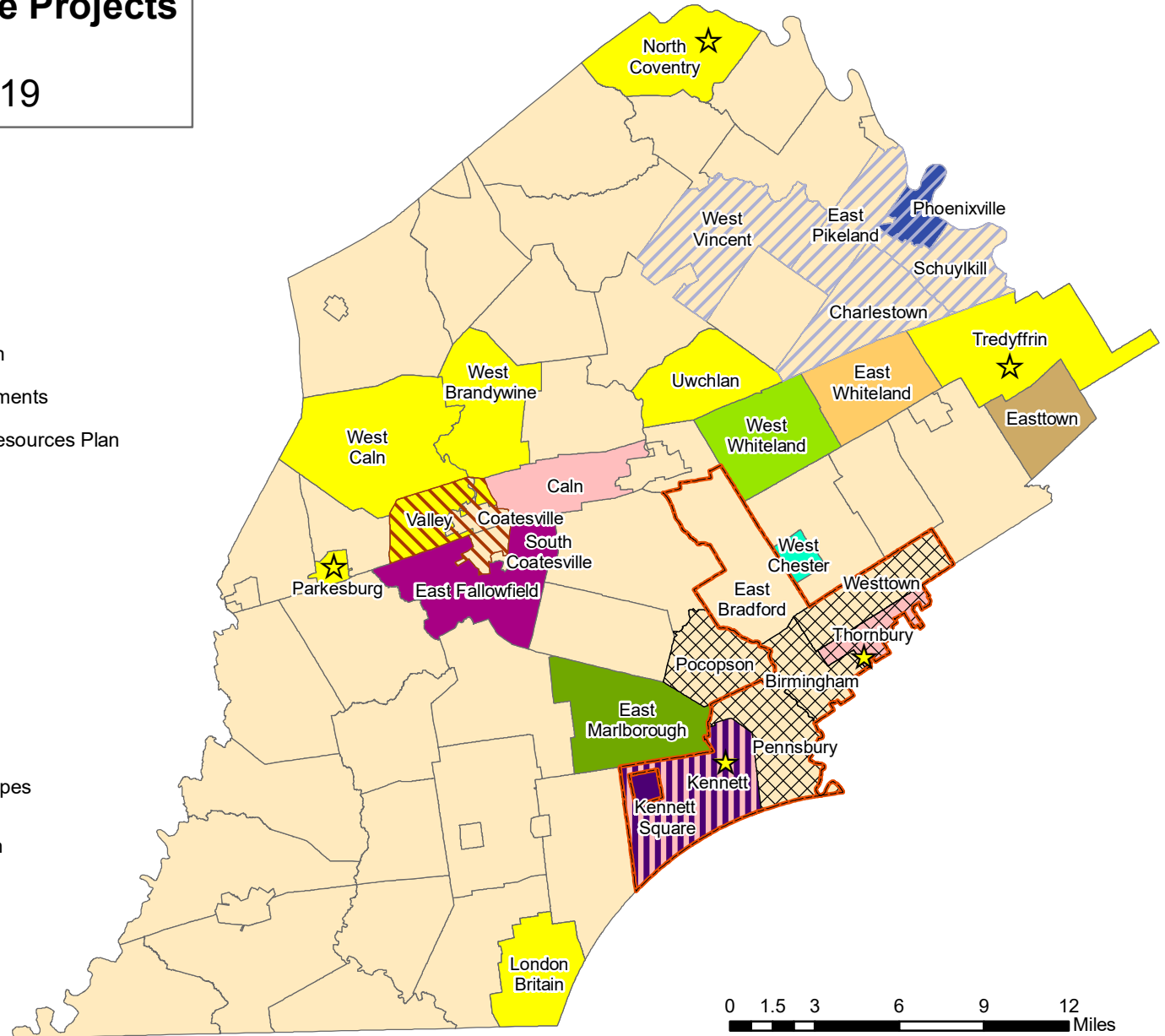


Single Municipality

- 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

November 2019 (Activities as of 10/31/19)

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

MUNICIPAL ASSISTANCE

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

SINGLE MUNICIPALITY

1. Caln Township – Zoning Ordinance Update

Percent Completed: 0%

Contract Term: TBD

Consultant: TBD

Monitor: TBD

The Township is proposing to update their Zoning Ordinance, implementing recommendations from their 2017 comprehensive plan and creating a cohesive ordinance that encourages appropriate development within the Township. Specific focus will be on clarifying zoning along Route 30, which serves as a key business area and includes the SEPTA train station. Provisions related to stormwater, pedestrian connections, open space/recreation, mixed use, and historic preservation will be updated. Recent development pressure has created a desire to more comprehensively address proposed development, but previous pressure created multiple zoning amendments that are not serving to advance an integrated community.

2. East Fallowfield Township – Newlinville Village Master Plan

Percent Completed: 0%

Contract Term: TBD

Consultant: 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 November. The meetings are attracting significant public interest.

6. Kennett Township – Zoning Ordinance

Percent Completed: 70% 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 supplemental regulations this fall, which is the last first draft provisions.

7. London Britain Township – Comprehensive Plan

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

Monitor: Jeannine Speirs

The plan is undergoing joint VPP/Act 247 review.

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. *The Board of Supervisors is scheduled to have their public hearing to consider adoption at their November 11, 2019 meeting.*

9. Parkesburg Borough – Comprehensive Plan and Revitalization Plan

Percent Completed: 55% Contract Term: 10/18 – 9/20 Consultant: Chester County Planning Commission

Lead Planner: Mark Gallant

The task force continues to review priority chapters. *We anticipate bringing them a full draft of the Plan early in 2020.*

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. *An extension is underway 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

Township district, supplemental standards, signs, and parking were reviewed in October.

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. *The project team met with the Township in 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 and October meetings and will continue in November.

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 October 24, 2019 focused on 1st draft outlines for the Transportation and Community Facilities and the 2nd draft of outlines for Economic Development. The next meeting will be held on November 21, 2019. Note: The OSRER Plan was adopted.

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 November and hold their public hearing for plan adoption in January.*

16. West Caln Township – Comprehensive Plan

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

A public open house was held in October that attracted over 150 attendees. The November meeting will discuss plan priorities and open house follow up.

17. West Chester Borough – High Street Corridor Study

Percent Completed: 0% Contract Term: TBD Consultant: Traffic, Planning, & Design Monitor: Kevin Myers, Mason Gilbert

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 St. to Rosedale Ave.). 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 WC 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: 11/19 – 10/21

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. *Work on the RFP is underway.*

20. Brandywine Battlefield Group – BB Heritage Interpretation Plan

Percent Completed: 0%

Contract Term: TBD

Consultant: Brandywine Conservancy

Monitor: Jeannine Speirs

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, visitor safety, *as well as pedestrian connections, as possible*. 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: 30%

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 this fall. The Township is further behind in reviewing/commenting on the draft materials due to several related ordinance projects. *A coordination meeting was held with the Township on October 30, 2019.*

23. Phoenixville Region – Multimunicipal Comprehensive Plan

Percent Completed: 100%

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. *All of the participating municipalities have adopted the plan.*

OTHER PROJECTS

- **Longwood Gardens Cooperative Planning Project** – Zoning Amendments; Susan Elks
- **CCEDC Coordination** - Libby Horwitz
- **Employment Data** – Libby Horwitz
- **Redevelopment Opportunities Map** – 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: One more supper lecture is scheduled in December. *The 2020 series is being developed, the working theme is “Architecture, Artistry, and Personal Expression.”*

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. *The master plan for Birmingham Hill was initiated by the Brandywine Conservancy.*

3. Historic Resource Mapping:

DESCRIPTION: National Register properties interactive map

STATUS: *Data for Landmarks is complete; Historic districts are 80% complete.*

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
 - 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. *Planning for 2020 events initiated:*
 - *Leadership luncheon 2/8/2020.*
 - *Annual Spring Training Workshop 3/28/2020.*
 - *Volunteer Recognition Dinner 6/24/2020.*

5. Chester County Historic Preservation Officer Activities/Reviews:

- Section 106 reviews - ongoing:
 - Mansion Road Bridge
 - Darlington Corners at 926/202
 - Mill Road Bridge
 - Twin Bridges
 - Ross Fording Road Bridge
 - Howell Road Bridge
 - Reviews for Chester County owned resources:
 - Reynard’s Mill Road Bridge #167 – in design

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

6. Heritage Tourism/Education:

- Iron and Steel Heritage Partnership: Assisting Natural Lands Trust/Hopewell Big Woods Project to develop a scenic byway management plan application for Route 23 from Valley Forge National Historical Site to Elverson Borough. Managing a heritage tourism consortium of destinations and sites. The brochure is being updated, grant received.
- Quakers and the Underground Railroad: Advising the Kennett Underground Railroad Center (KURC). An app and self-guided tour are being developed. 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 (*Sadsbury Park*, 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, *limited support for Atglen zoning amendments.*
- **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** – *The event at Victory in Parkesburg in October was well attended. Materials on farmers' markets, food trucks, breweries/wineries/distilleries, and short term rentals is online and being promoted through social media.*
- **Presentations** – None this month
- DVRPC TCDI representative.

Design and Technology

Environment & Infrastructure

Environment & Infrastructure Division

October 2019

BOC Commends PennDOT for US 202 Progress

Upon the completion of substantial work on the US 202 bridge over Amtrak and the end of major construction activities on Section 300, the Board of Commissioners commended PennDOT for their investment in Chester County to improve travel, reduce congestion and improve safety. For more information on this commendation, please refer to the following article:

<https://chesco.org/CivicAlerts.aspx?AID=1012>

While construction work is no longer contributing to the traffic congestion on US 202, there are more improvements now in design and design development that will continue to reduce the congestion once implemented. One of those improvements is the US 202 / PA 926 intersection.



US 202 bridge over Amtrak

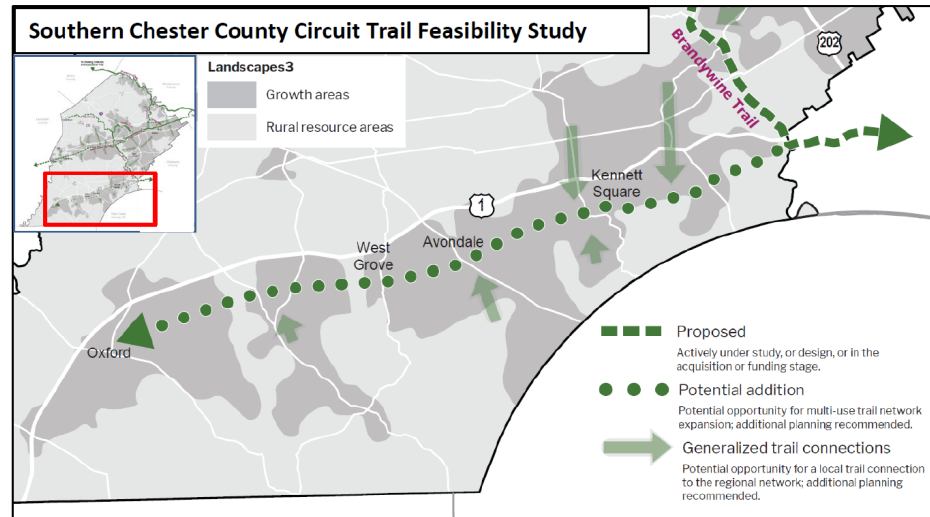
E&I Division staff have recently attended meetings regarding the status of the intersection improvements with both township officials and concerned citizens at the offices of PA Senator Tom Killion. Currently the proposed design to add a southbound US202 right turn lane onto westbound PA 926 and an eastbound PA 926 left turn lane onto US 202 northbound would impact the Westtown Inn parcel in the intersection's northwest quadrant. These potential impacts to the historic structure are being reviewed by the consulting parties as part of the federally mandated Section 106 process. Once this process is complete, the design team at District 6-0 will be able to complete the preliminary engineering phase and begin final design.

The delay in progress for this project has been partially due to the adjacent proposed Crebilly Farm development as there may have been an opportunity to resolve the Westtown Inn issue and have some of the roadway improvements completed by the developer rather than it be a publicly (and federally) funded project. Now that the current land development proposal and denial for Crebilly Farm is being challenged and since there is another land development proposal waiting in the wings, PennDOT will not be looking to the developer for any assistance at the US 202 / PA 926 intersection and is moving forward to complete the design process. Under the current framework, construction is anticipated to begin in 2021.

Southern Chester County Circuit Trail Feasibility Study Getting Underway

With the Board of Commissioners' signing of the contract toward our grant award from the DVRPC Regional Trails Program funded by the William Penn Foundation, E&I Division staff are beginning work on the Southern Chester County Circuit Trail Feasibility Study (SC3).

The SC3 study will be managed by Senior Trails & Open Space Planner Rachael Griffith. Initial steps include reaching out to the many municipalities and project partners in the project study area to introduce them to and invite them to participate in the study process which will encompass all of 2020. This project is a direct result of a Landscapes3 recommendation of providing a Circuit trail to connect the communities and provide both a recreational and active transportation option in southern Chester County. For more information please refer to the following article: <https://chesco.org/CivicAlerts.aspx?AID=1023>



Pipelines Update

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

- A PUC Administrative Law Judge held satellite hearings in West Chester to hear testimony from ten residents from Chester and Delaware Counties regarding public safety risks associated with the Sunoco Mariner East Pipeline project
- PHMSA has issued new federal pipeline safety rules which now increase the requirements on operators to follow "risk-based integrity management" practices, which the industry feels will enhance safety, and which opponents feel will make no difference. These rules differ from the PUC Proposed Rulemaking.
- Two sinkholes have opened up in Middletown Township – both in Sleighton Park – one 18-inches in diameter and the other one 8 feet in diameter and 10 feet deep

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>

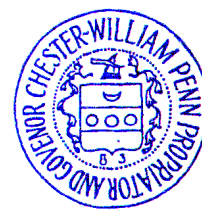
Transportation Improvement Inventory

Landscapes3 Update

2020 Commission Schedule – Offsite Meeting



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
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CHESTER COUNTY PLANNING COMMISSION 2020 BOARD MEETING (DRAFT) SCHEDULE

Second Wednesday of the month at 2:00 p.m., Government Services Center
unless otherwise noted

January 8th

February 12th

March 11th

April 8th

May 13th

* June 10th

July 8th

August 12th

September 9th

October 14th

** November 10th (Tuesday)

December 9th

* Offsite meeting TBD

** Schedule adjustment – Wednesday, November 11, 2020 (Veterans Day)

BNO /slw

Potential 2020 CCPC Board Away Meeting Locations

Phoenixville Region

Potential tour sites include:

- Downtown “Main Street” commercial area
- Colonial Theater Expansion
- New residential and mixed use apartment buildings near downtown
- Schuylkill River Trail
- Redevelopment site of steel plant area, French Creek West
- Affordable housing
 - Steeltown Village
 - The Whitehall, veteran’s housing
 - Borough land being transferred to Hankin Group
- Westside mixed used development in East Pikeland, Longview Property Group

Great Valley Area

Potential tour sites include:

- New residential in Great Valley, including Atwater
- Worthington Steel mixed use development
- Vanguard expansion
- Chester Valley Trail
- Improved Paoli Train Station and New Station Apartments
- Potential Frazer Station
- Lancaster Pike Village Concept
- Malvern and Paoli Downtowns
- Eastside Flats in Malvern

Route 100 Centers in Uwchlan/Upper Uwchlan/West Vincent Townships

Potential tour sites include:

- Eagleview Town Center
- Industrial and office development proposals in Eagleview
- Uwchlan Trail
- Eagle village area
- Lionville village area
- The Village at Byers Station mixed use
- Weatherstone Town Center development in Ludwigs Corner
- Affordable housing
 - Senior housing at Eagleview Town Center
 - Other

Director's Report

Public Comment